**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

**STAFF REPORT**

**CASE NO.: PRC2026-00016**
**CASE NAME: Development Standards Overhaul Rezoning and Text Amendments**

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**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT**

## Planning Commission October 22, 2026

| | |
|---|---|
| CASE NAME: | Development Standards Overhaul Rezoning and Text Amendments |
| CASE NO.: | PRC2026-00016 |
| Property Owner, Applicant: | Adams County Community & Economic Development Department |
| Applicant's Address: | 4430 South Adams County Parkway, Brighton, CO 80601 |
| Location of Request: | Unincorporated Adams County |
| Application Filed: | (i) Text Amendment to comprehensively update the Adams County Development Standards and Regulations (DSR); and (ii) Zoning Map Amendments to create a New Zoning Map to align the new standards with the official zoning map. |
| Hearing Dates: | **PC: October 22, 2026 / 6:00 p.m.**<br>**BoCC: November 17, 2026 / 9:30 a.m.** |
| Report Date: | October 2, 2026 |
| Case Manager: | Lia Campbell, Senior Long-Range Planner |
| Staff Recommendation: | (i) APPROVAL of the Text Amendment with three findings of fact and one note and (ii) APROVAL of a new Zoning Map with four findings of fact. |

**Executive Summary**

- The requests include a Text Amendment to replace the existing Adams County Development Standards and Regulations (DSR) and a Zoning Map Amendment to create a New Zoning Map to align the new standards with the official zoning map.
- The goals of this project, known as the Development Standards Overhaul (DSO), are to implement the Advancing Adams Comprehensive Plan, adopted by the Board of County Commissioners in 2022 and modernize the development standards that have not been comprehensively updated since 2002.
- The DSO is multi-year planning effort led by County staff with support from Kendig Keast Collaborative (KKC).
- Extensive public outreach was conducted throughout the course of the project to ensure the new standards are stakeholder informed.

**Background:**

In 2022, the Adams County Board of County Commissioners adopted the Advancing Adams Comprehensive Plan ("Plan"). The Plan identifies three core values: Equity, Sustainability, and Livability. Through those core values, Advancing Adams addresses the community's vision for future land uses, housing and population growth, the natural and built environment, economic development, and cultural heritage. To implement the vision laid out in the Comprehensive Plan,

staff launched the Development Standards Overhaul ("DSO") project in 2024 to comprehensively update and modernize the Adams County Development Standards and Regulations ("DSR"). The last comprehensive update to the DSR was completed in 2002.

The DSO project kicked off in 2024 with a series of stakeholder engagement efforts, including public meetings, online engagement tools, and surveys. From these initial efforts, an engagement report was generated, summarizing the feedback that was received from stakeholders and other members of the public. This summary of public feedback was used as the starting point for drafting the new regulations. The full text of the Stakeholder Engagement Report can be found in Exhibit 2.2, and the key proposed changes are highlighted below.

**Proposed Changes, Text Amendment:**

As the proposed replacement to the existing DSR is over 1,100 pages, only a summary of the key changes is outlined below. The entirety of the proposed development standards can be found in Exhibit 2.1. In summarizing the changes, Staff focused on the key subject areas of Housing, Sustainability, and Economic Development.

1. Housing
    a. Increase Housing Options
        i. The DSO proposes to allow more housing types in the urban areas of unincorporated Adams County. This includes allowing duplexes/two-family uses in the Residential-1-C (R-1-C) zone district, which currently only allows for one detached single-family home; allowing multiplex building forms (up to four units) and townhomes in the Residential-2 (R-2) zone district, which currently allows only single-family home and duplexes; and allowing Accessory Dwelling Units (ADUs) accessory to duplex/two-family uses, which are currently only allowed accessory to detached single-family homes.
        ii. The DSO proposes modest reductions in minimum lot sizes and setbacks. See Exhibit 1.1, Residential District Dimensional Standards Comparison Charts for current vs. proposed dimensional standards.
        iii. The DSO proposes to allow a second single-family home per 35 acres in the Agricultural-3 (A-3) zone district, and to allow one ADU per single-family home.
    b. Protect Neighborhood Character – the DSO proposes gradual height increases to ensure that building height increases incrementally over time and to avoid dramatic changes all at once to existing neighborhoods.
    c. Enhance Neighborhood Design
        i. Development Types - The DSO introduces Development Types to allow for greater flexibility in housing development. The Development Types allow for greater density in exchange for Amenity Space. Amenity Space is explained in greater detail below. See Exhibit 1.1, Residential District Dimensional Standards Comparison Charts for more information on the proposed densities and required amenity spaces for each development type in each residential zone district.
2. Sustainability
    a. Improve Open Space Design

i. Amenity Space – the DSO proposes to require Amenity Space for developments of 5 units or more. The purpose of the Amenity Space requirements is to ensure there is a tradeoff between increased density and open space for residents: as density allowances increase, the percent of required amenity space also increases. See Exhibit 1.1, Residential District Dimensional Standards Comparison Charts for more information on the proposed densities and required amenity spaces for each development type in each residential zone district.

b. Conserve Water Resources – the DSO proposes to require native or natively adapted plant species in required landscaping, to ensure that landscape planning is water conscious.

3. Economic Development
   a. Simplify Development Processes
      i. The DSO proposes to allow for an administrative review of final plats. Currently, Minor Subdivision Final Plats must go before the Planning Commission and the Board of County Commissioners and Major Subdivisions Final Plats must be reviewed on the Board of County Commissioners consent agenda.
      ii. The DSO proposes to replace the Change in Use process with a Site Plan Review process.
      iii. The DSO proposes to remove language that requires only one principally permit use per lot. Removing this language reflects the reality that many properties in Adams County have multiple principal uses on a single site.
      iv. The DSO proposes to consolidate the six existing commercial zone districts into three zone districts. Existing C-0 and C-1 will become Neighborhood Commercial; existing C-2 and C-3 will become General Commercial; and existing C-4 and C-5 will become Heavy Commercial. This commercial zone district consolidation is reflected in the New Zoning Map accompanying the Text Amendment as part of this case.

**<u>Proposed Changes, Zoning Map Amendment:</u>**

Staff is proposing a New Zoning Map to bring the zoning map into alignment with the proposed standards under the DSO.

- **Commercial zone districts**: The intent of the Zoning Map Amendment is to consolidate zone districts that are currently governed by functionally identical land use standards. Consolidating the districts from six to three makes the underlying zone district land use standards easier for property owners to follow and more efficient for the County to administer.
- **R-1-A zone district**: The intent of the Zoning Map Amendment is to clean up the zoning map, as the R-1-A zone district is currently governed by the R-1-C zone district standards. This is essentially a housekeeping change.
- **Conservation:** The intent of the Zoning Map Amendment is to consolidate the Conservation Zone District to the Natural Areas Zone District, which serves a similar purpose and is meant to encourage the preservation of environmentally sensitive areas from development. Currently, only one property is zoned Conservation. The single property that is currently zoned Conservation will be rezoned to Natural Areas.

**Development Standards and Regulations Requirements:**

Section 2-02-15-06-01 of the Development Standards and Regulations lists three criteria for reviewing a Text Amendment. The Planning Commission, in making their recommendation, and the Board of County Commissioners in approving a Text Amendment, shall find:

1. *The Text Amendment is consistent with the Adams County Comprehensive Plan.*

   **Staff Analysis:**

   The Text Amendment is consistent with the Adams County Comprehensive Plan and helps implement the vision laid out in the Comprehensive Plan. The Text Amendment is supported by the following goals and strategies in the Comprehensive Plan.

   Housing

   *Community and Housing (COH) Goal 1:* Support sustainable and responsible land use planning for residential growth and development

   The Text Amendment proposes density increases in the urban areas of the county, where access to transit and services is greatest. With the exception of the Agricultural-3 (A-3) zone district, there are no density increases proposed in the rural residential and agricultural zone districts in order to continue to preserve the rural areas of the County. The housing proposal for Agricultural-3 is to give residents the opportunity to add incremental additional housing that may serve as housing for farmworkers or other residents without having to subdivide, change the future land use, or rezone the property. The Text Amendment supports COH Goal 1.

   *Community and Housing (COH) Goal 2:* Increase housing opportunities through Adams County by taking a proactive role in addressing housing affordability, diversity, and supply through land use regulations.

   The Text Amendment, through increases in density allowances and housing options in urban residential zone districts, is addressing housing affordability and diversity through land use regulations. These new housing options and density allowances will provide the opportunity for homeowners and developers to build a wider variety of housing units throughout urban unincorporated Adams County. The Text Amendment supports this COH Goal 2.

   Sustainability

   *Natural Resources and Environment (NRE) Strategy 2.1.03:* Consider the inclusion of water conservation in building and development codes. Promote water use efficiency for new and redeveloped residential and commercial properties in unincorporated Adams County.

   The Text Amendment, through enhanced water preservation landscape standards, promotes water use efficiency on new and redeveloped properties. The Text Amendment supports NRE Strategy 2.1.03

   Economic Development

*Economic Development (ED) Goal 1:* Encourage a "people first" philosophy in economic development that is committed to innovation, exceptional service, and transparency.
The Text Amendment supports a "people first" philosophy in economic development. The Text Amendment updates development processes to be more streamlined and understandable to residents and developers. It also removes language prohibiting more than one principally permitted use on a site to be more in line with the reality of how commercial and industrial properties are developed and used in Adams County. Additionally, the Text Amendment permits Child Care Centers in all zone districts and as accessory to Houses of Worship, which can help to promote the development of new Child Care Centers.

Based upon these facts and those in the record, Staff finds that the proposed Text Amendment is consistent with the Adams County Comprehensive Plan.

2. *The Text Amendment is consistent with the purposes of these standards and regulations.*
**Staff Analysis:**
The proposed Text Amendment is consistent with the purposes of the Adams County Development Standards and Regulations.

Per Section 1-01-01, standards and regulations to guide development are necessary to protect and promote the public health, safety, and general welfare of the County due to the continued pressures associated with new development, redevelopment, and use of properties in unincorporated Adams County. This means that, on occasion, updates may be needed to manage changes to state law and development pressures felt in the County. The Adams County Development Standards and Regulations have not been updated since 2002 and a comprehensive update was necessary to modernize the code and continue to protect and promote the public health, safety, and general welfare of the County.

Based upon these facts and those in the record, Staff finds that the proposed Text Amendment is consistent with the purposes of these standards and regulations.

3. *The Text Amendment will not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general.*
**Staff Analysis:**
The proposed Text Amendment is intended to provide increased opportunities for attainable housing by diversifying housing options and removing barriers, increase the resiliency and sustainability of Adams County's built environment through more robust water conservation standards, and encourage robust economic development through streamlining the commercial development process. All of this is in the pursuit of fostering an inclusive and diverse community.

Based upon these facts and those in the record, the proposed Text Amendment is not detrimental to the community in general, and further the health, safety, and welfare of the community.

Section 2-02-15 of the Adams County Development Standards and Regulations lists four criteria for reviewing a Zoning Map Amendment. The Planning Commission, in making their recommendation to the Board of County Commissioners for a New Zoning Map, shall find:

1. *The zoning map amendment is consistent with the Adams County Comprehensive Plan.*
   **Staff Analysis:**
   The purpose of the proposed New Zoning Map is to align the Zoning Map with the proposed Text Amendment. The Zoning Map Amendment is consistent with the Comprehensive Plan as detailed in the Staff Analysis of finding one of the Text Amendment.

2. *The zoning map amendment is consistent with the purposes of these standards and regulations.*
   **Staff Analysis:**
   The New Zoning Map is necessary to ensure consistency with the Text Amendment accompanying this Zoning Map Amendment application.

3. *The zoning map amendment will comply with the requirements of these standards and regulations.*
   **Staff Analysis:**
   The New Zoning Map is necessary to ensure compliance with the Text Amendment accompanying this Zoning Map Amendment application.

4. *The zoning map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety and welfare of the inhabitants of the area and the County.*
   **Staff Analysis:**
   The New Zoning Map promotes compatible and harmonious future development by aligning the proposed Text Amendment with the Zoning Map.
   The rezoning of R-1-A to R-1-C presents no material change as the existing DSR stipulates that the R-1-A zone district is currently governed by the R-1-C zone district standards.
   The rezoning of a single parcel from the Conservation District to the Natural Areas District is compatible and harmonious as the rezoning is meant to consolidate the districts as they both have similar purposes and are meant to encourage the preservation of environmentally sensitive areas from development.
   The purpose of rezoning the six existing commercial zone districts (C-0, C-1, C-2, C-3, C-4, C-5) to three zone districts (Neighborhood Commercial, General Commercial, and Heavy Commercial) is meant to consolidate zone districts that are currently governed by functionally identical land use standards (i.e., C-0 and C-1 are nearly identical and have been combined to the Neighborhood Commercial zone district). The New Zoning Map

supports compatibility and harmony as well as reduces concerns related to the health, safety, and welfare of inhabitants by implementing the zone district standards for the respective zone districts as contemplated in the associated Text Amendment.

## PUBLIC OUTREACH

Stakeholder engagement was essential in developing land use standards and regulations that address the unique landscape, challenges, and opportunities in Adams County. The project was kicked off in 2024 with three months of stakeholder engagement, which is outlined in Exhibit 2.2, Stakeholder Engagement Report. The initial feedback from that effort was used as the foundation for developing new standards and regulations.

A Community Advisory Committee and Technical Advisory Committee were formed to help inform the process. Staff met with these Committees periodically throughout the DSO project.

The standards and regulations were developed in modules. The modules included Land Dedication Standards; Residential Districts and Subdivision Design Standards, Commercial and Industrial Districts, Uses and Standards; Environmental and Sustainability Standards; and Process and Governance Standards. Public outreach/stakeholder engagement was incorporated into the Residential Districts and Subdivision Design Standards, Commercial and Industrial Districts, Uses and Standards; Environmental and Sustainability Standards modules through public meetings, Community and Technical Advisory Committee Meetings, and industry specific outreach.

Once a full draft was ready for public review, Staff embarked on a "roadshow" to present the standards to the public. The purpose of the roadshow was to meet residents and stakeholders where they were at. Engagement meetings were held in Sherrelwood, Midtown, Strasburg, Brighton, and virtually. Additionally, Staff attended ACREP and I-70 REAP to share the standards with commercial and industrial stakeholders.

All property owners within 600 feet of the properties affected by the Zoning Map Amendment were notified of the request. Over 17,800 letters were sent.

Staff maintained a PublicInput webpage throughout the duration of the project so that residents and stakeholders would be able to monitor project updates and reach out to the project team with any questions, comments, or concerns. Staff also published three informational videos, informative social media posts, and recorded an All In Adams podcast episode to inform the public about the project and how they could get involved.

## PUBLIC COMMENTS

Throughout the project, staff heard comments, concerns, and questions on the following topics: code compliance, data centers, parking, oil and gas development, density concerns, affordable housing concerns, landscaping, short-term rentals, bike infrastructure, use permissions, renewable energy development, environmental standards, outdoor storage, and infill development. These comments were part of robust conversations that greatly informed the final document. Staff received three written public comments that are included in this staff report.

## REFERRAL AGENCY COMMENTS

Staff worked with referral agencies throughout the draft review process and Staff was able to incorporate many of the comments and concerns expressed by these agencies. No objections were provided from referral agents regarding the application. Letters were received from Denver Water, Douglas County; Thonton Fire Department; and United Power.

**Staff Recommendation:**

It is Staff's determination that the requests are consistent with the Adams County's Comprehensive Plan and will promote the health, safety, and welfare of the citizens and property owners of Adams County. Based upon the criteria for approving a Text Amendment and a Zoning Map Amendment, Staff recommends approval of this request with seven findings of fact and one note.

**Recommended Findings of Fact (Text Amendments):**

1. The Text amendment is consistent with the goals and policies of the Adams County Comprehensive Plan.
2. The Text Amendment is consistent with the purposes of these standards and regulations
3. The Text Amendment will not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general.

**Recommended Note (Text Amendments):**

1. In order to ensure consistency and accuracy throughout the new Development Standards and Regulations, Community and Economic Development Department staff, in consultation with the County Attorney's Office, may make minor corrections to the new Development Standards and Regulations until December 31, 2026 to correct any typographical errors, errors in numbering/lettering, or incorrect cross-references, so long as any such corrections do not alter the substance or meaning of the regulations.

**Recommended Findings of Fact (Zoning Map Amendments):**

1. The zoning map amendment is consistent with the Adams County Comprehensive Plan.
2. The zoning map amendment is consistent with the purposes of these standards and regulations.
3. The zoning map amendment will comply with the requirements of these standards and regulations.
4. The zoning map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety and welfare of the inhabitants of the area and the County.

| Residential-1-C (R-1-C) | | | | |
|---|---|---|---|---|
| | Current | Proposed: Conventional | Proposed: Cluster | Proposed: Compact |
| Front Setback | 20 ft | 20 ft | 20 ft | 20 ft |
| Side Interior Setback | 17 feet one side or 5 feet from attached garage, 5 feet on the other side | 5 ft | 5 ft | 5 ft |
| Side Corner Setback | 20 ft | 10 ft | 10 ft | 10 ft |
| Rear | 15 ft | 5 ft | 5 ft | 5 ft |
| Maximum Density | 5.6 du/acre | 7 du/acre | 8 du/acre | 10 du/acre |
| Minimum Lot Size | 7,000 sq. ft. | 4500 sq. ft. | 3500 sq. ft. | 2000 sq. ft. |

# Residential-2 (R-2)

| | Current | Proposed: Conventional | Proposed: Cluster | Proposed: Compact | Proposed: Infill |
|---|---|---|---|---|---|
| Front Setback | 20 ft | 20 ft | 20 ft | 20 ft | 20 ft |
| Side Interior Setback | 17 feet one side or 5 feet from attached garage, 5 feet on the other side | 5 ft | 5 ft* | 5 ft* | 5 ft* |
| Side Corner Setback | 20 ft | 10 ft | 10 ft | 10 ft | 10 ft |
| Rear | 15 ft | 5 ft | 5 ft | 5 ft | 5 ft |
| Maximum Density | N/A | 11 du/acre | 15 du/acre | 18 du/acre | 20 du/acre |
| Minimum Lot Size | 3,500 sq. ft. per unit | 4,000 sq. ft. | 3,000 sq. ft. | 2000 sq. ft. | 1,500 sq. ft. |
| *Side interior setback for a multiplex is 10 ft. and 0 ft. for a zero lot line dwelling | | | | | |

| Residential-3 (R-3) | | | |
|---|---|---|---|
| | Current | Proposed: Conventional | Proposed: Infill |
| Front Setback | 20 ft | 10 ft | 10 ft |
| Side Interior Setback | 5 ft. (0 ft for a common wall) | 5 ft. (0 ft for a common wall) | 5 ft. (0 ft for a common wall) |
| Side Corner Setback | 20 ft | 10 ft | 10 ft |
| Rear | 20 ft | 5 ft | 5 ft |
| Maximum Density | 14 du/acre | 7 du/acre | 10 du/acre |
| Minimum Lot Size | 2,500 sq. ft. per unit | Two-Family Dwelling : 2,250 sq ft per unit<br>Multiplex: 2,000 sq. ft. per unit<br>Townhouse: 1,500 sq. ft. per unit<br>Multi-family: 10,000 sq.ft.<br>All other permitted builing types: 5,000 sq. ft. | Two-Family Dwelling : 2,000 sq ft per unit<br>Multiplex: 1,500 sq. ft. per unit<br>Townhouse: 1,250 sq. ft. per unit<br>Multi-family: 10,000 sq.ft.<br>All other permitted builing types: 5,000 sq. ft. |

| Residential-4 (R-4) | | | |
|---|---|---|---|
| | Current | Proposed: Conventional | Proposed: Infill |
| Front Setback | 25 ft | 10 ft | 10 ft |
| Side Interior Setback | 25 ft | 5 ft. (0 ft for a common wall) | 5 ft. (0 ft for a common wall) |
| Side Corner Setback | 25 ft | 10 ft | 10 ft |
| Rear | 20 ft | 5 ft | 5 ft |
| Maximum Density | 35 du/acre | 35 du/acre | 50 du/acre |
| Minimum Density | 14 du/acre | 15 du/acre | 15 du/acre |
| Minimum Lot Size | 2 acres | Live-Work Building : 1,000 sq ft per unit<br>Mixed Use Building: 10,000 sq. ft.<br>Multiplex: 2,000 sq. ft. per unit<br>Townhouse: 1,500 sq. ft. per unit<br>Multi-family: 10,000 sq.ft. | Live-Work Building : 1,000 sq ft per unit<br>Mixed Use Building: 10,000 sq. ft.<br>Multiplex: 1,500 sq. ft. per unit<br>Townhouse: 1,250 sq. ft. per unit<br>Multi-family: 10,000 sq.ft. |

# Density/Amenity Space Tradeoffs

| Zone District | | Development Type | | | | |
|---|---|---|---|---|---|---|
| | | Current Standards | Conventional Development | Cluster Development | Compact Development | Infill Development |
| R-1-C | DUs/acre | 6 | 7 | 8 | 10 | -- |
| | % Amenity | 0% | 10% | 20% | 25% | -- |
| R-2 | DUs/acre | 11 | 11 | 15 | 18 | 20 |
| | % Amenity | 0% | 10% | 20% | 25% | 5% |
| R-3 | DUs/acre | 14 | 15 | -- | -- | 23 |
| | % Amenity | 0% | 10%/20% | -- | -- | 5%/10% |
| R-4 | DUs/acre | 35 | Min: 15<br>Max: 35 | -- | -- | Min: 15<br>Max: 75 |
| | % Amenity | 0% | 10%/15% | -- | -- | 5%/7.5% |

# DRAFT DEVELOPMENT STANDARDS AND REGULATIONS

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# CHAPTER 1 ADMINISTRATION

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Div. 1-01 General Provisions
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## Div. 1-01 General Provisions

### 1-01-01 Title

These standards and regulations shall be known as the "Adams County Development Standards and Regulations" and may also be referred to as the “development standards and regulations” or “DSR”.

### 1-01-02 Authority

The Adams County Board of County Commissioners has authority to adopt these development standards and regulations pursuant to the following provisions of the Colorado Constitution and the Colorado Revised Statutes, as amended:

A. Title 22, Article 32 (Zoning, Planning and Building Code, Duties of School District Boards);
B. Title 24, Article 65.1 (Areas and Activities of State Interest);
C. Title 24, Article 68 (Vested Property Rights);
D. Title 25, Article 7 (Colorado Air Quality Control);
E. Title 25, Article 8 (Colorado Water Quality Control Act);
F. Title 28, Article 6 (Division of Aviation);
G. Title 29, Article 20 (Local Government Land Use Control Act);
H. Title 30, Article 11 (County Powers and Functions);
I. Title 30, Article 15 (County Regulations Under Police Powers);
J. Title 30, Article 28 (County Planning and Building Code);
K. Title 32, Article 1 (Special District Act/Provisions);
L. Title 34, Article 1 (Preservation of Commercial Mineral Deposits);
M. Title 34, Article 60 (Oil and Gas Conservation Act);
N. Title 38, Article 30.5 (Conservation Easements);
O. Title 41, Article 4 (Airports); and
P. Title 43, Article 2, (State, County and Municipal Highways).

### 1-01-03 Findings and Purposes

A. **Findings.** The Board of County Commissioners of Adams County, Colorado, hereby finds, due to the continued pressures associated with new development, redevelopment, and use of properties in unincorporated Adams County, that standards and regulations to guide

development are necessary to protect and promote the public health, safety, and general welfare of the County.

B. **Purposes.** These Development Standards and Regulations are intended to control and assist in the orderly, efficient, and integrated development of the County, to preserve the health, safety, and welfare of the public, in accordance with established County policies and plans. These provisions are specifically intended to:

1. Divide the unincorporated area of the County into zone districts to carry out this DSR;
2. Designate, regulate, and restrict the location of buildings, structures, and use of land for residential, commercial, industrial, agricultural or other purposes;
3. Regulate and limit dimensional and development standards for all buildings and structures; and
4. Establish general procedures for processing applications under this DSR.

## 1-01-04 Jurisdiction

The provisions of these Development Standards and Regulations (DSR) shall apply to all development of land in unincorporated areas of Adams County, unless expressly and specifically exempted or provided otherwise in this DSR.

## 1-01-05 Enactment, Repeal, and Effective Date

A. *Enactment and Repeal.* The enactment of this DSR shall repeal and replace the DSR previously in effect in its entirety.

B. *Effective Date*. Except as otherwise expressly provided herein in Table 2-06-02.B-2 and Sec. 3-09-03, these standards and regulations shall take effect and be in force on January 1, 2027. An application submitted prior to the effective date of these standards and regulations shall be reviewed, and action shall be taken in accordance with the County land use and development regulations in effect at the time a complete application, as provided in Sec. 13-01-04, *Step 3: Development Application, Submittal, and Completeness*, was submitted, unless the applicant agrees to have their application reviewed pursuant to this DSR.

## 1-01-06 Fee Schedule

The fees and charges authorized under this DSR shall be established by the Board of County Commissioners in a Fee Schedule adopted by resolution. The Fee Schedule may be amended from time to time by resolution of the Board of County Commissioners without the necessity of amending this DSR.

# Div. 1-02 Effect of DSR

## 1-02-01 Applicability

No land use or land development shall commence without prior authorization pursuant to these standards and regulations. All development within unincorporated Adams County shall comply with the requirements, criteria, and procedures contained in these standards and regulations.

## 1-02-02 Conflicting Regulations

A. **Not Exempt from Other Laws**. Nothing in these standards and regulations shall be construed as exempting any person from other requirements of Adams County, or any state and federal laws or regulations.

B. **Conflict with Other Laws**. All Adams County regulations inconsistent or in conflict with these standards and regulations are hereby repealed to the extent of such inconsistency or conflict and no further. Such repeals shall not affect or prevent the enforcement of a violation of any regulation repealed hereby; nor for any violation existing or committed prior to the repeal; nor extend the termination date for a nonconforming use, if under both these and previous regulations, such a use was declared non-conforming.

C. **Titles and Subtitles Advisory Only.** The titles and subtitles of the various sections and subsections of these standards and regulations are advisory only. In the event of any conflict between the title and the text of a provision, the text shall control.

D. **Conflicting Provisions**. If provisions of this DSR are inconsistent with one another or when the regulations of this DSR conflict with other adopted ordinances or regulations of the County, the provisions that the Community and Economic Development Director may deem more restrictive shall control, unless otherwise specifically stated. If the written text of this DSR is inconsistent with illustrative or tabular information, the written text shall control. If a table in this DSR is inconsistent with a graphic, the table shall control.

E. **Illustrations**. Illustrations and photographs in this DSR are provided for illustrative purposes only and do not have regulatory authority and may not be drawn to scale.

## 1-02-03 Relationship to Covenants

A. **Covenants on Private Property**. Persons owning property in the unincorporated area of Adams County may have a covenant recorded against their property that affects how the land may be used or developed. It is hereby noted as a point of information that such covenants constitute a private party agreement between the property owner imposing the covenant and subsequent owners.

B. **Relationship to the Development Standards and Regulations**. The County does not have the power or obligation to enforce or alter such covenants. However, where there is a conflict between covenants and the provisions of these development standards and regulations, the County has the authority to enforce these development standards and regulations, and the property owner is obligated to abide by the more restrictive provision.

C. **County as Party to a Recorded Covenant**. If the County is a party to a recorded covenant, then the County has the authority to enforce such covenant in accordance with its terms and applicable law.

## 1-02-04 Transitional Provisions

A. **Purpose**. The purpose of transitional regulations is to clarify the status of properties with pending applications and properties with outstanding violations, at the time of the adoption of this DSR.

B. **Violations Continue.** Any violation of the previous DSR shall continue to be a violation under these standards and regulations and shall be subject to the penalties and enforcement set forth in Chapter 15, *Enforcement, Violations, and Remedies*, unless the use, development,

construction, or other activity complies with the provisions of this DSR. Payment may be required for any civil penalty assessed under the previous ordinance, even if the original violation is no longer considered a violation under this DSR. Nothing in this DSR shall prohibit the continuation of previous enforcement actions undertaken by the County pursuant to regulations in effect before the effective date of this DSR.

C. **Processing of Applications Commenced or Approved Under Previous DSR**.

1. *Pending Applications.*

   a. Any complete application that has been submitted for approval, but upon which no final action has been taken by the appropriate reviewing body prior to the effective date of this DSR (as indicated in Sec. 1-01-05), shall be reviewed in accordance with the standards and regulations in effect on the date the Director of Community and Economic Development deemed the application complete. If the applicant fails to comply with any applicable required period for submittal or other procedural requirements, the application shall expire and subsequent applications shall be subject to the requirements of this DSR. Any re-application for an expired project approval shall meet the standards in effect at the time of reapplication.

   b. An applicant with a complete application that has been submitted for approval, but upon which no final action has been taken prior to the effective date of this DSR, may request review under this DSR by a written letter to the Director.

2. *Approved Projects.*

   a. Specific Use Permits, Conditional Use Permits, Site Plan approvals, Building Permits, and Variances that were valid on January 1, 2027, shall remain valid until their expiration date. Projects with valid approvals or permits may be completed with the development standards in effect at the time of approval.

   b. Any building or development for which a Building Permit was issued prior to the effective date of this DSR may be permitted to proceed to construction. If the development for which the Building Permit is issued prior to the effective date of this DSR fails to comply with the time frames for development established for the Building Permit, the Building Permit shall expire and future development shall comply with the requirements of this DSR.

   c. Modifications to an approved Building Permit shall require resubmittal under the DSR that is in effect at the time of resubmittal.

3. *Subdivisions*. All subdivision plats that, upon the effective date of this DSR have been previously approved by the County and for which the applicant has paid all fees, are considered to be approved subdivisions as such requirements for approval exist in this DSR.

4. *Site Specific Development Plan.* An application for approval of a Site Specific Development Plan, as well as the approval, conditional approval, or denial of approval of such development plan, shall be governed only by the duly adopted laws and regulations in effect at the time the complete application is submitted. (*See* C.R.S. § 24-68-102.5, Applications - Approval by Local Government.)

## 1-02-05 Interpretation and Administration

A. **Minimum Requirements.** The interpretation and application of the provisions in these standards and regulations shall be regarded as the minimum requirements for the protection of

the health, safety, and welfare of the public. These standards and regulations shall be regarded as remedial and shall be liberally construed to further the purpose of these standards and regulations and the Adams County Comprehensive Plan.

B. **State Law.** These standards and regulations shall be interpreted in accordance with the laws of the State of Colorado.

C. **The Director of Community and Economic Development.** The Director of Community and Economic Development shall interpret these standards and regulations to reflect the purpose and intent of protecting the health, safety, and welfare of the public.

## 1-02-06 Severability

It is the intent that the provisions of these standards and regulations shall be severable so that:

A. **Generally.** If any provision of this DSR is declared invalid or unconstitutional, the decision shall not affect, impair, or nullify these standards and regulations as a whole or any of the remaining portions of these standards and regulations, or the application of any provision of these standards and regulations to any other lot, building, structure, or tract of land.

B. **As Applied**. If any provision of these standards and regulations is declared invalid or unconstitutional, the effect of the decision shall be limited to that lot, building, other structures, or tract of land immediately involved in the controversy, action, or proceeding in which the judgment or decree of invalidity is rendered.

## 1-02-07 Vested Rights

A. **Purpose.** The purpose of this section is to provide the procedure for approval of a vested property right in accordance with C.R.S. § 24-68-101 *et seq*.

B. **Applicability.** Vested rights may only be approved with the approval of a Site Specific Development Plan.

C. **Approval.** A vested right shall be deemed established with the approval or conditional approval of a Site Specific Development Plan. A conditional approval may impose such terms and conditions necessary to protect the public health, safety and welfare and to ensure compliance with the Adams County Comprehensive Plan and these standards and regulations. Failure to abide by such terms and conditions shall result in a forfeiture of vested rights. A vested property right, once established, shall attach and run with the applicable property.

D. **Term.**

1. *Effective Period.* A vested right shall remain in effect for three years from the date of approval of the Site Specific Development Plan or for such longer period as approved by the Board of County Commissioners.

2. *Extension Approval Criteria.* The Board of County Commissioners may extend the term of a vested right when such extension is deemed to be in the public interest and warranted in light of all relevant circumstances, including the size and phasing of the development, economic cycles, and market conditions.

3. *Extension Review.*

   a. An applicant desiring such an extension must file, at least 45 days prior to the expiration of the vesting period, an application for such extension with the Community and Economic Development Department and pay an administrative fee in

an amount specified in the Schedule of License, Permit, and Application Fees established by the Board of County Commissioners, a copy of which is on file in the Community and Economic Development Department.

b. Upon receipt of the application, the Community and Economic Development Department shall review the application and make a recommendation to the Board of County Commissioners that such extension be granted, granted with conditions or denied based on the applicable approval criteria. The Board of County Commissioners will then review the extension request and grant, grant with conditions or deny such extension based on the applicable approval criteria.

E. **Modification of Plan.** The Board of County Commissioners' approval of any modification to a Site Specific Development Plan shall not extend the term of a vested right unless expressly authorized by the Board of County Commissioners in accordance with the extension review process in this Section.

F. **Relationship to other Regulations.**

1. *Establishment*. A vested property right, once established, shall preclude any zoning or land use action by the County or pursuant to an initiated measure that would alter, impair, prevent, diminish, or otherwise delay the development or use of the property as set forth in the Site Specific development plan, except:

a. With the consent of the applicant;

b. Upon the discovery of natural or man-made hazards on or in the immediate vicinity of the property which could not reasonably have been discovered at the time of the Site Specific Development Plan approval and which, if not corrected, would pose a serious threat to the public health, safety, and welfare; or

c. To the extent that compensation is paid, as provided in C.R.S. § 24-68-105(1)(c).

2. *Application of Other Regulations*. The establishment of a vested property right shall not preclude the application of regulations which are general in nature and applicable to all property subject to land use regulation by the County, including, but not limited to, building, fire, plumbing, electrical, mechanical, water and sewer codes.

G. **Notice.** Approval of a Site Specific Development Plan shall be subject to all rights of referendum and judicial review, except the required number of days to commence such referendum or review shall not begin to run until a notice advising the general public of the approval and the creation of a vested property right is published, no later than 14 days after such approval, in a newspaper of general circulation within the County. The applicant is responsible for causing the publication of the notice and for paying all associated publication fees.

H. **Forfeiture of Vested Rights.** A vested property right shall terminate upon:

1. *Terms and Conditions*. Failure to abide by the terms and conditions of a conditionally approved Site Specific Development Plan;

2. *Site Specific Development Plan*. Substantial failure to comply with a Site Specific Development Plan; or

3. *Expiration*. The expiration of the vesting period.

I. **Limitations.** This section is intended to implement the provisions of C.R.S. § 24-68-101 *et seq*. If C.R.S. § 24-68-101 *et seq*. is repealed or judicially determined to be invalid or unconstitutional, this section shall be deemed repealed and the provisions of this section shall no longer be effective.

## 1-02-08 General Conditions of Land Use Approvals

A. **Purpose.** The purpose of this Section is to implement the requirements of C.R.S. § 29-20-201 *et seq*. and to ensure that conditions imposed on land use approvals do not result in the unlawful or unreasonable impairment of property rights.

B. **Conditions on Land Use Approvals.**

1. In imposing conditions on land use approvals, the County shall ensure that all conditions are reasonable, related to applicable review criteria, and supported by an essential nexus to a legitimate governmental interest, as required by C.R.S. § 29-20-203.
2. The County shall not require a property owner to dedicate real property to the public or pay money to a public entity in an amount determined on an individual and discretionary basis unless:
   a. An essential nexus between the dedication or payment and a legitimate government interest; and
   b. The dedication or payment is roughly proportional to the impact of the proposed use or development.
3. All conditions imposed on an approval shall be based on this DSR, consistent with the Adams County Comprehensive Plan, and any other standards and regulations that may from time to time be adopted by the Board of County Commissioners.
4. Generally, a project shall not create adverse impacts on adjacent properties or the surrounding area with respect to: traffic generation and circulation; noise, vibration, dust, light, glare, or odors; hours of operation; building scale, massing, and site design in relation to established development patterns; public service and infrastructure demand; and public health, safety, or environmental risks.

C. **General Conditions of Land Use Approvals.** Any property owner who alleges that the County has imposed a condition that violates the provisions of Subsection B, *Conditions on Land Use Approvals*, above, may seek remedies pursuant to C.R.S. § 29-20-204.

D. **Limitations.** This section is intended only to implement the provisions of C.R.S. § 29-20-201 *et seq*. If C.R.S. § 29-20-201 *et seq*. is repealed or judicially determined to be invalid or unconstitutional, this section shall be deemed repealed and the provisions of this section shall no longer be effective.

# Div. 1-03 Exceptions and Interpretations

## 1-03-01 Exceptions – Certain Dimensional Standards

A. **Generally**. The provisions of this Section set forth special cases that warrant flexibility in certain dimensional standards in this DSR.

B. **Height.**

1. *General*. Chimneys, cornices without windows, cupolas, domes not used for human occupancy, elevator penthouses, monuments, parapet walls, skylights, spires, belfries, steeples, theater scenery lofts, ventilators, and similar structures and necessary mechanical appurtenances covering not more than 25% of the roof area of the structure, may exceed the maximum permitted height in the district in which the site is located. In no

case may the exclusions exceed 150% of the height of the principal building without approval of a Variance in accordance with Sec. 13-07-03, *Variance*.

2. *Limited Height Restrictions.* Sports lighting facilities owned by or under the control of a governmental entity and utility poles and towers owned by a public utility and used for the transmission and distribution of electricity may be erected to any height in any zoning district, unless prohibited by airport height regulations.

C. **Front Setback**. Every part of a required front setback shall be open and unobstructed of structures from ground level of the graded lot to the sky, except as follows:

1. Bay windows projecting not more than three feet, and not within five feet of a lot line;
2. Chimneys projecting not more than three feet, and not within five feet of a lot line;
3. Steps four feet or less above grade, which are necessary for access to a permitted building or for access to a lot from a street or public way;
4. Awnings and canopies attached to a principal building and projecting not more than three feet, and located at least eight feet above adjoining walkways and driveways;
5. Open entrances, stoops, and porches, when not covered, may project not more than 10 feet from a principal building, but not more than 18 inches above grade;
6. Access ramps; and
7. Landscaping, fountains, sculptures, lighting fixtures, basketball hoops, swings, flagpoles, and mailboxes, which are situated and constructed in compliance with all other provisions, provided it does not obstruct the view of traffic.

D. **Corner and Side Setbacks**.

1. *Exceptions.* Every part of a required side setback shall be open and unobstructed of structures from ground level of the graded lot to the sky, except as follows:
   a. Central air conditioning units, heat pumps and solar collecting equipment, extending not more than 10 feet from the principal structure;
   b. Balconies and chimneys not projecting more than three feet;
   c. Off-street parking spaces and loading areas;
   d. Open entrances, stoops, and porches, when not covered, may project not more than 10 feet from a principal building, but not more than 18 inches above grade;
   e. Awnings and canopies attached to a principal building and projecting not more than three feet from the side of the building, and located at least eight feet above adjoining walkways and driveways;
   f. Landscaping, fountains, sculptures, lighting fixtures, basketball hoops, swings, playground equipment, above-ground pools or hot tubs, flagpoles and mailboxes, which are situated and constructed in compliance with all other ordinances, provided it does not obstruct the view of traffic; and
   g. The projections of roof eaves, not to exceed 30 inches, provided such projection shall be no closer than three feet to any side lot line.

## 1-03-02 Interpretations

A. **General.**

1. *Limits of Interpretation.* No interpretation shall authorize any use in a zone or overlay zone district unless the Director of Community and Economic Development (the "Director") determines the use is substantially similar to an expressly permitted use or conditionally permitted use in the district. No interpretation shall permit the establishment of any use inconsistent with the statement of purpose for the district in question, and no interpretation shall have the effect of amending, abrogating, or waiving any other standard or requirement established in these standards and regulations.
2. *Relationship of Interpretation to Other Standards.* The Director may require any use determined to be substantially similar to a permitted use or conditionally permitted use in a district to comply with all other standards contained in these standards and regulations pertaining to the substantially similar use, including, but not limited to, dimensional requirements, parking requirements, design requirements, and performance standards.

B. **Map Interpretations.**

1. *Procedure for Obtaining a Boundary Determination.*
   a. Before a boundary interpretation may be provided by the Director, a request for interpretation must be submitted to the Community and Economic Development Department in a form established by the Director. After the Director receives the request of interpretation, the Director shall determine whether the request is complete, specific, clear, and ready for review. If the Director determines the request is not complete, a written notice shall be sent to the applicant specifying the deficiencies. The Director shall take no further action on the request until the deficiencies are remedied.
   b. After the request has been determined to be complete, the Director shall review and evaluate the request in light of the terms and provisions of these standards and regulations and the zoning map and render a written interpretation. The Director may consult the County Attorney and other departments before rendering an interpretation. The written interpretation shall be sent to the applicant by U.S. Mail or electronic mail. Interpretations not in writing shall have no force or effect. Written interpretations set no precedent and shall be limited to the property identified in the interpretation.
   c. The Director shall maintain an official record of all interpretations in the Community and Economic Development Department. Such official record shall be available for inspection.
2. *Division of a Lot by a Zone District Boundary.* Where a zone or overlay zone district boundary line divides a lot, and where the division makes impractical the reasonable use of the lot, the zone or overlay zone district boundary may be adjusted by the Director in either direction not to exceed 100 feet beyond the district boundary line into the remaining portion of the lot.

C. **Text Interpretations.**

1. *Procedure for Obtaining an Interpretation of the Text of these Standards and Regulations.*
   a. Before a text interpretation may be provided by the Director, a request for interpretation must be submitted to the Community and Economic Development Department in a form established by the Director. After the Director receives the request of interpretation, the Director shall determine whether the request is complete, specific, clear, and ready for review. If the Director determines the request is not complete, a written notice shall be sent to the applicant specifying the

deficiencies. The Director shall take no further action on the request until the deficiencies are remedied.

b. After the request has been determined to be complete, the Director shall review and evaluate the request in light of the terms and provisions of these standards and regulations and the zoning map and render a written interpretation. The Director may consult the County Attorney and other departments before rendering an interpretation. The written interpretation shall be sent to the applicant by U.S. Mail or electronic mail. Interpretations not in writing shall have no force or effect. Written interpretations set no precedent and shall be limited to the property identified in the interpretation.

c. The Director shall maintain an official record of all interpretations in the Community and Economic Development Department. Such official record shall be available for inspection.

D. **Use Interpretations.** The uses permitted in each zone or overlay zone district are specifically designated in Div. 2-06, *Principal Use Tables*. No use not specifically permitted or conditionally permitted shall be allowed in a district unless the Director determines the use is substantially similar to an expressly permitted use or conditionally permitted in the district in accordance with the following provisions.

1. *Authorization of Unlisted Uses*. On written request, if a proposed use is not listed as part of a use category table in Div. 3-02, *Use Categories*, the Director may determine whether the proposed use is functionally similar to a use that is listed. Depending on such determination, the proposed use is then permitted, permitted with standards, allowed with a Conditional Use Permit, or prohibited.

2. *If Not Authorized, Then Prohibited*. If the Director determines that a proposed use does not fit within a given use category and is not substantially similar to an expressly permitted use or conditionally permitted use, then the use is a prohibited use.

3. *Decision Criteria*. In making such determinations, the Director may consider, but is not limited to the following criteria to determine whether a proposed use is appropriate:

a. Hours of operation;

b. Traffic impacts;

c. Environmental impacts;

d. Potential for adverse impacts on surrounding properties;

e. Whether the proposed use is typically housed in buildings or structures similar and compatible to those used to house allowed uses in the zoning district;

f. Where the proposed use is consistent with the purpose and intent of the particular zoning district;

g. The actual or projected characteristics of the activity in relation to those of the use type;

h. The amount of lot area or floor space and equipment devoted to the activity;

i. Vehicle parking demand;

j. Average daily and peak hour trip generation (people, personal vehicles, and delivery vehicles);

k. Types of vehicles used and their parking requirements;

l. Building coverage;

m. Solid waste generation;

n. Use and storage of hazardous materials;

o. How the use is advertised;

p. Visibility of Equipment;

q. Any other pertinent considerations necessary to assess the nature and impacts of a proposed use; and

r. Compliance with all federal, state, and local laws.

4. *Official Record*. The Director shall maintain an official record of all interpretations in the Community and Economic Development Department. Such official record shall be available for inspection.

5. *Appeal*. Appeals of the Director's decision may be made following procedures under Sec. 13-07-04, *Appeal of Administrative Decisions*. Unless the Director's decision is overturned on appeal, the proposed use shall be prohibited until Chapter 2 is amended to indicate that such use is an allowed in one or more zoning districts.

# CHAPTER 2 ZONE DISTRICTS AND LAND USES

**Contents:**

Div. 2-01 Zoning Districts Established
Div. 2-02 Designated Building Types
Div. 2-03 Exterior Building Design Standards
Div. 2-04 Designated Amenity Space Types
Div. 2-05 Designated Development Types
Div. 2-06 Principal Use Tables
Div. 2-07 District Dimensional Standards
Div. 2-08 Special Purpose and Overlay Zone Districts

## Div. 2-01 Zoning Districts Established

### 2-01-01 Official Zoning Map

A. **Zone District Boundaries**. The boundaries of the zone districts are shown on the Official Zoning Map of the County. The Official Zoning Map is a part of this DSR. The Official Zoning Map is maintained in the office of the Clerk and Recorder. Where uncertainty exists as to the boundaries of zone districts as shown on the Official Zoning Map, the Director of Community and Economic Development shall apply the following rules for determination.

1. *Omitted Land*. It is the intent of this DSR that every part of the unincorporated County be included in one of the zone districts established by this DSR. Any land located now or in the future in the County not shown to be included in a zone district shall be deemed to be classified as a zone district associated with the Future Land Use designation of the property, based on Table 2-01-02-1, *Zone Districts Established,* pending approval of a rezoning pursuant to the requirements of Sec. 13-04-04, *Zoning Map Amendment (Rezoning)*.
2. *Multiple Zone Districts*. Whenever a lot of record is divided by a boundary, development of the lot shall conform to the standards of the zoning in place on that specific portion of the lot. Refer to subsection B, *Division of a Lot by a Zone District Boundary*.
3. *Zone District Boundaries*. Unless otherwise specified, zone district boundaries are lot lines, street centerlines, or the center of river channels. The following rules govern interpretations regarding the location of zoning district boundaries.
4. *Municipal Boundaries*. Zone district boundaries shown as following or approximately following the limits of the municipal boundary shall be construed as following those limits.
5. *Streets and Highways*. Zone district boundaries shown as following or approximately following streets and/or highways shall be construed to follow the centerlines of those streets and/or highways.
6. *Section Lines*. Zone district boundaries approximately following section lines, one-half section, or one-quarter-section shall be construed as following those lines.
7. *Watercourses*. Zone district boundaries approximately following the centerlines of streams, rivers, or other continuously flowing watercourses shall be construed as following

the channel centerline of those watercourses taken at mean low water. In the event of a natural change in the location of those streams, rivers, or other watercourses, the zone district boundary shall be construed as moving with the channel centerline.

B. **Division of a Lot by a Zone District Boundary**. Where a zone or overlay zone district boundary line divides a lot, and where the division makes impractical the reasonable use of the lot, the zone or overlay zone district boundary may be adjusted by the Director of Community and Economic Development in either direction not to exceed 100 feet beyond the district boundary line into the remaining portion of the lot.

C. **Procedure for Obtaining a Boundary Interpretation**. See Sec. 1-03-02(B), *Map Interpretations*.

D. **Amendment**. Zoning Map Amendments approved by the Board of Commissioners shall be promptly reflected on the Official Zoning Map.

E. **Status**. The Official Zoning Map that is on file in the office of the Clerk and Recorder shall control in the event of a conflict between the Official Zoning Map and any other paper or digital reproduction of the map.

## 2-01-02 Zoning Districts and Purpose Statements

A. **Generally**. In order to regulate the use of land and buildings, regulate the location, height, bulk and size of buildings and other structures, to provide for minimum separation between uses and structures, and regulate the use and development of land and buildings where specific issues or concerns must be mitigated due to unusual and unique circumstances or where alternative design concepts are desired or are necessary to mitigate specific conditions, the unincorporated areas of Adams County are divided into the zone districts listed in Table 2-01-02-1, *Zoning Districts Established*.

B. **Zone Districts Table**. Table 2-01-02-1 relates each zone district to the Future Land Use Categories in the Comprehensive Plan that each zone district implements and shows the former zone district designations that the County repealed and replaced on January 1, 2027, where applicable.

C. **Legacy Districts.** Refer to Appendix A, Legacy Districts, for provisions for zone districts that were part of the previous DSR, but that are not part of this DSR. Legacy districts may continue to regulate the development of a given property but shall not be the requested district for a Zoning Map Amendment after January 1, 2027. Appendix A in incorporated herein by reference and made a part hereof.

**Table 2-01-02-1, *Zone Districts Established***

| Zone District (Abbreviation) | **Purpose:** The purpose of this zone district is to provide for: | Former Zone District Designation |
|---|---|---|
| **Base Agriculture Zone Districts** | | |
| Agricultural-1 (A-1) | A rural single-family detached dwelling district where the minimum lot area for a home site is intended to provide for a rural living experience. Limited farming uses are permitted including the keeping of a limited number of animals for individual homeowner's use. This district is primarily designed | N/A |

| Table 2-01-02-1, *Zone Districts Established* | | |
|---|---|---|
| Zone District (Abbreviation) | **Purpose:** The purpose of this zone district is to provide for: | Former Zone District Designation |
| | for the utilization and enjoyment of the County's rural environment. | |
| Agricultural-2 (A-2) | A district for rural subdivisions of at least 10 acres in size. Farming uses are permitted, including the cultivation of land and the keeping of a limited number of animals, together with low density single-family detached residential. | N/A |
| Agricultural-3 (A-3) | Land primarily in holdings of at least 35 acres for dryland or irrigated farming, pasturage, or other related food production uses and their support uses together with extremely low density single-family detached residential. | N/A |
| **Base Residential Zone Districts** | | |
| Residential Estate (RE) | A single-family detached residential district for larger lots and larger homes in a spacious, open environment away from higher density uses and where agricultural uses and the keeping of livestock are substantially restricted. | N/A |
| Residential-Low Density (R-1-C) | A single-family district for smaller home sites and smaller homes compared to the RE zone district. | N/A |
| Residential Mixed (R-2) | A residential district that permits two-family dwellings, multiplexes, and single-family dwellings in a moderate-density setting. | N/A |
| Residential Moderate Density (R-3) | A moderate-density residential district that allows four or more dwelling units on a single lot. | N/A |
| Residential Mixed High Density (R-4) | A high-density residential district that allows multi-family residences on a single lot. | N/A |
| **Base Nonresidential and Mixed Use Zone Districts** | | |
| Neighborhood Commercial (NC) | A mix of light commercial uses and housing where smaller-scale developments serve nearby residents. The district does not include uses that generate intensive, high-traffic activity. | C-0, C-1 |
| General Commercial (GC) | More intensive commercial developments compared to the NC district, with auto-oriented retail, office, entertainment, restaurants, and overnight accommodations that need high visibility and that are situated primarily along major roadways. | C-2, C-3 |
| Heavy Commercial (HC) | Areas for commercial development incompatible with neighborhood or general commercial contexts. | C-4, C-5 |

| Table 2-01-02-1, *Zone Districts Established* | | |
|---|---|---|
| Zone District (Abbreviation) | **Purpose:** The purpose of this zone district is to provide for: | Former Zone District Designation |
| | Permitted uses may include outdoor storage and the transportation of materials by heavy trucks, which require loading and docking areas incompatible with neighborhood or regional-scale uses. | |
| Mixed Use (MU) | A district that provides a flexible approach to land uses and enhances the character of Adams County's commercial corridors and centers by promoting development that:<br>1. Creates a balanced mix of land uses;<br>2. Facilitates quality mixed use development that is consistent with the goals and strategies of the Comprehensive Plan;<br>3. Supports a sustainable and resilient local economy;<br>4. Provides unique places for people to live, work, shop, and play;<br>5. Improves the public realm through high quality design;<br>6. Promotes use by pedestrians, bicyclists, and transit users, in addition to automobiles;<br>7. Encourages active lifestyles; and<br>8. Maintains the character and integrity of adjacent residential neighborhoods. | N/A |
| Transit Oriented Development (TOD) | The purpose of the Transit-Oriented Development (TOD) district designation is to encourage compact urban growth patterns, provide opportunities for increased transportation mode choice, reduce reliance on the automobile, and create a safe and pleasant pedestrian environment. The district regulations help ensure an attractive streetscape, a functional mix of complementary uses, and provision of amenities that support the use of transit, bicycles, and pedestrian facilities. | N/A |
| Industrial-1 (I-1) | General commercial and limited industrial development designed to provide for a variety of compatible business, warehouse, wholesale, offices, and very limited industrial uses. | N/A |
| Industrial-2 (I-2) | Light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees. | N/A |

| Table 2-01-02-1, *Zone Districts Established* | | |
|---|---|---|
| Zone District (Abbreviation) | **Purpose:** The purpose of this zone district is to provide for: | Former Zone District Designation |
| Industrial-3 (I-3) | Heavy industrial development designed to accommodate most industrial enterprises. | N/A |
| **Special Purpose and Overlay Zone Districts** | | |
| Neighborhood Park (NP) | A district focused on open space, park and recreational uses that are compatible in a residential or mixed-use setting. These parks are typically centrally located within neighborhoods, along collector streets, along trail corridors, or in more urban areas. Active and passive recreational uses are permitted, as well as structures that support these recreational uses. Neighborhood parks are intended to be owned and operated by a public or quasi-public park, open space or recreation department or district and generally are open for all to use. | N/A |
| Regional Park (RP) | A district for facilities and recreational amenities intended to serve a broader area drawing users from the County as a whole and the region. Unique uses are also appropriate in this zone district, including but not limited to, indoor commercial recreation/entertainment, outdoor commercial recreation, fairgrounds, agricultural demonstration areas, agritourism uses, entertainment, cultural, educational uses, institutional uses and sports facilities with limited commercial uses so long as the uses are primarily operated by a public or quasi-public park, open space or recreation department or district on land owned by a public or quasi-public park, open space or recreation department or district. Additionally, regional parks may protect large areas with natural resource value of regional importance and include trails and opportunities for nature-based and play area-based recreation. | N/A |
| Natural Areas (NA) | Provide for a district for the preservation of open space and critical natural areas in Adams County. These areas may represent diverse types of land and possess varied physical and geographical conditions and are an important resource which should be protected. Because of the diversity of Adams County's ecology and environment, lot sizes will vary in this zone district to enable effective water conservation, preservation, and protection of the environment and wildlife. Development and active | N/A |

| Table 2-01-02-1, *Zone Districts Established* | | |
|---|---|---|
| Zone District (Abbreviation) | **Purpose:** The purpose of this zone district is to provide for: | Former Zone District Designation |
| | uses are limited in this zone district, and passive recreation is generally allowed. The most intensive uses of these areas will normally be for outdoor recreation activities or passive uses not requiring significant infrastructure such as roads or utility services. | |
| Public Lands and Facilities District (PL) | the protection of established public lands and to provide an area in the County for location of government buildings and facilities, schools and school grounds, quasi-public buildings and facilities, and related open space. | N/A |
| Aviation (AV) | Nonresidential land uses associated with aviation operations while minimizing risks to public safety and hazards to aviation users including those employed at public aviation facilities. | N/A |
| Denver International Airport (DIA) | Nonresidential land uses associated with aviation operations, roadways, or passive uses while minimizing risks to public safety and hazards to aviation users including those employed at public aviation facilities. The uses and standards established and enforced in the DIA District are provided in the Intergovernmental Agreement signed and dated April 21, 1988 and within any subsequent agreements or amendments. | N/A |
| Airport Height Overlay (AHO) | Providing protection of residential and nonresidential land uses in areas which may be subjected to frequent overflights by aircraft flying low to the ground upon an approach to landing, upon takeoff, or operating in a traffic pattern at an aviation facility. Within this area, the hazards of natural and man-made objects may create severe hazards to aviation and must be regulated accordingly. | N/A |
| Airport Influence Overlay (AIO) | For areas within the County suitable for the economical development and safe operation of air carrier and/or general aviation airports for public use without adversely affecting the activities upon surrounding properties.<br>The Airport Influence Overlay Zone District is also intended to provide for notice and disclosure of the airport location to owners of residential and non- | N/A |

| Table 2-01-02-1, *Zone Districts Established* | | |
|---|---|---|
| Zone District (Abbreviation) | **Purpose:** The purpose of this zone district is to provide for: | Former Zone District Designation |
| | residential properties in areas which may be subjected to aircraft activities of such duration and frequency which would constitute a nuisance to residential and other uses. | |
| Airport Noise Overlay (ANO) | For protection of residential and non-residential land uses in areas which may be subjected to noise levels of such duration and frequency which would constitute a nuisance to residential and other uses. | N/A |
| Flammable Gas Overlay (FGO) | Reasonable and uniform limitations, safeguards, and controls over uses of land designated as and/or adjacent to an operating or former solid waste disposal site. Any building, excavation, construction, or other use proposed in this zone district shall require testing and/or mitigation related to flammable gas, as specified in this section, prior to obtaining a Building Permit and after receiving a certificate of occupancy. The requirements of this section are intended to assure the protection of life and property from such related hazards as flammable gas, gas migration, asphyxiation, and explosion. | N/A |
| Floodplain Overlay (FO) | 1. Land use controls necessary to qualify unincorporated areas of the County for flood insurance under requirements of the National Flood Insurance Act of 1968, as amended; to protect life, property, and health; to ensure the best available data is used in making development decisions; to avoid increasing flood levels or flood hazards or creating new flood hazard areas; to minimize public and private losses due to flooding; to reduce the need for expenditures of public money for flood control projects; to reduce the need for rescue and relief efforts associated with flooding; to prevent or minimize damage to public infrastructure, facilities, and utilities; and to meet or exceed Federal Emergency Management Agency (FEMA) and Colorado Water Conservation Board (CWCB) minimum standards for floodplain regulation; and<br>2. Regulation of development that occurs within the Special Flood Hazard Area, in accordance with FEMA requirements for all communities that | Flood Control Overlay (FCO) |

| Table 2-01-02-1, *Zone Districts Established* | | |
|---|---|---|
| Zone District (Abbreviation) | **Purpose:** The purpose of this zone district is to provide for: | Former Zone District Designation |
| | participate in the National Flood Insurance Program (NFIP). | |
| Mineral Conservation Overlay (MCO) | Reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and the County. In cases where the location of the district or use abuts other zoning or use of land, structures, excavation, and rehabilitation may be restricted to be compatible with and protect the adjoining area. | N/A |
| Natural Resources Conservation Overlay (NRCO) | 1. The protection of natural, wildlife, wildlife habitat, agricultural, and cultural resources, which are an essential component of the community's economic base and establish the character of the community; and<br>2. The preservation and enhancement of the quality of life for County residents. | N/A |
| Planned Unit Development (PUD) | Establish an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of residential or nonresidential uses, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction or standard in this DSR.<br>A PUD allows greater flexibility in the design of a development, more variety and diversification in the relationships between buildings, open spaces and uses, and conservation and retention of historical and natural topographic features while meeting the goals, policies and objectives of the comprehensive plan. | N/A |
| **Legacy Districts** | | |
| Mobile Home Dwelling (MH) | A district that allows manufactured home parks and subdivisions with necessary facilities and amenity space. | |

# Div. 2-02 Designated Building Types

## 2-02-01 General Provisions

A. **Purpose**. This Division sets forth a common terminology for each type of building permitted as a principal use in each zone district, as shown in Table 2-02-01-1, *Permitted Building Types by Residential District*, and Table 2-02-01-2, *Permitted Building Types by Mixed Use and Nonresidential District*. It also provides a general description of the architectural and other physical features of each building type which contribute to an orderly and identifiable character in each zone district and throughout the County.

B. **Applicability**. This Division applies to:

1. *New.* New principal buildings and accessory dwelling units.
2. *Major Expansions or Alterations.* The entire existing principal building or accessory dwelling unit when an expansion or alteration exceeds 50% of the building's existing square footage prior to the expansion or alteration.

C. **Permitted Building Types by District**. Building types may be constructed only within districts where the building type is permitted.

D. **Permitted Building Types and Associated Land Use Types**. A building type may accommodate an associated land use type as established in each district in Div. 2-05, *Principal Use Tables.*

E. **Building Design Requirements**. All buildings shall comply with the building design requirements established in this Division and Div. 2-03, *Exterior Building Design Standards*.

F. **Most Similar Building Type**. If a property owner proposes to expand or alter an existing structure, standards of the most similar housing or building type shall apply. In cases of uncertainty, the Community and Economic Development Director may determine the building type that most closely corresponds to the existing structure. The Community and Economic Development Director's determination shall be based on the following aspects of the existing structure:

1. The general width, depth, and height;
2. The placement of the structure on the lot;
3. The type and appearance of the building frontage;
4. The land uses currently and customarily associated with the structure; and
5. The number of legally established residential and/or nonresidential units within the structure (where applicable).

G. **Permanence.** All principal and accessory buildings shall be erected on a permanent foundation. All buildings shall be connected to all required utilities.

H. **Agricultural Districts Exempt**. The standards of this Division do not apply in agricultural districts.

I. **Multiple Building Types on One Lot**. Unless otherwise expressly prohibited, multiple building types are permitted on a single lot, where the zone district allows more than one principal building on a lot.

**Table 2-02-01-1, *Permitted Building Types by Residential District***

| Building Type | Zone Districts | | | | |
|---|---|---|---|---|---|
| | **RE** | **R-1-C** | **R-2** | **R-3** | **R-4** |
| Accessory Dwelling Unit | P | P | P | P | -- |

| | | | | | |
|---|---|---|---|---|---|
| Single-Family Dwelling, Detached | | | | | |
| *Single-Family Detached Dwelling or Modular Home* | P | P | P | -- | -- |
| *Manufactured Home Dwelling* | P | P | P | -- | -- |
| *Zero Lot Line Dwelling* | P | P | P | -- | -- |
| Live Work Building | -- | -- | -- | -- | P |
| Mixed Use Building | -- | -- | -- | -- | P |
| Multi-Family Dwelling | -- | -- | -- | P | P |
| Multiplex Dwelling | -- | -- | P | P | P |
| Office-Institutional Building | -- | -- | -- | -- | P |
| Shop Building | -- | -- | -- | -- | P |
| Townhouse Dwelling | -- | -- | P | P | P |
| Two-Family Dwelling | -- | P | P | P | -- |

**TABLE NOTES**:
"P" = permitted | "--" = prohibited

**Table 2-02-01-2, *Permitted Building Types by Mixed Use and Nonresidential District***

| Building Type | Zone Districts | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | **MU** | **TOD** | **NC** | **GC** | **HC** | **I-1** | **I-2** | **I-3** |
| Accessory Dwelling Unit | -- | P | P | -- | -- | -- | -- | -- |
| Commercial Building | P | P | -- | P | P | P | P | P |
| Industrial Building | -- | P* | -- | -- | P | P | P | P |
| Live-Work Building | P | P | -- | P | -- | -- | -- | -- |
| Mixed Use Building | P | P | -- | P | -- | -- | -- | -- |
| Multi-Family Dwelling | P | P | -- | P | -- | -- | -- | -- |
| Multiplex Building | -- | P | P | -- | -- | -- | -- | -- |
| Office-Institutional Building | P | P | P | P | P | P | P | P |
| Shop Building | P | P | P | P | P | P | P | P |
| Single-Family Dwelling, Detached | | | | | | | | |
| *Single-Family Detached Dwelling or Modular Home* | -- | -- | P | -- | -- | -- | -- | -- |
| *Manufactured Home Dwelling* | -- | -- | P | -- | -- | -- | -- | -- |

| Table 2-02-01-2, *Permitted Building Types by Mixed Use and Nonresidential District* | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| *Zero Lot Line Dwelling* | -- | -- | P | -- | -- | -- | -- | -- |
| Townhouse Dwelling | P | P | -- | -- | -- | -- | -- | -- |
| Two-Family Dwelling | -- | P | P | -- | -- | -- | -- | -- |

**TABLE NOTES**:
"P" = permitted | "--" = prohibited | "*" = Pecos Junction Station Area Only

# 2-02-02 Single-Family Detached Dwelling or Modular Home

A. **Generally.** The single-family detached building type includes two subtypes, site-built houses and modular homes as depicted in Figure 2-02-02-1, *Single-Family Detached or Modular Home*. Both subtypes are detached dwelling units located on a single lot with private yards on all four sides.

B. **Single-Family Detached Dwelling**. This building subtype is a small-scale, freestanding dwelling that is constructed on site and is not attached to another dwelling. The primary entrance is defined by a porch, stoop, or recessed entry. Most have a pitched roof unless the building is art-deco or contemporary in style. High-quality and durable materials are features of this building type.

C. **Modular Home**. This building subtype is a customized house that is prefabricated offsite in a factory, transported to the site, and assembled on a permanent foundation. The term modular home does not include a recreational vehicle. As with stick-built single-family detached dwelling, a modular home has the following characteristics:

1. It shall not be attached to another dwelling.
2. It shall provide all of the accommodations necessary to be a dwelling unit; and
3. It shall be connected to all utilities in conformance with applicable regulations.
4. A modular home also meets these additional requirements:
   a. It is not designed to be moved once so erected or installed; and
   b. It is designed and manufactured to comply with a nationally recognized model building code or an equivalent local code, or with a state or local modular building code recognized as generally equivalent to building codes for site-built housing.

**Figure 2-02-02-1, *Single-Family Detached or Modular Home***

| Single-Family Detached Dwelling | Modular Home |
|---|---|
| | |

## 2-02-03 Zero Lot Line Dwelling

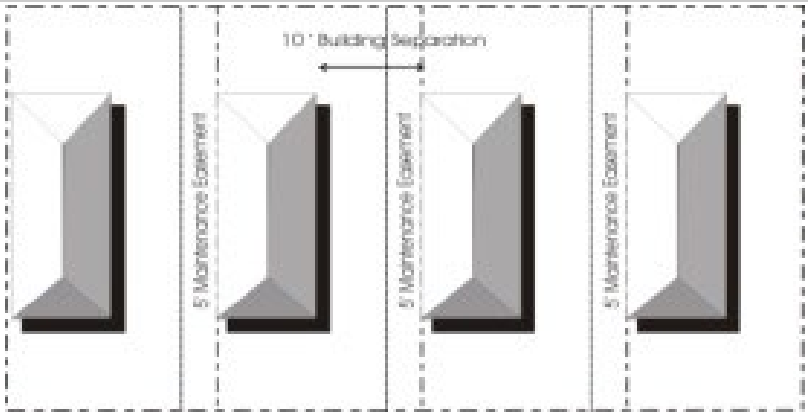
A. **Generally.** A zero lot line dwelling is a single-family detached dwelling unit located on a single lot with private yards on three sides, as depicted in Figure 2-02-03-1, *Zero Lot Line Dwelling*. The unit has a single side yard on one side, comprising the equivalent of two side yards of a single-family detached dwelling. A zero lot line development shall be created for an entire block, as a row of units, or as a cluster, to achieve an overall compatibility of design and to ensures that zero lot line dwellings are not situated immediately adjacent to traditionally sited dwellings.

B. **Site Area**. The site area designated for zero lot line development shall not be less than one acre or one-half block of a street.

C. **Location**. Zero lot line development shall be carried out for an entire block, as a row of units or as a cluster to achieve an overall compatibility of design. Zero lot line dwellings shall not be situated immediately adjacent to traditionally sited dwellings.

D. **Single Side Yard**. A single side yard shall be provided comprising the equivalent of two side yards of a conventional detached house, or 10 feet, whichever is more. This reduction shall not be allowed on the street yard or to the side yard adjacent to lots that are not part of the zero lot line development.

***Figure 2-02-03-1, Zero Lot Line Development***




E. **Easement**. An easement on the lot adjacent to the zero lot line shall be required to allow for maintenance or repair when the roof overhang or side wall of the house are within four feet of the adjacent property line. The easement on the adjacent property must provide at least six feet of unobstructed space. The easement shall be recorded on the subdivision plat.

F. **Eaves**. The eaves on the side of a house with a reduced setback may project a maximum of 18 inches over the adjacent property line. In this case, an easement for the eave projection must be recorded on the deed for the lot where the projection occurs.

G. **Windows**. If the side wall of the house is on the property line, or within three feet of the property line, windows or other openings that allow for visibility into the side yard of the adjacent lot shall not be allowed, unless required by the Building Code for emergency egress. Windows that do not allow visibility into the side yard of the adjacent lot, such as a clerestory window or a translucent window, shall be allowed.

H. **Encroachment**. The exterior wall plane of a dwelling unit in a zero lot line development shall not extend beyond the property line.

I. **Setbacks**. Corner lot/unit configurations must have a front and side setback.

**Figure 2-02-03-2, *Zero Lot Line Dwelling***

## 2-02-04 Manufactured Home Dwelling

A. **Manufactured Home Dwelling**. A single-family detached dwelling unit that is eight feet or more in width and is intended to be used for long-term residential occupancy. Such a unit is designed to be transported after fabrication and is capable of being installed in a permanent or semi-permanent location, with or without a permanent foundation, when the required plumbing, heating, and electrical facilities are connected.

B. **Certification Required.** A manufactured home is required to be certified by the United States Secretary of Housing and Urban Development to ensure it was constructed in compliance with the requirements of 42 U.S.C. § 5401, *Manufactured Home Construction and Safety Standards*.

C. **Applicable Use Standards.** Manufactured Homes are subject to specific use standards in Sec. 3-05-08, *Manufactured Home Dwelling or Park*.

**Figure 2-02-04-1, *Manufactured Home Dwelling***

## 2-02-05 Two-Family Dwelling

A. **Generally.** A two-family structure with two attached dwelling units in a single structure on a single lot or separate lots, with units located on separate floors (vertical two-family dwelling) or side by side (horizontal two-family dwelling). The primary entrance of each unit faces the street or a common area. Two-family dwellings may have a primary exterior entrance that is shared by each unit, or, each unit may have its own primary exterior entrance. Two-family dwellings are also referred to as duplexes.

**Figure 2-02-05-1, *Two-Family Dwelling***

| Vertical Two-Family Dwelling | Horizontal Two-Family Dwelling |
|---|---|

## 2-02-06 Townhouse Dwelling

A. **Generally.** This building type, as depicted in Figure 2-02-06-1, *Townhouse*, includes a minimum of three to a maximum of eight attached dwelling units located on the same or separately owned lots. The units span the entire width of each lot, are lined up in a row, and share side walls. Dwelling units cannot be mixed vertically.

B. **Yards**. Side yards are not required for interior townhouses, but front, corner, street side, interior side, and rear setbacks shall be provided to all dwelling units.

C. **Building Separation**. The minimum separation between each group of townhouses shall be 20 feet, provided that one additional foot of separation shall be required for every two and one-half feet of the average building height over 22.5 feet. The average building height equals the average height of all townhouses under consideration.

D. **Garages and Parking**. All townhouse parking shall be accommodated on the street, where such parking is permitted, in garages or parking areas located to the rear of the building, or within an interior courtyard area of the development.

E. **Structure Siting**. Structures shall be organized on the site in a clustered, efficient manner. There shall be a continuity of design in structure groupings. In larger projects, the unit type shall vary between groupings. Structures should be grouped in such a way to provide visual interest.

**Figure 2-02-06-1, *Townhouse***

## 2-02-07 Multiplex Dwelling

A. **Generally.** This building type is a single building on a single lot with the exterior appearance of a single-family detached dwelling, as depicted in Figure 2-02-07-1, *Multiplex Dwelling*. Each building contains three or four dwelling units and no nonresidential element. Depending on the zone district, the dwelling may be setback from the front property line with one or more garage doors facing the primary street or built to the front property line with parking in the rear.

B. **Appearance**. Multiplexes shall be designed to appear like a large single-family detached dwelling with a maximum of one entryway visible per facade.

C. **Building Scale and Massing**. Any portion of a multiplex that is closer than 50 feet from a common property line that abuts a single- or two-family dwelling shall be no higher than 12 feet above the highest point of the single- or two-family dwelling.

D. **Garages**. Attached street-facing garages shall meet one of the following standards:

1. The garage doors shall not be more than 34 feet in width; or

2. Garages shall be arranged in sets in no more than three single-bay doors that are offset by at least five feet from the front plane of an adjacent garage door.

E. **Buffering**. A multiplex adjacent to a single- or two-family dwelling in the same zone district shall provide a Type A bufferyard as established in Sec. 4-04-03, *Bufferyards and Screening*.

**Figure 2-02-07-1, *Multiplex Dwelling***

## 2-02-08 Multi-Family Dwelling

A. **Generally.** A single residential building or set of residential buildings on a single lot that contains five or more dwelling units that may be mixed vertically. Units share common walls, floors and ceilings with one or more units, as depicted in Figure 2-02-08-1, *Multi-Family Dwelling*. Depending on the zone district, the dwelling may be setback from the front property line or built to it.

B. **Interior Accessways.** Pedestrian access shall be constructed to link residential buildings with other on-site elements such as parking, adjoining public sidewalks and streets, mailboxes, and trash dumpsters.

C. **Building Separation.** The minimum building separation in a complex shall be 10 feet, provided that one additional foot of setback shall be required for every two and one-half feet of the average building height over 22.5 feet on the basis of the average height of the two buildings.

D. **Trash Receptacles**. Trash receptacles shall not be located in the front yard.

E. **Single- and Two-Family Dwelling Adjacency.**

1. *Buffering.* A multi-family dwelling adjacent to a single- or two-family dwelling in the same zone district shall provide a Type B bufferyard as established in Sec. 4-04-03, *Bufferyards and Screening*.
2. *Building Scale and Massing.* Any portion of a multi-dwelling household that is closer than 50 feet from a common property line that abuts a single- or two-family dwelling shall be no higher than 12 feet above the highest point of the single- or two-family dwelling.

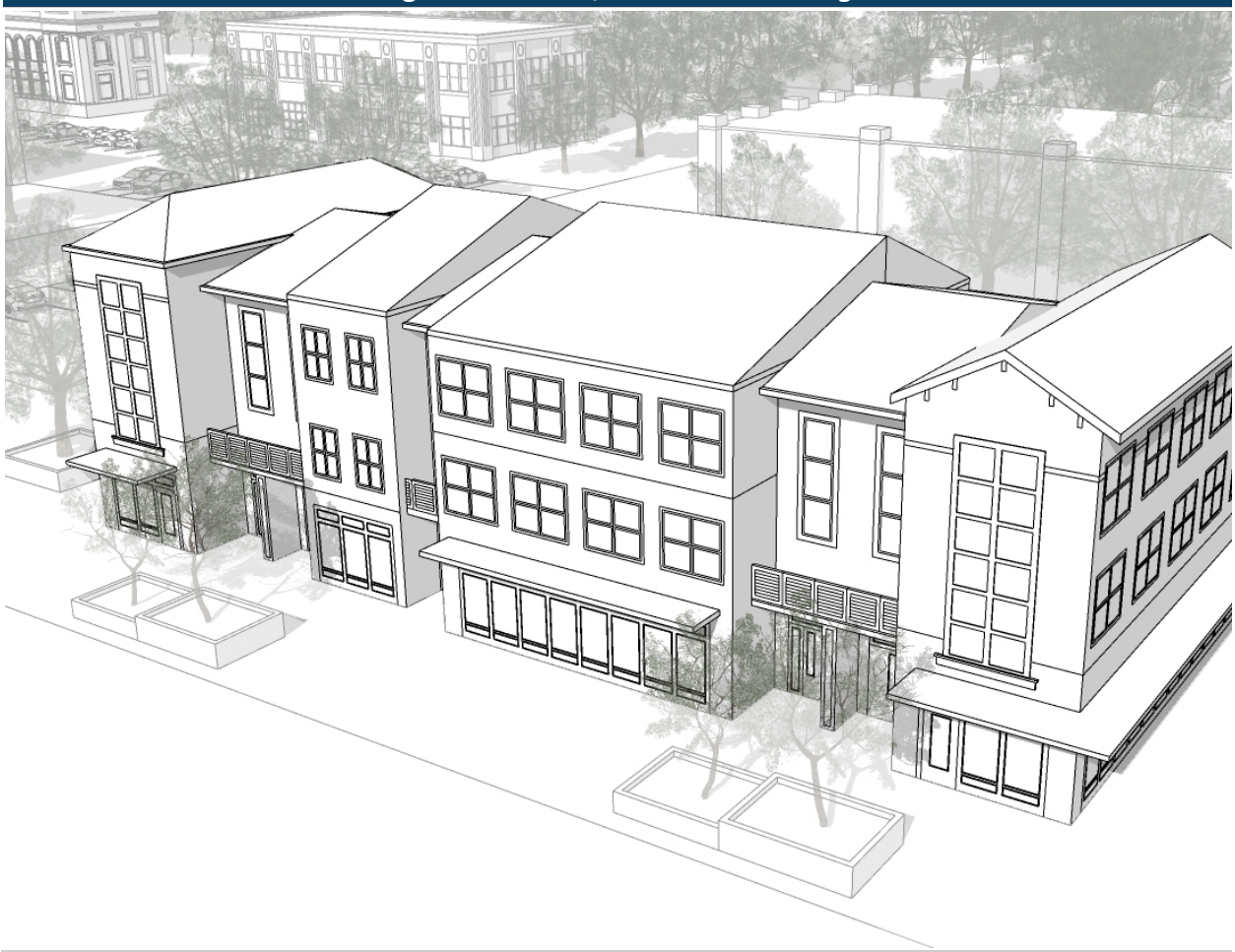
**Figure 2-02-08-1, *Multi-Family Dwelling***

## 2-02-09 Live-Work Building

A. **Generally.** A building that combines a dwelling unit with an integrated workspace that is principally used by one or more of the residents of the dwelling unit. The workspace is secondary or accessory to the primary residential use, as depicted in Figure 2-02-09-1, *Live-Work Building*.

B. **Live-Work Building Standards**. Refer to Sec. 2-02-10, *Mixed Use Building*.

**Figure 2-02-09-1, *Live-Work Building***



## 2-02-10 Mixed Use Building

A. **Generally.** A multi-story building designed for a vertical mix of uses, with space for retail, repair, sales, and service uses on the first floor and residential, office, or overnight accommodations on the upper floors, as depicted in Figure 2-02-10-1, *Mixed Use Building*. surface or structured parking in the rear or provided on the street or off site.

B. **Building Form**.

1. *Public Entrance.* Doorways adjacent to a public right-of-way shall be set back so that doors do not swing into a right-of-way.
2. *Scale and Orientation.* Mixed Use Buildings shall provide for pedestrians in both scale and structure orientation.

C. **Service Area Screening**. Service areas, garbage receptacles, utility meters, and mechanical and electrical equipment shall be screened from public view and located for convenient access by service vehicles. Screening of these areas shall be integrated into the overall building and landscape design.

D. **Loading and Unloading**. On-site space for stacking vehicles that are waiting to load or unload may be provided as necessary. Otherwise, accommodation shall be provided on-street.

E. **Increased Maximum Front Setback**.

1. *Angled Entrance*. If a public entrance is at the corner of a building, the angular façade containing the entrance may be recessed a maximum of eight feet from the intersection of the two right-of-way lines.
2. *Additional Setback*. Buildings may exceed the maximum setback to a maximum of 10 feet to provide:
   a. A wider sidewalk along the building frontage;
   b. A required amenity space area or other pedestrian amenities; or
   c. To accommodate the sight distance triangle.

**Figure 2-02-10-1, *Mixed Use Building***

## 2-02-11 Commercial Building

A. **Generally.** This building type is a single- or multi-story structure that accommodates a variety of commercial uses without a residential element, as depicted in Figure 2-02-11-1, *Commercial Building*. The building is typically setback from the front property line with parking or landscaping between the building and street.

B. **Building Entrances**. Each building shall have clearly defined customer entrances that include at least three of the following features:

1. Canopies, porticos, arcades, or overhangs;
2. Recesses or projections;
3. Over the door or peaked roof forms;
4. Arches;
5. Outdoor patios or plazas;
6. Display windows;
7. Obviously differentiating architectural details such as moldings that are integrated into the building structure and design; or

8. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

C. **Elevations**.

1. *Front Elevation.* The front elevation of a building shall be oriented parallel to the primary street frontages and accessways and shall have:
   a. Architectural features that animate the façade along its entire length, spaced at intervals of not more than 30 feet in horizontal distance. These features may include wall sconces, display windows, faux windows, material patterning, entry areas, towers, pilasters, and columns, or other elements that create a pattern of light and shadow on the building wall.
   b. Awnings, arcades, or overhangs that project at least six feet along not less than 50% of the façade.
2. *Side and Rear Elevations.* Side and rear elevations shall have architectural features that animate a minimum of 50% of the façade, which shall include:
   a. Awnings, arcades, or overhangs that project at least six feet and connect to awnings, arcades, or overhangs on the front elevation;
   b. No blank wall surfaces that extend for more than 15 or 30 feet in vertical or horizontal distance, respectively; and
   c. Wall sconces, display windows, faux windows, material patterning, entry areas, towers, pilasters, and columns, or other elements that create a pattern of light and shadow on the building wall.

D. **Multiple Building Site Development Standards**. Where multiple commercial buildings are proposed, the building footprints may be configured as individual pads, pads wrapping the anchor(s), or the site may utilize Shop building types as liner buildings wrapping edges of the development. Multiple building layouts shall be completed in accordance with the following requirements.

1. *Location Standards.* Pad sites shall be clustered together to define street edges and entry points or to enclose and create community amenities and visual interest between buildings. Pad site building wall planes shall be no more than 100 feet from primary street frontages, minor arterial streets, or entrance driveway. Isolated pad buildings will be reviewed on a case-by-case basis but shall be adjacent to roads or entrance driveways as required herein.
2. *Orientation.* Buildings shall be oriented parallel or perpendicular to primary street frontages or entrance driveways.

**Figure 2-02-11-1, *Commercial Building***

## 2-02-12 Office-Institutional Building

A. **General**. A building designed for office or institutional uses, without a residential element, as depicted in Figure 2-02-12-1, *Office Building*. The building has a slight to moderate setback with a landscaped front yard with parking on the street, to the rear, or off site.

**Figure 2-02-12-1, *Office Building***

## 2-02-13 Industrial Building

A. **Generally**. A large building designed for industrial, warehousing, and wholesale uses that may also contain offices as a secondary element, as depicted in Figure 2-02-13-1, *Industrial Building*. The building is typically setback from the front property line with parking or landscaping predominating the frontage.

B. **Building Entrances**. Each building shall have clearly defined customer entrances that include at least one of the following features:

1. Canopies, porticos, arcades, or overhangs;
2. Recesses or projections;
3. Over the door or peaked roof forms;
4. Arches;
5. Obviously differentiating architectural details such as moldings that are integrated into the building structure and design; or
6. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

C. **Elevations**.

1. *Front Elevation*. The front elevation of a building shall be oriented parallel to the primary street frontages and accessways and shall have architectural features that animate the façade along its entire length, spaced at intervals of not more than 100 feet in horizontal distance. These features may include faux windows, material patterning, entry areas, or other elements that create a pattern of light and shadow on the building wall.
2. *Side Elevations*.
   a. Side elevations visible from a public street shall have architectural features that animate a minimum of 50% of the façade, which shall include:
      (1) No blank wall surfaces that extend for more than 30 or 100 feet in vertical or horizontal distance, respectively; and
      (2) Faux windows, material patterning, entry areas, or other elements that create a pattern of light and shadow on the building wall.
3. *Rear Elevations*. Rear elevations are not subject to the standards of this Section.

**Figure 2-02-13-1, *Industrial Building***

## 2-02-14 Shop Building

A. **Generally**. A single- or two-story building of 19,999 square feet or less that accommodates a variety of commercial uses without a residential element. The building may be built to the

property line either as the principal structure or as a liner building in conjunction with a commercial or flex building.

B. **Building Entrances**. Each building shall have clearly defined customer entrances that include at least two of the following features:

1. Canopies, porticos, arcades, or overhangs;
2. Recesses or projections;
3. Over the door or peaked roof forms;
4. Arches;
5. Outdoor patios or plazas;
6. Display windows;
7. Obviously differentiating architectural details such as moldings that are integrated into the building structure and design; or
8. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

C. **Elevations**.

1. *Front Elevation.* The front elevation of a building shall be oriented within 30 degrees of parallel to the primary street frontages and accessways and shall have:
   a. Architectural features that animate the façade along its entire length, spaced at intervals of not more than 20 feet in horizontal distance. These features may include wall sconces, display windows, faux windows, material patterning, entry areas, towers, pilasters, and columns, or other elements that create a pattern of light and shadow on the building wall.
   b. Awnings, arcades, or overhangs that project at least six feet along not less than 75% of the façade.
2. *Side and Rear Elevations.* Side and rear elevations shall have architectural features that animate a minimum of 75% of the façade, which shall include:
   a. Awnings, arcades, or overhangs that project at least six feet and connect to awnings, arcades, or overhangs on the front elevation;
   b. No blank wall surfaces that extend for more than 15 or 20 feet in vertical or horizontal distance, respectively; and
   c. Wall sconces, display windows, faux windows, material patterning, entry areas, towers, pilasters, and columns, or other elements that create a pattern of light and shadow on the building wall.

D. **Multiple Building Site Development Standards**. Where multiple shop buildings are proposed, the building footprints may be configured as individual pads, pads wrapping the anchor(s), or contiguous liner buildings wrapping edges of the development. Multiple building layouts shall be completed in accordance with the following requirements.

1. *Location Standards*. Pad sites shall be clustered together to define street edges and entry points or to enclose and create community amenities and visual interest between buildings. Pad site building wall planes shall be no more than 100 feet from primary street frontages, minor arterial streets, or entrance driveway. Isolated pad buildings will be reviewed on a case-by-case basis but shall be adjacent to roads or entrance driveways as required herein.

2. *Orientation*. Buildings shall be oriented parallel or perpendicular to primary street frontages or entrance driveways as depicted in Figure 2-02-14-1, *Shop Building*.

**Figure 2-02-14-1, *Shop Building***

## 2-02-15 Accessory Dwelling Unit

A. **Generally.** A dwelling unit that is located on the same site as but has a separate entrance from and is subordinate to, in floor area, a single-family detached dwelling or two-family dwelling and that complies with the standards of Sec. 3-13-02.A, *Accessory Dwelling Units.*

**Figure 2-02-15-1, *Accessory Dwelling Unit***

# Div. 2-03 Exterior Building Design Standards

## 2-03-01 General Provisions

A. **Applicability.**

1. *New Construction.* The building design standards in this Division apply to all new principal buildings unless otherwise specified in subsection A(3).
2. *Major Additions or Renovations.* These standards also apply to any building that is:
   a. Expanded by 50% or more of its gross floor area; or
   b. Altered in a way that modifies 50% or more of its street-facing facade.
3. *Exemptions.*
   a. Minor additions or renovations that do not exceed these thresholds are exempt, unless otherwise specified in Secs. 2-03-02 through 2-03-04.
   b. *Single-Family Detached and Two-Family Dwellings.* For single-family detached and two-family dwellings, only the material prohibitions in subsection C(1) apply, unless otherwise specified in Sec. 2-03-02, *Residential*.
   c. *Accessory Structures.* Accessory structures serving single-family detached and two-family dwellings (e.g., garages, sheds, or ADUs) are exempt from the standards of this Division.
   d. *Agricultural Zoned Properties.* The building design standards of this Division do not apply to structures on an Agricultural zoned property.
4. *Conflicts with Other Sections.* In the event of conflict between this Section and district-specific standards, the more specific or restrictive provision shall apply.

B. **Permitted Exterior Building Materials**.

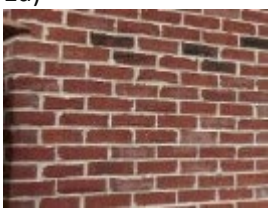
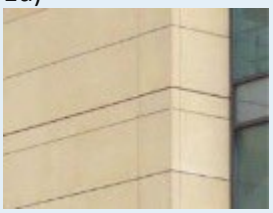
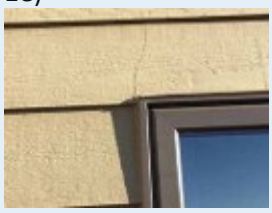
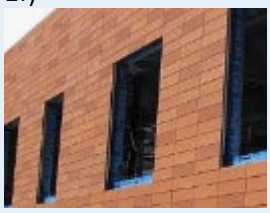
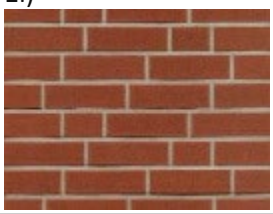
1. *Material Standards.*
   a. All buildings shall use high-quality, durable exterior materials consistent with traditional architecture in Adams County.
   b. Materials visible from public streets or open space shall comply with Table 4-07-01-1, *Permitted Exterior Building Materials*.
   c. Where applicable, refer also to the building type-specific requirements in Secs. 2-03-02, 2-03-03, and 2-03-04.
2. *Facade Composition.*
   a. Building facades visible from public rights-of-way, parking areas, or amenity spaces shall incorporate at least two distinct exterior finish materials.
   b. The application of these materials shall be proportional and consistent across all visible elevations.
   c. Visual variety shall be achieved through one or more of the following:
      (1) Variation in materials and colors;
      (2) Architectural features (e.g., porches, porticos, dormers, bay windows, shutters, awnings).
3. *Material Transitions.* Where multiple materials are used:

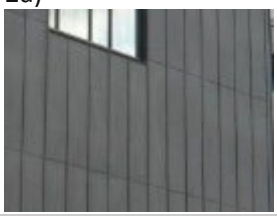
a. Transitions shall coincide with architectural elements, changes in plane, or structural edges—not at flat wall surfaces.

b. Vertical changes should occur at inside corners or projections; horizontal transitions shall not occur at outside corners unless part of a design element (e.g., column, pilaster).

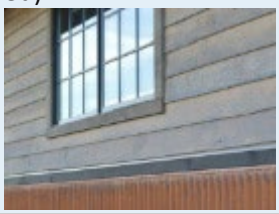
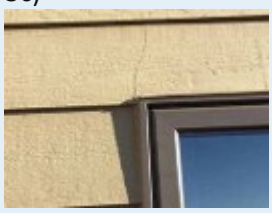
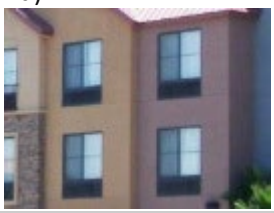
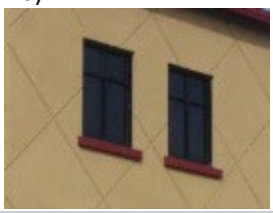
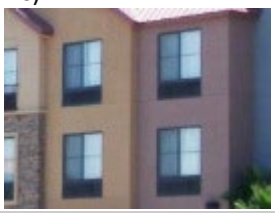
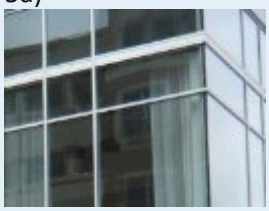
4. *Additions.* Exterior materials used for additions to existing structures shall match the color, style, texture, and quality of the original building.

**Table 2-03-01-1, Permitted Exterior Building Materials[1]**

| 1 Masonry | | Photo Example | | |
|---|---|---|---|---|
| 1a) | Modular Brick | 1a)  | 1b) | 1c) |
| 1b) | Modular Stone | | | |
| 1c) | Architectural cast or precast concrete (detailed) | | | |
| 1d) | Architectural reinforced concrete (glass fiber, fiber) | 1d)  | 1e)  | 1f)  |
| 1e) | Cement board siding | | | |
| 1f) | Terra cotta | | | |
| 1g) | Cast stone | 1g) | 1h) | 1i)  |
| 1h) | Architectural concrete masonry unit | | | |
| 1i) | Prefabricated brick | | | |

| 2 Metal | | Photo Example | | |
|---|---|---|---|---|
| 2a) | Metal panels | 2a)  | 2b) | 2c) |
| 2b) | Metal accents | | | |
| 2c) | Composite wall panel | | | |

| 3 Siding | Photo Example |
|---|---|

| | | | |
|---|---|---|---|
| 3a) Wood lap (natural or cement) | 3a)  | 3b) | 3c)  |
| 3b) Wood (natural or cement) | | | |
| 3c) Cement board siding | | | |
| **4 Stucco** | **Photo Example** | | |
| 4a) Authentic (detailed) | 4a)  | 4b)  | 4c)  |
| 4b) Synthetic (scored) | | | |
| 4c) Synthetic (not scored) | | | |
| **5 Glass** | **Photo Example** | | |
| 5a) Curtain wall | 5a)  | 5b) | |
| 5b) Glass accent | | | |

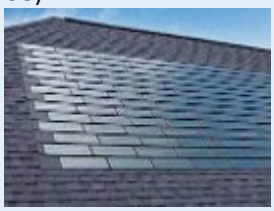
| | | | |
|---|---|---|---|
| **6 Roofing Material** | **Photo Example** | | |
| 6a) Asphalt shingle | 6a) | 6b) | 6c) |
| 6b) Concrete or clay tile | | | |
| 6c) Standing seam metal | | | |
| 6d) Metal shingles | 6d) | 6e)  | 6f) |
| 6e) Solar Shingles | | | |
| 6f) Vinyl Membrane | | | |

**TABLE NOTES:**

1. Permitted material may not be used in some circumstances. Refer to 2-03-02 Residential, 2-03-03, Mixed Use and Commercial, and 2-03-04, Industrial, for additional requirements.

C. **Prohibited Exterior Building Materials**.

1. *Single-Family Detached Dwellings.* Exposed concrete block construction is prohibited.
2. *All Buildings.* Exterior materials shall exclude panelized plywood or similar materials lacking durable finishes, architectural trim, or design articulation.

3. *All Buildings (Except Industrial).*
   a. *Primary Exterior Material.* The primary exterior material on any building elevation, excluding industrial buildings, shall not consist of low-cost or industrial materials applied in a utilitarian or unfinished manner. The following materials are prohibited as the dominant exterior finish:
      (1) Exposed sheet or corrugated metal (e.g., aluminum, iron, or steel), unless part of a finished architectural panel system;
      (2) Unfinished or unarticulated concrete, such as plain tilt-up panels or precast walls without decorative formwork, texturing, or detailing; and
      (3) Plain concrete masonry units (CMU) without a decorative finish (for example, split-face, burnished, or integrally colored block).
   b. *Exceptions.*
      (1) Such materials may be used as secondary exterior finish materials if they cover no more than 10% of the surface area. Buildings designed for planned expansion may use architectural metal panels on the wall(s) to be removed for expansion of the building.
      (2) The Director of Community and Economic Development may approve high-quality architectural applications of otherwise restricted materials if they are finished to a high standard and clearly contribute to the overall design of the building. Examples include board-formed concrete, textured or articulated metal panels, or other contemporary materials that demonstrate thoughtful detailing and visual interest.
   c. *Glare-Producing Materials.* Façade materials shall not produce excessive glare as viewed from public streets or adjacent residential properties.

D. **Height Transition and Compatibility Standards.**
   1. *Applicability.* These standards apply to buildings over 35 feet in height that are located adjacent to single-family residential districts.
   2. *Light and Shadow Impacts.*
      a. New development shall avoid casting shadows or glare onto adjacent lots that:
         (1) Interfere with solar access;
         (2) Hinder snow/ice melt;
         (3) Impact usable yard or garden areas.
      b. Mitigation strategies include:
         (1) Building step-backs;
         (2) Orientation adjustments;
         (3) Increased side or rear setbacks.
   3. *Privacy Protection.* Design shall preserve the privacy of neighboring residential or park properties by using:
      a. Landscaping;
      b. Building orientation;
      c. Fenestration control (e.g., high sill windows, frosted glass);
      d. Fencing.

4. *Neighborhood Compatibility.*
   a. Buildings shall transition in height to relate to adjacent structures, especially where lower-scale housing exists.
   b. Step-backs and modulation shall be employed to soften the interface between taller and shorter buildings and maintain a human scale.

## 2-03-02 Residential

A. **Residential Building Design Standards.** All new residential buildings shall comply with Sec. 2-03-01, *General Provisions,* and the standards established in Table 2-03-02-1, *Residential Building Design Standards*.

B. **Building Types.** For the purposes of Table 2-03-02-1, *Residential Building Design Standards*, residential buildings are categorized into the following four types:
   1. *Single-Family Detached.* Includes traditional detached homes, manufactured homes, and modular homes.
   2. *Two-Family Dwelling.* Includes two-family dwellings (duplexes).
   3. Townhouse / *Multiplex*. Includes townhouses and multiplexes.
   4. *Multi-Family.* Includes buildings located on a single lot containing five or more dwelling units.

**Table 2-03-02-1, Residential Building Design Standards**

**Legend**

**• = Standard applies | -- = Not applicable**

**SFD = Single-Family Detached | TFD = Two-Family Dwelling**
**T/M = Townhouse / Multiplex | MF = Multi-Family**

| Standard | Building Type | | | | Requirement | Additional Criteria |
|---|---|---|---|---|---|---|
| | SFD | TFD | T/M | MF | | |
| **Site Planning Standards** | | | | | | |
| **Entry Orientation** | ● | ● | ● | ● | Primary entrances shall face the street or provide a clear pedestrian path. | Rear-loaded units may front open spaces/courtyards but shall include a visible, prominent entry (porch, stoop, awning, etc.). |
| **Garage Placement and Driveways** (Figure 4-07-02-3) | ● | ● | -- | -- | Garages facing the street must be recessed a minimum of 4 feet behind the front facade or articulated with architectural features. | ▪ Double-width garages not permitted on lots <50' in width.<br>▪ Alley access preferred where feasible.<br>▪ Driveways shall not exceed 50% of the lot frontage. |
| **Architectural Design** | | | | | | |

## Table 2-03-02-1, Residential Building Design Standards

**Legend**

**• = Standard applies | -- = Not applicable**

**SFD = Single-Family Detached | TFD = Two-Family Dwelling**
**T/M = Townhouse / Multiplex | MF = Multi-Family**

| Standard | Building Type | | | | Requirement | Additional Criteria |
|---|---|---|---|---|---|---|
| | SFD | TFD | T/M | MF | | |
| **All-Facade Design** (Figure 4-07-02-1) | -- | -- | ● | ● | All sides of a building shall have similar quality and detailing as the front elevation. | Applies when visible from:<br>▪ Single-family properties (used or designated)<br>▪ Public street right-of-way<br>▪ Public lands or open spaces |
| **Attached Units (max.)** | -- | -- | ● | -- | 8 units per row (e.g., townhouses) | -- |
| **Facade Variation** (Figure 4-07-02-1) | -- | -- | ● | ● | No identical facades may repeat more than once every 4 structures | Individual units shall be distinguished by material, texture, offset, or architectural feature. |
| **Public-Facing Facades** (Figure 4-07-02-1) | -- | -- | ● | ● | Shall mimic front façade. | Shall incorporate comparable materials, fenestration, and architectural elements as the front façade. |
| **Transparency (min.)** | -- | -- | ● | ● | ▪ 30% (ground floor windows)<br>▪ 20% transparency (upper story windows) | Ground-floor glazing must promote pedestrian interaction; use vertical or grouped windows. |
| **Materials** | -- | -- | ● | ● | Primary façade materials shall be durable and of high quality:<br>▪ Brick<br>▪ Stone<br>▪ Fiber cement<br>▪ Stucco (synthetic discouraged on first story) | ▪ At least 2 material types per façade (see 4-07-01, *General Provisions*)<br>▪ Vinyl prohibited on street-facing façades |
| **Roof Design** (Figure 4-07-02-1) | -- | -- | ● | ● | ▪ Roofs shall vary by pitch, height, or orientation.<br>▪ Flat roofs shall include parapets or cornices. | Roof-mounted equipment shall be screened. |

## Table 2-03-02-1, Residential Building Design Standards

**Legend**

**• = Standard applies | -- = Not applicable**

**SFD = Single-Family Detached | TFD = Two-Family Dwelling**
**T/M = Townhouse / Multiplex | MF = Multi-Family**

| Standard | Building Type | | | | Requirement | Additional Criteria |
|---|---|---|---|---|---|---|
| | SFD | TFD | T/M | MF | | |
| **Massing and Compatibility** | | | | | | |
| **Building Mass & Articulation** (Figure 4-07-02-2) | ● | ● | ● | ● | All elevations shall incorporate 3 or more of:<br>▪ Wall plane projections/recesses (min. 2’);<br>▪ Material or color changes;<br>▪ Dormers or other variations in the roof plane;<br>▪ Vertical or horizontal trim;<br>▪ Covered entries or porches (min. 6');<br>▪ Bay windows or balconies (min. 5');<br>▪ Shutters or window variation; or<br>▪ Vertical elements that demarcate building modules. | Articulation features shall be proportional to the overall scale and massing of the building. |
| | -- | -- | ● | ● | ▪ Exterior corridors/balconies running full building length are prohibited unless integrated and screened. | -- |
| **Building Corner Treatments** (Figure 4-07-02-1) | ● | ● | ● | ● | Buildings on corner lots shall address both street frontages with architectural detailing. | Entry placement, wraparound porches, or articulation are required on corner-facing elevations. |

## Table 2-03-02-1, Residential Building Design Standards

**Legend**

**• = Standard applies | -- = Not applicable**

**SFD = Single-Family Detached | TFD = Two-Family Dwelling**
**T/M = Townhouse / Multiplex | MF = Multi-Family**

| Standard | Building Type | | | | Requirement | Additional Criteria |
|---|---|---|---|---|---|---|
| | SFD | TFD | T/M | MF | | |
| **Wall Articulation** | -- | -- | ● | ● | Walls exceeding 20 linear feet without a door, window, material change, or plane offset shall incorporate at least one of the following:<br>▪ Change in material;<br>▪ Vertical pilaster;<br>▪ Trellis; or<br>▪ Other architectural relief. | -- |
| **Building Length (max.)** | -- | -- | ● | ● | 180 feet | -- |
| **Compatibility with Adjacent Development** | -- | -- | ● | ● | Buildings over 35' must step down at least one story within 50' of any single-family residential lot. | New development shall demonstrate transitions in height, mass, and scale when abutting lower-intensity residential areas. |

## Figure 2-03-02-1, Residential Building Design

| All-Facade Design | Facade Variation |
|---|---|
| | |

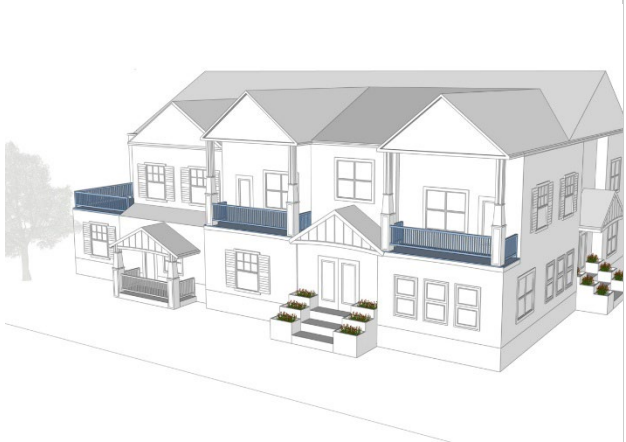
**Figure 2-03-02-1, Residential Building Design**

| Public-Facing Facades | Building Corner Treatments |
|---|---|
| | |
| **Roof Design** | |
| | |

**Figure 2-03-02-2, Building Mass & Articulation**

| Wall Plan Projections/Recesses | Material or Color Changes |
|---|---|
| | |
| **Roofline Variation** | **Vertical or Horizontal Trim** |
| | |
| **Covered Entries** | **Porches** |
| | |
| **Bay Windows** | **Balconies** |

Shutters



Window Variation

**Figure 2-03-02-3, Garage Placement and Driveways**

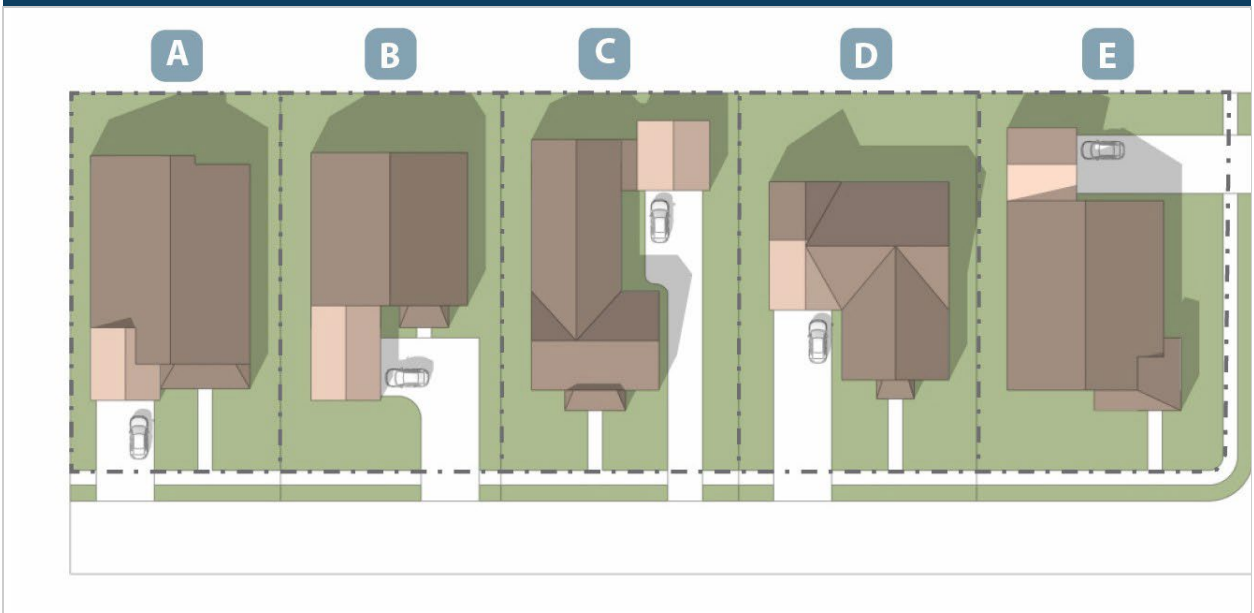



**FIGURE NOTES:**
A = Front-Facing | B = Side-Loaded | C = Recessed Rear | D = Front-Facing Recessed | E = Corner Side-Loaded

# 2-03-03 Mixed Use and Commercial

A. **General Mixed Use and Commercial Building Standards.** All new mixed use, commercial, office, and institutional buildings shall comply with Sec. 2-03-01, *General Provisions*, and the standards established below.

B. **Building Types.** For the purposes of Table 2-03-03-1, *Mixed Use and Commercial Building Design Standards*, buildings are categorized into the following three types:

1. *Mixed Use / Live-Work.* Includes buildings that vertically or horizontally integrate residential units with commercial, office, or civic uses within the same structure or development.
2. *Commercial.* Includes buildings used for retail, service, dining, or entertainment purposes, such as shops, restaurants, and storefronts.
3. *Office-Institutional.* Includes buildings designed for professional office, medical, civic, or institutional uses such as clinics, government buildings, or educational facilities, whether public or private.

**Table 2-03-03-1 Mixed Use and Commercial Building Design Standards**

**Legend**

**MU = Mixed Use / Live-Work | C = Commercial | O = Office-Institutional**

| Standard | Building Type | | | Requirement | Additional Criteria |
|---|---|---|---|---|---|
| | MU | C | O | | |
| **Site Planning Standards** | | | | | |
| **Entry Orientation** | ● | ● | ● | Primary façades shall face a public or private street and include a clearly defined pedestrian entry from the sidewalk or open space. | Entrances shall be visible from the street and shall not be accessed solely through driveways or parking lots. |
| **Sense of Place Elements** | ● | ● | ● | At least two of the following elements shall be provided between the sidewalk and primary building façade to create a pedestrian-friendly environment:<br>▪ Small plaza or forecourt<br>▪ Pedestrian-scale seating or furniture<br>▪ Water features or public art<br>▪ Decorative paving or special hardscape<br>▪ Pedestrian-scale lighting accents<br>▪ Architectural gateway or entry marker | Applies to buildings fronting arterial or collector streets or located within centers or mixed-use areas. |

## Table 2-03-03-1 Mixed Use and Commercial Building Design Standards

**Legend**

**MU = Mixed Use / Live-Work | C = Commercial | O = Office-Institutional**

| Standard | Building Type | | | Requirement | Additional Criteria |
|---|---|---|---|---|---|
| | MU | C | O | | |
| **Pedestrian Connectivity** | ● | ● | ● | Pedestrian walkways shall be provided to connect building entrances to public sidewalks, parking areas, and on-site open spaces. | Walkways shall be a minimum of 5 feet wide and clearly distinguishable from vehicle travel lanes. |
| **Architectural Design** | | | | | |
| **All-Facade Design** (Figure 4-07-03-1) | ● | ● | ● | All sides of a building shall have similar quality and detailing as the front elevation. | Includes primary, secondary, and rear façades visible from streets, open space, or residential areas. |
| **Transparency** | ● | ● | ● | Street-level façades: min. 40% transparency; upper floors: min. 25%. | Windows shall be clear, non-reflective, and allow direct views into active interior spaces. Ground-floor transparency shall begin between 18 and 30 inches above grade. |
| **Materials** | ● | ● | ● | Primary façade materials shall be durable and of high quality:<br>▪ Brick<br>▪ Stone<br>▪ Fiber cement<br>▪ Stucco (synthetic discouraged on first story) | ▪ At least 2 material types per façade (see 2-03-01, *General Provisions*)<br>▪ Vinyl prohibited on street-facing façades |
| **Roof Design** | ● | ● | ● | Buildings shall incorporate variation in roof form through changes in height, pitch, or direction. Flat roofs shall include parapets, cornices, or other horizontal treatments to define the building top. | See Table 2-03-03-2, *Varied Massing Techniques* |
| **Massing and Compatibility** | | | | | |

**Table 2-03-03-1 Mixed Use and Commercial Building Design Standards**

**Legend**

**MU = Mixed Use / Live-Work | C = Commercial | O = Office-Institutional**

| Standard | Building Type | | | Requirement | Additional Criteria |
|---|---|---|---|---|---|
| | MU | C | O | | |
| **Building Mass** | ● | ● | ● | All elevations shall incorporate 3 or more of:<br>▪ Height variation<br>▪ Increased Stepbacks<br>▪ Upper level front stepback<br>▪ Upper level side stepback<br>▪ Building corner or focal point<br>▪ Roof variation | See Table 2-03-03-2, *Varied Massing Techniques*, for additional criteria. |
| **Vertical Articulation** | ● | ● | ● | Buildings over 30 feet in height or three stories shall include a base (ground level), middle (primary mass), and top (roof/parapet/cornice) differentiated through materials, projections, or horizontal elements. | Middle shall be ≥50% of total height. |
| **Wall Articulation** | ● | ● | ● | All façades over 50 feet in length shall include at least 3 or more of:<br>▪ Accent lines<br>▪ Wall plane offsets<br>▪ Variations in material and/or color<br>▪ Awnings and canopies | See Table 2-03-03-3, *Wall Articulation Techniques*, for additional criteria. |

## Table 2-03-03-1 Mixed Use and Commercial Building Design Standards

**Legend**

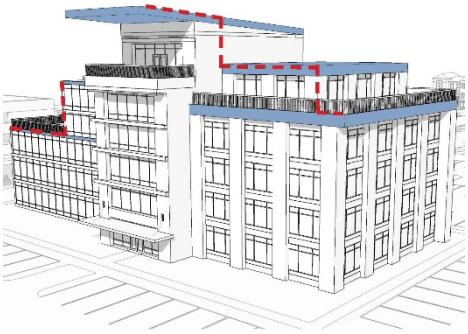
**MU = Mixed Use / Live-Work | C = Commercial | O = Office-Institutional**

| Standard | Building Type | | | Requirement | Additional Criteria |
|---|---|---|---|---|---|
| | MU | C | O | | |
| **Blank Wall (max.)** | ● | ● | ● | No portion of a street-facing façade shall exceed 30 linear feet without a window, door, material change, or architectural element. | -- |
| **Compatibility with Adjacent Development** | ● | ● | ● | New development shall demonstrate transitions in height, mass, and scale when abutting lower-intensity residential areas. | -- |
| **Operational / Support Standards** | | | | | |
| **Exterior Lighting** | ● | ● | ● | All exterior lighting shall be shielded and directed downward. | Refer to Div. 4-06, *Outdoor Lighting* |
| **Buffering/Screening** | ● | ● | ● | Mechanical equipment, refuse areas, and blank walls shall be screened from view of adjacent residential | Refer to Sec. 3-07-01 *General Commercial Use Standards* |
| **Service & Loading Areas** | ● | ● | ● | Shall be screened from streets and adjacent residential uses. | Locate away from primary façades and public view. Refer to Sec. 3-07-01 *General Commercial Use Standards* |

## Table 2-03-03-2, Varied Massing Techniques

**Height Variation**

A noticeable change in building height for a portion of the structure to reduce visual bulk and create a more varied and engaging roofline.



A change in height shall count as a massing variation technique when it:

- Involves a height difference of at least one full story and no more than two stories; and
- Extends a minimum of 10% of the building frontage and continues at least 50% of the depth of the building, measured from the façade where the change occurs.

**Increased Setbacks**

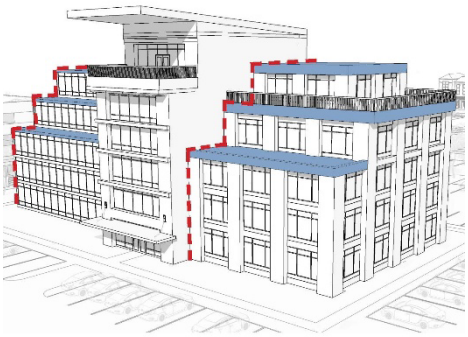
A substantial offset in wall planes to express building modules and avoid monolithic facades.

Dimensions

- Minimum offset depth: Four feet
- Minimum width: Eight feet
- Shall extend at least one story.

**Upper Level Front Stepback**

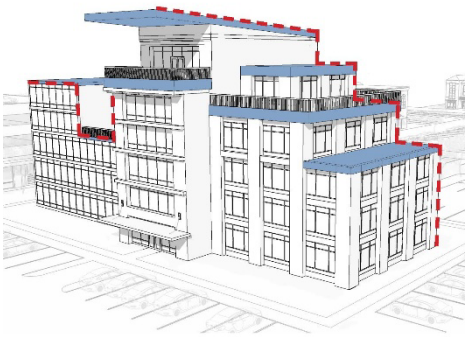
Stepback of upper floors to reduce mass and improve pedestrian scale along the primary frontage.



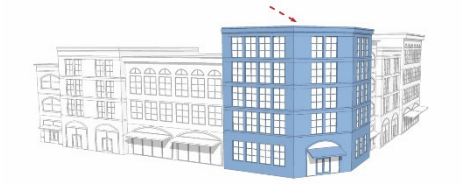
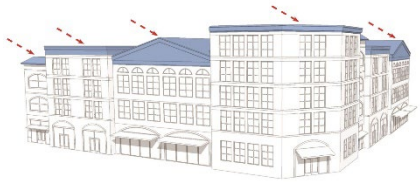
- Minimum stepback of 15 feet from base wall plane on the front facade.

**Upper Level Side Stepback**

A side stepback occurs at the end of a building and is effective in providing a transition to adjacent buildings of lesser height and usable open spaces.



- A change in height at the end of a building shall count as a massing variation technique when the stepback extends a minimum of 50% of the total building length (measured from end-to-end).

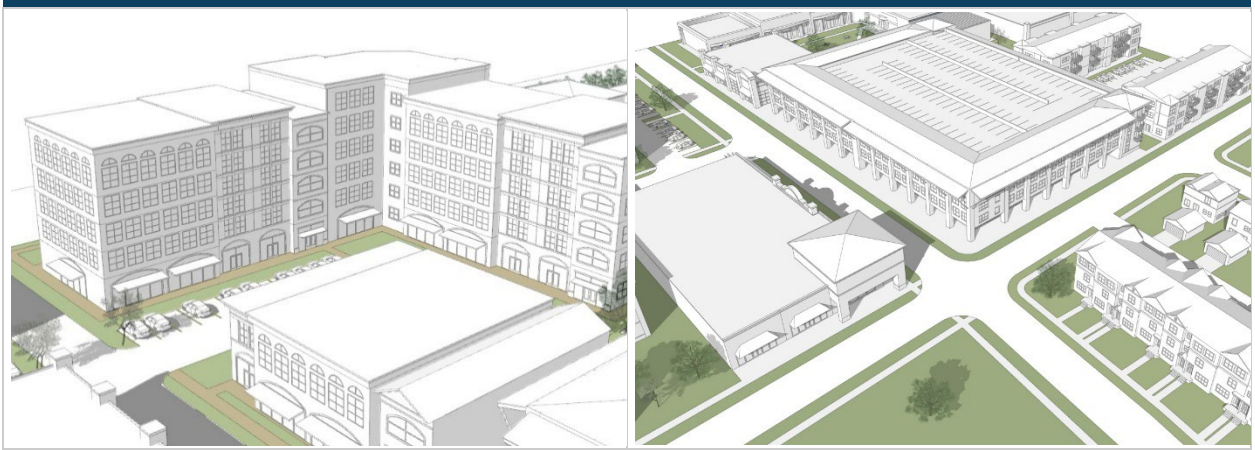
| Building Corner or Focal Point | | |
|---|---|---|
| Distinct visual treatment at prominent corners or entrances using towers, projections, or unique roof forms. |  | ▪ Visual elements may extend 15 feet above the maximum height at building corners.<br>▪ Feature must be architecturally integrated and visually prominent. |
| **Roof Variation** | | |
| Roof articulation to break up the roofline and reduce perceived bulk. |  | ▪ A roof variation shall count as a varied massing technique when the minimum roof pitch of at least one roof is: 2:12 and is at least 80% along the frontage. |

## Table 2-03-03-3, Wall Articulation Techniques

| Accent Lines | | |
|---|---|---|
| Vertical or horizontal architectural elements such as pilasters, columns, cornices, or belt courses that create visual rhythm and scale on a façade. | | ▪ Minimum projection from the primary wall plane: Four inches<br>▪ Minimum width: Four inches |
| **Wall Plane Offsets** | | |
| Changes in wall depth that break the façade into smaller modules, reduce bulk, and add visual interest. | | ▪ Minimum depth of wall offset: One foot<br>▪ Minimum width of offset: Three feet |
| **Variations in Material and/or Color** | | |

| Table 2-03-03-3, Wall Articulation Techniques | | |
|---|---|---|
| A change in exterior cladding or color that reflects traditional building module proportions and enhances visual articulation. | | ▪ May only count when combined with at least one other articulation technique.<br>▪ Must extend the full height of one story or one horizontal module. |
| **Awnings & Canopies** | | |
| Functional projections over doors or windows that define entries, offer shade, and reinforce the ground-floor pedestrian environment. | | ▪ Minimum projection: 3 feet from the wall plane<br>▪ Minimum vertical clearance: 8 feet<br>▪ Shall be scaled and spaced to correspond with individual building bays or entries. |

**Figure 2-03-03-1, All-Facade Design**



# 2-03-04 Industrial

A. **General Industrial Building Standards.** All new industrial buildings shall comply with Sec. 2-03-01, *General Provisions,* and Table 2-03-04-1, *Industrial Building Design Standards*.

B. **Building Types.** For the purposes of Table 2-03-04-1, *Industrial Building Design Standards*, buildings are categorized into the following three types. Uses shall be classified according to the principal function of the building or structure.

1. *Light Industrial.* Includes buildings used for low-intensity manufacturing, assembly, packaging, or repair operations that are generally enclosed and have minimal off-site impacts.
2. *General Industrial.* Includes buildings designed for moderate- to high-intensity industrial activities such as fabrication, processing, large-scale warehousing, or distribution that may generate noise, odors, or heavy truck traffic.
3. *Office-Industrial/Flex.* Includes adaptable buildings that combine office space with light industrial or warehousing functions, often designed to accommodate a variety of business or technology uses in a single structure.

**Table 2-03-04-1, Industrial Building Design Standards**

**Legend**

**• = Standard applies | -- = Not applicable**

**OI = Office/Institutional | LI = Light Industrial | GI = General Industrial**

| Standard | Building Type | | | Requirement | Additional Criteria |
|---|---|---|---|---|---|
| | OI | LI | GI | | |
| **Site Planning Standards** | | | | | |
| **Entry Orientation** | ● | ● | – | Primary façades should face the street and include a clear pedestrian entry; where street orientation is not feasible, an alternative frontage (such as a shared internal drive or courtyard) may be approved. | -- |
| **Sense of Place Elements** | ● | – | – | At least two pedestrian-focused elements shall be included along the primary frontage or customer-facing side. Industrial campuses may cluster these elements at shared access points or amenity nodes. | Options include:<br>▪ Plazas;<br>▪ Seating;<br>▪ Water features<br>▪ Pavers;<br>▪ Lighting accents; or<br>▪ Architectural gateways. |

**Table 2-03-04-1, Industrial Building Design Standards**

**Legend**

**• = Standard applies | -- = Not applicable**

**OI = Office/Institutional | LI = Light Industrial | GI = General Industrial**

| Standard | Building Type | | | Requirement | Additional Criteria |
|---|---|---|---|---|---|
| | OI | LI | GI | | |
| **Pedestrian Connectivity** | ● | ● | – | Continuous internal sidewalks or walkways shall connect building entrances to parking areas, site amenities, and public sidewalks. | Where pedestrian routes cross driveways, use differentiated materials or raised crossings. |
| **Architectural Design** | | | | | |
| **Public Facing Facade Design** (Figure 2-03-04-1) | ● | ● | ● | All publicly visible façades shall maintain consistent materials and articulation; rear service façades may be simplified if screened or not visible from the public realm. | Applies to façades visible from public streets, open space, or residential areas; secondary façades may use simplified articulation but same materials/colors. |
| **Transparency** | ● | – | – | Minimum 25% transparency on street-facing office or showroom portions. | ▪ Not required for warehouse/loading areas.<br>▪ Mirrored or opaque glazing is discouraged on public-facing façades and may only be used on rear or service areas not visible from public view. |

**Table 2-03-04-1, Industrial Building Design Standards**

**Legend**

**• = Standard applies | -- = Not applicable**

**OI = Office/Institutional | LI = Light Industrial | GI = General Industrial**

| Standard | Building Type | | | Requirement | Additional Criteria |
|---|---|---|---|---|---|
| | OI | LI | GI | | |
| **Materials** | ● | ● | – | Primary façade materials shall be durable and of high quality:<br>▪ Precast concrete<br>▪ Tilt-wall concrete (with architectural detailing)<br>▪ Masonry (brick, stone, decorative CMU)<br>▪ Metal panels (architectural-grade)<br>▪ Curtain wall or commercial-grade glazing system | ▪ At least 2 material types per public facing façade (see 2-03-01, *General Provisions*)<br>▪ Vinyl and plain CMU prohibited.<br>▪ Metal panels shall be architectural-grade, factory-finished, and non-reflective. Ribbed metal siding is permitted only on secondary façades. |
| **Roof Design** | ● | ● | – | Parapets or roofline variation on primary façades. | ▪ Flat roofs shall include parapets at least 2' above roofline.<br>▪ Alternate roof forms (e.g., sawtooth, barrel vaults) are encouraged where consistent with architectural design. |
| **Massing and Compatibility** | | | | | |

## Table 2-03-04-1, Industrial Building Design Standards

**Legend**

**• = Standard applies | -- = Not applicable**

**OI = Office/Institutional | LI = Light Industrial | GI = General Industrial**

| Standard | Building Type | | | Requirement | Additional Criteria |
|---|---|---|---|---|---|
| | OI | LI | GI | | |
| **Building Mass & Articulation** | ● | ● | – | All elevations shall incorporate 2 or more of:<br>▪ Height variation<br>▪ Increased Setbacks<br>▪ Building corner or focal point<br>▪ Roof variation | See Table 2-03-04-2, *Varied Massing Techniques*, for additional criteria. |
| **Vertical Articulation** | ● | ● | – | Buildings >30' or >2 stories shall emphasize base, middle, and top. | Each part shall be distinguishable with horizontal elements; middle shall be ≥50% of total height. |
| **Wall Articulation** | ● | ● | – | All façades over 50 feet in length shall include at least 2 or more of the following:<br>▪ Accent lines<br>▪ Wall plane offsets<br>▪ Variations in material and/or color<br>▪ Awnings and canopies | See Table 2-03-04-3, *Wall Articulation Techniques*, for additional criteria. |
| **Blank Wall (max.)** | ● | ● | – | No portion of a street-facing façade shall exceed 50 linear feet without a window, door, material change, or architectural element. | -- |

## Table 2-03-04-1, Industrial Building Design Standards

**Legend**

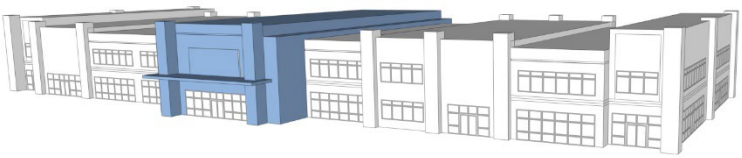
**• = Standard applies | -- = Not applicable**

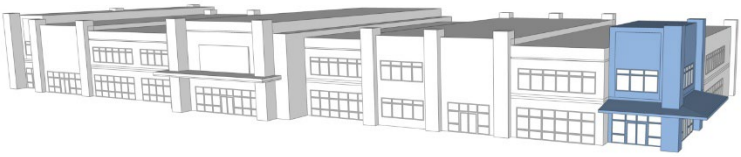
**OI = Office/Institutional | LI = Light Industrial | GI = General Industrial**

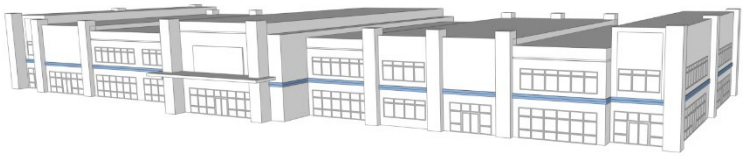
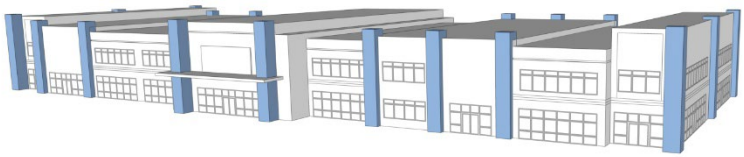
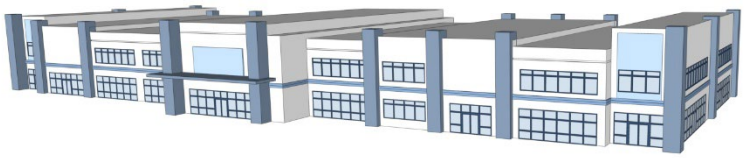
| Standard | Building Type | | | Requirement | Additional Criteria |
|---|---|---|---|---|---|
| | OI | LI | GI | | |
| **Compatibility with Adjacent Development** | ● | ● | – | New development shall demonstrate transitions in height, mass, and scale when abutting lower-intensity residential areas | Flexibility may be granted where physical transitions are provided via setbacks, berms, landscape buffers, or screening walls. |
| **Operational / Support Standards** | | | | | |
| **Exterior Lighting** | ● | ● | ● | All exterior lighting shall be shielded and directed downward. | Refer to Div. 4-06, *Outdoor Lighting* |
| **Buffering/Screening** | ● | ● | ● | Mechanical equipment, refuse areas, and blank walls shall be screened from view of adjacent residential | Refer to Sec. 3-09-01, *General Industrial Use Standards* |
| **Service & Loading Areas** | ● | ● | ● | Shall be screened from streets and adjacent residential uses. | Locate away from primary façades and public view. Refer to Div. 4-05, *Fencing, Walls, and Screening* |

## Table 2-03-04-2, Varied Massing Techniques

**Height Variation**

| | | |
|---|---|---|
| A substantial change in building height for a portion of the structure to reduce visual bulk and create a more varied and engaging roofline. | | Height variation may be counted as one massing technique only if it meets all the following:<br>▪ The height change is at least one full story;<br>▪ The change extends a minimum of 10% of the building frontage and back at least 50% of the building depth; and<br>▪ The portion does not exceed one additional story above the adjacent mass. |
| **Increased Setbacks** | | |
| Substantial offset in wall planes to express building modules and avoid monolithic facades. |  | Wall plane offsets shall have a minimum depth of 4 feet and extend for a width of at least 8 feet, continuing for at least one story in height. Offsets should be spaced to align with structural or programmatic elements such as bays or loading areas. |
| **Building Corner or Focal Point** | | |

| | | |
|---|---|---|
| Distinct visual treatment at prominent corners or entrances using towers, projections, or unique roof forms. |  | Distinct architectural features, such as towers, roof projections, or material changes, may extend up to 15 feet above the maximum building height at corners or entries to create visual emphasis. These features should be integrated into the building design and not interfere with industrial operations. |
| **Roof Variation** | | |
| Roof articulation to break up the roofline and reduce perceived bulk. | | Roofline variation may include parapets, changes in roof pitch, clerestories, or changes in height along at least 80% of the primary façade. Minimum pitch of 2:12 required for sloped elements. Rooftop equipment shall be screened. |

| Table 2-03-04-3, Wall Articulation Techniques | | |
|---|---|---|
| **Accent Lines** | | |
| Vertical or horizontal architectural elements such as pilasters, columns, cornices, or belt courses that create visual rhythm and scale on a façade. |  | ▪ Minimum projection from the primary wall plane: Four inches<br>▪ Minimum width: Four inches |
| **Wall Plane Offsets** | | |
| Changes in wall depth that break the façade into smaller modules, reduce bulk, and add visual interest. |  | ▪ Minimum depth of wall offset: One foot<br>▪ Minimum width of offset: Three feet |
| **Variations in Material and/or Color** | | |
| A change in exterior cladding or color that reflects traditional building module proportions and enhances visual articulation. |  | ▪ May only count when combined with at least one other articulation technique.<br>▪ Must extend the full height of one story or one horizontal module. |
| **Awnings & Canopies** | | |

| | | |
|---|---|---|
| Functional projections over doors or windows that define entries, offer shade, and reinforce the ground-floor pedestrian environment. | | ▪ Minimum projection: 3 feet from the wall plane<br>▪ Minimum vertical clearance: 8 feet.<br>▪ Shall be scaled and spaced to correspond with individual building bays or entries. |

**Figure 2-03-04-1, Public Facing Facade Design**

# Div. 2-04 Designated Amenity Space Types

## 2-04-01 General Provisions

A. **General.** Amenity space may be required within a development, through the required amenity space percentages. For those zoning districts or development types that require open or amenity space, a menu of such options is provided in Sec. 2-04-02, *Amenity Space Standards*.

B. **Applicability.** Open or amenity space requirements apply to:

1. *Residential Developments.* Amenity space requirements apply to all residential development under the Cluster and Compact Development Types. Amenity space

requirements apply to residential developments with five or more dwelling units under the Conventional and Infill Development Types;

2. *Nonresidential or Mixed-Use.* Nonresidential or mixed-use developments with 2,001 or greater square feet of gross floor area.

C. **Exemptions.** Open or amenity space requirements do not apply to:

1. *Park Proximity*. Residential developments that are within a quarter-mile of the center point of a park or other amenity space, as depicted in Figure 2-03-01-1, *Development Within Quarter-Mile of a Park or Amenity Space,* if the Director of Community and Economic Development determines that the park or other amenity space has adequate capacity to serve the development; or
2. *Agricultural Lots.* Lots created using the conventional development type in the RE, A-1, A-2, or A-3 lots.
3. *Industrial Development.* Developments consisting of industrial buildings and/or uses.

**Figure 2-04-01-1, *Development Within Quarter-Mile of a Park or Amenity Space***

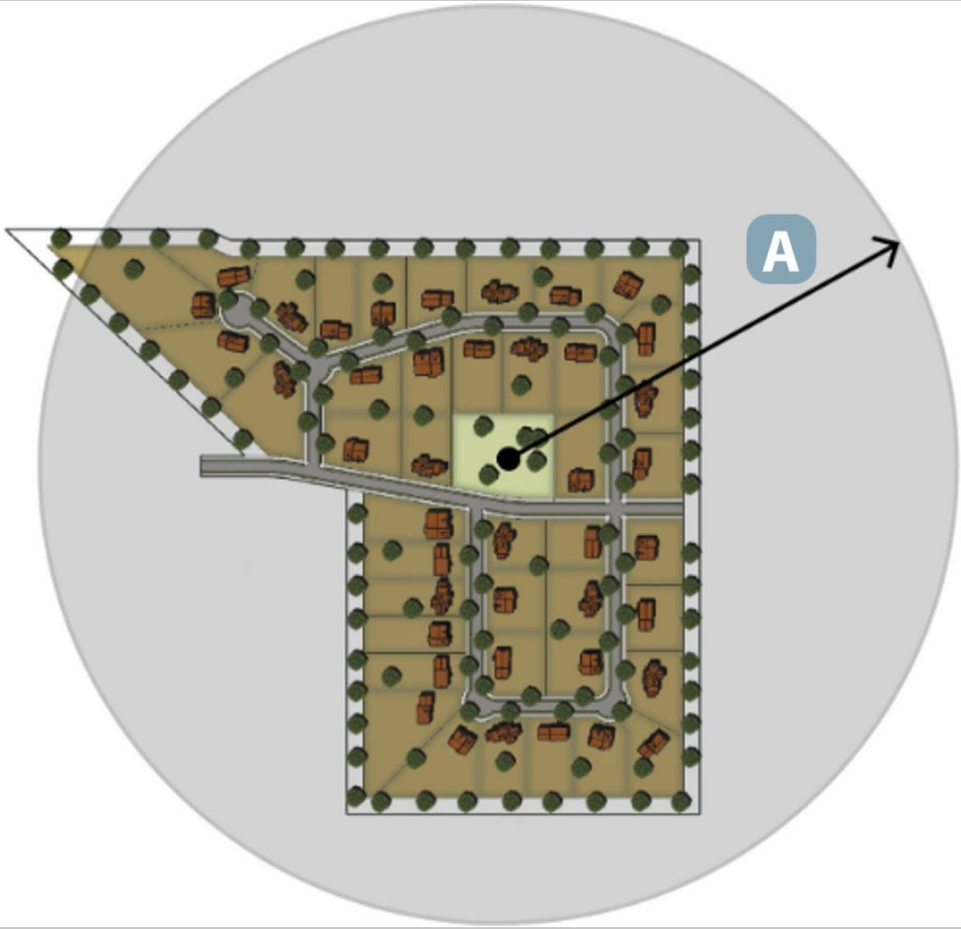



**FIGURE NOTE:**
A = 1/4-mile radius from center of park or other amenity space, which exempts the development from providing additional park or amenity space

## 2-04-02 Amenity Space Standards

A. **Required Open or Amenity Space**. Where the zone district and development type require amenity space, Table 2-04-02-1, *Amenity Space Types*, details the options permitted to fulfill the requirement.

B. **Design Principles.**

1. *Integrated Design.* Amenity spaces shall be integrated into the development to bring significant space to the maximum number of properties, as well as visibility from the public rights-of-way within the development. Visual or physical access to amenity spaces may be limited if such limitations would materially enhance natural resource preservation and management.
2. *Character and Location.* Land reserved by the developer for amenity space shall be of a character and location suitable for the proposed use and must meet the minimum requirements for each amenity space type allowed in each district.
3. *Trails and Drainage Corridors, Waterbodies, and Watercourses.* Amenity space shall be designed to provide trails along drainage corridors, water bodies, and watercourses. Green spaces along drainage corridors, waterbodies, and watercourses shall be designed to enhance the filtering of surface and subsurface water flows. Trails shall provide access along the drainage corridor or watercourse for the residents of the development. All features shall be constructed in accordance with applicable County standards.

C. **Unusable Land**. A maximum of 25% of steep or unstable land, drainage areas, and land subject to inadequate drainage shall be eligible to serve as amenity space. The remaining area shall not receive credit for amenity space requirements.

D. **Multiplier.**

1. A multiplier is used to weigh how much each amenity space type counts toward the overall requirement. This is meant to ensure a variety of open or amenity space selections and to promote equal investment for each open or amenity space option selected.
2. *Multiplier Example.* The multiplier quantifies the square footage of amenity space that is required based on the type of amenity space provided. For example, enhanced parking lot landscaping has a multiplier of 0.4. If a developer installs 10,000 square feet of enhanced parking lot landscaping, it would count as 4,000 square feet of amenity space toward the requirement. If a developer dedicates 10,000 square feet to a recreation area, then it would count as 12,000 square feet of amenity space, as the multiplier is 1.2.

E. **Category Diversity**. There are three categories of amenity types: Site Improvements, Common Open Space, and Civic Spaces.

1. *One Category*. Residential developments of ten or fewer dwelling units and nonresidential and mixed use developments with a gross floor area of 20,000 square feet or less shall require open or amenity space from one category;
2. *Two Categories*. Residential developments of 11 to 50 units and nonresidential and mixed use developments with a gross floor area of 20,001 to 60,000 square feet for shall provide open or amenity spaces from two categories; and
3. *Three Categories*. Residential developments of 51 or more units and nonresidential and mixed use developments with a gross floor area of more than 60,000 square feet shall provide open or amenity spaces from all three categories.

F. **Active and Passive Recreation**.

1. *Plantings and Features*. Amenity spaces, other than open space lands preserved as natural features or areas, shall include trees, planting beds, courtyards, recreation or play areas.

2. *Active and Passive Spaces*. Residential developments with 11 or more units and nonresidential or mixed use developments with a gross floor area of 50,000 or more square feet shall provide a minimum of one active and one passive feature as designated in Table 2-03-02-1, *Amenity Space Types.* All features shall be constructed in accordance with applicable County standards. The Director of Community and Economic Development may approve other features not listed in Table 2-04-02-1.

G. **Additional Amenity Space Standards.**

1. *Amenity Space Designation.* All amenity space shall be noted on the Plat: "Reserved for Amenity Space."
2. *Amenity Space Ownership and Maintenance.* All amenity spaces shall be owned and maintained as common (private) areas by the developer, owner of the property, or an organization established for the ownership and maintenance of common amenity spaces, unless the Board of County Commissioners accepts public dedication of the amenity space.
3. *Light and Noise*. Active recreation areas shall be located where light and noise will not adversely impact adjacent properties or wildlife.
4. *Coordination with Adjacent Properties*. Open space and trail design shall be coordinated with adjacent properties.

H. **Amenity Spaces in Residential Developments.**

1. *Maintenance*. A registered Homeowners or Property Owners Association, established in accordance with Sec. 5-03-09, *Private Facilities and Owners Associations*, or other entity such as a public or private organization, land trust, or corporation shall own, maintain, and manage the amenity space.
2. *Easements*. Designated amenity space owned by individual lot owners shall be subject to easements in favor of residents of the development. The easements shall provide that the lot owners shall bear the responsibility for maintenance of the amenity space.
3. *Access*. For amenity space to satisfy the requirements of this DSR, such amenity space shall be accessible to the general public and wildlife and shall not be fenced except for portions where fences are needed for safety or security concerns such as swimming pools and equipment storage. This requirement will be clearly indicated by a note on the Plat.
4. *Structures*. No structures shall be built in designated amenity space areas in the Site Improvements and Common Open Space categories in Table 2-03-02-1 except for features typically associated with recreational and pedestrian activities such as sidewalks, trails, walkways, footbridges, gazebos, pavilions, benches, playground equipment, ball courts and fields, swimming pools, and buildings for storage of maintenance equipment.
5. *Light and Noise*. Active recreation areas shall be located where light and noise will not adversely impact adjacent properties or wildlife.

I. **Amenity Spaces in Agricultural Districts.** All land reserved for public amenity space in an agricultural zone district shall consist of natural areas or small-scale agriculture.

J. **Community Centers or Other Public Facilities.** All land reserved for dedication for a community center or other public facility use shall be reviewed by a public entity with responsibility, capacity, and jurisdiction for acceptance, development, operation, and maintenance of the facility. All land reserved for dedication to the public facility shall be noted on the Plat "Reserved for public (type of facility)."

K. **Additional Standards.** For additional standards related to amenity space in various neighborhood types, refer to Div. 2-05, *Designated Development Types*.

| Table 2-04-02-1, *Amenity Space Types* | | | | | |
|---|---|---|---|---|---|
| Category | Zone District | Character and Location | Minimum Size | Multiplier | Active/ Passive |
| **Site Improvements[1]** | | | | | |
| **Enhanced Parking Lot Landscaping** | All | Landscaped walkway with landscaping and streetscaping of at least 10 feet in width that connects public sidewalks through off-street parking lots to the front building entrance. | 100 sf. | 0.4 | Passive |
| **Enhanced Foundation Plantings** | All | Nonresidential foundation plantings consist of beds of plants such as shrubs planted along building foundations. | 100 sf. | 0.5 | Passive |
| **Enhanced Stormwater Management** | All | Nonresidential stormwater management features that comply with the County's drainage standards and are designed for recreational use or as a common amenity. Design requirements: (1) Minimum 0.5 contiguous acres in size; (2) Not subject to inundation that renders recreational or open spaces as unusable; (3) Capable of draining within 24 hours during a 10-year storm event; and (4) Constructed of natural materials with terracing, berms, or contouring to naturalize and enhance the aesthetics of the features with maximum slopes of 3:1. | 0.5 acres | 0.5 | Passive |
| **Common Open Spaces[2]** | | | | | |

| Table 2-04-02-1, *Amenity Space Types* | | | | | |
|---|---|---|---|---|---|
| Category | Zone District | Character and Location | Minimum Size | Multiplier | Active/ Passive |
| **Natural Area** | A-1<br>A-2<br>A-3<br>RE<br>R-1-C | Areas established for the protection of natural attributes of local, regional, and statewide significance, which may be used in a sustainable manner for scientific research, habitat preservation, education, aesthetic enjoyment, and appropriate use not detrimental to the primary purpose (other than wetlands as provided above). Areas are resource-based rather than user-based but may provide some passive recreational activities such as hiking, nature study, and picnicking. Natural Areas may include unimproved grasslands or ranchlands, prairie dog or other habitat, riparian buffers, floodplains, or natural wetlands which may be visible from walkways provided in and through the wetland. | 1 acre | 1.5 | Passive |
| **Greenway** | A-2<br>A-3<br>RE<br>R-1-C<br>R-2<br>R-3<br>R-4 | A series of connected natural areas (including areas protected by state or federal law) such as ravines, creeks, streams, woodlands, floodplains, or protected tree canopy that connect buildings or gathering spaces with trail systems that conform to the Parks, Open Space, and Trails Master Plan, or that buffer the site from streets or neighboring areas. | 5 acres | 1.2 | Active |

| Table 2-04-02-1, *Amenity Space Types* | | | | | |
|---|---|---|---|---|---|
| Category | Zone District | Character and Location | Minimum Size | Multiplier | Active/ Passive |
| **Community Garden** | All | A site operated and maintained by a homeowners association or other private entity, or the public to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for personal use, consumption, donation or off-site sale of items grown on the site. | 0.1 acres | 1.4 | Active |
| **Park** | All | An open space area improved with playground equipment, or other active open space improvements, or dog park facilities. These may be surrounded by street frontages and building frontages, but this is not required. | 0.1 acres | 1.0 | Active |
| **Small-Scale Agriculture** | A-1<br>A-2<br>A-3, RE,<br>R-2, R-1-C | The cultivation of fruits, vegetables, herbs, flowers, and other edible or ornamental plants, in a manner that is integrated into a development as a compatible amenity. These agricultural uses are low-impact and compatible with residential and mixed-use areas. Such uses shall adhere to best management practices to minimize noise, odor, and runoff while enhancing local food production, sustainability, and community engagement. | 0.5 acres | 1.0 | Active |
| **Civic Spaces** | | | | | |
| **Playscape** | R-3<br>R-4<br>MU<br>NC<br>GC | A more urbanized recreational amenity compared to a Park that may contain artificial turf, splash pads, and other facilities for recreation for children. | 0.1 acres | 1.4 | Active |

| Table 2-04-02-1, *Amenity Space Types* | | | | | |
|---|---|---|---|---|---|
| Category | Zone District | Character and Location | Minimum Size | Multiplier | Active/ Passive |
| **Plaza** | MU<br>NC<br>GC | An open area with seating that is adjacent to, or part of, a building. Plazas function as gathering places and may incorporate a variety of non-permanent activities such as vendors and display stands. A plaza requires a minimum depth length and width of 10 feet and a minimum total area of 300 square feet. | 300 sf. | 0.8 | Passive |
| **Square** | MU<br>NC<br>GC | An area improved with a combination of lawn, landscaping and seating areas, and that are accessible to the public or the project's tenants or customers. A square shall be a minimum of 10,000 square feet. | 10,000 sf. | 1.0 | Passive |
| **Courtyard** | R-3<br>R-4 | A contiguous open area, open to the public, that may be paved or landscaped and that is at least partially enclosed by the walls of an adjacent building. | 10,000 sf. | 1.0 | Passive |
| **Green** | RE,<br>R-1-C<br>R-2<br>R-3<br>R-4 | A common open space available for unstructured recreation, its landscaping consisting of grassy areas, trees, shrubs, and other landscaping. | 0.1 acres | 0.8 | Active |
| **Recreation Area** | RE,<br>R-1-C<br>R-2<br>R-3<br>R-4 | A hard surfaced recreation area~~s~~ such as a tennis or pickleball court. | 1,000 sf. | 1.2 | Active |
| **Community Center or Other Public Facility** | RE,<br>R-1-C<br>R-2<br>R-3<br>R-4 | A building and grounds used as a place of meeting, recreation, social activity, or common outdoor cooking facility. | 1,000 sf. | 1.2 | Active |

| Table 2-04-02-1, *Amenity Space Types* | | | | | |
|---|---|---|---|---|---|
| Category | Zone District | Character and Location | Minimum Size | Multiplier | Active/ Passive |
| **Activated Alley** | MU<br>NC | A linear, shaded amenity space between buildings and allow for social and commercial activity to spill into the public realm. | 100 sf. | 0.8 | Passive |

**TABLE NOTES:**

1. Where one of the Site Improvement options is chosen, the following standards apply: (1) The option (or combination of options in this category) may not comprise more than 25% amenity space requirement for the development; and (2) To receive the full multiplier amount, the option selected must exceed the minimum standards.
2. A Common Open Space option shall comprise a minimum of 50% of the required amenity space for all Residential Zoning District development options requiring Amenity Space.

# Div. 2-05 Designated Development Types

## 2-05-01 General Provisions

A. **Applicability**. This Division establishes standards that are specific or unique to the various permitted development types for residential developments.

B. **Development Types**. New developments that are primarily residential are classified as Conventional, Cluster, Compact, and Infill. The applicant has the option to select from any of the Development Types that are permitted in each zone district, as established in Table 2-04-01-1, *Permitted Development Type in Agricultural and Residential Districts*.

C. **Density Bonuses.** The Cluster, Compact, and Infill Development Types each provide the applicant with an option to increase the number of dwelling units permitted on a site above what is permitted in the Conventional Development option. The additional development density is allowed in exchange for the applicant agreeing to set aside a portion of the site for amenity space as articulated in Div. 2-04, *Designated Amenity Space Types*.

D. **Development Type Options**. Where more than one development type is permitted in a zone district, no development type is mandatory. Refer to Sec. 2-07-02, *Agricultural and Residential Dimensional Standards*, for lot density and dimensional standards applicable to each permitted development type.

E.

**Table 2-05-01-1, *Permitted Development Type in Agricultural and Residential Districts***

| Development Types | A-1, A-2, A-3 | RE | R-1-C | R-2 | R-3 | R-4 |
|---|---|---|---|---|---|---|
| | "P" = Permitted \| "--" = Not Permitted | | | | | |
| Conventional | P | P | P | P | P | P |
| Cluster | P | P | P | P | -- | -- |
| Compact | -- | -- | P | P | -- | -- |
| Infill | -- | -- | -- | P | P | P |

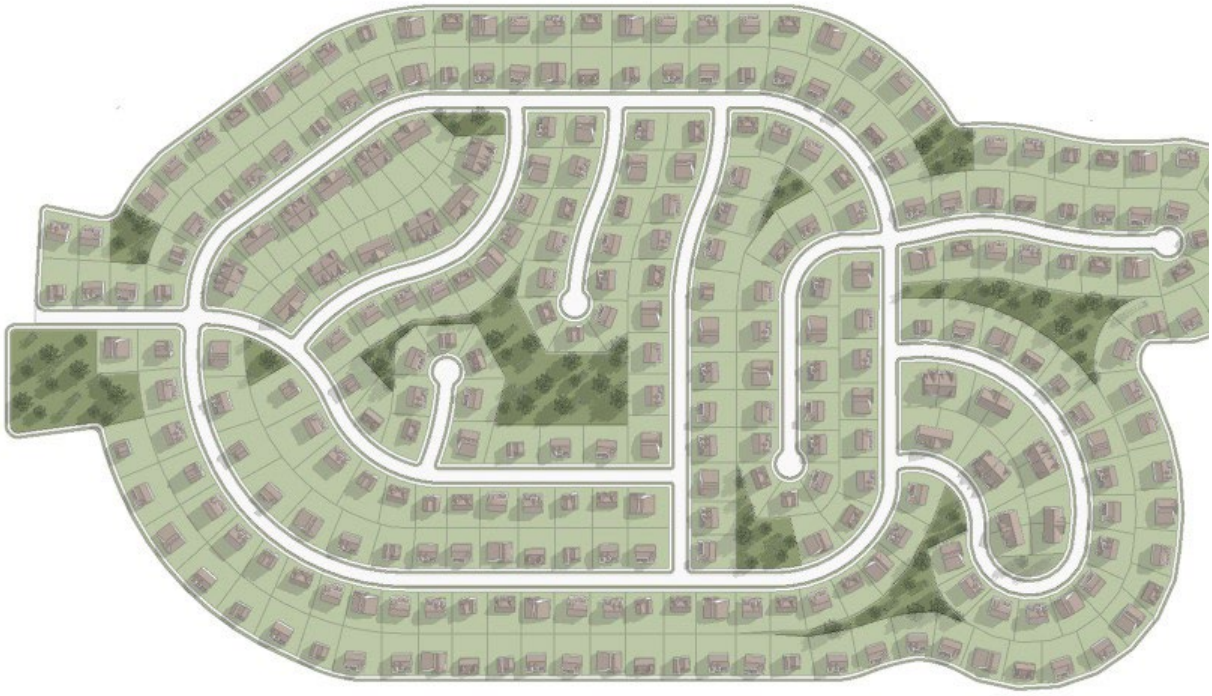
## 2-05-02 Conventional Development

A. **Purpose**. A Conventional Development, as depicted in Figure 2-05-02-1, *Conventional Development*, mimics the historical zoning for each district. Lot sizes, lot widths, and setback requirements are typically uniform throughout a Conventional Development.

B. **Minimum Site Area.** There is no minimum site area for a Conventional Development.

C. **Minimum and Maximum Standards**. Refer to Div. 2-07, *District Dimensional Standards*, for minimum and maximum requirements for site area, lot size, lot width, and setbacks in Conventional Developments.

**Figure 2-05-02-1, *Conventional Development***



## 2-05-03 Cluster Development

A. **Purpose.** To conserve open space, provide areas for community amenities, and protect the environment by minimizing impervious surfaces and allowing the movement and migration of wildlife, an applicant may develop a Cluster Development, as depicted in Figure 2-05-03-1, *Cluster Development,* which increases the density of development by modifying required lot areas and widths, provided the development conforms to all applicable regulations for residential subdivisions and the following requirements. (The Cluster Development type depicted in Figure 2-05-03-1 is distinguishable from a "cluster development" as defined in C.R.S. § 30-28-403(1).)

B. **Applicable Zone Districts.** Refer to Sec. 2-05-01, *General Provisions*.

C. **Amenity Space Required.** The owner shall commit the amount of amenity space required in the dimensional tables in Div. 2-07, *District Dimensional Standards.*

D. **Minimum Site Area.** There is no minimum site area required for a Cluster Development.

E. **Qualifying Amenity Spaces.** An area may be accepted as amenity space within a Cluster Development provided it meets the following requirements:

1. *Location, Size, and Character*. The location, size, and character of the area is suitable for the residential development;
2. *Preservation*. The areas not intended for residential lots shall be used for preservation of natural flora and fauna, wildlife movement corridors (when applicable), amenity or recreational purposes, or agricultural use; and

3. *Improvements and Amenities*. The improvements and amenities authorized within the area are appropriate to the scale and character of the development, considering its size, density, expected population, topography and the number and type of dwellings provided.

F. **Use of Amenity Space.** A minimum of 66% of the required amenity space in the development shall consist of amenity spaces in the Common Open Space category of Table 2-04-02-1, *Amenity Space Types*. No more than 25% of the minimum required amenity space shall be designated for amenities or active recreation purposes that require paved or impervious surfaces, the purpose of which is to preserve a reasonable proportion of natural areas on the site. The purposes for which open space areas are proposed shall be documented.

G. **Concentration and Contiguity of Open Space.**

1. *Internal Connection*. Where practical, common open space shall be concentrated in large usable areas.
2. *External Connection*. Where possible, common open space conservation areas shall connect to adjacent off-site open space areas and designated greenways. Where the intended use of the conservation area is agricultural, the conservation area shall be connected to adjacent off-site agricultural areas when possible.

H. **Prioritization of Open Space Types.** The following list represents the relative desirability of different types of common open space areas, and shall be used as the basis for determining the optimum location for open space s within a Cluster Development:

1. Critical areas including riparian areas and floodplain.
2. Pastures and farmland currently or traditionally used for agriculture.
3. Trails and greenways.
4. Significant stands of trees.
5. Mature vegetation on ridgelines.
6. Significant wildlife habitats, including, but not limited to, CPW high priority habitats, wildlife movement corridors, and endangered and threatened species habitats. It is recommended to consult with CPW in these instances to determine the best avoidance, minimization, and mitigation practices.

I. **Calculation of Amenity Spaces**. The calculation of open space/conservation shall be as provided in the definition of the term "amenity space."

1. *Inclusion*. Such areas shall include all common public or privately held amenity space.
2. *Exclusion*. Such areas shall not include rights-of-way for public roads; the easement width for private roads, or areas used for stormwater facilities. Individual private residential lot areas (e.g., private yards) shall not be included in the open space and conservation area calculation.

J. **Ownership of Open Space.** Land shown on the final plat as common open space, including any physical improvements, landscaping and/or planting contained therein, shall be permanently maintained by, and conveyed to one of the following:

1. *Property Owners or Homeowners Association*. An association of owners that is formed and continued in accordance with Sec. 5-03-09, *Private Facilities and Owners Associations,* for the purpose of maintaining the amenity space. The association shall establish itself as follows:
   a. It shall be created as an association of owners under State law;
   b. It shall adopt and propose articles of incorporation or association and bylaws; and

c. It shall adopt and improve a declaration of covenants and restrictions on the common open space acceptable to the County in providing for the continuing care of the space.

2. *Public Entity*. A public agency or district, which agrees to maintain the common open space and any buildings, structures or other improvements which have been placed on it.

3. *Land Trust or Other Entity*. A non-profit organization with a mission to conserve natural or historic resources.

K. **Ownership of Open Space Areas.**

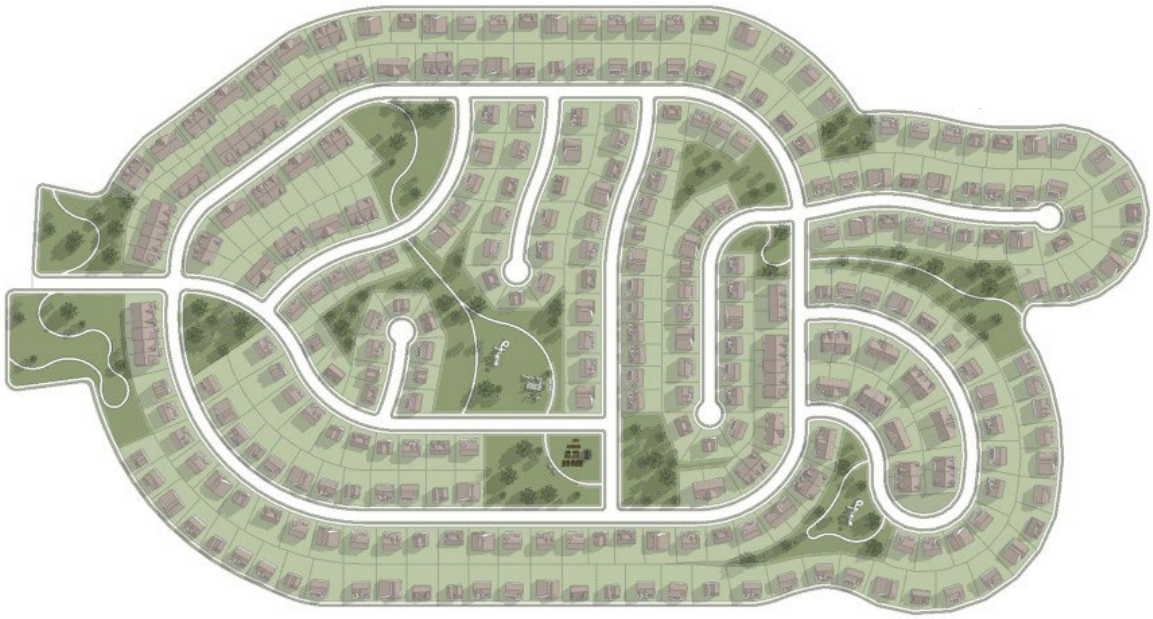
1. A conservation area in a Cluster Development shall be maintained by and conveyed to a homeowner's association or public agency or district, as described above with regard to ownership of open space.

2. The conservation area may be held in private ownership where the intended purpose of the conservation area is agricultural use. The maintenance of the conservation area in private ownership shall be approved by the Board of County Commissioners based on the appropriateness of the land's continued agricultural use and the adequacy of the proposed maintenance plan.

L. **Maintenance of Open Space and Amenity Areas.** A maintenance plan shall be submitted and approved as part of the Cluster Development review process. The maintenance plan shall meet the landscape and open space and conservation maintenance requirements contained in Sec. 5-03-09, *Private Facilities and Owners Associations*. Where the Conservation Area is intended to be used for agriculture, the maintenance plan shall be approved by the Conservation District and shall meet the requirements of Sec. 5-03-09.

M. **Relationship to Parks and Open Space Requirements.** All Cluster Developments shall also meet the parkland dedication requirements of the Adams County Subdivision Regulations. Open space and conservation areas established for the purpose of meeting the requirements of this Section shall not be counted toward the parkland dedication requirements contained in Div. 5-05, *Land Dedication Standards*, unless it meets the minimum dedication standards outlined in Div. 5-05.

**Figure 2-05-03-1, *Cluster Development***



## 2-05-04 Compact Development

A. **Purpose**. A Compact Development typically consists of two or more residential building types per the standards in this Division, with smaller lots grouped together to provide ample open space and community amenities.

B. **Amenity Space**.

1. *Variety of Amenity Spaces.* Amenity spaces in Compact Developments shall include at least one type from each of the three categories of Table 2-03-02-1, *Amenity Space Types,* for features such as common green space, courtyards, gardens, parking, and community rooms. See Figure 2-05-04-1, *Compact Development.*
2. *Maintenance and Ownership*. The maintenance and ownership provisions for Cluster Developments in Sec. 2-05-03, *Cluster Development*, shall apply to amenity spaces in Compact Developments as well.

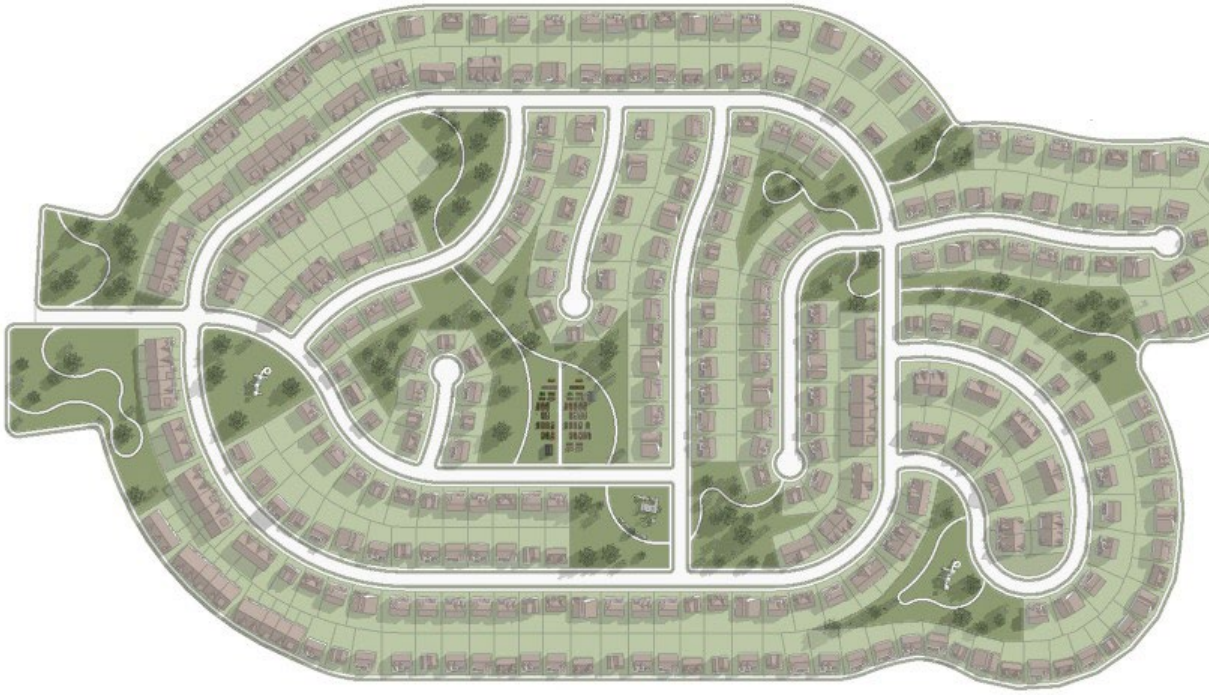
C. **Minimum Site Area**. The minimum site area required for a Compact Development is three acres.

D. **Compact Development Requirements**.

1. *Housing Type Integration.* Varied housing types in a Compact Development may be integrated together or may be located within separate areas with the required open space providing a buffer between the housing types.
2. *Housing Type Mix.* A Compact Development shall have a minimum of two housing types as established in Div. 2-02, Designated Building Types, a maximum of 40% of the housing types in a Compact Neighborhood may consist of single-family detached dwellings.

3. *Bufferyard.* Where dwellings are proposed to abut single-family detached residences within the same development and zone district, a Type A Bufferyard, in accordance with Sec. 4-04-03, *Bufferyards and Screening*, shall be used to provide for enhanced compatibility between housing types.
4. *Minimum Lot Area Adjacent to Other Development.* Where a Compact Development is adjacent to single-family detached development that was platted before January 1, 2027, and where the average lot area of the lots on the abutting perimeter of the existing development is 120% or more of that of the perimeter lots of the Compact Development, the lots on the perimeter of the Compact Development shall use one of the following mitigation measures:
    a. Have setbacks from the shared boundary with the existing single-family detached development that are a minimum of the following distances based on the number of lots being developed:
        (1) One to 10 lots: Required rear or side setback;
        (2) 11 to 50 lots: 30 feet; and
        (3) 51 or more lots: 50 feet.
    b. Be equal to or greater than the lot area and width of the abutting lots; or
    c. Provide a Type B bufferyard, as established in Sec. 4-04-03, *Bufferyards and Screening*, along the adjacency with the existing development. This bufferyard on the perimeter of the development may count toward a maximum of 25% of the required amenity space.

**Figure 2-05-04-1, *Compact Development***



## 2-05-05 Infill Development

A. **Purpose**. An Infill Development, as depicted in Figure 2-05-05-1, *Infill Development*, consists of smaller lots and greater densities than in a Cluster Development, making efficient use of land and existing infrastructure on vacant or underutilized lots in already developed areas.

B. **Amenity Space**.

1. Variety of Amenity Spaces. Amenity spaces in Infill Developments shall be selected from the categories of Table 2-04-02-1, *Amenity Space Types*.
2. *Maintenance and Ownership*. The maintenance and ownership provisions for Infill Developments in Sec. 2-05-03, *Cluster Development*, shall apply to amenity spaces in Infill Developments as well.

C. **Site Area**. The maximum site area for Infill Development is three acres. There is no minimum site area required for an Infill Development.

D. **Eligibility for Infill.** An Infill Development may be located on any property with one or more of these characteristics:

1. *Existing Development.* Where adjacent properties abutting at least 50% of the non-street perimeter of the subject property are developed with single-family detached dwellings of higher density or intensity uses;
2. *Underused Property.* Where the subject property consists of less dense or intense development than what is permitted based on the zone district;

3. Environmental Constraints. Where adjacent properties abutting at least 50% of the non-street perimeter of the subject property are encumbered by environmentally sensitive or constrained areas such as floodplains;
4. *Utility Easements.* Where adjacent properties abutting at least 50% of the non-street perimeter of the subject property are utility easements that create a substantial break in development or redevelopment potential;
5. *Vacant or Unoccupied.* Where adjacent properties abutting at least 66% of the non-street perimeter of the subject property consist of properties that have been vacant or unoccupied for more than one year; or
6. *Access to Frequent Transit.* The percentage requirements in subsections (1) through (5), above, may be reduced by half on properties where transit service currently operates or where the Regional Transportation District plans to operate at frequencies of 20 minutes or better, accessible within a walk of a quarter mile or less.

E. **Appearance.** Infill Developments shall be constructed to be generally compatible in appearance with other existing structures in the context, as established in subsection G, *Context*, below, that comply with this DSR. This provision shall be satisfied by constructing the proposed building(s) so that at least three of the following features are substantially similar to the majority of other buildings in the context:

1. Scale, bulk;
2. Roof pitch and overhang;
3. Shape, size, and alignment of windows and doors;
4. Front porches or porticos;
5. Exterior building color; or
6. Location and style of garage or carport.

F. **Alternative Standards.** An Infill Development shall be eligible to use the following alternative dimensional standards in place of Sec. 2-07-02, *Agricultural and Residential District Dimensional Standards*.

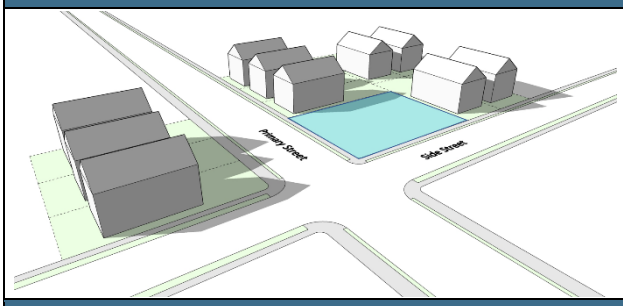
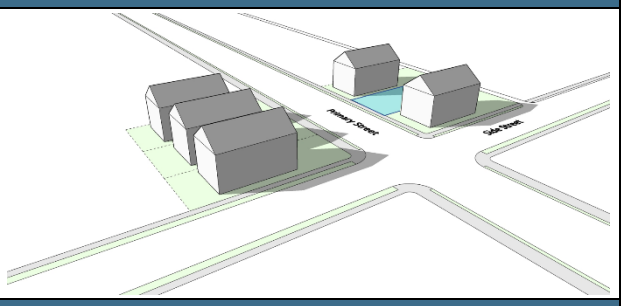
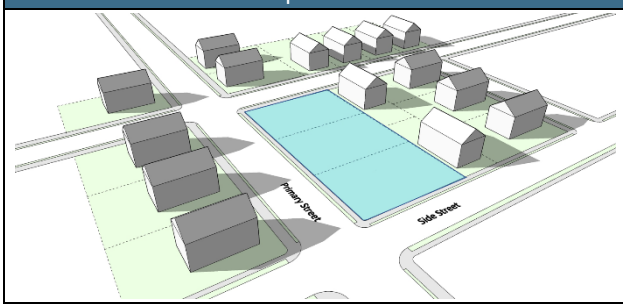
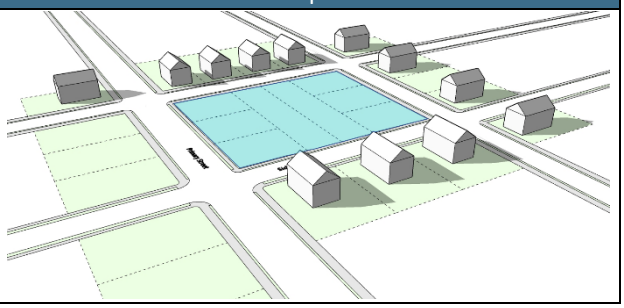
1. *Lot Width.* The minimum lot width may be that of the narrowest lot in the context of the development.
2. *Maximum Building Height.* The maximum building height may be that of the tallest building in the context, plus 15% of the height.
3. *Minimum / Maximum Setbacks.*
   a. The minimum front, corner, side, or rear setback may be that of 80% of the average front or corner setbacks in the context of the development. For example, if the average minimum front setback in the context is 20 feet, the minimum front setback in the Infill Development may be 16 feet.
   b. The maximum front and corner setback may be the average of the front and corner setbacks of the context of the development, plus 10%. For example, if the average maximum front setback in the context is 10 feet, the maximum front setback in the Infill Development may be 11 feet.
4. *Buffering.* Except as required for specific uses in Chapter 3, *Specific Use Standards*, where an increased bufferyard is required along a street or parking area or between zone districts, the bufferyard width and planting materials per 100 feet may be reduced by 50%.

G. **Context.** This Subsection identifies various contexts that inform the allowances provided in subsection E, *Alternative Standards*, above, and as depicted in Figure 2-04-05-2, *Context Illustrations*.

1. *Corner Lot.* If the infill site is a corner lot (shown in blue), then the context consists of both block faces that include the infill site and the nearest three lots directly across the street from the narrowest dimension of the infill site (shown in green).
2. *Interior Lot.* If the infill site is an interior lot, then the context consists of the block face that includes the infill site and the nearest three lots directly across the street from the infill site.
3. *Lots in Unimproved Block Face.* If the infill site is within a block face that does not include other lots improved with buildings, then the context consists of the opposing block faces (being immediately opposite the front and side streets as of the project site) and the remaining lots on the block of the infill site.
4. *Lots in Unimproved Block.* If the infill site is within a block that does not include other lots improved with buildings, and the block face opposite the given project site does not include other lots improved with buildings, then the context consists of the block faces surrounding the block that includes the infill site.

**Figure 2-05-05-1, *Infill Development***

**Figure 2-05-05-2, *Context Illustrations***

| Corner Lot | Interior Lot |
|---|---|
|   |   |
| **Lots in Unimproved Block Face** | **Lots in Unimproved Block** |
|   |  |

# Div. 2-06 Principal Use Tables

## 2-06-01 Use Table Legend and Instructions

A. **Permitted Uses.** A "P" indicates that a use is allowed by right in the respective zone district and may be eligible for administrative review and approval by the Director of Community and Economic Development. All permitted uses shall be subject to the requirements of this Chapter and Chapter 3, Specific Use Standards (as indicated by a link in the far-right column of the Principal Use Tables) unless otherwise noted. Permitted uses are further subject to all other applicable regulations of this DSR.

B. **Conditional Uses.** A "C" indicates that a use is allowed only if reviewed and approved as a Conditional Use, in accordance with the Conditional Use review procedures of Sec. 13-03-02 and Chapter 3, *Specific Use Standards*. Conditional uses that do not have a specific use standard assigned to them in the use table shall comply with the review criteria in Sec. 13-03-02.

C. **Certificate of Designation.** A "CD" indicates that a use needs a Certificate of Designation in accordance with the Certificate of Designation review procedures in Sec. 13-03-01.

D. **Administrative Review Uses.** An "A" in a cell indicates that a use is allowed only if reviewed and approved for an Administrative Review Permit, in accordance with procedures in Sec. 13-02-01, *Administrative Review Permit.*

E. **Oil and Gas Facility Uses.** An "O" in a cell indicates that a use is allowed only if reviewed and approved for an Oil and Gas Facility Permit, in accordance with procedures in Sec. 13-02-05, *Oil and Gas Facility Permit.*

F. **Uses Not Allowed.** A "-" in a cell indicates that a use is not allowed in that specific zone district.

G. **Specific Use Regulations.** The final column, titled "Specific Use Standards" contains cross-references to related standards established in Chapter 3, *Specific Use Standards*. Where "-" is shown, no additional use standards shall apply.

H. **Unlisted Uses**. A specific use is prohibited if it is not listed in Sec. 2-06-02, *Principal Use Tables*, and if the Director of Community and Economic Development cannot interpret an unlisted specific use as functionally similar to a use that is allowed, based on the criteria in Sec. 103-02(D), *Use Interpretations*.

# 2-06-02 Principal Use Tables

The following tables summarize the permitted, conditionally permitted, and prohibited uses in each zone district. These tables are provided for ease of comparing allowed and prohibited uses between zone districts. Additional standards or restrictions for some of the land uses in this table are indicated by a link in the Specific Use Standards column for such uses. Land uses in this table are further subject to the requirements of Table 2-02-01-1, *Permitted Building Types by Agricultural and Residential Districts,* Table 2-02-01-2, *Permitted Building Types by Mixed Use and Nonresidential Districts,* and Table 2-07-01-1, *District Dimensional Standards*. If there is a conflict between the Principal Use Tables, and Div. 2-07, *District Dimensional Standards*, or any specific language in the zone district, the language in this table shall prevail.

## 2-06-02.A Agricultural and Residential Districts Principal Use Table

| Table 2-06-02.A-1, *Agricultural and Residential District Principal Use Table* | | | | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES AND SPECIFIC USES | A-1 | A-2 | A-3 | RE | R-1-C | R-2 | R-3 | R-4 | |
| **AGRICULTURAL USES (Use standards that apply to all agricultural uses are in 3-04-01)** | | | | | | | | | |
| **Agriculture Use Category** | | | | | | | | | |
| Agricultural Support Businesses and Services | C | C | C | - | - | - | - | - | 3-04-02 |
| Animal Farm | P | P | P | - | - | - | - | - | |
| Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO) | - | C | C | - | - | - | - | - | 3-04-02(A) |
| Auction Yard with Livestock | - | C | C | - | - | - | - | - | 3-04-02(B) |
| Crop Farm | P | P | P | P | P | P | P | P | |
| Equestrian Arena, Commercial | C | C | C | - | - | - | - | - | 3-04-02(C) |
| Equestrian Arena, Personal | P | P | P | - | - | - | - | - | 3-04-02(D) |
| Farm Machinery Sales and Service | C | C | C | - | - | - | - | - | 3-04-02(E) |
| Fish Hatchery | - | P | P | - | - | - | - | - | 3-04-02(G) |
| Forest and Silviculture | - | P | P | - | - | - | - | - | |
| Livestock and Poultry Keeping | P | P | P | - | - | - | - | - | 3-04-02(H) |
| Plant Nursery and Greenhouse | - | P | P | - | - | - | - | - | 3-04-02(I) |
| Timbering and Logging | - | P | P | - | - | - | - | - | |
| *Agricultural Uses not listed above* | - | C | C | - | - | - | - | - | 3-04-01 |

| Table 2-06-02.A-1, *Agricultural and Residential District Principal Use Table* | | | | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES AND SPECIFIC USES | A-1 | A-2 | A-3 | RE | R-1-C | R-2 | R-3 | R-4 | |
| **RESIDENTIAL USES (Use standards that apply to all residential uses are in 3-05-01)** | | | | | | | | | |
| **Residential Living Use Category** | | | | | | | | | |
| Accessory Dwelling Unit | P | P | P | P | P | P | P | - | 3-13-02.A |
| Group Home, FHAA Large | - | - | - | - | - | P | P | P | |
| Group Home, FHAA Small | P | P | P | P | P | P | - | - | |
| Live Work Building | - | - | - | - | - | - | - | P | |
| Manufactured Home Park | - | - | - | - | C | C | - | - | 3-05-07 |
| Mobile Home Dwelling or Park | - | - | - | - | - | - | - | - | 3-05-08 |
| Multi-Family Dwelling | - | - | - | - | - | - | P | P | 3-05-06 |
| Multi-Family Dwelling, Farm Employee Housing | - | C | C | - | - | - | - | - | 3-13-03.A |
| Multiplex Dwelling | - | - | - | - | - | P | P | P | |
| Single-Family Dwelling, Detached<br>*For A-3 lots also located in the Airport Noise Overlay zone, residential development may be limited per Sec. 2-08-10 | P | P | P* | P | P | P | - | - | 3-05-03 |
| Townhouse Dwelling | - | - | - | - | - | P | P | P | 3-05-04 |
| Two-Family Dwelling | - | - | - | - | P | P | P | - | 3-05-05 |
| **PUBLIC, CIVIC, AND INSTITUTIONAL USES (Use standards that apply to all public, civic, and institutional uses are in 3-06-01)** | | | | | | | | | |
| **Community Service Use Category** | | | | | | | | | |
| Animal Rehabilitation Center (large animals) | - | C | C | - | - | - | - | - | |
| Animal Rehabilitation Center (small animals) | - | C | P | - | - | - | - | - | |
| Branch Library | C | C | C | P | P | P | P | - | |
| Convention Center | - | - | - | - | - | - | - | - | |
| Event Center | - | - | C | - | - | - | - | - | 3-08-03(D) |
| Funeral Home/Mortuary | - | - | - | - | - | - | - | - | |
| Funeral Home/Mortuary (including Crematorium) | - | - | - | - | - | - | - | - | 3-06-03 |
| Museum | - | C | C | C | C | C | C | C | |
| Neighborhood, Community, or Recreational Center | P | P | P | P | P | P | P | P | |
| *Community Service not listed above* | C | C | C | C | C | C | C | C | |
| **Day Care Use Category** | | | | | | | | | |
| All Day Care Center Uses | P | P | P | P | P | P | P | P | 3-06-04 |
| **Educational Facilities Use Category** | | | | | | | | | |
| Schools, Primary and Secondary, Public or Private | C | C | C | P | P | P | P | - | 3-06-10 |
| Trade Schools | C | C | C | - | - | - | - | - | |
| University | - | - | - | - | - | - | - | - | |

| Table 2-06-02.A-1, *Agricultural and Residential District Principal Use Table* | | | | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES AND SPECIFIC USES | A-1 | A-2 | A-3 | RE | R-1-C | R-2 | R-3 | R-4 | |
| *Educational Facilities not listed above* | - | C | C | C | C | C | - | - | |
| **Government Facilities Use Category** | | | | | | | | | |
| All Government Facilities | - | C | C | C | C | C | C | - | 3-06-05 |
| **Medical Facilities Use Category** | | | | | | | | | |
| All Medical Facilities Uses | C | C | C | C | C | C | C | - | |
| **Parks and Open Areas Use Category** | | | | | | | | | |
| Cemetery (with or without Caretaker's Quarters) | C | C | P | - | - | - | - | - | 3-06-03 |
| Community Garden | P | P | P | P | P | P | P | P | |
| Fairgrounds | - | - | - | - | - | - | - | - | |
| Hiking Area | P | P | P | P | P | P | P | P | |
| Nature Area or Nature Preserve | P | P | P | P | P | P | P | P | |
| Picnic Area, Park, or Playground | P | P | P | P | P | P | P | P | 3-08-04(C) |
| Wildlife Sanctuary | P | P | P | P | P | - | P | - | |
| *Parks and Open Areas not listed above* | P | P | P | P | P | P | P | P | |
| **Passenger Terminals Use Category** | | | | | | | | | |
| Bus Station | C | C | C | - | - | - | - | - | |
| Local and Interurban Passenger Transit | C | C | C | - | - | - | - | - | |
| Railroad Yard on Private Property | C | C | C | - | - | - | - | - | 3-06-09 |
| *Passenger Terminals not listed above* | - | - | - | - | - | - | - | - | |
| **Places of Worship Use Category** | | | | | | | | | |
| All Places of Worship | C | C | P | C | C | C | C | C | 3-06-08 |
| **Social Service Establishments Use Category** | | | | | | | | | |
| Group Residential Facility, Large | - | - | - | - | - | - | C | C | |
| Group Residential Facility, Small | - | - | - | - | - | - | C | C | |
| Halfway House | - | - | C | - | - | - | - | - | 3-06-06 |
| Institutional Residential Facility | C | C | C | C | C | C | C | C | 3-06-07 |
| Jail | - | - | C | - | - | - | - | - | |
| Penal Institution | - | - | C | - | - | - | - | - | |
| Prison | - | - | C | - | - | - | - | - | |
| Sheltered Care Home | C | C | C | C | C | C | C | C | |
| Tiny Home Village | C | C | C | C | C | C | C | C | 3-06-12 |
| *Social Services Uses not listed above* | - | - | - | - | - | - | - | - | |
| **Utilities Use Category** | | | | | | | | | |

| Table 2-06-02.A-1, *Agricultural and Residential District Principal Use Table* | | | | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES AND SPECIFIC USES | A-1 | A-2 | A-3 | RE | R-1-C | R-2 | R-3 | R-4 | |
| ***Minor Utilities*** | | | | | | | | | |
| Antenna Array (satellite dishes) | C | C | C | - | - | - | - | - | |
| Solar Energy System, Small-Scale | C | P | P | C | C | C | C | C | 3-06-11 |
| Wireless Communications Facility (WCF) Site | C | C | C | - | - | - | - | - | |
| *Minor Utilities not listed above* | - | P | P | P | P | P | P | - | |
| ***Major Utilities*** | | | | | | | | | |
| Battery Energy Storage System (BESS) | C | C | C | - | - | - | - | - | 3-06-02 |
| Large-Scale Energy Project | C | C | C | | | | | | 3-06-01(D) |
| Public Utility Storage Building or Yard | - | - | - | - | - | - | - | - | |
| Radio or TV Broadcasting Tower | C | C | C | - | - | - | - | - | |
| Solar Energy System, Medium-Scale | C | C | P | C | - | - | - | - | 3-06-11 |
| Solar Energy System, Large-Scale | C | C | C | - | - | - | - | - | 3-06-11 |
| Telecommunications Tower | A | A | A | A | A | A | A | A | 3-12-01 |
| Utility Production or Processing Facility | - | C | C | - | - | - | - | - | |
| Utility Substation and Structure | C | C | C | C | C | C | C | C | 3-06-13 |
| *Major Utilities not listed above* | - | C | C | C | C | C | C | C | |
| **RECREATIONAL USES (Use standards that apply to recreational all uses are in 3-08-01)** | | | | | | | | | |
| **Recreation, Indoor Use Category** | | | | | | | | | |
| Amusement Center, Pool Arcade, or Video Arcade | - | - | - | - | - | - | - | - | 3-08-02(B) |
| Bowling Alleys | C | C | C | - | - | - | - | - | 3-08-02(C) |
| Gymnasiums | C | C | C | - | - | - | - | - | 3-08-01 |
| Indoor Skating Rinks (ice or roller) | C | C | C | - | - | - | - | - | 3-08-02(E) |
| Music Arena | C | C | C | - | - | - | - | - | 3-08-02(D) |
| Movie Theaters | - | - | - | - | - | - | - | - | 3-08-02(D) |
| Physical Fitness Facilities | - | - | - | - | - | - | - | - | 3-08-01 |
| Pistol and Shooting Range | C | C | C | - | - | - | - | - | |
| *Indoor Recreation Uses not listed above* | - | - | - | - | - | - | - | - | |
| **Recreation, Outdoor Use Category** | | | | | | | | | |
| Amusement Park, Go-Kart Establishment, or Theme Park, | - | - | C | - | - | - | - | - | 3-08-04(B) |
| Animal- or Botanical-Related Outdoor Establishments, Public or Private (Aquarium, Arboretum, Botanic Garden, or Zoo) | C | P | P | C | C | C | C | C | 3-08-03(B) |
| Gun, Archery, or Pistol Shooting Range | - | C | C | - | - | - | - | - | 3-08-04(E) |

| Table 2-06-02.A-1, *Agricultural and Residential District Principal Use Table* | | | | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES AND SPECIFIC USES | A-1 | A-2 | A-3 | RE | R-1-C | R-2 | R-3 | R-4 | |
| Drive-In Theater | - | C | C | - | - | - | - | - | 3-08-04(D) |
| Golf Course/Driving Range | - | - | C | - | - | - | - | - | 3-07-16 |
| Miniature Golf Course | - | - | C | - | - | - | - | - | 3-08-04 (G) |
| Music Arena | - | - | C | - | - | - | - | - | 3-08-02(D) |
| Racing Facilities (Auto, Truck, Dog, or Horse) | - | - | C | - | - | - | - | - | 3-08-04(I) |
| Riding Stables or Academy | C | C | C | - | - | - | - | - | |
| [Reserved] | | | | | | | | | |
| Skating Rink | - | - | C | - | - | - | - | - | 3-08-04(F) |
| Swimming Pools, Public | - | - | C | - | - | - | - | - | 3-08-04(J) |
| Water Park | - | - | C | - | - | - | - | - | 3-08-04(K) |
| *Outdoor Recreation Uses not listed above* | - | - | C | - | - | - | - | - | |
| **COMMERCIAL USES (Use standards that apply to all uses are in 3-07-01)** | | | | | | | | | |
| **Office Use Category** | | | | | | | | | |
| Bank or Financial Institution | - | - | - | - | - | - | C | C | |
| Engineering and Management Services | - | - | - | - | - | - | C | C | |
| Health Services | - | - | - | - | - | - | C | C | |
| Legal Services | - | - | - | - | - | - | C | C | |
| Membership Organization | - | - | - | - | - | - | C | C | |
| *Office Uses not listed above* | - | - | - | - | - | - | C | C | 3-07-21 |
| **Overnight Accommodations Use Category** | | | | | | | | | |
| Bed and Breakfast Establishment | P | P | P | P | P | P | P | - | 3-07-08 |
| Campgrounds, Commercial | - | - | C | - | - | - | - | - | 3-07-09 |
| Hostels | - | - | - | - | - | - | C | C | |
| Hotels and Motels | - | - | - | - | - | - | - | - | 3-07-17 |
| Recreational Vehicle Parks | - | C | C | - | - | - | - | - | |
| Short-Term Rental | *See* Sec. 3-13-02.J | | | | | | | | |
| Vacation Rental (occupancy less than 12 people) | P | P | P | P | P | P | P | P | 3-13-04.G |
| *Overnight Accommodations Uses not listed above* | C | C | C | - | - | - | - | - | |
| **Parking, Commercial Use Category** | | | | | | | | | |
| All Commercial Parking Uses | - | - | - | - | - | - | - | - | |
| **Restaurants Use Category** | | | | | | | | | |
| Bar and Cocktail Lounge | - | - | - | - | - | - | C | C | 3-07-07 |
| Food Truck Park | - | - | - | - | - | - | - | - | 3-07-14 |

| Table 2-06-02.A-1, *Agricultural and Residential District Principal Use Table* | | | | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES AND SPECIFIC USES | A-1 | A-2 | A-3 | RE | R-1-C | R-2 | R-3 | R-4 | |
| Restaurant | - | - | - | - | - | - | C | C | 3-07-24 |
| Restaurant with Drive-Through | - | - | - | - | - | - | C | C | 3-07-10 |
| *Restaurant Uses not listed above* | - | - | - | - | - | - | C | C | 3-07-24 |
| **Retail Repair, Sales, and Service Use Category** | | | | | | | | | |
| ***Retail Repair*** | | | | | | | | | |
| All Retail Repair Uses | - | - | - | - | - | - | - | - | 3-07-25 |
| ***Retail Sales*** | | | | | | | | | |
| Apparel and Accessories | - | - | - | - | - | - | C | C | 3-07-25 |
| Artisan/Handcrafted Manufacturing | - | - | C | - | - | - | - | - | |
| Building Supplies | - | - | - | - | - | - | - | - | 3-07-25 |
| Cabinet Manufacturing | - | - | C | - | - | - | - | - | 3-07-25 |
| Cabinet Sales | - | - | - | - | - | - | - | - | 3-07-25 |
| Convenience Store | - | - | - | - | - | - | C | C | 3-07-25 |
| Drive-Through or Drive-In Business | - | - | - | - | - | - | - | - | 3-07-25 |
| Firewood Sales, Storage, and Splitting | - | - | C | - | - | - | - | - | 3-07-12 |
| Flea Market | - | - | C | - | - | - | - | - | 3-07-13 |
| Furniture and Home Furnishings Store | - | - | - | - | - | - | - | - | 3-07-25 |
| General Merchandise | - | - | - | - | - | - | - | - | 3-07-25 |
| Greenhouses and Plant Nurseries (includes garden supply sales) | - | P | P | - | - | - | - | - | 3-07-23 |
| Grocery Store or Specialty Food Stores | - | - | - | - | - | - | C | C | 3-07-25 |
| Miscellaneous Retail Goods (without fuel sales) | - | - | C | - | - | - | - | - | 3-07-25 |
| Manufactured Housing Dealership | - | - | - | - | - | - | - | - | 3-07-19 |
| Pawn Shops | - | - | - | - | - | - | - | - | 3-07-22 |
| *Retail Sales Uses not listed above* | - | - | C | - | - | - | - | - | 3-07-25 |
| ***Retail Services*** | | | | | | | | | |
| Animal Hospital | - | C | C | - | - | - | - | - | 3-07-03 |
| Dry Cleaner | - | - | - | - | - | - | - | - | 3-07-25 |
| Kennel, Commercial | C | C | C | - | - | - | - | - | 3-07-18 |
| Massage Facility | - | - | - | - | - | - | - | - | 3-07-20 |
| Sexually Oriented Business | - | - | - | - | - | - | - | - | 3-07-26 |
| *Retail Services Uses not listed above* | C | C | C | - | - | - | - | - | 3-07-25 |
| **Vehicle Sales, Rental, Service, and Repair Use Category** | | | | | | | | | |
| Airports, Landing Strips and Heliports | C | C | C | - | - | - | - | - | 3-07-02 |

| Table 2-06-02.A-1, *Agricultural and Residential District Principal Use Table* | | | | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES AND SPECIFIC USES | A-1 | A-2 | A-3 | RE | R-1-C | R-2 | R-3 | R-4 | |
| Automobile and Truck Rental and Leasing | - | - | - | - | - | - | - | - | 3-07-05 |
| Automobile Dealership | - | - | - | - | - | - | - | - | 3-07-04 |
| Automobile or Bus Repair (includes Body Work, Paint, Tire Retreading, and Upholstery Repair) | - | - | - | - | - | - | - | - | 3-07-06 |
| Automotive Repair (not including Body Work, Paint, Tire Retreading, or Upholstery Repair) | - | - | - | - | - | - | - | - | |
| Automotive Services (except wrecking or towing storage yards) | - | - | - | - | - | - | - | - | |
| Automobile Towing and Storage Yard | - | - | - | - | - | - | - | - | 3-09-02 |
| Car Wash | - | - | - | - | - | - | - | - | |
| Electric Vehicle Charging Station | - | - | - | - | - | - | - | - | 3-03-02 |
| Fuel Sales | - | - | - | - | - | - | - | - | 3-07-15 |
| Truck Stop | - | - | - | - | - | - | - | - | 3-07-27 |
| Truck, Trailer, and Horse Trailer Sales and Rental | - | C | C | - | - | - | - | - | 3-07-28 |
| *Vehicle Sales, Rental, Service and Repair Uses not listed above* | - | - | - | - | - | - | - | - | |
| **INDUSTRIAL USES (Use standards that apply to all industrial uses are in 3-09-01)** | | | | | | | | | |
| **Heavy Industrial Use Category** | | | | | | | | | |
| Aggregate Mining and Extraction Uses | C | C | C | C | C | C | C | C | 3-09-05(B) |
| Asbestos Products Manufacturing | - | - | - | - | - | - | - | - | 3-09-05(C) |
| Asphalt and Concrete Production Facility | - | - | - | - | - | - | - | - | 3-09-05(D) |
| Automobile Manufacturing | - | - | - | - | - | - | - | - | 3-09-05(E) |
| Beverage and Tobacco Products | - | - | - | - | - | - | - | - | |
| Boiler, Tank, and Shipping Container Manufacturing | - | - | - | - | - | - | - | - | |
| Cement, Cinder Block, Concrete, Lime or Plaster Manufacturing Facility | - | - | - | - | - | - | - | - | 3-09-05(F) |
| Chemicals, Petroleum, and Explosive Manufacturing (except Pharmaceuticals) | - | - | - | - | - | - | - | - | 3-09-05(G) |
| Commercial or Industrial Machinery Repair | - | - | C | - | - | - | - | - | |
| Electronics and Electrical Equipment | - | - | - | - | - | - | - | - | |
| Fertilizer Manufacturing and Storage | - | - | C | - | - | - | - | - | 3-09-05(H) |
| Food Products | - | - | C | - | - | - | - | - | |
| Glass or Glass Products | - | - | - | - | - | - | - | - | |
| Hemp Manufacturing and Extraction | - | - | C | - | - | - | - | - | |
| Machine Shops | - | - | - | - | - | - | - | - | |

| Table 2-06-02.A-1, *Agricultural and Residential District Principal Use Table* | | | | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES AND SPECIFIC USES | A-1 | A-2 | A-3 | RE | R-1-C | R-2 | R-3 | R-4 | |
| Auto Salvage Yard | - | - | - | - | - | - | - | - | |
| Oil and Gas Facility | - | - | O | - | - | - | - | - | 3-09-07 |
| Paper, Pulp, or Paperboard Mills | - | - | C | - | - | - | - | - | 3-09-05(J) |
| Petroleum and Coal Products | - | - | - | - | - | - | - | - | |
| Pharmaceuticals | - | - | - | - | - | - | - | - | |
| Primary Metals and Fabricated Metal Products | - | - | C | - | - | - | - | - | |
| Soap, Cleaning Compounds, and Toilet Preparation | - | - | - | - | - | - | - | - | |
| Sugar and Beet Sugar Refining | - | - | C | - | - | - | - | - | |
| Textiles | - | - | C | - | - | - | - | - | |
| Transportation Equipment | - | - | - | - | - | - | - | - | |
| Welding Repair | - | - | C | - | - | - | - | - | |
| *Heavy Industrial Uses not listed above* | - | - | - | - | - | - | - | - | 3-09-05 |
| **Light Industrial Use Category** | | | | | | | | | |
| Apparel and Other Finished Products | - | - | C | - | - | - | - | - | |
| Auction House, Without Livestock | - | - | C | - | - | - | - | - | 3-09-06(B) |
| Communications Equipment | - | - | C | - | - | - | - | - | |
| [RESERVED] | | | | | | | | | |
| Dry Cleaning Plants | - | - | - | - | - | - | - | - | 3-09-06(C) |
| Electric and Electronic Equipment (Includes Electronic Distribution and Electrical Industrial) | - | - | - | - | - | - | - | - | |
| Electronic, Fabric, Furniture, and Medical Supply Production | - | - | - | - | - | - | - | - | 3-09-06(D) |
| Fabricated Metal, Sheet Metal shops, Metal Products Manufacturing | - | - | - | - | - | - | - | - | |
| Food Product Processing and Manufacturing | - | - | C | - | - | - | - | - | 3-09-06(E) |
| General Building Contractors and Yards | - | - | C | - | - | - | - | - | |
| Heavy Construction Contractors | - | - | C | - | - | - | - | - | |
| Hemp Manufacturing and Extraction | - | - | C | - | - | - | - | - | |
| Lumber, Building Materials, Paper, and Wood Products | - | - | C | - | - | - | - | - | |
| Motion Picture Production and Allied Services | - | - | - | - | - | - | - | - | |
| Moving Companies | - | - | - | - | - | - | - | - | |
| Medical, Optical, Musical Instruments, Sporting Goods, and other Instruments and Related Products | - | - | - | - | - | - | - | - | |

| Table 2-06-02.A-1, *Agricultural and Residential District Principal Use Table* | | | | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES AND SPECIFIC USES | A-1 | A-2 | A-3 | RE | R-1-C | R-2 | R-3 | R-4 | |
| Off-Premises Advertising Devices | - | - | - | - | - | - | - | - | |
| Paper Products (except Mills) | - | - | C | - | - | - | - | - | |
| Photographic Establishments | - | - | C | - | - | - | - | - | |
| Plumbing, Heating, and Air Conditioning Contractors | - | - | C | - | - | - | - | - | |
| Printing and Support Activities | - | - | C | - | - | - | - | - | |
| Research, Development, and Testing | - | - | - | - | - | - | - | - | 3-09-06(H) |
| Sign Manufacturing, Repair, and Maintenance | - | - | C | - | - | - | - | - | |
| Space Research and Technology | - | - | - | - | - | - | - | - | |
| Special Trade Contractors | - | - | C | - | - | - | - | - | |
| Wholesale Trade (durable and nondurable) | - | - | - | - | - | - | - | - | |
| *Light Industrial Uses not listed above* | - | - | - | - | - | - | - | - | |
| **Warehousing and Storage Use Category** | | | | | | | | | |
| Fuel, Oil, Gasoline, or Petroleum Products, Bulk Storage and Sale | - | - | - | - | - | - | - | - | |
| Cold Storage | - | - | - | - | - | - | - | - | |
| Data Center | - | - | - | - | - | - | - | - | 3-09-03 |
| Landscape Storage Yard | - | - | C | - | - | - | - | - | 3-09-06(F) |
| Logistics Center (Heavy) | - | - | - | - | - | - | - | - | |
| Logistics Center (Light) | - | - | - | - | - | - | - | - | |
| Mini Storage (includes Self Storage) | - | - | - | - | - | - | - | - | |
| Fleet Parking | - | - | - | - | - | - | - | - | 3-09-04 |
| Outdoor Storage (as a principal use) | - | - | - | - | - | - | - | - | 3-09-08 |
| Recreational Vehicle and Boat Storage Facility | - | - | - | - | - | - | - | - | 3-09-06(G) |
| Special Warehousing and Storage | - | - | - | - | - | - | - | - | |
| Trucking and General Warehousing | - | - | - | - | - | - | - | - | |
| *Warehousing and Storage Uses not listed above* | - | - | - | - | - | - | - | - | |
| **Waste-Related Use Category** | | | | | | | | | |
| Aggregate Material Recycling Facility | - | - | C | - | - | - | - | - | 3-09-09(B) |
| Demolition and Construction Debris Landfill | - | - | C | - | - | - | - | - | |
| Commercial Composting Operations | - | - | C | - | - | - | - | - | 3-09-07(C) |
| Incinerator | - | - | C | - | - | - | - | - | |
| Infectious Waste Disposal Site and/or Processing Facility | - | - | C | - | - | - | - | - | 3-09-09(D) |

| Table 2-06-02.A-1, *Agricultural and Residential District Principal Use Table* | | | | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES AND SPECIFIC USES | A-1 | A-2 | A-3 | RE | R-1-C | R-2 | R-3 | R-4 | |
| Hazardous Waste Treatment Facility | - | - | C | - | - | - | - | - | |
| Solid and/or Hazardous Waste Disposal Sites and/or Facility | - | - | CD | - | - | - | - | - | 3-09-09(F) |
| Solid and/or Hazardous Waste Transfer Station | - | - | C | - | - | - | - | - | 3-09-09(G) |
| Scrap Processing or Shredding Yard | - | - | - | - | - | - | - | - | |
| Recycling Facilities, Including Scrap Tire | - | - | C | - | - | - | - | - | |
| Inert Landfill Operations | - | - | CD | - | - | - | - | - | |
| *Waste-Related Uses not listed above* | - | - | - | - | - | - | - | - | |
| **Transportation Use Category** | | | | | | | | | |
| Arrangement of Transportation of Freight and Cargo | - | - | - | - | - | - | - | - | |
| Railroad Transportation | - | - | C | - | - | - | - | - | |
| Railroad Yard (on private property) | - | - | C | - | - | - | - | - | 3-06-09 |
| Transportation Services | - | - | - | - | - | - | - | - | |
| Trucking and General Warehousing | - | - | - | - | - | - | - | - | |
| *Transportation Uses not listed above* | - | - | C | - | - | - | - | - | |
| **NATURAL MEDICINE USES (Use standards that apply to all uses are in 3-11-01)** | | | | | | | | | |
| **Natural Medicine Use Category** | | | | | | | | | |
| Natural Medicine Healing Center | - | - | C | - | - | - | - | - | |
| Natural Medicine Cultivation Facility | - | - | C | - | - | - | - | - | |
| Natural Medicine Manufacturing Facility | - | - | - | - | - | - | - | - | |
| Natural Medicine Testing Facility | - | - | - | - | - | - | - | - | |
| **MARIJUANA USES (Use standards that apply to all uses are in 3-10-01)** | | | | | | | | | |
| **Marijuana Use Category** | | | | | | | | | |
| Marijuana Hospitality Business | - | - | - | - | - | - | - | - | 3-10-09 |
| Marijuana Hospitality and Sales Business | - | - | - | - | - | - | - | - | 3-10-10 |
| Marijuana Testing Facility | - | - | - | - | - | - | - | - | 3-10-08 |
| Medical Marijuana Cultivation Facility | - | - | P | - | - | - | - | - | 3-10-06 |
| Medical Marijuana Manufacturing Facility | - | - | - | - | - | - | - | - | 3-10-04 |
| Medical Marijuana Store | - | - | - | - | - | - | - | - | 3-10-02 |
| Retail Marijuana Cultivation Facility | - | - | P | - | - | - | - | - | 3-10-06 |
| Retail Marijuana Product Manufacturing Facility | - | - | - | - | - | - | - | - | 3-10-05 |
| Retail Marijuana Store | - | - | - | - | - | - | - | - | 3-10-03 |

## 2-06-02.B Nonresidential and Mixed Use Districts Use Table

**Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table***

| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **AGRICULTURAL USES (Use standards that apply to all agricultural uses are in 3-04-01)** | | | | | | | | | | | | | |
| **Agriculture Use Category** | | | | | | | | | | | | | |
| Agricultural Support Businesses and Services | - | - | - | - | P | P | P | P | - | - | P | - | 3-04-02 |
| Animal Farm | - | - | - | - | - | - | - | - | - | - | C | - | |
| Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO) | - | - | - | - | - | P | P | - | - | - | - | - | 3-04-02(A) |
| Auction Yards, with Livestock | - | - | - | - | - | C | P | P | - | - | - | - | 3-04-02(B) |
| Crop Farm | P | - | P | P | P | P | P | P | P | P | P | - | |
| Equestrian Arena, Commercial | - | - | - | - | - | - | - | - | - | - | P | - | 3-04-02(C) |
| Equestrian Arena, Private | - | - | - | - | - | - | - | - | - | - | - | - | 3-04-02(D) |
| Farm Machinery Sales and Service | - | - | - | - | P | P | P | P | - | - | P | - | 3-04-02(E) |
| Fish Hatchery | - | - | - | - | - | P | P | P | - | - | - | - | 3-04-02(G) |
| Forestry and Silviculture | - | - | - | - | - | - | - | - | - | - | C | - | |
| Livestock and Poultry Keeping | - | - | - | - | - | - | - | - | - | - | - | - | 3-04-02(H) |
| Plant Nursery and Greenhouse | - | - | P | P | P | P | P | P | P | | P | - | 3-04-02(I) |
| Timbering and Logging | - | - | - | - | - | - | - | - | - | - | C | - | |
| Agricultural not listed above | - | - | - | - | P | P | P | P | - | - | C | - | |
| **RESIDENTIAL USES (Use standards that apply to all residential uses are in 3-05-01)** | | | | | | | | | | | | | |
| **Residential Living Use Category** | | | | | | | | | | | | | |
| Accessory Dwelling Unit | - | P | P | - | - | - | - | - | - | - | - | - | 3-13-02.A |
| Group Home, FHAA Large | - | P | P | - | - | - | - | - | - | - | - | - | |

| Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table* | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | **Specific Use Standards** |
| Group Home, FHAA Small | - | - | P | - | - | - | - | - | - | - | - | - | |
| Live-Work Building | P | P | - | P | - | - | - | - | - | - | - | - | |
| Manufactured Home Park | - | - | C | - | - | - | - | - | - | - | - | - | 3-05-07 |
| Mobile Home Dwelling or Park | - | - | - | - | - | - | - | - | - | - | - | - | 3-05-08 |
| Multi-Family Dwelling | P | P | - | P | - | - | - | - | - | - | - | - | 3-05-06 |
| Multi-Family Dwelling, Farm Employee Housing | - | - | - | - | - | - | - | - | - | - | - | - | 3-13-03.A |
| Multiplex Dwelling | - | P | P | - | - | - | - | - | - | - | - | - | |
| Single-Family Dwelling, Detached | - | - | P | - | - | - | - | - | - | - | - | - | 3-05-03 |
| Townhouse Dwelling | P | P | - | - | - | - | - | - | - | - | - | - | 3-05-04 |
| Two-Family Dwelling | - | P | P | - | - | - | - | - | - | - | - | - | 3-05-05 |
| **PUBLIC, CIVIC, AND INSTITUTIONAL USES (Use standards that apply to all public civic, and institutional uses are in 3-06-01)** | | | | | | | | | | | | | |
| **Community Service Use Category** | | | | | | | | | | | | | |
| Animal Rehabilitation Center (large animals) | - | - | - | - | - | - | - | - | - | - | - | - | |
| Animal Rehabilitation Center (small animals) | - | - | - | - | - | - | - | - | - | - | - | - | |
| Branch Library | - | P | P | P | P | P | P | P | P | P | P | - | |
| Convention Center | - | P | P | P | P | P | P | P | - | - | - | - | |
| Event Center | - | P | C | P | P | P | P | P | C | - | P | - | 3-08-03(D) |
| Funeral Home/Mortuary | - | P | - | P | P | P | P | P | - | - | - | - | |
| Funeral Home/Mortuary (including Crematorium) | - | - | - | - | - | - | P | P | - | - | - | - | 3-06-03 |

**Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table***

| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Museum | C | C | C | C | C | C | C | C | P | C | P | C | |
| Neighborhood, Community, or Recreation Center | - | P | C | P | P | P | P | P | C | - | P | - | |
| *Community Service Uses not listed above* | C | C | P | P | P | P | P | P | P | P | P | - | |
| **Day Care Use Category** | | | | | | | | | | | | | |
| All Day Care Uses | P | P | P | P | P | P | P | P | P | - | - | - | 3-06-04 |
| **Educational Facilities Use Category** | | | | | | | | | | | | | |
| Schools, Primary and Secondary, Public or Private | - | P | P | P | P | P | P | P | P | - | - | - | 3-06-10 |
| Trade School | - | C | C | P | P | P | P | P | - | - | - | - | |
| University | - | P | C | C | C | C | C | C | P | C | P | C | |
| *Educational Facilities Uses not listed above* | - | C | C | P | P | P | P | P | P | - | - | - | |
| **Government Facilities Use Category** | | | | | | | | | | | | | |
| All Government Facilities Uses | C | C | C | C | P | P | P | P | P | C | P | C | 3-06-05 |
| **Medical Facilities Use Category** | | | | | | | | | | | | | |
| All Medical Facilities Uses | - | P | P | P | P | P | P | P | P | C | P | - | |
| **Parks and Open Areas Use Category** | | | | | | | | | | | | | |
| Cemetery (with or without Caretaker's Quarters) | - | - | - | P | P | - | P | P | - | - | - | - | 3-06-03 |
| Community Garden | P | P | P | P | P | P | P | P | P | P | P | P | |
| Fairgrounds | - | - | - | - | - | - | - | - | - | - | P | - | |
| Hiking Area | P | - | P | P | P | P | P | P | P | P | P | P | |
| Nature Area or Nature Preserve | P | P | P | P | P | P | P | P | P | P | P | P | |

**Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table***

| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Picnic Area, Park, or Playground | P | P | P | P | P | P | P | P | P | P | P | P | 3-08-04(H) |
| Wildlife Sanctuary | - | - | P | P | P | P | P | P | P | C | P | - | |
| *Parks and Open Areas Uses not listed above* | - | - | P | P | P | P | P | P | P | C | P | - | |
| **Passenger Terminals Use Category** | | | | | | | | | | | | | |
| Bus Station | P | P | - | P | P | P | P | P | - | - | - | - | |
| Local and Interurban Passenger Transit | P | P | - | - | C | P | P | P | - | - | - | - | |
| Railroad Yard (on Private Property) | - | - | - | - | P | P | P | P | - | - | - | - | 3-06-09 |
| *Passenger Terminals Uses not listed above* | - | - | - | - | - | - | C | C | C | - | - | - | |
| **Places of Worship Use Category** | | | | | | | | | | | | | |
| All Places of Worship Uses | C | C | P | P | P | P | C | C | - | - | - | - | 3-06-08 |
| **Social Service Establishments Use Category** | | | | | | | | | | | | | |
| Group Residential Facility, Large | - | - | C | - | - | - | - | - | - | - | - | - | |
| Group Residential Facility, Small | - | - | C | - | - | - | - | - | - | - | - | - | |
| Halfway House | - | - | - | - | C | C | C | C | - | - | - | - | 3-06-06 |
| Institutional Residential Facility | - | - | P | P | P | P | P | P | P | - | - | - | 3-06-07 |
| Jail | - | - | - | - | C | - | C | C | C | - | - | - | |
| Penal Institution | - | - | - | - | C | - | C | C | C | - | - | - | |
| Prison | - | - | - | - | C | - | C | C | C | - | - | - | |
| Sheltered Care Home | - | - | P | P | P | P | P | P | P | - | - | - | |
| Tiny Home Village | C | C | C | C | C | C | C | C | C | - | - | - | 3-06-12 |

**Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table***

| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Social Service Establishment Uses not listed above* | - | - | P | P | P | - | P | P | P | - | - | - | |
| **Utilities Use Category** | | | | | | | | | | | | | |
| ***Minor Utilities*** | | | | | | | | | | | | | |
| Antenna Array (satellite dishes) | - | - | C | C | C | C | C | C | - | - | - | - | |
| Wireless Communication Facility (WCF) Site | - | - | C | C | C | C | C | C | - | - | - | - | |
| Solar Energy System, Small-Scale | C | C | C | C | P | P | P | P | P | - | - | - | 3-06-11 |
| *Minor Utilities not listed above* | P | P | P | P | P | P | P | P | P | P | P | P | |
| ***Major Utilities*** | | | | | | | | | | | | | |
| Battery Energy Storage System (BESS) | C | C | C | C | C | C | C | C | C | - | - | - | 3-06-02 |
| Large-Scale Energy Project | | | | | C | C | C | C | C | | | | 3-06-01(D) |
| Public Utility Storage Building or Yard | - | - | - | - | C | P | P | P | - | - | - | - | |
| Radio or TV Broadcasting Tower | - | - | C | C | C | C | C | C | - | - | - | - | |
| Solar Energy System, Medium-Scale | - | - | - | C | P | P | P | P | C | - | - | - | 3-06-11 |
| Solar Energy System, Large-Scale | - | - | - | - | C | C | C | C | C | - | - | - | 3-06-11 |
| Telecommunications Tower | A | A | A | A | A | A | A | A | A | A | A | A | 3-12-01 |
| Utility Production or Processing Facility | - | - | - | - | - | C | P | P | - | - | - | - | |
| Utility Substation and Structure | C | C | C | C | C | C | C | C | P | C | P | C | 3-06-13 |
| *Major Utilities not listed above* | C | C | C | C | C | C | C | C | P | C | C | C | |
| **RECREATIONAL USE CATEGORIES (Use standards that apply to all recreational uses are in 3-08-01)** | | | | | | | | | | | | | |

**Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table***

| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Recreation, Indoor Use Category** | | | | | | | | | | | | | |
| Amusement Center, Pool Arcade, or Gaming Arcade | C | P | C | P | P | P | P | P | - | - | C | - | 3-08-02(B) |
| Bowling Alley | - | P | C | P | P | P | P | P | - | - | C | - | 3-08-02(C) |
| Gymnasiums | - | P | P | P | P | P | P | P | P | P | P | - | 3-08-01 |
| Indoor Skating Rink (Ice or Roller) | - | P | P | P | P | P | P | P | P | P | P | - | 3-08-02(E) |
| Music Arena | - | C | C | C | C | C | C | C | - | - | C | - | 3-08-02(D) |
| Movie Theater | C | P | P | P | P | P | P | P | - | - | C | - | 3-08-02(D) |
| Physical Fitness Facilities | P | P | C | P | P | P | P | P | - | - | P | - | 3-08-01 |
| Pistol and Shooting Range | - | - | C | C | C | C | C | C | - | - | C | - | |
| *Indoor Recreation Uses not listed above* | C | P | C | P | P | P | P | P | - | - | P | - | |
| **Recreation, Outdoor Use Category** | | | | | | | | | | | | | |
| Amusement Park, Go-Kart Establishment, or Theme Park | - | - | C | C | C | C | C | C | - | - | P | - | 3-08-04(B) |
| Animal or Botanical-Related Establishment, Public or Private (Aquarium, Arboretum, Botanic Garden, or Zoo) | P | P | P | P | P | P | P | P | P | P | P | P | 3-08-03(B) |
| Gun, Archery, or Pistol Shooting Range | - | - | C | C | C | C | C | C | - | - | - | - | 3-08-04(E) |
| Drive-in Theater | - | - | C | C | C | C | C | C | - | C | P | - | 3-08-04(D) |
| Fairgrounds | - | - | - | - | - | - | - | - | - | - | P | - | |
| Golf Course/Driving Range | - | - | C | P | P | P | P | P | - | C | P | - | 3-07-16 |
| Miniature Golf Course | - | C | C | C | C | C | C | C | - | C | P | - | 3-08-04(G) |

| Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table* | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | **Specific Use Standards** |
| Music Arena | - | - | C | C | C | C | C | C | - | - | P | - | 3-08-02(D) |
| Racing Facilities (Auto, Truck, Dog, or Horse) | - | - | - | - | C | C | C | C | - | - | C | - | 3-08-04(I) |
| Riding Stables or Academy | - | - | - | - | P | P | P | P | - | - | - | | |
| [Reserved] | | | | | | | | | | | | | |
| Skating Rink | - | C | - | C | C | C | C | C | - | - | P | - | 3-08-04(F) |
| Swimming Pool, Public | - | C | C | C | C | C | C | C | - | - | P | - | 3-08-04(J) |
| Water Park | - | - | C | C | C | C | C | C | - | C | P | - | 3-08-04(K) |
| *Outdoor Recreation Uses not listed above* | - | - | P | P | P | P | P | P | P | P | P | - | |
| **COMMERCIAL USES (Use standards that apply to all commercial uses are in 3-07-01)** | | | | | | | | | | | | | |
| **Office Use Category** | | | | | | | | | | | | | |
| Bank or Financial Institution | - | P | P | P | P | P | P | P | - | - | - | - | |
| Engineering and Management Services | P | P | P | P | P | P | P | P | - | - | - | - | |
| Health Services | P | P | P | P | P | P | P | P | - | - | - | - | |
| Legal Services | P | P | P | P | P | P | P | P | - | - | - | - | |
| *Office Uses not listed above* | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-21 |
| **Overnight Accommodations Use Category** | | | | | | | | | | | | | |
| Bed and Breakfast Establishment | - | P | P | P | P | P | P | P | - | - | - | - | 3-07-08 |
| Campground, Commercial | - | - | C | C | C | P | C | C | - | - | C | - | 3-07-09 |
| Hostels | P | P | P | P | P | P | P | P | - | - | - | - | |
| Hotels and Motels | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-17 |

| Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table* | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | **Specific Use Standards** |
| Recreational Vehicle Park | - | - | C | C | C | C | C | C | - | - | C | - | |
| Short-Term Rental | *See* Sec. 3-13-02.J | | | | | | | | | | | | |
| Vacation Rental (occupancy less than 12 people) | - | - | P | P | P | P | - | - | - | - | - | - | 3-13-04.G |
| *Overnight Accommodations Uses not listed above* | - | C | C | C | C | C | C | C | - | - | C | - | |
| **Parking, Commercial Use Category** | | | | | | | | | | | | | |
| Parking Lot, Commercial | - | - | C | C | P | | P | P | - | - | - | - | |
| **Restaurants Use Category** | | | | | | | | | | | | | |
| Bar and Cocktail Lounge | P | P | P | P | P | - | P | P | - | C | P | - | 3-07-07 |
| Food Truck Park | C | C | C | C | C | C | C | C | - | - | - | - | 3-07-12 |
| Restaurant | P | P | P | P | P | - | P | P | - | C | P | - | 3-07-24 |
| Restaurant with Drive-Through | P | P | P | P | P | - | P | P | - | - | - | - | 3-07-10 |
| *Restaurant Uses not listed above* | P | P | P | P | P | - | P | P | - | C | P | - | 3-07-24 |
| **Retail Repair, Sales, and Service Category** | | | | | | | | | | | | | |
| ***Retail Repair*** | | | | | | | | | | | | | |
| All Retail Repair Uses | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-25 |
| ***Retail Sales*** | | | | | | | | | | | | | |
| Apparel and Accessories | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-25 |
| Artisan/Handcrafted Manufacturing | P | P | P | P | P | P | P | P | - | - | - | - | |
| Building Supplies | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-25 |
| Cabinet Manufacturing | - | - | - | C | C | P | P | P | - | - | - | - | 3-07-25 |
| Cabinet Sales | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-25 |

| Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table* | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | **Specific Use Standards** |
| Convenience Store | - | P | P | P | P | P | P | P | - | - | - | - | 3-07-25 |
| Drive-Through and Drive-In Business | - | - | C | P | P | P | P | P | - | - | C | - | 3-07-25 |
| Firewood Sales, Storage, and Splitting | - | - | - | C | C | P | P | P | - | - | - | - | 3-07-12 |
| Flea Market | - | - | - | C | C | P | P | P | - | - | - | - | 3-07-13 |
| Furniture and Home Furnishings | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-25 |
| General Merchandise | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-25 |
| Greenhouses and Plant Nurseries (includes garden supply sales) | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-23 |
| Grocery Store or Specialty Food Stores | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-25 |
| Manufactured Housing Dealership | - | - | - | C | C | P | P | P | - | - | - | - | 3-07-19 |
| Miscellaneous Retail Goods (without fuel sales) | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-25 |
| Pawn Shops | - | - | - | C | C | P | P | P | - | - | - | - | 3-07-22 |
| *Retail Sales Uses not listed above* | P | P | P | C | C | P | P | P | - | - | - | - | 3-07-25 |
| ***Retail Services*** | | | | | | | | | | | | | |
| Animal Hospital | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-03 |
| Dry Cleaner | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-25 |
| Kennel, Commercial | - | - | C | C | C | C | C | C | - | - | - | - | 3-07-18 |
| Massage Facility | - | - | C | C | C | C | C | C | - | - | - | - | 3-07-20 |
| Sexually Oriented Business | - | - | - | - | P | P | P | P | - | - | - | - | 3-07-26 |

**Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table***

| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Retail Services and Repair Uses not listed above* | P | P | P | P | P | P | P | P | - | - | - | - | 3-07-25 |
| **Vehicle Sales, Rental, Service, and Repair Use Category** | | | | | | | | | | | | | |
| Airports, Landing Strips and Heliports | - | - | - | - | - | C | C | C | - | - | - | - | 3-07-02 |
| Automobile and Truck Rental or Leasing | - | - | - | C | C | P | P | P | - | - | - | - | 3-07-05 |
| Automobile Dealership | - | - | C | P | P | P | P | P | - | - | - | - | 3-07-04 |
| Automobile or Bus Repair (includes Body Work, Paint, Tire Retreading, and Upholstery Repair) | - | - | - | C | P | P | P | P | - | - | - | - | 3-07-06 |
| Automotive Repair (not including Body Work, Paint, Tire Retreading, or Upholstery Repair) | - | - | - | C | P | P | P | P | - | - | - | - | |
| Automotive Services (except wrecking or towing storage yards) | - | - | - | C | C | P | P | P | - | - | - | - | |
| Automobile Towing and Storage Yards | - | - | - | - | - | C | C | P | - | - | - | - | 3-09-02 |
| Car Wash | - | - | - | P | P | P | P | P | - | - | - | - | |
| Electric Vehicle Charging Station | - | - | P | P | P | P | P | P | - | - | - | - | 3-03-02 |
| Fuel Sales | - | - | - | P | P | P | P | P | - | - | - | - | 3-07-15 |
| Truck Stop | - | - | - | - | P | P | P | P | - | - | - | - | 3-07-26 |
| Truck, Trailer, and Horse Trailer Sales and Rental | - | - | - | C | C | P | P | P | - | - | - | - | 3-07-27 |
| *Vehicle Sales, Rental, Service, and Repair Uses not listed above* | - | - | - | C | C | P | P | P | - | - | - | - | |
| **INDUSTRIAL USES[1] (Use standards that apply to all industrial uses are in 3-09-01)** | | | | | | | | | | | | | |

| Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table* | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | **Specific Use Standards** |
| **Heavy Industrial Use Category** | | | | | | | | | | | | | |
| Aggregate Mining and Extraction Uses | C | C | C | C | C | C | C | C | - | - | - | - | 3-09-05(B) |
| Asbestos Products Manufacturing | - | - | - | - | - | C | C | C | - | - | - | - | 3-09-05(C) |
| Asphalt and Concrete Production Facility | - | - | - | - | - | C | C | C | - | - | - | - | 3-09-05(D) |
| Automobile Manufacturing | - | - | - | - | - | C | P | P | - | - | - | - | 3-09-05(E) |
| Beverage and Tobacco Products | - | - | C | C | P | C | P | P | - | - | - | - | |
| Boiler, Tank, and Shipping Container Manufacturing | - | - | - | - | - | C | C | P | - | - | - | - | |
| Cement, Cinder Block, Concrete, Lime or Plaster Manufacturing Facility | - | - | - | - | - | C | P | P | - | - | - | - | 3-09-05(F) |
| Chemicals, Petroleum, and Explosive Manufacturing (except Pharmaceuticals) | - | - | - | - | - | C | P | P | - | - | - | - | 3-09-05(G) |
| Commercial or Industrial Machinery Repair | - | - | - | - | C | P | P | P | - | - | - | - | |
| Electronics and Electrical Equipment | - | - | - | - | C | P | P | P | - | - | - | - | |
| Fertilizer Manufacturing and Storage | - | - | - | - | - | C | C | C | - | - | - | - | 3-09-05(H) |
| Food Products | - | - | - | - | - | P | P | P | - | - | - | - | |
| Glass or Glass Products | - | - | - | - | - | C | P | P | - | - | - | - | |
| Hemp Manufacturing and Extraction | - | - | - | - | - | P | P | P | - | - | - | - | |
| Machine Shop | - | - | - | - | C | P | P | P | - | - | - | - | |
| Auto Salvage Yard | - | - | - | - | - | - | C | P | - | - | - | - | |

| Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table* | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | **Specific Use Standards** |
| Oil and Gas Facility | - | - | O | O | O | O | O | O | - | - | - | - | 3-09-07 |
| Paper, Pulp, or Paperboard Mills | - | - | - | - | - | C | P | P | - | - | - | - | 3-09-05(J) |
| Petroleum and Coal Products | - | - | - | - | - | C | P | P | - | - | - | - | |
| Pharmaceuticals | - | - | - | - | C | P | P | P | - | - | - | - | |
| Primary Metals and Fabricated Metal Products | - | - | - | - | - | C | P | P | - | - | - | - | |
| Soap, Cleaning Compounds, and Toilet Preparation | - | - | - | - | - | P | P | P | - | - | - | - | |
| Sugar and Beet Sugar Refining | - | - | - | - | - | - | C | P | - | - | - | - | |
| Textiles | - | - | - | - | - | P | P | P | - | - | - | - | |
| Transportation Equipment | - | - | - | - | - | C | P | P | - | - | - | - | |
| Welding Repair | - | - | - | - | C | P | P | P | - | - | - | - | |
| *Heavy Industrial uses not listed above* | - | - | - | - | C | C | C | C | - | - | - | - | 3-09-05 |
| **Light Industrial Use Category** | | | | | | | | | | | | | |
| Apparel and Other Finished Products | - | - | C | C | C | P | P | P | - | - | - | - | |
| Auction House, Without Livestock | - | - | - | - | C | P | P | P | - | - | - | - | 3-09-06(B) |
| Communications Equipment | - | - | C | C | P | P | P | P | - | - | - | - | |
| [RESERVED] | | | | | | | | | | | | | |
| Dry Cleaning Plants | - | - | - | - | C | P | P | P | - | - | - | - | 3-09-06(C) |
| Electric and Electronic Equipment (Includes Electronic Distribution and Electrical Industrial) | - | - | - | - | C | P | P | P | - | - | - | - | |

| Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table* | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | **Specific Use Standards** |
| Electronic, Fabric, Furniture, and Medical Supply Production | - | - | - | - | C | P | P | P | - | - | - | - | 3-09-06(D) |
| Fabricated Metal, Sheet Metal shops, Metal Products Manufacturing | - | - | - | - | C | P | P | P | - | - | - | - | |
| Food Product Processing and Manufacturing | - | - | - | - | C | P | P | P | - | - | - | - | 3-09-06(E) |
| General Building Contractors and Yards | - | - | - | - | C | P | P | P | - | - | - | - | |
| Heavy Construction Contractors | - | - | - | - | - | P | P | P | - | - | - | - | |
| Hemp Manufacturing and Extraction | - | - | - | - | - | P | P | P | - | - | - | - | |
| Lumber, Building Materials, Paper, and Wood Products | - | - | - | - | C | P | P | P | - | - | - | - | |
| Motion Picture Production and Allied Services | - | - | C | C | P | P | P | P | - | - | - | - | |
| Moving Companies | - | - | C | C | P | P | P | P | - | - | - | - | |
| Medical, Optical, Musical Instruments, Sporting Goods, and other Instruments and Related Products | - | - | C | C | P | P | P | P | - | - | - | - | |
| Off-Premises Advertising Devices | - | - | - | - | C | C | C | C | - | - | - | - | |
| Paper Products (except Mills) | - | - | - | - | C | P | P | P | - | - | - | - | |
| Photographic Establishments | - | - | C | C | P | P | P | P | - | - | - | - | |
| Plumbing, Heating, and Air Conditioning Contractors | - | - | - | - | C | P | P | P | - | - | - | - | |
| Printing and Support Activities | - | - | - | C | C | P | P | P | - | - | - | - | |

**Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table***

| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Research, Development, and Testing | - | - | C | C | P | P | P | P | - | - | - | - | 3-09-06(H) |
| Sign Manufacturing, Repair, and Maintenance | - | - | - | - | C | P | P | P | - | - | - | - | |
| Space Research and Technology | - | - | C | C | P | P | P | P | - | - | - | - | |
| Special Trade Contractors | - | - | - | - | C | P | P | P | - | - | - | - | |
| Wholesale Trade (durable and nondurable) | - | - | - | - | C | P | P | P | - | - | - | - | |
| *Light Industrial Uses not listed above* | - | - | C | C | C | P | P | P | - | - | - | - | |
| **Warehousing and Storage Use Category** | | | | | | | | | | | | | |
| Fuel, Oil, Gasoline, or Petroleum Products, Bulk Storage and Sale | - | - | - | - | - | - | C | P | - | - | - | - | |
| Cold Storage | - | - | - | C | C | P | P | P | - | - | - | - | |
| Data Center* | - | - | - | - | - | C | C | C | - | - | - | - | 3-09-03 |
| **Notwithstanding any other provision of this DSR to the contrary, the portion of* Table 2-06-02.B, Nonresidential and Mixed Use Districts Use Table*, related to Data Centers applies effective November 17, 2026 and supersedes any conflicting Data Center use regulation*. | | | | | | | | | | | | | |
| Landscape Storage Yard | - | - | - | - | C | C | P | P | - | - | - | - | 3-09-06(F) |
| Logistics Center (Heavy) | - | - | - | - | - | P | P | P | - | - | - | - | |
| Logistics Center (Light) | - | - | - | - | C | P | P | P | - | - | - | - | |
| Mini Storage (includes Self Storage) | - | - | - | - | C | P | P | P | - | - | - | - | |
| Fleet Parking | - | - | - | - | - | C | P | P | - | - | - | - | 3-09-04 |
| Outdoor Storage (as a principal use) | - | - | - | - | - | - | P/C | P/C | - | - | - | - | 3-09-08 |

**Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table***

| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | Specific Use Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Recreational Vehicle and Boat Storage Facility | - | - | - | - | C | P | P | P | - | - | - | - | 3-09-06(G) |
| Special Warehousing and Storage | - | - | - | - | C | P | P | P | - | - | - | - | |
| Trucking and General Warehousing | - | - | - | - | C | P | P | P | - | - | - | - | |
| *Wholesale and Storage Uses not listed above* | - | - | - | - | C | P | P | P | - | - | - | - | |
| **Waste-Related Use Category** | | | | | | | | | | | | | |
| Aggregate Material Recycling Facility | - | - | - | - | - | - | C | C | - | - | - | - | 3-09-09(B) |
| Commercial Composting Operations[2] | - | - | - | - | - | - | C | C | - | - | - | - | 3-09-07(C) |
| Demolition and Construction Debris Landfill | - | - | - | - | - | - | CD | CD | - | - | - | - | |
| Hazardous Waste Treatment Facility | - | - | - | - | - | - | - | - | - | - | - | - | |
| Incinerator | - | - | - | - | - | - | C | C | - | - | - | - | |
| Infectious Waste Disposal Site and/or Processing Facility | - | - | - | - | - | - | C | C | - | - | - | - | 3-09-09(D) |
| Solid and/or Hazardous Waste Disposal Site | - | - | - | - | - | - | CD | CD | - | - | - | - | 3-09-09(F) |
| Solid and/or Hazardous Waste Transfer Station | - | - | - | - | - | - | C | C | - | - | - | - | 3-09-09(G) |
| Scrap Processing or Shredding Yard | - | - | - | - | - | - | C | C | - | - | - | - | |
| Recycling Facilities, Including Scrap Tire | - | - | - | - | - | - | C | C | - | - | - | - | |
| Inert Landfill Operations | - | - | - | - | - | - | CD | CD | - | - | - | - | |
| *Waste-Related Uses not listed above* | - | - | - | - | - | - | C | C | - | - | - | - | |

| Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table* | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | **Specific Use Standards** |
| **Transportation Use Category** | | | | | | | | | | | | | |
| Arrangement of Transportation of Freight and Cargo | - | - | C | C | P | P | P | P | - | - | - | - | |
| Railroad Transportation | - | - | - | - | - | C | P | P | - | - | - | - | |
| Railroad Yard (on private property) | - | - | - | - | P | P | P | P | - | - | - | - | 3-06-09 |
| Transportation Services | - | - | - | - | C | P | P | P | - | - | - | - | |
| Trucking and General Warehousing | - | - | - | - | C | P | P | P | - | - | - | - | |
| *Transportation Uses not listed above* | - | - | - | - | C | P | P | P | - | - | - | - | |
| **NATURAL MEDICINE USES (Use standards that apply to all uses are in 3-11-01)** | | | | | | | | | | | | | |
| **Natural Medicine Use Category** | | | | | | | | | | | | | |
| Natural Medicine Healing Center | - | P | P | P | P | P | P | P | - | - | - | - | |
| Natural Medicine Cultivation | - | - | - | - | P | P | P | P | - | - | - | - | |
| Natural Medicine Products | - | - | - | - | - | P | P | P | - | - | - | - | |
| Natural Medicine Testing Facility | - | - | - | - | P | P | P | P | - | - | - | - | |
| **MARIJUANA USES (Use standards that apply to all marijuana uses are in 3-10-01)** | | | | | | | | | | | | | |
| **Marijuana Use Category** | | | | | | | | | | | | | |
| Marijuana Hospitality Business | - | - | - | - | P | P | P | P | - | - | - | - | 3-10-09 |
| Marijuana Hospitality and Sales Business | - | - | - | - | P | P | P | P | - | - | - | - | 3-10-10 |
| Marijuana Testing Facility | - | - | - | - | - | P | P | P | - | - | - | - | 3-10-08 |
| Medical Marijuana Store | - | - | - | - | P | P | P | P | - | - | - | - | 3-10-02 |
| Medical Marijuana Manufacturing Facility | - | - | - | - | - | P | P | P | - | - | - | - | 3-10-05 |

| Table 2-06-02.B-2, *Nonresidential and Mixed Use District Use Table* | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| USE CATEGORIES | MU | TOD | NC | GC | HC | I1 | I2 | I3 | PL | NP | RP | NA | **Specific Use Standards** |
| Medical Marijuana Cultivation Facility | - | - | - | - | P | P | P | P | - | - | - | - | 3-10-06 |
| Retail Marijuana Cultivation Facility | - | - | - | - | P | P | P | P | - | - | - | - | 3-10-07 |
| Retail Marijuana Product Manufacturing Facility | - | - | - | - | - | P | P | P | - | - | - | - | 3-10-05 |
| Retail Marijuana Store | - | - | - | - | P | P | P | P | - | - | - | - | |

**TABLE NOTES:**

1. Refer to 13-03-01, *Certificate of Designation*, for Industrial uses that require such certification.
2. Class III Composting Facilities require a *Certificate of Designation.*

# Div. 2-07 District Dimensional Standards

## 2-07-01 Purpose and General Provisions

A. **Purpose.** This Section establishes standards for lot area, lot width, setbacks, building height, and other standards for all development in the base zone districts. These standards allow for variety in development intensity and density while maintaining the overall character of neighborhoods and ensuring that development intensity aligns with existing and proposed infrastructure investments.

B. **General Provisions**.

1. *Single-Family Detached Dwelling and Modular Home.* As established in Div. 2-02, the single-family detached dwelling building type includes the modular home building type.
2. *Resource Protection Standards.* Density calculations for residential development may be subject to requirements of Chapter 9, Natural, Agricultural, and Cultural Resource Protection Standards.
3. *Minimum and Maximum Setbacks*. Where a zone district has a minimum and maximum front or street side setback, the district dimensional tables in this Division express such standard as "*X* ft. / Y ft." with the number before the slash being the minimum and the number after the slash being the maximum.
4. *Setbacks Related to Driveways and Garages*. Some zone districts allow for a minimum front setback that is less than 25 feet. However, a minimum setback of 25 feet shall apply to front-loaded garages where a driveway provides access to the garage from a street, other than an alley. The front setback that is less than 25 feet shall apply to the remainder of the

building, exclusive of the front-loaded garage. This maintains an adequately sized parking space on the driveway between the structure and the street and helps to avoid encroachment into public sidewalks.

5. *Right-of-Way and Section Line Setbacks*. The following right-of-way and section line setbacks apply to all base zone districts and development types. Right-of-way/section line setbacks are measured from the centerline of the existing traveled way.

| ROW Setback* | |
|---|---|
| Regional Arterial (ft) | 75 |
| Limited Access Highways (ft) | 75 |
| Principal Arterial (ft) | 75 |
| Rural Principal Arterial - 4 Lanes (ft) | 60 |
| Rural Principal Arterial - 2 Lanes (ft) | 40 |
| Minor Arterial (ft) | 60 |
| Transit Oriented Development Arterial (ft) | 70 |
| Collector (ft) | 40 |
| Transit Oriented Development Collector (ft) | 52 |
| Local Residential (ft) | 25 |
| Local Residential Rural (ft) | 30 |
| Local Industrial & Commercial (ft) | 30 |

| Section Line Setback* | |
|---|---|
| Regional Arterial (ft) | 95 |
| Limited Access Highways (ft) | 95 |
| Principal Arterial (ft) | 95 |
| Rural Principal Arterial - 4 Lanes (ft) | 80 |
| Rural Principal Arterial - 2 Lanes (ft) | 60 |
| Minor Arterial (ft) | 80 |
| Transit Oriented Development Arterial (ft) | 90 |
| Collector (ft) | 60 |
| Transit Oriented Development Collector (ft) | 72 |
| Local Residential (ft) | 35 |
| Local Residential Rural (ft) | 40 |
| Local Industrial & Commercial (ft) | 50 |

6. *Overlay Districts*. An overlay zone district that applies over a base zone district in this Division may further limit dimensional requirements, permitted land uses, and development standards.

# 2-07-02 Agricultural and Residential District Dimensional Standards

## 2-07-02.A A-1, Agriculture 1

| Table 2-07-02.A-1, *A-1 Agriculture 1, Dimensional Standards* | | | |
|---|---|---|---|
| | | Conventional Development Option | Cluster Development Option |
| | **Maximum Density** | | |
| | On well/Onsite WWTS | 1 du/2.5 ac. | 1 du/2.5 ac. |
| | On public water or sewer | N/A | 1 du/2.5 ac. |
| | **Minimum Lot Area per Dwelling Unit** | | |
| **A** | On well /Onsite WWTS | 2.5 ac. | 2.5 ac. |
| | On public water or sewer | N/A | 1 ac. |
| | **Minimum Amenity Space Requirement[1]** | | |
| | On well / Onsite WWTS | None | 60% |
| | On public water or sewer | N/A | 60% |
| | **Minimum Lot Width** | | |
| **B** | On well/Onsite WWTS | 150 ft. | 150 ft. |
| | On public water or sewer | 100 ft. | 100 ft. |
| | **Maximum Lot Coverage** | | |
| **C** | On well / Onsite WWTS | 7.5% | 10% |
| | On public water or sewer | 10% | 12.5% |
| | On public water and sewer | 12.5% | 15% |
| | **Maximum Building Height[2]** | | |
| **D** | Maximum Residential Building Height | 35 ft. | 35 ft. |
| | Maximum Agricultural Building Height | 70 ft.[3] | 70 ft.[3] |
| | **Building Setbacks** | | |
| **E** | Minimum Front | 30 ft. | 30 ft. |
| **F** | Minimum Corner | 30 ft. | 30 ft. |
| **G** | Minimum Interior Side | 10 ft.[4] | 10 ft.[4] |
| **H** | Minimum Rear | 20 ft.[5] | 20 ft.[5] |
| **I** | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) | |

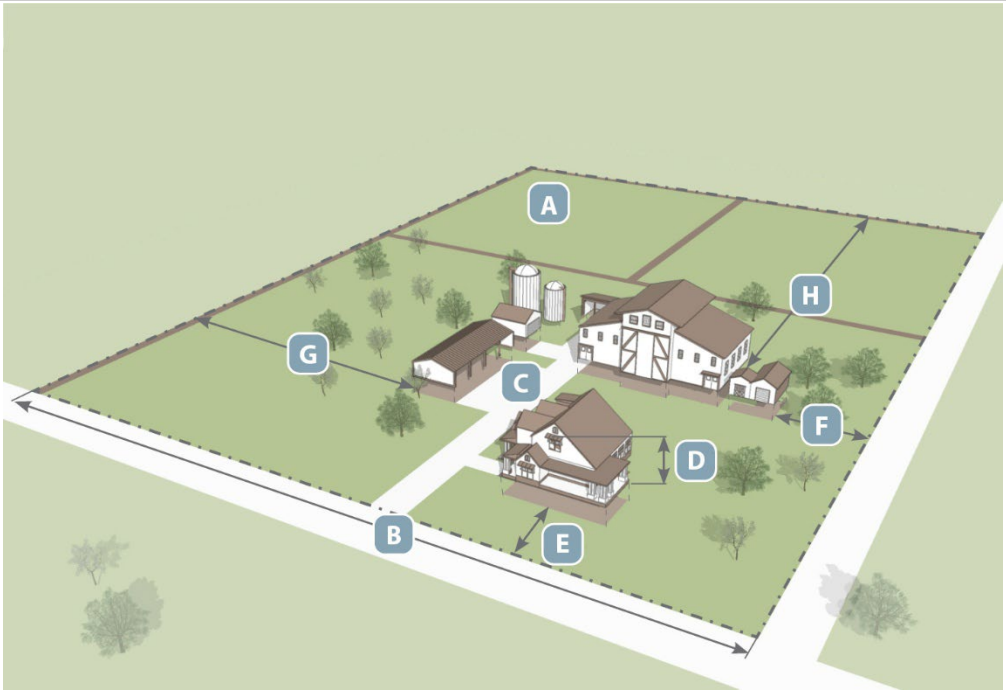
**TABLE NOTES**:
sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. The amenity space percentage applies to subdivisions or developments with 4 or more units, and applies to the entire development rather than individual lots. Refer to Div. 2-04, *Designated Amenity Space Types*.
2. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2-07-02.A-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.
3. Except for agricultural structures located on a lot established by a recorded subdivision plat, where the maximum shall be 25 feet.
4. Or one foot per two feet of building height, whichever is greater.
5. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be the same as the front setback.

**Figure 2-07-02.A-1, *Building Type Measurement Illustrations***

| Minimum Lot | Minimum / Maximum Building Setbacks |
|---|---|

| A = Area | B = Width | C = Maximum Lot Coverage | D = Maximum Building Height | E = Front | F = Corner | G = Side | H = Rear |
|---|---|---|---|---|---|---|---|




| Table 2-07-02.A-2, *A-1 References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Building Types | Div. 2-02 |
| Amenity Space Types | Div. 2-04 |
| Development Types | Div. 2-05 |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2-07-02.B A-2, Agriculture 2

| Table 2-07-02.B-1, *A-2, Agriculture 2, Dimensional Standards* | | |
|---|---|---|
| | Conventional Development Option | Cluster Development Option |
| **Maximum Density** | | |

| Table 2-07-02.B-1, *A-2, Agriculture 2, Dimensional Standards* | | | |
|---|---|---|---|
| | | Conventional Development Option | Cluster Development Option |
| | On well/Onsite WWTS | 1 du/10 ac. | 1 du/10 ac. |
| | On public water or sewer | N/A | N/A |
| | **Minimum Lot Area per Dwelling Unit** | | |
| **A** | On well /Onsite WWTS | 10 ac. | 2.5 ac. |
| | On Public Water or Sewer | N/A | N/A |
| | **Minimum Amenity Space Requirement[1]** | | |
| | On well / Onsite WWTS | None | 75% |
| | On Public Water or Sewer | N/A | N/A |
| | **Minimum Lot Width** | | |
| **B** | On well/Onsite WWTS | 425 ft. | 125 ft. |
| | Public Water or Sewer | N/A | N/A |
| | **Maximum Lot Coverage** | | |
| **C** | Maximum Lot Coverage | None | 55% |
| | **Maximum Building Height[2]** | | |
| **D** | Maximum Residential Building Height | 35 ft. | 35 ft. |
| | Maximum Agricultural Building Height | 70 ft.[3] | 70 ft.[3] |
| | **Building Setbacks** | | |
| **E** | Minimum Front | 50 ft. | 30 ft. |
| **F** | Minimum Corner | 50 ft. | 30 ft. |
| **G** | Minimum Interior Side | 10 ft.[4] | 10 ft.[4] |
| **H** | Minimum Rear | 20 ft.[5] | 20 ft.[5] |
| **I** | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) | |

**TABLE NOTES**:
sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. The amenity space percentage applies to subdivisions or developments with 4 or more units, and applies to the entire development rather than individual lots. Refer to Div. 2-04, *Designated Amenity Space Types*.
2. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2-07-02.B-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.
3. Except for agricultural structures located on a lot established by a recorded subdivision plat, where the maximum shall be 25 feet.
4. Or one foot per two feet of building height, whichever is greater.
5. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be the same as the front setback.

| Figure 2-07-02.B-1, *Building Type Measurement Illustrations* | | | | | | | |
|---|---|---|---|---|---|---|---|
| Minimum Lot | | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks | | | |
| A = Area | B = Width | | | E = Front | F = Corner | G = Side | H = Rear |

| Table 2-07-02.B-2, *A-2 References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Building Types | Div. 2-02 |
| Amenity Space Types | Div. 2-04 |
| Development Types | Div. 2-05 |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2-07-02.C A-3, Agriculture 3

| Table 2-07-02.C-1, *A-3, Agriculture 3, Dimensional Standards* | | |
|---|---|---|
| | Conventional Development Option | Cluster Development Option |
| **Maximum Density** | | |
| On well/Onsite WWTS<br>On public water or sewer | 1 du/35 ac.<br>N/A | 2 du/35 ac.*<br>N/A |
| **Minimum Lot Area** | | |

| Table 2-07-02.C-1, *A-3, Agriculture 3, Dimensional Standards* | | | |
|---|---|---|---|
| | | Conventional Development Option | Cluster Development Option |
| **A** | On well /Onsite WWTS | 35 ac. | 5 ac. |
| | On public water or sewer | N/A | N/A |
| | **Minimum Amenity Space Requirement[1]** | | |
| | On well / Onsite WWTS | None | 85% |
| | On public water or sewer | N/A | N/A |
| | **Minimum Lot Width** | | |
| **B** | On well/Onsite WWTS | 600 ft. | 125 ft. |
| | Public water or sewer | N/A | N/A |
| | **Maximum Lot Coverage** | | |
| **C** | Maximum Lot Coverage | None | 55% |
| | **Maximum Building Height[2]** | | |
| **D** | Maximum Residential Building Height | 35 ft. | 35 ft. |
| | Maximum Agricultural Building Height | 70 ft.[3] | 70 ft.[3] |
| | **Building Setbacks** | | |
| **E** | Minimum Front | 50 ft. | 30 ft. |
| **F** | Minimum Corner | 50 ft. | 30 ft. |
| **G** | Minimum Interior Side | 10 ft.[4] | 10 ft.[4] |
| **H** | Minimum Rear | 20 ft.[5] | 20 ft.[5] |
| **I** | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) | |

**TABLE NOTES**:
sf = Square Feet | ft. = Feet | du = Dwelling Unit
*For A-3 lots also located in the Airport Noise Overlay zone, residential development may be limited per Sec. 2-08-10.

1. The amenity space percentage applies to subdivisions or developments with 4 or more units, and applies to the entire development rather than individual lots. Refer to Div. 2-04, *Designated Amenity Space Types*.
2. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2-07-02.C-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.
3. Except for agricultural structures located on a lot established by a recorded subdivision plat, where the maximum shall be 25 feet.
4. Or one foot per two feet of building height, whichever is greater.
5. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be the same as the front setback.

| Figure 2-07-02.C-1, *Building Type Measurement Illustrations* | | | | | | | |
|---|---|---|---|---|---|---|---|
| Minimum Lot | | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks | | | |
| A = Area | B = Width | | | E = Front | F = Corner | G = Side | H = Rear |

| Table 2-07-02.C-2, *A-3 References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Building Types | Div. 2-02 |
| Amenity Space Types | Div. 2-04 |
| Development Types | Div. 2-05 |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2-07-02.D RE, Residential Estate

| Table 2-07-02.D-1, *RE, Residential Estate, Dimensional Standards* | | |
|---|---|---|
| | Conventional Development Option | Cluster Development Option |
| **Maximum Density** | | |
| On well/Onsite WWTS | 1 du/2.5 ac. | NA |
| On public water or sewer | 1 du/ac. | 1.25 du/ac. |
| **Minimum Lot Area per Dwelling Unit** | | |

| Table 2-07-02.D-1, *RE, Residential Estate, Dimensional Standards* | | | |
|---|---|---|---|
| | | Conventional Development Option | Cluster Development Option |
| **A** | On well /Onsite WWTS<br>On public water or sewer | 2.5 ac.<br>1 ac. | NA<br>0.5 acre (21,780 sf.) |
| | **Minimum Amenity Space Requirement[1]** | | |
| | On well / Onsite WWTS<br>On public water or sewer | NA<br>NA | NA<br>60% |
| | **Minimum Lot Width** | | |
| **B** | On well/Onsite WWTS | 150 ft. | NA |
| | Public water or sewer | 100 ft. | 100 ft. |
| | **Maximum Lot Coverage** | | |
| **C** | Maximum Lot Coverage | 12.5% | 15% |
| | **Maximum Building Height[2]** | | |
| **D** | Maximum Building Height | 35 ft. | 35 ft. |
| | **Building Setbacks** | | |
| **E** | Minimum Front | 30 ft. | 30 ft. |
| **F** | Minimum Corner | 30 ft. | 30 ft. |
| **G** | Minimum Interior Side | 10 ft. | 10 ft. |
| **H** | Minimum Rear | 20 ft. | 20 ft. |
| **I** | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) | |

**TABLE NOTES**:
sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. The amenity space percentage applies to subdivisions or developments with 4 or more units, and applies to the entire development rather than individual lots. Refer to Div. 2-04, *Designated Amenity Space Types*.
2. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2-07-02.D-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.

| Figure 2-07-02.D-1, *Building Type Measurement Illustrations* | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Minimum Lot** | | **C = Maximum Lot Coverage** | **D = Maximum Building Height** | **Minimum / Maximum Building Setbacks** | | | |
| **A = Area** | **B = Width** | | | **E = Front** | **F = Corner** | **G = Side** | **H = Rear** |

| Table 2-07-02.D-2, *RE References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Building Types | Div. 2-02 |
| Amenity Space Types | Div. 2-04 |
| Development Types | Div. 2-05 |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2-07-02.E R-1-C, Residential Low Density

| Table 2-07-02.E-1, *R-1-C, Residential Low Density, Dimensional Standards* | | | |
|---|---|---|---|
| | Conventional Development Option | Cluster Development Option | Compact Development Option |
| **Maximum Density** | | | |
| All Permitted Building Types | 7 du / ac. | 8 du / ac. | 10 du / ac. |
| Maximum Units per Lot[1] | 2 | 2 | 2 |

| Table 2-07-02.E-1, *R-1-C, Residential Low Density, Dimensional Standards* | | | | |
|---|---|---|---|---|
| | | Conventional Development Option | Cluster Development Option | Compact Development Option |
| | **Minimum Lot Area per Dwelling Unit[2]** | | | |
| A | All Single-Family Detached Dwelling Types | 4,500 sf. | 3,500 sf. | 2,000sf. |
| | Two-family Dwelling | 2,250 sf. | 1,750 sf. | 1,500 sf. |
| | **Minimum Amenity Space Requirement[3]** | | | |
| | All Permitted Building Types | 10% | 20% | 25% |
| | **Minimum Lot Width per Dwelling Unit [4]** | | | |
| B | All Single-Family Detached Dwelling Types | 50 ft | 50 ft. | 50 ft. |
| | Two-family Dwelling | 25 ft. | 25 ft. | 25 ft. |
| | **Maximum Lot Coverage** | | | |
| C | All Permitted Building Types | 60% | 60% | 60% |
| | **Maximum Building Height[5]** | | | |
| D | All Permitted Principal Building Types[6] | 35 ft. | 35 ft. | 35 ft. |
| | All Permitted Accessory Building Types | 16 ft. | 16 ft. | 16 ft. |
| | **Building Setbacks** | | | |
| E | Minimum Front | | | |
| | All Permitted Building Types | 20 ft.[7] | 20 ft.[7] | 20 ft.[7] |
| F | Minimum Corner | | | |
| | All Permitted Building Types | 10 ft. | 10 ft. | 10 ft. |
| G | Minimum Interior Side | | | |
| | Zero Lot Line Dwelling | 10 ft./0 ft. | 10 ft./0 ft. | 10 ft./0 ft. |
| | All Other Permitted Building Types | 5 ft. | 5 ft. | 5 ft. |
| H | Minimum Rear | | | |
| | All Permitted Building Types | 5 ft. | 5ft. | 5 ft. |
| I | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) | | |

| Table 2-07-02.E-1, *R-1-C, Residential Low Density, Dimensional Standards* | | | |
|---|---|---|---|
| | Conventional Development Option | Cluster Development Option | Compact Development Option |

**TABLE NOTES**:
sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. Accessory dwelling units shall not count towards the maximum units per lot.
2. Add 500 square feet for corner lots.
3. The amenity space percentage applies to subdivisions or developments with 4 or more units, and applies to the entire development rather than individual lots. Refer to Div. 2-04, *Designated Amenity Space Types*.
4. Add 5 feet for corner lots. Accessory dwelling units shall not count towards dwelling unit calculation for lot width.
5. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2-07-02.E-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.
6. The maximum height of a new structure shall not exceed 150% of the average height of principal structures of immediately adjacent existing lots. If the subject property is surrounded by vacant lots, then the maximum height of the zone district applies. A minimum height of 25 feet is permitted regardless of context.
7. Refer to Sec. 2-07-01(B)(5), *Setbacks Related to Driveways and Garages*, for setbacks less than 25 feet.

**Figure 2-07-02.E-1, *Building Type Measurement Illustrations***

| Minimum Lot | | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks | | | |
|---|---|---|---|---|---|---|---|
| A = Area | B = Width | | | E = Front | F = Corner | G = Side | H = Rear |

**Single-Family Detached**

**Two-family**

| Table 2-07-02.E-2, *R-1-C References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Building Types | Div. 2-02 |
| Amenity Space Types | Div. 2-04 |
| Development Types | Div. 2-05 |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2-07-02.F R-2, Residential Mixed

| Table 2-07-02.F-1, *R-2, Residential Mixed, Dimensional Standards* | | | | |
|---|---|---|---|---|
| | Conventional Development Option | Cluster Development Option | Compact Development Option | Infill Development Option |
| **Maximum Density** | | | | |

| Table 2-07-02.F-1, *R-2, Residential Mixed, Dimensional Standards* | | | | | |
|---|---|---|---|---|---|
| | | Conventional Development Option | Cluster Development Option | Compact Development Option | Infill Development Option |
| | All Permitted Building Types | 11 du / ac. | 15 du / ac. | 18 du / ac. | 20 du / ac. |
| | **Maximum Units per Lot[1]** | | | | |
| | All Single-Family Detached Dwelling Types; Two-family Dwelling | 2 | 2 | 2 | 2 |
| | Multiplex (3 or 4 units) | 4 | 4 | 4 | 4 |
| | **Minimum Lot Area per Dwelling Unit[2]** | | | | |
| A | All Single-Family Detached Dwelling Types | 4,000 sf. | 3,000 sf. | 2,000 sf. | 1,500 sf. |
| | Two-Family Dwelling | 2,250 sf. | 1,500 sf. | 1,000 sf. | 1,000 sf. |
| | Multiplex (3 or 4 units) | 2,000 sf. | 1,500 sf. | 1,000 sf. | 1,000 sf. |
| | Townhouse Dwelling | 2,250 sf. | 1,500 sf. | 1,000 sf. | 1,000 sf. |
| | **Minimum Amenity Space Requirement[3]** | | | | |
| | All Permitted Building Types | 10% | 20% | 25% | 5% |
| | **Minimum Lot Width[4]** | | | | |
| B | Two-Family Dwelling | 25 ft. per unit | 25 ft. per unit | 25 ft. per unit | 25 ft. per unit |
| | All Other Permitted Building Types | 50 ft. | 50 ft. | 50 ft. | 50 ft. |
| | **Maximum Lot Coverage** | | | | |
| C | All Permitted Building Types | 70% | 70% | 70% | 70% |
| | **Maximum Building Height[5]** | | | | |
| D | All Permitted Principal Building Types[6] | 35 ft. | 35 ft. | 35 ft. | 35 ft. |
| | All Permitted Accessory Building Types | 16 ft. | 16 ft. | 16 ft. | 16 ft. |

**Table 2-07-02.F-1, *R-2, Residential Mixed, Dimensional Standards***

| | | Conventional Development Option | Cluster Development Option | Compact Development Option | Infill Development Option |
|---|---|---|---|---|---|
| | **Building Setbacks** | | | | |
| **E** | Minimum Front | | | | |
| | All Permitted Building Types | 20 ft.[7] | 20 ft.[7] | 20 ft.[7] | 20 ft.[7] |
| **F** | Minimum Corner | | | | |
| | All Permitted Building Types | 10 ft. | 10 ft. | 10 ft. | 10 ft. |
| **G** | Minimum Interior Side | | | | |
| | Zero Lot Line Dwelling | 0 ft./10 ft. | 0 ft./10 ft. | 0 ft./10 ft. | 0 ft./10 ft. |
| | Multiplex Dwelling | 10 ft. | 10 ft. | 10 ft. | 10 ft. |
| | All Other Permitted Building Types | 5 ft. | 5 ft. | 5 ft. | 5 ft. |
| **H** | Minimum Rear | | | | |
| | All Permitted Building Types | 5 ft. | 5 ft. | 5 ft. | 5 ft. |
| I | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) | | | |

**TABLE NOTES**:
sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. Accessory dwelling units shall not count towards the maximum units per lot.
2. Add 500 square feet for corner lots.
3. The amenity space percentage applies to subdivisions or developments with 4 or more units, and applies to the entire development rather than individual lots. Refer to Div. 2-04, *Designated Amenity Space Types*.
4. Add 5 feet for single-family, two-family, and multiplex dwelling corner lots. Add 2.5 feet for townhouse corner lots.
5. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2-07-02.F-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.
6. The maximum height of a new structure shall not exceed 150% of the average height of principal structures of immediately adjacent existing lots. If the subject property is surrounded by vacant lots, then the maximum height of the zone district applies. A minimum height of 25 feet is permitted regardless of context.
7. Refer to Sec. 2-07-01(B)(5), *Setbacks Related to Driveways and Garages*, for setbacks less than 25 feet.

**Figure 2-07-02.F-1, *Building Type Measurement Illustrations***

| Minimum Lot | | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks | | | |
|---|---|---|---|---|---|---|---|
| A = Area | B = Width | | | E = Front | F = Corner | G = Side | H = Rear |

**Single-Family Detached**

**Two-Family**

**Multiplex**

| Table 2-07-02.F-2, *R-2 References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Building Types | Div. 2-02 |
| Amenity Space Types | Div. 2-04 |
| Development Types | Div. 2-05 |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2-07-02.G R-3, Residential Moderate Density

| Table 2-07-02.G-1, *R-3, Residential Moderate Density, Dimensional Standards* | | |
|---|---|---|
| | Conventional Development Option | Infill Development Option |
| **Maximum Density** | | |
| All Permitted Building Types | 15 du / ac. | 23 du / ac. |

| Table 2-07-02.G-1, *R-3, Residential Moderate Density, Dimensional Standards* | | | |
|---|---|---|---|
| | | Conventional Development Option | Infill Development Option |
| | Minimum Units per Lot[1] | 2 | 2 |
| | **Minimum Lot Area [2]** | | |
| A | Two-Family Dwelling | 2,250 sf. per unit | 2,000 sf. per unit |
| | Multiplex (3 or 4 units) | 2,000 sf. per unit | 1,500 sf. per unit |
| | Townhouse Dwelling | 1,500 sf. per unit | 1,250 sf. per unit |
| | Multi-family Dwelling | 10,000 sf. | 10,000 sf. |
| | All Other Permitted Building Types | 5,000 sf. | 5,000 sf. |
| | **Minimum Amenity Space Requirement[3]** | | |
| | Two-Family Dwelling, Townhouse Dwelling, Multiplex (3 or 4 units) | 10% | 5% |
| | Multi-family Dwelling | 20% | 10% |
| | All Other Permitted Building Types | 10% | 5% |
| | **Minimum Lot Width[4]** | | |
| B | Two-Family Dwelling, Townhouse Dwelling | 25 ft. per unit | 25 ft. per unit |
| | Multiplex (3 or 4 units), Multifamily Dwelling | 50 ft. | 50 ft. |
| | All Other Permitted Building Types | 50 ft. | 50 ft. |
| | **Maximum Lot Coverage** | | |
| C | All Permitted Building Types[5] | 70% | 70% |
| | **Maximum Building Height[6]** | | |
| D | All Permitted Principal Building Types[7] | 45 ft. | 45 ft. |
| | All Permitted Accessory Building Types | 16 ft. | 16 ft. |
| | **Building Setbacks** | | |
| E | Minimum Front<br>All Permitted Building Types | 10 ft.[8] | 10 ft.[8] |
| F | Minimum Corner<br>-All Permitted Building Types | 10 ft. | 10 ft. |
| G | Minimum Interior Side<br>Townhouse Dwelling[9] | 0 ft./5 ft./10 ft. | 0 ft./5 ft./10 ft. |
| | All Other Permitted Building Types | 5 ft. | 5 ft. |
| H | Minimum Rear<br>All Permitted Building Types | 5 ft. | 5 ft. |
| I | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) | |

| Table 2-07-02.G-1, *R-3, Residential Moderate Density, Dimensional Standards* | | | |
|---|---|---|---|
| | | Conventional Development Option | Infill Development Option |

**TABLE NOTES**:
sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. Accessory dwelling units shall not count towards the minimum units per lot.
2. Add 500 square feet for corner lots.
3. The amenity space percentage applies to subdivisions or developments with 4 or more units, and applies to the entire development rather than individual lots. Refer to Div. 2-04, *Designated Amenity Space Types*.
4. Add 5 feet for corner lots.
5. For multiplexes, principal and accessory structures: Maximum 50%. Paved area (including driveways): Maximum 20%.
6. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2-07-02.G-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.
7. The maximum height of a new structure shall not exceed 150% of the average height of principal structures of immediately adjacent existing lots. If the subject property is surrounded by vacant lots, then the maximum height of the zone district applies. A minimum height of 35 feet is permitted regardless of context.
8. Refer to Sec. 2-07-01(B)(5), *Setbacks Related to Driveways and Garages*, for setbacks less than 25 feet.
9. The first number is the zero-side setback, the second number is the non-zero-side setback for an end unit to an interior lot line.

| Figure 2-07-02.G-1, *Building Type Measurement Illustrations* | | | | | | | |
|---|---|---|---|---|---|---|---|
| Minimum Lot | | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks | | | |
| A = Area | B = Width | | | E = Front | F = Corner | G = Side | H = Rear |
| **Two-Family** | | | | | | | |

| **Townhouse Dwelling** |
|---|

**Multiplex**

**Multi-family**

| Table 2-07-02.G-2, R-3 References to Related Standards | |
|---|---|
| Standard Topic | Location in DSR |
| Building Types | Div. 2-02 |
| Amenity Space Types | Div. 2-04 |
| Development Types | Div. 2-05 |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2-07-02.H R-4, Residential Mixed High Density

| Table 2-07-02.H-1, *R-4, Residential Mixed High Density, Dimensional Standards* | | |
|---|---|---|
| | Conventional Development Option | Infill Development Option |
| **Density** | | |
| Minimum, All Permitted Building Types | 15 du / ac. | 15 du/ac. |
| Maximum, All Permitted Building Types | 35 du / ac. | 50 du/ac. |
| Minimum Units Per Lot[1] | 3 | 3 |
| **Minimum Lot Area[2]** | | |

| Table 2-07-02.H-1, *R-4, Residential Mixed High Density, Dimensional Standards* | | | |
|---|---|---|---|
| | | Conventional Development Option | Infill Development Option |
| A | Live-Work Building | 1,000 sf. per live work unit | 1,000 sf. per live work unit |
| | Mixed Use Building | 10,000 sf. | 10,000 sf. |
| | Multi-Family Dwelling | 10,000 sf. | 10,000 sf. |
| | Multiplex Dwelling (3 or 4 units) | 2,000 sf. per unit | 1,500 sf. per unit |
| | Townhouse Dwelling | 1,500 sf. per unit | 1,250 sf. per unit |
| | Office-Institutional or Shop | 5,000 sf. | 5,000 sf. |
| | **Amenity and Open Space Requirement[3]** | | |
| | Live-Work Building | 10% | 5% |
| | Mixed Use Building | 10% | 5% |
| | Multi-Family Dwelling | 15% | 7.5% |
| | Multiplex Dwelling | 10% | 5% |
| | Townhouse Dwelling | 10% | 5% |
| | Office-Institutional or Shop | 10% | 5% |
| | **Minimum Lot Width[4]** | | |
| B | Live-Work Building | 25 ft. per unit | 25 ft. per unit |
| | Mixed Use Building | 50 ft. | 50 ft. |
| | Multi-Family Dwelling | 50 ft. | 50 ft. |
| | Multiplex Dwelling | 50 ft. | 50 ft. |
| | Townhouse Dwelling | 25 ft. per unit | 25 ft. per unit |
| | Office-Institutional or Shop | 50 ft. | 50 ft. |
| | **Maximum Lot Coverage** | | |
| C | All Permitted Building Types[5] | 70% | 70% |
| | **Maximum Building Height[6]** | | |
| D | All Permitted Principal Building Types[7] | 75 ft. | 75 ft. |
| | All Permitted Accessory Building Types | 16 ft. | 16 ft. |
| | **Building Setbacks** | | |
| E | Minimum Front | | |
| | All Permitted Building Types | 10 ft. | 10 ft. |
| F | Minimum Corner | | |
| | All Permitted Building Types | 10 ft. | 10 ft. |
| G | Minimum Interior Side | | |
| | Townhouse Dwelling[8] | 0 ft./5 ft./10 ft. | 0 ft./5 ft./10 ft. |
| | All Other Permitted Building Types | 5 ft. | 5 ft. |
| H | Minimum Rear | | |
| | All Permitted Building Types | 5 ft. | 5 ft. |

| Table 2-07-02.H-1, *R-4, Residential Mixed High Density, Dimensional Standards* | | | |
|---|---|---|---|
| | | Conventional Development Option | Infill Development Option |
| I | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) | |

**TABLE NOTES**:

sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. Accessory dwelling units shall not count towards the minimum units per lot.
2. Add 500 square feet for corner lots.
3. The amenity space percentage applies to subdivisions or developments with 4 or more units, and applies to the entire development rather than individual lots. Refer to Div. 2-04, *Designated Amenity Space Types*.
4. Add 5 ft. for corner lots.
5. For multi-family: Maximum 40%. Paved area (including driveways): Maximum 30%.
6. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2-07-02.H-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.
7. The maximum height of a new structure shall not exceed 150% of the average height of principal structures of immediately adjacent existing lots. If the subject property is surrounded by vacant lots, then the maximum height of the zone district applies. A minimum height of 70 feet is permitted regardless of context.
8. The first number is the zero-side setback, the second number is the non-zero-side setback for an end unit to an interior lot line.

**Figure 2-07-02.H-1, *Building Type Measurement Illustrations***

| Minimum Lot | | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks | | | |
|---|---|---|---|---|---|---|---|
| A = Area | B = Width | | | E = Front | F = Corner | G = Side | H = Rear |

**Multiplex**

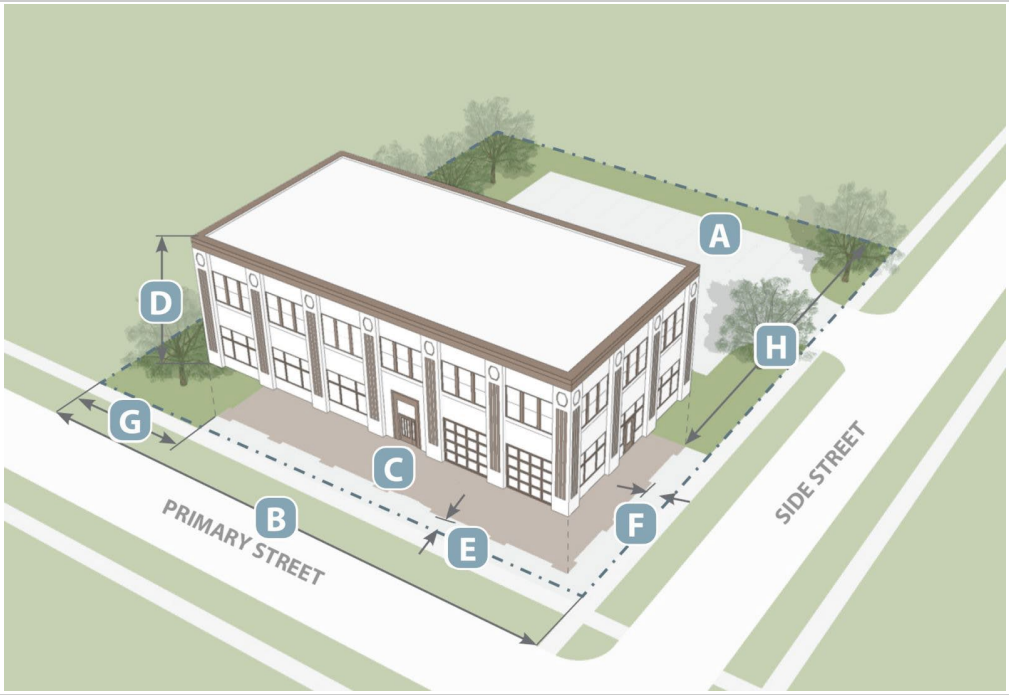
**Townhouse Dwelling**

**Live-Work**

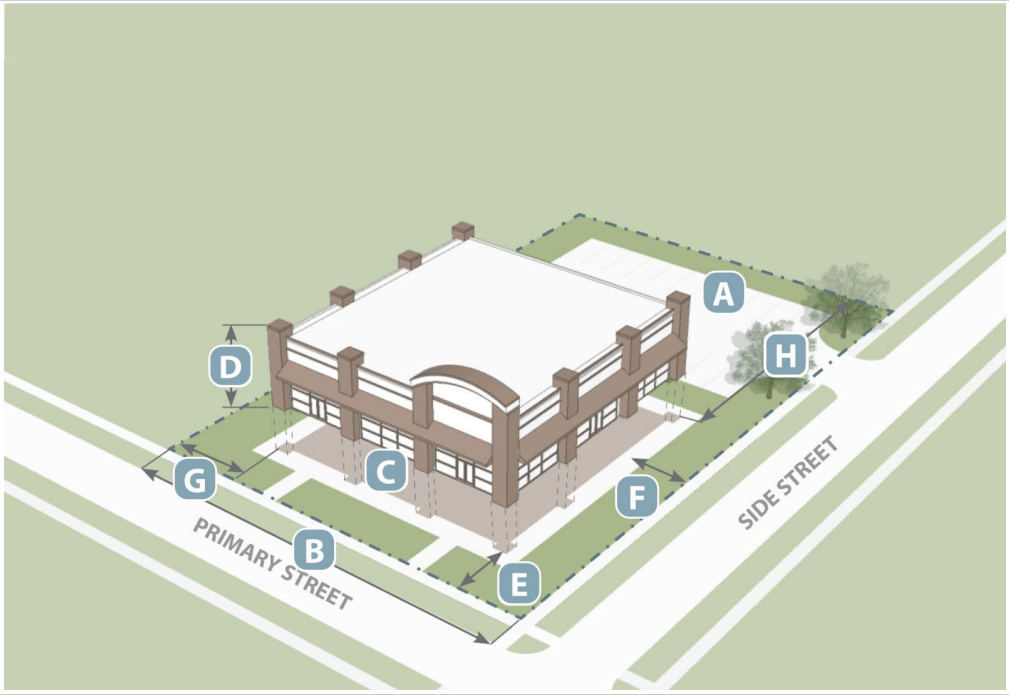
**Mixed Use Building**

**Multi-family**

**Office-Institutional**




**Shop**




| Table 2-07-02.H-2, *R-4, References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Building Types | Div. 2-02 |
| Amenity Space Types | Div. 2-04 |
| Development Types | Div. 2-05 |
| Principal Land Uses | Div. 2-06 |

| Table 2-07-02.H-2, *R-4, References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Accessory Uses and Structures | Div. 3-13 |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

# 2-07-03 Nonresidential and Mixed Use District Dimensional Standards

## 2.07.03.A NC, Neighborhood Commercial

| Table 2.07.03.A-1, *NC, Neighborhood Commercial, Dimensional Standards* | | |
|---|---|---|
| **Key** | | Neighborhood Commercial |
| | **Maximum Density** | |
| | All Permitted Residential Building Types | 11 du/ac. |
| | **Maximum Units per Lot[1]** | |
| | All Single-Family Detached Dwelling Types, Two-Family Dwelling | 2 |
| | Multiplex Dwelling (3 or 4 units) | 4 |
| | **Minimum Lot Area per Dwelling Unit[2]** | |
| | All Single-Family Detached Dwelling Types | 4,000 sq. ft. |
| **A** | Two-Family Dwelling | 2,250 sq. ft. |
| | Multiplex Dwelling (3 or 4 units) | 2,000 sq. ft. |
| | **Minimum Amenity Space Requirement[3]** | |

| Table 2.07.03.A-1, *NC, Neighborhood Commercial, Dimensional Standards* | | |
|---|---|---|
| **Key** | | Neighborhood Commercial |
| | Single-Family Detached Dwelling | 10% |
| | Two-Family Dwelling | 10% |
| | Multiplex Dwelling (three or four units) | 10% |
| | All Other Permitted Building Types | 15% |
| | **Minimum Lot Width[4]** | |
| **B** | Two-Family Dwelling | 25 ft. per unit |
| | All Other Permitted Building Types | 50 ft. |
| | **Maximum Lot Coverage and Floor Area** | |
| **C** | Lot Coverage<br>All Permitted Building Types | 70% |
| | Floor Area[5]<br>All Residential Building Types | 2,000 sq. ft. |
| | All Commercial Building Types | N/A |
| | **Maximum Building Height[6]** | |
| **D** | All Permitted Building Types | 35 ft. |
| | **Building Setbacks** | |
| **E** | Minimum Front<br>All Permitted Building Types | 25 ft. |
| **F** | Minimum Corner<br>All Permitted Building Types | 25 ft. |
| **G** | Minimum Interior Side (One Side / Other Side)<br>All Permitted Building Types | 15 ft./5 ft.[7] |
| **H** | Minimum Rear<br>All Permitted Building Types | 15 ft. |
| I | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) |

**TABLE NOTES**:
sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. Accessory dwelling units shall not count towards the minimum units per lot.
2. Add 500 square feet for corner lots
3. The amenity space percentage applies to subdivisions, residential developments with 4 or more units, or non-residential or mixed use developments with 2,001 or greater square feet gross floor area. The percentage applies to the entire development rather than individual lots. Refer to Div. 2-04, *Designated Amenity Space Types*.
4. Add 5 feet for corner lots.
5. Unless otherwise approved with a Conditional Use Permit.
6. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2.07.03.A-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.
7. Zero-foot setbacks may be approved for fireproof structures.

| Figure 2.07.03.A-1, Building Type Measurement Illustrations | | | |
|---|---|---|---|
| Minimum Lot | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks |

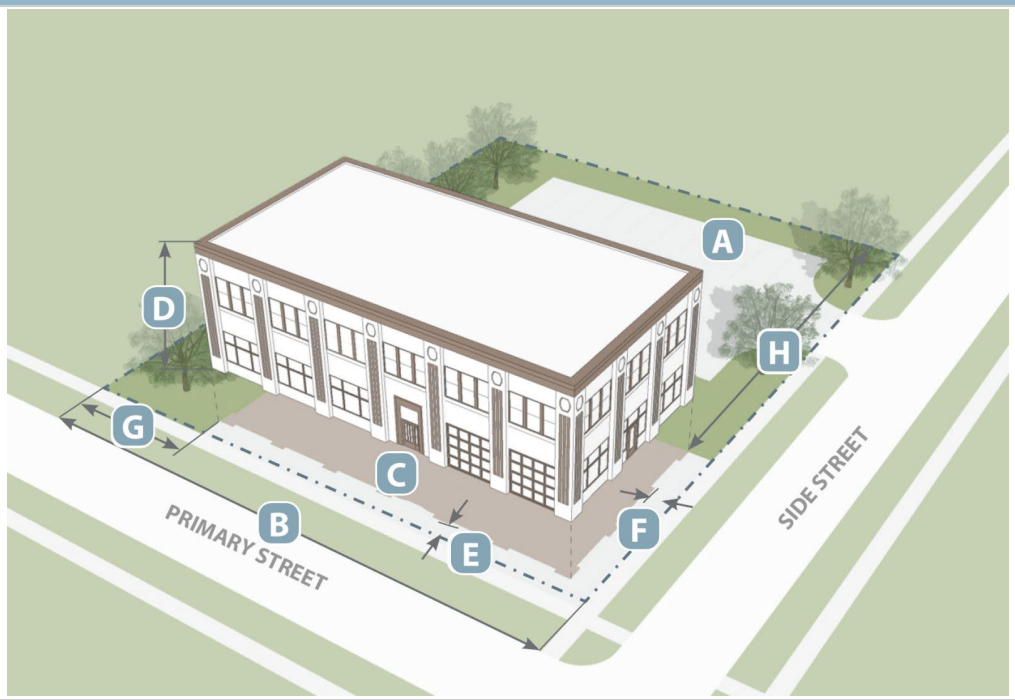
| A = Area | B = Width | E = Front F = Corner G = Side H = Rear |
|---|---|---|

**Single-Family Detached**

**Two-Family**

**Multiplex**

**Office-Institutional**




**Shop**

| Table 2.07.03.A-2, *NC, References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2.07.03.B GC, General Commercial

| Table 2.07.03.B-1, *GC, General Commercial, Dimensional Standards* | | |
|---|---|---|
| **Key** | | **General Commercial** |
| | **Maximum Density** | |
| | All Permitted Residential Building Types | 35 du/ac. |
| | **Minimum Lot Area[1]** | |
| **A** | Live-Work Building | 1,000 sf. per live-work unit |
| | Mixed Use Building | 10,000 sf. |
| | Multi-Family Dwelling | 10,000 sf. |
| | All Other Permitted Building Types | None |
| | **Minimum Amenity Space Requirement[2]** | |
| | All Permitted Building Types | 10% |
| | **Minimum Lot Width[3]** | |
| **B** | Multi-Family Dwelling | 50 ft. |
| | Mixed Use | 50 ft. |
| | Live-Work | 25 ft. per unit |
| | All Other Permitted Building Types | 50 ft. |
| | **Maximum Lot Coverage and Maximum Floor Area** | |
| **C** | Lot Coverage<br>All Permitted Building Types | 70% |
| | Floor Area[4]<br>Residential | None<br>10,000 sq. ft. |
| | Commercial | N/A |
| | **Maximum Building Height[5]** | |
| **D** | All Permitted Building Types | 35 ft. |
| | **Building Setbacks** | |
| **E** | Minimum Front<br>All Permitted Building Types | 25 ft. |

| Table 2.07.03.B-1, *GC, General Commercial, Dimensional Standards* | | |
|---|---|---|
| **Key** | | **General Commercial** |
| **F** | Minimum Corner<br>All Permitted Building Types | 25 ft. |
| **G** | Minimum Interior Side (One Side / Other Side)<br>All Permitted Building Types | 15 ft./5 ft.[6] |
| **H** | Minimum Rear<br>All Permitted Building Types | 15 ft. |
| I | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) |

**TABLE NOTES**:
sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. Add 500 square feet for corner lots.
2. The amenity space percentage applies to subdivisions, residential developments with 4 or more units, or non-residential or mixed use developments with 2,001 or greater square feet gross floor area. The percentage applies to the entire development rather than individual lots. Refer to Div. 2-03, *Designated Amenity Space Types*.
3. Add 5 ft. for corner lots.
4. Unless otherwise approved with a Conditional Use Permit.
5. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2.06.03.B-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.
6. Zero-foot setbacks may be approved for fireproof structures.

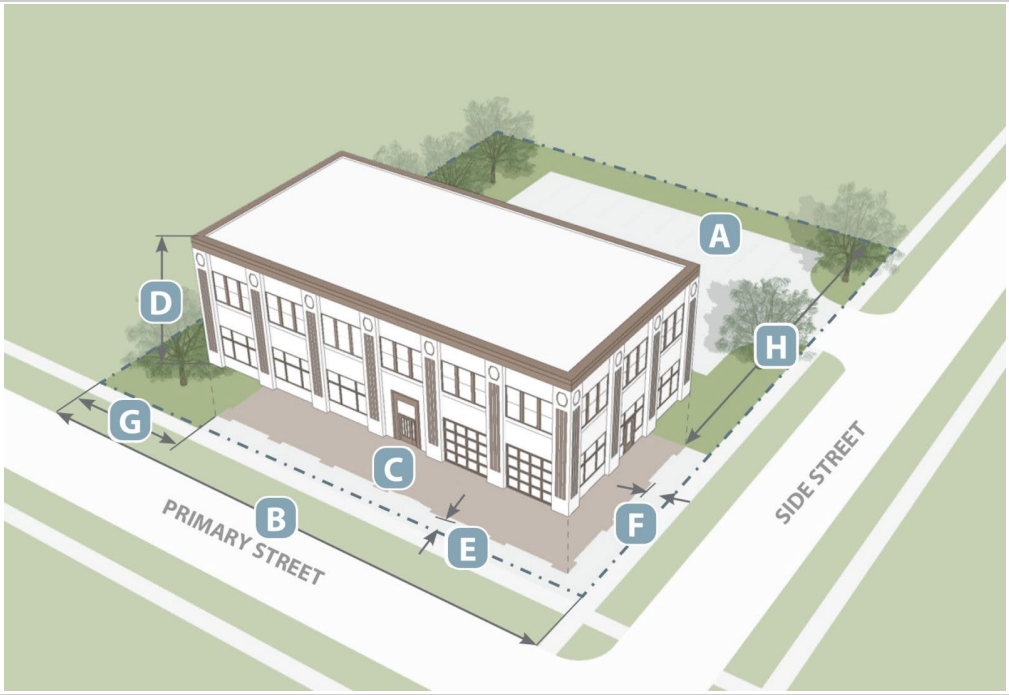
| Figure 2.07.03.B-1, *Building Type Measurement Illustrations* | | | | |
|---|---|---|---|---|
| Minimum Lot | | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks |
| A = Area | B = Width | | | E = Front F = Corner G = Side H = Rear |
| **Commercial** | | | | |

**Live-Work**

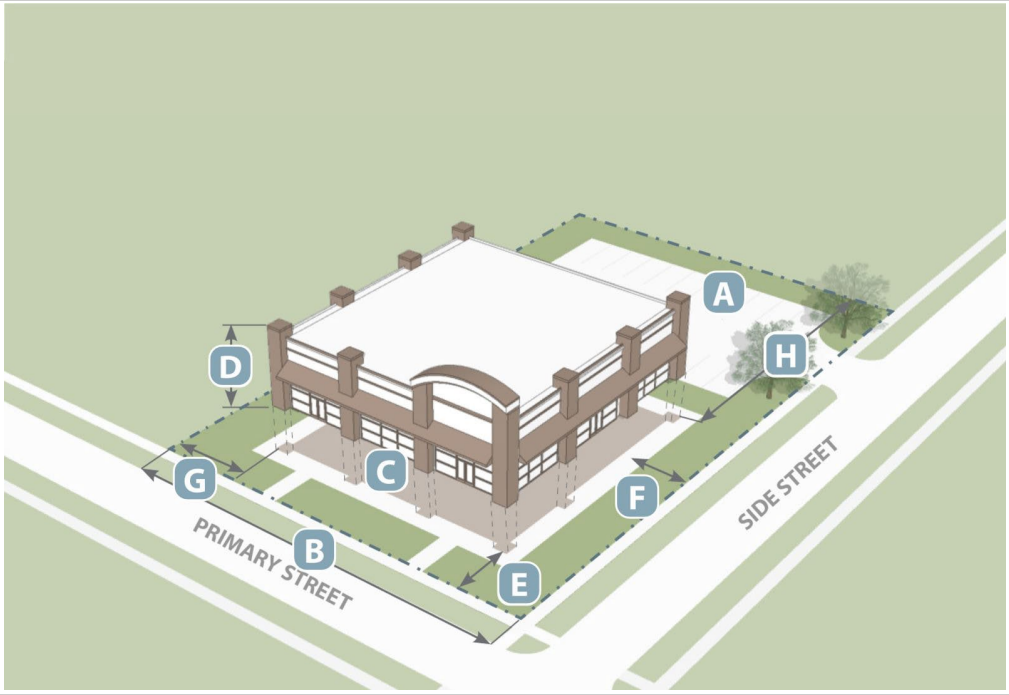
**Mixed Use**

**Multi-Family**

**Office-Institutional**



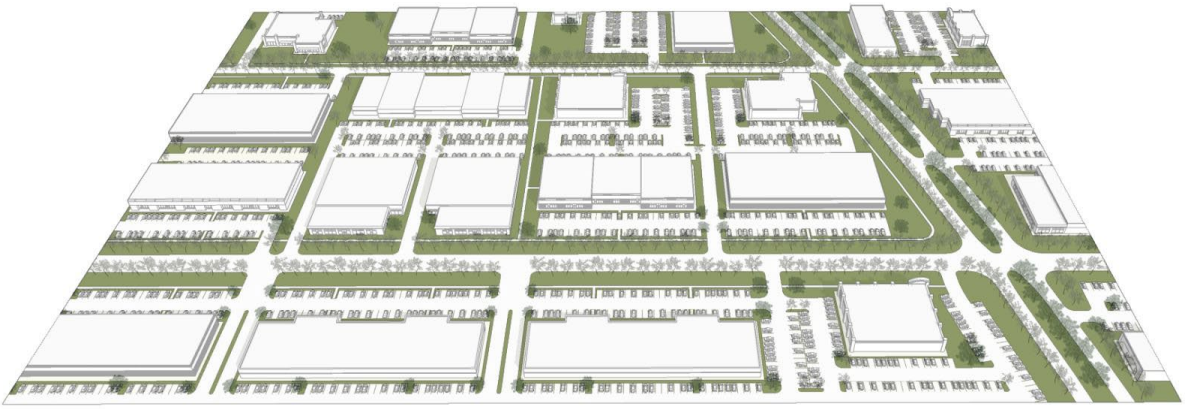

**Shop**




| Table 2.07.03.B-2, *GC References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Parking | Div. 4-02 |

| Table 2.07.03.B-2, *GC References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2.07.03.C HC, Heavy Commercial



| Table 2.07.03.C-1, *HC, Heavy Commercial, Dimensional Standards* | | |
|---|---|---|
| **Key** | | **Heavy Commercial** |
| | **Minimum Lot Size** | |
| **A** | All Permitted Building Types | N/A |
| | **Minimum Amenity Space Requirement[1]** | |
| | Industrial | 5% |
| | All Other Permitted Building Types | 20% |
| | **Minimum Lot Width** | |
| **B** | All Permitted Building Types | 100 ft. |
| | **Maximum Lot Coverage** | |
| **C** | All Permitted Building Types | 80% |
| | **Maximum Building Height[2]** | |
| **D** | All Permitted Building Types | 35 ft. |
| | **Building Setbacks** | |
| **E** | Minimum Front<br>All Permitted Building Types | 25 ft. |
| **F** | Minimum Corner | |

| Table 2.07.03.C-1, *HC, Heavy Commercial, Dimensional Standards* | | |
|---|---|---|
| **Key** | | **Heavy Commercial** |
| | All Permitted Building Types | 25 ft. |
| **G** | Minimum Interior Side (One Side / Other Side)<br>All Permitted Building Types | 15 ft./5 ft.[3] |
| **H** | Minimum Rear<br>All Permitted Building Types | 15 ft. |
| I | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) |

**TABLE NOTES**:
sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. The amenity space percentage applies to subdivisions or non-residential or mixed use developments with 2,001 or greater square feet gross floor area. The percentage applies to the entire development rather than individual lots. Refer to Div. 2-04, *Designated Amenity Space Types*.
2. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2.07.03.C-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.
3. Zero-foot setbacks may be approved for fireproof structures. 25-foot setback from residentially zoned or used properties.

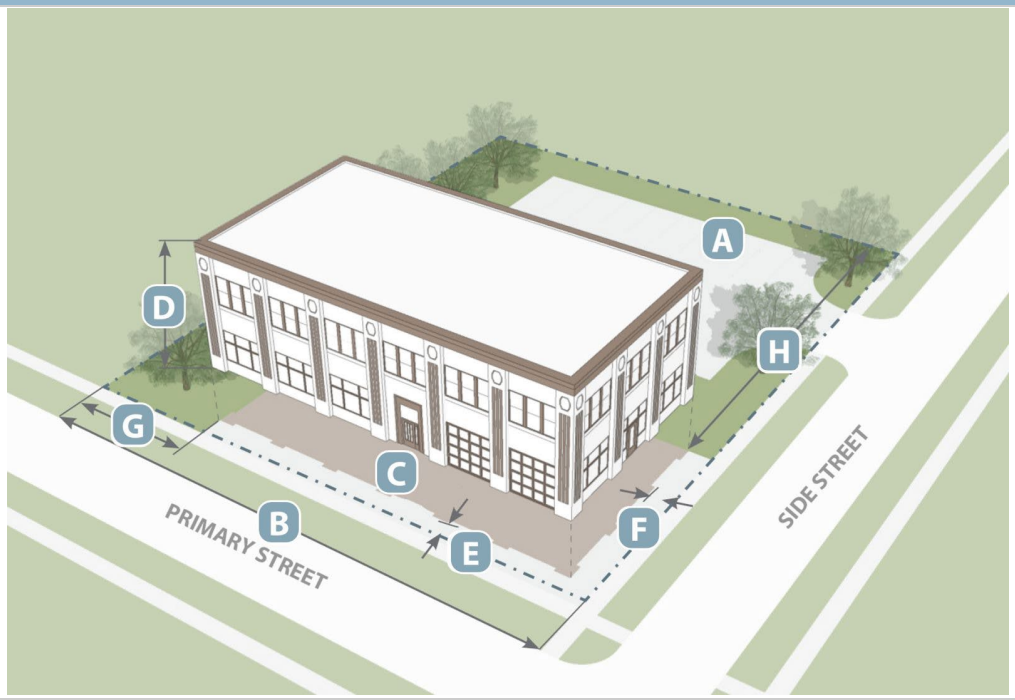
**Figure 2.07.03.C-1, *Building Type Measurement Illustrations***

| Minimum Lot | | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks |
|---|---|---|---|---|
| A = Area | B = Width | | | E = Front F = Corner G = Side H = Rear |

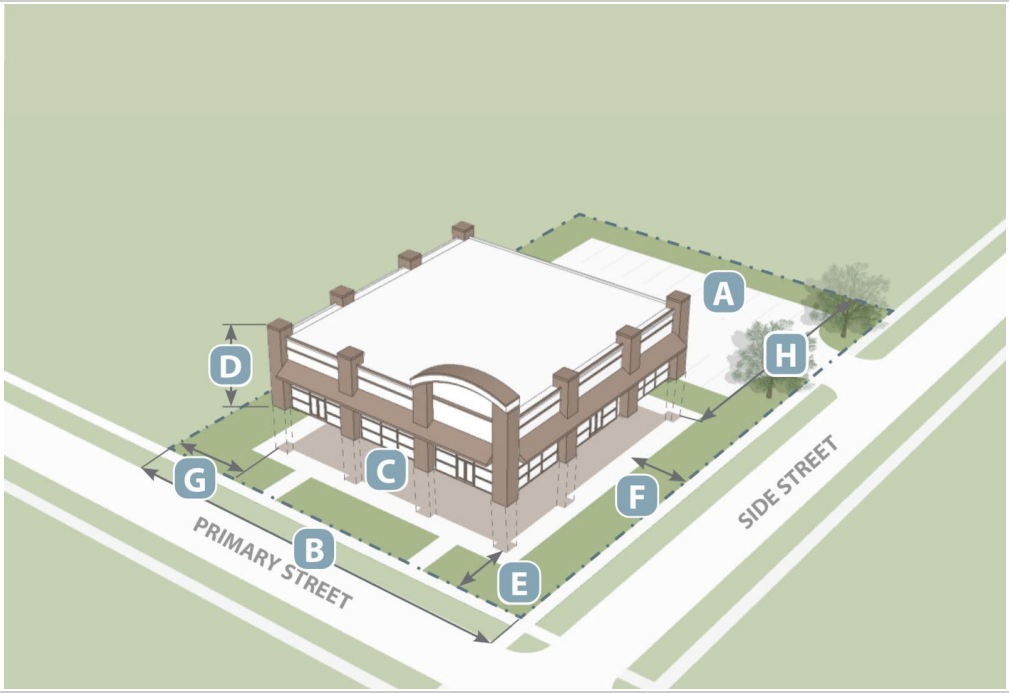
**Commercial**

**Industrial**

**Office-Institutional**




**Shop**




| Table 2.07.03.C-2, *HC References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Accessory Outdoor Storage | Sec. 3-13-05.B |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2.07.03.D MU, Mixed Use

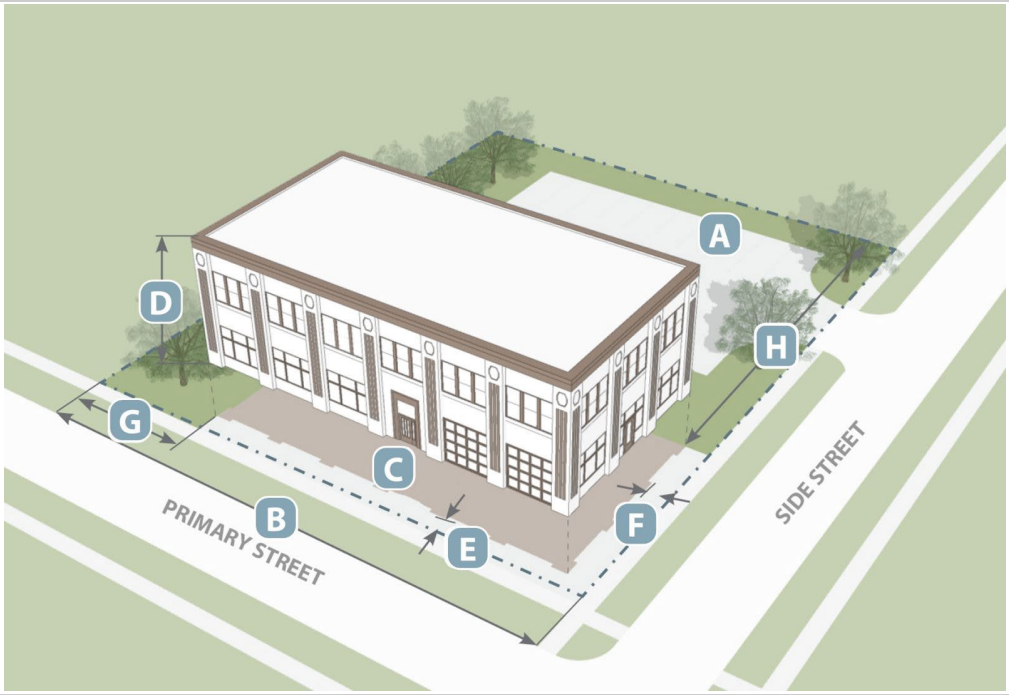
| Table 2.07.03.D-1, *MU, Mixed Use, Dimensional Standards* | | |
|---|---|---|
| **Key** | | **Mixed Use** |
| | **Maximum and Minimum Density** | |
| | Maximum Dwellings per Acre | 50 du/ac. |
| | Minimum Dwellings per Acre | 15 du/ac. |
| | **Minimum Lot Area** | |
| **A** | All Permitted Building Types | None |
| | **Minimum Amenity Space Requirement[1]** | |
| | Live-Work Building or Townhouse Dwelling | 15% |
| | All Other Permitted Building Types | 10% |
| | **Minimum Lot Width** | |
| **B** | Live-Work Building or Townhouse Dwelling | 25 ft. per unit |
| | All Other Permitted Building Types | 50 ft. |
| | **Maximum Lot Coverage** | |
| **C** | All Permitted Building Types | 80% |
| | **Maximum Building Height[2]** | |
| **D** | All Permitted Building Types | 60 ft. |
| | Height-related setbacks for buildings adjacent to R-1-C or R-2 zone districts: | |
| | Upper stories above 35 feet shall be stepped down from its highest roofline at least one full story for a depth of at least 15 feet. | |
| | Upper stories above 51 feet shall be stepped down from its highest roofline at least one full story for a depth of 25 feet. | |
| | **Building Setbacks[3]** | |
| **E** | Minimum / Maximum Front<br>All Permitted Building Types (Not fronting state highway)<br>All Permitted Building Types (Fronting state highway) | <br>5 ft./20 ft.<br>5 ft./25 ft. |
| **F** | Minimum / Maximum Corner | |

| Table 2.07.03.D-1, *MU, Mixed Use, Dimensional Standards* | | |
|---|---|---|
| **Key** | | **Mixed Use** |
| | All Permitted Building Types (Not fronting state highway)<br>All Permitted Building Types (Fronting state highway) | 5 ft./20 ft.<br>5 ft./25 ft. |
| **G** | Minimum Interior Side<br>All Permitted Building Types<br>All Permitted Building Types (Adjacent to R-1-C or R-2) | <br>5 ft.<br>20 ft. |
| **H** | Minimum Rear<br>All Permitted Building Types<br>All Permitted Building Types (Adjacent to R-1-C or R-2) | <br>5 ft.<br>20 ft. |
| I | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) |
| | **Maximum FAR** | |
| | All Permitted Building Types | 0.75 |
| | **Use Mix Requirements** | |
| | No less than 75% of the floor area of the ground floor of any permitted building type fronting a public road must be comprised of commercial, recreational, public, civic, or institutional uses. | |
| | **TABLE NOTES**:<br>sf = Square Feet \| ft. = Feet \| du = Dwelling Unit<br>1. The amenity space percentage applies to subdivisions, residential developments with 4 or more units, or non-residential or mixed use developments with 2,001 or greater square feet gross floor area. The percentage applies to the entire development rather than individual lots. Refer to Div. 2-04, *Designated Amenity Space Types*.<br>2. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2.07.03.D-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.<br>3. Structures shall not encroach into the sight distance triangle. | |

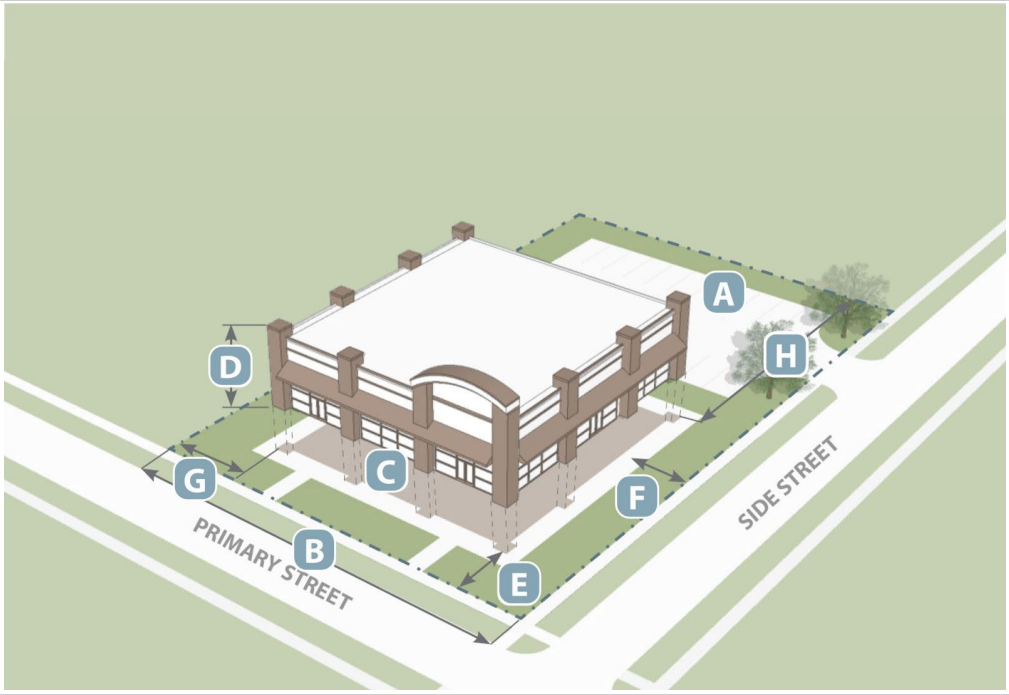
| Figure 2.07.03.D-1, *Building Type Measurement Illustrations* | | | | |
|---|---|---|---|---|
| Minimum Lot | | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks |
| A = Area | B = Width | | | E = Front F = Corner G = Side H = Rear |
| **Live-Work** | | | | |

**Mixed Use**

**Office-Institutional**




**Shop**




**Townhouse Dwelling**

| Table 2.07.03.D-2, *MU References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2.07.03.E TOD, Transit Oriented Development

| Table 2.07.03.E-1, *TOD, Transit Oriented Development, Dimensional Standards* | | |
|---|---|---|
| **Key** | | **Transit Oriented Development** |
| | **Maximum and Minimum Density** | |
| | Maximum Dwellings per Acre | |
| | All Permitted Residential Building Types | 75 du/ac. |
| | Minimum Dwellings per Acre | |
| | Two-Family Dwelling, Townhouse Dwelling | 15 du/ac. |
| | Multi-Family Dwelling, Multiplex Dwelling | 18 du/ac. |
| | All Other Permitted Building Types | N/A |
| | **Minimum Lot Area** | |
| **A** | All Permitted Building Types | None |
| | **Minimum Amenity Space Requirement[1]** | |
| | All Permitted Residential Building Types | 20% |
| | All Permitted Commercial, Mixed Use, or Industrial Building Types | 10% |
| | **Minimum Lot Width** | |
| **B** | All Permitted Building Types | none |
| | **Maximum Lot Coverage and Minimum Floor Area Ratio (FAR)** | |
| **C** | Lot Coverage<br>All Permitted Building Types | 80% |
| | Minimum Floor Area Ratio | |
| | All Permitted Residential Building Types | none |
| | All Permitted Mixed Use and Commercial Building Types | 0.75 |
| | All Permitted Industrial Building Types | 0.50 |
| | **Maximum Building Height[2]** | |

| Table 2.07.03.E-1, *TOD, Transit Oriented Development, Dimensional Standards* | | |
|---|---|---|
| **Key** | | **Transit Oriented Development** |
| | Two-family Dwelling, Townhouse Dwelling | 45 ft. |
| **D** | Multi-Family Dwelling, Multiplex Dwelling, Live-Work Building | 75 ft. |
| | All Permitted Commercial, Mixed Use, and Industrial Buildings | 60 ft. |
| | **Building Setbacks[3]** | |
| | Minimum / Maximum Front and Corner | |
| | All Permitted Industrial Buildings | 25 ft./-- |
| **E, F** | All Other Permitted Building Types | |
| | - Fronting Arterial or Transit Rail | 5 ft./-- |
| | - Fronting Local or Collector Street | 5 ft./10 ft. |
| | Minimum Side and Rear Setbacks | |
| | Two-family Dwelling, Townhouse Dwelling | |
| | - Exterior | 5 ft. |
| | - Exterior, Adjacent to existing residential uses | 10 ft. |
| | - Interior | 0 ft. |
| **G,H** | Multi-Family Dwelling, Multiplex Dwelling, Live-Work Building, Mixed Use, or Commercial Building | |
| | - Exterior | 5 ft. |
| | - Exterior, Adjacent to existing residential uses | 10 ft. |
| | - Interior | 0 ft. |
| | All Permitted Industrial Building Types | |
| | - Exterior, Interior | 15 ft. |
| I | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) |

| Figure 2.07.03.F-1, *Building Type Measurement Illustrations* | | | | |
|---|---|---|---|---|
| Minimum Lot | | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks |
| A = Area | B = Width | | | E = Front F = Corner G = Side H = Rear |
| **Two-family** | | | | |

**Townhouse Dwelling**

**Multiplex**

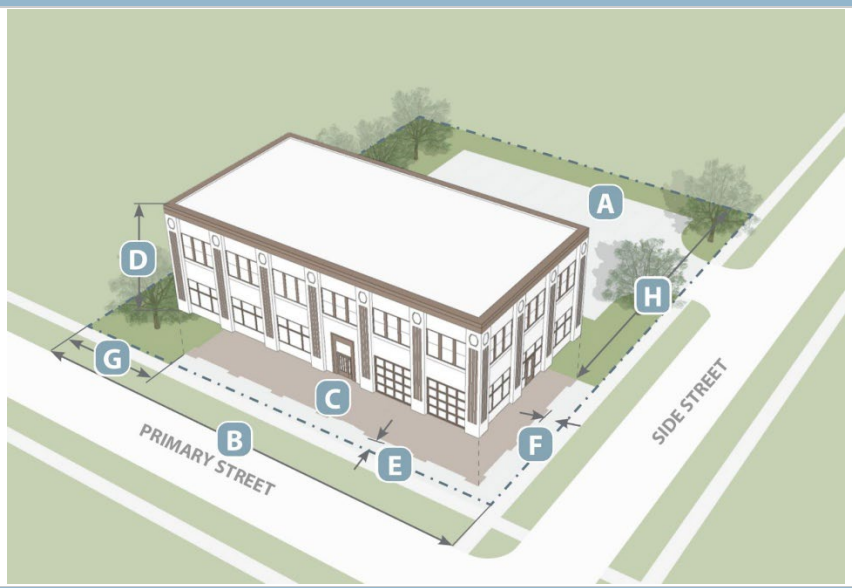
**Multi-family**

**Mixed Use**

**Live-Work**

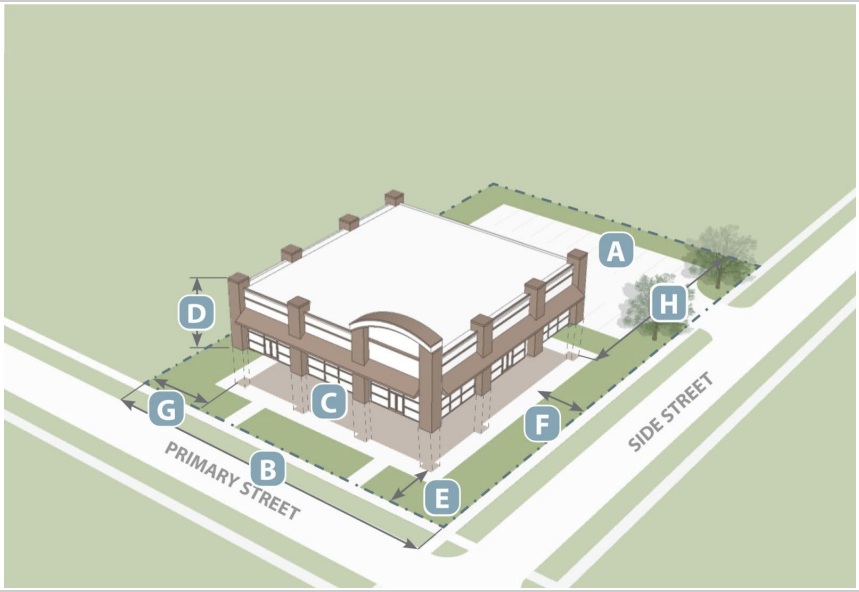
**Commercial Building**

**Office-Institutional Building**




**Industrial Building**

**Shop Building**




## 2.07.03.F I-1, Light Industrial

| Table 2.07.03.F-1, *I-1, Light Industrial, Dimensional Standards* | | |
|---|---|---|
| **Key** | | **Light Industrial** |
| | **Minimum Lot Area** | |
| **A** | All Permitted Building Types | 1 ac. |
| | **Minimum Amenity Space Requirement[1]** | |
| | Industrial | N/A |
| | All Other Permitted Building Types | 10% |
| | **Minimum Lot Width** | |
| **B** | All Permitted Building Types | 100 ft. |
| | **Maximum Lot Coverage** | |
| **C** | All Permitted Building Types | 90% |
| | **Maximum Building Height[2]** | |
| **D** | All Permitted Building Types | 75 ft. |
| | **Building Setbacks** | |
| **E** | Minimum Front<br>All Permitted Building Types | 25 ft. |
| **F** | Minimum Corner<br>All Permitted Building Types | 25 ft. |
| **G** | Minimum Interior Side (One Side / Other Side)<br>All Permitted Building Types | 15 ft./5 ft.[3] |
| **H** | Minimum Rear<br>All Permitted Building Types | 15 ft.[4] |
| I | Right-of-Way/Section Line Setbacks | Sec. 2-07-01.B(6) |

| Table 2.07.03.F-1, *I-1, Light Industrial, Dimensional Standards* | |
|---|---|
| **Key** | **Light Industrial** |

**TABLE NOTES**:

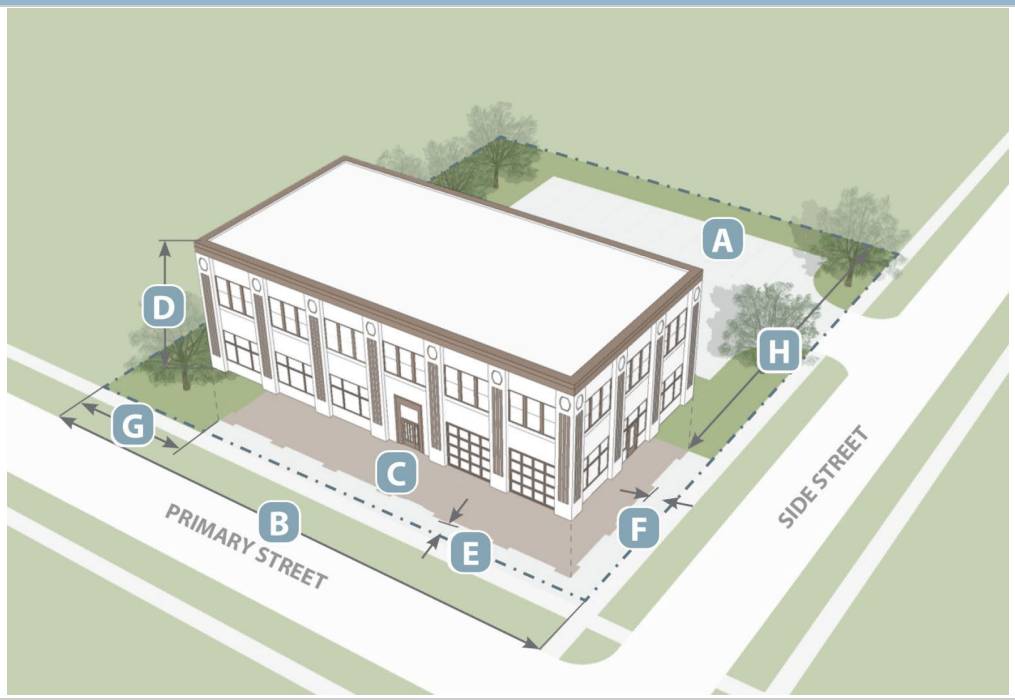
sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. The amenity space percentage applies to subdivisions or non-residential or mixed use developments with 2,001 or greater square feet gross floor area. The percentage applies to the entire development rather than individual lots. Refer to Div. 2-04, *Designated Amenity Space Types*.
2. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2.07.03.F-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.
3. Zero-foot setbacks may be approved for fireproof structures. 50-foot setback from residentially zoned or used properties.
4. 50-foot setback from residentially zoned or used properties.

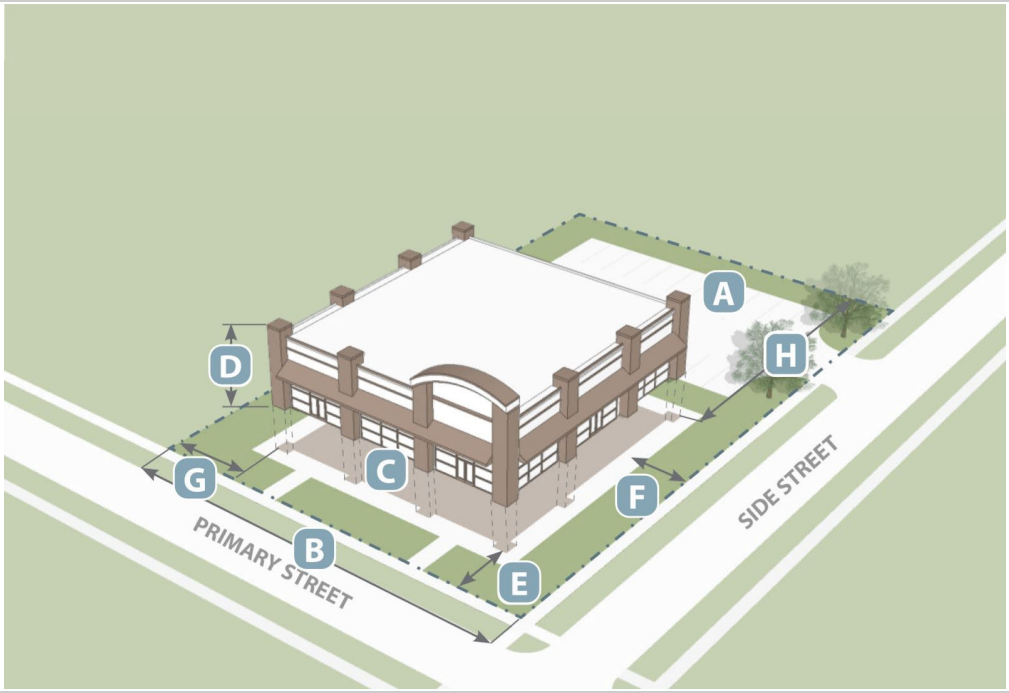
| Figure 2.07.03.F-1, *Building Type Measurement Illustrations* | | | | |
|---|---|---|---|---|
| Minimum Lot | | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks |
| A = Area | B = Width | | | E = Front F = Corner G = Side H = Rear |
| **Commercial** | | | | |

| **Industrial** |
|---|

**Office-Institutional**




**Shop**




| Table 2.07.03.F-2, *L-I References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Accessory Outdoor Storage | Sec. 3-13-05.B |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2.07.03.G I-2, General Industrial

| Table 2.07.03.G-1, *I-2, General Industrial, Dimensional Standards* | | |
|---|---|---|
| **Key** | | **General Industrial** |
| | **Minimum Lot Area** | |
| **A** | All Permitted Building Types | 2 ac. |
| | **Minimum Amenity Space Requirement**[1] | |
| | Industrial | N/A |
| | All Other Permitted Building Types | 10% |
| | **Minimum Lot Width** | |
| **B** | All Permitted Building Types | 125 ft. |
| | **Maximum Lot Coverage** | |
| **C** | All Permitted Building Types | 90% |
| | **Maximum Building Height**[2] | |
| **D** | All Permitted Building Types | 75 ft. |
| | **Building Setbacks** | |
| **E** | Minimum Front<br>All Permitted Building Types | 25 ft. |
| **F** | Minimum Corner<br>All Permitted Building Types | 25 ft. |
| **G** | Minimum Interior Side (One Side / Other Side)<br>All Permitted Building Types | 15 ft./5 ft.[3] |
| **H** | Minimum Rear<br>All Permitted Building Types | 15 ft.[4] |
| I | Right-of-Way/Section Line Setbacks | Sec. 2-07-01.B(6) |

| Table 2.07.03.G-1, *I-2, General Industrial, Dimensional Standards* | |
|---|---|
| **Key** | **General Industrial** |

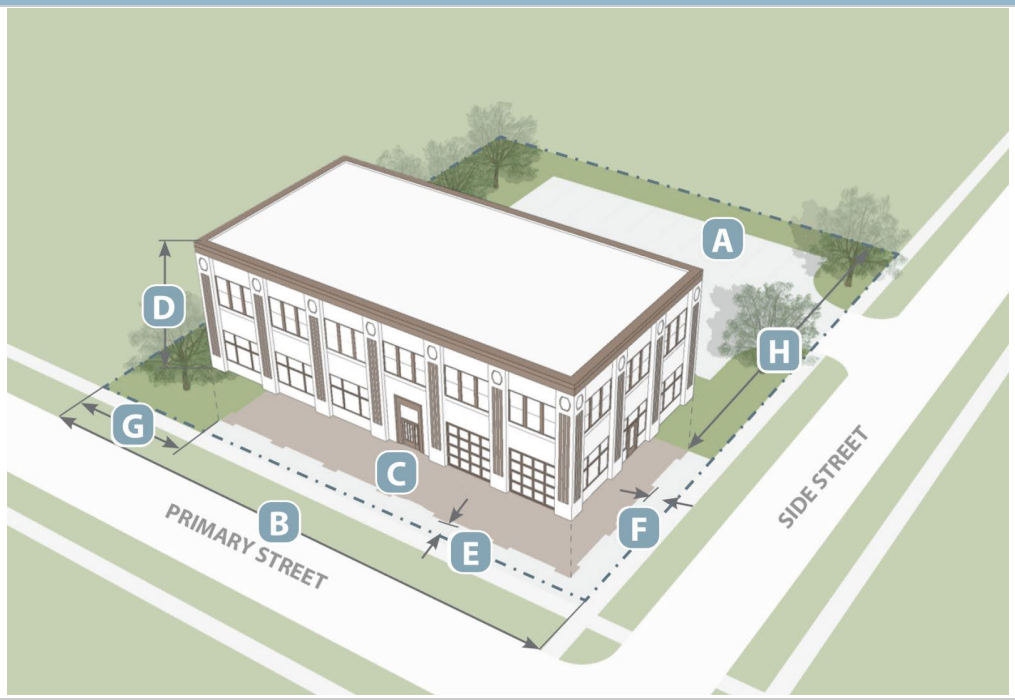
**TABLE NOTES**:
sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. The amenity space percentage applies to subdivisions or non-residential or mixed use developments with 2,001 or greater square feet gross floor area. The percentage applies to the entire development rather than individual lots. Refer to Div. 2-03, *Designated Amenity Space Types*.
2. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2.07.03.G-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.
3. Zero-foot setbacks may be approved for fireproof structures. 50-foot setback from residentially zoned or used properties.
4. 50-foot setback from residentially zoned or used properties.

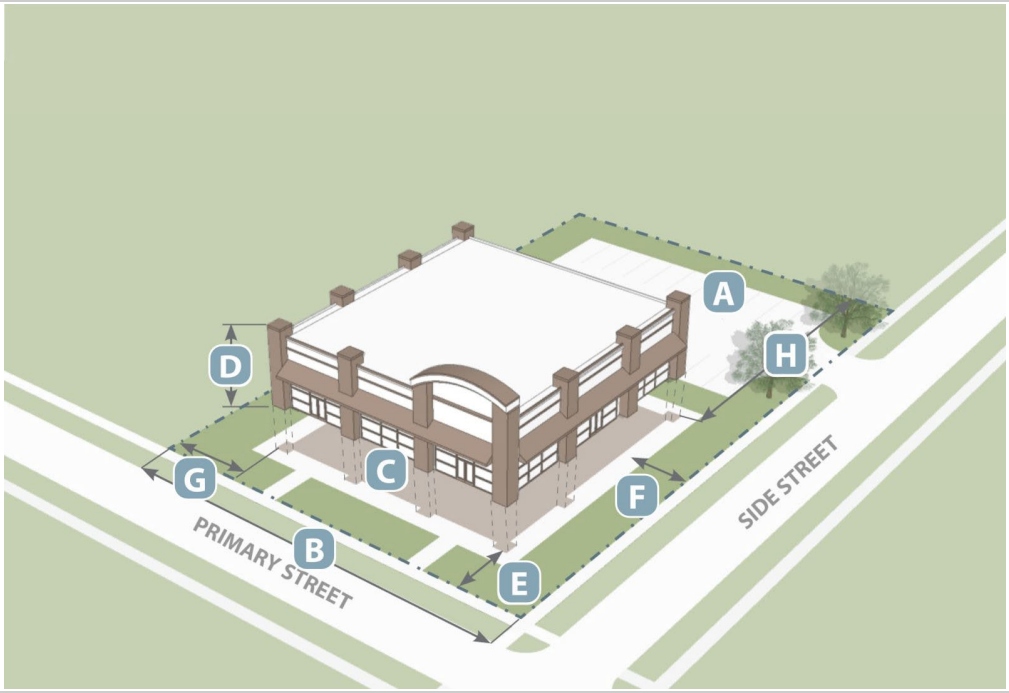
| Figure 2.07.03.G-1, *Building Type Measurement Illustrations* | | | | |
|---|---|---|---|---|
| Minimum Lot | | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks |
| A = Area | B = Width | | | E = Front F = Corner G = Side H = Rear |
| **Commercial** | | | | |

| **Industrial** |
|---|

**Office-Institutional**

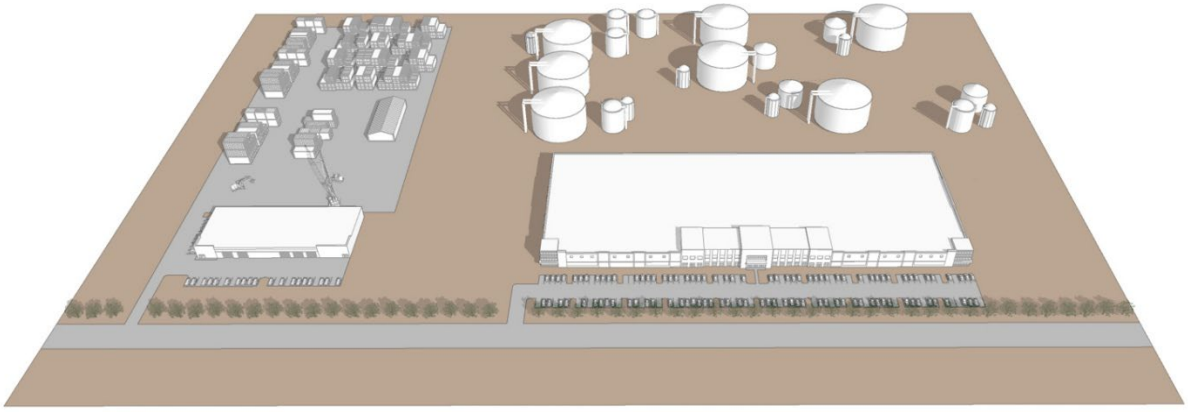



**Shop**




| Table 2.07.03.G-2, *I-2 References to Related Standards* | |
|---|---|
| Standard Topic | Location in DSR |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Accessory Outdoor Storage | Sec. 3-13-05.B |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2.07.03.H I-3, Heavy Industrial



| Table 2.07.03.H-1, *I-3, Heavy Industrial District Dimensional Standards* | | |
|---|---|---|
| **Key** | | Heavy Industrial |
| | **Minimum Lot Area** | |
| **A** | All Permitted Building Types | 2 ac. |
| | **Minimum Amenity Space Requirement[1]** | |
| | Industrial | N/A |
| | All Other Permitted Building Types | 10% |
| | **Minimum Lot Width** | |
| **B** | All Permitted Building Types | 125 ft. |
| | **Maximum Lot Coverage** | |
| **C** | All Permitted Building Types | 90% |
| | **Maximum Building Height[2]** | |
| **D** | All Permitted Building Types | 90 ft. |
| | **Building Setbacks** | |
| **E** | Minimum Front<br>All Permitted Building Types | 25 ft. |
| **F** | Minimum Corner<br>All Permitted Building Types | 25 ft. |
| **G** | Minimum Interior Side (One Side / Other Side)<br>All Permitted Building Types | 15 ft./5 ft.[3] |
| **H** | Minimum Rear<br>All Permitted Building Types | 15 ft.[4] |
| **I** | Right-of-Way/Section Line Setbacks | See Sec. 2-07-01.B(6) |

| Table 2.07.03.H-1, *I-3, Heavy Industrial District Dimensional Standards* | |
|---|---|
| **Key** | Heavy Industrial |

**TABLE NOTES**:

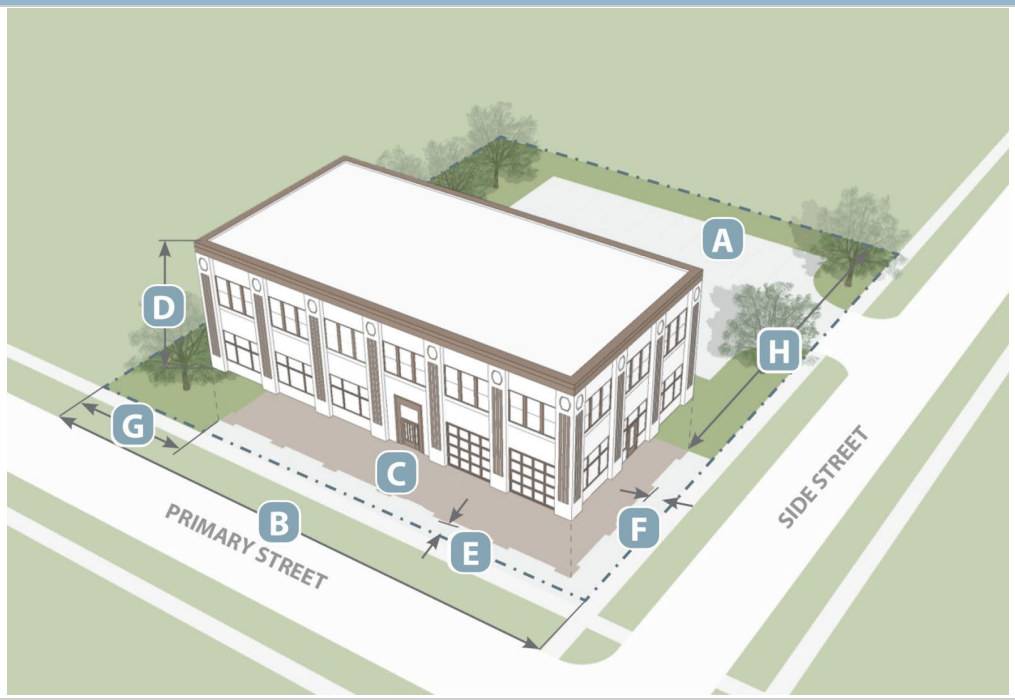
sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. The amenity space percentage applies to subdivisions or non-residential or mixed use developments with 2,001 or greater square feet gross floor area. The percentage applies to the entire development rather than individual lots. Refer to Div. 2-04, *Designated Amenity Space Types*.
2. The methodology for measuring Maximum Building Height ("D") as presented in Figure 2.07.03.H-1 below, will be dependent upon roof type. Refer to the definition of "building height" for specific methods of measuring building height.
3. Zero-foot setbacks may be approved for fireproof structures. 50-foot setback from residentially zoned or used properties.
4. 50-foot setback from residentially zoned or used properties.

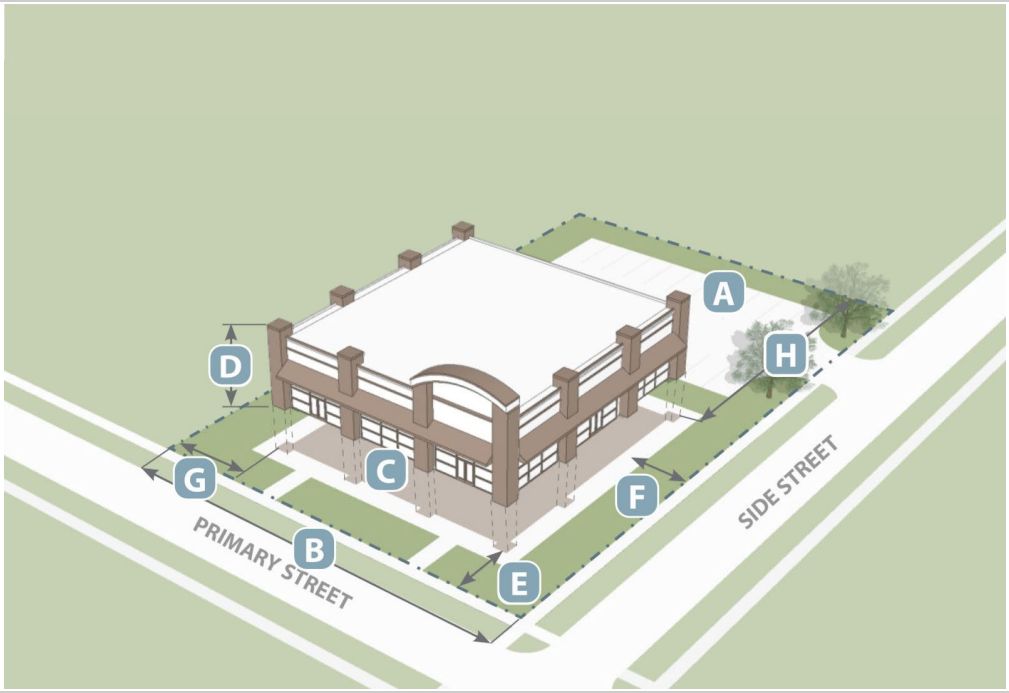
| Figure 2.07.03.H-1, *Building Type Measurement Illustrations* | | | | |
|---|---|---|---|---|
| Minimum Lot | | C = Maximum Lot Coverage | D = Maximum Building Height | Minimum / Maximum Building Setbacks |
| A = Area | B = Width | | | E = Front F = Corner G = Side H = Rear |
| **Commercial** | | | | |

| **Industrial** |
|---|

**Office-Institutional**




**Shop**




| Table 2.06.03.H-2, I-3 References to Related Standards | |
|---|---|
| Standard Topic | Location in DSR |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Accessory Outdoor Storage | Sec. 3-13-05.B |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-04 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

# Div. 2-08 Special Purpose and Overlay Zone Districts

## 2-08-01 General Provisions and Use Table

A. **Applicability.** The standards of this Section apply to all special purpose and overlay zone districts unless otherwise expressly specified within the special purpose or overlay zone district itself.

B. **Use Table Legend**.

1. *Permitted Uses*. A "P" indicates that a use is allowed by right in the respective zone district and may be eligible for administrative review and approval by the Director of Community and Economic Development. All permitted uses shall be subject to the requirements of this Chapter and Chapter 3, *Specific Use Standards,* (as indicated by a link in the far-right

column of Use Table) unless otherwise noted. Permitted uses are further subject to all other applicable regulations of this DSR.

2. *Conditional Uses*. A "C" indicates that a use is allowed only if reviewed and approved as a Conditional Use, in accordance with the Conditional Use review procedures of Sec. 13-03-02 and Chapter 3, *Specific Use Standards*. Conditional uses that do not have a specific use standard assigned to them in the use table shall comply with the review criteria in Sec. 13-03-02.
3. *Uses Not Allowed*. A "-" in a cell indicates that a use is not allowed in that specific zone district.
4. *Specific Use Regulations*. The final column, titled "Specific Use Standards" contains cross-references to related standards established in Chapter 3, *Specific Use Standards.* Where "-" is shown, no additional use standards shall apply.
5. *Unlisted Uses*. A specific use is prohibited if it is not listed in the use tables of this Section and if the Director of Community and Economic Development cannot interpret an unlisted specific use as functionally similar to a use that is allowed, based on the criteria in Sec. 1-03-02(D), *Use Interpretations*.

C. **Special Purpose District Use Table**.

1. *Generally*. Refer to Sec. 2-06-01, *Use Table Legend and Instructions*, for the meaning of the symbols used in the use tables below. Table 2-08-01-1, *Special Purpose Zone District Use Table,* shows which uses are permitted, require a Conditional Use Permit, or are prohibited in the special purpose and overlay zone districts.
2. *Prohibited Uses*. All uses are prohibited in the special purpose and overlay zone districts that are:
   a. Not expressly identified as permitted uses in Table 2-08-01-1, *Special Purpose Zone District Use Table*;
   b. Not determined to be permitted by the Director of Community and Economic Development pursuant to Sec. 1-02-05, *Interpretation and Administration*;
   c. In the AV zone district, not permitted by the Airport Layout Plan established for the particular lot(s); and
   d. Listed in an overlay zone district as prohibited.

D. **Overlay District Uses**. All uses permitted by the underlying zone as permitted uses or conditional uses are permitted in an overlay district specifically prohibited, subject to Building Permit review and approval.

E. **PUD Reference**. Refer to Sec. 2-08-15, *PUD, Planned Unit Development*, for use, dimensional, and development standards for PUDs.

F. **Right-of-Way and Section Line Setbacks.** The following right-of-way and section line setbacks apply to all special purpose zone districts and development types. Right-of-way/section line setbacks are measured from the centerline of the existing traveled way.

| ROW Setback* | |
|---|---|
| Regional Arterial (ft) | 75 |
| Limited Access Highways (ft) | 75 |
| Principal Arterial (ft) | 75 |
| Rural Principal Arterial - 4 Lanes (ft) | 60 |
| Rural Principal Arterial - 2 Lanes (ft) | 40 |

| | |
|---|---|
| Minor Arterial (ft) | 60 |
| Transit Oriented Development Arterial (ft) | 70 |
| Collector (ft) | 40 |
| Transit Oriented Development Collector (ft) | 52 |
| Local Residential (ft) | 25 |
| Local Residential Rural (ft) | 30 |
| Local Industrial & Commercial (ft) | 30 |

| Section Line Setback* | |
|---|---|
| Regional Arterial (ft) | 95 |
| Limited Access Highways (ft) | 95 |
| Principal Arterial (ft) | 95 |
| Rural Principal Arterial - 4 Lanes (ft) | 80 |
| Rural Principal Arterial - 2 Lanes (ft) | 60 |
| Minor Arterial (ft) | 80 |
| Transit Oriented Development Arterial (ft) | 90 |
| Collector (ft) | 60 |
| Transit Oriented Development Collector (ft) | 72 |
| Local Residential (ft) | 35 |
| Local Residential Rural (ft) | 40 |
| Local Industrial & Commercial (ft) | 50 |

G. **DIA Zone District.** Permitted uses in the DIA zone district are subject to building permit review and approval and are limited to those described in the Adams County/Denver Intergovernmental Agreement on a New Airport signed and dated April 21, 1988, and any subsequent agreements or amendments. The Adams County/Denver Intergovernmental Agreement can be found in Appendix D. Appendix D is incorporated herein by reference and made a part hereof.

| **Table 2-08-01-1, *Special Purpose Zone District Use Table*** | | | | | | **Specific Use Standards** |
|---|---|---|---|---|---|---|
| USE CATEGORIES | NP | RP | NA | PL | AV | |
| **AGRICULTURAL USES (Use standards that apply to all agricultural uses are in 3-04-01)** | | | | | | |
| **Agriculture Use Category** | | | | | | |
| Agricultural Support Businesses and Services | - | C | - | - | - | 3-04-02 |
| Animal Farm | - | C | - | - | - | |
| Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO) | - | - | - | - | - | |
| Auction Yard with Livestock | - | - | - | - | - | |
| Crop Farm | P | P | - | - | P | |

| Table 2-08-01-1, *Special Purpose Zone District Use Table* | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|
| USE CATEGORIES | NP | RP | NA | PL | AV | |
| Equestrian Arena, Commercial | - | P | - | - | - | 3-04-02(C) |
| Equestrian Arena, Personal | - | - | - | - | - | |
| Farm Machinery Sales and Service | - | P | - | - | - | 3-04-02(E) |
| Fish Hatchery | - | - | - | - | - | |
| Forestry and Silviculture | - | - | - | - | - | |
| Livestock and Poultry Keeping | - | - | - | - | P | |
| Plant Nursery and Greenhouse | C | P | - | - | - | 3-04-02(I) |
| Timbering and Logging | - | C | - | - | - | |
| *Agricultural Uses not listed above* | - | - | - | - | P | 3-04-01 |
| **RESIDENTIAL USES (Use standards that apply to all residential uses are in Sec. 3-05-01)** | | | | | | |
| **Residential Living Use Category** | | | | | | |
| Accessory Dwelling Unit | - | - | - | - | - | |
| Group Home, FHAA Large | - | - | - | - | - | |
| Group Home, FHAA Small | - | - | - | - | - | |
| Live-Work Building | - | - | - | - | - | |
| Manufactured Home Park | - | - | - | - | - | |
| Mobile Home Dwelling or Park | - | - | - | - | - | |
| Multi-Family Dwelling | - | - | - | - | - | |
| Multi-Family Dwelling, Farm Employee Housing | - | - | - | - | - | |
| Multiplex Dwelling | - | - | - | - | - | |
| Single-Family Dwelling, Detached | - | - | - | - | - | |
| Townhouse Dwelling | - | - | - | - | - | |
| Two-Family Dwelling | - | - | - | - | - | |
| **PUBLIC, CIVIC, AND INSTITUTIONAL USES (Use standards that apply to all public, civic, and institutional uses are in 3-06-01)** | | | | | | |
| **Community Service Use Category** | | | | | | |
| Animal Rehabilitation Center (large animals) | - | - | - | - | - | |
| Animal Rehabilitation Center (small animals) | - | - | - | - | - | |
| Branch Library | P | P | - | - | - | |
| Convention Center | - | - | - | - | - | |
| Event Center | - | P | - | - | - | 3-08-03(D) |
| Funeral Home/Mortuary | - | - | - | - | - | |
| Funeral Home/Mortuary (including Crematorium) | - | - | - | - | - | |
| Museum | C | P | C | - | - | |

| Table 2-08-01-1, *Special Purpose Zone District Use Table* | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|
| USE CATEGORIES | NP | RP | NA | PL | AV | |
| Neighborhood, Community, or Recreational Center | P | P | - | - | - | |
| *Community Service Uses not listed above* | C | P | C | - | - | |
| **Day Care Use Category** | | | | | | |
| All Day Care Center Uses | - | - | - | - | - | |
| **Educational Facilities** | | | | | | |
| Schools, Primary and Secondary, Public or Private | - | - | - | - | - | |
| Trade Schools | - | - | - | - | - | |
| Training Schools (Aircraft Operations and Services) | - | - | - | - | P | |
| University | C | P | C | - | - | |
| *Educational Facilities Uses not listed above* | C | C | C | - | - | |
| **Government Facilities Use Category** | | | | | | |
| All Government Facilities | C | P | C | - | P | |
| **Medical Facilities Use Category** | | | | | | |
| All Medical Facilities Uses | - | - | - | - | - | |
| **Parks and Open Areas Use Category** | | | | | | |
| Cemetery (with or without Caretaker's Quarters) | - | - | - | - | - | |
| Community Garden | P | P | P | P | - | |
| Fairgrounds | - | P | - | - | - | |
| Hiking Area | P | P | P | - | - | |
| Nature Area or Nature Preserve | P | P | P | P | P | |
| Picnic Areas, Parks, or Playgrounds | P | P | P | P | - | 3-08-04(C) |
| Wildlife Sanctuary | C | P | - | - | - | |
| *Parks and Open Areas Uses not listed above* | P | P | P | P | - | |
| **Passenger Terminals Use Category** | | | | | | |
| Bus Station | - | - | - | - | P | |
| Local and Interurban Passenger Transit | - | - | - | - | P | |
| Airports, Landing Strips, and Heliports (Public) | - | - | - | - | P | |
| Support Activities for Air Transportation | - | - | - | - | P | |
| Railroad Yard on Private Property | - | - | - | - | - | |
| *Passenger Terminals Uses not listed above* | - | - | - | - | - | |
| **Places of Worship Use Category** | | | | | | |
| All Places of Worship | - | - | - | - | - | |
| **Social Service Establishments Use Category** | | | | | | |

| Table 2-08-01-1, *Special Purpose Zone District Use Table* | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|
| USE CATEGORIES | NP | RP | NA | PL | AV | |
| Group Residential Facility, Large | - | - | - | - | - | |
| Group Residential Facility, Small | - | - | - | - | - | |
| Halfway House | - | - | - | - | - | |
| Institutional Residential Facility | - | - | - | - | - | |
| Jail | - | - | - | - | - | |
| Penal Institution | - | - | - | - | - | |
| Prison | - | - | - | - | - | |
| Sheltered Care Home | - | - | - | - | - | |
| Tiny Home Village | - | - | - | - | - | |
| *Social Services Establishment Uses not listed above* | - | - | - | - | - | |
| **Utilities Use Category** | | | | | | |
| ***Minor Utilities*** | | | | | | |
| Antenna Array (satellite dishes) | - | - | C | - | - | |
| Solar Energy System, Small-Scale | C | C | C | - | P | |
| Wireless Communications Facility (WCF) Site | - | - | C | - | - | |
| *Minor Utilities not listed above* | - | - | - | - | - | |
| ***Major Utilities*** | | | | | | |
| Electrical Substation | - | - | - | - | C | |
| Electrical Generation Plant | - | - | - | - | C | |
| Gas Generation Plant | - | - | - | - | C | |
| Wastewater Treatment Plant | - | - | - | - | C | |
| Water Purification Plant | - | - | - | - | C | |
| Battery Energy Storage System (BESS) | C | C | C | C | C | 3-06-02 |
| Public Utility Storage Building or Yard | - | - | - | - | C | |
| Radio or TV Broadcasting Tower | - | - | C | - | C | |
| Solar Energy System, Medium-Scale | - | - | - | - | P | 3-06-11 |
| Solar Energy System, Large-Scale | - | - | - | - | P | 3-06-11 |
| Telecommunications Tower | A | - | A | - | C | 3-12-01 |
| Utility Production or Processing Facility | - | - | - | - | C | |
| Utility Substation and Structure | C | P | C | - | C | 3-06-13 |
| *Major Utilities not listed above* | - | - | - | - | - | |
| **RECREATIONAL USES (Use standards that apply to all recreational all uses are in 3-08-01)** | | | | | | |
| **Recreation, Indoor Use Category** | | | | | | |

| Table 2-08-01-1, *Special Purpose Zone District Use Table* | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|
| USE CATEGORIES | NP | RP | NA | PL | AV | |
| Amusement Center, Pool Arcade, or Video Arcade | - | P | - | - | - | 3-08-02(B) |
| Bowling Alleys | - | C | - | - | - | 3-08-02(C) |
| Gymnasiums | P | P | - | - | - | 3-08-01 |
| Indoor Skating Rinks (ice or roller) | P | P | - | - | - | 3-08-02(E) |
| Indoor Sports Arena | - | P | - | - | - | |
| Music Arena | - | P | - | - | - | 3-08-02(D) |
| Movie Theaters | - | C | - | - | - | 3-08-02(D) |
| Physical Fitness Facilities | - | P | - | - | - | 3-08-01 |
| Pistol and Shooting Range | - | C | - | - | - | |
| *Indoor Recreation Uses not listed above* | - | - | - | - | - | |
| **Recreation, Outdoor Use Category** | | | | | | |
| Amusement Park, Go-Kart Establishment, or Theme Park | - | P | - | - | - | 3-08-04(B) |
| Animal- or Botanical-Related Outdoor Establishments, Public or Private (Aquarium, Arboretum, Botanic Garden, or Zoo) | P | P | C | - | - | 3-08-03(B) |
| Gun, Archery, or Pistol Shooting Range | - | P | - | - | - | 3-08-04(E) |
| Drive-In Theater | C | P | - | - | - | |
| Golf Course/Driving Range | C | P | - | - | - | 3-07-16 |
| Miniature Golf Course | C | P | - | - | - | 3-08-04(G) |
| Music Arena | - | P | - | - | - | 3-08-02(D) |
| Racing Facilities (Auto, Truck, Dog, or Horse) | - | C | - | - | - | 3-08-04(I) |
| Riding Stables or Academy | - | - | - | - | - | |
| [Reserved] | | | | | | |
| Skating Rink | C | P | - | - | - | 3-08-04(F) |
| Swimming Pools, Public | P | P | - | - | - | 3-08-04(J) |
| Water Park | C | P | - | - | - | 3-08-04(K) |
| *Outdoor Recreational Uses not listed above* | C | P | - | - | - | |
| **COMMERCIAL USES (Use standards that apply to all commercial uses are in 3-08-01)** | | | | | | |
| **Office Use Category** | | | | | | |
| Banking or Financial Institution | - | - | - | - | - | |
| Engineering and Management Services | - | - | - | - | - | |
| Health Services | - | - | - | - | - | |
| Legal Services | - | - | - | - | - | |
| Membership Organization | - | - | - | - | - | |

| Table 2-08-01-1, *Special Purpose Zone District Use Table* | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|
| USE CATEGORIES | NP | RP | NA | PL | AV | |
| *Office Uses not listed above* | - | - | - | - | - | |
| **Overnight Accommodations Use Category** | | | | | | |
| Bed and Breakfast Establishment | - | - | - | - | - | |
| Campground, Commercial | - | C | - | - | - | 3-07-09 |
| Hostels | - | C | - | - | - | |
| Hotels and Motels | - | C | - | - | - | 3-07-17 |
| Lodging, Commercial | - | C | - | - | - | |
| Recreational Vehicle Park | - | C | - | - | - | |
| Short-Term Rental | - | - | - | - | - | |
| Vacation Rental (regardless of occupancy number) | - | - | - | - | - | 3-13-04.G |
| *Overnight Accommodations Uses not listed above* | - | - | - | - | - | |
| **Parking, Commercial Use Category** | | | | | | |
| All Commercial Parking Uses | - | - | - | - | P | |
| **Restaurant Use Category** | | | | | | |
| Bar and Cocktail Lounge | C | C | - | - | - | 3-07-07 |
| Food Truck Park | - | - | - | - | - | |
| Restaurant | C | P | - | - | P | 3-07-24 |
| Restaurant with Drive-Through | - | - | - | - | P | 3-07-10 |
| *Restaurant Uses not listed above* | C | C | - | - | - | 3-07-24 |
| **Retail Repair, Sales, and Service Use Category** | | | | | | |
| ***Retail Repair*** | | | | | | |
| All Retail Repair Uses | - | - | - | - | - | |
| ***Retail Sales*** | | | | | | |
| Apparel and Accessories | - | - | - | - | - | |
| Building Supplies | - | - | - | - | - | |
| Cabinet Manufacturing | - | - | - | - | - | |
| Cabinet Sales | - | - | - | - | - | |
| Convenience Store | - | - | - | - | - | |
| Drive-Through or Drive-In Business | - | C | - | - | - | 3-07-25 |
| Firewood Sales, Storage, and Splitting | - | P | - | - | - | 3-07-12 |
| Flea Market | - | P | - | - | - | 3-07-13 |
| Furniture and Home Furnishings Store | - | - | - | - | - | |

| Table 2-08-01-1, *Special Purpose Zone District Use Table* | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|
| USE CATEGORIES | NP | RP | NA | PL | AV | |
| General Merchandise Store | - | - | - | - | - | |
| Greenhouses and Plant Nurseries (includes garden supply sales) | - | - | - | - | - | |
| Grocery Store or Specialty Food Stores | - | - | - | - | - | |
| Manufactured Housing Dealership | - | - | - | - | - | |
| Pawn Shops | - | - | - | - | - | |
| *Retail Sales Uses not listed above* | - | - | - | - | - | |
| ***Retail Services*** | | | | | | |
| Animal Hospital | - | C | - | - | - | 3-07-03 |
| Dry Cleaner | - | - | - | - | - | |
| Kennel, Commercial | - | - | - | - | - | |
| Massage Facility | - | - | - | - | - | |
| Sexually Oriented Business | - | - | - | - | - | |
| *Retail Services and Repair Uses not listed above* | - | - | - | - | - | |
| **Vehicle Sales, Rental, Service and Repair Category** | | | | | | |
| Airports, Landing Strips, and Heliports | - | - | - | - | P | 3-07-02 |
| Automobile and Truck Rental and Leasing | - | - | - | - | - | |
| Automobile Dealership | - | - | - | - | - | |
| Automobile or Bus Repair (includes Body Work, Paint, Tire Retreading, and Upholstery Repair) | - | - | - | - | - | |
| Automotive Repair (not including Body Work, Paint, Tire Retreading, or Upholstery Repair) | - | - | - | - | - | |
| Automotive Services (except Wrecking or Towing Storage Yards) | - | - | - | - | - | |
| Auto Towing and Storage Yard | - | - | - | - | - | |
| Car Wash | - | - | - | - | - | |
| Electric Vehicle Charging Station | - | - | - | - | - | |
| Fuel Sales | - | - | - | - | C | |
| Truck Stop | - | - | - | - | - | |
| Truck, Trailer, and Horse Trailer Sales and Rental | - | - | - | - | - | |
| *Vehicle Sales, Leasing, Rental, Service and Repair Uses not listed above* | - | - | - | - | - | |
| **INDUSTRIAL USES[2] (Use standards that apply to all industrial uses are in 3-08-01)** | | | | | | |
| **Heavy Industrial Use Category** | | | | | | |
| Aggregate Mining and Extraction Uses | - | - | - | - | - | |

| Table 2-08-01-1, *Special Purpose Zone District Use Table* | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|
| USE CATEGORIES | NP | RP | NA | PL | AV | |
| Asbestos Products Manufacturing | - | - | - | - | - | |
| Asphalt and Concrete Production Facility | - | - | - | - | - | |
| Automobile Manufacturing | - | - | - | - | - | |
| Beverage and Tobacco Products | - | - | - | - | - | |
| Boiler, Tank, and Shipping Container Manufacturing | - | - | - | - | - | |
| Cement, Cinder Block, Concrete, Lime or Plaster Manufacturing Facility | - | - | - | - | - | |
| Chemicals, Petroleum, and Explosive Manufacturing (except Pharmaceuticals) | - | - | - | - | C | |
| Commercial or Industrial Machinery Repair | - | - | - | - | C | |
| Electronics and Electrical Equipment | - | - | - | - | - | |
| Fertilizer Manufacturing and Storage | - | - | - | - | - | |
| Food Products | - | - | - | - | - | |
| Glass or Glass Products | - | - | - | - | - | |
| Hazardous Waste Treatment Facility | - | - | - | - | - | |
| Hemp Manufacturing and Extraction | - | - | - | - | - | |
| Machine Shops | - | - | - | - | C | |
| Auto Salvage Yard | - | - | - | - | - | |
| Oil and Gas Facility | - | - | - | - | - | |
| Paper, Pulp, or Paperboard Mill | - | - | - | - | - | |
| Petroleum and Coal Products | - | - | - | - | - | |
| Pharmaceuticals | - | - | - | - | - | |
| Primary Metals and Fabricated Metal Products | - | - | - | - | C | |
| Soap, Cleaning Compounds, and Toilet Preparation | - | - | - | - | - | |
| Sugar and Sugar Beet Refining | - | - | - | - | - | |
| Textiles | - | - | - | - | - | |
| Transportation Equipment | - | - | - | - | - | |
| Welding Repair | - | - | - | - | - | |
| *Heavy Industrial Uses not listed above* | - | - | - | - | - | |
| **Light Industrial Uses Category** | | | | | | |
| Aviation/Aerospace Research, Development, and Testing | - | - | - | - | P | |
| Aviation/Aerospace Related Manufacturing and Distribution | - | - | - | - | P | |
| Apparel and other Finished Products | - | - | - | - | - | |
| Auction House, Without Livestock | - | - | - | - | - | |

| Table 2-08-01-1, *Special Purpose Zone District Use Table* | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|
| USE CATEGORIES | NP | RP | NA | PL | AV | |
| Communications Equipment | - | - | - | - | C | |
| [RESERVED] | | | | | | |
| Dry Cleaning Plants | - | - | - | - | - | |
| Electric and Electronic Equipment (Includes Electronic Distribution and Electrical Industrial) | - | - | - | - | - | |
| Electronic, Fabric, Furniture, and Medical Supply Production | - | - | - | - | - | |
| Fabricated Metal, Sheet Metal Shops, Metal Products Manufacturing | - | - | - | - | C | |
| Food Product Processing and Manufacturing | - | - | - | - | - | |
| General Building Contractors and Yards | - | - | - | - | - | |
| Heavy Construction Contractors | - | - | - | - | - | |
| Hemp Manufacturing and Extraction | - | - | - | - | - | |
| Lumber, Building Materials, Paper, and Wood Products | - | - | - | - | - | |
| Motion Picture Production and Allied Services | - | - | - | - | - | |
| Moving Companies | - | - | - | - | - | |
| Medical, Optical, Musical Instruments, Sporting Goods, and other Instruments and Related Products | - | - | - | - | - | |
| Off-Premise Advertising Devices | - | - | - | - | - | |
| Paper Products (except Mills) | - | - | - | - | - | |
| Photographic Establishments | - | - | - | - | - | |
| Printing and Support Activities | - | - | - | - | - | |
| Research, Development, and Testing | - | - | - | - | - | |
| Sign Manufacturing, Repair, and Maintenance | - | - | - | - | - | |
| Space Research and Technology | - | - | - | - | - | |
| Special Trade Contractors | - | - | - | - | - | |
| Wholesale Trade (durable and nondurable) | - | - | - | - | - | |
| *Light Industrial Uses not listed above* | - | - | - | - | - | |
| **Warehousing and Storage Use Category** | | | | | | |
| Fuel, Oil, Gasoline, or Petroleum Products, Bulk Storage and Sale | - | - | - | - | - | |
| Cold Storage | - | - | - | - | - | |
| Data Center | - | - | - | - | C | 3-09-03 |
| Landscape Storage Yard | - | - | - | - | - | |
| Logistics Center (Heavy) | - | - | - | - | - | |
| Logistics Center (Light) | - | - | - | - | - | |

| Table 2-08-01-1, *Special Purpose Zone District Use Table* | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|
| USE CATEGORIES | NP | RP | NA | PL | AV | |
| Mini Storage (includes Self Storage) | - | - | - | - | - | |
| Fleet Parking | - | - | - | - | - | |
| Outdoor Storage (as a principal use) | - | - | - | - | - | |
| Recreational Vehicle and Boat Storage Facility | - | - | - | - | - | |
| Special Warehousing and Storage | - | - | - | - | - | |
| Trucking and General Warehousing | - | - | - | - | - | |
| *Wholesale and Storage Uses not listed above* | - | - | - | - | - | |
| **Waste-Related Use Category** | | | | | | |
| Aggregate Material Recycling Facility | - | - | - | - | - | |
| Commercial Composting Operations | - | - | - | - | - | |
| Demolition and Construction Debris Landfill | - | - | - | - | - | |
| Incinerator | - | - | - | - | - | |
| Infectious Waste Disposal Site and/or Processing Facility | - | - | - | - | - | |
| Solid and/or Hazardous Waste Disposal Sites and/or Facility | - | - | - | - | - | |
| Solid and/or Hazardous Waste Transfer Station | - | - | - | - | - | |
| Scrap Process or Shredding Yard | - | - | - | - | - | |
| Recycling Facilities, Including Scrap Tires | - | - | - | - | - | |
| Inert Landfill Operations | - | - | - | - | - | |
| *Waste-Related Uses not listed above* | - | - | - | - | - | |
| **Transportation Use Category** | | | | | | |
| Arrangement of Transportation of Freight and Cargo | - | - | C | - | - | |
| Railroad Transportation | - | - | - | - | - | |
| Railroad Yard (on private property) | - | - | - | - | - | |
| Transportation Services | - | - | - | - | - | |
| Trucking and General Warehousing | - | - | - | - | - | |
| *Transportation Uses not listed above* | - | - | - | - | - | |
| **NATURAL MEDICINE USES (Use standards that apply to all uses are in 3-11-01)** | | | | | | |
| **Natural Medicine Use Category** | | | | | | |
| Natural Medicine Healing Center | - | - | - | - | - | |
| Natural Medicine Cultivation Facility | - | - | - | - | - | |
| Natural Medicine Manufacturing Facility | - | - | - | - | - | |
| Natural Medicine Testing Facility | - | - | - | - | - | |

| Table 2-08-01-1, *Special Purpose Zone District Use Table* | | | | | | Specific Use Standards |
|---|---|---|---|---|---|---|
| USE CATEGORIES | NP | RP | NA | PL | AV | |
| **MARIJUANA USES (Use standards that apply to all uses are in 3-10-01)** | | | | | | |
| **Marijuana Use Category** | | | | | | |
| Marijuana Hospitality Business | - | - | - | - | - | |
| Marijuana Hospitality and Sales Business | - | - | - | - | - | |
| Marijuana Testing Facility | - | - | - | - | - | |
| Medical Marijuana Cultivation Facility | - | - | - | - | - | |
| Medical Marijuana Manufacturing Facility | - | - | - | - | - | |
| Medical Marijuana Store | - | - | - | - | - | |
| Retail Marijuana Cultivation Facility | - | - | - | - | - | |
| Retail Marijuana Product Manufacturing Facility | - | - | - | - | - | |
| Retail Marijuana Store | - | - | - | - | - | |

**TABLE NOTES:**

1. Refer to the Adams County/Denver Intergovernmental Agreement on a New Airport signed and dated April 21, 1988, and any subsequent agreements or amendments.
2. Refer to Sec. 13-03-01, *Certificate of Designation*, for certain Industrial uses that require such certification.

| Table 2-08-01-2, References to Related Standards | |
|---|---|
| Standard Topic | Location in DSR |
| Building Types | Div. 2-02 |
| Amenity Space Types | Div. 2-04 |
| Development Types | Div. 2-05 |
| Principal Land Uses | Div. 2-06 |
| Accessory Uses and Structures | Div. 3-13 |
| Parking | Div. 4-02 |
| Landscaping | Div. 4-04 |
| Fencing and Screening | Div. 4-05 |
| Signs | Div. 4-05 |
| Nonconformities | Chapter 14 |
| Definitions | Div. 16-02 |

## 2-08-02 NP, Neighborhood Park

A. **Permitted Principal and Conditional Uses**. Refer to Table 2-08-01-1, *Special Purpose Zone District Use Table*.

B. **Permitted Accessory Uses**. Permitted accessories uses are tied to the principal uses that they support. Refer to the tables in Div. 3-02, *Use Categories*.

C. **Permitted Temporary Uses**. Temporary uses are subject to the issuance of a Temporary Use Permit in accordance with Sec. 13-03-05, *Temporary Use Permit*. The Director may require the temporary Use meet performance standards for similar uses permitted by these standards and regulations.

D. **Setback and Dimensional Requirements for Accessory Structures or Agriculture Buildings**.

1. *Minimum Front Setback*. The minimum front setback for accessory structures in a Neighborhood Park District shall be no less than the existing or proposed setback of the principal structure.
2. *Minimum Side Setback*. The minimum side setback for accessory structures in a Neighborhood Park District shall be no less than the existing or proposed setback of the principal structure.
3. *Minimum Rear Setback*. The minimum rear setback for accessory structures in a Neighborhood Park shall be no less than the existing or proposed setback of the principal structure.
4. *Right-of-Way/Section Line Setbacks*. See Sec. 2-08-01(F).

E. **Relationship to Design Requirements and Performance Standards**. All design requirements and specific use standards contained in Chapter 3 of this DSR shall apply in a Neighborhood Park District unless inconsistent with a provision for the A-1 zone district, in which case the specific standard or requirement provided for the A-1 zone district shall apply.

## 2-08-03 RP, Regional Park

A. **Permitted Principal and Conditional Uses**. Refer to Table 2-08-01-1, *Special Purpose Zone District Use Table*.

B. **Permitted Accessory Uses**. Permitted accessories uses are tied to the principal uses that they support. Refer to the tables in Div. 3-02, *Use Categories*.

C. **Permitted Temporary Uses**. Temporary uses are subject to the issuance of a Temporary Use Permit in accordance with Sec. 13-03-05, *Temporary Use Permit*. The Director may require the temporary use meet performance standards for similar uses permitted by these standards and regulations.

D. **Setback and Dimensional Requirements for Accessory Structures or Agriculture Buildings**.

1. *Minimum Front Setback*. The minimum front setback for accessory structures and agricultural buildings in a Regional Park District shall be no less than the existing or proposed setback of the principal structure.
2. *Minimum Side Setback*. The side front setback for accessory structures and agricultural buildings in a Regional Park District shall be no less than the existing or proposed setback of the principal structure.
3. *Minimum Rear Setback*. The minimum rear setback for accessory structures and agricultural buildings in a Regional Park District shall be no less than the existing or proposed setback of the principal structure.
4. *Right-of-Way/Section Line Setbacks*. See Sec. 2-08-01(F).

E. **Relationship to Design Requirements and Performance Standards**. All design requirements and specific use standards contained in Chapter 3 of this DSR shall apply in a Neighborhood Park District unless inconsistent with a provision for the A-2 zone district, in which case the specific standard or requirement provided for the A-2 zone district shall apply.

# 2-08-04 NA, Natural Areas

A. **Permitted Principal and Conditional Uses**. Refer to Table 2-08-01-1, *Special Purpose Zone District Use Table*.

B. **Permitted Accessory Uses**. Permitted accessories uses are tied to the principal uses that they support. Refer to the tables in Div. 3-02, *Use Categories*.

C. **Permitted Temporary Uses**. Temporary uses are subject to the issuance of a Temporary Use Permit in accordance with Sec. 13-03-05, *Temporary Use Permit*. The Director may require the temporary use meet performance standards for similar uses permitted by these standards and regulations.

D. **Setback, and Dimensional Requirements for Accessory Structures**.

1. *Minimum Front Setback*. The minimum side setback for accessory structures in a Natural Area District shall be no less than the existing or proposed setback of the principal structure.
2. *Minimum Side Setback*. The minimum side setback for accessory structures in a Nature Area District shall be no less than the existing or proposed setback of the principal structure.
3. *Minimum Rear Setback*. The minimum side setback for accessory structures in a Nature Area District shall be no less than the existing or proposed setback of the principal structure.
4. *Right-of-Way/Section Line Setbacks*. See Sec. 2-08-01(F).

E. **Relationship to Design Requirements and Performance Standards.** All design requirements and specific use standards contained in Chapter 3 of this DSR shall apply in a Nature Area District unless inconsistent with a provision for the Floodplain Overlay (FO) District, in which case the specific standard or requirement provided for the FO zone district shall apply.

# 2-08-05 PL, Public Lands and Facilities

A. **Permitted Principal and Conditional Uses**. Refer to Table 2-08-01-1, *Special Purpose Zone District Use Table*.

B. **Permitted Accessory Uses**. Permitted accessories uses are tied to the principal uses that they support. Refer to the tables in Div. 3-02, *Use Categories*.

C. **Permitted Temporary Uses**. Temporary uses are subject to the issuance of a Temporary Use Permit in accordance with Sec. 13-03-05, *Temporary Use Permit*. The Director may require the temporary use meet performance standards for similar uses permitted by these standards and regulations.

D. **Relationship to Performance Standards**. All design requirements and specific use standards contained in Chapter 3 of this DSR shall apply in the Public Lands and Facilities District unless inconsistent with a provision for the NP zone district in which case the specific standard or requirement provided for the NP zone district shall apply.

# 2-08-06 AV, Aviation

A. **Boundaries**. The boundaries of the Aviation District shall, at a minimum, encompass runways, clear zones, aprons, aviation-related structures including terminals and hangars, and other aviation-related services and support facilities as depicted on the approved Airport Layout Plan.

Minimum areas to be included within the Aviation District are illustrated in the official zoning map. The size of the area may vary according to the type of aviation facility. The Board of County Commissioners, following a review and recommendation for action by the Planning Commission, establishes the official boundary of the Aviation District at the time the aviation facility is zoned. Changes in the size of the Aviation District are reviewed through the Zone Map Amendment process.

B. **Setback for Structures, Runways, Taxiways, Take Off and Landing Areas**.

1. *Setback from Property Lines for Airport Runways, Taxiways, and Related Facilities*. The setback for airport runways, taxiways, and related facilities in an Aviation District shall be 700 feet from centerline of the runway or taxiway.
2. *Setback for Helicopter Take Off and Landing Areas*. The setback for helicopter takeoff and landing areas in an Aviation District shall be 300 feet.
3. *Setback to Nearest Residential Uses and Structures*. The setback from airport runways, taxiways, and related facilities to the nearest residential uses and structures in an Aviation District shall be 1,700 feet from the centerline of the runway or taxiway. The setback from helicopter takeoff and landing areas to the nearest residential uses and structures in an Aviation District shall be 1,300 feet from the takeoff and landing areas.
4. *Minimum Front Setback*. The minimum front setback for structures in an Aviation District shall be 25 feet.
5. *Minimum Side Corner Setback*. The minimum side corner setback for structures in an Aviation District shall be 25 feet.
6. *Minimum Side Setback*. The minimum side setback for structures in an Aviation District shall be 15 feet
7. *Minimum Rear Setback*. The minimum rear setback for structures in an Aviation District shall be 15 feet.
8. *Right-of-Way/Section Line Setbacks*. See Sec. 2-08-01(F).

C. **General Site Design and Performance Standards**. The following general site design and performance standards shall be met by all uses within an Aviation District.

1. *Manufacturing and Distribution Facilities*. No manufacturing or distribution operation shall:
   a. Conduct an activity that involves the generation or storage of animal, vegetable, or other wastes, which attract insects, rodents, or birds, or otherwise create a hazard to aircraft operations;
   b. Conduct an activity, which emits smoke, fly ash, dust, vapor, gases, or other forms of air pollution, which would interfere with the safe operation of aircraft, or may conflict with present or planned operations of the airport;
   c. Conduct an activity, which involves water impoundments, solid waste disposal, or other uses, which attract birds or other animal species, which may present a hazard to aircraft operations;
   d. Conduct an activity, which emits glaring light or employs highly reflective surfaces, which interfere with a pilot's ability to locate runways or landing pads; or
   e. Conduct an activity, which creates electronic interference with communications among aviators and ground control personnel.
2. *Accessory Storage*.

a. *Enclosed*. Accessory storage shall be enclosed and concealed by a six foot to eight foot-closed fence to prevent views of the interior.

b. *Screening Materials*. Screen fencing shall be maintained in an attractive condition. Fencing material shall be approved in advance by the Director of Community and Economic Development.

c. *Height of Storage Materials*. Outside storage shall not exceed the height of the fence, except for operable vehicles, trailers, and other equipment designed to be towed or lifted as a single component.

3. *Fencing*. A perimeter fence 60 inches or taller shall be erected to surround the Aviation District area.

D. **Relationship to Design Requirements and Performance Standards**. All design requirements and specific use standards contained in Chapter 3 of this DSR shall apply in an Aviation District.

## 2-08-07 DIA, Denver International Airport

A. **Boundaries**. The boundaries of the DIA District are limited to those areas described in Exhibit 'A' in Article IV entitled "Annexation and Land Acquisition"; A Part of the Adams County/Denver Intergovernmental Agreement on a New Airport signed and dated April 21, 1988, and any subsequent agreements or amendments. The Adams County/Denver Intergovernmental Agreement can be found in Appendix D. Appendix D is incorporated herein by reference and made a part hereof.

B. **Permitted Principal Uses**. Permitted uses in the DIA zone district are subject to building permit review and approval and are limited to those described in the Adams County/Denver Intergovernmental Agreement on a New Airport signed and dated April 21, 1988, and any subsequent agreements or amendments. The Adams County/Denver Intergovernmental Agreement can be found in Appendix D. Appendix D is incorporated herein by reference and made a part hereof.

C. **General Site Design and Performance Standards**. The following general site design and performance standards shall be met by all uses within the DIA District.

1. *Road and Trails*. No public road or trail may be closer than 2,700 feet from the end of the runway in the area defined as the Runway Protection Zone (RPZ).

2. *Interference of Use*. Uses may not interfere with airport operations, nor interfere with aerial approaches.

## 2-08-08 AHO, Airport Height Overlay

A. **Boundaries**. The Airport Height Overlay area includes all land where the height of structures or natural features may obstruct or otherwise influence aviation activities. The extent of this area is determined by applying the standards and criteria listed in Title 14 of the Code of Federal Regulations, Subchapter E, Federal Aviation Regulations ("F.A.R.") Part 77 entitled "Objects Affecting Navigable Airspace". The official zoning map illustrates how the geographic extent of the navigable airspace is determined. The geographic extent of the Airport Height Overlay for each aviation facility affecting Adams County is drawn to the nearest quarter-section of land lying outside the Airport Height Overlay as illustrated on the Adams County Zoning Map.

B. **General Site Design and Performance Standards**. The following general site design and performance standards shall be met by all uses within the Airport Height Overlay District.

1. *Proposed Development to Complete Aeronautical Study*. Applicants requesting Zoning Map Amendments, Conditional Use Permits, Temporary and Special Use Permits, Certificates of Designation, Site Plan approval, Site Specific Development Plans, and Building Permits must complete an FAA aeronautical study on obstructions to determine if the proposed development could be a hazard to air navigation. If no hazard is determined, the proposed development may proceed, pending compliance with other County requirements. If a hazard to air navigation is found to exist by the FAA, then:
   a. The applicant may alter the proposal in a manner which does not present a hazard to air navigation and may proceed subject to compliance with other County requirements; or
   b. If alternative designs or locations do not pose compelling reasons to allow the use or structure within the Airport Height Overlay District, the County will prepare Findings of Fact, to be entered in the application record by the Director of Community and Economic Development citing the reasons why the use is compatible with the intent of the Airport Height Overlay District. Factors to consider in these findings include the importance of services provided by the proposed facility to the community, and the compatibility of the proposed use with the airport layout plan, and the Adams County Comprehensive Plan. The Director of Community and Economic Development or Manager of the pertinent aviation facility shall be notified of the denial.
2. *Proposed Development to Document Elevations.* Applicants for development shall fully document site elevations in relation to the F.A.R. Part 77 height restrictions. Documentation of site elevations shall consist of a topographic map of the site showing contours for every five feet of elevation change to illustrate the elevation above mean sea level; the location and height of any proposed buildings or structures, as well as natural features that impinge upon the F.A.R. Part 77 surfaces; and the elevation of the aviation facility affecting the applicant's property.
3. *Landowners to Install Markers.* Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.
4. *Airport Manager Given Opportunity to Review Applications*. Applications for zone changes, Conditional Use Permits, Temporary and Special Use Permits, Certificates of Designation, Site Plans, and Site-Specific Development Plans will be forwarded to the Director of the aviation facility(ies) for review and comment concerning the impact of the proposal on aviation operations.

C. **Relationship to Design Requirements and Performance Standards**. All design requirements and specific use standards contained in Chapter 3 of this DSR shall apply in an Airport Height Overlay District unless inconsistent with a provision contained in Sec. 2-08-06, *AV, Aviation*, in which case the specific standard or requirement contained in Sec. 2-08-06 shall apply.

## 2-08-09 AIO, Airport Influence Overlay

A. **Boundaries**.

1. *Generally*. The Airport Influence Zone Overlay includes all land impacted by the location of the Colorado Air and Space Port and the noise created by low-flying aircraft. The general boundaries of the Airport Influence Zone are as follows:
   a. 80th Avenue on the north;
   b. Interstate 70 (County line) on the south;
   c. Harback Mile Road on the east; and
   d. Hayesmount Mile Road on the west.
2. *Restriction Areas*. The Airport Influence Zone Overlay also contains two Restriction Areas, which further restrict the land uses within the overlay zone district. The geographic extent of the Airport Influence Zone and the Restriction Areas are delineated on the official Adams County Zoning Map.

B. **General Site Design and Performance Standards**. The following general site design and performance standards shall be met by all uses within an Airport Influence Zone Overlay District.
1. *Restriction Area One*. No structures designed for full or part-time occupation for residential, commercial, institutional, or industrial uses shall be permitted.
2. *Restriction Area Two.* Prohibits the construction of residences, except existing residences may be occupied and new homes may be built on lots or parcels created prior to the adoption of the Airport Influence Zone, August 1, 1983 or on 35 acre parcels, which meet the requirements of the A-3 Zone District, regardless of creation date.
3. *Federal Aviation Administration Standards.* All uses and building plans are subject to FAA Obstruction and Approach Zone Regulations (Part 77).
4. *Affidavit Required to Obtain Subdivision or Building Permit*. A signed "Aircraft Activity Covenant with Disclosure" must be filed prior to approval of a subdivision, if applicable, or the issuance of a Building Permit.
5. *Uses Not to Interfere with Aviation*.
   a. *No Emissions*. Uses must not produce steam, smoke, or otherwise pose a hazard to aviators.
   b. *No Glare*. Uses must not emit glaring light or employ highly reflective surfaces which may impair the visibility of aviators, nor shall the use create interference with the electronic communication among aviators and ground control.
   c. *Not Attractive to Wildlife*. Uses must lack the potential of attracting birds and other wildlife species which may pose a hazard to flight operations.

C. **Relationship to Design Requirements and Performance Standards**. All design requirements and specific use standards contained in Chapter 3 of this DSR shall apply in a Noise Overlay District unless inconsistent with a provision contained in Sec. 2-08-06, *AV, Aviation*, in which case the specific standard or requirement contained in Sec. 2-08-06 shall apply.

## 2-08-10 ANO, Airport Noise Overlay

A. **Boundaries**. The Airport Noise Overlay includes all land heavily impacted by the noise created by low-flying aircraft and lying within the 60 Ldn or greater noise contour area. The extent of this area is determined based upon the measurements of sound computed by the methods contained in Title 14 of the Code of Federal Regulations, Subchapter I, Federal Aviation Regulations ("F.A.R.") Part 150, "Airport Noise Compatibility Planning". These computations are based upon the fleet mix that forms the "worst case scenario" for the type and volume of

aircraft activity proposed at full build-out of the facility. The geographic extent of the noise overlay for each aviation facility affecting Adams County is delineated on the official Adams County Zoning Map.

B. **Prohibited Uses**. The following uses are specifically prohibited in an Airport Noise Overlay Zone:

1. Public or private primary and secondary schools; branch libraries, gymnasiums, and indoor skating rinks;
2. Uses in the Social Service Establishments use category as listed in Table 3-02-03-9;
3. Uses in the Day Care use category as listed in Table 3-02-03-2; and
4. Universities.

C. **General Site Design and Performance Standards**. The following general site design and performance standards shall be met by all uses within an Airport Noise Overlay District.

1. *Residential Uses*.
   a. No New Residential Zoning. No residential rezoning shall be considered or approved.
   b. Existing Lots Developable. One single-family detached dwelling may be constructed per lot lawfully in existence as of January 1, 1991, or as may be created per C.R.S. § 30-28-101(10).
   c. Existing Residential Use Nonconforming. Existing residential uses may continue but shall be limited by the non-conforming use provisions of these standards and regulations.
   d. Approved Residential Uses. Residential uses allowed in accordance with an approved Site-Specific Development Plan, or Building Permit effective at the time airport construction commences may be allowed if the use conforms with the performance standards listed below.
   e. Noise Reduction Required. All newly established residential uses must incorporate noise level reduction measures sufficient to achieve an interior noise level of 45 dB on the A-weighted scale. Assurance that these measures have been incorporated into the structure is illustrated by submission of noise reduction plans certified by a registered professional engineer at the time of application for a Building Permit, and implemented prior to issuance of a Certificate of Occupancy.
2. *Affidavit Required to Obtain Building Permit*. A signed "Aircraft Activity Covenant with Disclosure" must be filed prior to issuance of a Building Permit.
3. *Commercial and Industrial Uses to Incorporate Noise Reduction*. The portions of the nonresidential structures devoted to uses in the Office use category as listed in Table 3-02-04-1 or occupied by members of the public must incorporate noise level reduction measures sufficient to achieve an interior noise level of 45 dB on the A-weighted scale. The noise reduction measures cited above are described in the Building Codes as adopted by Adams County. Assurance that these measures have been incorporated into the structure is illustrated by submission of noise reduction plans certified by a registered professional engineer at the time of application for a Building Permit and implemented prior to issuance of a Certificate of Occupancy.
4. *Uses Not to Interfere with Aviation*.
   a. No Emissions. Uses must not produce steam, smoke, or otherwise pose a hazard to aviators.

b. No Glare. Uses must not emit glaring light or employ highly reflective surfaces which may impair the visibility of aviators, nor shall the use create interference with the electronic communication among aviators and ground control.

c. Not Attractive to Wildlife. Uses must lack the potential of attracting birds and other wildlife species which may pose a hazard to flight operations.

D. **Relationship to Design Requirements and Performance Standards**. All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in the Airport Noise Overlay District unless inconsistent with a provision contained in Sec. 2-08-06, *AV, Aviation*, in which case the specific standard or requirement contained in Sec. 2-08-06 shall apply.

# 2-08-11 FGO, Flammable Gas Overlay

A. **Location and Boundaries of Known Flammable Gas Hazard Area (Solid Waste Disposal Sites)**. Those areas identified in the report dated April 19, 1978 titled "Landfills in Which Methane Generation Has Been Documented," prepared by Adams County Health Department, as well as the surrounding property to within one 1,000 feet are located within the Flammable Gas Overlay District. These areas are defined as:

1. *Berkeley Village*. The hazardous area is bounded by the Adams County line on the south and west, Clear Creek on the north, and the north-south line 500' east of the centerline of Tennyson Street. This area corresponds to No. 1 on the Zoning Restriction Map: Overlay Restriction Flammable Gas hereinafter called Zoning Restriction Map.

2. *Adams County Landfill*. The hazardous area is bounded beginning at the intersection of Federal Blvd. and the Denver Salt Lake Railroad Crossing tracks, thence 6375' east along the Denver Salt Lake Railroad tracks, thence north 1800', thence west 2250', thence south 1000', thence west 3350', thence north 200' to Clear Creek, thence west along Clear Creek to the centerline of Federal Blvd., thence south to the point of beginning. This area corresponds to No. 2 on the Zoning Restriction Map.

3. *Adams County Landfill*. The hazardous area is bounded beginning at Clear Creek 900' from the centerline of Federal Blvd., thence east along Clear Creek 3500', thence east 300', thence south 1700', thence west 3350', thence north 200' to the point of beginning. This area corresponds to No. 3 on the Zoning Restriction Map.

4. *Property Improvements, Inc*. The hazardous area is bounded by the area beginning at the point of intersection of West 62nd Avenue and Huron Street, thence north along Huron 2300', thence east 3300', thence south 3300', thence west 2600' along West 60th Avenue, thence north 1000', thence west 700', to the point of beginning. This area corresponds to No. 4 on the Zoning Restriction Map.

5. *Property Improvements, Inc*. The hazardous area is bounded beginning at a point 900' east from the centerline of Pecos Street at Clear Creek, thence south 2300', thence east 250', thence south 650', thence east 1500', thence north 3350' along Huron Street, thence west 500' to Clear Creek, thence west 1400' along Clear Creek to the point of beginning. This area corresponds to No. 5 on the Zoning Restriction Map.

6. *Landfill, Inc*. The hazardous area is bounded beginning at a point at Clear Creek 150' west from the centerline of I-25, thence west along Clear Creek 4100', thence south 150', thence east 3300', thence south 650', thence east 300', thence north 2500' to the point of beginning. This area corresponds to No. 6 on the Zoning Restriction Map.

7. *Western Paving*. The hazardous area is bounded beginning at a point 900' east from the centerline of Pecos Street at Clear Creek, thence west along Clear Creek, thence south 1100', thence east 1750', thence north 2300' to the point of beginning. This area corresponds to No. 7 on the Zoning Restriction Map.
8. *Fiore & Sons*. The hazardous area is bounded by the area beginning at a point at the intersection of West 62nd Avenue and Huron, thence 700' east, thence 950' south, thence 1000' east on 60th Avenue, thence 1050' south, thence 2700' west, thence 1000' north, thence 1000' east, thence 950' north to the point of beginning. This area corresponds to No. 8 on the Zoning Restriction Map.
9. *Property Improvements, Inc*. The hazardous area is bounded by the area beginning at the intersection of the Brantner Ditch and East 144th Avenue, thence north 2300' along the Brantner Ditch, thence west 3000', thence south 2350', thence 1700' east to the Brantner Ditch, thence north 500' to the point of beginning. This area corresponds to No. 13 on the Zoning Restriction Map.
10. *Eaton Industrial Subdivision*. The hazardous area is bounded by the area beginning at a point 950' north of the intersection of 56th Avenue and Washington Street, thence 1250' east, thence 850' southeast, thence 950' south, thence 1750' southwest, thence 900' west of Washington Street, thence 1200' northwest, thence 1200' north of 56th Avenue, thence 1400' northeast to the point of beginning, excluding those areas within the City and County of Denver. This area corresponds to No. 15 on the Zoning Restriction Map.

B. **Unknown Flammable Gas Hazard Areas (Solid Waste Disposal Sites)**. The Flammable Gas Overlay District restrictions shall also apply to any site discovered to have been a solid waste disposal site or to any site which is located within 1,000 feet of a former solid waste disposal site.

C. **Referrals of Proposed Construction on Solid Waste Disposal Site**. Any proposal to construct or change the use of any lot that is or has been a solid waste disposal site shall be referred to the Community and Economic Development Department, the applicable fire district, Adams County Health Department, and the Colorado Department of Public Health and Environment for review and comment.

D. **Review Responsibilities**.

1. *Adams County Health Department*. Adams County Health Department is primarily responsible for reviewing the plan for and the results of the flammable gas investigation for the site and reviewing the plans for flammable gas control systems and shall supply safety information related to construction on or within one 1,000 feet of any solid waste disposal site.
2. *Applicable Fire District*. The applicable fire district is primarily responsible for reviewing the building plans; reviewing the design, operation and maintenance plans for the flammable gas control system; and reviewing the emergency procedures for buildings constructed in the Flammable Gas Overlay District. All construction or excavation is subject to inspection by the applicable fire district.
3. *Community and Economic Development Director*. The Community and Economic Development Director is primarily responsible for reviewing the proposed land use. The Community and Economic Development Director shall review and keep for the record a final copy of the engineering design, the plan for the flammable gas investigation, and the plan for the flammable gas control system.

4. *Colorado Department of Public Health and Environment*. The Colorado Department of Public Health and Environment is primarily responsible for reviewing and approving the plans in accordance with their rules and regulations.
5. *Comments Concerning Development Proposals*.
   a. The Community and Economic Development Director, Adams County Health Department the applicable fire district, and the Colorado Department of Public Health and Environment shall prepare and submit comments and recommendations to the Chief Building Official for review within 30 days following receipt of the request for review and comments.
   b. No new residential zoning shall be considered or approved unless the property owner demonstrates, based on the criteria in subsection E(1), *Safety Criteria for Building Permits*, below, flammable gas is not present and the potential does not exist for the buildup of flammable gases to reach 20% of the lower explosive limit in the soil surrounding the proposed building(s).

E. **Building Permits and Construction on or Within One 1,000 Feet of a Former Solid Waste Disposal Site**. The Chief Building Official shall issue a Building Permit for construction within a Flammable Gas Overlay District within the boundaries of or within one 1,000 feet of a former solid waste disposal site only after receiving comments from the Community and Economic Development Department, Adams County Health Department the applicable fire district, and the Colorado Department of Public Health and Environment after determining the property owner has met the specified safety criteria (Note: These standards are based on the 20% lower explosive limit (LEL) standard formulated by the National Institute of Occupational Safety and Health of the Bureau of Mines of the U.S. Department of the Interior):

1. *Safety Criteria for Building Permits*. Property owners may meet safety criteria by doing either of the following:
   a. Completing a flammable gas investigation demonstrating no flammable gas is present and there is no potential for flammable gas to reach 20% of the lower explosive limit in the soil surrounding the proposed building(s).
   b. The owner shall receive prior approval of the flammable gas investigation plan from the Chief Building Official. The flammable gas investigation plan shall be done by, or under the direct supervision of, a registered professional engineer with experience in evaluation and control of subsurface gas. At a minimum, the plan shall include the following:
      (1) A description of representative soils at the site.
      (2) Monitoring for flammable gas to the depth of the fill material or to bedrock, whichever is more applicable, and a rationale for the number and location of proposed monitoring probes. Adams County Health Department shall be given the opportunity to oversee installation of the probes, and probes shall remain undisturbed, intact and accessible for a minimum of three weeks to provide Adams County Health Department the opportunity to conduct sampling for flammable gas.
      (3) A detailed description of the sampling methodology and data collection techniques to be utilized.

(4) If any flammable gas is detected, a rationale for why there is no potential for flammable gas to reach 20% of the lower explosive limit in the soil surrounding proposed building(s).

c. Submitting building plans to include all necessary flammable gas control systems to protect against buildup of over 1% of flammable gas in the buildings. The building plans shall also include an automatic gas detection system to alert building occupants in the event of buildup of 1% of flammable gas in the structure. An operation and maintenance plan for the flammable gas control system, including emergency procedures, shall also be submitted with the building plan. The building plans and operation and maintenance plan for the flammable gas control system shall be prepared by a registered professional engineer with experience in the design of subsurface gas control systems.

(1) The building plans for all buildings shall meet the following minimum standards, or propose an equivalent design which will prevent flammable gas migration into the building:

(A) A geomembrane or equivalent system with low permeability to flammable gas shall be installed between the concrete floor slab of the building and the subgrade;

(B) A venting system to provide venting to the outside of the building. The system shall consist of a permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches;

(C) A geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer;

(D) Perforated venting pipes shall be constructed with the ability to be connected to an induced draft exhaust system;

(E) Automatic methane gas sensors shall be installed inside the building to trigger an audible alarm when methane gas concentrations are detected; and

(F) Unenclosed buildings are exempt from requirements in subsection (A) through (E), above. Enclosed rooms located within the unenclosed building shall comply with all of the above requirements.

(2) The operation and maintenance plan for the flammable gas control system shall address testing, maintenance and service procedures consistent with the manufacturer's current written specifications.

(3) All buildings that are required to have a flammable gas control system shall have established emergency procedures which shall be subject to the approval of the fire department. The emergency procedures shall include, but not be limited to, the following:

(A) Assignment of a responsible person as safety Director to work with the fire department in the establishment, implementation and maintenance of an emergency plan.

(B) Conspicuous posting of the fire department's telephone number in areas designated by the fire department.

(C) Conspicuous posting of emergency plan procedures approved by the fire department.

2. *Safety Practices During Construction*.
   a. If it has not been demonstrated flammable gas is not present, the following health and safety practices shall be followed:
      (1) A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within 10 feet of an open excavation.
      (2) Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure flammable gas is not present in concentrations exceeding 1% and oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five feet from a continuous flammable gas and oxygen monitor.
      (3) When trenching, excavating, or drilling deeper than 2 feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
      (4) A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
      (5) Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
      (6) Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
      (7) Smoking will not be permitted in any area within 100 feet of the excavation.
      (8) Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
      (9) All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).
      (10) Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR § 1910.146 and Appendices A-F.
3. *Inspection And Certification of Gas Control System*. The registered engineer who designed the flammable gas control system shall be responsible for supervising installation of the approved system. After completion of the work, the engineer shall certify in writing that all flammable gas control systems designed to mitigate hazardous concentrations of flammable gas have been installed in accordance with the approved plans and specifications. The written certification shall be submitted to the Chief Building Official.
4. *Post Construction Maintenance of Flammable Gas Control Systems*. The property owner shall be responsible for maintenance of flammable gas control systems to include post-construction testing, calibration and service of automatic gas detection systems in buildings, consistent with the approved operation and maintenance plan. These activities shall be conducted on a schedule to be determined by the applicable fire district, but shall occur at least quarterly. System calibration and maintenance records shall be submitted to

the fire district on a schedule determined by the district, but shall be submitted at least quarterly.

F. **Additional Remedial Measures**.

1. *Mitigation Measures*. In the event the concentration of flammable gas in any building located in the FGO reaches or exceeds 1%, the owner shall hire a qualified engineer to investigate, recommend, and implement mitigation measures. Such measures shall be subject to approval of the Chief Building Official and the fire department.
2. *Appeal of Flammable Gas Hazard Boundaries*. Boundaries of the Flammable Gas Overlay District may be appealed to the Director of the Community and Economic Development Department based on completion of a flammable gas investigation as specified in subsection E of this Section.

G. **Relationship to Design Requirements and Performance**. All design requirements and specific use standards contained in Chapter 3 of this DSR shall apply in a Flammable Gas Overlay District unless inconsistent with a provision contained in this Section in which case the specific standard or requirement contained in this Section shall control.

# 2-08-12 FO, Floodplain Overlay

A. **Applicability**. This Section applies to any land located within the 100-year (1% frequency in any given year) floodplain and areas removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F) within unincorporated Adams County. If a lot or other parcel of land lies partly within the Floodplain Overlay District, this Section applies to the part of such lot or parcel lying within the FO District. If a building or structure lies partly within the Floodplain Overlay District, then this Section applies to the entire building or structure.

B. **Relationship to Other Regulations**. The Floodplain Overlay District standards and regulations supplement all land use restrictions associated with the underlying zone district, which remain in full force and effect. Restrictions associated with the Floodplain Overlay District apply to the use, performance, and design of property located within the district. In the case of conflicting requirements, the most restrictive provision shall apply.

C. **FO District Boundaries**. The Floodplain Overlay District is defined as the FEMA Floodplain together with the Adams County Floodplain, as those floodplains are defined below.

1. *FEMA Floodplain*. The Special Flood Hazard Area identified by FEMA in a scientific and engineering report entitled "Flood Insurance Study, Adams County, Colorado and Incorporated Areas" dated December 2, 2021, with the accompanying series of Flood Insurance Rate Maps (FIRM) and/or Flood Boundary and Floodway Maps (FBFM), and any revisions thereto, are hereby incorporated herein by reference and constitute the "FEMA Floodplain".
2. *Adams County Floodplain*. To augment the FEMA Floodplain, the Board of County Commissioners may, after review and recommendation by the Planning Commission, adopt an "Adams County Floodplain." The purpose of adopting an Adams County Floodplain is to facilitate the use of the best data available to the County to establish floodplain boundaries and Base Flood Elevations (BFE) to better protect residents of the County from flood hazards. The Adams County Floodplain must be comprised of the following:
    i. The same flood risk zone designations as the FEMA Floodplain.

ii. In no instance may the Adams County Floodplain remove from the Floodplain Overlay District an area or property designated as within the FO District by the FEMA Floodplain.

The Adams County Floodplain is also comprised of the following:

a. Flood Hazard Area Delineation studies produced through the Mile High Flood District (f/k/a Urban Drainage and Flood Control District), designated by the Colorado Water Conservation Board (CWCB), and approved by resolution of the Board of County Commissioners. Once approved by the Board of County Commissioners, these studies are incorporated herein by reference.

b. Other 100-year floodplain studies as approved by resolution of the Board of County Commissioners. Once approved by the Board of County Commissioners, these studies are incorporated herein by reference.

c. The maps in these reports depicting the floodplain for the base flood shall be considered the official maps for the purposes of locating the Adams County Floodplain. These maps and reports, together with all amendments, explanatory matter, technical addenda, water surface elevations, profiles and cross sections (where available) are incorporated herein by reference.

D. **Official Map of the FO District.** The Floodplain Administrator or their designee shall maintain digital maps delineating the location and boundaries of the FEMA Floodplain and, if practical, the Adams County Floodplain. The FEMA Floodplain map shall depict in plan view the horizontal boundary of the flood hazards described in the underlying flood studies, as published by FEMA. These FEMA Floodplain digital maps, plus any digital maps prepared by the County delineating the Adams County Floodplain, or in the absence thereof, the maps in these reports depicting the floodplain for the base flood for the purposes of locating the Adams County Floodplain, shall together be considered the official map of the Floodplain Overlay District ("Official Map of the FO District"). The most current Official Map of the FO District and supporting data shall be on file in the Community and Economic Development Department in electronic format, available for public inspection during normal business hours, with electronic and paper copies available upon request.

E. **Interpretation of Official Map of the FO District.**

1. The Floodplain Administrator shall determine which uses, parcels, structures, or other facilities are located in the Floodplain Overlay District, including in situations where a mapped boundary appears to conflict with actual field conditions. In making such interpretations, the Floodplain Administrator shall refer, as necessary, to the best available data at that time.

2. Sources of best available data for interpretations include the engineering study upon which the maps and elevations are based, the professional engineers who prepared the study, the most recent detailed terrain data certified by a registered Colorado Professional Engineer (PE) or a registered Colorado Professional Land Surveyor (PLS), survey data certified by a PE or PLS, any Base Flood Elevation/water surface elevation, Floodway, and other flood risk data available from state or federal agencies, and any other reliable source that the Floodplain Administrator finds meets an acceptable level of technical accuracy as determined through prevailing industry practices.

3. To the extent the FEMA Floodplain and the Adams County Floodplain (if any) conflict, the most restrictive provision controls.

4. The use of aerial, satellite and Light Detection and/or Ranging (LIDAR) imagery to interpret Floodplain Overlay District boundaries, but without the consideration of local terrain data, shall be for informational purposes only, and not for making determinations as to the exact location of the boundaries of the FO District.
5. If the Floodplain Administrator makes a determination regarding the relationship of the Official Map of the FO District to a use, parcel, structure, or other facility, the interpretation must be noted in the records associated with any related permit(s) and available for public inspection.
6. The Floodplain Administrator's determinations under this subsection are interpretations of precisely where the existing regulatory boundaries lie on the ground. A determination as to which uses, parcels, structures, or other facilities are located in or out of a previously adopted Special Flood Hazard Area does not itself contract or expand the boundaries of the Floodplain Overlay District. Therefore, such determinations do not result in an amendment to the Official Map of the FO District that requires review by the Planning Commission and approval of the Board of County Commissioners.

F. **Amendment of Official Map of the FO District.**

1. The Floodplain Overlay District boundaries will be deemed updated when FEMA issues a Letter of Final Determination associated with any map action, or after the effective date of any Letter of Map Change ("LOMC"), without need for review by the Planning Commission or approval of the Board of County Commissioners, regardless of how many parcels are affected.
2. Except for an automatically adopted DFIRM update, a change in the boundary of the Floodplain Overlay District shall be made by resolution of the Board of County Commissioners following review and recommendation by the Planning Commission. Written notice to affected property owners shall be mailed at least fifteen (15) days prior to the first Planning Commission meeting date concerning the amendment stating the date, time, place and purpose of the meeting. Failure of such notice shall not affect the validity of any action by the Planning Commission or Board of County Commissioners.
3. The Floodplain Administrator may generate or receive draft and/or preliminary flood risk analyses and reports affecting the Floodplain Overlay District. These analyses may be any flood risk analyses, including those designated by CWCB or distributed by FEMA, as well as any other water surface elevation and/or Floodway data available from state or federal agencies or any other reliable source. Upon notification of such new information, the Floodplain Administrator shall evaluate whether a change to the boundaries of the FO District is required. If so, the Floodplain Administrator will submit a proposed map amendment to the Planning Commission and the Board of County Commissioners for review and approval as set forth in subsection 2 above.
4. In accordance with 44 C.F.R. § 65.3 and the Rules and Regulations for Regulatory Floodplains in Colorado, project proponents must submit technical data to FEMA in the form of a LOMR request within six months of the date of completion of a project if the project received a CLOMR from FEMA before construction or results in changes (either increases or decreases) in the 100-year water surface elevation greater than 0.3 feet.
5. The Floodplain Administrator will monitor large-scale natural physical changes as they occur. If the Floodplain Administrator deems it necessary to restudy a mapped Floodplain or Floodway as a result of such changes, the Floodplain Administrator will coordinate with

the CWCB and FEMA and, as appropriate, submit a proposed map amendment to the Planning Commission and the Board of County Commissioners for review and approval.

G. **General Administration.**

1. *Floodplain Administrator*. The Director of Community and Economic Development or their designee shall be responsible for administering the Floodplain Overlay District.
2. *Record Keeping*. The Community and Economic Development Department shall keep a copy of the Flood Insurance Study (FIS), DFIRMs and FIRMs on file and available for public inspection. The Community and Economic Development Department shall maintain all records pertaining to the development in the Floodplain Overlay District, including the actual elevation (in relation to mean sea level as that term is defined herein) of the lowest floor (including basement) of all new or substantially improved structures, verify and maintain floodproofing certifications, and maintain for public inspection all records pertaining to these FO District standards and regulations. All records of Floodplain Use Permit Variances, appeals, boundary interpretations, map amendments and Floodplain Use Permits shall also be maintained by the Community and Economic Development Department.
3. *Reporting*.
   a. *Reporting Watercourse Alterations*. Before approval of any watercourse alterations, major or minor development, the Floodplain Administrator, as appropriate, shall refer the case to the adjacent communities, the Mile High Flood District, the CWCB, and FEMA for their comments.
   b. *Reporting Floodplain Use Permit Variances*. Variances to these standards and regulations shall be reported to FEMA annually by the Floodplain Administrator.
4. *Cumulative Substantial Improvements*. The purpose of this subsection is to prevent incremental improvements to structures located within the Floodplain Overlay District from avoiding the Substantial Improvement requirements of this Section by dividing work into multiple permits or projects over time. For purposes of determining whether a structure has undergone a Substantial Improvement, the Floodplain Administrator shall aggregate the cost of all improvements to the structure authorized by permits issued during the preceding five (5) years. The cumulative cost of all improvements made during the ten-year period shall be compared to the market value of the structure, exclusive of land value, determined by one of the following methods as approved by the Floodplain Administrator: (i) the market value of the improvements for property tax purposes, updated as necessary by the increase in the consumer price index since the date of the last valuation; (ii) the market value determined by an independent qualified appraiser, mutually selected by the Floodplain Administrator and the property owner and paid for by the applicant; or (iii) another method approved by the Floodplain Administrator that reasonably reflects the market value of the structure. Where the cumulative cost of improvements equals or exceeds 50% of the market value of the structure before commencement of the first improvement included in the cumulative calculation, the proposed work shall constitute a Substantial Improvement and the structure shall be brought into compliance with all applicable floodplain management requirements of this DSR before issuance of a Certificate of Occupancy.

H. **Permitting.**

1. *Permit Required*. A Floodplain Use Permit is required for any structure, facility, fill, development, storage or processing of materials or equipment, or change in the channel of a watercourse in the Floodplain Overlay District. These uses may only be permitted if the

use meets the requirements of these standards and regulations including all applicable performance standards.

2. *Permit Exemptions*. The following principal and accessory uses shall be allowed within a Floodplain Overlay District to the extent the use is allowed in the underlying zone district, do not require any structures, facilities, fill, storage of materials or equipment, or change in a channel of a watercourse, and meet the requirements of other County regulations. These uses are allowed without a Floodplain Use Permit, provided the use meets all other requirements and standards.
   a. Agricultural uses not requiring structures, facilities, fill, storage or processing of materials, or change in the channel of a watercourse, such as general farming, pasture, truck farming, forestry, sod farming, and wild crop harvesting.
   b. Industrial-commercial uses not requiring structures, facilities, fill, storage or processing of materials, or change in the channel of a watercourse, such as loading areas, parking areas, airport landing strips, runways and taxiways, railroad rights-of-way (not including freight yards or switching, storage or industrial sidings).
   c. Accessory residential uses, such as lawns, gardens, driveways, and play areas.
   d. Public and private recreational uses not requiring structures, facilities, fill, storage or processing of materials, or change in the channel of a watercourse, such as parks, swimming pools, golf course, driving ranges, picnic grounds, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, and hunting, fishing and hiking areas.
   e. Utility facilities such as: flowage areas, transmission lines, (not including support towers), pipelines, water monitoring devices, and roadways (which do not require fill and not including bridges).
   f. Barbed wire, three-strand wire, and split rail fence. Other types of fences such as wooden privacy and other solid screen types are allowed only if necessary for safety or security reasons provided the fence is specially designed to minimize impeding the flow of floodwaters, accumulation of debris or being subject to being easily moved during flood periods. A Building Permit shall be obtained for all fences. Fence designs which meet the above criteria, such as certain “breakaway” fencing or fencing with slatted design allowing water to pass through will be allowed if properly certified by a registered Colorado Professional Engineer as meeting the identified performance standards. All fences in the Floodway shall require a Floodplain Use Permit.
3. *Certificate of Occupancy Required for Floodplain Overlay District Activities*. A Certificate of Occupancy shall be applied for upon completion of any project construction or site preparation for which a Floodplain Use Permit was granted, and the approved land use shall not commence until a Certificate of Occupancy is issued.
4. *Certification of Engineer Required*. The applicant shall submit a certification by a registered Colorado Professional Engineer indicating the finished fill and building floor elevations, floodproofing measures, or other flood protection factors were accomplished in compliance with the provisions of these standards and regulations. Only after the Director of Community and Economic Development has received such certification shall a Certificate of Occupancy be issued.

I. **General Standards.**

1. *Use of Floodplain Overlay District as Open Space*. Development outside the urban developed areas of unincorporated Adams County shall maximize the use of Floodplain Overlay District areas for open space and recreational/wildlife preservations uses, in accordance with

policies of the Adams County Comprehensive Plan for use of Floodplain Overlay District areas as open space corridors with minimal and no channelization of waterways allowed.

2. *Alteration of a Watercourse/Channelization in Urbanized Areas*. In those existing urbanized areas with utilities, streets, and nonconforming structures, channelization to remove these areas from the Floodplain Overlay District in accordance with a major drainageway plan adopted by the Board of County Commissioners shall be encouraged, subject to the following provisions:
    a. Channelization and flow diversion projects shall appropriately consider issues of sediment transport, erosion, deposition, and channel migration and properly mitigate potential problems through the project as well as upstream and downstream of any improvement activity. A detailed analysis of sediment transport and overall channel stability should be considered, when appropriate, to assist in determining the most appropriate design.
    b. Channelization projects that do not convey the entire base flood flow rate must evaluate the residual 100-year floodplain.
    c. Any channelization or other stream alteration activity proposed by a project proponent must be evaluated for its impact on the regulatory floodplain and be in compliance with all applicable federal, state, and local floodplain rules, regulations, and ordinances.
    d. Any stream alteration activity shall be designed and sealed by a registered Colorado Professional Engineer or a Certified Professional Hydrologist.
    e. All activities within the regulatory floodplain shall meet all applicable federal, state and County floodplain requirements and regulations.
    f. Stream alteration activities shall not be constructed unless the project proponent demonstrates through a floodway analysis and report, sealed by a registered Colorado Professional Engineer, that there is not more than a 0.00-foot rise in the proposed conditions compared to existing conditions of the floodway resulting from the project. This requirement only applies on stream reaches with Base Flood Elevations established.
    g. A CLOMR shall be obtained for all proposed channelization or other stream alteration activity that increases or decreases the established Base Flood Elevation in excess of 0.3 vertical feet in areas for which BFE have been established and without an established Floodway.
    h. A CLOMR shall be obtained for all proposed channelization or other stream alteration activity that increases the established Base Flood Elevation more than 0.00 vertical feet or decreases the established BFE in excess of 0.3 vertical feet.
    i. In areas with an established Floodway, whenever channelization or other stream alteration activity is known or suspected to increase the established Base Flood Elevation in excess of 0.00 vertical feet or decrease the established BFE in excess of 0.3 vertical feet, a LOMR showing such changes shall be obtained in order to accurately reflect the changes on FEMA's regulatory floodplain map for the stream reach.
    j. In areas without an established Floodway, whenever channelization or other stream alteration activity is known or suspected to increase or decrease the established Base Flood Elevation in excess of 0.3 vertical feet, a LOMR showing such changes shall be obtained in order to accurately reflect the changes on FEMA's regulatory floodplain map for the stream reach.

3. *Maintenance of Altered Watercourses*.
   a. Watercourses may be realigned and reworked provided there is:
      (1) No decrease in the efficiency or the capacity of a channel or Floodway of any river, stream, tributary, drainage ditch, or any other drainage facilities or systems.
      (2) No increase in the Base Flood Elevation.
   b. The Floodplain Administrator shall require maintenance to be provided within any altered or relocated portion of said watercourse so the resulting flood carrying capacity is not diminished over time.
4. *Floodproofing*.
   a. Any portion of a nonresidential structure located less than one foot above the Base Flood Elevation shall be floodproofed so that the structure is watertight with walls impermeable to the passage of water and structural components, capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
   b. Floodproofing methods must be adequate to withstand the flood depths, pressures, velocities, uplift, and impact forces associated with the base flood as demonstrated by certification by a registered Colorado Professional Engineer. Possible floodproofing methods include: anchorage to resist flotation and lateral movement; installation of watertight doors bulkheads and shutters; reinforcement of walls to resist water pressures; use of paints, membranes or mortars to reduce seepage of water through walls; addition of mass or weight to structures to resist flotation; installation of pumps to lower water levels in structures; construction of water supply and waste treatment systems to prevent the entrance of floodwaters; pumping facilities for subsurface drainage systems for buildings to relieve external foundation wall and basement floor pressures; construction to resist rupture or collapse, caused by water pressure or floating debris; cutoff valves on sewer lines or the elimination of gravity flow basement drains.
   c. The only method of floodproofing allowed for residential structures is the elevation of the lowest floor to one foot or more above the Base Flood Elevation.
5. *Anchoring Required*. All new construction and Substantial Improvements within the Floodplain Overlay District shall be anchored to prevent flotation, collapse or lateral movement of the structure, and be capable of resisting the hydrostatic and hydrodynamic loads.
6. *Construction Materials and Methods*.
   a. *Materials and Equipment Resistant to Flooding*. All new construction and Substantial Improvements within the Floodplain Overlay District shall be constructed with materials and utility equipment resistant to flood damage.
   b. *Mechanical Equipment and Service Facilities*. All new construction and Substantial Improvements shall be constructed with electrical, heating, ventilation, plumbing, and air *conditioning* equipment and other service facilities, which are designed and/or located to prevent water from entering or accumulating within the components during conditions of flooding.
   c. *Minimize Flood Damage*. All new construction and Substantial Improvements shall be constructed using methods and practices to minimize flood damage.

d. *Below-Grade Crawlspace Construction*. New construction and Substantial Improvement of any below-grade crawlspace shall:

Have the interior grade elevation below Base Flood Elevation, no lower than two feet below the lowest adjacent grade;

(1) Have the height of the below-grade crawlspace measured from the interior grade of the crawlspace to the top of the foundation wall, not to exceed four feet at any point;

(2) Have an adequate drainage system to allow floodwaters to drain from the interior area of the crawlspace following a flood;

(3) Be anchored to prevent flotation, collapse, or lateral movement of the structure and be capable of resisting the hydrostatic and hydrodynamic loads;

(4) Be constructed with materials and utility equipment resistant to flood damage;

(5) Be constructed using methods and practices to minimize flood damage;

(6) Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, which are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and

(7) Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered Colorado Professional Engineer or a registered Colorado architect or must meet or exceed the following minimum criteria:

(I) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;

(II) The bottom of all openings shall be no higher than one foot above grade and located on opposing or adjacent walls to optimize flood water cross flow; and

(III) Openings must be equipped with screens, louvers, or other coverings or devices and shall permit the automatic entry and exit of floodwaters.

J. **Performance Standards in Floodplain Overlay District.**

1. *Residential Structures (Except Manufactured Homes)*. New construction and Substantial Improvement of any residential structure shall have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated to one foot above the Base Flood Elevation. A registered Colorado Professional Engineer shall certify to the Director of Community and Economic Development the lowest floor of the structure will be elevated to the Base Flood Elevation prior to issuance of a Floodplain Use Permit. Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado Professional Engineer. Such certification shall be submitted to the Floodplain Administrator.

2. *Manufactured Homes.*
   a. *Applicability*. The following standards apply to all manufactured homes or those to be substantially improved on:
      (1) Sites located outside of a manufactured home park or subdivision;
      (2) Sites located in a new manufactured home park or subdivision;
      (3) Sites located in an expansion to an existing manufactured home park or subdivision; and
      (4) Sites where a manufactured home has incurred substantial damage as the result of a flood.
   b. *Elevation*. All manufactured homes shall be elevated on a permanent foundation with the lowest floor of the manufactured home elevated at least one foot above the Base Flood Elevation.
   c. *Anchoring*.
      (1) All manufactured homes shall be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Specific requirements may be:
         (A) Over-the-top ties are provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations. Manufactured homes more than 50 feet long shall require one additional tie per side.
         (B) Frame ties shall be provided at each corner of the home with, at minimum, five additional ties per side at intermediate points. Manufactured homes more than 50 feet long require, at minimum, four ties per side.
         (C) All components of the anchoring system shall be capable of carrying a force of 5,000 pounds.
      (2) Any additions to the manufactured home shall be similarly anchored.
3. *Manufactured Homes Placed/Replaced in Existing Manufactured Home Parks or Manufactured Home Subdivisions Developed Prior to May 1, 1990*.
   a. *Elevation*. All manufactured homes placed or replaced in a manufactured home park or subdivision developed prior to May 1, 1990 shall be elevated so that either the lowest floor of the manufactured home is at or above the Base Flood Elevation or the manufactured home chassis shall be supported by reinforced piers or other foundation elements that are no less than 36 inches in height above grade and are securely anchored to foundation to resist flotation, collapse, and lateral movement as certified by a registered Colorado Professional Engineer.
   b. *Anchoring*.
      (1) All manufactured homes shall be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Specific requirements may be:

(A) Over-the-top ties are provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations. Manufactured homes more than 50 feet long shall require one additional tie per side.

(B) Frame ties shall be provided at each corner of the home with, at minimum, five additional ties per side at intermediate points. Manufactured homes more than 50 feet long require, at minimum, four ties per side.

(C) All components of the anchoring system shall be capable of carrying a force of 5,000 pounds.

(2) Any additions to the manufactured home shall be similarly anchored.

4. *Recreational Vehicles*. All Recreational Vehicles placed on sites within Zones A1-30, AH, and AE on Adams County's FIRM shall:

   a. Be on the site for fewer than 180 consecutive days, and

   b. Be fully licensed and ready for highway use, or

   c. Meet the Floodplain Use Permit requirements, and the elevation and anchoring requirements for Manufactured Homes in Sec. 2-08-12(J)(2) above.

   A Recreational Vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

5. *Nonresidential Structures*.

   a. *Critical Facilities*. The lowest floor, including basement for all new nonresidential construction or Substantial Improvement of any nonresidential structure shall be:

      a. Elevated at least two feet above the Base Flood Elevation; or

      b. Floodproofed so that all portions of the structure less than two feet above the Base Flood Elevation, including the attendant utility and sanitary facilities, are watertight. Walls shall be substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

      New Critical Facilities shall, when practicable as determined by the Floodplain Administrator, have continuous non-inundated access (ingress and egress for evacuation and emergency services) during a 100-year flood event.

   b. *Non-Critical Facilities*.

      a. The lowest floor, including basement for all new construction of non-critical facilities or Substantial Improvement to any non-critical facility shall be:

         (A) Elevated at least one foot above the Base Flood Elevation; or

         (B) Floodproofed to an elevation one foot above the Base Flood Elevation, including all attendant utility and sanitary facilities. Floodproofed exterior walls shall be substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

      b. Elevation to one foot or more above the Base Flood Elevation is the only type of floodproofing allowed for residential structures.

c. A registered Colorado Professional Engineer shall certify to the Director of Community and Economic Development that the design and methods of construction are in accordance with accepted standards of practice for meeting these standards prior to the issuance of a Floodplain Use Permit.

6. *Enclosures.* New construction and Substantial Improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered Colorado Professional Engineer or a registered Colorado architect or meet or exceed the following minimum criteria:
   a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
   b. The bottom of all openings shall be no higher than one foot above grade.
   c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
7. *Utilities*.
   a. *Water Supply*. All new and replacement water supply systems within the Floodplain Overlay District shall be designed to minimize or eliminate infiltration of floodwaters into the system.
   b. *Sanitary Sewer*. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
   c. *Individual Sewage Disposal*. The Adams County Health Department regulates the installation, repair and replacement of on-site wastewater treatment systems within the Floodplain Overlay District.
8. *Roads, Access, and Parking Lot Construction*. Private access drives and parking lots within a proposed development shall be built no lower than 12 inches below the Base Flood Elevation. Public roads, bridges, and other access ways shall be built in accordance with the standards and regulations for storm drainage design.
9. *Fills and Deposits*.
   a. *Beneficial Purpose*. Fills or deposits of materials shall have some beneficial purpose and the amount shall not be greater than is necessary to achieve the intended purpose. The plans submitted by the owner shall show the final dimensions of the proposed fill or other material and the specific use to which the filled land will be put.
   b. *No Encroachment into Flow Areas*. The fill or deposit of materials shall not encroach on any portion of a Floodplain Overlay District which would have significant flow during the base flood, and which for that reason would help convey the floodwaters (any filling which potentially reduces the hydraulic capacity requires appropriate hydraulic studies and a review of the urban impact of such reduction).
10. *Storage and Processing*. The storage or processing of materials which are buoyant, flammable, hazardous, explosive, or those materials defined as solid waste by the Colorado Health Department, or those materials in times of flooding could be injurious to human, animal, or plant life, shall be located at or above the Base Flood Elevation.

11. *Extraction/Excavation of Sand and Gravel*.
    a. *No Reduction in Flood Storage Capacity*. Gravel mining or grading/hauling/excavating operations shall meet the specific performance standards and guidelines described in the "Technical Review Guidelines for Gravel Mining Activities Within or Adjacent to 100 Year Floodplains" prepared by Wright Water Engineers, Inc., for Urban Drainage and Flood Control District (n/k/a Mile High Flood District) dated January 2013, or shall meet comparable standards as recommended by the Executive Director of Mile High Flood District for unique situations not anticipated within the "Technical Review Guidelines" referenced above, but that accomplish the same purpose (to protect rivers and streams from erosion and degradation which may result from such operations).
    b. *No Encroachment into Flow Areas*. The storage or deposit of extracted materials, or site grading shall not encroach on any portion of a Floodplain Overlay District which may have significant flow during the base flood, and which may subsequently help convey the floodwaters (any filling that potentially reduces the hydraulic capacity requires appropriate hydraulic studies and a review of the urban impact of such reduction).
    c. *Not Restrict Floodwaters*. No storage or deposit of extracted materials, or site grading shall restrict floodwaters from reaching the major watercourse in an area.
12. *Properties Removed From the Floodplain by Fill*. A Floodplain Use Permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), unless such new structure or addition complies with the following:
    a. For residential construction, the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), is elevated to one foot above the Base Flood Elevation that existed prior to the placement of fill.
    b. For nonresidential construction, the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), is elevated to one foot above the Base Flood Elevation that existed prior to the placement of fill, or together with attendant utility and sanitary facilities be designed so that the structure or addition is watertight to at least one foot above the base flood level that existed prior to the placement of fill with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.
13. *Subdivisions*. All subdivision proposals shall be consistent with the need to minimize flood damage. For instance, all subdivisions approved for development shall have adequate land area within each lot for the type of development allowed by the underlying zone district as constrained by the requirements of the Floodplain Overlay District. All subdivisions shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. All subdivisions shall have adequate drainage provided to reduce exposure to flood damage. Base Flood Elevation data and floodplain delineation plans shall be provided for all subdivision proposals.
14. *Other Uses Not Identified*. The Director of Community and Economic Development may require any structure, use, or activity being conducted within the Floodplain Overlay District

to comply with such conditions and restriction deemed necessary to protect the public health, safety and welfare provided they are consistent with these standards and regulations.

15. *Nonconforming Uses Within the Floodplain Overlay District*. The lawful use of an existing structure or premises not in conformity with the provisions of this Section may be continued subject to the following provisions.
    a. *No Expansion of Nonconforming Uses*. No such use shall be expanded or enlarged except in conformity with the provisions of this DSR.
    b. *Change in Nonconforming Use Limited*. Any Substantial Improvement to any nonconforming structure or use in the Floodplain Overlay District shall require the structure or use be converted to a conforming use.
    c. *Discontinued Use*. If a nonconforming use is discontinued for a continuous period of six months, any future use of the structure and land shall conform to these regulations and standards. Evidence of discontinuance may include removal of equipment or signage, disconnection of utilities, lack of land use activity, or lack of occupancy.
    d. *Public Nuisances*. Uses, or their accessory uses, in the Floodplain Overlay District, which are public nuisances, shall not be permitted to continue as nonconforming uses.
    e. *Floodproofing of Alterations, Additions, or Repairs*. Any alteration, addition, or repair to any existing nonconforming structure in a Floodplain Overlay District shall be protected, where applicable, by approved floodproofing measures. Substantial Improvements shall be subject to additional restrictions as described in the standards for new construction and improvements in the Floodplain Overlay District.

K. **Performance Standards for Areas of Shallow Flooding (AO/AH Zones)**

Located within the Special Flood Hazard Area are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

1. *Residential Construction*. All new construction and Substantial Improvements of residential structures must have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade at least one foot above the depth number specified in feet on Adams County's FIRM (at least three feet if no depth number is specified). A registered Colorado Professional Engineer shall certify to the Director of Community and Economic Development the lowest floor of the structure will be elevated to the Base Flood Elevation prior to issuance of a Floodplain Use Permit. Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado Professional Engineer. Such certification shall be submitted to the Director of Community and Economic Development.
2. *Nonresidential Construction*. With the exception of Critical Facilities, outlined in Sec. 2-08-12(J)(5)(a), all new construction and Substantial Improvements of nonresidential structures must have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade at least one foot above the depth number specified in feet on Adams County's FIRM (at least three feet if no depth number is specified), or together

with attendant utility and sanitary facilities, be designed so that the structure is watertight to at least one foot above the base flood level with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy. A registered Colorado Professional Engineer or registered Colorado architect shall submit a certification to the Director of Community and Economic Development that the standards of this subsection are satisfied.

3. Within Zones AH or AO, adequate drainage paths around structures on slopes are required to guide flood waters around and away from proposed structures.

L. **Performance Standards for Floodways.**

1. *No Reduction in Floodway Efficiency or Capacity*. No new construction, Substantial Improvement, fill (including fill for roads and levees), deposit, obstruction, storage of materials, or other floodplain uses which acting alone or in combination with existing or future floodway uses, shall be permitted which decreases the efficiency or the capacity of a channel or floodway of any river, stream, tributary, drainage ditch, or any other drainage facilities or systems.
2. *No Increase in Base Flood Elevation*. Encroachments within the Floodway are prohibited, including fill, new construction, Substantial Improvements and other development within the Floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed by a registered Colorado Professional Engineer and in accordance with standard engineering practice that the proposed encroachment would not result in any increase (requires a No-Rise Certification) in flood levels during the occurrence of the base flood discharge
3. *No New Structures or Substantial Improvements to Structures*. No new structures or Substantial Improvements to an existing structure designed for human occupancy shall be allowed in the Floodway.
4. *No Manufactured Homes*. No manufactured homes (including such structures to be used for nonresidential purposes) or any Substantial Improvement to a manufactured home shall be allowed in the Floodway.

M. **Disclaimer of Liability.** The degree of flood protection required by this DSR is considered reasonable for the protection of life and property and is based on engineering and scientific methods of study. Larger floods may occur periodically or the flood height may be increased by man-made or natural causes. These standards and regulations do not imply areas outside the designated Floodplain Overlay District or land uses permitted within such district will be free from flooding or flood damages. These standards and regulations shall not create liability on the part of Adams County, any agent, officer or employee thereof, or the part of FEMA, the CWCB, or the Mile High Flood District, for any flood damages resulting from reliance on these standards and regulations or any administrative decision lawfully made hereunder.

## 2-08-13 MCO, Mineral Conservation Overlay

A. **Mineral Conservation Area**. Pursuant to state law, those areas identified with resource classification "1" on maps contained in Special Publications 5A and 5B "Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties" (1975) prepared by the Colorado Geological Survey are designated to be within the Mineral Conservation Overlay District.

B. **Areas Exempted by the Board of Adjustment**. The Board of Adjustment may exempt any lot from the restrictions of the Mineral Conservation Overlay District where a property owner can demonstrate the restriction would make it impossible to develop the land for any reasonable economic and compatible use in the area including gravel extraction.

C. **Restriction on Uses**. For any land within the Mineral Conservation Overlay, no permanent structures or permanent uses may be allowed except:

1. Fences, not needed during excavation and rehabilitation, subject to the minimum requirements of the underlying zone district. Structures within 200 feet of a publicly maintained and constructed road or an existing principal structure subject to the structures and use being in conformance with the requirements of the underlying zone district.
2. Non-permanent use of the land provided such use is in conformance with the underlying zone district and would not prohibit the eventual extraction of commercial mineral deposits.

D. **Areas Exempted from these Restrictions**.

1. *Areas Exempted by the Director*.
   a. The Director of Community and Economic Development shall exempt lands meeting the following criteria from the restrictions of the Mineral Conservation Overlay District.
      (1) Any parcel of land intended for uses that were allowed in the underlying zone district prior to July 1, 1973.
      (2) Any parcels of land five acres or less in size in existence as a separate parcel prior to July 1, 1973.
      (3) Any parcel of land in excess of five acres where it can be demonstrated the mineral resource is not of commercial quality and quantity.
   b. The Director of Community and Economic Development may require competent proof a lot meets these criteria, including a written opinion from the State Geological Survey, where deemed appropriate.

E. **Standards for Excavation and Rehabilitation**. The extraction of commercial mineral deposits with necessary accessory uses shall be allowed in all zone districts as a conditional use upon approval and in conformance with the requirements set forth in Section 3-09-05.B, Aggregate Mining and Extraction Uses, and of the Colorado Division of Reclamation, Mining, and Safety (DRMS).

F. **Appeal of Mineral Conservation District Boundaries**. The boundaries of the Mineral Conservation Overlay District may be appealed to the Board of Adjustment based on technical information.

## 2-08-14 NRCO, Natural Resources Conservation Overlay

A. **NRCO District Created**. There is hereby established a Natural Resources Overlay District, which, in areas where it applies, shall overlay all other base zone districts established by these standards and regulations. Included within the NRCO District are:

1. Important wildlife areas;
2. Designated floodplains and associated riparian areas; and
3. Important reservoir sites to provide wetlands and other habitat areas.

B. **NRCO District Map**.

1. *General*. The Natural Resources Conservation Overlay (NRCO) District Map, which is incorporated into this DSR by reference depicts the general location of:
   a. Important wildlife areas;
   b. Designated floodplains and associated riparian areas; and
   c. Important reservoir sites to provide wetlands and other habitat areas.
2. *General NRCO District Map/Site Specific Review is Required*. The NRCO District Map is a general map, which identifies, on a general scale, the locations of those areas protected by the NRCO District. Its purpose is to place the landowner on notice the land may be within the NRCO District and to assist in the general administration of this Section. A site-specific Resources Assessment to determine whether land is included within the NRCO District is required, prior to review of the first development application for the land. See Div. 9-02 for Resource Assessment procedures.
3. *Development Exemptions in the NRCO*. In addition to all other standards required by these standards and regulations, all development within the NRCO shall comply with the standards of this Section and Chapter 9, unless exempted. Exemptions are as follows:
   a. *Remodeling or Expansion of Existing Structures*. Remodeling or expansion of structures existing prior to the adoption date of these standards and regulations shall be exempt from the provisions of this subsection.
   b. *Agricultural Operations*. Agricultural operations and uses shall be exempt.

C. **Standards**. All development within the NRCO District shall comply with the following standards:
1. *Site Capacity*. The maximum density of any use in any zone district is controlled by the maximum density set forth in the zone district. For lands located within the NRCO District, the density calculations are based on the net available land as determined by applying the Natural Resource Protection Factor to the protected resource area and subtracting the resulting land area from the total area of the property.
2. *Methodology for Calculating Natural Resource Conservation Area*. All land area consisting of natural resources or natural features (*i.e.*, floodplains, wetlands, riparian areas, lakes, and reservoirs) lying within a site proposed for development shall be measured. The total acreage of each resource type shall be multiplied by its respective natural resource protection factor to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. In conducting this calculation, if two or more resources are present on the same area of land, only the most restrictive natural resource protection factor shall be used. For example, if floodplain and riparian area occupy the same space on a site, the resource protection standard would be 1.5, which represents the higher of the two standards.
3. *Natural Resource Protection Factors*. The following natural resource protection factors shall be used to calculate natural resource conservation areas as noted above:
   a. 100-Year Floodplains: 1.0;
   b. Riparian Areas: 1.5;
   c. Wetlands: 2.0; and
   d. Lakes/Reservoirs: 1.5.

# 2-08-15 PUD, Planned Unit Development

A. **Minimum Requirements**. A PUD is a form of a customized zone district. The PUD may modify certain standards in this DSR such as permitted uses, site area, density, setbacks, height restrictions, improvement standards, and related requirements that would be otherwise applicable to a particular zone district or land use, if such modification furthers the objectives of these PUD regulations.

1. *Minimum Site Area*. The minimum site area within a PUD shall be one acre.
2. *Permitted Principal, Accessory, Conditional, Special and Prohibited Uses*. All uses that are in general conformity with the Adams County Comprehensive Plan including, but not limited to, the contemplated density or intensity of land use, and compatible with the site's physical and environmental characteristics may be allowed within the PUD. The proposed land uses shall be compatible or designed to mitigate externalities with the existing, allowed or conditional land uses adjacent to the proposed development. The PUD document for the specific development shall establish the permitted uses. The uses shall be specifically defined and approved as part of the PUD.
3. *Minimum Lot Area Requirement*. The minimum lot area shall be established by PUD.
4. *Minimum Lot Width Requirements*. The minimum lot width shall be established by PUD.
5. *Minimum Setbacks*. The minimum required setbacks shall be established by PUD.
6. *Maximum Height*. The maximum height of structures shall be established by PUD.

B. **General Site Design Standards**. The following general site design standards shall be met by all PUDs.

1. *Superior Design*.
   a. Use of Flexibility to Improve Design. Accomplish, by flexible and varied design, a planned development that is as good or better than one resulting from the traditional lot-by-lot development or development in a base zone district, with total net improvement to be gained by combinations and options of:
      (1) Placement, type and bulk of building structures;
      (2) Coordinated open space, recreation facilities, other public facilities (such as walkways);
      (3) Controlled circulation;
      (4) Conservation of natural features;
      (5) Decreased water and air pollution;
      (6) Aesthetic features;
      (7) Harmonious design; and
      (8) Similar elements.
   b. Reduce Impact to Public Infrastructure and Services. Avoid an overburden on the present or planned projected capacity of public utilities, services, and roads, as compared to one which would be required by lot-by-lot development of the underlying land use district.
   c. Compatible with Adjacent Uses. The perimeter of the project shall be compatible or designed to mitigate externalities with the land use of adjacent properties. Compatibility includes, but is not limited to, size, scale, intensity of land use, off-site impacts, mass, and architectural design.

d. Screening Required. Improvements on the site shall be sight-screened with adequate landscaping so as to provide a compatible visual effect as seen from the adjoining properties.

2. *Roads*.

a. Public Roads Required. All roads shall be public roads. The configuration and design of such facilities shall be consistent with Adams County Road Construction Standards. Private roads within the PUD may be approved by the County only if the following criteria are met:

(1) Physical limitations of the site preclude the possibility of future linkage with existing public roads or proposed public roads which are part of the County's adopted transportation plan;

(2) The proposed road design, pedestrian access, and layout represent a superior design which meets the objectives of the Adams County standards;

(3) A direct and tangible public benefit will accrue from the proposed street design; and

(4) The developer includes a maintenance agreement including, but not limited to snow removal and road repairs, which will be recorded against the property.

b. Connections to Off-Site Roads. Connections to existing off-site roads abutting the subject property shall be required where practicable, except through critical areas and/or their buffers.

3. *Pedestrian and Bicycle Amenities*.

a. Pedestrian and Bicycle Access to Site. Pedestrian and bicycle access onto the site shall be maximized in all proposed projects. This may be accommodated through the provision of on-site walkways, trails, paths or sidewalks, and bike lanes originating at the property boundary.

b. Internal Pedestrian and Bicycle Circulation. Internal pedestrian and bicycle circulation shall be facilitated through appropriately sealed walkways, paths, trails or sidewalks, and bike lanes. Special emphasis shall be placed on providing pedestrian and bicycle access to proposed recreational and/or open space areas and/or transit facilities.

4. *Parking*. All provisions for vehicle parking shall be in designated parking areas and shall meet the minimum parking criteria contained within the PUD.

5. *Amenity Space*.

a. Acceptable Amenity Space. No land may be accepted as amenity space within a PUD unless it meets the following requirements:

(1) The amenity space complies with the provisions of Div. 2-04, *Designated Amenity Space Types*;

(2) The location, size and character of the amenity space is suitable for the PUD; and

(3) The amenity space is for preservation of natural flora and fauna, amenity, social gathering space, or recreational purposes, and the uses authorized are appropriate to the scale and character of the PUD, considering its size, density, expected population, topography and the number and type of dwellings provided.

b. Improvement of Amenity Space. Common open space will be suitably improved for its intended use, except for common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures, and improvements to be permitted in the common open space are those appropriate to the uses authorized for the common open space.

c. Use of Amenity Space. At least 25% of the minimum required open space shall be designated for active recreation purposes, as listed in Table 2-04-02-1, *Amenity Space Types*, and no more than 50% shall be so utilized, in order to preserve a reasonable proportion of natural areas or other passive space on the site. The purposes for which amenity space areas are proposed shall be documented.

d. Concentration of Amenity Space. Where practical, amenity space shall be concentrated in large usable areas.

e. Contiguity of Amenity Space. Where possible, amenity space shall connect to adjacent off-site amenity space areas and designated greenways.

f. Percentage of Amenity Space Required. A minimum of 30% amenity space shall be required in all PUDs or as determined by the Board of County Commissioners.

g. Prioritization of Amenity Space Types. The following list represents the relative desirability of different types of amenity space, and should be used as the basis for determining the optimum location for amenity space areas within a proposed PUD:

(1) Critical areas including riparian areas and floodplain;

(2) Pastures and farmland currently or traditionally used for agriculture;

(3) Trails and greenways;

(4) Significant stands of trees;

(5) Mature vegetation on ridgelines; and

(6) Former solid and/or hazardous waste disposal sites.

h. *Calculation of Open Space Area*. Refer to the definition of "amenity space."

i. *Ownership and Maintenance of Open Space*. Refer to Sec. 2-04-02, *Amenity Space Standards*.

C. **Transfer of Development Rights.**

1. *Termination of Program*. Beginning January 1, 2027, no new sending areas, receiving areas, transferable development rights, or transfers under the former transfer of development rights program shall be approved.

2. *Existing Development Rights*. Development rights lawfully created prior to January 1, 2027 remain valid and enforceable and may continue to be transferred, assigned, and utilized in accordance with the terms of the applicable Planned Unit Development approval, recorded conservation easement, development agreement, or other recorded instrument establishing those rights. The applicant bears the burden of establishing that a development right was lawfully created under the former transfer of development rights program and that the application complies with the standards in the original approval.

3. *Building Permits*. The County shall not issue a building permit relying on transferred development rights unless the applicant demonstrates that sufficient lawfully established development rights are attached to the receiving property.

# 2-08-16 TOD, Transit Oriented Development

**A. Applicability.** Properties within or partially within a one-half mile radius of RTD FasTracks stations located, as measured from a point roughly in the center of the platform or as may be specifically established by the Director of Community and Economic Development following completion of construction of the stations, may be rezoned to the TOD zone district upon approval of the rezoning application by the BOCC pursuant to Sec. 13-04-04. Except as otherwise expressly stated, once a property is rezoned to TOD, the TOD zone district regulations shall apply to all properties within the boundaries of the TOD zone district. Use specific standards contained in Chapter 3 shall apply unless otherwise modified by this section.

**B. General Site Design Standards.** The following general site design standards shall be met by all developments within the TOD zone district.

1. *Neighborhood Connectivity.* The following connectivity requirements shall apply in the TOD zone district.
    a. Circulation Plan Required.
        (1) TOD development plans shall include a district-wide circulation plan that addresses street connectivity, emergency and service vehicle access, parking movements, accommodation of loading operations, turning radii, traffic calming measures where future “cut-through” traffic is likely, and similar issues.
        (2) The Community and Economic Development Director may waive the requirement for a circulation plan on determining that a proposed development is expected to have no impact on circulation or proposes no change in existing circulation patterns. This provision shall not be construed to exempt development that includes additional parking, driveways, or substantial modifications to the existing pedestrian network.
    b. Streets and Vehicular Circulation.
        (1) Grid Street Pattern.
            i. Street and block patterns shall include a clear hierarchy of well-connected streets that distributes traffic over multiple streets and avoids traffic congestion on principal routes.
            ii. The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets into adjoining neighborhoods.
            iii. Within each development, the access and circulation system shall accommodate the safe, efficient, and convenient movement of vehicles, including 45' buses, bicycles, and pedestrians through the development, and provide ample opportunities for linking adjacent neighborhoods, properties, and land uses.
            iv. Local neighborhood street systems shall provide multiple direct connections to and between local destinations such as residential neighborhoods, parks, schools, and shopping.
        (2) Mixed-Use and Non-Residential Block Pattern.
            i. Blocks shall generally be square or rectangular but may vary in shape to protect natural features or respond to site constraints.

ii. To the maximum extent feasible, streets and access lanes shall be oriented to create block and lot configurations with their longest dimension along an east-west axis to facilitate the use of passive solar principles.

iii. Block length shall not exceed 600 feet except that blocks up to 800 feet in length are permitted if a mid-block pedestrian connection is provided. This requirement may be waived for industrial development as approved by the Community and Economic Development Director.

iv. Blocks shall be measured from curb to curb, regardless of whether the street is public or private.

v. New development and redevelopment shall establish a regular pattern of blocks to the extent feasible to avoid creating large "superblocks" that limit pedestrian, bicycle, and vehicular circulation.

vi. On sites that exceed the 600-foot block length or where block consolidation is proposed as part of redevelopment (by right-of-way abandonment), pedestrian, bicycle, and vehicular circulation access to surrounding neighborhoods shall be maintained to the maximum extent feasible.

2. *Landscaping.* The provisions of Div. 4-04, *Landscaping and Buffering*, apply to development within the TOD district except as provided otherwise in this section.

a. Buffering Applicability. The following bufferyard requirements shall be substituted for Sec. 4-04-03, *Bufferyards and Screening*, when applied in the TOD district.

**Table 2-08-16-1**

| **Building Type of Abutting Property** | **Building Type of Parcel Proposed For Development** | | | | |
|---|---|---|---|---|---|
| | Two-Family Dwelling, Townhouse Dwelling | Multi-family Dwelling, Multiplex Dwelling, Live Work Building | All Permitted Mixed-Use Building Types | All Permitted Commercial Building Types | All Permitted Industrial Building Types |
| Single-Family Detached | None | B | C | D | D |
| Two-family Dwelling, Townhouse Dwelling | None | None | C | D | D |
| Multi-family Dwelling, Multiplex Dwelling, Live Work Building | None | None | B | C | D |
| All Permitted Mixed-Use Building Types | C | B | None | A | D |

| | | | | | |
|---|---|---|---|---|---|
| All Permitted Commercial Building Types | D | C | A | None | D |
| All Permitted Industrial Building Types | D | D | D | D | None |
| Table Notes:<br>1. Bufferyard classification requirements shall be as defined in Sec. 4-04-03, *Bufferyards and Screening.* | | | | | |

3. *Parking.* Parking in the TOD zone district shall comply with the requirements of Div. 4-02, *Off-Street Parking, Loading, and Stacking,* except as specifically provided in this section.
    a. Applicability.
        (1) New Development. The requirements of this section shall apply to all new development where there is the construction of a new structure (excluding accessory structures) or establishment of a new land use.
        (2) Small Use Exception. Any individual non-residential use in a space that is 2,000 square feet or smaller shall be exempt from the minimum parking requirement of Table 2-07-16-2.
        (3) On-Street Parking. On-street parking located adjacent to the site on a public or private street may be used to meet up to 25% of the minimum off-street parking requirements.
    b. Required Parking. The following off-street parking standards apply in the TOD district. Where this table does not specify a parking requirement or a use type is not specified in the table, the standards of Sec. 4-02-01, *Parking Ratios*, apply.

| Table 2-08-16-2 Off-Street Parking | | |
|---|---|---|
| **Use Type** | **Minimum Parking (spaces per sq. ft. GFA unless otherwise specified)** | **Maximum Parking (spaces per sq. ft. GFA unless otherwise specified)** |
| **Residential** | | |
| All Residential[1] | 0.5 per unit | 1.5 per unit |
| **Recreational** | | |
| All Recreational | See Sec. 4-02-01 | |
| **Public, Civic, and Institutional** | | |
| All Public, Civic, and Institutional Uses | See Sec. 4-02-01 | |
| **Commercial** | | |
| Office | 1 per 200 | 1 per 300 |
| Commercial sales and services | 1 per 400 | 1 per 500 |
| Restaurant | 1 per 4 persons maximum occupancy capacity of customer service areas | |
| **Industrial** | **Required Number of Spaces (per sq. ft.)** | |
| Accessory office or administrative area | 1 per 500 | |

| | | |
|---|---|---|
| Accessory indoor sales area | 1 per 400 | |
| Indoor storage, distribution, warehousing, assembly, vehicular service, or manufacturing area | 1-3,000 sq. ft. of floor area | 1 per 400 |
| | 3,001 – 5,000 sq. ft. | 1 per 500 |
| | 5,001 – 10,000 sq. ft. | 1 per 750 |
| | 10,001 or more sq. ft. | 1 per 1,250 |
| [1.] Notwithstanding any other provision of these standards and regulations to the contrary, per C.R.S. § 29-36-103, no minimum off-road parking requirement applies within an Applicable Transit Service Area to a multi-family residential development, adaptive re-use for residential purposes, or adaptive re-use mixed use that includes at least 50% of use for residential purposes. Nothing herein limits the ability of the County, pursuant to C.R.S. § 29-36-104(1), to impose or enforce a minimum off-road parking requirement within an Applicable Transit Service Area in connection with a housing development project that is intended to contain twenty units or more or contain regulated affordable housing by requiring no more than one off-road parking space per dwelling unit in the housing development.<br><br>NOTE: The total number of required spaces for all uses is cumulative based on the variety of different functions present in a single use. | | |

c. Maximum Parking Spaces Allowed.

(1) Applicability. For any use with an identified maximum parking standard, off-street vehicle parking spaces shall not be provided in an amount that is more than that standard, unless mitigation is provided in the form of additional landscaping and pervious pavement construction or on-site stormwater mitigation pursuant to Sec. 2-08-16(B)(3)(c)(5), *Design Requirements for Excess Parking*, below as approved by the Community and Economic Development Director.

(2) Establishing Maximum Parking Requirements. Maximum parking standards for the TOD district are established in Table 2-08-16-2, *Off-Street Parking*. Where Table 2-08-16-2 does not establish a maximum parking amount or where Sec. 4-02-01 is used to calculate required parking, the maximum amount of parking shall be established at 100% of the minimum required parking; *i.e.*, the minimum required shall also be the maximum permitted.

(3) Maximum Parking Calculation Exceptions. For the purpose of calculating parking requirements, the following types of parking spaces shall not count against the maximum parking requirement:

i. ADA parking,
ii. Vanpool and carpool parking,
iii. Alternative fuel vehicle parking,
iv. On-street parking adjacent to the lot or lots on which the parking located, and
v. Structured parking, underground parking, and parking within, above, or beneath the building(s) it serves.

Unless otherwise stated above, the maximum number of spaces that may be credited towards this maximum parking calculation exception shall not exceed 20% of the maximum parking requirement.

(4) Maximum Parking Waiver.

i. Parking Demand Study. Requests to exceed the maximum parking requirement shall be accompanied by a parking demand study demonstrating how the maximum number of parking spaces specified in Table 2-08-16-2 is insufficient for the proposed development.

ii. Review Criteria. A waiver to the maximum parking requirement may be allowed by the Community and Economic Development Director in situations that meet the following criteria:

a. The proposed development has unique or unusual characteristics such as high sales volume per floor area or low turnover, that create a parking demand that exceeds the maximum ratio and that typically does not apply to comparable uses;

b. The parking demand cannot be accommodated by on-street parking, shared parking with nearby uses, or by increasing the supply of spaces that are exempt from the maximum ratio;

c. The request is the minimum necessary variation from the standards to accommodate the proposed development; or

d. If application of the maximum parking standard would result in fewer than six parking spaces, the development shall be allowed six parking spaces.

iii. Appeal. The Community and Economic Development Director's determination on a maximum parking waiver application may be appealed to the Board of Adjustment.

(5) Design Requirements for Excess Parking. Parking that is provided in excess of the maximum parking requirement shall be required to include increased internal landscaping and incorporate pervious pavement or stormwater mitigation as described below.

i. Pervious Surfaces or On-Site Stormwater Mitigation. Where parking spaces in excess of the maximum specified in Table 2-08-16-2 are constructed, an area equal to the total area required for the number of spaces that exceed the maximum parking requirement shall be constructed of pervious surfaces or designed for on-site stormwater mitigation through low impact development techniques as approved by the Community and Economic Development Director. For example, if 500 square feet of additional space is provided for new parking, 500 square feet of pervious pavement or on-site stormwater mitigation shall be included in the total area of the parking lot.

ii. Additional Trees and Landscaping. Applicants that request parking that exceeds the number of spaces required by Table 2-08-16-2 shall provide additional parking lot trees and landscaping either in the parking lot or across the entire development site as follows:

a. Trees:

1. Additional trees not otherwise required by these regulations shall be required to be planted or preserved on-site when parking for any use or mix of uses is provided in an amount that is greater than the maximum amount permitted.
2. The number of additional trees to be planted or preserved on-site is equal to one tree per two excess parking spaces provided.

b. Landscaping:
   1. As required by Table 2-08-16-3, *Additional Landscaping Requirement for Overparking*, additional landscaping shall be provided and distributed throughout the site. The additional landscaping shall be integrated with the parking lot and/or site design. For example, where 500 sq. ft. of surface area are added to a parking lot, 15 extra sq. ft. of landscaping area would be added to the landscaping required by Sec. 4-04-04, *Off-Street Parking Landscaping*.

**Table 2-08-16-3 Additional Landscaping Requirement for Overparking**

| Amount of excess parking requested over maximum | Additional Landscaping |
|---|---|
| 101-108% | 3% of parking area |
| 109-116% | 5% of parking area |
| 117-125% | 10% of parking area |

   2. Where the provision of additional landscaping is restricted for infill and redevelopment projects due to site constraints, the applicant may provide sidewalk amenities or streetscape features as determined by the Community and Economic Development Director. Acceptable amenities shall have a value equal to or greater than the price of the additional landscaping features required in Table 2-07-16-3, *Additional Landscaping Requirement for Overparking*, and may include:
      a. Sidewalk planters between the parking area and building and/or parking area and the street;
      b. Public art including but not limited to sculptures, fountains, clocks, or murals; or
      c. Decorative fencing (such as wrought iron) around the perimeter of the

parking area provided with seasonal plantings.

d. Adjustments and Alternatives. The minimum parking requirements listed in Table 2-08-16-2, *Off-Street Parking*, may be adjusted as follows:

(1) Sharing of Parking Spaces.

i. Where two land uses listed in separate use categories in Table 2-08-16-2, *Off-Street Parking*, share a parking lot, parking lots, or structure, the total off-site parking required for those uses may be reduced by the factors shown in Table 2-07-16-4, *Shared Parking*. Total off-street parking required shall be the sum of the two parking requirements for the two uses divided by the factors in Table 2-08-16-4, *Shared Parking*. For example, where a development includes both (a) institutional and (b) retail sales uses, the amount of parking required is the sum of the parking required for the two uses divided by 1.3.

**Table 2-08-16-4 Shared Parking**

Add the two parking requirements from Table 2-07-16-2 and divide by these factors.

| Property Use | Multi-family | Public, Civic, or Institutional | Restaurants, Recreation, or Hotel | Retail Sales | Office or Commercial Services |
|---|---|---|---|---|---|
| Multi-family | - | 1.1 | 1.1 | 1.2 | 1.3 |
| Public, Civic, or Institutional | 1.1 | - | 1.2 | 1.3 | 1.3 |
| Restaurants, Recreation, or Hotel | 1.1 | 1.2 | - | 1.3 | 1.7 |
| Retail Sales | 1.2 | 1.3 | 1.3 | - | 1.2 |
| Office or Commercial Services | 1.3 | 1.5 | 1.7 | 1.2 | - |

ii. Shared parking shall be documented through a shared parking agreement approved by the county.

(2) Reduced Need Populations.

i. The required minimum number of off-street parking spaces may be reduced by 33% for any group living use or multi-family use in which occupancy of at least 80% of the units is restricted for use by those 60 years of age or older.

ii. The required minimum number of off-street parking spaces may be reduced by 50% for any group living use or multi-family use in which occupancy of more than 80% of the units is restricted for use by those meeting the definition of “handicapped” individuals under the federal Fair Housing Act Amendments.

e. Bicycle Parking.

(1) Required Number of Spaces. Indoor or outdoor bicycle parking shall be provided as follows:

**Table 2-08-16-5 Bicycle Parking**

| Use | Bicycle Parking Spaces[1] |
|---|---|

| | |
|---|---|
| Multi-family | 2, or 1 per 20 units |
| Group home | 1 per 4 bedrooms |
| Office | 2, or 1 per 40,000 sq. ft. (net area) |
| Commercial sales and services | 2, or 1 per 5,000 sq. ft. (net area) |
| Restaurants | 2, or 1 per 20 persons maximum occupancy capacity of customer service areas |
| Public, Civic, and Institutional Uses (non-utility) | 2, or 1 per 10,000 sq. ft. (net area) |
| Schools | 2 per classroom |
| Recreational | 2, or 1 per 5,000 sq. ft. (net area) |
| Table Notes:<br>1. Whichever measurement results in the higher number of spaces. | |

(2) Design and Location.

i. Bicycle parking facilities shall include a rack or storage facility (e.g., locker) that enables bicycles to be secured. Where racks are used, they shall meet the following standards:

a. The bicycle frame and one wheel can be locked to the rack with a high-security, U-shaped shackle lock if both wheels are left on the bicycle;

b. A bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components; and

c. The rack must be securely anchored.

ii. Bicycle racks and storage facilities shall be accessible without moving another bicycle.

iii. Bicycle racks and storage facilities shall be located in convenient, visible, well-lit areas with easy access and near main entrances of all commercial, residential, and institutional buildings. Such locations shall be clearly noted with signage.

iv. The racks and storage facilities shall be located so they do not interfere with pedestrian traffic and shall be protected from potential damage by motor vehicles.

v. Bicycle parking shall not be within any required landscape area nor interfere with any pedestrian pathway.

**D. Multi-family Development Design Standards.** The standards in this subsection apply to all multi-family development within the TOD zone district.

*1. Site Layout and Building Orientation.*

a. Building Orientation.

(1) To the maximum extent practicable, buildings shall be oriented or arranged in a manner to enclose common open spaces such as gardens, courtyards, recreation, or play areas, that shall contain a minimum of three of these features:

i. Seasonal planting areas;

ii. Trees;

iii. Pedestrian-scaled lighting;

iv. Gazebos or other decorative shelters;

v. Seating;
vi. Play structures for children; or
vii. Natural features or areas, unless the county determines that for preservation reasons the buildings should avoid the feature or area.

b. Entrance Orientation.
(1) Primary entrances and façades shall not be oriented towards parking lots, garages, or carports.
(2) All multi-family buildings shall comply with at least two of the following requirements:
i. At least one main building entry faces an adjacent public street;
ii. A building entrance faces a courtyard or common open space that has a direct and visible connection to an adjacent public street;
iii. A building entry is connected to a public sidewalk by a system of interior walkways; or
iv. The pedestrian entries to the site from the public right-of-way are emphasized with enhanced landscaping, special paving, gateways, arbors, or similar features.
(3) All ground-floor units with frontage along the primary street shall have an entrance that faces the street. Multi-family buildings located with multiple street frontages shall provide entrances to the building along each local street frontage.
i. Exterior entrances from a public sidewalk or common open space are permitted for dwelling units on the ground floor.
ii. Exterior entrances shall be raised from the finished ground-floor level of the sidewalk a minimum of two feet.
(4) Dwelling units above the ground floor shall have interior unit entrances, except that exterior stairs are permitted for access to upper-floor units only if they are oriented towards a central plaza not visible from any street.

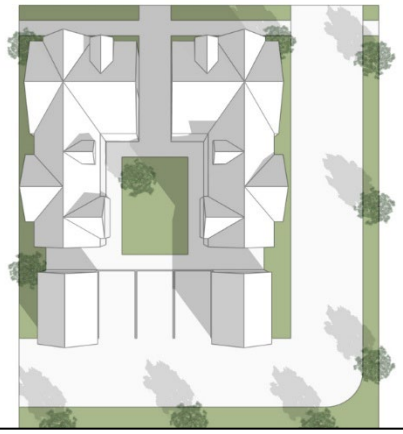


Fig. 2-08-16-2: Courtyard Orientation

Fig. 2-08-16-3: Perimeter Street

Fig. 2-08-16-4: Ground-floor unit entrances

c. Private Common Space.
   (1) In addition to the public open space required in Table 2.07.03.D-1, developments with at least four units shall provide 400 square feet of private common open space for each multifamily dwelling unit. This space may be provided as an individual patio or deck with a minimum dimension of five feet.
   (2) In developments with at least twelve units, a minimum of 40% of the required private common space shall be usable for recreation, including uses such as swimming pools, fitness facility, sport courts, playgrounds with equipment, and/or community gardening.

2. *Building Design.* All buildings within the TOD Zone District shall conform to Div. 2-03 *Exterior Building Design Standards*.
3. *Parking Location and Layout.*
   a. Location and Layout.
      (1) To the maximum extent feasible, garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from street frontage.
      (2) Parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 30% of each perimeter public street frontage of a multi-family development.
      (3) To the maximum extent practicable, freestanding parking structures that are visible from perimeter public streets shall be sited so that the narrow end of the parking structure is perpendicular to the perimeter street.
   b. Carports and Detached Garages
      (1) Carports and common garages shall be limited to 60 feet in length.
      (2) Detached garages and carports shall incorporate compatible materials, scale, colors, architectural details, and roof slopes similar to those of the primary multi-family buildings.
      (3) Rear walls of detached garages over 40 feet in length that back onto the perimeter street shall be articulated or punctuated through the use of window openings or other similar techniques.

Fig. 2-08-16-9: Multi-family parking located behind principal structure

**E. Mixed-Use/Non-Residential Design Standards.**

1. *Applicability.* The design standards in this section apply to all mixed-use, office, and commercial structures. Industrial development in the TOD district shall be subject to the following subsections of this section in addition to the provisions of Chapter 4:
    a. Sec. 2-08-16(D)(4)(b), Parking Location;
    b. Sec. 2-08-16(D)(4)(c), Parking Lot Screening;
    c. Sec. 2-08-16(D)(5), Building Design; and
    d. Sec. 2-08-16(D)(7), Residential Compatibility Standards.
2. *Site Layout and Building Organization.*
    a. Amenity Type Required. All mixed-use, commercial, and office development within the TOD zone district must provide an amenity from the Common Open Spaces or Civic Spaces category from Table 2-03-02-1, Amenity Space Types. This amenity will be counted towards the total amenity space required for the development.
    b. Building Orientation.
        (1) Multi-Building Developments.
            i. Buildings shall be organized to promote a compact pattern of development, pedestrian-friendly spaces, streetscapes, areas of naturalized landscaping, and to screen parking areas.
            ii. Buildings shall be arranged and grouped so that their primary orientation complements one another and adjacent, existing development by:
                a. Framing the corner of an adjacent street intersection or entry point to the development;
                b. Framing and enclosing a pedestrian and/or vehicle road or access corridor within or adjacent to the development site;
                c. Framing and enclosing on at least three sides parking areas, public spaces, or other site amenities;
                d. Framing and/or enclosing outdoor dining or gathering spaces for pedestrians between buildings; or
                e. Framing one or more areas of natural vegetation.

Fig. 2-08-16-11: Buildings arranged to create pedestrian-friendly spaces

c. Weather Protection for Pedestrian Areas.
   (1) Building Design.
      i. Buildings shall be designed so that entries, steps, balconies, and pedestrian walkways or sidewalks are protected from precipitation shedding off roofs.
      ii. Sheltering roofs or building projections for protection from rain, wind, snow, and ice shall be provided in areas of pedestrian activity around public/institutional, commercial, and mixed-use buildings, including sheltered entranceways at major entrances and pedestrian-oriented façades along public sidewalks or walkways.
      iii. Building shall avoid roof designs, canopy structures, or other design features that would allow accumulated snow, ice, or rain or to fall or slide onto sidewalks or walkways. Roofs shall be designed to protect doorways, exterior stairs, balconies, garage entrances, bicycle parking, and pedestrian sidewalks and walkways from snow and ice. Where sloping rooflines incline toward such areas, protective features such as arcades, loggias, and dormers shall be used to protect pedestrians from falling snow. Such devices need not be continuous if foundation planning beds are located to set the walkway away from the building façades.
   (2) Snow Storage. Snow storage areas shall be separated from and shall not overlap or encroach upon pedestrian walkways or sidewalks.
   (3) Sidewalk Design.
      i. Pedestrian walkways shall be clearly defined through the use of consistent pavers and signage.
      ii. Pedestrian walkways shall be designed to minimize potential conflicts with snow management operations and ensure pedestrian safety by:
         a. Limiting grade changes where possible; and
         b. Using ramps instead of stairs where a change in grade is necessary.

*3. Streetscape Design and Character.*

a. Public Sidewalks Required. In order to create an environment that is supportive of transit and pedestrian mobility, public sidewalks shall be provided along both sides of all streets in the TOD district. Such sidewalks shall be at least 12 feet in width and no more than 16 feet in width, unless otherwise approved as part of the design review process. The 12-foot minimum requirement shall apply regardless of the available right-of-way. Where required, the sidewalk shall extend onto private property to fulfill the 12-foot minimum requirement, with a sidewalk easement provided.
b. Delineation of Sidewalk Area. Sidewalks shall be organized into two distinct areas: a street tree/furniture area located adjacent to the curb, and a clear area.

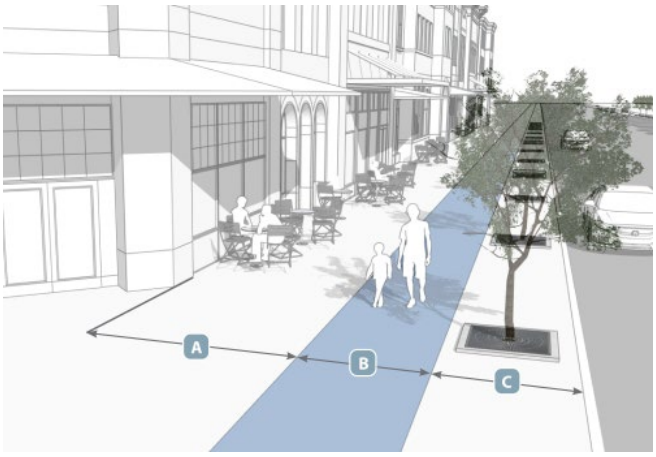



Fig. 2-08-16-12: Delineation of Sidewalk Area

(1) Street Tree/Furniture Area. The street tree/furniture area shall have a minimum width of six feet (from face-of-curb) and shall be continuous and located adjacent to the curb. The area shall be planted with street trees at an average spacing of 20 to 30 feet on center, based on the mature canopy width of the tree species selected. The area also is intended for the placement of street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements designed to county specifications and located in a manner that does not obstruct pedestrian access or motorist visibility. Maintenance of this area shall be the responsibility of the adjacent property owner or a management entity appointed by the adjacent property owner.
(2) Clear Area. The clear area shall be a minimum width of six feet, shall be hardscaped, and shall be located adjacent to the street tree/furniture area. The clear area shall be unobstructed by any permanent or nonpermanent element for a minimum width of six feet and a minimum height of eight feet. Additional sidewalk width located between the clear area and the building may be used for outdoor dining or seating areas.
(3) Supplemental Zone. A supplemental zone may be provided at the option of the applicant between the street-facing façade or a side-facing facade and the required clear area, to provide additional areas for outdoor

dining, porches, terraces, landscape and water features, and plazas. A supplemental zone, if provided, may be a maximum of 20 feet deep and may extend up to 30% of the linear frontage of the development. The supplemental zone shall not provide any parking or vehicle circulation areas.

b. Building Placement. At least 70% of the building facade facing a public street shall be brought up to the clear area if provided. The county may reduce this to 50% façade placement at the sidewalk clear area where public amenities are provided as approved by the Community and Economic Development Director, including:
   (1) Public plazas or seating areas;
   (2) Tree wells and urban landscaping such as shrubs, live groundcover, planters, and hardscape (e.g., decorative fencing, arbors, patterned paving);
   (3) Street furnishings, including but not limited to waste receptacles, bicycle racks, drinking fountains, or shelters for persons using public transit.

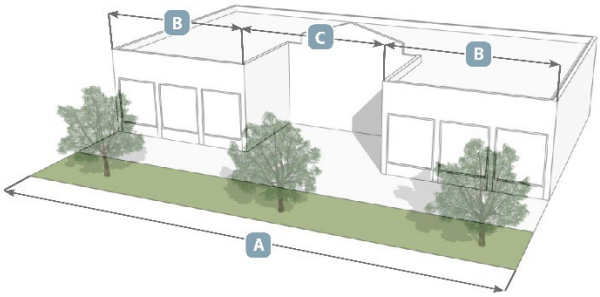



Fig. 2-08-16-13: Building set to sidewalk clear area

c. Sidewalk Entries.
   (1) Spacing. Sidewalk entries shall be provided to all buildings and individual units that front on the sidewalk.
   (2) Sidewalk Entry Hierarchy. Entrances into residential buildings in mixed-use areas are encouraged to follow a hierarchy of sizes and functions as follows:
      i. Carriage way: A centrally located twelve-foot wide entrance at sidewalk level for visual and direct access to a private courtyard.
      ii. Secondary entry: A six-foot wide entrance with ornamental entrance gate and defined by a stoop with low cheek walls and planters at the sidewalk. Mailboxes, bike racks, and trash receptacles should be grouped around these secondary entries.
      iii. Other entries: Home office and retail storefront entries which are either at grade or stooped shall be sized to accommodate specific requirements of the individual space.

Fig. 2-08-16-14: Secondary entry

d. Utilities. Transformers, switchgear, and related utility service equipment shall not be located above-ground in pedestrian access easements. Building service panels are to be located on the inside of all buildings.
e. Paving. Paving is intended to highlight or accentuate special areas along the ground plane while at the same time complementing the design of adjacent building and streetscape elements.
f. Ground-Floor Uses.
    (1) Intent. The incorporation of commercial uses such as retail shops and restaurants at the street level is strongly desired within the TOD district to promote a more active environment for pedestrians and support residential and office uses located within the same building (on upper floors) or nearby.

Fig. 2-08-16-15: Active street-level uses and outdoor gathering spaces

    (2) Standards.
        i. Location. Commercial uses shall be concentrated adjacent to transit station areas, major public spaces, and in other areas where a high level of pedestrian activity and visibility is desirable. If a limited portion of a structure's ground level will be devoted to commercial space, such space shall be located along those facades adjacent to or most visible from transit corridors, primary street frontages, or major pedestrian walkways.

ii. Design and Use of Commercial Space. Although the ground-floor commercial spaces may be used for residential units/office use, they should be designed for easy conversion to retail/commercial uses and shall be constructed to commercial standards. Where provided, ground-floor area for nonresidential uses shall be constructed to nonresidential construction standards to a depth from the front wall of a minimum of 30 feet. Leasing offices, fitness centers, and related accessory uses in residential developments may count toward meeting this requirement.

g. Residential Uses. Residential uses, where included, shall be incorporated within a mixed-use development to be visually and/or physically integrated with non-residential uses. This shall be achieved by ensuring that residential uses meet at least two of the following:
   (1) Residential uses are vertically located above street-level commercial uses;
   (2) Residential uses are horizontally integrated into site development to provide a transition between the highest intensity uses within the center or development and the adjacent neighborhood; and
   (3) A pedestrian circulation system (i.e., sidewalks, crosswalks, trails, etc.) is provided that reduces conflict between pedestrian and vehicular movements and increases pedestrian activity between residential and nonresidential uses.

*4*. *Parking Design Standards.* The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the TOD development.

a. Allowable Parking. On-street parking shall not be designated per individual business or occupancy but may count toward the minimum parking requirements for the entire structure along the adjacent frontage.

b. Parking Location. Off-street parking is prohibited between the principal street and the corresponding street-facing facade line

c. Parking Lot Screening. All surface parking lots adjacent to a public street shall be screened using one of the following methods below:
   (1) An informal hedge at least three feet in height at maturity consisting of a double row of shrubs planted three feet on-center in a triangular pattern; or
   (2) Berming of the grade to at least 2 1/2 feet in height above the finish grade of the parking lot, and with slopes no greater than 2:1. Slopes shall be covered with shrubs spaced a maximum of three feet on center. Trees and flowering plants may be included in the berm plantings where the Community and Economic Development Director finds that long-term maintenance will be provided.

d. Parking Structure Design. The off-street parking required by mixed-use and non-residential development may be located in a parking structure. Such structure shall be subject to the following standards:
   (1) Design.
      i. Parking structures shall be constructed of materials of similar quality and shall be compatible in appearance with adjacent

buildings and shall contain lighting sufficient for security as approved by the county.

ii. Ground floor facades of parking structures not occupied by active public uses shall be articulated through the use of three or more of the following architectural features.

a. Windows or window-shaped openings with decorative mesh or similar features as approved by the Community and Economic Development Director;

1. Masonry columns;
2. Decorative wall insets or projections;
3. Awnings;
4. Changes in color or texture of materials;
5. Approved public art;

b. Integrated landscape planters; or

c. Other similar features approved by the Community and Economic Development Director.

(2) Entry Design. Vehicle entries to off-street parking structures shall be integrated into the placement and design of adjacent buildings or oriented away from the primary street frontage. At a minimum, parking structures shall have user vehicles access from a location that minimizes conflicts with pedestrian circulation.

(3) Wrapping of Parking Structure. Where feasible, the ground floor of parking structures in mixed-use or non-residential districts shall be wrapped with active public uses along at least 60% of the ground-floor street frontage. Parking structures with ground floors that are not wrapped with active public uses on the sides facing a public street or open to public view shall not:

i. Abut street intersections or public/civic use areas,

ii. Be adjacent to public squares, or

iii. Occupy sites that are the terminus of a street vista.

Fig. 2-08-16-16: Parking structure wrapped with active uses

5. *Building Design.*

a. Four-Sided Design.

(1) All sides of a building shall be architecturally finished with equal levels of materials and detailing. Blank walls void of architectural details or other variation are prohibited.

(2) Exceptions from the above standard may be granted for those areas of the building envelope that the applicant can demonstrate are not visible from adjacent development and public spaces.

(3) Corporate or franchise architecture is discouraged in favor of architecturally compatible designs. The Community and Economic Development Director may require photographic examples of the more minimized corporate architecture in the designs and completed structure by the same company in other communities.

b. Consistent Architectural Theme.

(1) The architectural design within a multi-building development of structures (including freestanding outparcel structures) shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural model to be consistent with a development's architectural character.

(2) All buildings in a single development, whether developed at a single time or in phases, shall share at least four architectural features in order to create continuity within the overall development. These features include, but are not limited to, the following:

i. Overhangs,
ii. Canopies or porticos,
iii. Recesses/projections,
iv. Arcades,
v. Raised corniced parapets over the entrance,
vi. Peaked roof forms,
vii. Arches,
viii. Outdoor patios,
ix. Tower elements (at strategic locations),
x. Display windows,
xi. Integral planters that incorporate landscaped areas or seating areas, and
xii. Public art/sculptures.

Fig. 2-08-16-17: Franchise design consistent with surrounding

c. Building Materials and Colors.

(1) Prohibited Materials. The following materials are prohibited as primary cladding or roofing materials:
    i. Aluminum siding or cladding,
    ii. Plastic or vinyl siding,
    iii. Exposed aggregate, and
    iv. Wood shingles.
(2) Façade Colors.
    i. Colors of paint, stains, and other finishes or materials shall complement each other.
    ii. Generally, no more than four colors per building are permitted.
    iii. Fluorescent colors are prohibited.
    iv. Primary colors are prohibited.
    v. The use of stark white is discouraged.
(3) Transparency and Glazing.
    i. At least 25% of all walls facing a public street shall contain windows or doorways.
    ii. Glazing shall be effectively clear and shall not exceed 40% reflectance. Divided-light windows are encouraged. Materials that create noticeable glare or which restrict the ability of the public to view the inside of a structure from the outside are generally prohibited but may be allowed in limited locations in structures intended for financial or other uses with documentable safety concerns.
    iii. Energy conserving window films and coatings are permissible within these standards.

d. Gateways.
(1) Buildings located at entrances to a development demarcate a gateway that will create an overall identity, set the tone for the development, and mark arrival or entry.
(2) At major entry points of a development with three or more buildings, buildings shall be organized along the street and at the intersection to create a gateway.
(3) Architectural features shall be incorporated into the facades of buildings at major entry points to help emphasize arrival or entry points into the development. These features may include, but are not limited to:
    i. Eaves,
    ii. Planters,
    iii. Mounted signs,
    iv. Pilasters,
    v. Tower elements,
    vi. Water features, or
    vii. Arcades.

6. *Building Mass and Form*.
a. Relationship to Surrounding Development.
(1) New developments that two stories or taller than adjacent existing development shall provide a development transition using an appropriate combination of the following techniques designed to

achieve height and mass compatibility with the lower-scaled adjacent development:

(2) Wrapping the ground floor with a building element or integrated architectural feature (e.g., pedestrian arcade) that is the same height as the adjacent structure; or

(3) Graduating building height and mass in the form of building step-backs or other techniques so that new structures have a comparable scale with existing structures; or

(4) Orienting porches, balconies, and other outdoor living spaces away from the shared property line to protect the privacy of adjacent residents where applicable.

b. Entrance and Pedestrian Areas.

(1) Primary entries and pedestrian frontages shall be clearly visible from the street and accentuated from the overall building facade by:

(2) Differentiated roof, awning, or portico;

(3) Covered walkways or arcades;

(4) Projecting or recessed entries from the surrounding building facade;

(5) Detailed doors and doorways with transoms, sidelights, trim details, and/or framing; and

(6) Windows within doorways equivalent in size to 50% of door surface area.

(7) Secondary entrances shall have minor architectural detailing that adds visual interest to that portion of the façade.

c. Roof Materials.

(1) Asphalt shingles, industry-approved synthetic shingles, standing seam metal or tile roofs are allowed.

(2) Wood shingles are prohibited. Corrugated metal, tar paper, and brightly-colored asphalt shingles may be permitted by the Community and Economic Development Director where they will not be visible from a roadway, public park, or residential district or use.

d. Awnings, Canopies, Arcades, and Overhangs. Structural awnings are encouraged at the ground level to enhance the articulation of the building and provide shade.

(1) The material of awnings and canopies shall complement the building.

(2) Awnings shall not be internally illuminated.

(3) Canopies shall not exceed 40 linear feet without a break.

(4) Awnings shall not extend more than five feet over the sidewalk, unless otherwise approved by the Community and Economic Development Director, up to a maximum of 10 feet, and are in keeping with the architectural style of the building.

(5) Canopies shall respect the placement of street trees and lighting and shall not interfere with them.

(6) All large canopies that require structural columns for support shall have a minimum six-foot masonry (or other approved material) finish measured from the finished grade. Materials used on columns and canopies shall be complementary to the building.

*7. Residential Compatibility Standards.*

a. Applicability. The residential compatibility standards in this subsection apply when nonresidential or mixed-use development is proposed adjacent to lots used by or zoned for detached single-family structures in a residential district.
b. Use Limitations. Where these compatibility standards apply, the following uses or features shall be prohibited as principal or accessory uses:
    (1) Public address/loudspeaker systems;
    (2) Outdoor storage; and
    (3) Uses providing delivery services via large tractor trailers (not including package delivery services).
c. Off-Street Parking Location.
    (1) Off-street parking shall be established in one or more of the locations listed below. The locations are listed in priority order; the applicant shall select the highest feasible location from this list, and shall demonstrate why that application was selected over other alternative locations.
    (2) Adjacent to off-street parking lots serving nonresidential uses on abutting lots;
    (3) Adjacent to lot lines abutting nonresidential development;
    (4) Adjacent to lot lines abutting mixed-use development;
    (5) Behind the building;
    (6) In front of the building; or
    (7) Adjacent to lot lines abutting residential uses.
    (8) In cases where an off-street parking lot serving a nonresidential use is located on an abutting lot, connection between the two parking areas via a cross-accessway with a minimum width of 12 feet and a maximum width of 24 feet is strongly encouraged. A cross-access easement shall be recorded.

Fig. 2-08-16-20: Gradual decrease in building height and mass towards adjacent residential uses

d. Relationship to Surrounding Uses.
    (1) Multi-building developments shall be configured to locate the tallest and largest structures within the core of the site and provide a gradual

decrease in building height and mass towards adjacent residential land uses.

(2) Horizontally integrated mixed-use developments shall locate nonresidential uses away from lots in adjacent residential areas.

(3) Medium to high density housing shall be incorporated to the maximum extent feasible both within and around the development to facilitate connections between residential and non-residential uses.

(4) Nonresidential structures taller or larger than adjacent residential uses shall be broken up into modules or wings with the smaller or shorter portions of the structure located adjacent to residential uses.

b. Façade Configuration.

(1) Service functions like refuse collection, incidental storage, and similar functions shall be integrated into the architecture of the building unless an alternate location places these functions farther from adjacent residential uses.

(2) Windows shall be arranged to avoid direct lines-of-sight into abutting residential uses.

(3) Multi-story structures with balconies, patios, or other public gathering spaces more than 24 feet above grade shall orient these features to avoid direct views into lots in low- and medium-density residential districts.

c. Landscaping/Screening.

(1) Screening shall not interfere with public sidewalks, vehicular cross-accessways, or improved pedestrian connections.

(2) Any parking designated for trucks, recreational vehicles and other large vehicles shall be placed in a location which is not adjacent to either any street or to any residentially-zoned property.

d. Operation.

(1) Nonresidential uses with outdoor components (e.g., outdoor dining, performance venues) located adjacent to lots in a residential district shall curtail outdoor activities by 10:00 pm.

(2) Loading or unloading activities shall take place only between the hours of 7:00 am and 11:00 pm.

(3) Alternate hours of activities may be approved through the conditional use permit process.

e. Sustainable Development Practices. To the maximum extent practicable, new buildings are encouraged to incorporate one or more of the following features:

(1) Opportunities for the integration of renewable energy features in the design of buildings or sites, such as: solar, wind, geothermal, biomass, or low-impact hydro sources;

(2) Energy-efficient materials, including recycled materials that meet the requirements of these regulations;

(3) Materials that are produced from renewable resources;

(4) Low-Impact Development (LID) stormwater management features;

(5) A green roof, such as a vegetated roof, or a cool roof;

(6) Materials and design meeting the U.S. Green Building Council's LEED-NC certification requirements; or

(7) A greywater recycling system.

Fig. 2-08-16-21: LID stormwater management feature

# CHAPTER 3 SPECIFIC USE STANDARDS

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## Div. 3-01 General Provisions

### 3-01-01 General Provisions

A. **Purpose.** Use categories are established to provide consistent review, permitting, design requirements, and development standards among uses that have similar physical characteristics. Land uses that are subject to this DSR are classified into Use Categories in the tables that follow.

B. **Uses Included.** All uses listed in Div. 2-06, Principal Use Table are included in the Use Categories tables that follow. Additional uses, which are not in the Principal Use Table but that have the same characteristics as other uses in their category and could be proposed in the future, are also included.

C. **Uses Not Included.** The uses not listed in this Section are not necessarily excluded. Sec. 1-03-02, *Interpretations*, empowers the Director of Community and Economic Development to consider the nature and potential impacts of any new land use proposed for development in the County and to assign it to a Use Category and decide which zone districts such a use will be permitted by right, permitted with conditions, or prohibited.

D. **Use Standards.** The Director further has the discretion to create development standards and use-specific standards that will be required of any such use.

E. **Use Categories**. Use categories shall be defined or otherwise interpreted per the following**.**

1. *Basis for Classifications.* Land use categories classify activities and uses based on physical characteristics that include the type and amount of activity, the volume of customers or residents, how goods or services are sold or delivered, and site conditions. Div. 3-02, *Use Categories,* as established and in Div. 2-06, *Principal Use Tables*, provide a systematic basis for assigning present and future land uses into appropriate zone districts. The Director may consult the most recent edition of the Standard Industrial Classification Manual published by the Executive Office of the President, Office of Management and Budget, or any other sources to help determine whether an unidentified use is substantially similar to an identified permitted or conditional use.
2. *Principal Uses.* Principal uses are assigned to the category that most closely describes their physical nature and function. The "Characteristics" subsection in each table describes the common attributes of each principal use.
3. *Developments with Multiple Principal Uses.*
   a. When a development with multiple principal uses fall into one use category, the entire development is assigned to that use category. For example, for a development that contains a department store and a pharmacy, both uses would be classified as a Commercial Use, and both would be grouped in the Retail Sales sub-category because both of the development's principal uses are in that category.
   b. When the principal uses of a development fall within multiple use categories, each principal use is classified in its applicable category. For example, a development that contains an assembly operation and outdoor storage would be classified as both Heavy (or Light) Industrial, Manufacturing and Processing and Outdoor Storage. Each principal use is subject to all regulations applicable to that use. When standards conflict, the more restrictive requirement shall apply.
4. *Accessory Uses.* The most common accessory uses associated with each principal Use Category are included in each Use Category table in this Division. As with principal uses, the Director has the discretion to determine if an unlisted accessory use is similar in physical nature and function to a listed accessory use to be permitted in a zoning district. In addition, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. Common accessory uses are listed as examples in the use category descriptions.

F. **General Use Standards.** This Chapter includes general use standards that apply to all uses in each category. These standards apply to all uses. Additionally, these regulations do not abrogate these land uses from other standards set forth in this DSR.

# Div. 3-02 Use Categories

## 3-02-01 Agricultural Use Category

A. **Agriculture**.

| Table 3-02-01-1, *Agriculture Use Category* | |
|---|---|
| **Characteristics: Uses primarily related to the raising of animals and crops that do not exceed the threshold for Concentrated or Intensive Animal Feeding Operations, and the secondary enterprises associated with agricultural production.** | |
| Principal Uses | Accessory Uses |
| ▪ Agricultural Business and Farming Operations<br>▪ Agricultural Support Businesses and Services<br>▪ Animal Farm<br>▪ Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO)<br>▪ Aquaculture Facility<br>▪ Auction Yard, with Livestock<br>▪ Biosolids Application<br>▪ Chicken Keeping<br>▪ Cattle Feedlot, Stockyard, and the Commercial Sale of Livestock<br>▪ Crop Farming including Floriculture, Horticulture, Pasturage, Sod, Row and Field Crops, Viticulture or Orchard<br>▪ Dairy Products Manufacturing, Grown on Premises<br>▪ Doggie Day Care Center<br>▪ Equestrian Arena, Commercial<br>▪ Equestrian Arena, Private<br>▪ Farm Machinery Sales and Service<br>▪ Firewood, Commercial Storage and Sales<br>▪ Fish Hatchery<br>▪ Food Manufacturing, Exclusively Grown on Premises<br>▪ Forestry and Silviculture<br>▪ Grain Elevator<br>▪ Grain Mill<br>▪ Greenhouse/Nursery/Tree Production (with Outdoor Storage)<br>▪ Kennel, Commercial<br>▪ Livestock and Poultry Keeping<br>▪ Plant Nurseries and Greenhouses<br>▪ Riding Stables<br>▪ Rodeo Grounds<br>▪ Timbering and Logging<br>▪ Veterinary Clinic or Hospital<br>▪ Wineries, Processing Fruits Exclusively Grown on Premises<br>▪ **Other uses with similar land use characteristics of the Agriculture use category.** | ▪ Agricultural Animal Keeping, Non-Commercial<br>▪ Agritourism<br>▪ Agrivoltaics<br>▪ Biosolids Application<br>▪ Communication Tower, Non-Commercial<br>▪ Farm Employee Housing<br>▪ Greenhouse (commercial or noncommercial)<br>▪ Horse and Livestock Pen<br>▪ Minor Utilities<br>▪ Office<br>▪ Parking and Storage of Operable Farm Vehicles and Machinery<br>▪ Slaughtering, Processing and Packaging of Animals Raised On-Site<br>▪ Solar Energy System, Accessory<br>▪ Stable<br>▪ Vending or Produce Stand<br>▪ Wind Powered Generators |

## 3-02-02 Residential Use Categories

A. **Household Living**.

| Table 3-02-02-1, *Residential Use Category* | |
|---|---|
| **Characteristics: Residential uses are characterized by one or more persons, who may or may not be related by blood or marriage, who reside together in a single dwelling unit. The length of residency of the occupants may be indefinite in the case of privately owned dwelling unit or on a month-to-month or longer basis in the case of units for rent or lease.** | |
| Principal Uses | Accessory Uses |
| ▪ Group Home, FHAA Large<br>▪ Group Home, FHAA Small<br>▪ Live-Work Building<br>▪ Manufactured Home Dwelling<br>▪ Manufactured Home Park<br>▪ Mobile Home Park (MH legacy district use)<br>▪ Modular Home<br>▪ Multi-Family Dwelling<br>▪ Multiplex Dwelling<br>▪ Single-Family Dwelling, Detached<br>▪ Tiny Home Development<br>▪ Townhouse Dwelling<br>▪ Two-Family Dwelling<br>▪ Zero Lot Line Dwelling<br>▪ **Other uses with similar land use characteristics of the Household Living use category.** | ▪ Accessory Dwelling Unit<br>▪ Animal Keeping<br>▪ Class Instruction<br>▪ Community Garden<br>▪ Day Care Home<br>▪ Greenhouse<br>▪ Home Occupation<br>▪ Kennel<br>▪ Minor Utility<br>▪ Short-Term Rental (see Table 3-02-04-2 for Vacation Rental)<br>▪ Solar Energy System, Accessory<br>▪ Storage and Parking of Vehicles<br>▪ Swimming Pool |

# 3-02-03 Public, Civic, and Institutional Use Categories

A. **Community Service**.

| Table 3-02-03-1, *Community Service Use Category* | |
|---|---|
| **Characteristics: Uses of a public, nonprofit, or charitable nature providing social activities, training or counseling to the general public on a regular basis, without a residential component.** | |
| Principal Uses | Accessory Uses |
| ▪ Animal Rehabilitation Center (large or small animals)<br>▪ Aquarium<br>▪ Branch Library<br>▪ Convention Center<br>▪ Event Center<br>▪ Funeral Home/Mortuary<br>▪ Funeral Home/Mortuary (including Crematorium)<br>▪ Lodge or Club<br>▪ Museum<br>▪ Neighborhood, Community, or Recreation Center<br>▪ Philanthropic Institution<br>▪ Place of Public Assembly<br>▪ Senior Center<br>▪ Social Service Organization<br>▪ Youth Organization or Youth Center (i.e. Boy Scouts, Boys & Girls Club)<br>▪ **Other uses meeting the characteristics of the Community Services Use Category** | ▪ Assembly Hall<br>▪ Classrooms<br>▪ Communication Tower, Non-Commercial<br>▪ Community Garden<br>▪ Day Care<br>▪ Donation Bin<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Food Preparation and Dining Facility<br>▪ Greenhouse (noncommercial)<br>▪ Library<br>▪ Minor Utilities<br>▪ Mobile Food Vendor<br>▪ Office<br>▪ Nursery School or Pre-school<br>▪ Picnic Areas, Parks, and Playgrounds<br>▪ Recreation Facility<br>▪ Retail Sales Related to the Principal Use<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Swimming Pool<br>▪ Wind Turbine, Small |

B. **Day Care.**

| Table 3-02-03-2, *Day Care Use Category* | |
|---|---|
| **Characteristics: Uses providing care, protection, and supervision for children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day.** | |
| Principal Uses | Accessory Uses |
| ▪ Adult Day Care Center<br>▪ Day Care Center<br>▪ Home Day Care<br>▪ **Other uses meeting the characteristics of the Day Care Use Category** | ▪ Community Garden<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Food Preparation and Dining Facility<br>▪ Greenhouse (noncommercial)<br>▪ Minor Utilities<br>▪ Office<br>▪ Private Telecommunication or Transmission Tower<br>▪ Recreation Facility<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Swimming Pool<br>▪ Wind Turbine, Small |

C. **Educational Facilities.**

| Table 3-02-03-3, *Educational Facilities Use Category* | |
|---|---|
| **Characteristics: Public and private schools at the elementary, middle, or high school level that provide basic academic education. Also includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree usually in a campus setting.** | |
| Principal Uses | Accessory Uses |
| ▪ College<br>▪ Nursing or Medical School not associated with a Hospital<br>▪ Schools, Primary and Secondary, Public or Private<br>▪ Trade School<br>▪ University<br>▪ **Other uses meeting the characteristics of the Educational Facilities Use Category** | ▪ Community Garden<br>▪ Dining Facility<br>▪ Donation Bin<br>▪ Dining Facility<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Garden<br>▪ Greenhouse (noncommercial)<br>▪ Horse and Livestock Pen<br>▪ Kitchen or Food Preparation Area<br>▪ Minor Utilities<br>▪ Mobile Food Vendor<br>▪ Office<br>▪ Private Telecommunication or Transmission Tower<br>▪ Recreation Facility<br>▪ Retail Sales Related to the Principal Use<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Swimming Pool<br>▪ Wind Turbine, Small |

D. **Government Facilities**

| Table 3-02-03-4, *Government Facilities Use Category* | |
|---|---|
| **Characteristics: Offices, storage, maintenance, and other facilities for the operation of local, state, or federal government.** | |
| Principal Uses | Accessory Uses |
| ▪ Government Administration Office<br>▪ Social Service Organization<br>▪ Parking Lot, or Maintenance Area<br>▪ Emergency Service Building and Garage (e.g., Police or Fire Station)<br>▪ Parking Lot, Garage, or Maintenance Area for City, County, State or Federal Facilities<br>▪ Post Office<br>▪ **Other uses meeting the characteristics of the Government Facilities Use Category** | ▪ Associated Helicopter Landing Facility<br>▪ Community Garden<br>▪ Day Care for Children of Employees<br>▪ Donation Bin<br>▪ Dormitory<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Greenhouse (noncommercial)<br>▪ Medical Clinic for Employees or Residents<br>▪ Meeting Space<br>▪ Minor Utilities<br>▪ Mobile Food Vendor<br>▪ Office<br>▪ Fleet Maintenance<br>▪ Food Preparation and Dining Facility<br>▪ Fueling Facility<br>▪ Recreation Facility<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Wind Turbine, Small |

E. **Medical Facilities.**

| Table 3-02-03-5, *Medical Facilities Use Category* | |
|---|---|
| **Characteristics: Uses providing medical or surgical care to patients. Some uses may offer overnight care.** | |
| Principal Uses | Accessory Uses |
| ▪ Acupuncture Clinic<br>▪ Blood or Blood Plasma Center<br>▪ Chiropractor<br>▪ Hospital<br>▪ Medical or Dental Office or Clinic<br>▪ Medical or Dental Laboratory<br>▪ Medical Marijuana Center<br>▪ Treatment Center<br>▪ **Other uses meeting the characteristics of the Medical Facilities Use Category** | ▪ Associated Helicopter Landing Facility<br>▪ Associated Office and Storage<br>▪ Associated Retail Sales Related to the Principal Use<br>▪ Classrooms<br>▪ Community Garden<br>▪ Day Care for Children of Employees or Patients<br>▪ Dormitory<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Fleet Maintenance<br>▪ Food Preparation and Dining Facility<br>▪ Garden<br>▪ Greenhouse (noncommercial)<br>▪ Minor Utilities<br>▪ Mobile Food Vendor<br>▪ Place Of Worship<br>▪ Pharmacy<br>▪ Private Telecommunication or Transmission Tower<br>▪ Recreation Facility<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Swimming Pool<br>▪ Wind Turbine, Small |

F. **Parks and Open Areas.**

| Table 3-02-03-6, *Parks and Open Areas Use Category* | |
|---|---|
| **Characteristics: Uses focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas, or community gardens, and having few structures.** | |
| Principal Uses | Accessory Uses |
| ▪ Campground<br>▪ Cemetery, Columbarium, Mausoleum, or Memorial Park<br>▪ Dog Park, Public<br>▪ Hiking Area<br>▪ Nature Area or Nature Preserve<br>▪ Nature Preserve<br>▪ Park<br>▪ Playfield<br>▪ Playground<br>▪ Picnic Area<br>▪ Recreational Trail<br>▪ Trail<br>▪ Wildlife Sanctuary<br>▪ **Other uses meeting the characteristics of the Parks and Open Areas Use Category** | ▪ Boat Launch<br>▪ Caretaker's Quarters<br>▪ Community Garden<br>▪ Concession<br>▪ Dog Park<br>▪ Dining Area<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Flea Market<br>▪ Garden<br>▪ Greenhouse (noncommercial)<br>▪ Horse and Livestock Pen<br>▪ Minor Utilities<br>▪ Mobile Food Vendor<br>▪ Office<br>▪ Outdoor Activity such as Swimming Pool or Tennis or Pickleball Courts<br>▪ Private Telecommunication or Transmission Tower<br>▪ Recreation Facility<br>▪ Retail Sales Related to the Principal Use<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Swimming Pool<br>▪ Wind Turbine, Small |

G. **Passenger Terminals.**

| Table 3-02-03-7, *Passenger Terminals Use Category* | |
|---|---|
| **Characteristics: Uses providing facilities for the takeoff and landing of airplanes and helicopters, and terminals for taxi, rail, or bus service.** | |
| Principal Uses | Accessory Uses |
| ▪ Airports, Landing Strips, and Heliports<br>▪ Bus Garage, including Equipment Maintenance<br>▪ Bus Terminal<br>▪ Bus Garage and Equipment Maintenance<br>▪ Local and Interurban Passenger Transit<br>▪ Multimodal Transportation Facility<br>▪ Railroad Terminal (Passenger and Freight)<br>▪ Railroad Yard (on Private Property)<br>▪ Rideshare, Taxi, Limousine, or Bus Pickup and Dropoff<br>▪ Transportation Terminal<br>▪ **Other uses meeting the characteristics of the Passenger Terminals Use Category** | ▪ Associated Office and Storage<br>▪ Associated Retail Sales Area Related to the Principal Use<br>▪ Concession<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Fleet Maintenance<br>▪ Freight Handling Area<br>▪ Fueling Facility<br>▪ Minor Utilities<br>▪ Mobile Food Vendor<br>▪ Private Telecommunication or Transmission Tower<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Wind Turbine, Small |

H. **Places of Worship.**

| Table 3-02-03-8, *Places of Worship Use Category* | |
|---|---|
| **Characteristics: Uses of a public, nonprofit, or charitable nature providing worship to the general public on a regular basis.** | |
| Principal Uses | Accessory Uses |
| ▪ Church, Mosque, Synagogue, or Temple<br>▪ **Other uses meeting the characteristics of the Place of Worship Use Category** | ▪ Associated Office and Storage<br>▪ Classrooms<br>▪ Community Garden<br>▪ Day Care Center<br>▪ Donation Bin<br>▪ Electric Vehicle Charging Facilities (EVCS)<br>▪ Greenhouse (noncommercial)<br>▪ Library<br>▪ Minor Utilities<br>▪ Mobile Food Vendor<br>▪ Office<br>▪ Private Telecommunication or Transmission Tower<br>▪ Recreation Facility<br>▪ Residences For Clergy<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Swimming Pool<br>▪ Wind Turbine, Small |

I. **Social Service Establishments.**

| Table 3-02-03-9, *Social Service Establishments Use Category* | |
|---|---|
| **Characteristics: Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems; transient housing related to social service programs; and housing for individuals legally confined.** | |
| Principal Uses | Accessory Uses |
| ▪ Group Residential Facility, Large<br>▪ Group Residential Facility, Small<br>▪ Halfway House<br>▪ Institutional Residential Facility<br>▪ Jail<br>▪ Penal Institution<br>▪ Prison<br>▪ Sheltered Care Home<br>▪ Soup Kitchen<br>▪ Tiny Home Village<br>▪ Treatment Center<br>▪ **Other uses meeting the characteristics of the Social Service Establishments Use Category** | ▪ Classrooms<br>▪ Day Care Center<br>▪ Donation Bin<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Greenhouse (noncommercial)<br>▪ Horse and Livestock Pen<br>▪ Library<br>▪ Minor Utilities<br>▪ Private Telecommunication or Transmission Tower<br>▪ Recreation Facility<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Swimming Pool<br>▪ Wind Turbine, Small |

J. **Utilities (Major and Minor).**

| Table 3-02-03-10, *Utilities Use Category* | |
|---|---|
| **Characteristics:**<br>***Minor:*** **Public or private infrastructure serving a limited area with no on-site personnel.**<br>***Major:*** **Public or private infrastructure serving the general community, that may or may not be maintained or regulated by a public or municipal entity and possibly having on-site personnel.** | |
| Principal Uses | Accessory Uses |
| **Minor Utilities:**<br>▪ Antenna Arrays (Satellite dishes)<br>▪ Cell Antenna<br>▪ Commercial Mobile Radio Service<br>▪ Lift Station or Sewage Pressure Control Stations<br>▪ Small Wind Energy Conversion System (Windmill)<br>▪ Solar Energy System, Small-Scale<br>▪ Stormwater Retention or Detention Facility<br>▪ Telephone Exchange<br>▪ Water Pressure Control Station<br>▪ Public or Municipally Owned Utility<br>▪ Solar Panel Array, Small<br>▪ Water or Wastewater Pump Station<br>**Major Utilities:**<br>▪ Electric Substation<br>▪ Electrical Generation Plant<br>▪ Gas Generation Plant<br>▪ Gas Regulating or Compression Station<br>▪ Large-Scale Energy Project<br>▪ Microwave Communication Facility<br>▪ Public Utility Storage Building or Yard<br>▪ Solar Energy System, Medium-Scale<br>▪ Solar Energy System, Large-Scale<br>▪ Sewage Treatment Plant<br>▪ Telecommunications Tower<br>▪ Television or Radio Transmission Tower<br>▪ Utility Production or Processing Facilities<br>▪ Utility Substation or Structure<br>▪ Wastewater Treatment Plant<br>▪ Water Purification Plant<br>▪ Water Storage<br>▪ Wireless Communication Facility<br>▪ **Other uses meeting the characteristics of the Utilities Use Category** | ▪ Community Garden<br>▪ Data Center<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Fleet Maintenance Yard or Facility<br>▪ Minor Utilities<br>▪ Office<br>▪ Private Telecommunication or Transmission Tower<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Wind Turbine, Small |

# 3-02-04 Commercial Use Categories

A. **Office**.

| Table 3-02-04-1, *Office Use Category* | |
|---|---|
| **Characteristics: Uses conducted in an office setting and generally focusing on business, professional, or financial services.** | |
| Principal Uses | Accessory Uses |
| ▪ Accounting, Auditing, Tax and Bookkeeping Service<br>▪ Appraisal Service<br>▪ Architectural and Planning Service<br>▪ Bank or Financial Institution<br>▪ Bail Bond Office<br>▪ Business Association<br>▪ Business Park<br>▪ Business Services<br>▪ Adjustment and Collections Service or Agency<br>▪ Commodities Brokers and Services<br>▪ Computer Service<br>▪ Consumer and Mercantile Credit Reporting Service<br>▪ Detective Service<br>▪ Educational and Scientific Research Office<br>▪ Employment Service<br>▪ Engineering and Management Service<br>▪ Insurance Agent, Carrier, or Broker<br>▪ Law Firms<br>▪ Legal Services<br>▪ Office Space (general/unspecified)<br>▪ Protective and Security Service<br>▪ Radio Studio<br>▪ Real Estate Brokerage, Agents, Brokers, and Management<br>▪ Sales<br>▪ Social Services<br>▪ Television Studio<br>▪ Travel Agency and Ticket Sales<br>▪ **Other uses meeting the characteristics of the Office Use Category** | ▪ Automated Teller Machines<br>▪ Communications Tower, Non-Commercial<br>▪ Day Care for Children of Employees<br>▪ Donation Bin<br>▪ Drive-through Facility<br>▪ Electric Vehicle Charging Stations (EVCS)<br>▪ Emergency Shelter<br>▪ Fleet Parking<br>▪ Food Preparation and Dining Facility<br>▪ Guard Dogs<br>▪ Medical Clinic for Employees<br>▪ Minor Utilities<br>▪ Mobile Food Vendor<br>▪ Recreation Facility for Employees<br>▪ Private Telecommunication or Transmission Tower<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Wind Turbine, Small |

B. **Overnight Accommodations**.

| Table 3-02-04-2, *Overnight Accommodations Use Category* | |
|---|---|
| **Characteristics: Bedroom and bathroom units arranged for short-term stays of less than 30 days for rent, lease or compensation (direct or indirect).** | |
| Principal Uses | Accessory Uses |
| ▪ Bed and Breakfast Establishment<br>▪ Campground, Commercial<br>▪ Camp or Campsite<br>▪ Hotel or Motel<br>▪ Lodging, Commercial<br>▪ Recreational Vehicle Park<br>▪ Resort<br>▪ Safe Parking Site<br>▪ Trailer Park<br>▪ Vacation Rental (see Table 3-02-02-1 for Short-Term Rental)<br>▪ **Other uses meeting the characteristics of the Overnight Accommodations Use Category** | ▪ Communications Tower, Non-Commercial<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Fleet Parking<br>▪ Guard Dogs<br>▪ Horse and Livestock Pen<br>▪ Meeting Space<br>▪ Minor Utilities<br>▪ Office<br>▪ Private Telecommunication or Transmission Tower<br>▪ Recreational Facility<br>▪ Restaurant<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Swimming Pool<br>▪ Wind Turbine, Small |

C. **Parking, Commercial**.

| Table 3-02-04-3, *Commercial Parking Use Category* | |
|---|---|
| **Characteristics: Facilities that provide parking not accessory to a principal use, for which a fee may or may not be charged.** | |
| Principal Uses | Accessory Uses |
| ▪ Automobile Parking Lot or Structure (Commercial)<br>▪ Truck Parking Lot<br>▪ **Other uses meeting the characteristics of the Commercial Parking Use Category** | ▪ Communications Tower, Non-Commercial<br>▪ Donation Bin<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Fleet Parking<br>▪ Guard Dogs<br>▪ Minor Utilities<br>▪ Office<br>▪ Private Telecommunication or Transmission Tower<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Wind Turbine, Small |

D. **Restaurants**.

| Table 3-02-04-4, *Restaurants Use Category* | |
|---|---|
| **Characteristics: Establishments that prepare and sell food and beverages for on-premises or off-premises consumption.** | |
| Principal Uses | Accessory Uses |
| ▪ Bakery, Retail<br>▪ Bar or Cocktail Lounge<br>▪ Brewpub<br>▪ Candy, Ice Cream, or Yogurt Shop<br>▪ Catering Establishment, Small Scale<br>▪ Coffee Shop<br>▪ Microbrewery, Microwinery, or Microdistillery<br>▪ Restaurant<br>▪ Restaurant, Fast Food<br>▪ Restaurant, Delivery Only<br>▪ Restaurant, with Drive-Through<br>▪ Tasting Room<br>▪ **Other uses meeting the characteristics of the Restaurant Use Category** | ▪ Associated Office and Storage<br>▪ Communications Tower, Non-Commercial<br>▪ Drive-through Facility<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Fleet Parking<br>▪ Guard Dogs<br>▪ Greenhouse (noncommercial)<br>▪ Minor Utilities<br>▪ Outdoor Dining Area<br>▪ Private Telecommunication or Transmission Tower<br>▪ Recreational Facility<br>▪ Safe Parking Site<br>▪ Solar Panel Array, Small<br>▪ Wind Turbine, Small |

E. **Retail Repair, Sales, and Service**.

| Table 3-02-04-5, *Retail Repair, Sales, and Service Use Category* | |
|---|---|
| **Characteristics: Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal services or repair services to the general public.** | |
| Principal Uses | Accessory Uses |
| Repair-Oriented | ▪ Associated Office and Storage<br>▪ Communications Tower, Non-Commercial<br>▪ Concession<br>▪ Caretaker's Quarters<br>▪ Day Care for Children of Employees<br>▪ Donation Bin<br>▪ Fleet Parking<br>▪ Food Preparation and Dining Area<br>▪ Greenhouse (noncommercial)<br>▪ Guard Dogs<br>▪ Minor Utilities<br>▪ Outdoor Display |
| Store offering repair of:<br>▪ Apparel<br>▪ Appliances<br>▪ Bicycles<br>▪ Canvas Products<br>▪ Electrical Appliances<br>▪ Guns, Ammunition, and Accessories<br>▪ Furniture Repair Services<br>▪ Locks and Key<br>▪ Office Equipment<br>▪ Shoes<br>▪ Radio, Computer, Mobile Device, and Televisions<br>▪ Small Electronics<br>▪ Watch, Clock and Jewelry | |
| Sales-Oriented | |

Stores selling, leasing, or renting consumer, home, and business goods including, but not limited to:

- Age-Restricted Retail (including but not limited to smoke shops, vape shops, and liquor stores)
- Antiques
- Apparel and Accessories
- Appliances (household)
- Art Supplies
- Bait Store and Live Bait Sales
- Bakery Products (on-premises sales)
- Bicycle
- Book and Stationery
- Building Supplies
- Cabinets
- Cameras and Photographic Supplies
- Clothing and Apparel Accessories
- Collectables
- Computers
- Convenience Store
- Department Stores
- Drive-In / Drive-Through Facilities
- Drug Store/Pharmacy
- Electrical and Electronic Supplies
- Farm and Gardening Supplies (not including heavy equipment)
- Fabric
- Firewood Sales, Storage, and Splitting
- Fireworks
- Flea Market
- Floor Coverings
- Florist
- Fruits and Vegetables
- Furniture and Home Furnishings
- General Merchandise
- Gifts and Novelties
- Greenhouses and Plant Nurseries
- Grocery Store or Specialty Foods
- Guns, Ammunition, and Accessories
- Hardware
- Hobby and Craft Supplies
- Home Improvement Supplies
- Household Products
- Jewelry
- Luggage
- Manufactured Housing Dealership

- Private Telecommunication or Transmission Tower
- Safe Parking Site
- Solar Panel Array, Small
- Wind Turbine, Small

| Table 3-02-04-5, *Retail Repair, Sales, and Service Use Category* |
|---|
| **Characteristics: Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal services or repair services to the general public.** |
| ▪ Meats and/or Fish<br>▪ Medical Supplies<br>▪ Miscellaneous Retail Goods<br>▪ Music Instruments, Supplies and/or Records<br>▪ Newspapers and Magazines<br>▪ Office Equipment and Business Machines<br>▪ Pawn Shop<br>▪ Pets and Pet Supplies<br>▪ Pharmacy<br>▪ Plants<br>▪ Postal Substation<br>▪ Radios and Televisions<br>▪ Secondhand Merchandise (includes Flea Market and Thrift Store)<br>▪ Shoes<br>▪ Shopping Centers and Malls<br>▪ Sporting Goods and Athletic Equipment<br>▪ Toys<br>▪ Vehicle Parts and Accessories |
| Service-Oriented |

| Table 3-02-04-5, *Retail Repair, Sales, and Service Use Category* |
|---|
| **Characteristics: Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal services or repair services to the general public.** |
| Stores and facilities providing services that include, but are not limited to the following:<br>▪ Animal Hospital<br>▪ Art Studio or Classroom<br>▪ Beauty and Barber Service<br>▪ Business School<br>▪ Carpenter and Wood Flooring Service<br>▪ Commercial Trade School<br>▪ Courier<br>▪ Doggie Day Care Center<br>▪ Driving School<br>▪ Dry Cleaner<br>▪ Exterminating and Fumigating Service<br>▪ Interior Decorating Service<br>▪ Funeral Home or Mortuary<br>▪ Furniture Upholstering Service<br>▪ Kennel, Commercial<br>▪ Laundering and Dry Cleaning<br>▪ Masonry, Stonework, Tile Setting, and Plastering Service<br>▪ Massage Facility, Nail, or Tanning Establishment<br>▪ Music Studio or Classroom<br>▪ Personal Services (Barbershop, Hair Salon, Nail Salon, Tanning, Tattoos, and similar)<br>▪ Optical Shop (including Optician or Optometrist Services)<br>▪ Pet Grooming<br>▪ Photographic Studio or Classroom<br>▪ Piercing Studio<br>▪ Printing and Photocopying<br>▪ Repair Services<br>▪ Sexually Oriented Business<br>▪ Shipping (for consumers)<br>▪ Shoe Repair, Shoe Shining, and Hat Cleaning Service<br>▪ Spa<br>▪ Tailoring<br>▪ Tattoo Parlor<br>▪ Taxidermist<br>▪ Rug Cleaning and Repair Service<br>▪ Veterinary Clinic or Hospital (small animals)<br>▪ Vocational, Trade, or other Commercial Schools<br>▪ Urgent Care or Emergency Medical Center |

| Table 3-02-04-5, *Retail Repair, Sales, and Service Use Category* |
|---|
| **Characteristics: Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal services or repair services to the general public.** |
| ▪ **Other uses meeting the characteristics of the Retail Repair, Sales, and Service Use Category** |

F. **Vehicle Sales, Rental, Service, and Repair**.

| Table 3-02-04-6, Vehicle Sales, Rental, Service, and Repair Use Category | |
|---|---|
| **Characteristics: Direct sales of and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Many services are provided while the customer waits or are completed while the customer waits or within 24 hours.** | |
| Principal Uses | Accessory Uses |
| ▪ Automobile and Small Truck (1½ ton or less) Repair, Painting, Body Work and Servicing<br>▪ Automobile and Truck Rental or Leasing<br>▪ Automobile Dealership<br>▪ Automobile or Bus Repair (includes Body Work, Paint, Tire Retreading, and Upholstery Repair)<br>▪ Automobile Repair and Servicing (includes Battery Sales and Installation, Detailing, Tire Sales and Mounting, and similar; Does not include Body Work, Paint, Tire Retreading, or Upholstery Repair)<br>▪ Automotive Services (except wrecking or towing storage yards)<br>▪ Automobile Towing and Storage Yard<br>▪ Boat Sales, Rental, or Leasing Facility<br>▪ Car Wash<br>▪ Convenience Store with Fuel Station and Minor Repair Service<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Fuel Sales<br>▪ Manufactured Home or Portable Building Sales or Rental<br>▪ Motorcycle Sales and Service<br>▪ Motorcycles, RVs, Boats, and Light and Medium Trucks Sales, Rental, and Leasing<br>▪ RVs, Camping and/or Travel Trailers Sales or Rental<br>▪ Truck, Trailer, and Horse Trailer Sales and Rental<br>▪ Truck Stop | ▪ Associated Office and Storage<br>▪ Car Wash<br>▪ Communications Tower, Non-Commercial<br>▪ Concession<br>▪ Donation Bin<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Fleet Parking<br>▪ Food Preparation and Dining Area<br>▪ Fueling Facility<br>▪ Guard Dogs<br>▪ Minor Utilities<br>▪ Outdoor Display<br>▪ Outdoor Storage<br>▪ Private Telecommunication or Transmission Tower<br>▪ Safe Parking Site<br>▪ Sale Of Auto Parts<br>▪ Solar Panel Array, Small<br>▪ Towing without Salvage Yard<br>▪ Vehicle Storage<br>▪ Wind Turbine, Small |
| ▪ **Other uses meeting the characteristics of the Vehicle Sales and Service Use Category** | |

# 3-02-05 Recreational Use Categories

A. **Recreation, Indoor**.

| Table 3-02-05-1, *Indoor Recreation Use Category* | |
|---|---|
| **Characteristics: Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting.** | |
| Principal Uses | Accessory Uses |
| ▪ Amusement Center, Pool Arcade, or Gaming Arcade Throwing Lounge<br>▪ Bar, Nightclub, Tavern, or Lounge (with on-premises alcohol consumption)<br>▪ Bingo Hall<br>▪ Bowling Alley<br>▪ Convention Center<br>▪ Country Club<br>▪ Dance Hall or Club<br>▪ Game Court, Indoor Racquet (Handball, Racquetball, Tennis, Pickleball)<br>▪ Gun Club without Outdoor Range<br>▪ Gymnasium<br>▪ Health Club or Physical Fitness Services<br>▪ Movie Theater<br>▪ Pool Hall or Arcade<br>▪ Pistol and Shooting Range<br>▪ Recreation Center<br>▪ Rock Climbing Gym<br>▪ Sexually Oriented Business<br>▪ Skating Rink, Ice or Roller<br>▪ Swimming Pool, Public<br>▪ Tennis or Racquetball Facility<br>▪ Trampoline Park<br>▪ **Other uses meeting the characteristics of the Indoor Recreation Use Category** | ▪ Concession<br>▪ Donation Bin<br>▪ Electric Vehicle Charging Station (EVCS)<br>▪ Minor Utilities<br>▪ Mobile Food Vendor<br>▪ Office<br>▪ Private Telecommunication or Transmission Tower<br>▪ Retail Sales Related to the Principal Use<br>▪ Solar Panel Array, Small<br>▪ Swimming Pool<br>▪ Wind Turbine, Small |

B. **Recreation, Outdoor**.

| Table 3-02-05-2 *Outdoor Recreation Use Category* | |
|---|---|
| **Characteristics: Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an outdoor setting.** | |
| Principal Uses | Accessory Uses |

- Amphitheater
- Amusement Park
- Aquarium
- Arboretum
- Auto Racing
- Archery, Gun, or Pistol Shooting Range
- Botanical Garden
- Country Club
- Dog Racing
- Drive-In Theater
- Equestrian Arena, Commercial
- Fairgrounds
- Go-Cart Establishment
- Golf Course/Driving Range
- Gun Club with Outdoor Range
- Hiking Area
- Horse Racing
- Miniature Golf Course
- Movie Theater
- Music Arena
- Natural Area
- Outdoor Activity (includes Batting Cage, Gun Club with Outdoor Range, Swimming Pool, Tennis or Pickleball Courts, or Riding Academy
- Paintball Facility
- Park
- Picnic Area
- Playground
- Playfield
- Shooting Range
- Race Track, Animal
- Race Track, Vehicle
- Racing Facility (Animals or Vehicles)
- Riding Academy
- Stadium
- Swimming Pool, Public
- Tennis, Pickleball, and other Courts
- Theme Park
- Trails
- Truck Racing
- Water Park
- Zoo
- **Other uses meeting the characteristics of the Outdoor Recreation Use Category**

- Boat Launch
- Classrooms
- Concession
- Donation Bin
- Electric Vehicle Charging Station (EVCS)
- Horse or Livestock Pen
- Flea Market
- Food Preparation and Dining Area
- Minor Utilities
- Mobile Food Vendor
- Office
- Private Telecommunication or Transmission Tower
- Retail Sales Related to the Principal Use
- Solar Panel Array, Small
- Swimming Pool
- Wind Turbine, Small

# 3-02-06 Industrial Use Categories

A. **Heavy Industrial.**

**Table 3-02-06-1, *Heavy Industrial Use Category***

**Characteristics: Uses engaged in the manufacturing, assembly or processing of chemicals, animal products and metals, the activities of which are likely to have characteristics that discourage adjacency to residential uses. Factory production and industrial yards are located here. Sales to the general public are rare.**

| Principal Uses | Accessory Uses |
|---|---|
| **Manufacture, assembly, or processing of:** | ▪ Caretaker's Quarters |
| ▪ Aggregate Mining and Extraction Uses | ▪ Day Care for Children of Employees |
| ▪ Asbestos Products Manufacturing | ▪ Electronic Vehicle Charging Station (EVCS) |
| ▪ Asphalt and Concrete Production Facilities | ▪ Data Center |
| ▪ Automobile Manufacturing | ▪ Fleet Maintenance |
| ▪ Automobile Salvage Yard | ▪ Fleet Parking |
| ▪ Automobile Towing with Salvage | ▪ Food Preparation and Dining Facility |
| ▪ Beverage and Tobacco Products | ▪ Fueling Facility |
| ▪ Boiler, Tank, and Shipping Container Manufacturing | ▪ Guard Dogs |
| ▪ Bulk Grain Transfer | ▪ Medical Clinic for Employees |
| ▪ Bulk Storage of Explosive or Hazardous Materials | ▪ Meeting Space |
| ▪ Cement, Cinder Block, Concrete, Lime or Plaster Manufacturing | ▪ Minor Utilities |
| ▪ Chemicals, Petroleum, and Explosive Manufacturing (except Pharmaceuticals) | ▪ Mobile Food Vendor |
| ▪ Coke Oven | ▪ Office |
| ▪ Commercial or Industrial Machinery Repair | ▪ Outdoor Storage |
| ▪ Concrete or Asphalt Batch Plant | ▪ Private Telecommunication or Transmission Tower |
| ▪ Electronics and Electrical Equipment | ▪ Recreation Facility |
| ▪ Feed Mill | ▪ Retail Sales Related to the Principal Use |
| ▪ Fertilizer Manufacturing and Storage | ▪ Semi-Trailer Parking |
| ▪ Food Products | ▪ Solar Panel Array, Small |
| ▪ Glass or Glass Products | ▪ Warehouse |
| ▪ Grain Elevator | ▪ Wind Turbine, Small |
| ▪ Hemp Manufacturing and Extraction | |
| ▪ Home Demolition and Wrecking | |
| ▪ Machine Shop | |
| ▪ Metal Smelting, Processing, and Products (Ferrous and Nonferrous) | |
| ▪ Oil and Gas Facility | |
| ▪ Paper, Pulp, or Paperboard Mills | |
| ▪ Petroleum and Coal Products | |
| ▪ Pharmaceuticals | |
| ▪ Primary Metals and Fabricated Metal Products | |
| ▪ Railroad Yard or Repair Shop | |
| ▪ Slaughtering, Packaging or Processing of Animals | |
| ▪ Soap, Cleaning Compounds, and Toilet Preparation | |
| ▪ Sugar and Beet Sugar Refining | |
| ▪ Textiles | |
| ▪ Transportation Equipment | |
| ▪ Welding Repair | |
| ▪ Wool Scouring and Pulling | |

| Table 3-02-06-1, *Heavy Industrial Use Category* | |
|---|---|
| **Characteristics: Uses engaged in the manufacturing, assembly or processing of chemicals, animal products and metals, the activities of which are likely to have characteristics that discourage adjacency to residential uses. Factory production and industrial yards are located here. Sales to the general public are rare.** | |
| Principal Uses | Accessory Uses |
| ▪ **Other uses meeting the characteristics of the Heavy Industrial Use Category** | |

B. **Light Industrial.**

| Table 3-02-06-2, *Light Industrial Use Category* | |
|---|---|
| **Characteristics: Uses engaged in the light manufacturing, assembly, or processing of industrial, business, or consumer goods, usually from basic finished inputs such as metal, stone, glass, plastic, or rubber. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.** | |
| Principal Uses | Accessory Uses |
| **Light manufacturing and assembly of:**<br>▪ Apparel and Other Finished Products<br>▪ Appliances<br>▪ Bottling and Canning of Soft Drinks and Water<br>▪ Communication Equipment<br>▪ Dry Cleaning Plants<br>▪ Drug Supplies and Sundries<br>▪ Electric and Electronic Equipment (Includes Electronic Distribution and Electrical Industrial)<br>▪ Engineering, Science, and Research Equipment<br>▪ Fabricated Metal, Sheet Metal Shops, Metal Products Manufacturing<br>▪ Food Products for Wholesale Distribution<br>▪ Furniture and Fixtures<br>▪ Heavy Construction Contractors<br>▪ Hemp Manufacturing and Extraction<br>▪ Home Decor and Furnishings<br>▪ Lighting and Wiring Equipment<br>▪ Lumber, Building Materials, Paper, and Wood Products<br>▪ Motion Picture Production and Allied Services<br>▪ Moving Companies<br>▪ Medical, Optical, Musical Instruments, Sporting Goods, and other Instruments and Related Products<br>▪ Monuments and Grave Markers<br>▪ Off-Premises Advertising Devices<br>▪ Paper Products (except Mills)<br>▪ Personal Electronics<br>▪ Photographic Processing and Services<br>▪ Plumbing, Heating, and Air Conditioning Contractors<br>▪ Printing and Support Activities<br>▪ Research, Development, and Testing<br>▪ Sign Manufacturing, Repair, and Maintenance<br>▪ Space Research and Technology<br>▪ Special Trade Contractors<br>▪ Toys<br>▪ Wholesale Trade (durable and nondurable)<br>**Building Trade and D**evelopment **Contractors who perform services off-site, but store equipment and materials on-site including:** | ▪ Associated Office and Storage<br>▪ Associated Showroom<br>▪ Caretaker's Quarters<br>▪ Day Care for Children of Employees<br>▪ Electronic Vehicle Charging Station (EVCS)<br>▪ Fleet Maintenance<br>▪ Fleet Parking<br>▪ Food Preparation and Dining Facility<br>▪ Fueling Facility<br>▪ Guard Dogs<br>▪ Medical Clinic for Employees<br>▪ Meeting Space<br>▪ Minor Utilities<br>▪ Mobile Food Vendor<br>▪ Office<br>▪ Outdoor Storage<br>▪ Private Telecommunication or Transmission Tower<br>▪ Recreation Facility<br>▪ Retail Sales Related to the Principal Use<br>▪ Semi-Trailer Parking<br>▪ Solar Panel Array, Small<br>▪ Warehouse<br>▪ Wind Turbine, Small |

| Table 3-02-06-2, *Light Industrial Use Category* | |
|---|---|
| **Characteristics: Uses engaged in the light manufacturing, assembly, or processing of industrial, business, or consumer goods, usually from basic finished inputs such as metal, stone, glass, plastic, or rubber. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.** | |
| Principal Uses | Accessory Uses |
| ▪ General Contractor with Storage Yard<br>▪ Carpenter and Wood Flooring Services<br>▪ Electrical Contractors<br>▪ Grading and Excavation Contractors<br>▪ Heating, Ventilating, and Air Conditioning Services<br>▪ Heavy Construction Contractors<br>▪ Landscaping Services<br>▪ Moving Companies<br>▪ Painting and Paperhanging Contractors<br>▪ Plumbing Contractors<br>▪ Roofing and Sheet Metal Services<br>▪ Woodworking Including Cabinet Makers and Furniture Manufacturing | |
| **Other Light Industrial Uses:** | |
| ▪ Artisan/Handcrafted Manufacturing<br>▪ Boat Building and Repairing<br>▪ Bus Equipment Maintenance, Repair, and Storage<br>▪ Brewery, Winery, or Distillery<br>▪ Catering Establishment, Large Scale<br>▪ Crematorium<br>▪ Electric Motor Repair<br>▪ Engravers<br>▪ Exterminator, Maintenance Yard, or Facility<br>▪ Food Processing<br>▪ Industrial and Manufacturing Product Sales and Supply<br>▪ Janitorial and Building Maintenance Service<br>▪ Laundry, Dry-Cleaning, and Carpet Cleaning Plants<br>▪ Lithography<br>▪ Logistics Center (Heavy)<br>▪ Logistics Center (Light)<br>▪ Motion Picture Production and Allied Services<br>▪ Publishing and Printing (Newspaper, Periodicals)<br>▪ Repair of Scientific or Professional Instruments<br>▪ Research, Testing, and Development Laboratory<br>▪ Smoking or Processing of Meat Products<br>▪ Welding, Tool Repair, or Machine Shop<br>▪ **Other uses meeting the characteristics of the Light Industrial Use Category** | |

C. **Warehousing and Storage.**

| **Table 3-02-06-3, *Warehousing and Storage Use Category*** | |
|---|---|
| **Characteristics: Uses involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.** | |
| Principal Uses | Accessory Uses |
| ▪ Above-Ground Storage Tank<br>▪ Auction House, without Livestock<br>▪ Bulk Grain Transfer Facility<br>▪ Bulk Storage of Non-Hazardous Freight or Goods<br>▪ Bus Garage or Storage<br>▪ Cold Storage<br>▪ Data Center<br>▪ Express Freight Transportation<br>▪ Food Packing and Distribution<br>▪ Freight Hauling Service<br>▪ Fuel, Oil, Gasoline, or Petroleum Products, Bulk Storage and Sale<br>▪ General Warehousing<br>▪ Hazardous Materials Shipping<br>▪ Landscape Storage Yard<br>▪ Logistics Center<br>▪ Mini Storage (includes Self Storage)<br>▪ Motor Freight Garaging and Equipment Maintenance<br>▪ Moving and Storage (Household Goods)<br>▪ Outdoor Storage (as a Principal Use)<br>▪ Parcel Delivery Station<br>▪ Railroad Switching and Marshalling Yard<br>▪ Recreational Vehicle and Boat Storage<br>▪ Self-Service Storage<br>▪ Special Warehousing and Storage<br>▪ Trucking and General Warehousing<br>▪ Vehicles Carrying Flammable, Explosive, Hazardous, or High Toxic Materials<br>▪ **Other uses meeting the characteristics of the Warehousing Use Category** | ▪ Associated Office and Storage<br>▪ Caretaker's Quarters<br>▪ Day Care for Children of Employees<br>▪ Fleet Maintenance<br>▪ Fleet Parking<br>▪ Food Preparation and Dining Facility<br>▪ Fueling Facility<br>▪ Guard Dogs<br>▪ Medical Clinic for Employees<br>▪ Meeting Space<br>▪ Minor Utilities<br>▪ Mobile Food Vendor<br>▪ Outdoor Storage<br>▪ Private Telecommunication or Transmission Tower<br>▪ Recreation Facility<br>▪ Semi-Trailer Parking<br>▪ Solar Panel Array, Small<br>▪ Wind Turbine, Small |

D. **Waste-Related.**

| Table 3-02-06-4, *Waste-Related Use Category* | |
|---|---|
| **Characteristics: Uses characterized by receiving solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.** | |
| Principal Uses | Accessory Uses |
| ▪ Aggregate Material Recycling Facility<br>▪ Animal Waste Processing<br>▪ Animal Waste Energy Converter<br>▪ Commercial Composting Operations<br>▪ Infectious Wast Disposal Site or Processing Facility<br>▪ Manufacture and Production of Goods from Composting<br>▪ Demolition and Construction Debris Landfill<br>▪ Incinerator<br>▪ Inert Landfill Operation<br>▪ Aggregate Recycling Facility<br>▪ Scrap Processing or Shredding Yard<br>▪ Solid and/or Hazardous Waste Disposal Site<br>▪ Solid and/or Hazardous Waste Transfer Station<br>▪ Recycling Facilities, Including Scrap Tire<br>▪ Wood Chipping<br>▪ **Other uses meeting the characteristics of the Waste-Related Use Category** | ▪ Associated Office and Storage<br>▪ Caretaker's Quarters<br>▪ Fleet Maintenance<br>▪ Fleet Parking<br>▪ Fueling Facility<br>▪ Guard Dogs<br>▪ Minor Utilities<br>▪ Outdoor Storage<br>▪ Private Telecommunication or Transmission Tower<br>▪ Repackaging and Shipment of by-products<br>▪ Semi-Trailer Parking<br>▪ Solar Panel Array, Small<br>▪ Wind Turbine, Small |

E. **Wholesale and Distribution**.

| Table 3-02-06-5, *Wholesale and Distribution Use Category* | |
|---|---|
| **Characteristics: Uses involved in the sale, lease, or rental of products to industrial, institutional, or commercial businesses only. The uses emphasize on-site sales or order-taking and often include display areas. Business may or may not be open to the general public. Products may be picked up on-site or delivered to the customer.** | |
| Principal Uses | Accessory Uses |
| ▪ Auction, Wholesale (On-Premises)<br>▪ Bulk Fuel Sales<br>▪ Mail-Order Business | |
| **Wholesale or Bulk** Sale **of:** | |

| Table 3-02-06-5, *Wholesale and Distribution Use Category* | |
|---|---|
| **Characteristics: Uses involved in the sale, lease, or rental of products to industrial, institutional, or commercial businesses only. The uses emphasize on-site sales or order-taking and often include display areas. Business may or may not be open to the general public. Products may be picked up on-site or delivered to the customer.** | |
| Principal Uses | Accessory Uses |
| (See generally, the definition of Wholesale Establishment.)<br>▪ Appliances<br>▪ Candy and Related Products<br>▪ Clothing and Apparel<br>▪ Dairy Products<br>▪ Commercial and Industrial Machinery, Equipment and Supplies<br>▪ Drugs and Druggist Supplies<br>▪ Electrical Equipment, Wiring Supplies, and Similar Construction Material<br>▪ Electronic Parts and Equipment<br>▪ Fabric<br>▪ Farm Machinery and Equipment and Farm Products (Raw Materials)<br>▪ Furniture and Home Furnishings<br>▪ Groceries and Related Products<br>▪ Hardware<br>▪ Heating, Ventilation, and Air Conditioning Equipment<br>▪ Janitorial Supplies<br>▪ Liquor<br>▪ Livestock<br>▪ Lumber and Other Building Materials<br>▪ Machine Parts<br>▪ Meat and Meat Products<br>▪ Medical and Dental Supplies and Equipment<br>▪ Oil Field Equipment<br>▪ Produce<br>▪ Special Trade Tools<br>▪ Store Fixtures<br>▪ Textile and Textile Products<br>▪ Vending Machines and Vending Machine Merchandise<br>▪ Welding Supplies<br>▪ **Other uses meeting the characteristics of the Wholesale and Distribution Use Category** | ▪ Associated Office and Storage<br>▪ Associated Showroom<br>▪ Caretaker's Quarters<br>▪ Day Care for Children of Employees<br>▪ Fleet Maintenance<br>▪ Fleet Parking<br>▪ Food Preparation and Dining Facility<br>▪ Guard Dogs<br>▪ Medical Clinic for Employees<br>▪ Meeting Space<br>▪ Minor Fabrication<br>▪ Minor Utilities<br>▪ Mobile Food Vendor<br>▪ Outdoor Storage<br>▪ Private Telecommunication or Transmission Tower<br>▪ Product Repair<br>▪ Recreation Facility<br>▪ Repackaging of Goods<br>▪ Semi-Trailer Parking<br>▪ Solar Panel Array, Small<br>▪ Warehouse<br>▪ Wind Turbine, Small |

# 3-02-07 Marijuana Use Category

A. **Marijuana Uses**.

| Table 3-02-07-1, *Marijuana Use Category* | |
|---|---|
| **Characteristics: Uses involving the sale, testing, and production of marijuana products.** | |
| Principal Uses | Accessory Uses |
| ▪ Medical Marijuana Center<br>▪ Medical Marijuana-Infused Products Manufacturer<br>▪ Optional Premises Cultivation Operation<br>▪ Retail Marijuana Store<br>▪ Retail Marijuana Cultivation Facility<br>▪ Retail Marijuana Products Manufacturer<br>▪ Retail Marijuana Testing Facility<br>▪ **Other uses meeting the characteristics of the Marijuana Use Category** | ▪ Associated Office and Storage<br>▪ Greenhouse (noncommercial)<br>▪ Minor Utilities<br>▪ Private Telecommunication or Transmission Tower<br>▪ Solar Panel Array, Small<br>▪ Wind Turbine, Small |

# 3-02-08 Natural Medicine Use Categories

A. Natural Medicine Uses

| Table 3-02-08-1, *Natural Medicine Use Category* | |
|---|---|
| **Characteristics: Uses involving the sale, testing, and production of marijuana products.** | |
| Principal Uses | Accessory Uses |
| ▪ Natural Medicine Healing Center<br>▪ Natural Medicine Cultivation Facility<br>▪ Natural Medicine Products Manufacturing Facility<br>▪ Natural Medicine Testing Facility<br>▪ **Other uses meeting the characteristics of the Natural Medicine Use Category** | ▪ Associated Office and Storage<br>▪ Greenhouse (noncommercial)<br>▪ Minor Utilities<br>▪ Private Telecommunication or Transmission Tower<br>▪ Solar Panel Array, Small<br>▪ Wind Turbine, Small |

# 3-02-09 Other Use Categories

A. **Resource Extraction**.

| Table 3-02-09-1, *Resource Extraction Use Category* | |
|---|---|
| **Characteristics: Characterized by activities that extract minerals and other solids and liquids from land on which the use is established.** | |
| Principal Uses | Accessory Uses |
| ▪ Borrow Pit<br>▪ Construction Sand and Gravel Mining<br>▪ Gas and Flammable Liquid Storage and/or Production<br>▪ Minerals and Earths: Quarrying, Extracting, Grinding, Mining, Crushing, and Processing<br>▪ Ore Dump or Elevator<br>▪ Oil Field Chemicals (Production and/or Storage)<br>▪ Rock Quarry<br>▪ Sand/Gravel/Caliche Extraction or Storage<br>▪ Subsurface Extraction (Including Oil and Natural Gas Extraction)<br>▪ **Other uses meeting the characteristics of the Resource Extraction Use Category** | ▪ Associated Office and Storage<br>▪ Data Center<br>▪ Minor Utilities<br>▪ Outdoor Storage Yard<br>▪ Resource Processing<br>▪ Solar Panel Array, Small<br>▪ Stockpiling of Resources Extracted from the Site<br>▪ Wind Turbine, Small |

# Div. 3-03 Standards that Apply to all Uses

## 3-03-01 Construction Trailers

A. **Building and Electrical Permit Required**. Construction trailers intended to be in operation shall obtain Building and Electrical Permits from the Community and Economic Development Department.

B. **Minimum Lot Area**. No construction trailer shall be located on a parcel of land less than 1,000 square feet in size.

C. **Location**. The construction trailer shall be located within or adjacent to the development project the trailer is associated with and is only permitted for the duration of the project.

D. **Period of Operation**.

1. *Expiration.* A construction trailer shall expire one year from the date of approval, unless renewed.
2. *Renewals.* Renewals of construction trailers may only be issued for a maximum of one year at a time.
3. *Removal.* A construction trailer shall be removed no later than 30 days after completion of construction or issuance of a Certificate of Occupancy, whichever occurs first.

E. **No Accommodations in Trailer**. The construction trailer shall contain no sleeping or cooking accommodations.

F. **Other Setbacks**. The setbacks for the zone district shall apply.

G. **Water and Sanitation**. All construction trailers shall have adequate water and sanitation approved by Adams County Health Department, which may include bottled water and/or portable toilet facilities.

H. **Signage**. All signs associated with Construction and/or Sales Office Trailers shall be consistent with Div. 4-05, *Signs*.

# 3-03-02 Electric Vehicle Charging Stations (EVCS)

A. **As an Accessory Use.** EV-Ready parking spaces are permitted as an accessory use in all zone districts.

B. **As a Principal Use.** EVCS shall be permitted as a principal use in the zone districts indicated in Table 2-06-02.A, *Agricultural and Residential Districts Principal Use Table* and Table 2-06-02.B, *Nonresidential and Mixed Use Districts Principal Use Table*. Refer to Sec. 3-07-11 for principal use EVCS use standards.

C. **EV Charging Station/EV-Ready Spaces Required.** See Sec. 4-02-12, *Electric Vehicle Charging Stations/Spaces Required.*

D. **Signage.** All EV charging stations may include signage identifying spaces as restricted parking for EV charging. If time limits or vehicle removal provisions are to be enforced, regulatory signage including parking restrictions shall be installed immediately adjacent to, and visible from, the EV Charging Station. Such signs shall not count towards the aggregate sign area or the maximum number of signs per parcel per Div. 4-05, *Signs*.

E. **Screening Required.** Above-ground electrical equipment supporting the operation of a principal electric vehicle charging station, such as electrical transformers, shall be screened according to the minimum standards in Div. 4-04, *Landscaping and Buffering*.

F. **Setbacks.** Above-ground electrical equipment supporting the operation of all EV-ready parking spaces shall be setback at least 10' from all property lines, or the width of the bufferyard as required in Table 4-04-03-2, whichever is greater.

# 3-03-03 Portable Storage Containers

Portable, movable, or temporary metal, wood, and plastic storage containers larger than 120 square feet intended for outdoor storage are only permitted where Outdoor Storage is permitted. Storage containers smaller than 120 square feet are permitted, provided that their outdoor placement does not exceed a duration of 10 days in one calendar year on any one property.

# 3-03-04 Trash and Recycling Containers

A. **No Dumping**. No junk, materials, or trash shall be disposed of on any property or public right-of-way except in an authorized landfill or other approved waste or waste recovery facility.

B. **No Storage of Waste Outdoors**. No waste, recyclable materials, junk, firewood piles, or inoperable equipment shall be stored outdoors except as otherwise authorized by these standards and regulations.

C. **Trash Containers.** Any waste storage, including trash, recyclables, and scrap shall be stored in closed containers when possible and enclosed by a sight-obscuring fence that is a minimum six-foot-high and made of wood or masonry material.

D. **Time Limit on Trash and Recycling Containers**. Trash and recycling containers shall be located within the front yard of any dwelling for no more than 24 consecutive hours. All trash and recyclable containers shall be covered or kept in an enclosure surrounded by a fence, six feet in height. The requirements of this section do not apply in the A-3 Zone District.

E. **Trash Containers for Construction Purposes**. Containers for construction waste may be permitted in the front, rear, and side yards of a residential dwelling for no more than a 14-day

period. All construction waste containers shall be covered when not in use. Containers shall not be located within the public right-of-way.

F. **Permanent Structures**. A waste and recycling container may become a permanent structure if it is placed on a permanent foundation and receives a Building Permit.

# Div. 3-04 Agricultural Use Standards

## 3-04-01 General Agricultural Use Standards

A. **Purpose.** The purpose of the following general use standards for agricultural uses is to address elements of planning, design, operation, and maintenance to be applied to all agricultural development in Adams County. Any use-specific standards contained in this DSR shall also be applied. Where a use-specific standard conflicts with a general standard, the use-specific standard shall apply.

B. **Applicability.** The standards of this subsection apply to all agricultural land uses in all zone districts.

C. **Fencing, Walls, and Screening.**

1. *Maximum Height.* The maximum height of fencing, walls, and screening shall be 96 inches, which may include four strands of barbed wire forming the top 18 inches. All fences, walls, and retaining walls more than 42 inches in height require a Building Permit
2. *Fencing Material*. Fencing consisting of only barbed wire is not permitted. Other permitted fencing materials include steel, woven wire, high-tensile smooth wire, split-rail, post-and-rail, board fencing, welded wire, or pipe fencing. The use of sheet metal, corrugated metal panels, scrap materials, repurposed building components, plastic netting, or similar non-fencing materials is prohibited.
3. *Transparency Requirement for Non-Screen Fencing.* To qualify as non-screen fencing, a fence must be constructed so that a minimum of 50% of its surface area is open and unobstructed, allowing visibility through the fence. This requirement ensures that non-screen fencing maintains visual permeability and does not function as a solid visual barrier.
4. *Retaining Wall.* Any retaining wall over four feet in height shall require preparation by a professional engineer as a condition for a Building Permit, except when waived by the Director of Community and Economic Development.
5. *Maintenance.* All fences shall be maintained in a structurally safe and acceptable condition.
   a. Painted and metal fences shall be kept free of chipped or faded paint, rust, or corrosion.
   b. Fences made of slats, bricks, stones, wire, posts or other fence material or equipment shall not have broken or missing materials or missing sections.
   c. Fences shall remain upright and not leaning or falling down.
   d. Vegetation growing on or supported by a fence shall be maintained in a healthy condition and shall be regularly pruned and trimmed so as to prevent the deterioration, collapse, or other structural failure of the fence.
6. *Driveway Entrance Archways.* Driveway entrance archways are permitted. Any portion of the archway that extends over the driveway must provide a vertical clearance of at least 13.5 feet. The maximum height of the archway shall not exceed 16 feet.

D. **Agricultural Zone Districts.** In addition to the other standards contained in this Section, the following fence standards shall apply to subdivided agriculturally zoned lands:

1. *Maximum Fence Height.* The maximum fence height between the front setback line and a front property line is 54 inches.
2. *Fencing in the Front Setback.* All fencing between the front setback line and front property line greater than 42 inches shall not be screen fencing and shall adhere to sight distance requirements.
3. *External Boundary Electric Fence.* An external boundary electric fence shall require a Conditional Use Permit.
4. *Traffic View Obstruction*. Traffic view obstruction, as outlined in these standards and regulations, is prohibited.

E. **Fence Maintenance and Condition.** All fencing, including screening, perimeter, and decorative fencing, shall always be maintained and kept in good condition. Condition of fences shall be evaluated through a review of:

a. *Structural Integrity.* Structural integrity and being functionally sound under the Adams County Building Codes; and

b. *Condition.* Substantially the same condition as originally permitted or constructed.

F. **Trash Enclosure Screening.** Trash enclosure screening shall consist of a minimum six-foot-high screen fence.

G. **Masonry Wall.** All walls specified to be masonry fencing shall be constructed out of a brick or stone material which does not permit the contents within the fenced area to be seen from the outside.

H. **Noise Barrier Fencing.** Where existing and proposed arterial roads or state highways traverse or are adjacent to areas of proposed residential or commercial development the Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and these standards and regulations.

I. **Right-of-Way Maintenance**. The property owner of land abutting a public right-of-way is responsible for the construction and ongoing maintenance of all improvements within the right-of-way abutting their property, including but not limited to the curb, gutter, sidewalk, parkway strip, and snow removal to maintain pedestrian access. The property owner is also responsible for maintaining the area between the property line and the edge of the adjacent roadway, including vegetation management, debris removal, and upkeep of any landscaping or hardscape improvements.

J. **Oil and Gas Well Waiver.** Where a new home is constructed within 300 feet of an existing oil or gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.

# 3-04-02 Agricultural Support Businesses and Services

A. **Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO).** The standards of this Subsection apply to AFOs and CAFOs as a principal use on a property. Standards for AFOs and CAFOs that are an accessory use are in Sec. 3-13-03.G, *Agricultural Animal Keeping, Non-Commercial AFOs and CAFOs.*

1. *Minimum Parcel Area*. Ten acres.

2. *Location*. All such operations shall be located at least 100 feet away from any on-property occupied residential structure and 200 feet from any right-of-way.
3. *Setback from Residential Properties*. No new livestock or poultry confinement operation shall be permitted within one mile of the lot line of a residential use except one which occurs in association with the livestock confinement operation and unless the applicant obtains a waiver in writing from the residential property owner(s) within one mile and the applicant records a disclosure document against the residential property.
4. *Animal Care*. All animals shall be cared for in a humane and sanitary manner as approved by the Colorado Department of Agriculture and the State Veterinarian's Office.
5. *Grazing*. Grazing lands shall be maintained in accordance with standards and specifications outlined by the United States Department of Agriculture and the local Soil Conservation Service.
6. *Conformance with "Confined Animal Feeding Operations Control Regulations."*. All Operations shall comply with the "Confined Animal Feeding Operations Control Regulations" specified by the Colorado Department of Public Health and Environment.
7. *Environmental and/or Chemical and Scientific Controls*. Environmental and/or chemical and scientific controls shall be provided as approved by Adams County Health Department.
8. *Manure Handling*. Manure shall be handled and disposed of in a sanitary method, approved by Adams County Health Department.
9. *Drainage Facilities*. Drainage facilities or improvements, as approved by the Adams County Health Department, shall be constructed to protect any adjacent rivers, streams, or other bodies of water.
10. *Scraping, Grading, and Cleaning*. Adequate means of scraping, grading and cleaning shall always be provided as approved by the Adams County Health Department.
11. *Tabulation of Agricultural Animal Units*. The maximum number of allowable agricultural animals is as follows. The maximum number of allowable agricultural animals does not apply to young animals below weaning age, or six months of age, whichever is less.
    a. Agricultural properties smaller than 10 acres: four (4) agricultural animal units per acre are allowed.
    b. Agricultural properties larger than 10 acres: The number of agricultural animals shall not be regulated.
    c. Agricultural animal count
        1. Two (2) goats shall count as one (1) agricultural animal unit.
        2. Two (2) beehives shall count as one agricultural animal unit.
        3. Four (4) small poultry (40 pounds or less) shall count as one agricultural animal unit.
12. *Combination of Animals*. Any combination of allowed animals may be kept, but at no time shall the maximum number of any specific type of animal be exceeded, nor shall the total maximum number of livestock be exceeded.
13. *Animals Not Categorized*. If an animal is not listed or does not clearly fall into one of the listed animal categories, the Director of Community and Economic Development shall determine the number permitted.

B. **Auction Yard, with Livestock.**

1. *Minimum Parcel Area*. One acre.

2. *Location*. All auction yards shall be located at least 50 feet away from any on-property occupied residential structure, 50 feet from any right-of-way and 500 feet from any off-property occupied residential structure.
3. *Sale of Livestock*. Livestock sale rings are permitted. However, all livestock sale rings and yards shall be located no less than 1,000 feet from any occupied residential structure.
4. *Animal Care*. All animals shall be cared for in a humane and sanitary manner as approved by the Colorado Department of Agriculture and the State Veterinarian's Office.
5. *Manure Handling*. Manure shall be handled and disposed of in a sanitary method, approved by Adams County Health Department.

C. **Equestrian Arena, Commercial**.

1. *Minimum Lot Size*. 35 acres.
2. *Location*. The arena and related structures shall be located at least 120 feet from any road right-of-way line.
3. *Setback from Residential Properties*. No commercial equestrian arena shall be permitted within one mile of the lot line of a residentially zoned or used property unless the applicant obtains a waiver in writing from the residential property owner(s) within one mile and the applicant records a disclosure document against the residential property. If the applicant cannot obtain a waiver but has made every reasonable effort to obtain a signed waiver, the applicant may apply for a Variance in accordance with Sec. 3-07-03. The applicant shall submit proof in the form of copies of certified mail sent to the residents affected.
4. *Development and Operating Plan*. A development and operating plan shall be submitted and approved with the Conditional Use Permit application. This plan shall include:
   a. A Site Plan drawn to scale depicting activity areas, improvements, access, driveways, parking areas, and sanitary facilities;
   b. A description of facilities for animals involved in activities on site.
   c. The methods proposed to control dust, erosion, odor, noise, glare, waste disposal (manure, trash, etc.), and congestion;
   d. A traffic control plan approved by Adams County;
   e. The hours of operation;
   f. Fees, admission, and other compensation paid or charged during activities;
   g. The projected number of people on the property during activities;
   h. A description of any items for sale during activities (liquor and other beverages, food, souvenirs, etc.); and
   i. Additional information as required by the Director of Community and Economic Development.

D. **Equestrian Arena, Personal**.

1. *Accessory Status*. The arena shall be accessory and incidental to the ranch, farm, or home site on which it is located.
2. *Number of Guests Permitted*. The use of the arena is limited to the household and invited guests of the farmer, rancher, or home occupant but shall not exceed 20 people in addition to the inhabitants of the farm/ranch/home on the property.
3. *Conditional Use Permit Required*. A Conditional Use Permit shall be required if one or more of the following occurs:

a. More than twenty people in addition to the inhabitants of the property attend activities (and therefore, by definition, categorized as a commercial equestrian arena).

b. Monetary or other compensation is collected or exchanged for admittance or participation.

c. Food is bought or sold on the premises.

d. Alcohol is bought or sold on the premises.

e. Livestock is brought to the site from a provider for the purpose of hosting a rodeo.

4. *No Commercial Activities*. No commercial competition or commercial entertainment, user fees, dues or other compensation are permitted.

5. *No Offensive Impacts*. The arena shall be operated in such a manner so that there is no adverse impact on surrounding properties relating to dust, erosion, odor, noise, glare, off-site illumination (more than one foot candle of illumination measured at the property line), waste disposal, traffic, or parking congestion. Neither a nuisance nor noxious activity shall be conducted on the property, which is caused by the use of the property as a personal equestrian arena.

E. **Farm Machinery Sales and Service.**

1. *Maximum Lot Coverage*. The maximum lot coverage allowed is 80%.

2. *Display Area Setback*. The display area shall be set back a minimum of 15 feet from the road right-of-way and ten feet from all other property lines.

3. *Indoor Activities*. All repair, parts storage, and work activities shall take place within a completely enclosed structure or screen yard enclosed by a six-foot-high solid screen fence or wall.

4. *Storage of Vehicles*. All storage of vehicles awaiting repair shall be within the enclosed structure or within a compound yard enclosed by a six-foot-high solid screen fence or wall, except for driveway openings.

F. **Fertilizer Manufacturing and Storage.** See Sec. 3-09-05(E), *Heavy Industrial, Fertilizer Manufacturing and Storage.*

G. **Fish Hatcheries**.

1. *Minimum Parcel Area*. Five acres.

2. *Outdoor Activities Prohibited*. All equipment, materials and uses shall be performed or carried out entirely within an enclosed building, except for fish hatching ponds.

H. **Livestock and Poultry Keeping**.

1. *Drinking Facilities*. Adequate overflow drainage on drinking facilities shall be provided to prevent the saturation of soil on adjacent property.

2. *New Shed Location*. Any new shed, shelter, pen, or enclosure for livestock shall not be closer than 100 feet to any off-property residence or place of business and shall be setback 25 feet from the side lot line and 50 feet from the front lot line.

3. *Rodent Control*. All sheds or other shelter for livestock shall be kept reasonably free of rodents and insects and shall be kept in good repair.

4. *Drainage*. Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.

5. *Parcels Under Five Acres in Size*. On parcels less than five acres in size, all livestock shall be kept within a fenced area.

6. *Colorado Confined Animal Feeding Regulations*. Adherence to the Colorado Confined Animal Feeding Regulations, promulgated by the Colorado Department of Public Health and Environment, Water Quality Control Commission shall be required.
7. *Manure Removal*. All manure shall be removed periodically or incorporated into the soil on a regular basis such that the manure does not draw flies, or other insects, or cause obnoxious odors.
8. *Feed Leftovers*. Spillage and leftovers from livestock feedings must be removed or so disposed of as to prevent fly, bird, or rodent propagation, or creation of odors.
9. *Number of Animals Permitted*.
    a. Properties Greater than 35 Acres. The keeping of non-commercial livestock and poultry is not regulated, unless the number of animals classify the use as a Livestock Confinement Operation.
    b. Properties Less than 35 Acres. The keeping of non-commercial livestock and poultry is allowed in accordance with Sec. 3-13-02.B, *Animal Keeping*. The maximum number of allowable livestock per lot does not apply to young animals below weaning age, or six months of age, whichever is less.

I. **Plant Nurseries and Greenhouses.**

1. *General.* A nursery shall consist of living materials grown and/or kept on site.
2. *Site Requirements.*
    a. Up to 10% of a nursery's living nursery area shall be allowed for hardscape materials.
    b. The living nursery area is calculated by the placement of living landscaping (trees, shrubs, flowers, etc.) which is no more than ten feet from one another, or as determined by the Director of Community and Economic Development through a Site Plan review. Hardscape includes but is not limited to the storage of rock, soil, mulch, and other non-living landscape materials, and equipment.
3. *Vehicles.*
    a. All commercial vehicles and/or equipment in excess of 10,000 pounds gross vehicle weight and/or hardscape used for the nursery business shall be screened from any adjoining residentially zoned or used property with an eight-foot solid screen fence.
    b. In all Agricultural Zone Districts, no more than two commercial vehicles and/or equipment in excess of 10,000 pounds gross vehicle weight used for the nursery business shall be allowed per acre with a maximum of five unless otherwise permitted through a Conditional Use Permit.
    c. In all Commercial Zone Districts, vehicle maintenance and storage areas shall be screened from any adjoining residentially zoned per Sec. 4-04-03, *Bufferyards and Screening.*
    d. Display and Storage. Merchandise, landscaping materials, and equipment shall be displayed or stored within an enclosed building or in an area of the property that has been fenced or landscaped to conceal the area from any public right-of-way. Neither storage nor display shall occur within 25 feet of public right-of-way or occupy required off-street parking spaces.

# Div. 3-05 Residential Use Standards

# 3-05-01 General Residential Use Standards

A. **General Provisions.** The purpose of these general residential use standards is to address elements of planning, design, operation, and maintenance that shall be applied to all residential development in Adams County. Additional use-specific standards, contained in Sections that follow, shall also apply to specific housing types and residential neighborhood types. Where a use specific performance standard conflicts with a general performance standard, the use specific standard shall apply.

B. **Applicability.** The standards of this subsection apply to all residential land uses in all zone districts.

C. **Development Standards**. All residential uses shall be subject to the requirements of Chapter 4, *General Development Standards*, including:

D. **Project Compatibility.**

1. *Architectural Character.* New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a complementary design. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window, and door patterns, and /or the use of building materials which have color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

2. *Structure Size, Height, Bulk, Mass, and Scale.* New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.

3. S*tructure Orientation*. To the maximum extent feasible, primary facades and entries within 100 feet of a front property line shall face the adjacent roadway. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways.

4. *Exception for Passive Architectural Design.* An except to the structural orientation standard shall be granted for projects that incorporate passive design elements to promote energy efficiency and minimize the environmental impact of buildings. Such elements include building orientations intended to maximize solar gains during winter and minimize them in the summer and placement of windows and doors to maximize natural light and ventilation.

5. *Building Materials.*

   a. *General.* Building materials shall either be similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.

   b. *Glare.* Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners,

neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.

c. *Windows.* Mirror glass with a reflectivity or opacity of greater than 60% is prohibited. Windows shall be individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

6. *Land Use Transition*. When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the standards set forth regarding scale, form, materials, and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities, and similar restrictions.

E. **Fencing, Walls, and Screening**.

1. *Maximum Height*. Seventy-two inches, except when a residential use is adjacent to existing or proposed arterial roads, state highways, or railroads. Fences bordering such roads may be uniformly built higher with approval from the Director of Community and Economic Development. All fences, walls, and retaining walls more than 42 inches in height require a Building Permit.
2. *Fencing Material*. Permitted fencing materials include wood; ornamental metal such as wrought iron, steel, or aluminum designed and manufactured for fencing; vinyl or composite fencing materials manufactured for residential fencing applications; masonry or stone walls; and similar commercially manufactured fencing materials. The use of sheet metal, corrugated metal panels, scrap materials, repurposed building components, plastic netting, or similar non-fencing materials is prohibited.
3. *Retaining Walls*. Any retaining wall over four feet in height shall require preparation by a professional engineer as a condition for a Building Permit, except where waived by the Director of Community and Economic Development. As determined by the Director of Community and Economic Development, any retaining wall over 36 inches in height may require a guard rail up to five feet in height and placed at the top of grade.
4. *Fences on Corner Lots*. On corner lots, fences up to 72 inches in height may be permitted up to the minimum side-corner setback.
5. *Prohibited Fences*. No fence over 72 inches in height shall be permitted between the front setback line and a front property line.
6. *Fencing in the Front Setback*. All fencing between the front setback line and front property line greater than 42 inches shall not be screen fencing and shall adhere to sight distance requirements.
7. *Barbed Wire and Electric Fences*. Barbed wire and electric fences are prohibited as an external boundary fence. Horse enclosures, where permitted, may be constructed of barbed wire or electric fence, but shall be setback from the property line a minimum of five feet.
8. *Traffic View Obstruction*. Traffic view obstruction as outlined in this DSR is prohibited.
9. *Fence Bottom*. The bottom of the fence shall be no more than six inches above grade at any point.

10. *Transparency Requirement for Non-Screen Fencing.* To qualify as non-screen fencing, a fence must be constructed so that a minimum of 50% of its surface area is open and unobstructed, allowing visibility through the fence. This requirement ensures that non-screen fencing maintains visual permeability and does not function as a solid visual barrier.
11. *Masonry Wall*. All walls specified to be masonry fencing shall be constructed out of a brick or stone material that does not permit the contents within the fenced area to be seen from the outside.
12. *Noise Barrier Fencing*. Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed residential development, the Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and these standards and regulations.
13. *Right-of-Way Maintenance.* The property owner of land abutting a public right-of-way is responsible for the construction and ongoing maintenance of all improvements within the right-of-way abutting their property, including but not limited to the curb, gutter, sidewalk, parkway strip, and snow removal to maintain pedestrian access. The property owner is also responsible for maintaining the area between the property line and the edge of the adjacent roadway, including vegetation management, debris removal, and upkeep of any landscaping or hardscape improvements.
14. *Oil and Gas Well Waiver*. Where a new home is constructed within 300 feet of an existing oil or gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.

F. **Oil and Gas Well Waiver.** Where a new home is constructed 300 feet of an existing oil or gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.

G. **Waste Management.** There shall be no discharge of any liquid or solid waste material(s) into the ground or waterway except as authorized by approved permit and in accordance with these regulations and standards, and the regulations of the Adams County Health Department and Colorado Department of Public Health and Environment.

# 3-05-02 Accessory Dwelling Units (ADUs)

See Sec. 3-13-02.A, *Accessory Dwelling Units (ADUs).*

# 3-05-03 Dwelling, Single-Family (Detached)

A. **General.** The standards in this section apply to single-family detached dwelling units in all zone districts except where noted.

B. **Additional Dwelling Permitted in the A-3 Zone District.** In the A-3 zone district, two single-family detached dwellings are permitted on the same lot. The dwellings must be clustered and shall be no further apart than 300 feet from building exterior to building exterior.

C. **Front Width of Dwelling Unit**. The minimum width of the road or street-facing frontage of a single-family detached dwelling unit shall be 25 feet.

D. **Housing Model Variety.** A residential development of 100 or more single-family detached dwelling units shall have at least 4 different types of housing models. A development of between

three and 100 single-family detached dwelling units shall have at least 3 different types of housing models.

E. **Distinguishing Characteristics of Housing Models.** Each housing model shall have at least three characteristics which clearly distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.

F. **Garage Doors**. In a single-family detached development of three or more dwelling units, garage doors facing a primary street shall have a maximum of width of 50% of the ground floor, road-facing linear building frontage and shall be set back a minimum of five feet from the front building line.

G. **Use-Specific Landscaping Required.** (See Sec. 4-04-06(B)).

## 3-05-04 Dwelling, Townhouse

A. **Structures.** Townhouse structures shall be organized on the site in a clustered, efficient manner. There shall be a continuity of design in structure groupings. In larger projects, the unit type shall vary between groupings. Structures should be grouped in such a way to provide visual interest.

B. **Use-Specific Landscaping Required.** (See Sec. 4-04-06(B)).

## 3-05-05 Dwelling, Two-Family

A. **Maximum Lot Coverage.**

1. *Principal Structure.* 70%.
2. *Accessory Structures.* 25%.
3. *Structures Combined.* 80%.

B. **Housing Model Variety.** Any development with 100 or more two-family dwellings shall have at least four types of housing models. Any development of between three and 100 two-family dwellings shall have at least three types of housing models.

C. **Distinguishing Characteristics of Housing Models.** Each housing model shall have at least three characteristics which clearly distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot or the building face.

D. **Use-Specific Landscaping Required.** (See Sec. 4-04-06(B)).

## 3-05-06 Dwelling, Multi-Family

A. **Amenity Space and Pedestrian Inclusion.** Required amenity space shall include pedestrian pavement and plazas and be incorporated into any parking lot island greater than 400 square feet in size.

B. **Storage.** Each dwelling shall have a minimum of 32 square feet of functional, enclosed area for the storage of residents' personal belongings. The storage area may be contained within the principal building or an accessory building but must be easily accessible from outdoors; the storage space shall have a minimum height of eight feet.

C. **Bicycle Parking.** Bicycle parking shall be provided for all multi-family development. Bicycle parking areas shall be located near structure entries but shall not encroach into pedestrian walkways.

D. **Structure Siting.** Structures shall be organized on the site in a clustered, efficient manner. There shall be a continuity of design in structure groupings. In larger projects, the unit type shall vary between groupings. Structures should be grouped in such a way to provide visual interest.

E. **Use-Specific Landscaping Required.** (See Sec. 4-04-06(B)).

# 3-05-07 Manufactured Home Park

A. **Purpose.** The purpose of this Section is to enact use-specific standards to permitted manufactured home parks that will ensure they provide a desirable and affordable residential housing option for residents and that, as neighborhoods, they are reasonably compatible with existing and potential development of the properties in the vicinity.

B. **Applicability.** These use and design standards in this Section apply to a planned unit manufactured home park on a condominium lot sale basis or lot rental or lease basis so the park remains in single ownership to comply with the conditions of development. Standards for individual manufactured homes located on their own lot outside a manufactured home park, are contained in Sec. 3-05-07.

C. **Establishment.** Manufactured home parks may be allowed in most residential zone districts by Conditional Use Permit after a public hearing and examination of the development plans and the location thereof. A manufactured home park will only be allowed after finding it complies with the development standards of this Section and the zone district in which it may be located, will not be unduly detrimental to surrounding properties, and will be reasonably compatible with the development or potential development of adjoining land.

D. **Other Vehicles.** Camping or recreational vehicles and/or trailers shall not be permitted for use as a dwelling in a manufactured home park. They may be permitted within areas of the park designed to meet the recreational vehicle park and campground standards, as permitted by this Section and subject to Conditional Use Permit approval.

E. **Location and Site Standards.**

1. Sites intended for manufactured home park development shall be selected on the basis that that they can be developed in accordance with this code. For example, sites should have adequate road access and utility services, including acceptable water and sewer services, and should provide the usual residential amenities of a Planned Unit Development.
2. A park must have a minimum area of 10 acres and be located where ample road access and utility services are available.
3. A manufactured home park shall have a minimum of 100 feet of frontage on a public road.
4. At least 20% of the gross site area must be in open space or recreational areas available for use by all residents. Parking, driving and setback areas and small areas less than 5,000 square feet in area do not count in the required open space.
5. The density may not exceed 5.75 manufactured homes per gross acre nor shall the overall density exceed the density permitted within the zone district in which the park will be located.

F. **Setbacks.** All manufactured homes, and extensions thereof, accessory structures and other buildings must be set back:

1. Twenty feet from the boundary of the park;
2. Twenty feet from a public way;
3. Ten feet from a private interior drive, walking or parking area; and
4. Sixteen feet from any other manufactured home.

G. **Signage.** One freestanding sign may be erected along each major approach to the park so long as such sign is:

1. Fifteen square feet or fewer in area;
2. Eight feet or less in height;
3. Setback from the road at least 18 feet; and
4. If illuminated, is low-intensity and not flashing or animated.

H. **Roads.** Public roads to be dedicated must comply with the County's current specifications and standards. Private roads must paved to the following widths:

1. Thirty-six feet for entrances and all drives with guest parking on both sides;
2. Twenty-nine feet for two-way drives with parking on one side;
3. Twenty-two feet for two-way drives with no parking; and
4. Eleven feet for one-way drives with no parking.

I. **Parking and Access.**

1. Paved off-road parking must be provided at the ratio of two spaces per manufactured home. At least one space shall be at the manufactured home space. The second space may be in a common parking area so long as each space is within 200 feet of the manufactured home space to which it relates. No space shall be located closer than eight feet from any road. One guest parking space shall be provided for each eight manufactured homes in a common parking area.
2. A manufactured home park shall have two separated and direct connections to public roads and shall be designed to allow free movement of traffic on such adjacent roads. Access to a manufactured home development shall not be through a residential area to reach a collector route.
3. A manufactured home site shall not have direct frontage on a public road outside of the manufactured home park boundaries.

J. **Pedestrian Circulation.** There must be a paved system of walkways, which gives safe and convenient access to every manufactured home and all common facilities.

K. **Screening.** All manufactured home parks shall be screened from any adjacent non-manufactured home park or public road with a masonry wall, adequate plantings, or solid material fence of six feet in height.

L. **Maps Required.**

1. Maps showing location of all parking spaces, buildable areas, and accessory commercial buildings and common buildings, and for all common open areas, shall be included with and made a part of the Conditional Use Permit approval.
2. The area for buildings, structures, manufactured homes, and accessory buildings shall be shown on a map for each site and hereafter called buildable areas. The maximum length and width of any manufactured home shall be shown on the map for each buildable area.

3. No manufactured home or accessory building may be located in any area in excess of the buildable area indicated on the map.

M. **Pad Sites.** Each manufactured home space shall comply with the following:

1. The limits of each manufactured home space shall be marked on the ground by suitable means. Location space limits on the ground shall be the same as shown on the required map. The manufactured home space shall be improved to provide adequate support for the placement and tie-down of the manufactured home.
2. Each manufactured home space shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area shall not be less than 300 square feet with at least one dimension of 15 feet. This area shall not be a part of the buildable area. The minimum area within each manufactured home space shall be 4,000 square feet and the minimum space width shall be 40 feet.
3. Each manufactured home must be securely installed upon a stand and must be skirted to conceal the undercarriage.
4. At least one-third of the manufactured home spaces in the park must be graded and served with utilities and roads before any units may be located on the site and every unit must be connected with the water and sewer systems before occupancy.

N. **Solid Waste.** Solid waste collection stands shall be provided for all waste containers. Such stands shall be so designed as to prevent containers from being tipped and minimize spillage and container deterioration and to facilitate cleaning of the area. Solid waste collection stands shall be screened adequately from view.

O. **Storage.** Storage areas shall be provided for the storage of boats, campers, utility trailers and extra vehicles at the following ratio: 300 square feet for each four manufactured home spaces. Each storage area shall be enclosed with a chain link or comparable fence six feet in height and shall be screened from exterior view.

P. **Recreational Vehicle Parking.** A properly designed manufactured home park, located on a major highway or primary or secondary arterial County Road, may be designed to use a maximum of 10% of the manufactured home park site to accommodate travel trailers or similar recreational vehicles in accordance with standards in Sec. 3-07-07, *Commercial Campgrounds.*

Q. **Utilities and Water.**

1. The park must be supplied by central water for domestic use and for fire protection satisfactory to the applicable fire district.
2. The park and each manufactured home must be connected to the central sanitary sewer system or some other system approved by the Director of Community and Economic Development and Adams County Health Department. On-site wastewater treatment systems are prohibited from serving manufactured home parks.
3. There must be a storm sewer system and drainage plan compliant with the standards in Chapter 10, Storm Drainage Design and Stormwater Quality Control Regulations.
4. Utilities (distribution lines within subdivisions) must be underground. High voltage transmission lines are not required to be placed underground.

R. **Permitted Uses.** The following are allowed in a manufactured home park:

1. Manufactured homes, either on individual owned plots of ground, on a condominium basis, or on leased lots;

2. Accessory buildings, such as laundry, grounds maintenance shop, recreation, restroom, and swimming pool; and
3. Those uses permitted in the C-1 zone, not including service stations intended to serve park residents and invited guests, so long as the aggregate floor area of such uses does not exceed the ratio of 10 square feet for every manufactured home. All commercial uses shall be approved within the Conditional Use Permit.

S. **Platting.** A manufactured home park may be platted in accordance with the requirements for plats as provided for in the subdivision standards and regulations, remaining subject to the terms of the Conditional Use Permit. Any manufactured home development involving a subdivision of land into separately owned parcels or lots must be platted as provided in the subdivision standards and regulations. A manufactured home subdivision is subject to all of the requirements of the zone district in which it is located. Lots may be platted within a manufactured home park. All platted lots shall meet the following minimum dimensional requirements:

1. The minimum lot area is 7,000 square feet; and
2. The minimum lot width is 65 feet.

T. **Certification.** All manufactured housing shall be certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974", 42 U. S. C. § 5401 *et seq*., as amended. Certification shall be demonstrated by a HUD label affixed to the home with a 3letter identifier (identifying the inspection agency), and 6 digit HUD number. In the alternative the Director of Community and Economic Development Department may approve the equivalent data sheet for the home provided it is identical to the requirements for the State of Colorado or Adams County.

U. **Use-Specific Landscaping Required.** (See Sec. 4-04-06(B)).

# 3-05-08 Mobile Home Dwelling or Park

A. **Legacy District Use.** A mobile home dwelling or mobile home park is only permitted in the MH, Mobile Home, legacy zone district. As a legacy district, no applicant may rezone a property to MH after the effective date of this DSR.

B. **No New Mobile Home Parks.** No new mobile home parks shall be permitted, except in the MH Zone District. Existing mobile home parks may be expanded and modified subject to a Conditional Use Permit, where permitted, and in accordance with these standards and regulations.

C. **Conditional Use Permit Required**. A Conditional Use Permit shall be required for all expansions or modifications to existing mobile home parks.

D. **Minimum Mobile Home Size**. The minimum unit size of any new or replacement mobile home shall be 600 square feet.

E. **Other Standards**. Mobile home parks shall meet all dimensional and use requirements contained in Appendix A, *Legacy Districts*. Appendix A is incorporated herein by reference and made a part hereof. Variations may be permitted as part of the Conditional Use Permit approval where the requirement would unreasonably restrict the improvement of the mobile home park. The standards shall only be applicable to those areas of a park being modified.

# Div. 3-06 Public, Civic and Institutional Use Standards

## 3-06-01 General Public, Civic, and Institutional Use Standards

A. **Purpose**. The purpose of the following general use standards is to address elements of planning, design, operation, and maintenance that shall be applied to all institutional development in Adams County. Any use-specific standards contained in this DSR shall also be applied. Where a use-specific standard conflicts with a general use standard, the use-specific standard shall apply.

B. **Applicability.** The standards of this subsection apply to all public, civic, and institutional land uses in all zone districts.

C. **Project Compatibility**.

1. *Purpose*. The purpose of this Section is to ensure the physical and operational characteristics of proposed structures and uses are compatible when considered within the context of the surrounding area.
2. *Architectural Character*. New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a complementary design. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window and door patterns, and/or the use of building materials with color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.
3. *Structure Size, Height, Bulk, Mass, Scale*. New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.
4. *Structure Orientation*. To the maximum extent feasible, primary facades and entries shall face the adjacent road, except where the applicant proves that a differing orientation will improve solar or wind access. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways.
5. *Building Materials*.
   a. *General*. Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.
   b. *Glare*. Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.
   c. *Windows*. Mirror glass with a reflectivity or opacity of greater than 60% is prohibited. Clear glass shall be used for institutional front windows or doors. Windows shall be

individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

6. *Land Use Transition*. When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the standards set forth in this Section regarding scale, form, materials, and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions.
7. *Operational/Physical Compatibility Standards*. The following conditions may be imposed upon the approval of development applications to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:
   a. Hours of operations and deliveries;
   b. Location of activities generating potential adverse impacts on adjacent uses such as noise and glare;
   c. Placement of trash receptacles;
   d. Location and screening of loading and delivery zones;
   e. Light intensity and hours of full illumination; and
   f. Placement and illumination of outdoor vending machines.

D. **Fencing, Walls, and Screening**.

1. *Maximum Height*. The maximum height of fencing, walls, or screening shall be 96 inches, which shall include no more than four strands of barbed wire forming the top 18 inches or less of the fence, placed at a 45 degree angle.
2. *Fencing Material*. Permitted fencing materials include wood; ornamental metal such as wrought iron, steel, or aluminum designed and manufactured for fencing; vinyl or composite fencing materials manufactured for residential fencing applications; masonry or stone walls; and similar commercially manufactured fencing materials. The use of woven wire, high-tensile smooth wire, split-rail, post-and-rail, board fencing, welded wire, pipe fencing, sheet metal, corrugated metal panels, scrap materials, repurposed building components, plastic netting, or similar non-fencing materials is prohibited.
3. *Fence Bottom*. The bottom of the fence shall be no more than six inches above grade at any point.
4. *Electric and Barbed Wire Fencing Prohibited*. Electric fencing and fencing consisting only of barbed wire are prohibited as an external boundary fence.
5. *Trash Enclosure Screening*. Trash enclosures shall be screened by an opaque fence with a maximum height of six feet.
6. *Masonry Wall*. All walls specified to be masonry shall be solid and constructed out of a brick or stone material. The wall shall not permit the contents within the wall to be seen from the outside.
7. *Noise Barrier Fencing*. Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed commercial development, the Director of Community and Economic Development may require noise barrier fencing be installed by

the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and this DSR.

8. *Retaining Walls*. Any retaining wall over four feet in height shall require plans prepared by a professional engineer as a condition for a Building Permit except where waived by the Director of Community and Economic Development. As determined by the Director of Community and Economic Development, any retaining wall over 36 inches in height may require a guard rail up to five feet in height and placed at the top of grade.
9. *Traffic View Obstruction*. Traffic view obstruction as outlined in these standards and regulations by any fence, wall or screen is prohibited.
10. *Right-of-Way Maintenance*. The property owner of land abutting a public right-of-way is responsible for construction and ongoing maintenance of all improvements within the right-of-way abutting their property, including but not limited to the curb, gutter, sidewalk, parkway strip, and snow removal to maintain pedestrian access. The property owner is also responsible for maintaining the area between the property line and the edge of the adjacent roadway, including vegetation management, debris removal, and upkeep of any landscaping or hardscape improvements.

E. **Decommissioning and Financial Assurance for Large-Scale Energy Projects.**

1. *Decommissioning Plan.* Any Large-Scale Energy Project, solar energy system, or BESS which is no longer producing energy or has been abandoned shall be removed, not including a temporary cease in production for maintenance or force majeure. A decommissioning plan shall be submitted with the Site Plan or Conditional Use application and shall include:
   a. The trigger for decommissioning (*e.g.*, project not producing power for 6 consecutive months);
   b. A description of the removal methods, removal process, and site restoration measures;
   c. Provides for proper disposal or recycling of materials;
   d. An estimate of the total cost of decommissioning, prepared by a qualified third party, which cost estimate shall be updated by a qualified third party at least once every 5 years; and
   e. A proposed timeline for decommissioning.
2. *Financial Assurance.* For all Large-Scale Energy Projects, prior to issuance of a Building Permit, the owner or operator shall provide a performance guarantee or financial assurance, in a form acceptable to Adams County, to ensure completion of decommissioning in accordance with the approved decommissioning plan. Acceptable forms may include a surety bond, irrevocable letter of credit, escrow account, or other mechanism approved by the County. The financial assurance shall:
   a. Be in an amount equal to or greater than the estimated cost of decommissioning;
   b. Be adjusted every five years to account for inflation or changes in removal costs; and
   c. Remain in effect for the life of the facility.
3. *Decommissioning Requirements.* Decommissioning shall consist of:
   a. Physical removal of all energy systems, structures, and equipment from the site.
   b. Disposal of all solid and/or hazardous waste in accordance with local, state, and federal waste disposal regulations.

c. For ground-mounted energy systems, stabilization, or re-vegetation of the site as necessary to minimize erosion. Adams County may allow the owner or operator to leave landscaping or designated below-grade foundation in order to minimize erosion and disruption to vegetation.

d. The owner or operator shall physically remove the installation within 150 days after the date of discontinued operations.

e. The owner or operator shall notify the Adams County Community and Economic Development Department by certified mail within 30 calendar days of the proposed date of discontinued operations and plans for removal.

## 3-06-02 Battery Energy Storage System (BESS)

A. **Separation**. Battery Energy Storage Systems (BESS) facilities shall be located a minimum of 200 feet from all residential uses or structures and a minimum of 100 feet from all other off-site uses or structures.

B. **Buffering and Screening.**

1. *Screening Required.* The project site shall be screened using an Option 2, Type B bufferyard in accordance with Sec. 4-04-03, *Bufferyards and Screening*, adjacent to any nonresidential districts and an Option 2, Type C bufferyard adjacent to any residential or agricultural districts.

2. *Screening Wall.* The project site shall be screened by a masonry wall, a minimum of 6 feet tall.

C. **NFPA 855.** Construction must meet NFPA 855 standards and all other applicable codes.

## 3-06-03 Cemetery or Crematorium

A. **Cemetery**.

1. *Minimum Lot Area.* The minimum lot area is 10 acres for a cemetery except for pet cemeteries, where the minimum lot area is three acres.

2. *Height Limits*. Grave markers, tombstones, monuments, and memorials shall not exceed 10 feet in height. Buildings, including mausolea, columbaria, and crypts, shall not exceed 35 feet in height.

3. *Screening*. The property must be screened from all adjacent properties by a sight-obscuring fence, hedge, or wall. All common property lines with an adjacent residential use or zone district shall be screened with landscaping meeting the requirements of a Type B Bufferyard in Sec. 4-04-03, *Bufferyards and Screening*.

B. **Crematorium**.

1. *Setback*. All structures used in conjunction with a crematorium shall be setback a minimum of 25 feet from all property lines unless required to be greater by the zone district.

2. *Air Permit*. The applicant shall provide the County an approved air permit from the Colorado Department of Public Health and Environment prior to commencing operations.

3. *Enclosed Operations*. All cremation equipment and related operations shall be conducted entirely within a fully enclosed building.

4. *Nuisance Prohibited*. A crematorium shall be operated so as not to create detectable smoke, odor, ash, or particulate matter beyond the property line, except as authorized by applicable state or federal permits.

# 3-06-04 Day Care Center

A. **Licensing**. Day Care Centers must be properly licensed by the State of Colorado.

B. **Drop-Off/Pick-Up Areas:** Day care centers must provide adequate drop-off and pick-up areas. The required area shall be based on the maximum number of individuals cared for at a single time. Specifically, there shall be 250 square feet of signed, off-road, drop-off/pick-up area for every eight individuals. All drop-off/pick-up areas shall be approved by the Director of Community and Economic Development.

C. **Outdoor Recreation Facilities.** Where outdoor recreation facilities are provided, a six-foot-high, sight-obscuring fence must be maintained around the recreation area, which shall be located in the rear half of the site.

D. **Residential Appearance.** Existing residential structures in residential zone districts shall not be modified in appearance other than as a result of routine maintenance.

E. **New Construction in Residential Area.** Any new construction allowed in a residential zone district for the operation of a day care center shall substantially resemble a conventional single-family detached dwelling. For the purposes of this Section, a day care center substantially resembles a conventional single-family detached dwelling if it has a pitched roof, a maximum of two off-street parking spaces in the front, and no freestanding signs.

# 3-06-05 Government Facilities

A. **General**. All public service facilities shall meet the following standards:

1. *Outdoor Storage.* Materials may be stored outdoors, provided the storage area does not occupy more than 25% of the structure area and is screened in accordance with Sec. 3-09-08, *Outdoor Storage.*
2. *Trash Enclosures*. Any trash enclosure located outside shall be screened from public view in accordance with Sec. 3-06-01.C.5, *Garbage Area Screening*.

B. **Fire Stations**. The minimum parcel area for a fire station shall be one-half acre.

C. **Police Stations and Post Offices.** The minimum parcel area for a police station or post office shall be one acre.

D. **Utility Substations**.

1. *Transmission Lines*. Transmission line rights-of-way shall be exempt from bufferyard requirements.
2. *Screening*. Transformers, electric substations, and outdoor storage yards shall be screened with screen fencing a minimum of six feet high and landscaping meeting the requirements of a Type C Bufferyard, as provided in Sec. 4-04-03, *Bufferyards and Screening.*
3. *Setbacks*. Public utility stations or structures in residential areas shall maintain minimum setbacks in accordance with the National Electric Safety Code (NESC) for electrical lines or the U.S. Department of Transportation (USDOT) for gas lines, be fenced, and either be screened from view or assume a residential appearance.

# 3-06-06 Halfway House

A. **Licensing.** Halfway houses must be properly licensed by the State of Colorado.

B. **Location.** No halfway house shall be located within 500 feet of any other halfway house. Halfway houses shall be located within one mile of an RTD bus or rail stop. The method of measurement shall be from property line a point roughly in the center of the bus or rail stop. Setbacks shall be established as of the date of application.

C. **Outdoor Storage.** Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.

D. **Trash Enclosures.** Any garbage storage area located outside shall be screened from public view in accordance with Sec. 3-06-01(C)(5), *Trash Enclosure Screening*.

E. **Drop-Off/Pick-Up Areas.** All halfway houses shall provide an off-road drop-off/pick-up area for patrons or clients. The area shall be provided at a rate of one space per eight individuals. The spaces shall be signed as loading areas and at least 10 by 24 feet in area. All drop-off/pick-up areas shall be approved by the Director of Community and Economic Development.

F. **Setbacks.** Halfway Houses shall be set back a minimum of 1,500 feet from schools (pre-K through grade 12), residentially zoned property, residentially used property, and state licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado). The method of measurement shall be from property line to property line. Setbacks shall be established as of the date of application.

G. **Waiver from Residential Setback.** No halfway house shall be located within 1,500 feet of a residentially zoned or used property unless the applicant obtains a waiver in writing from the residential property owner(s) within 1,500 feet and the applicant records a disclosure document against the property. If the applicant cannot obtain a signed waiver, the applicant may not proceed with a Conditional Use Permit for the subject property.

H. **Number of Occupants.** The number of occupants within the halfway house shall conform to all standards within the applicable state of Colorado rules and regulations, the applicable fire code, and the applicable building codes that are in use by Adams County. In the event of a conflict between any state and county standard, the stricter standard shall apply.

I. **Alcohol and Substance Abuse Management Plan.** All halfway houses shall submit an alcohol and substance abuse management plan to the County.

J. **Legal NonConforming Halfway Houses.** Existing and legally permitted halfway houses that do not meet one or more of the standards within this section may continue to operate in accordance with the regulations for the duration of the Conditional Use Permit. Existing and legally permitted halfway houses may apply for a Major or Minor Amendment to the Conditional Use Permit without conformance to these standards and regulations. In the event that a Conditional Use Permit for an existing halfway house expires and/or is revoked, conformance with all standards within these standards and regulations shall be required and the use shall no longer be considered legal nonconforming.

# 3-06-07 Institutional Residential Facility

A. **Location.** No institutional residential facility shall be located within 500 feet of any other institutional residential facility.

B. **New Construction in Residential Area.** Any new construction allowed in a residential zone district for the operation of an institutional residential facility shall be comparable in height, bulk, and orientation on a lot to residential uses immediately abutting or across the street from the proposed facility.

C. **Density.** Residential suites and assisted living units shall be constructed at the same density as the density in the applicable zone district. If the institutional residential facility has on-site common use dining, recreation, health care, or a convalescent center, the density for any associated multi-family units shall not exceed two times the allowed multi-family base density for the zone district.

D. **Screened Parking.** Off-road parking for the guests shall be screened with landscaping meeting the requirements of a Type C Bufferyard (See Sec. 4-04-03, *Bufferyards and Screening*).

E. **Outdoor Storage.** Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.

F. **Trash Enclosures.** Any garbage storage area located outside shall be screened from public view in accordance with Sec. 4-04-03, *Bufferyards and Screening.*

G. **Drop-Off/Pick-Up Areas.** All institutional residential uses shall provide an off-road drop-off/pick-up area for patrons or clients. The area shall be provided at a rate of one space per eight individuals. The spaces shall be signed as loading areas and at least 10 feet by 24 feet in area. All drop-off/pick-up areas shall be approved by the Director of Community and Economic Development.

## 3-06-08 Places of Worship

A. **Vehicular Access.** When located in a residential district or on a lot contiguous to a residential district or use, a place of worship shall have its principal vehicular entrance and exit on an arterial or collector street, or local street within 100 feet of the local street's intersection with an arterial or collector road.

B. **Belfries and Steeples Exempt from Height Limitations**. Belfries or steeples shall be exempt from any height requirements.

C. **Parcels Less Than 35 Acres.** In the A-3 Zone District, parcels of less than 35 acres in area shall require Conditional Use Permit approval.

D. **Day Care Center.** Day Care Centers are permitted accessory to Places of Worship and must meet the standards of Sec. 3-06-04, *Day Care Center.*

## 3-06-09 Railroad Yards on Private Property

A. **Minimum Site Area**. Five acres.

B. **Location**. All railroad yards on private property shall be located at least one mile from a residentially zoned or used property unless the applicant obtains a waiver in writing from the residential property owner(s) within one mile and the applicant records a disclosure document against the residential property. If the applicant cannot obtain a signed waiver but has made every reasonable effort to receive a signature, the applicant may apply for a Variance in accordance with Sec. 13-07-03, *Variance*. The applicant shall submit proof in the form of copies of certified mail sent to the residents affected.

C. **Access**. All railroad yards shall have arterial road or highway access.

# 3-06-10 Schools, K-12, Public or Private

A. **Minimum Lot Size**. One thousand square feet per student at maximum occupancy, or three acres, whichever is less.

B. **Setbacks**. Five feet for every foot of height of the structure, up to a maximum setback of 75 feet.

C. **Access**. Ingress and egress to and from the site shall be from or onto a collector or arterial road.

D. **Drop-Off/Pick-Up Areas**. All schools must provide adequate drop-off and pick-up areas. All drop-off/pick-up areas shall be approved by the Director of Community and Economic Development.

E. **Outdoor Recreation Facilities**. A six-foot high fence shall surround the outside recreation facilities of the school.

# 3-06-11 Solar Energy System

A. **Site Plan.** Site Plan review is required for a solar energy system, prior to Building Permit approval. Site Plan documents shall include:

1. Property lines and physical features, including roads, for the project site;
2. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures;
3. Blueprints or drawings of the solar energy system showing the proposed layout of the system, the distance between the proposed solar collector and all property lines, and the tallest finished height of the solar collector;
4. Name, address, and contact information for proposed system installer; and
5. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any.

B. **Lot Coverage.** The area covered by ground-mounted solar energy systems, where the ground beneath is permeable or pervious, shall not be included in calculations for lot coverage for purposes of zoning.

C. **Location.** All solar panels, battery storage, substations, and equipment (excluding fencing, poles, buried cables, and wires necessary to connect to facilities of the electric utility) shall meet the minimum setbacks for the applicable zone district. Additional setbacks may be required to mitigate noise and visual impacts, or to provide for designated road or utility corridors, as identified through the review process.

D. **Maximum Height.** The height shall be measured from the highest grade below each solar panel. Ground-mounted solar energy systems shall not exceed 20 feet in height.

E. **Signage.** Clearly visible warning signs shall be placed on the fence, barrier, or facility perimeter to inform individuals of potential voltage hazards.

F. **Security.** All solar panels and equipment (excluding poles and wires necessary to connect to facilities of the electric utility) shall be enclosed by a fence at least six feet high. Wildlife-friendly fence options are encouraged.

G. **Landscape Requirements.** Ground-mounted solar energy systems shall be evaluated on a site-specific basis and landscaping may be required. Native grasses and wildflower mixes are encouraged.

H. **Fire Code.** The solar energy system shall conform to all requirements of the currently adopted fire code. Landscape requirements per this section are in addition to any fire break requirements of the adopted fire code.

I. **Grading, Vegetation Preservation, and Minimizing Site Disturbance**. Soil disturbance for solar energy system installation shall be minimized. Grading for solar energy systems shall be avoided to the extent practical, with existing land contours used to design the layout of the solar panels. Grading should be strictly limited on a solar energy system site, though allowed for transformer pads, access roads, and grid connection infrastructure.

J. **Vegetation Management Plan.** A site-specific vegetation and weed management plan shall be required for all Medium and Large Energy Facilities. The plan shall describe methods for controlling invasive species, managing fuel loads, and maintaining vegetation in compliance with County weed regulations. Techniques may include mowing, grazing, treatment, native plantings, and/or other approved methods.

K. **Lighting.** If lighting is provided at the site, lighting shall be shielded and downcast such that the light does not spill onto the adjacent parcel. Motion sensor control is preferred.

L. **Stormwater/Erosion Mitigation Plans**. For ground mounted systems, regardless of size, applicant must provide plan(s) showing what measures or best management practices will be used to prevent and/or contain erosion under the drip line of the solar panels.

M. **Wildlife Corridors.** For Medium and Large Energy Systems, wildlife corridors shall be maintained within natural drainages by leaving those areas open and free of obstruction. Consultation with CPW should occure to determine if additional wildlife corridors, outside of these natural drainages, are appropriate for wildlife movement.

N. **Decommissioning and Financial Assurance.** A Decommissioning Plan and financial assurance in accordance with Sec. 3-06-01.D, *Decommissioning and Financial Assurance for Large-Scale Energy Projects,* shall be required.

## 3-06-12 Tiny Home Village

A. **Purpose.** The purpose of a Tiny Home Village is to grant flexibility in building form and site design requirements for providers of housing for people who are experiencing homelessness or are at risk of becoming homeless or to provide for transitional housing options within the County.

B. **Operations Plan Required.** An operations plan that includes, but is not limited to, services provided and security measures, is required at the time of application. The Board of County Commissioners, in making their decision on a Conditional Use Permit for a Tiny Home Village, may take into consideration the security measures, the location of the Tiny Home Village to bus stops/light rail stations, and services, and the proposed services provided to the residents.

C. **Site Design Requirements.**

1. *Minimum Lot Size.* The minimum lot size to develop a Tiny Home Village shall be one-half acre.
2. *Minimum Number of Tiny Homes.* No development shall be approved with less than 10 homes.
3. *Required Bufferyard.* All Tiny Home Villages shall be screened from any adjacent use or public road with a Type B Bufferyard in accordance with Sec. 4-04-03, *Bufferyards and Screening.*

4. *Additional Setbacks.* Tiny homes must meet the setbacks outlined in the underlying zone district. In zone districts with a side or rear setback less than 10 feet, the setback shall be 10 feet from any side or rear property line.
5. *Fencing.* Maximum height of internal fencing shall be 42 inches.
6. *Signage.* Signs shall be allowed in conformance with Div. 4-05, *Signs*, and must be reviewed at the time of Conditional Use Permit approval.

D. **Common Facilities**. All Tiny Home Villages must provide a common area that contains shower and restroom facilities, kitchen areas, and laundry facilities. The common area must be available for use to the residents of the village at all times. Shower and restrooms shall be provided in accordance with the Building Codes, as adopted by the County. There must be a paved system of walkways, which gives safe and convenient access to every tiny home and all common facilities. If shower and restroom facilities, kitchen areas, and laundry facilities are provided within each unit, the common area requirement can be waived by the Board of County Commissioners.

E. **Unit Design Requirements.**

1. *Tiny Home Size.*
   a. The minimum home size for a tiny home shall be 100 square feet.
   b. The maximum home size for a tiny home shall be 400 square feet, excluding any lofts.
2. *Minimum Ceiling Height.* The minimum ceiling height for a tiny home shall be six feet- eight inches.
3. *Open Space.* Open space of at least 200 square feet per unit required; 60 square feet may be private, and the remainder must be provided as common open space.
4. *Minimum Spacing Between Homes.* The minimum distance between tiny homes shall be 10 feet. The site layout must be approved by the Board of County Commissioners through the Conditional Use Permit.5.
5. *Construction.* All construction, including mechanical heating and cooling systems, shall conform to the International Residential Code (IRC), as adopted by Adams County. Heating and cooling equipment must be listed and labeled.
6. *Building Materials.* Tiny homes can be constructed from any material providing that the construction meets the minimum IRC Standards, as adopted by Adams County at the time of application.
7. *Foundation.* All tiny homes must be placed on a foundation that meets the following definition. "Foundation: Part of a structural system designed in accordance with the County's Building Codes that supports and anchors the superstructure of a building and transmits its loads directly to the earth."
8. *Emergency Escape and Rescue Opening.* All tiny homes must have an emergency escape and rescue opening and shall meet the requirements of the IRC as adopted by Adams County.

F. **Trash and Recycling Collection and Disposal.**

1. The owner or responsible agent shall provide a trash and recycling collection and disposal plan that addresses the following:
   a. The number of trash bins or capacity relative to the maximum permitted number of residents in the development;

b. The number of recycling collection bins or capacity relative to the maximum permitted number of residents in the development.

c. The means by which the trash and recycling collection bins and enclosure will be kept safe from wildlife; and

d. A schedule for snow removal and the location for snow storage in and around the trash and recycling collection bins and enclosure.

2. The proposed trash and recycling collection and disposal plan shall be reviewed and approved by the County during the Conditional Use Permit review.

G. **Screening.** Trash and recycling collection and disposal areas shall be screened by a six-foot-high minimum screen fence made of wood or masonry material. Fencing materials shall be cleaned and maintained at all times to present an orderly appearance. Trash disposal areas shall be located a minimum of 20 feet of any public sidewalk.

H. **Setback.** Trash and recycling collection areas shall be located a minimum of 20 feet from any public sidewalk.

I. **Animals.** A maximum of one cat or one dog is allowed per tiny home.

J. **Outdoor Storage**. On-site storage facilities that serve the entire Tiny Home Village are allowed, if approved by the Board of County Commissioners through the Conditional Use Permit application.

**Figure 3-06-12-1, *Tiny Home Village***

## 3-06-13 Utility Substations and Related Uses

A. **Transmission Lines.** Transmission line rights-of-way shall be exempt from bufferyard requirements.

B. **Screening.** Transformers, electric substations, and outdoor storage yards shall be screened with screen fencing a minimum of six feet high and landscaping meeting the requirements of a Type C Bufferyard (See Sec. 4-04-03, *Bufferyards and Screening*).

C. **Setbacks.** Public utility stations or structures in residential areas shall maintain minimum setbacks in accordance with the National Electric Safety Code (NESC) for electrical lines or the U.S. Department of Transportation (USDOT) for gas lines, be fenced, and either be screened from view or assume a residential appearance.

## 3-06-14 Utility Structures, Utility Towers and Security Fencing

A. **Height Exceptions for Certain Structures.**

1. Notwithstanding any other provision of this DSR to the contrary, the maximum building or structure height established for a zone district shall not apply to the following structures, provided that the structure complies with all applicable setback, safety, screening, lighting, airport height regulations, and other standards of this DSR: Meteorological evaluation towers (MET towers), utility poles, transmission and distribution structures, substations, water tanks, and other structures necessary for the provision of electric, telecommunications, water, wastewater, or other public utility services, whether publicly or privately owned.
2. The height of a utility structure shall be limited to the minimum height reasonably necessary to perform its intended function, taking into consideration applicable engineering, operational, safety, reliability, and service requirements, as determined by the Director of Community and Economic Development.
3. A utility tower or other freestanding utility structure exceeding the maximum height otherwise permitted in the applicable zone district shall be set back from property lines and public rights-of-way by at least 50% of its total height in non-residential zone districts and by at least 100% of its total height in residential zone districts, unless a greater setback is required by another provision of this DSR or applicable law. For purposes of this subsection (3), a residential zone district means the RE, R-1-C, R-2, R-3 and R-4 zone districts, and a non-residential zone district means all other non-overlay zone districts.
4. The applicant shall demonstrate that the proposed location and design of the structure comply with applicable structural, electrical, fire, and safety requirements. Where reasonably necessary to protect adjoining property or public areas, the Director of Community and Economic Development may require a setback or other safety measure sufficient to accommodate a demonstrated fall zone.
5. An exception from a zone district height limitation under this Section shall not exempt a structure from applicable building code, fire code, setback, safety, screening, lighting, landscaping, sight distance, noise, and other standards of this DSR.
6. Nothing in this Section shall be construed to authorize a use or structure prohibited by federal or state law or to supersede applicable federal, state, or local safety and airport height requirements.

B. **Security Fencing for Infrastructure Facilities.**

1. Notwithstanding the maximum fence height otherwise applicable in a zone district, a fence enclosing a utility facility, communication facility, energy facility, or other infrastructure facility may be up to eight (8) feet in height when the additional height is reasonably necessary to deter unauthorized access as determined by the Director of Community and Economic Development, unless a greater height is specifically approved by the Director based upon documented security requirements. The fence shall not obstruct required sight distance or visibility at an intersection, driveway, or access point, and it shall comply with applicable fire code and access requirements.
2. Where a security fence is visible from a public right-of-way or residential property, the Director of Community and Economic Development may require landscaping meeting the requirements of a Type C Bufferyard (See Sec. 4-04-03, *Bufferyards and Screening*), a masonry wall, opaque fencing, or another screening treatment where reasonably necessary to mitigate visual impacts.

# Div. 3-07 Commercial Use Standards

## 3-07-01 General Commercial Use Standards

A. **Purpose**. The purpose of the following general use standards is to address elements of planning, design, operation, and maintenance that shall be applied to all commercial development in Adams County. Any use-specific standards contained in this DSR shall also be applied. Where a use-specific standard conflicts with a general use standard, the use-specific standard shall apply.

B. **Applicability.** The standards of this subsection apply to all commercial land uses in all zone districts.

C. **Project Compatibility**.

1. *Purpose*. The purpose of this Section is to ensure the physical and operational characteristics of proposed structures and uses are compatible when considered within the context of the surrounding area.
2. *Architectural Character*. New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a complementary design. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window and door patterns, and/or the use of building materials with color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.
3. *Structure Size, Height, Bulk, Mass, Scale*. New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.
4. *Structure Orientation*. To the maximum extent feasible, primary facades and entries shall face the adjacent road, except where the applicant proves that a differing orientation will improve solar or wind access. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways.
5. *Building Materials*.
   a. General. Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.
   b. Glare. Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.
   c. Windows. Mirror glass with a reflectivity or opacity of greater than 60% is prohibited. Clear glass shall be used for institutional front windows or doors. Windows shall be

individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

6. *Land Use Transition*. When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the standards set forth in this Section regarding scale, form, materials, and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions.
7. *Operational/Physical Compatibility Standards*. The following conditions may be imposed upon the approval of development applications to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:
   a. Hours of operations and deliveries;
   b. Location of activities generating potential adverse impacts on adjacent uses such as noise and glare;
   c. Placement of trash receptacles;
   d. Location and screening of loading and delivery zones;
   e. Light intensity and hours of full illumination; and
   f. Placement and illumination of outdoor vending machines.
8. *Smoke and Odor Control*. Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

D. **Fencing, Walls, and Screening**.

1. *Maximum Height*. The maximum height of fencing, walls, or screening shall be 96 inches, which shall include no more than four strands of barbed wire forming the top 18 inches or less of the fence, placed at a 45 degree angle.
2. *Fencing Material*. Permitted fencing materials include wood; ornamental metal such as wrought iron, steel, or aluminum designed and manufactured for fencing; vinyl or composite fencing materials manufactured for residential fencing applications; masonry or stone walls; and similar commercially manufactured fencing materials. The use of woven wire, high-tensile smooth wire, split-rail, post-and-rail, board fencing, welded wire, pipe fencing, sheet metal, corrugated metal panels, scrap materials, repurposed building components, plastic netting, or similar non-fencing materials is prohibited.
3. *Fence Bottom*. The bottom of the fence shall be no more than six inches above grade at any point.
4. *Fences Prohibited in Landscaped Area*. No fence shall be permitted within any required landscaped area.
5. *Electric and Barbed Wire Fencing Prohibited*. Electric fencing and fencing consisting only of barbed wire are prohibited as an external boundary fence.
6. *Relationship to Structure Design*. Fencing shall relate to the principal architectural features of the building in design, location, and the way in which it connects to the building.
7. *Long Runs of Fencing Discouraged*. Long runs of fencing parallel to public roads are discouraged. Where long runs cannot be avoided, the horizontal alignment of the fences

shall be varied to create visual variety and to provide planting pockets between the fence and the road. In addition, periodic breaks in fences should be considered to facilitate pedestrian, bicycle, and transit use.

8. *Screen Fencing*. Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.
    a. *Chain link fencing.* Chain link fencing is not permitted as screen fencing.
    b. *Wood fencing.* The property owner shall conceal all outside storage with an eight-foot solid wood fence or masonry wall.
    c. *Fencing Alternative.* If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall install fast-growing trees (preferably a mix of coniferous and deciduous) appropriately space to ensure complete screening at maturity.
    d. *Fencing Condition.* All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
        a. Structural integrity and being functionally sound under the County's Building Codes; and
        b. Substantially the same condition as originally permitted or constructed.
9. *Garbage Area Screening*. Garbage area screening shall consist of a six-foot-high minimum screen fence made of wood or masonry material. Fencing materials must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within 20 feet of a public sidewalk.
10. *Masonry Wall*. All walls specified to be masonry shall be solid and constructed out of a brick or stone material. The wall shall not permit the contents within the wall to be seen from the outside.
11. *Noise Barrier Fencing*. Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed commercial development, the Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and this DSR.
12. *Retaining Walls*. Any retaining wall over four feet in height shall require plans prepared by a professional engineer as a condition for a Building Permit except where waived by the Director of Community and Economic Development. As determined by the Director of Community and Economic Development, any retaining wall over 36 inches in height may require a guard rail up to five feet in height and placed at the top of grade.
13. *Traffic View Obstruction*. Traffic view obstruction as outlined in these standards and regulations by any fence, wall or screen is prohibited.
14. *Right-of-Way Maintenance*. The property owner of land abutting a public right-of-way is responsible for the construction and ongoing maintenance of all improvements within the right-of-way abutting their property, including but not limited to the curb, gutter, sidewalk,

parkway strip, and snow removal to maintain pedestrian access. The property owner is also responsible for maintaining the area between the property line and the edge of the adjacent roadway, including vegetation management, debris removal, and upkeep of any landscaping or hardscape improvements.

E. **Standards Applicable to all Retail Uses.**

1. *Entrances.* The building elevation of principal structures shall have at least one road-oriented entrance.
2. *Outdoor Storage.* Accessory outdoor storage is prohibited, except temporary display of items for sale provided the display does not interfere with traffic or limit parking. Otherwise, all facilities for storage of supplies shall be located within a building.
3. *Garbage Storage.* Garbage area screening shall consist of a six-foot-high minimum screen fence made of wood or masonry material. Fencing materials must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within 20 feet of a public sidewalk.

## 3-07-02 Airports, Landing Strips, and Heliports

A. **Private Airport Minimum Parcel Area**. Private airport minimum parcel area shall be 35 acres.

B. **Private Heliports Minimum Parcel Area**. Private heliport minimum parcel area shall be two acres.

C. **Access**. All airports, landing strips and heliports shall access collector or arterial roads or highways.

D. **Verification from the FAA**. A private airport or heliport must submit verification from the Federal Aviation Administration documenting the site does not present a hazard to air navigation.

E. **Approach Zone Restrictions**. Compliance with FAA Requirements:

F. **Approach Zone**. Any proposed runway or landing strip shall be situated so that any structures, high voltage power lines, towers, chimneys, and natural obstructions within the approach zones, comply with regulations for height restrictions in airport approach zones of the FAA, Division of Aeronautics, or a municipal or other airport authority qualified by law to establish hazard zoning regulations.

G. **Landing Strip Setbacks**. There shall be sufficient distance between the end of each usable landing strip and the airport boundary to satisfy the requirements of the FAA. If necessary, air rights or easements shall be acquired from the owners of abutting properties in which approach zones fall.

H. **Residential Areas**. No planned approach areas shall be permitted over existing residential areas.

I. **Setbacks**. All airport or heliport related structures shall be set back at least 100 feet from any property line.

J. **Indoor Repair**. All repair of aircraft and machinery shall be done inside hangars.

## 3-07-03 Animal Hospital

A. **Minimum Space Requirements**.

1. *Dogs.* Each dog shall be provided a minimum space equal to the following equation:
   a. Width of Kennel = Length of dog from nose to base of tail + two feet.
   b. Length of Kennel = Width of Kennel + two feet.
   c. Height of Kennel = Head height of dog standing on all four legs + one foot.
2. *Cats.* Each adult cat shall be provided a minimum of six cubic feet of area. Adult female cats with kittens below three months of age shall be provided with a minimum of 8 cubic feet of area.

B. **Noise Reduction.** With the exception of outdoor dog runs and animal exercise areas, the use shall be conducted within a fully enclosed building that is designed with noise-resistant materials. Where facilities are not sound-proofed, a partially or fully enclosed structure or fenced open area (runs, pens, etc.) shall be used to confine any animals and shall be setback 150 feet from any property line.

C. **Waste Disposal**. All animal and food wastes shall be handled and disposed of in a sanitary manner as approved by Adams County Health Department. Animal wastes shall be removed from the site daily or as otherwise necessary to avoid the spread of objectionable odors, insects, pests, and objectionable surface drainage.

D. **Pest Control**. Environmental and/or chemical and scientific controls shall be provided for pest control.

E. **Drainage**. Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.

F. **Care of Animals**. All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Management.

## 3-07-04 Automobile Dealership

A. **Maximum Lot Coverage**. The maximum lot coverage by parking, vehicle areas, and buildings is 70%.

B. **Access**. Automobile dealerships shall be located on properties with direct access to a collector or arterial road or highway.

C. **Display Area Setback**. The display area shall be set back a minimum of 50 feet from the road right-of-way and 15 feet from all other property lines.

D. **Minimum Parcel Area**. One-half acre.

E. **Noise Control**. No loudspeaker or music shall be audible from adjacent properties.

## 3-07-05 Auto and Truck Rental or Leasing

A. **Maximum Lot Coverage**. The maximum lot coverage by parking, vehicle areas, storage, and buildings is 70 percent.

B. **Access**. Automobile rental businesses shall be located on properties with direct access to a collector or arterial street or highway.

C. **Car Storage Area Setback**. The car storage area shall be set back a minimum of 50 feet from the road right-of-way and 15 feet from all other property lines.

D. **Minimum Parcel Area**. Two acres.

E. **Noise Control**. No loudspeaker or music shall be audible from adjacent properties.

## 3-07-06 Automobile or Bus Repair Painting and Body Work

A. **Outdoor Activities Prohibited**. All repair and work activities shall take place within a completely enclosed structure.

B. **Storage of Vehicles**. All storage of vehicles awaiting repair shall be within the enclosed structure or within a compound yard enclosed by a six-foot high solid fence or wall.

C. **Spray Booth.** All spray painting and spray coating work shall be done inside a spray booth that complies with applicable building code requirements and is maintained to prevent nuisance odors and off-site impacts.

D. **Exhaust Fumes and Odor Control**. Exhaust and odor shall be controlled and treated by filter, scrubbers, fans, or other means.

E. **Noise Control**. No loudspeaker or music shall be audible from adjacent properties.

## 3-07-07 Bars and Cocktail Lounges

A. **Liquor License Required**. A Liquor License is required from the Adams County Liquor and Marijuana Licensing Authority Board prior to operation pursuant to state law.

## 3-07-08 Bed and Breakfast Establishment

A. **Resident-Occupied.** A Bed and Breakfast shall be operated by the resident property owner or a designated appointee at all times.

B. **Maximum Number of Lodging Rooms**. The maximum number of lodging rooms in a bed and breakfast establishment shall be five (5) rooms.

C. **Location.** The establishment shall be located within a dwelling abutting a designated arterial or collector road, or within a dwelling designated in a historical site.

D. **Signage.** Signage shall meet the requirements of Sec. 4-05 except in a residential or agricultural zone district where a single sign, which may be lighted but not flashing, shall be permitted within ten (10) feet of the front lot line. The sign shall not exceed ten (10) square feet in area and shall not block sight distance triangles. The sign shall not exceed five (5) feet in height.

E. **Screened Parking.** Off-road parking for the guest rooms shall be screened with landscaping meeting the requirements of a Type C Bufferyard of Sec. 4-04-03.

F. **Outdoor Storage.** Accessory outdoor storage is prohibited.

G. **Garbage Storage.** Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.

## 3-07-09 Campground, Commercial

A. **Minimum Parcel Area**. One acre.

B. **Maximum Density**. A maximum density of 15 campsites per acre is permitted.

C. **Duration of Stay at Campground.** Visitors to a commercial campground shall stay for a maximum of 60 days.

D. **Access**.

1. *Drives*. Commercial campgrounds shall be located on properties with direct access to an arterial road or highway. No direct access from a public road to an individual campsite shall be permitted. Internal drives must be improved to the extent and in the manner acceptable to the Director of Community and Economic Development. Minimum paving widths for internal drives are:
   a. 36 feet for entrances and all drives with guest parking on both sides;
   b. 29 feet for two-way drives with parking on one side;
   c. 22 feet for two-way drives with no parking; and
   d. 11 feet for one-way drives with no parking.
2. *Paving Waiver*. When in the opinion of the Director Community and Economic Development, paving is not required for a tent campground, paving may be waived. However, all internal drives shall be constructed of at least an approved all-weather surface approved by the Director of Community and Economic Development and the applicable fire district. In no case shall paving be waived in a recreational vehicle campground.

E. **Common Recreation Area**. Each campground shall have a common recreation area. 100 square feet of common recreation area shall be provided per campsite.

F. **Use-Specific Landscaping Required**. (See Sec. 4-04-06(C)).

G. **Tent Campgrounds**.

1. *Minimum Area*. Each tent campsite shall be a minimum of 500 square feet. A 10 foot separation shall be maintained between tent campsites.
2. *Parking*. One parking space, nine feet by 20 feet, shall be located on each site. No guest parking shall be required for a tent site. Parking spaces shall be provided with an all-weather surface approved by the Director of Community and Economic Development. Paving may be required where in the opinion of the Director of Community and Economic Development it is needed to control dust or water quality.

H. **Travel Trailer and Recreational Vehicle Campground.** All travel trailer and recreational vehicle campgrounds shall meet the following standards:

1. *Zoning*. Travel trailer and recreational vehicle campgrounds shall be located in permitted zone districts on property having direct access to an arterial road or highway.
2. *Minimum Area*. A travel trailer park shall consist of a minimum of one acre for the parking of travel trailers for human occupancy only.
3. *Paving of Spaces and Drives*. All recreational vehicle and guest parking spaces and drives shall be paved with asphalt or concrete to the specifications contained in these standards and regulations.
4. *Tent Sites*. Freestanding tent sites may be permitted provided not more than 15% of a travel trailer and recreational vehicle campground shall be used for tent sites.
5. *Area per Unit*. Each unit or site shall be improved with a minimum paved parking space for the travel trailer or recreational vehicle with a minimum area of 10 feet by 25 feet in

addition to the access driveway. Each recreational vehicle space shall be a minimum of 25 feet in width and 45 feet in depth.

6. *Vehicle Parking*. One paved parking space, nine feet by 20 feet, shall be located on each site. Guest parking, one space for each 10 trailer sites, shall be provided off the interior drives.
7. *Utilities*. All public utilities shall be placed underground.

I. **Permitted Accessory Uses**. Recreational facilities, laundry buildings, service retail stores, manager's office and storage buildings, sanitary facilities, and fences, constructed in accordance with all the provisions of these standards and regulations and all other applicable County regulations may be permitted as accessory uses.

J. **Manager Housing**. One manufactured home or single-family detached dwelling may be located in the campground for occupancy of the manager/operator.

K. **Garbage Collection**. At least one garbage pick-up area shall be provided. The garbage pick-up area shall be screened from view in accordance with the Fencing and Screen Fencing in Sec. 3-09-01 of these standards and regulations.

## 3-07-10 Drive-In and Drive-Thru Facilities

A. **General**. The following provisions apply to drive-in and drive-through facilities.

1. *Buffering and Landscaping*.
   i. Ordering stations, menu boards, and speakers facing or abutting residentially zoned or used property shall be buffered as established in Sec. 4-04-03, *Bufferyards and Screening*.
   ii. Planting requirements for the drive-up window and access lanes shall be the same as those required for parking area landscaping in accordance with Sec. 4-04-04, *Off-Street Parking Landscaping*.
2. *Stacking*. Refer to the stacking requirements in Sec. 4-02-14, *Stacking Requirements*.
3. *Hours of Operation*. Drive-in and drive-thru establishments within 250 feet of any residentially zoned or used property shall be open for business no earlier than 6:30 a.m. and close no later than 12:00 a.m.

B. **Drive-In Facilities.**

1. *Access*. The facility shall take access from an arterial or collector street.
2. *Setback*. The drive-in facility shall not be located within the front setback.
3. *Location*. A drive-in facility shall not be located between the building and the street. Drive-in lanes shall be separate from the circulation lanes needed for access and parking.
4. *Accessories*. Trash receptacles, ordering speakers, and other accessories of the drive-in facilities shall be oriented away from abutting residentially zoned or used property. Drive-in lanes shall be separate from the circulation lanes needed for access and parking.
5. *Paving*. Where a drive-in lane crosses a pedestrian walkway, the walkway shall be clearly identifiable through the use of elevation changes, a different paving material, texture change, or other similar method. Striping does not fulfill this requirement.

C. **Drive-Thru Facilities.**

1. *Limited Number of Establishments*. The use shall not contribute to a disproportionate number of drive-thru establishments in the area or contribute to a land use mix inconsistent with the specific purpose of the zone district in which it is proposed.
2. *Hours of Operation*. Drive-thru establishments within 250 feet of any residentially zoned or used property shall be open for business no earlier than 6:30 a.m. and close no later than 12:00 a.m.
3. *Drive-Thru Window Approval*. The Director of Community and Economic Development shall determine pedestrian safety, the welfare of the adjacent neighborhood, and maintenance of traffic circulation have been adequately addressed before approving the drive-thru window.
4. *Drive-Thru Lanes*. Drive-thru lanes shall be separate from the circulation lanes needed for access and parking. 90 feet of stacking space behind a single order and pick-up window is required. If more than one order and pick-up window is provided, the required 90-foot distance may be divided between the order and pick-up lanes.

## 3-07-11 Electric Vehicle Charging Stations

A. **Access.** All EVCS shall front collector or arterial roads or highways unless the sites are part of a shopping center.
B. **Setbacks.** Above-ground electrical equipment supporting the operation of a principal EVCS shall be setback at least 10’ from all property lines, or the width of the bufferyard as required in Table 4-04-03-2, whichever is greater.
C. **Canopy Shelter Required.** All electric vehicle charging use areas shall have an overhead shelter. The shelters shall adhere to the same setbacks as in paragraph B of this Section and shall ensure weather protection for the electric vehicle and user of the electric vehicle charging equipment.
E. **Screening Required.** Above-ground electrical equipment supporting the operation of an electric vehicle charging station, such as electrical transformers, shall be screened according to the minimum standards in Sec. 4-04-03, *Bufferyards and Screening.*
F. **Landscaping.** In addition to all other required landscaping, boundary landscaping is required for a minimum depth of 10 feet along all property lines abutting roads, except for the area required for road openings. Permanent irrigation facilities shall be provided for all landscaped areas.
G. **Storage**. All products and merchandise shall be stored indoors except for vending machines and tire display.
H. **Garbage Storage**. Garbage area screening shall consist of a six-foot high minimum screen fence made of wood or masonry material. Fencing materials must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within 20 feet of a public sidewalk.
I. **Restrooms**. Two restrooms shall be provided to the general public. All restrooms with exterior entrances shall be located to the side or the rear of the building.

## 3-07-12 Firewood Sales, Storage, and Splitting

A. **Minimum Lot Size**. 5,000 square feet.
B. **Display of Firewood**. Firewood shall be stacked and displayed for sale in an organized fashion.

C. **Setbacks**. The area where firewood is cut and split must be set back 25 feet from any property line.

D. **Sawdust and Debris Control**. Sawdust, woodchips, and any other debris shall be kept from blowing on to adjacent properties.

## 3-07-13 Flea Markets

A. **Minimum Lot Size**. One-half acre.

B. **Location**. Flea markets shall be located on vacant parcels or parking lots.

C. **Period of Operation**. Flea markets shall be permitted to operate on Saturdays and Sundays during the months of May through August. Additional hours may be permitted by Conditional Use Permit.

## 3-07-14 Food Truck Park

A. **General.**
   1. *Outdoor Storage.* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
   2. *Garbage Storage*. Garbage area screening shall consist of a six foot high minimum screen fence made of wood or masonry material. Fencing materials must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within 20 feet of a public sidewalk.
   3. *Smoke and Odor Control.* Smoke and odor shall be controlled by kitchen exhaust fans, or other means.
   4. Operations are prohibited on undeveloped lots and lots with unpaved surfaces. All mobile food vendors must operate on a parking surface of gravel, crushed asphalt, concrete, or poured asphalt. In the case of gravel or crushed asphalt, accessible pedestrian routes shall be maintained to provide clear, firm, and stable ADA-compliant paths.

B. **Permit required.** A Conditional Use Permit may be issued for a food truck park by the Board of County Commissioners if all the criteria of approval for a Conditional Use Permit are met.
   1. A site plan must be submitted as part of this process demonstrating the following:
      i. Property boundaries
      ii. Number and location of the proposed food trucks
      iii. Pedestrian circulation plan and waiting areas
      iv. Outdoor seating areas
      v. Restroom facilities – must be ADA compliant
      vi. Dumpster / trash location
      vii. Access points for the site
      viii. Grease trap – If applicable
      ix. Parking and Vehicle Circulation Plan
      x. Photometric Plan

C. **Performance Standards.** The following performance standards apply to a food truck park:
   1. *Hours of operation.* Hours of operation shall be limited from 7:00 A.M. to 11:00 PM.
   2. *Mobile food vendor requirements.*

i. All participating mobile food vendors on site must have and maintain all the required permits and inspections valid to be able to operate on the site, including health department and fire department approval.

*ii. Setbacks.*

1. Each food truck must maintain 10 feet of distance from all neighboring food trucks and buildings.
2. Must adhere to the respective setbacks from zoning district or a minimum of 15 feet whichever is greater.

iii. Must be a minimum of 20 feet from any access point.

a. Mobile food vendor activities shall not impede traffic movement within the site.

2. Operations must be located at least 50 feet from residential zone districts.

iv. Power supply must be provided from a permanent source on site; no power generators shall be permitted.

## 3-07-15 Fuel Sales

A. **Access**. All service stations shall front collector or arterial roads or highways unless the sites are part of a shopping center.

B. **Pump Setbacks**. Pump islands shall be located a minimum of 50 feet from residentially zoned or used property lines and a minimum of 40 feet from other exterior property lines. Pump island canopies may project to within 30 feet of property lines. Islands shall not interfere with any sight distance triangle.

C. **Underground Storage Tank (UST) Setbacks.** UST vent pipes must be located a minimum of 50 feet from residentially zoned or used property lines and a minimum of 40 feet from other exterior property lines.

D. **Screening**. Service stations shall be separated from abutting residential properties by a six-foot high masonry wall and a bufferyard as required in Sec. 4-04-03, *Bufferyards and Screening.*

E. **Landscaping**. In addition to all other required landscaping, boundary landscaping is required for a minimum depth of 10 feet along all property lines abutting roads, except for the area required for road openings. Permanent irrigation facilities shall be provided for all landscaped areas.

F. **Indoor Activities**. The following activities are permitted indoors: the changing of engine oil and filters; the lubrication of motor vehicle chassis; the cleaning of component parts; brake adjustment and replacement; mechanical or hand washing and detailing; front-end alignment; the sale or installation of batteries and minor automotive accessories; the sale mounting and repair of tires; the testing, adjustment and replacement of parts, the servicing of air conditioners; the servicing of air pollution control devices; the sale of soft drinks, candy, ice and similar items.

G. **Outdoor Activities**. The following uses are permitted outdoors: The dispensing of motor fuel, oil, air, and water from pump islands; any testing or servicing of automobiles that necessitates a running engine; tire display; trash areas enclosed by walls; public telephones in a well-lighted location, visible from the road; the sale of soft drinks, candy, ice, and similar items via vending machines.

H. **Painting and Body Work Prohibited**. Painting or other body work shall be prohibited at all service stations unless approved by Conditional Use Permit.

I. **Storage**. All products and merchandise shall be stored indoors except for vending machines and tire display.

J. **Garbage Storage**. Garbage area screening shall consist of a six-foot high minimum screen fence made of wood or masonry material. Fencing materials must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within 20 feet of a public sidewalk.

K. **Restrooms**. Two restrooms shall be provided to the general public during all hours of operation. All restrooms with exterior entrances shall be located to the side or the rear of the building.

L. **Separation Between Fuel Sales Uses.** No new fuel sales use shall be located within 1,000 feet of another existing or approved fuel sales use. An adminstrative waiver may be considered for this standard if there are significant impediments between the subject fuel sale uses, such as a federal highway.

M. **Separation Between Residential Uses.** No new fuel sale uses shall be located within 1,000 feet of existing residential uses.

N. **Electric Vehicle Charging Infrastructure.** All new or substantially redeveloped fuel sales uses shall provide electric vehicle (EV) charging infrastructure as follows:

1. *Minimum Number of Chargers.* At least two Level 2 EV charging stations shall be installed and made available for public use on-site.
2. *Proximity to highways.* All fueling stations within ½ mile of a highway entrance or exit shall install one Level 3 EV charging station for every four fueling pumps.
3. *Location and Design.*
   a. Chargers shall be located in visible, accessible areas near the principal building entrance or canopy area.
   b. Chargers must be ADA-accessible per applicable codes.
   c. Wayfinding and signage shall be provided to identify EV charging availability.

## 3-07-16 Golf Course and Driving Range

A. **Driving Range Location**. Driving ranges shall be located so adjoining properties are not adversely affected by the activity due to noise, glare, traffic, or other factors.

B. **Outdoor Storage**. Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.

## 3-07-17 Hotel or Motel

A. **Access**. The parcel shall be accessed by a collector or arterial road or highway.

B. **Entrances**. The building elevation of the principal structure shall have at least one road-oriented entrance.

C. **Outdoor Storage**. Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.

D. **Garbage Storage**. Garbage area screening shall consist of a six-foot high minimum screen fence made of wood or masonry material. Fencing materials must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within 20 feet of a public sidewalk.

E. **Accessory Uses**. Any accessory commercial activities such as restaurants and any outdoor recreational activities such as swimming pools shall not be located along the side of the property adjacent to a residential zone or use.

## 3-07-18 Kennel, Commercial

A. **Compliance with State Requirements.** All commercial kennels must meet the state standards stipulated under the Private Animal Care Facilities Act.

B. **Minimum Space Requirements**.

1. *Dogs*. Each dog shall be provided a minimum space equal to the following equation:
   a. Width of Kennel = Length of dog from nose to base of tail + 2 feet.
   b. Length of Kennel = Width of Kennel + 2 feet.
   c. Height of Kennel = Head height of dog standing on all four legs + 1 foot.
2. *Cats*. Each adult cat shall be provided a minimum of six cubic feet of area. Adult female cats with kittens below three months of age shall be provided with a minimum of eight cubic feet of area.

C. **Waste Disposal**. All animal and food wastes shall be handled and disposed of in a sanitary manner as approved by Adams County Health Department.

D. **Pest Control**. Environmental and/or chemical and scientific controls shall be provided for pest control.

E. **Drainage**. Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.

F. **Washroom**. A washroom consisting of a basin or sink and a lavatory shall be provided to maintain the cleanliness among animal caretakers.

G. **Mixing of Dogs and Cats**. Dogs and cats shall not be housed in the same primary enclosure.

H. **Care of Animals**. All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Animal Management and Adams County Health Department.

I. **Operator License Required**. All breeding and boarding kennel operators shall be licensed by the Colorado Department of Agriculture.

J. **Permanent Resident on Property Required**. A person responsible for the commercial kennel, whether the owner of the facility or an employee, shall reside permanently on the subject property. If a responsible party is not available on site, the name and phone number of a responsible party shall be posted on the front of the kennel, on the front door of the caretaker's quarters, and in an area visible to any person initially entering the premises. Any dwelling unit constructed to house the owner or employee shall meet the applicable zone district requirements.

## 3-07-19 Manufactured Housing Dealership

A. **Minimum Parcel Size**. Five acres.

B. **Maximum Lot Coverage**. The maximum lot coverage by parking, vehicle areas and structures is seventy 70%.

C. **Access**. This use shall be located on properties with direct access to a collector or arterial road or highway.

D. **Display Area Setback**. The display area shall be set back a minimum of 50 feet from the road right-of-way and 25 feet from all other property lines.

E. **Noise Control**. No loudspeaker or music shall be audible from adjacent properties.

F. **Structure Spacing**. All structures shall be separated by a minimum of 10 feet.

## 3-07-20 Massage Facility

A. **Massage Facility Licensing Ordinance**. In addition to the standards below, a massage facility shall comply with Ordinance No. 18, *Massage Facility Licensing Ordinance*.

B. **Time Limitation**. Conditional Use Permits for Massage Facilities may only be issued for a maximum of five years. Renewals shall be considered a Major Amendment and require approval by the Board of County Commissioners. Applications for renewals shall be made not less than 90 days and not more than 120 days prior to the date of expiration.

C. **Location**. In determining compatibility with the surrounding area, the Board of County Commissioners may consider locating Massage Facilities meeting the following geographic criteria:

1. Adjacent to arterial roads as shown in Appendix C, *Roadway Cross-Sections and Roadway Functional Classifications*;
2. Adjacent to medical offices or other health-related businesses; and
3. In commercial/business areas visible to the traveling public.

D. **Denial of a Conditional Use Permit**. Applicant/operator shall not be eligible for a Conditional Use Permit within one year of a denial by the Board of County Commissioners for the same location.

E. **Failure to Comply with Requirements**. May necessitate a show cause hearing before the Board of County Commissioners where the action taken on the Conditional Use Permit may include, but is not limited to, suspension or revocation.

## 3-07-21 Office

A. **Access**. Entrances to the site shall be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.

B. **Entrances**. The building elevation of the principal structure shall have at least one road-oriented entrance.

C. **Outdoor Storage**. Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.

D. **Garbage Storage**. Garbage area screening shall consist of a six-foot-high minimum screen fence made of wood or masonry material. Fencing materials must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within 20 feet of a public sidewalk.

E. **Outdoor Activities Prohibited**. All uses shall be performed or carried out entirely within an enclosed building.

## 3-07-22 Pawn Shops

A. **Outdoor Activities Prohibited**. All activities shall be performed or carried out entirely within an enclosed building.

B. **Outdoor Display Prohibited**. The display of items outdoors is prohibited.

C. **Screened Loading Areas**. Loading areas shall be screened in accordance with the Sec. 4-02-13, *Loading Requirements*.

## 3-07-23 Plant Nurseries and Greenhouses

A. **Living Nursery Area**. A nursery shall consist of living materials grown and/or kept on site.

B. **Landscaping.** A nursery shall be allowed to contain up to 10% of the approved living nursery area for hardscape materials. The living area is calculated by the placement of living landscaping (trees, shrubs, flowers, etc.) which is no more than ten feet from one another, or as determined by the Director of Community and Economic Development through a Site Plan review. Hardscape includes but is not limited to the storage of rock, soil, mulch, and other non-living landscape materials, and equipment.

C. **Vehicle Maintenance**. Any repair or servicing of vehicles or equipment used in the operation of the business shall occur within an enclosed building. Repair and servicing shall be limited to normal maintenance and shall not include body repair or modification.

D. **Vehicle Storage**. In all agricultural zone districts, no more than two commercial vehicles and/or equipment in excess of 7,000 pounds gross vehicle weight used for the nursery business shall be allowed per acre with a maximum of five unless otherwise permitted through a Conditional Use Permit.

E. **Screening**. All vehicle maintenance and storage areas shall be screened from any adjoining residentially zoned per Sec. 4-04-03, *Bufferyards and Screening.*

F. **Display and Storage**. Merchandise, landscaping materials, and equipment shall be displayed or stored within an enclosed building or in an area of the property that has been fenced or landscaped to conceal the area from any public right-of-way. Neither storage nor display shall occur within 25 feet of public right-of-way or occupy required off-street parking spaces.

## 3-07-24 Restaurant

A. **All Zone Districts**.

1. *Outdoor Storag*e. Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
2. *Garbage Storage.* Garbage area screening shall consist of a six-foot-high minimum screen fence made of wood or masonry material. Fencing materials must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within 20 feet of a public sidewalk.
3. *Smoke and Odor Control.* Smoke and odor shall be controlled by kitchen exhaust fans, or other means.

B. **R-3 and R-4**. The following standards shall apply in the R-3 and R-4 zone district.

1. *Floor Area*. The maximum gross floor area of all buildings on a site shall be 5,000 square feet.

2. *Bufferyard*. A Type A zone district boundary buffer in accordance with Sec. 4-04-03, *Bufferyards and Screening*, shall be established along any side of the property adjacent to a residential use regardless of the zone district of the residential use.
3. *Signs*. The only permitted freestanding sign type shall be a monument sign, in accordance with the standards in Sec. 4-05-01, Signs.

# 3-07-25 Retail Uses

A. **Entrances**. The building elevation of principal structures shall have at least one road-oriented entrance.

B. **Outdoor Storage**. Accessory outdoor storage is prohibited, except temporary display of items for sale provided the display does not interfere with traffic or limit parking. Otherwise, all facilities for storage of supplies shall be located within a building.

C. **Garbage Storage**. Garbage area screening shall consist of a six-foot-high minimum screen fence made of wood or masonry material. Fencing materials must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within 20 feet of a public sidewalk.

# 3-07-26 Sexually Oriented Business

A. **Location**

1. *Land Use Setbacks*. A sexually oriented business shall not be permitted within 1,500 feet of:
   (1) Any Place of Worship;
   (2) Any Educational Facility;
   (3) The boundary of any residential district;
   (4) A dwelling unit (single or multiple);
   (5) A public park adjacent to any residential district; or
   (6) Another sexually oriented business.
2. *Multiple Business.* More than one sexually oriented business shall not be permitted within the same building or structure.

B. **Exclusions**. The provisions of this Section regulating nude model studios do not apply to:

1. *Public Higher Education*. A college, junior college, or university supported entirely or partly by taxation.
2. *Private Higher Education*. A private college or university that maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
3. *Businesses*. A business located in a structure:
   a. *No Sign*. That has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing;
   b. *Advanced Enrollment*. Where, in order to participate in a class a student must enroll at least three days in advance of the class; and
   c. *One Model*. Where no more than one nude model is on the premises at any one time.

## 3-07-27 Truck Stop

A. **Minimum Site Area.** Five acres.

B. **Access.** All truck stops shall have arterial road or highway access.

C. **Pump Setbacks.** Pump islands may be located a minimum of 100 feet from all exterior property lines, and pump island canopies may project to within 50 feet of property lines.

D. **Underground Storage Tank (UST) Setbacks.** UST vent pipes must be located a minimum of 50 feet from residentially zoned or used property lines and a minimum of 40 feet from other exterior property lines.

E. **Setbacks.** Truck stops shall be separated from residential uses or residentially zoned properties by 500 feet. The separation distance shall be measured from the lot line.

F. **Indoor Activities.** The following activities are permitted indoors: the changing of engine oil and filters; the lubrication of motor vehicle chassis; the cleaning of component parts; brake adjustment and replacement; mechanical or hand washing and detailing; front-end alignment; the sale or installation of batteries and minor automotive accessories; the sale or mounting and repair of tires; the testing, adjustment and replacement of parts, the servicing of air conditioners; the servicing of air pollution control devices; the sale of soft drinks, candy, ice and similar items.

G. **Outdoor Activities.** The following activities are permitted outdoors: the dispensing of motor fuel, oil, air, and water from pump islands; any testing or servicing of automobiles which necessitates a running engine; tire display; trash areas enclosed by walls; public telephones in a well-lighted location, visible from the road; the sale of soft drinks, candy, ice, and similar items via vending machines.

H. **Painting and Body Work Prohibited.** Painting or other body work shall be prohibited at all truck stops in agricultural zone districts.

I. **Storage.** All products and merchandise shall be stored indoors except for vending machines and tire display.

## 3-07-28 Truck, Trailer, and Horse Trailer Sales and Rental

A. **Maximum Lot Coverage**. The maximum lot coverage by parking areas, vehicle areas, and buildings is 80%

B. **Display Area Setback**. The display area shall be set back a minimum of 15 feet from the road right-of-way and 10 feet from all other property lines.

C. **Noise Control**. No loudspeaker or music shall be audible from adjacent properties.

# Div. 3-08 Recreational Use Standards

## 3-08-01 General Recreational Use Standards

A. **Purpose**. The purpose of the following general use standards is to address elements of planning, design, operation and maintenance to be applied to all recreational development in Adams County. Any use-specific standards contained in this DSR shall also be applied. Where a use-specific standard conflicts with a general use standard, the use-specific standard shall apply.

B. **Applicability.** The standards of this subsection apply to all recreational land uses in all zone districts.

C. **Project Compatibility**.

1. *Purpose*. The purpose of this Section is to ensure the physical and operational characteristics of proposed structures and uses are compatible when considered within the context of the surrounding area. While it is important that structures are compatible with other development in the area, it is most important that development support the parks and open space goals of the zone district in which the use is located. For this reason, there are no specific architectural standards that are required for recreational uses.

2. *Architectural Character*. New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a complementary design. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window and door patterns, and/or the use of building materials with color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

3. *Structure Size, Height, Bulk, Mass, Scale*. New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.

4. *Structure Orientation*. Placement of structures shall be based on operational needs for the spaces, as well as natural features that should be highlighted or retained. To the maximum extent feasible, primary facades and entries shall face the adjacent road, except where the applicant proves that a differing orientation will improve solar or wind access. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways. Any restroom facilities should be screened, to the extent practicable, from surrounding properties. Entrances to restroom facilities should be fully visible from public areas on the property.

5. *Building Materials*.

   a. General. Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.

   b. Glare. Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.

   c. Windows. Mirror glass with a reflectivity or opacity of greater than 60% is prohibited. Clear glass shall be used for institutional front windows or doors. Windows shall be individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

6. *Land Use Transition*. When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the standards set forth in this Section regarding scale, form, materials, and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions.
7. *Operational/Physical Compatibility Standards*. The following conditions may be imposed upon the approval of development applications to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:
   a. Hours of operations and deliveries;
   b. Location of activities generating potential adverse impacts on adjacent uses such as noise and glare;
   c. Placement of trash receptacles;
   d. Location and screening of loading and delivery zones;
   e. Light intensity and hours of full illumination; and
   f. Placement and illumination of outdoor vending machines.

D. **Fencing, Walls, and Screening**.

1. *Maximum Height*.
   a. In the Neighborhood Park (NP) Zone, fences shall be limited to no more than 72 inches; within the Regional Park (RP) and Natural Areas (NA) Zone Districts, fences shall be limited to 96 inches. All fences more than 42 inches in height require a Building Permit. Permitted exceptions to these maximum heights include:
      (1) When a recreational use is adjacent to existing or proposed arterial roads or state highway. Fences bordering such roads may be uniformly built higher with approval from the Director of Community and Economic Development.
      (2) Safety fences required for recreational uses, such as tennis courts, are permitted to be built higher with approval from the Director of Community and Economic Development.
      (3) Fences associated with public outdoor pools, as outlined in 3-08-04.C, *Swimming Pools, Public*.
   b. Low and transparent fences that have at least sixteen (16) inches between the ground and the bottom wire are encouraged to provide open views for parks and open spaces and to support wildlife crossings.
2. *Fencing Material*.
   a. Fencing for recreation uses consisting of only barbed wire is prohibited. Other permitted fencing materials include wood; ornamental metal such as wrought iron, steel, or aluminum designed and manufactured for fencing; vinyl or composite fencing materials manufactured for residential fencing applications; masonry or stone walls; and similar commercially manufactured fencing materials. The use of sheet metal, corrugated metal panels, scrap materials, repurposed building components, plastic netting, or similar non-fencing materials is prohibited.
   b. Barbed wire fencing is allowed by right in the Natural Areas (NA) Zone District.

3. *Retaining Wall*. Any retaining wall over four feet in height shall require preparation by a professional engineer as a condition for a Building Permit, except where waived by the Director of Community and Economic Development. As determined by the Director of Community and Economic Development any retaining wall over 36 inches in height may require a guard rail up to five feet in height and placed at the top of grade.
4. *Traffic View Obstruction*. Traffic view obstruction, as outlined in these standards and regulations, is prohibited.
5. *Garbage Area Screening*. Garbage area screening shall consist of a six-foot-high minimum screen fence made of wood or masonry material. Fencing materials must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within 20 feet of a public sidewalk.
6. *Outdoor Storage.* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
7. *Screened Parking.* Off-street parking for the guests shall be screened with landscaping meeting the requirements of a Type C Bufferyard (see Sec. 4-04-03, *Bufferyards and Screening*). Property owners who develop near existing parks shall maintain landscape character of the existing park use.
8. *Masonry Wall*. All walls specified to be masonry shall be solid and constructed out of a brick or stone material. The wall shall not permit the contents within the wall to be seen from the outside.
9. *Noise Barrier Fencing*. Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed commercial development, the Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and this DSR.

D. **Lighting**. Public and quasi-public recreational facilities such as baseball, softball, soccer, or football fields are exempt from lighting height restrictions and glare limitations onto adjacent properties provided the lights are only used while the field is in use. Reasonable Hours of Operation limitations may be placed on any recreational use by the Director of Community and Economic Development.

## 3-08-02 Indoor Recreation

A. **General**.

1. *Setback from School Properties*. No amusement shall be permitted within 500 feet of the lot line of a public or private school serving students in the 12th grade or under.
2. *Outdoor Activities Prohibited*. All activities shall be performed or carried out entirely within an enclosed building.
3. *Full-Time Management*. The owner of the premises shall maintain a full-time adult manager responsible for the premises during all hours of operation.
4. *Nuisance Violation*. Any place of indoor commercial recreation/entertainment which becomes the location of frequent or repeated violations of County regulations or public disturbance, shall be declared to be a nuisance, and may be cited for a nuisance violation under this section.

B. **Amusement Center, Video Arcade, or Pool Arcade**.

1. *Location*. No amusement center shall be established within 500 feet of a public or private school serving students in the 12th grade or under.
2. *Hours of Operation*. An amusement center shall not be open to the public before 11:00 a.m. or after 11:00 p.m.
3. *Security*. The owner shall maintain one full-time security guard for every 20 coin-operated amusement devices.

C. **Bowling Alley.**

1. *Minimum Parcel Area*. One acre.
2. *Security*. The owner shall maintain one full-time security guard for every 10,000 square feet of bowling alley.

D. **Event Centers, Music Arenas, Movie Theaters.**

1. *Minimum Parcel Area*. One-half acre
2. *Security.* The owner shall maintain one full-time security guard for every 10,000 square feet of event center or movie theater.

E. **Indoor Skating Rinks (Ice or Roller)**.

1. *Minimum Parcel Area*. One acre.
2. *Security*. The owner shall maintain one full-time security guard for every 10,000 square feet of roller skating rink.

## 3-08-03 Outdoor Public Recreation

A. **Animal- or Botanical-Related, Outdoor**.

1. *Setbacks*. Animal related shall be set back at least 100 feet from abutting residential and commercial zone districts and uses.
2. *Minimum lot area*. the following animal related outdoor uses require a minimum lot area for site function:
   a. Aquarium: Ten acres.
   b. Botanical: Ten acres.
   c. Wildlife Preserve: 50 acres.
   d. Zoo: 20 acres.
3. *Fencing*. Fencing height and location for animal related outdoor public use shall be governed by requirements of the Building Codes, as adopted by Adams County.
4. *No offensive impacts*. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

B. **Picnic Areas, Parks, and Playgrounds**.

1. *Setbacks*. Picnic areas, parks, and playgrounds shall be setback 20 feet from all abutting residentially or commercially zoned properties unless designed as an accessory use to an adjacent use.
2. *Hours of Operation*. Outdoor activities shall not begin before 7:00 a.m. and shall conclude by 9:00 p.m. when abutting residentially zoned or used property. Special events, with a temporary use approval, may be approved for alternate hours.
3. *Lighting*. Lighting for all facilities shall be turned off by 9:15 p.m., or as otherwise approved through a temporary use review.

C. **Swimming Pools, Public**.

1. *Setbacks*. Swimming pools shall be set back 50 feet from abutting residential and commercial zone districts and uses.
2. *Certified Lifeguard*. At least one certified lifeguard shall be on duty during all hours of operation.
3. *Fencing*. Fencing height and location for public swimming pools shall be governed by requirements of the Building Codes, as adopted by Adams County.

## 3-08-04 Outdoor Recreation

A. **General**.

1. *Access*. All outdoor commercial recreation shall have collector or arterial road or highway access. No direct access points through a residential road or along a collector serving only residential areas shall be allowed.
2. *Full-Time Management*. The owner of the premises shall maintain a full-time adult manager responsible for the premises during all hours of operation.
3. *Nuisance Violation*. Any outdoor commercial recreation which becomes the location of frequent or repeated violations of County regulations or public disturbance shall be declared to be a nuisance.
4. *Noise Control*. No central outdoor loudspeakers shall be permitted.

B. **Amusement Parks and Go-Kart Establishments**.

1. *Minimum Lot Area*. Five acres.
2. *Hours of Operation*. The amusement park shall limit its hours of operation to 9:00 AM to 10:00 PM.
3. *Setback from Residential Properties*. No amusement shall be permitted within one mile of the lot line of a residentially zoned or used property unless the applicant obtains a waiver in writing from the residential property owner(s) within one mile and the applicant records a disclosure document against the residential property. If the applicant cannot obtain a signed waiver but has made every reasonable effort to obtain a signed waiver, the applicant may apply for a Variance from the Board of Adjustment. The applicant shall submit Proof in the form of copies of certified mail sent to the residents affected.
4. *Security*. The owner shall maintain one full-time security guard for every 10,000 square feet of amusement.

C. **Animal- or Botanical-Related, Outdoor Establishment.**

1. *Setbacks*. Animal related establishments shall be set back at least 100 feet from abutting residential and commercial zone districts and uses.
2. *Minimum lot area*. the following animal related outdoor uses require a minimum lot area for site function:
   a. Aquarium: Ten acres.
   b. Botanical: Ten acres.
   c. Wildlife Preserve: 50 acres.
   d. Zoo: 20 acres.

3. *Fencing*. Fencing height and location for animal related outdoor public use shall be governed by requirements of the Building Codes, as adopted by Adams County.
4. *No offensive impacts*. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

D. **Drive-In Theater.**

1. *Minimum Parcel Size*. one acre
2. *Maximum Screen Size*. 1,500 square feet
3. *Projection Screen Visibility*. The projection screen shall not be visible from any public road within 1,500 feet.
4. *Accessory Uses*. Accessory uses such as snack bars associated with the theater shall be designed for use by patrons of the drive-in theater only.
5. *Screening*. Vehicle parking areas shall be screened so lights will not shine onto adjacent property.
6. *Vehicle Stacking Lanes*. 300-foot vehicle stacking lanes shall be provided outside the theater entrance.
7. *Dust Control*. If the vehicle parking area is not paved, the theater owner shall spray the lot to control dust from blowing onto adjacent properties.
8. *Property for Daytime Uses*. The use of the theater property for daytime uses, including but not limited to, flea markets, vending stands, and fireworks stands, shall require a Temporary Use Permit.

E. **Gun, Archery, or Pistol Shooting Range**.

1. *Minimum Parcel Area*. two acres
2. *Setback from Residential Properties*. No shooting range shall be located within one mile of a residentially zoned or used property unless the applicant obtains a waiver in writing from the residential property owner(s) within one mile and the applicant records a disclosure document against the residential property. If the applicant cannot obtain a waiver but has made every reasonable effort to obtain a signed waiver, the applicant may apply for a Variance in accordance with Sec. 13-07-03. The applicant shall submit proof in the form of copies of certified mail sent to the residents affected.
3. *Fencing*. The entire range shall be enclosed by a fence a minimum of six feet high.
4. *Warning Signs*. Warning signs that read “Warning: Shooting Range” shall be posted around the perimeter at a minimum distance of every 100 feet on the fence.
5. *Bufferyard*. Two Type D Bufferyards (see Sec. 4-04-03, *Bufferyards and Screening*) shall encircle the perimeter of the gun range to provide a natural noise barrier. A 10-foot berm shall be incorporated into the bufferyard around the site.
6. *Line of Fire*. Line of fire shall be as close to horizontal as possible, but never below horizontal.
7. *Certified Instructor*. The shooting range shall be supervised by a range officer or a National Rifle Association certified instructor.

F. **Ice Skating Rinks**. The minimum parcel area shall be one acre.

G. **Miniature Golf Courses**. The minimum parcel area shall be one acre.

H. **Picnic Areas, Parks, and Playgrounds**.

1. *Setbacks*. Picnic areas, parks, and playgrounds shall be setback 20 feet from all abutting residentially or commercially zoned properties unless designed as an accessory use to an adjacent use.
2. *Hours of Operation*. Outdoor activities shall not begin before 7:00 a.m. and shall conclude by 9:00 p.m. when abutting residentially zoned or used property. Special events, with a temporary use approval, may be approved for alternate hours.
3. *Lighting*. Lighting for all facilities shall be turned off by 9:15 p.m., or as otherwise approved through a temporary use review.

I. **Racing Facilities (Auto, Truck, Dog, and Horse)**.

1. *General*.
   a. *Minimum Parcel Area*. 40 acres
   b. *Setback from Residential Properties*. No racing facility shall be permitted within one mile of the lot line of a residentially zoned or used property. If the applicant cannot obtain a waiver but the applicant has made every reasonable effort to obtain a signed waiver, the applicant may apply for a Variance in accordance with 13-07-03. The applicant shall submit proof in the form of copies of certified mail sent to the residents affected.
   c. *Nuisance Violation*. Any racing facility which becomes the location of frequent or repeated violations of County regulations or public disturbance, shall be declared to be a nuisance, and may be cited for a nuisance violation under this Section.
2. *Automobile and Truck Racing*.
   a. *Location*. All automobile and truck racing facilities shall be located at least one mile from any residentially zoned or used property. If night racing is proposed and the track will be lighted, the automobile and truck racing facility shall be located at least two miles from any residentially zoned or used property with the signed waiver provisions of paragraph c above, *Setback from Residential Properties*, in effect.
   b. *Screening*. All racing facilities shall be enclosed by an eight-foot-high minimum screen fence or wall.
3. *Dog and Horse Racing*.
   a. *Location*. All dog racing facilities shall be located at least one mile from any residentially zoned or used property with the signed waiver provisions of paragraph c above, *Setback from Residential Properties*, in effect.
   b. *Screening*. All racing facilities shall be enclosed by a six-foot high minimum screen fence or wall.
   c. *Dog Kennels*. If kennels are provided on the premises, the kennels shall meet all requirements for a commercial kennel as established in these standards and regulations.

J. **Swimming Pool, Public**.

1. *Setbacks*. Swimming pools shall be set back 50 feet from abutting residential and commercial zone districts and uses.
2. *Certified Lifeguard*. At least one certified lifeguard shall be on duty during all hours of operation.
3. *Fencing*. Fencing height and location for public swimming pools shall be governed by requirements of the Building Codes, as adopted by Adams County.

K. **Water Park.**

1. *Minimum Parcel Area*. Two acres.
2. *Certified Lifeguard*. One certified lifeguard shall be on duty during all hours of operation.

# Div. 3-09 Industrial Use Standards

## 3-09-01 General Industrial Use Standards

A. **General**. The purpose of the following general use standards is to address elements of planning, design, operation and maintenance to be applied to all industrial development in Adams County. Any use-specific standards contained in this DSR shall also be applied. Where a use-specific standard conflicts with a general use standard, the use-specific standard shall apply.

B. **Applicability.** The standards of this subsection apply to all industrial land uses in all zone districts.

C. **Waste and Recycling Containers.** All waste and recycling containers are subject to the requirements of Sec. 3-03-04, *Trash and Recycling Containers.*

D. **Waste Storage.** No waste storage area shall be located within 20 feet of a public sidewalk. All waste storage, including trash, recyclables, and scrap shall be stored in closed containers when possible and enclosed by a sight-obscuring fence that is a minimum six-foot-high and made of wood or masonry material.

E. **Fencing.** The standards of this subsection apply to fencing around the perimeter or in the interior of industrial land uses. Additional requirements for fencing and screening of outdoor storage in industrial districts are in Sec. 3-09-08, *Outdoor Storage.*

1. *Maximum Height*. The maximum height of a fence shall be 96 inches, which may include no more than four strands of barbed wire forming the top 18 inches or less of the fence, placed at a 45-degree angle.
2. *Fencing Materials*. Fencing consisting of only barbed wire is not permitted. Other permitted fencing materials include steel, woven wire, high-tensile smooth wire, split-rail, post-and-rail, board fencing, welded wire, or pipe fencing. The use of sheet metal, corrugated metal panels, scrap materials, repurposed building components, plastic netting, or similar non-fencing materials is prohibited.
3. *Barbed Wire Fencing Prohibited*. Electric fencing and fencing consisting only of barbed wire are prohibited as an external boundary fence.
4. *Relationship to Structure Design*. Fencing shall relate to the principal architectural features of the building in design, location, and the way in which it connects to the building.
5. *Long Runs of Fencing Discouraged*. Long runs of fencing parallel to public roads are discouraged. Where long runs cannot be avoided, the horizontal alignment of the fences shall be varied to create visual variety and to provide planting beds between the fence and the road. In addition, periodic breaks in fences should be considered to facilitate pedestrian, bicycle, and transit use.
6. *Maintenance.* Fencing materials must be cleaned and maintained to present an orderly appearance at all times.

F. **Screen Fencing**. Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided

neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. *Chain Link Fencing.* Chain link fencing is not permitted as screen fencing.
2. *Wood Fencing.* The property owner shall conceal all outside storage with an eight-foot solid wood fence or masonry wall.
3. *Fencing Alternative.* If it is not possible to be screened by a fence from an adjacent road due to topography, the property owner shall install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
4. *Fencing Condition.* All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
    a. Structural integrity and being functionally sound under the County's Building Codes; and substantially the same condition as originally permitted or constructed.

G. **Fencing Exception.** If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall install a mix of coniferous and deciduous fast-growing trees selected from Appendix B, *Plant List*, that are appropriately spaced to ensure complete screening at maturity. Appendix B is incorporated herein by reference and made a part hereof.

H. **Garbage Area Screening.** Garbage area screening shall consist of a six-foot-high minimum screen fence made of wood or masonry material. Fencing materials must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within 20 feet of a public sidewalk.

I. **Retaining Walls.** Any retaining wall over four feet in height shall require plans prepared by a professional engineer as a condition for a Building Permit except if waived by the Director of Community and Economic Development. As determined by the Director of Community and Economic Development, any retaining wall over 36 inches in height may require a guard rail up to five feet in height and placed at the top of grade.

J. **Traffic View Obstruction.** Traffic view obstruction as outlined in these standards and regulations, by any fence, wall, or screen, is prohibited.

K. **Sidewalk Right-of-Way Maintenance.** The property owner of land abutting a public right-of-way is responsible for the construction and ongoing maintenance of all improvements within the right-of-way abutting their property, including but not limited to the curb, gutter, sidewalk, parkway strip, and snow removal to maintain pedestrian access. The property owner is also responsible for maintaining the area between the property line and the edge of the adjacent roadway, including vegetation management, debris removal, and upkeep of any landscaping or hardscape improvements.

L. **Operational/Physical Compatibility Standards**. The following conditions may be imposed upon the approval of development applications when industrial uses are proposed adjacent to residentially zoned or used property to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries;
2. Location of activities generating potential adverse impacts on adjacent uses such as noise, air emissions, light pollution, and glare;

3. Placement of waste receptacles including solid waste, recyclables, and scrap;
4. Location and screening of loading and delivery zones;
5. Light intensity and hours of full illumination per the requirements of Div. 4-06, *Outdoor Lighting*; and
6. Placement and illumination of outdoor vending machines.

M. **Liquids Management and Spill Control.** Petroleum based and other potentially environmentally hazardous liquids shall be stored in robust containers that are compatible with the liquid material. Potential release to the environment shall be mitigated utilizing best management practices, including but not limited to; secondary containment, leak detection systems, and double-walled containers. Written standard procedures for controlling and responding to liquid chemical and/or petroleum spills shall be maintained and implemented in cases where a formal Spill Prevention, Control, and Countermeasure Plan is not required by federal, state, or local regulation.

## 3-09-02 Automobile Towing and Storage Yard

A. **Minimum Lot Size**. One acre.

B. **Storage of Vehicles**. All storage of vehicles shall be within the enclosed structure or within a compound yard enclosed by a six-foot high solid fence or wall. Fencing shall be made of wood or masonry materials. Split rail fences are prohibited.

C. **Vehicle Classification**. Not including operable commercial towing vehicles associated with the business's operation, all vehicles stored on the property shall be less than 10,000 lbs. (gross vehicle weight).

D. **Surface Material**. All vehicles shall be stored on a hard-surfaced material.

E. **Duration**. No vehicle shall be stored for more than 90 days.

F. **Emergency Access**. Vehicles shall be arranged in a neat and orderly manner so that emergency vehicles, such as fire trucks and ambulances, may be able to access within 100 feet of any portion of the property. In addition to this requirement, all auto towing and storage yard operations shall comply to the requirements of the local fire district.

G. **Liquids Management and Spill Control.** Waste liquids shall be stored in leak-proof, closed containers that are compatible with the liquid material so as to prevent container failure. All spills and accidental releases shall be cleaned immediately. A clearly labeled spill response kit must be available onsite at all times and personnel trained in its location and use.

## 3-09-03 Data Center

Notwithstanding any other provision of this DSR to the contrary, these Data Center general use standards apply effective November 17, 2026.

A. **Minimum Site Area.** 100 acres.

B. **Site Plan Required**. The site plan for a Data Center shall include the following:
   a. A complete list of all equipment to be installed onsite with maximum heights of such equipment.
   b. A complete equipment inventory that includes all permanent or temporary equipment and the height and use of such equipment.
   c. A site plan diagram depicting all equipment and layout.

d. The distance of the data center(s) and all associate equipment siting relative to: the principal use, existing residences or platted residential lots, residential uses, high occupancy building units, school or future school facilities, state licensed daycares, environmentally sensitive areas, and designated parks and open spaces.
e. Identify access points and any internal drive aisles.
f. The amount of parking that may be required. Any full or part-time occupied structures shall require additional site plan review.

C. **Emergency Preparedness and Response**. Data Centers shall not cause unreasonable risks of emergency situations such as explosions, fires, gas, oil or water pipeline leaks, ruptures, hydrogen sulfide or other toxic gas or fluid emissions, and hazardous material vehicle accidents or spills.

g. Emergency Preparedness Plan. Each applicant is required to implement an emergency preparedness plan for each Data Center. The plan shall be referred to the Office of Emergency Management (OEM), and the applicable fire district, filed with the County and updated as conditions change (responsible field personnel change, ownership changes, etc.). The emergency preparedness plan shall consist of information that is required by the Director of Community & Economic Development. These items may include a fire district will serve letter, 24-hour emergency numbers, and information regarding site access and information.

D. **State Agency Approvals**. Applicant shall provide proof of state agency approvals, where applicable.

E. **Building Permit Required**. A building permit may be required depending on the facility.

F. **Setbacks.** For data centers within 2,000 feet of a residentially used or zoned property line, requirements to minimize or avoid impacts include the following:

i. Neighborhood meeting: A neighborhood meeting that complies with Sec. 13-01-03 is required.
ii. Air quality: General air quality protection measures and site-specific air quality protection measures that comply with Sec. 3-09-07(H).
iii. Noise: The application shall control noise levels in accordance with Sec. 3-09-07(G).
iv. Visual Mitigation: Landscaping and screening requirements may also be applied to address any potential impacts to nearby residential uses.

G. **Provision of Utilities.** Applicant shall provide proof of adequate power, water, and sewer services and demonstrate that the use will not have negative impacts on the surrounding community's level of service.

## 3-09-04 Fleet Parking

A. **Minimum site size***:* One (1) acre.

B. **Vehicular Access:** All fleet uses shall have the principal vehicular entrance and exit on a State Highway, arterial, collector, or industrial local road.

C. **Surface material:** All vehicles shall be stored on a hard-surfaced material, concrete or asphalt, or another suitable surface as approved by the Director of Community and Economic Development.

D. **Emergency Access:** Vehicles shall be arranged in a neat and orderly manner so that emergency vehicles may be able to access within one hundred (100) feet of any portion of the property. Additionally, all operations shall comply with the requirements of the local fire district.

E. **Setbacks:** All fleet uses shall be set back from the property line a minimum of thirty (30) feet from any adjacent properties that are not zoned as Industrial.

F. **Screening:** All vehicles associated with the fleet use shall be screened from adjacent properties and the public right-of-way with an eight-foot in height screen fence.

G. **Other standards.** All vehicles parked as part of a fleet use shall be registered, insured, and operable.

# 3-09-05 Heavy Industrial

A. **General Standards for all Heavy Industrial Uses.**

1. *Outdoor Storage*. Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances provided in Sec. 3-09-08, *Outdoor Storage.* All outdoor storage shall be screened in accordance with Sec. 3-09-01.B, *Fencing, Wall, and Screening,* and the height of stored materials shall not exceed the height of the required screening fence or wall, except where a Conditional Use Permit authorizes a greater height.
2. *Air Pollutant Emissions and Odor Control*. Emissions of air pollutants, including particulate matter or dust, and odor shall be mitigated to the extent feasible through the use of appropriate control technologies and best management practices.
3. *Hours of Operation.* The hours of operation shall be from 7:00 a.m. to 7:00 p.m. for this use category when within two-hundred feet of a residentially used property.
4. *Spill Control and Response.* Written standard procedures for controlling and responding to liquid chemical and/or petroleum spills shall be maintained and implemented.

B. **Aggregate Mining and Extraction Uses.**

1. *Compliance with Colorado Department of Natural Resources.* Requirements contained in this section shall not exempt the owner or operator of an extractive industry from compliance with the requirements of Colorado Division of Reclamation, Mining, and Safety (DRMS). Prior to the approval of a Conditional Use Permit by the Board of County Commissioners, a reclamation contract shall be signed and approved by the owner or operator and the Colorado Department of Natural Resources.
2. *Site Size.* The site of an extractive industry shall be of sufficient size and dimensions to accommodate the proposed operations.
3. *Blasting Hours.* Operations utilizing explosive devices shall be restricted to Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.
4. *Stagnant Water.* Pockets and stagnant pools of water resulting from surface drainage shall either be:
   a. Sprayed to eliminate breeding places for mosquitoes and other insects using methods and chemicals approved by the Colorado Department of Agriculture;
   b. Drained to prevent the creation of such breeding places; or

c. Backfilled with approval from appropriate authorities.

5. *Plan for Development of the Site.* A plan for the Mining Phase and the Reclamation Phase shall be approved by the Director of Community and Economic Development.

6. *Recreational Prospecting in Creeks and Rivers.* In-stream recreational prospecting using non-motorized equipment is not regulated by the County. It is incumbent upon the operator of a non-motorized in stream recreational prospecting site to notify and gain permission of the property owner. The use of motorized equipment for such an operation is considered mining. Any operation using motorized equipment is prohibited.

7. *Operation and Rehabilitation Standards for all Mining Operations.* Mining and necessary accessory uses shall be subject to the restrictions contained the DRMS issued permit. In addition, all mineral extraction operations shall comply with the following restrictions.

   a. Mining Permit Required. All mining operations shall have an approved permit issued by DRMS and Adams County prior to beginning mineral extraction.

   b. Excavation Setback from Adjacent Property. No excavation or deposit of overburden within 25 feet of the boundary of adjacent property, easement, irrigation ditch or right-of-way is permitted unless written agreement of the owner(s) of such property, easement, irrigation ditch, or right-of-way is obtained by the mining operation.

   c. Excavation Setback from Nearby Residence. No excavation within 125 feet of any existing residence is permitted unless written agreement of the owners and occupants of such residence are obtained.

   d. Rock Crushers Setback from Nearby Residence. No excavation involving the use of rock crushers or other similar equipment shall take place within 250 feet of a residence.

   e. Rock Crushers Setback from Public Lands, Parks, Open Space, and Facilities District. Rock crusher or other similar equipment shall be located no closer than 250 feet from the parcel boundary of public land and facilities.

   f. Hauling Roads. Hauling roads within the premises shall be maintained in a reasonably dust free condition.

   g. Hours of Operation. Mineral excavation, crushing, hauling, loading, sorting or similar operation shall only occur between the hours of 6:00 a.m. to 10:00 p.m. Shorter hours of operation may be imposed in urbanized areas, as part of conditional use approval.

   h. Two Feet of Water Bearing Strata. All sand and gravel shall be excavated in such a manner as to have an average of two feet of undisturbed sand and gravel to provide a water bearing strata, unless the reclamation plan provides for a permanent lake or a landfill.

   i. Cut Slopes. In no event shall a slope of less than 2:1 be left for dry pits, or a slope of 3:1 to a depth of 10 feet and 2:1 thereafter for a wet pit when operations are completed, except as provided herein.

   j. Hauling Route. The operator shall submit a route plan to the Director of Community and Economic Development and receive permission to use for haulage any public right-of-way not designated for such haulage by reason of load limit, dust, right-of-way or pavement width or other relevant factors. The Director of Community and Economic Development may place reasonable restrictions on such right-of-way use.

   k. Excavation Pit Floor. The floor of excavation pits whether wet or dry shall be left in a reasonably smooth condition.

l. Inert Fill Material. Any imported inert fill material must meet the definition of inert fill material for landfilling as outlined in these regulations.

m. Flooding and Drainage. The operator shall not excavate, store overburden, or excavate materials or dike in such a manner as to increase any drainage or flooding on property not owned by the operator or damage to public facilities.

n. Fencing. Prior to starting excavation, the operator shall fence gravel pit operations with a "V" mesh or chain link fence to a height of 72 inches topped with three strands of barbed wire canted to a 45 degree angle outward. Where the operation is adjacent to subdivided and/or developed commercial, residential, or industrial property (except GI) a solid screen fence will be erected to prevent the visibility of the mining operation if deemed necessary by the Community and Economic Development Department. The operator may fence the entire area immediately, or fence only areas of excavation; however, no fence shall be removed until rehabilitation has been completed.

o. Noise. All operations shall conform to noise, vibration, and other standards in Chapter 3, *Specific Use Standards*.

p. Reclamation of Spent Areas Near Existing Development. Where the operation is adjacent to subdivided property and/or to developed commercial, residential or industrial (except GI), once mining has been completed, said site is not to be used as an area to stockpile sand and gravel resources and/or overburden material. The mining operator shall reclaim the area as soon as possible after mining has been completed to prevent soil erosion and nuisance conditions. In all cases, final reclamation shall occur no later than five years after mining has been completed.

q. Air Emissions. All air emissions shall conform to standards established by the Colorado Department of Public Health and Environment.

r. Water Quality. All water uses and discharges shall conform to standards established by the State Water Quality Control Commission and the water laws of the State of Colorado.

s. Slope Stabilization. All slopes shall be stabilized and land remaining in the natural water level must be revegetated in a manner compatible with the surrounding area, and subject to the approval of the Adams County Community and Economic Development Department.

t. Revegetation. The revegetation plan must meet the standards of the Colorado State University Extension Agency. After revegetation of an area, the area must be maintained for a period of three years or until all vegetation is firmly established in the reclaimed area.

u. Reclamation Time Frame. A time limit for reclamation will be placed on each project. This time limit will be dependent upon the type of reclamation effort. The Director of Community and Economic Development shall be notified if the project submits a Notice of Temporary Cessation to DRMS, and upon transfer of the DRMS minerals permit. The Director shall be notified within two weeks of the completion of final mining activity.

v. Annual Reclamation Report. An annual report shall be submitted to the Community and Economic Development Department to ascertain whether the approved reclamation plan is progressing satisfactorily. This report shall be the same report as is submitted to the Mined Land Reclamation Board.

w. Extraction/Excavation within the Floodplain Overlay District. Mining or grading/hauling/excavating operations shall comply with the requirements specified in Sec. 2-08-12.H.

x. Relationship to Design Requirements and Performance Standards. All design requirements and performance standards for specific uses contained in Chapter 3 of these standards and regulations shall apply in a Mineral Conservation Overlay District unless inconsistent with a provision contained in Section 2-08-13, in which case the specific standard or requirement contained in Section 2-08-13 shall apply.

C. **[Reserved]**

D. **Asphalt and Concrete Production Facility.**

1. *Use Permission.* All permanent asphalt and concrete production facilities must obtain a Conditional Use Permit or approval via a Planned Unit Development.
2. *Minimum Parcel Area.* No cement or asphalt mixing plants shall be located on a parcel of land less than one-half (1/2) acre in size.
3. *Air Pollutant Emissions and Odor Control*. Emissions of air pollutants, including particulate matter or dust, and odor shall be mitigated to the extent feasible through the use of appropriate control technologies and best management practices. Emissions of particulate matter, or fugitive dust, shall not visibly impact adjoining properties.

E. **Automobile Manufacturing.**

1. *Minimum Parcel Area*. Three acres.
2. *Outdoor Activities Prohibited*. All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
3. *Security Fence*. The use shall be totally enclosed by a security fence or wall at least eight feet high.

F. **Cement, Cinder Block, Concrete, Lime or Plaster Manufacturing Facility**.

1. *Outdoor Activities*. Manufacturing shall be performed or carried out entirely within an enclosed building. no more than 10% of an accessory outdoor storage area may be used for assembly of products. Any outdoor assembly area must be screened in accordance with Sec. 4-05, *Fencing, Walls, and Screening*. When this use is located in an Industrial-2 or Industrial-3 zone district, the manufacturing does not need to be performed or carried out entirely within an enclosed building.
2. *Waste Storage.* Any waste, including trash, recyclables, and scrap storage area shall be enclosed by a sight-obscuring fence made of wood or masonry material. Waste areas in industrial zone districts shall be screened from view from all property lines and adjacent rights-of-way in accordance with Sec. 4-04-03, *Bufferyards and Screening.*
3. *Air Pollutant Emissions and Odor Control*. ~~Smoke~~ Emissions of air pollutants, including particulate matter or dust, and odor shall be mitigated to the extent feasible through the use of appropriate control technologies and best management practices.
4. *Lighting*. Lighting shall be shielded and downcast such that the light does not spill onto adjacent parcel(s) or rights-of-way.
5. *Hours of Operation*. When abutting residentially zoned or used property, hours of operation shall be restricted to 7:00 a.m. to 7:00 p.m.

6. *Conditional Use Permit Required in the I-1 Zone District*. A conditional use permit is required for any cement, cinder block, concrete, lime, or plaster manufacturing facility in the I-1 zone district.

G. **Chemical, Petroleum and Explosive Manufacturing (except Pharmaceuticals).**

1. *Minimum Parcel Area*. Three acres.
2. *Fire District Review*. All plans shall be reviewed by the applicable fire district prior to approval in order to determine existing services provide adequate protection for citizens.
3. *Risk Management Plan Required.* When applicable per federal regulation, the facility's Risk Management Plan including, Tier 2 report(s) and all supporting documentation shall be reviewed by the Director or their designee, and the County's Office of Emergency Management prior to approval to ensure adequate risk assessment, consequence analysis, and appropriate controls are specified and implemented.
4. *Outdoor Activities Prohibited*. All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
5. *Fireproof Building Required.* The use shall be totally enclosed by a fireproof building.
6. *Prohibited Accessory Uses*. Service stations, dwellings, or research laboratories are not considered accessory uses involved in the manufacture and storage of chemicals, petroleum products, or explosives.

H. **Fertilizer Manufacturing and Storage.**

1. Establishments engaged in the manufacturing, mixing, processing, distribution, or storage of fertilizers shall comply with the requirements of 8 CCR 1206-1, Water Quality Control Concerning Agricultural Chemicals and Ground Water. Additional guidance is available from the CWU Extension, *Best Management Practices for Pesticide and Fertilizer Storage and Handling*.
2. *Chemical Control Plan.* Such a plan, including all material safety data sheets, storage requirements, waste management procedures, spill containment and control protocols, and an employee training program shall be reviewed by the County and applicable fire district prior to approval.

I. **[Reserved]**

J. **Paper, Pulp, or Paperboard Mills**.

1. *Chemical Control Plan.* Such a plan, including all material safety data sheets, storage requirements, waste management procedures, spill containment and control protocols, and an employee training program shall be reviewed by the County and applicable fire district prior to approval.
2. *Minimum Parcel Area*. Two acres.
3. *Outdoor Activities Prohibited.* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
4. *Emissions and Combustible Dust Control.* Emissions and/or dust collection and control systems shall be reviewed by the County and applicable fire district.

K. **Auto Salvage Yards.**

1. *Screening*. The salvage operations and yards shall be enclosed by a screen fence at least eight feet high, measured from the lowest point of grade. The fence shall be maintained in good condition. No stored materials shall be visible from ground level immediately outside the fence.

2. *Stored Materials*. The applicant shall demonstrate the stored materials will not pose a danger to surrounding properties or residents, due to noise, runoff, animal or insect populations or other factors.
3. *Additional Conditions*. The Director of Community and Economic Development may add additional conditions in order to protect the general welfare of citizens.
4. *Liquids Management and Spill Control.* Waste liquids shall be stored in leak-proof, closed containers that are compatible with the liquid material so as to prevent container failure. All spills and accidental releases shall be cleaned immediately. A clearly-labeled spill response kit must be available onsite at all times and personnel trained in its location and use.
5. *Indoor Activities.* The changing/removal of engine oil and filters; cleaning of component parts; removal of anti-freeze, gasoline/diesel fuel, and hydraulic fluids shall be performed indoors or managed in such a way that release to the environment is minimized to the greatest extent possible.
6. *Vector Control. Waste tires shall be stored appropriately to prevent collection of stagnant water and regularly monitored during the summer months for mosquitoes.*

# 3-09-06 Light Industrial

A. **General Standards for All Light Industrial Uses**.

1. *Access*. Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
2. *Outdoor Storage*. Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with 3-09-08, *Outdoor Storage.*
3. *Outdoor Activities Prohibited*. All uses, excluding permitted outdoor storage, shall be performed or carried out entirely within an enclosed building.
4. *Waste*. All wastes generated shall be managed in accordance with the appropriate state solid and or hazardous waste management regulations.
5. *Air pollutant Emissions and Odor Control*. Emissions of air pollutants and odor shall be mitigated to the extent feasible through the use of appropriate controls and best management practices and shall comply with all applicable regulations of the Air Quality Control Commission (AQCC).

B. **Auction Houses, Without Livestock**.

1. *Minimum Parcel Area*. One acre.
2. *Setback from Residential Properties*. All auction houses shall be located at least 50 feet away from any on-property residence, 50 feet from any right-of-way and 200 feet from any off-property residence.

C. **Dry Cleaning Plants**.

1. *Minimum Parcel Area*. One acre.
2. *Fire District Review*. All plans shall be reviewed by the applicable fire district prior to approval in order to determine the existing services provide adequate protection for citizens.

3. *Outdoor Activities Prohibited.* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.

D. **Electronic, Fabric, Furniture, and Medical Supply Production**.

1. Minimum Parcel Area. One acre.
2. *Outdoor Activities Prohibited*. All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
3. *Smoke and Odor Control*. Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

E. **Food Product Processing and Manufacturing**.

1. *Minimum Parcel Area*. One acre.
2. *Fire District Review*. All plans shall be reviewed by the applicable fire district prior to approval in order to determine the existing services provide adequate protection for citizens.
3. *Outdoor Activities Prohibited*. All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.

F. **Landscape Storage Yard**.

1. *Outdoor Storage*. Outdoor storage of rock, soil, mulch, and other non-living landscaping materials, and equipment, is permitted. Equipment and material storage areas must be screened from view from adjacent parcels and road right-of-way by an eight-foot-high minimum screen fence. Only products, materials, and equipment owned and operated by the landscape business may be stored on the site.
2. *Classification*. Any nursery that contains 10% or more of the approved living nursery area for hardscape materials shall be classified as a Landscape Storage Yard. Hardscape includes but is not limited to the storage of rock, soil, mulch, and other non-living landscape materials and equipment.
3. *Commercial Vehicles*.
   a. All commercial vehicles and/or equipment in excess of 10,000 pounds gross vehicle weight and/or hardscape used for the landscape storage yard business shall be screened from any adjoining residentially zoned or used property with an eight-foot solid screen fence in accordance with the approved landscape plan.
   b. In all Agricultural Zone Districts, no more than two commercial vehicles and/or equipment in excess of 10,000 pounds gross vehicle weight used for the landscape storage yard business shall be allowed per acre with a maximum of five unless otherwise permitted through a Conditional Use Permit.

G. **Recreational Vehicle and Boat Storage Facility**.

1. *Minimum Lot Size*. Two acres.
2. *Fencing*. All storage of vehicles and boats shall be within an enclosed structure or within a compound yard enclosed by an eight-foot-high solid fence or wall, except for driveway openings. Fencing shall be made of wood or masonry materials. No fencing shall be allowed within a required landscape bufferyard.
3. *Surface Material*. All vehicles shall be stored on a hard-surfaced material.
4. *Emergency Access*. Vehicles shall be arranged in a neat and orderly manner so that emergency vehicles, such as fire trucks and ambulances, may be able to access within 100

feet of any portion of the property. In addition to this requirement, all operations shall comply to the requirements of the local fire district.

5. *Wastewater Dumping Station*: All facilities designated for recreational vehicle storage shall be required to include a wastewater dumping station. These facilities are required to be permitted by the Adams County Health Department. Wastewater Dumping Station shall be located a minimum of 100 feet from any property line.

H. **Research, Development, and Testing**.

1. *Minimum Parcel Area*. One acre.
2. *Fire District Review*. All plans shall be reviewed by the applicable fire district prior to approval in order to determine existing services provide adequate protection for citizens.
3. *Smoke and Odor Control*. Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

# 3-09-07 Oil and Gas Facilities

A. **Purpose**. This Section is enacted to protect and promote the health, safety, values, convenience, order, prosperity, and general welfare of the current and future residents of the County. It is the County's intent by enacting this Section to regulate the development of oil and gas resources within the unincorporated area of the County while avoiding, minimizing, or mitigating potential land use conflicts between such development and existing, as well as planned, land uses. It is recognized that under state law the surface and mineral estates are separate and distinct interests in land and that one may be severed from the other. Owners of subsurface mineral interests have certain legal rights and privileges, including the right to use that part of the surface estate reasonably required to extract and develop their subsurface mineral interests from a consenting surface owner, subject to compliance with the provisions of this Section and any other applicable statutory and regulatory requirements. Similarly, owners of the surface estate have certain legal rights and privileges, including the right to have the mineral estate developed in a reasonable manner and to have adverse impacts upon their property, associated with the development of the mineral estate, avoided, or mitigated through compliance with this Section. For any definition not listed in this Section, the definitions listed in Chapter 16 of this DSR and the Colorado Energy and Carbon Management (ECMC) regulations shall govern. If the term is not found in this DSR or ECMC's definitions, the term shall have its common meaning along with the spirit and intent of these Regulations and may be subject to interpretation by the Director of Community and Economic Development.

B. **General Provisions.**

1. *Access.* Oil and Gas Facility (OGF) installation shall be located to provide convenient, safe, and protective access, shall accommodate the traffic and equipment related to the oil and gas operations and emergency vehicles, and shall conform to ECMC rules and these Standards. Oil and gas operations shall avoid, minimize, and mitigate impacts to the physical infrastructure of the County transportation system.
2. *Signage.* A sign with the 24-hour, 7-days per week contact information shall be placed close to the intersection of the access road and the right of way so that it is legible from the public right of way. Signage shall conform to ECMC regulations for signage and posting.
3. *Building Permit Required.* For all new or substantially modified wells, a Building Permit is required for the installation of permanent electrical, pumps, tank batteries, and all other

above-ground structures as well as any other applicable permits including, but not limited to, culvert permits, oversized-load permits, and Floodplain Use Permit.

4. *Setbacks.* OGFs shall be at least 2,000 feet from any existing residences or platted residential lots, schools or future school facilities, state licensed daycares, and high occupancy building units, and environmentally sensitive areas OGFs shall be at least 1,000 feet from groundwater under the direct influence of surface water (GUDI) wells and Type III Aquifer wells as defined by Colorado Water Quality Control Commission and ECMC rules. OGFs shall not be sited within High-Priority Habitats without applicable waivers or conditions granted or approved by Colorado Parks and Wildlife (CPW).
   a. Setback Measurements. Setbacks shall be measured from the edge of the OGF, not including the access road.
      1. Setbacks from existing residences, platted residential lots, schools, or future school facilities, state licensed daycares and high occupancy building units shall be measured from the property line to the OGF.
      2. Setbacks from ESAs shall be from the ordinary highwater mark, edge of hydric soil or hydrophytic vegetation, park or open space, or other defined feature boundary, as applicable, to the OGF
   b. Administrative Waivers from Setback Requirements for Existing Residences or Platted Residential Lots. An Administrative Waiver may be obtained from the setback requirements if the operator receives a written waiver or consent from each primary resident and property owner located within the setback. Staff will evaluate the granting of an Administrative Waiver from these setback requirements based on the following criteria:
      1. The number of affected residents within the setback;
      2. Location of the facility;
      3. Size of the facility;
      4. Compatibility of the facility with surrounding land uses; and
      5. Conformance with the Adams County Comprehensive Plan.
   c. Administrative Waiver from Setback Requirements for Environmentally Sensitive Areas (ESA). An Administrative Waiver may be obtained from the setback requirements for an ESA in the following instances:
      1. For OGFs between 1,000 feet and 2,000 feet from an ESA. The Operator shall submit a Resources Review that satisfies the requirements of Div. 9-02. The operator may be required to implement any of the mitigation measures from Sec. 3-09-07(B)(d) based on the size, location, and nature of the facility.
      2. For OGFs between 500 feet and 1,000 feet and hydraulically upgradient of, at a significantly lower topographic elevation or relief of, or otherwise physically isolated, as determined by the Director of Community and Economic Development, from an ESA the Operator shall submit a Resources Review that satisfies the requirements of Div. 9-02 and may be required to implement any of the mitigation measures set forth in Sec. 3-09-07(B)(d) based on the size, location, and nature of the facility. The Operator shall implement the following within 750 feet of an ESA:
         a. Operator shall not site or operate new staging, refueling, chemical storage, produced liquid storage, or drilling pits;

b. Operator shall install tertiary containment, such as a compacted earthen berm around all production equipment and liquid storage tanks; and

c. Operator shall install containment structures to be sufficiently sized to contain at least 200% of the volume of the largest single tank or storage vessel within the containment.

3. Staff will evaluate the granting of an Administrative Waiver based on the following criteria:

a. Whether the Operator has obtained applicable waivers, letters of concurrence, or similar, from CDPHE, CPW, a water district or authority, where applicable, or as a result of consultation with and recommendations from the relevant state or federal agencies, based on the nature of the ESA(s);

b. Location of the facility;

c. Scale and size of the ESA(s) subject to the Administrative Waiver;

d. Compatibility of the facility with surrounding land uses;

e. Conformance with the Adams County Comprehensive Plan; and

f. The level of best management practices, facility design considerations, and control measures being proposed at the oil and gas facility.

4. Nothing in this setback section shall be interpreted as modifying any specific requirements established by a relevant state or federal agencies.

d. Mitigation Measures. In approving an Administrative Waiver for an ESA the County may require the Operator to implement any of the following measures depending on the size, location, and nature of the facility:

1. Additional stormwater controls or spill prevention and response mechanisms;

2. Siting of equipment or wellheads on the OFG further away from environmentally sensitive areas;

3. Enhanced Secondary or tertiary containment around equipment or liquid storage containers;

4. The use of tankless or tank-like systems;

5. Connection of the OGF to crude oil, natural gas, and/or produced water pipelines; and

6. Implementation of avoidance, mitigation, or compensatory mitigation mechanisms as recommended by CPW.

e. Setback Waiver Limits. No Administrative Waivers will be issued from setback requirements for school facilities, future school facilities, state licensed daycares, proposed OGFs in classified disproportionately impacted communities as defined in C.R.S § 24-4-109, GUDI or Type III Aquifer, classified public water supply segments, surface water intakes, designated outside activity areas, or parks and open spaces.

f. Alternative Compliance. For OGFs that do not meet the above setback requirements. A waiver may be granted by the Board of County Commissioners that complies with the requirements of Sec. 13-02-05, *Oil and Gas Facility Permit*.

5. *Fees and Permits*. All applicable County fees adopted by the County, including postage fees and inspection fees, must be paid at time of application and prior to issuance of a Building Permit, including for all applicable permits required by this DSR.
6. *Oil and Gas Road Impact Fees*.
   a. Operators shall pay oil and gas road impact fees for all proposed oil and gas wells and pads in accordance with the oil and gas road impact fee schedule adopted by the Board of County Commissioners. This fee shall be paid at the time of issuance of an Oil and Gas Facilities Permit or before the issuance of a Notice to Proceed. Oil and gas road impact fees shall be administered by the Impact Fee Administrator in a similar manner to non-oil and gas road impact fees (*see generally* Secs. 4-07-05 and 4-07-06). Any person or entity required to pay the oil and gas road impact fee may elect to submit an independent study and fee calculation to demonstrate that the nature, timing, or location of the proposed oil and gas development is likely to generate impacts costing less to mitigate than the amount of the fee that would be generated by the use of the fee schedule. Any independent fee study for oil and gas development shall generally follow the methodology established in the Adams County Oil & Gas Traffic Impact Study.
      1. The preparation of the independent fee calculation study shall be the sole responsibility of the electing party.
      2. Any person or entity who requests to perform an independent fee calculation study shall pay an application fee for administrative review. An administrative decision related to the independent study may be appealed to the Board of County Commissioners. The appeal shall be filed within 14 days of the Impact Fee Administrator's decision and shall follow the appeal process established for OGF Permit Waivers.
7. *Safety Standards*.
   a. Operator shall implement a safety management plan and maintain a safety management system applicable to all covered processes. Upstream facilities consisting of a standard, repeatable design may be covered with a single safety management plan. The safety management system shall provide for employees and systems to oversee implementation and periodic revision of the plan. The plan shall include the following elements and describe the manner in which each of the following elements will be applied to the covered processes.
      (1) Process safety information. Compilation of written process safety information needed to conduct process hazard analysis. Process safety information shall include information pertaining to hazards of substances and chemicals used by the process, information pertaining to the technology of the process, information pertaining to the equipment used in the process, and information pertaining to the hazards of the substances or chemicals in the process. Documentation that equipment used in the process complies with recognized and generally accepted good engineering practices;
      (2) Operating procedures. Written operating procedures that provide clear instructions for safely conducting activities involved in each covered process consistent with the process safety information, and at least annual review of operating procedures to ensure they reflect current operating practices;

(3) Employee participation. Plan for ensuring employee participation in conduct and development of process hazards analysis and access to process hazards analysis;

(4) Training. Written procedures detailing initial and refresher employee training requirements and documentation of employee training;

(5) Mechanical integrity. Written procedures designed to maintain the on-going integrity of process equipment, ensure employees involved in maintenance are properly trained to ensure the ongoing integrity of process equipment, ensure that process equipment is tested and inspected in accordance with manufacturer specifications, correct deficiencies in equipment in a safe and timely manner, and ensure that new equipment is installed or constructed properly;

(6) Management of change. Written procedures to manage changes to covered processes, technologies, equipment, and procedures;

(7) Pre-startup reviews. Written procedures regarding pre-startup safety reviews;

(8) Compliance audits. Written procedures requiring an audit every five years to verify compliance with the procedures and practices developed under the safety management plan, and procedures requiring correction of any deficiencies identified in audit; operator will make results of audit available to inspector upon request;

(9) Incident investigation. Written procedures requiring investigations of all near-misses and incidents, including root cause analysis of all incidents resulting in fatalities or serious environmental harm, establishing a system to promptly address and resolve the incident, and requiring that all employees and contractors whose job tasks are relevant to the investigation of the near miss or incident review the investigation report.

(10) Hot work. The facility shall ensure that all hot work complies with local and state fire prevention and protection requirements.

(11) Contractors. Written procedures describing how operator screens, oversees, shares process safety and emergency response and preparedness information with contractors;

(12) Process hazard analysis. Process hazard analysis for each covered process;

(13) Incident history. List of all reportable safety events as defined by the ECMC rules and regulations that have occurred at the operator's facilities within the last five years, along with any investigation reports, root cause analysis and operational or process changes that resulted from the investigation of the accident;

(14) Safety culture assessment. Written procedures requiring operator periodically review safety culture, and at a minimum conduct such review after each major accident; and

(15) Inherently safer systems analysis. Require analysis at least every five years, whenever a change is proposed at the facility that could result in an incident, after an incident if recommended by the investigation report or root cause analysis, and during the design of new processes, equipment, or facilities.

(16) Operator shall make available the safety management plan to Adams County at the County’s request. Adams County may retain outside consultants to review safety management plan and may request modifications to safety management

plan based on its review. Operator shall reimburse County for any costs associated with retaining outside consultants.

b. Automatic safety protective systems and surface safety valves. Operator is required to install automated safety system prior to commencement of production. Automated safety system shall include the installation, monitoring and remote control of a surface safety valve or a wellhead master control valve and shall be able to remotely shut in wells on demand. Surface safety valve or a wellhead master control valve shall be equipped to operate remotely via the automated safety protective system. Operator shall test the automated safety system quarterly to ensure functionality and provide results of testing to County within 14 days of such testing.

c. Incident and accident reporting.

(1) Incidents. As soon as practicable, but no more than three days of any reportable safety event or emergency situation as defined by the ECMC, Operator shall submit a report to the County including the following, to the extent available:

(A) Fuel source, location, proximity to residences and other occupied buildings, cause, duration, intensity, volume, specifics, and degree of damage to properties, if any beyond the facility, injuries to persons, emergency response, impacts, if any, to public health, safety, welfare, the environment or wildlife resources, and remedial and preventative measures to be taken within a specified amount of time.

(B) If public health, safety, welfare, the environment, or wildlife resources are threatened, the Operator responsible for the operation causing the threat shall immediately notify the County's Local Government Designee ("LGD") electronically and orally.

(2) County may require Operator to conduct root cause analysis of any incidents or Grade 1 gas leaks, as defined by the ECMC.

(3) Operator shall keep a daily incident log that shall be made available to Adams County upon request. Any spill or release that is reportable to the ECMC shall be simultaneously reported to the County's LGD and applicable fire district.

(4) The Operator shall notify the County's LGD within 24 hours of discovery all spills of one barrel or more that leaves the facility or released outside of berms or secondary containment, all spills of any material or volume on permeable ground at the facility that has a reportable spill quantity under any law, all spills or releases required to be reported by ECMC regulations, and copies of any self-reporting submissions that operator provides to the ECMC.

(5) Notification of the surface owner or the surface owner's tenant, and the water rights holder if applicable, of spills and releases in conformance with ECMC Rules.

(6) The Operator may be required to obtain additional permits from the County, such as an inert fill or access permits, for site remediation as defined in Chapter 4 of the Adams County DSO.

d. Worker training and records.

(1) Workers at an OGF shall have nationally recognized certifications for the work they are performing. This includes, but is not limited to, Hazard Communications

Training, Hazardous Waste Operations Certifications, heavy equipment operator training, and welding certifications per API 1104 and/or ASME Section 9.

(2) All workers at an OGF shall have completed a nationally recognized occupational safety and health training program.

(3) Upon request from the County, the Operator shall supply the County written procedures detailing employee training requirements and training records.

8. *Spill Prevention and Containment*. Oil and gas operations shall be in compliance with ECMC safety and spill and release requirements.

a. Requirements to minimize and prevent liquid spills and releases include the following:

(1) Berms or other secondary containment devices around crude oil, condensate, and produced water storage tanks enclosing an area sufficient to contain and provide secondary containment for 150% of the largest single tank.

(2) Berms or other secondary containment devices shall be sufficiently impervious to contain any spilled or released material.

(3) Inspection of all berms and containment devices at regular intervals, but not less than monthly. Berms shall be inspected within 48 hours of a precipitation event of one inch or more, and Operator shall make necessary repairs as soon as possible, but not more than 72 hours after the event.

(4) Maintain all berms and containment devices to ensure they are in good condition.

(5) A prohibition on the storage or use of ignition sources inside the secondary containment area unless the containment area encloses a fired pressure vessel.

(6) Construction of containment berms using steel rings, designed and installed to prevent leakage and resist degradation from erosion or routine operation.

(7) Construction of secondary containment areas with a synthetic or engineered liner that contains all primary containment vessels and flowlines and is mechanically connected to the steel ring to prevent leakage.

(8) For locations within 500 feet and upgradient of a surface water body, surface water intake, or classified water supply segment, tertiary containment, such as an earthen berm, around oil and gas facilities. Alternatively, the County may require Operator to install retention ponds for stormwater management.

(9) Discharge valves shall be secured, inaccessible to the public and located within the secondary containment area. Open-ended discharge valves shall be placed within the interior of the tank secondary containment.

9. *Anchoring*. Anchoring is required within floodplain or geological hazard areas, as needed to resist flotation, collapse, lateral movement, sinking, or subsidence, and in compliance with Federal Emergency Management Agency (FEMA). All guy line anchors left buried for future use shall be identified by a marker of bright color not less than four feet in height and not greater than one foot east of the guy line anchor.

10. *Chemical Handling and Requirements*.

a. The owner or operator of any installation that is required to prepare or have available a safety data sheet for a hazardous chemical under the Occupational Safety and Health Act of 1970, 29 U.S.C. § 651 et seq., and regulations promulgated under that Act, shall submit both a safety data sheet (SDS) for each such chemical and an annual

emergency and hazardous chemical inventory form to the Local Emergency Planning Commission (LEPC) and the local fire district. A comprehensive and universal listing of all hazardous chemicals stored, handled, and/or used on site must be maintained in an inventory list and must be made available to the County upon request.

b. Drilling and completion chemicals shall be removed at most 60 days after completion.

c. Operator shall provide to the County a copy of the chemical disclosure registry form provided to the ECMC pursuant to the ECMC's "Hydraulic Fracturing Chemical Disclosure" rule prior to conducting hydraulic fracturing.

d. The following toxic, including orally toxic chemicals shall not be added to the hydraulic fracturing fluid:

(1) Benzene
(2) Lead
(3) Mercury
(4) Arsenic
(5) Cadmium
(6) Chromium
(7) Ethylbenzene
(8) Xylene
(9) 1,3,5-trimethylbenzene
(10) 1,4-dioxane
(11) 1-butanol
(12) 2-butoxyethanol
(13) N,N-dimethylformamide
(14) 2-ethylhexanol
(15) 2-mercaptoethanol
(16) Benzene, 1, 1'-oxybis-,tetrapropylene derivatives, sulfonated, sodium salts
(17) Butyl glycidyl ether
(18) Polysorbate 80
(19) Quaternary ammonium compounds, dicoco alkyldimethyl, chlorides
(20) Bis hexamethylene triamine penta methylene phosphonic acid
(21) Diethylenetriamine penta
(22) FD&C blue no 1.
(23) Tetrakis (triethanolaminato) zirconimum (IV) (TTZ)
(24) Emergency Preparedness and Response.

C. **Emergency Preparedness and Response.**

1. *General*. Oil and gas operations shall not cause unreasonable risks of emergency situations such as explosions, fires, gas, oil or water pipeline leaks, ruptures, hydrogen sulfide or other toxic gas or fluid emissions, and hazardous material vehicle accidents or spills.

2. *Emergency preparedness plan*. Each Applicant with an operation in the County is required to implement an emergency preparedness plan for each specific oil and gas facility. The plan shall be referred to the Office of Emergency Management (OEM), and the applicable

fire district, filed with the County and updated on an annual basis or as conditions change (responsible field personnel change, ownership changes, etc.). The emergency preparedness plan shall consist of at least the following information:

a. Name, address, and phone number, including 24-hour emergency numbers for at least two persons located in or near Adams County who are responsible for emergency field operations.

b. An as-built facilities map in a format suitable for input into the County's GIS system depicting the locations and type of above and below ground facilities including sizes, and depths below grade of all, on location, oil and gas gathering and transmission lines and associated equipment, isolation valves, surface operations and their functions, as well as transportation routes to and from exploration and development sites, for emergency response and management purposes. The information concerning pipelines and isolation valves shall be held confidentially by the County's OEM and shall only be disclosed in the event of an emergency. The County shall deny the right of inspection of the as-built facilities maps to the public pursuant to C.R.S. § 24-72-204.

c. Detailed information addressing each potential emergency that may be associated with the operation. This may include any or all the following: explosions, fires, gas, oil or water pipeline leaks or ruptures, hydrogen sulfide or other toxic gas emissions, or hazardous material vehicle accidents or spills. For each potential emergency, threshold / trigger levels shall be pre-identified that govern when an emergency state is declared by the Applicant.

d. The plan shall include a provision that any spill outside of the containment area or which has the potential to leave the facility or to threaten a water body shall be reported to the emergency dispatch and the Director immediately.

e. Detailed information identifying site access, evacuation routes as determined by first responders, impact zones for each emergency scenario identifying impacted facilities, and buildings and health care facilities anticipated to be used.

f. Project-specific emergency preparedness plans are required for any project that involves drilling or penetrating through known zones of hydrogen sulfide gas.

g. The plan shall include a provision that obligates the Applicant to reimburse the appropriate emergency response service providers for costs incurred in connection with any emergency.

h. Detailed information that the Applicant has adequate personnel, supplies, and funding to implement the emergency response plan immediately at all times during construction and operations. Supplies can include adsorption boom, granulated materials, and coordination of foam supplies with the local first responders.

i. The plan shall include provisions that obligate the Applicant to keep onsite and make immediately available to any emergency responders the identification and corresponding Safety Data Sheets (SDS) of all products used, stored, or transported to the site. The SDS sheets shall be provided immediately upon request to the Director, a public safety officer, or a health professional. In cases of spills or other emergency events, the plan shall include provisions establishing a notification process to emergency responders of potential products they may encounter, including the products used in the hydraulic fracturing fluids.

j. The plan shall establish a process for informing surrounding neighbors and schools identified as being within the emergency impact zone of applicable emergency response plan and procedures.

D. **Recycle, Reuse, and Disposal of Fluids.**

1. Operator shall recycle drilling, completion, flowback and produced fluids unless technically infeasible.
2. Exploration & Production (E&P) Waste may be temporarily stored in tanks while awaiting transportation to licensed disposal or recycling sites.
3. Produced Water must be transported by pipelines unless economically or technically infeasible.

E. **Stormwater Controls.**

1. Oil and gas operations shall be in compliance with ECMC rules related to stormwater management regulations and Adams County Stormwater Quality Regulations as contained in the Adams County DSR and other applicable federal, state, and county requirements.
2. The Owner or Operator must provide a stormwater management plan that identifies possible pollutant sources that may contribute pollutants to stormwater, best management practices, sampling procedures (if required), and inspections that, when implemented, will reduce or eliminate any possible water quality impacts.

F. **Well Plugging, and Abandonment, Workover Operations, and Subsequent Operations.**

1. An Operator shall comply with all ECMC rules regarding well abandonment and reclamation, including, but not limited to, removal of all equipment from the location and restoring the surface of the land to its original state. Notice of well plugging and abandonment shall be submitted by the Operator to the Community and Economic Development Department at least seven days prior to the commencement of decommissioning or plugging operations. Notice shall include, at a minimum, the approved Form 6 from ECMC, the surveyed coordinates of the decommissioned well or facility, planned or proposed access route(s), planned duration of activities, planned hours of operation, and a list of equipment to be utilized at the site.
2. The Operator shall submit the ECMC required Notice of Intent to Abandon report to the County concurrently with the ECMC.
3. Concurrently with notice to the County, notice shall be sent by the Operator or contractor to all property owners and current residents within 2,000 feet, or further as determined by the Director of Community and Economic Development, of the OGF, well, or site being decommissioned or plugged and abandoned. Notice shall occur at least three (3) days prior to commencement of decommissioning or plugging operations.
4. Operators shall comply with ECMC requirements for offset well evaluation and submit such a report to the County, upon request.
5. *Marking of plugged and abandoned wells*. The Operator shall permanently mark by a brass plaque set in concrete, similar to a permanent benchmark to monument the plugged and abandoned well's existence and location. Such plaque shall contain all information required by the ECMC and the County.
6. The Operator shall submit any ECMC required Move In – Rig Up (MIRU) Notice for workover or maintenance operations to the County concurrently with the ECMC.

7. The Operator shall submit any ECMC required Move In – Rig Up (MIRU) Notice for workover maintenance operations to the County concurrently with the ECMC.
8. Concurrently with MIRU notice to the County, notice shall be sent by the Operator or contractor to all property owners and current residents within 2,000 feet or further as determined by the Director of Community and Economic Development, of the OGF, well, or site. Notice shall occur at least three (3) days prior to commencement of worker or maintenance operations involving a workover rig.
9. The Operator shall send notice to the County and to all property owners and current residents within 1 mile, or more as determined by the Director of the Community and Economic Development, of the OGF at least 14 days prior but not more than 60 days prior to the commencement of any Subsequent Operations.

G. **Noise.** The Operator shall control noise levels as follows:

1. Prior to operations the Operator shall obtain a baseline noise study that encompasses at least five days, one of those days being a weekend. The Operator may use the baseline noise study submitted with the Development Application to fulfill this requirement, if that noise study is completed within 12 months of any ground disturbing activities.
2. Beginning with construction and up to production, the County requires continuous noise monitoring for all oil and gas facilities located with one-half mile, or greater depending on the location, nature, and size of the facility, of the property line of any existing residences, schools, state licensed daycares or high occupancy building units. The County may require continuous noise monitoring be conducted by an approved third-party consultant based on the location, nature, and size of the facility.
3. The Operator shall conform to ECMC Regulations for noise level.
4. The Operator shall post 24-hour, 7 days per week contact information to deal with all noise complaints arising from Operator's oil and gas facility. Such posting shall be visible from the public rights-of-way.
5. For Oil and Gas Facilities located within 2,000 feet of a land use or zoning designation boundary the Operator shall be required to comply with the lower maximum permissible noise level as defined in ECMC regulations for noise of that corresponding land use or zone district.
    a. For locations within 2,000 feet of a land use or zoning designation boundary, noise must be attenuated to the maximum permissible noise levels for the corresponding land use or zone district, as specified in ECMC rules, at the land use designation boundary as determined by the Director of Community and Economic Development.
6. The Operator shall update the noise modeling study or noise impact analysis if the planned or actual equipment at the Oil and Gas Facility is expected to produce noise levels that will exceed those previously presented to the County or if the noise modeling study or noise impact analysis was completed more than 12 months prior to any ground-disturbing activities.
7. To ensure the Operator controls noise to the allowable levels set forth above, one or more of the following may be required based on the location, nature, and size of the facility:
    a. Acoustically insulated housing or cover enclosing the motor or engine.
    b. Noise management plan identifying hours of maximum noise emissions, type, frequency, and level of noise to be emitted, and proposed mitigation measures.
    c. Obtain all power from utility line power or renewable sources.

d. Utilize the most current equipment to minimize noise impact during drilling, completions, and all phases of operation including the use of "Quiet Fleet" noise mitigation measures for completions.

e. Sound walls around well drilling and completion activities to mitigate noise impacts.

f. Restrictions on the unloading of pipe or other tubular goods between 6:00 p.m. and 8:00 a.m.

g. Any abatement measures required by ECMC for high-density areas, if applicable.

h. The use of electric drill rigs.

i. Tier 4 or better diesel engines, diesel and natural gas co-fired Tier 2 or Tier 3 engines, natural gas fired spark ignition engines, or electric line power for hydraulic fracturing pumps.

j. Use of quiet design mufflers (also referred to as hospital grade or dual dissipative) or equivalent.

k. The use of liquefied natural gas dual fuel hydraulic fracturing pumps.

8. Professional Consultant(s) Required: The baseline noise study and noise modeling shall be prepared by one or more professionals deemed professionally qualified by the Community and Economic Development Department. Each professional shall be deemed qualified by the Department of Community and Economic Development based on education, professional certifications, experience in the field, and their understanding of the Adams County oil and gas regulations and ECMC rules pertaining to noise. The County shall maintain a list of qualified professional consultants. The applicant for an Oil and Gas Facility shall select one or more individuals from the County's list of qualified consultants to prepare the required baseline noise studies and noise modeling reports.

9. Professional qualifications for review and consideration may be submitted to the County by the sound professional, the applicant, or the Operator.

H. **Air Emissions.** Air contaminant emission sources shall comply with the permit and control provisions of the state air quality control program (C.R.S. § 25-7-101 *et seq*.) and the rules and regulations promulgated by the State Air Quality Control Commission. The Operator shall employ the following control measures and operating procedures to avoid or minimize all emissions into the atmosphere.

1. *Air Quality Action Days.* Operator shall respond to air quality action day advisories posted by the CDPHE for the front range area by implementing suggested air emission reduction measures as feasible. Emissions reduction measures shall be implemented for the duration of an air quality action day advisory and may include measures such as:

a. Minimize vehicle and engine idling.

b. Reduce truck traffic and worker traffic.

c. Delay vehicle refueling.

d. Suspend or delay use of fossil fuel powered ancillary equipment.

e. Postpone construction or maintenance activities, if feasible.

f. Postpone well maintenance and liquids unloading activities that would result in emission to the atmosphere.

2. Leak Detection and Repair (LDAR). Operator shall develop and maintain an LDAR program using modern leak detection technologies for equipment used at the facility that complies

with applicable Air Quality Control Commission (AQCC) Regulations and the following requirements:

a. Inspections must occur at least semi-annually; more frequent inspections may be required based on the nature, location, and size of the facility.

b. Any leaks discovered by Operator, including any verified leaks that are reported to Operator by a member of the public, shall be reported to the County no later than 24 hours after discovery. The Operator shall maintain a weekly log of all reported leaks and shall make that log available upon request from the County.

c. Operator shall repair leaks in accordance with AQCC Regulation 7 LDAR repair provisions such that repair of an identified leak is initiated no later than 5 working days from the date of discovery and completed within 30 days. If the leak presents an imminent hazard to persons or property, the Operator may not operate the affected component, equipment or pipeline segment until the Operator has corrected the problem and notified the County of the successful repair. In the event of leaks that do not pose an imminent hazard to persons or property, if more than 30 days repair time is needed after a leak is discovered, Operator shall contact the County and provide an explanation of why more time is required.

d. Plan shall include detailed recordkeeping of the inspections for leaking components.

e. At least once per year, the Operator shall notify the County five business days prior to an LDAR inspection of its facilities to provide the County the opportunity to observe the inspection.

3. Well Completions and Emissions Control.

a. Operators shall utilize EPA Reduced Emission Completions for oil wells and gas wells.

b. Operators shall utilize closed loop, pitless drilling, completions systems without permanent on-site storage tanks for containment and/or recycling of all drilling, completion, and flowback fluids. Any emissions must be routed to and controlled by a flare or combustor operated with at least a 98% destruction removal efficiency.

4. Combustion Devices.

a. For any flares or combustion devices used, manufacturer test or other data must be maintained and demonstrate that the device has a destruction removal efficiency of 98 percent for hydrocarbons.

b. To the extent used, all flares, thermal oxidizers, or combustion devices shall be designed and operated as follows:

1. The flare and or combustor shall be fired with natural gas.

2. The flare and or combustor shall be designed and operated in a manner that will ensure no visible emissions during normal operation. Visible emissions are defined as the observation of smoke for any period or periods of duration greater than or equal to one minute in any fifteen minute period during normal operation, pursuant to EPA Method 22. Visible emissions do not include radiant energy or water vapor.

3. The flare and or combustor shall always be operated with a flame present when emissions may be vented to it.

4. All combustion devices shall be equipped with an operating auto-igniter.

5. If using a pilot flame ignition system, the presence of a pilot flame shall be monitored using a thermocouple or other equivalent device to detect the presence of a flame. A pilot flame shall be maintained at all times in the flare's pilot light burner. A telemetry system shall be in place to monitor pilot flame and shall activate a visible and audible alarm in the case that the pilot goes out.
6. If using an electric arc ignition system, the arcing of the electric arc ignition system shall pulse continually, and a device shall be installed and used to continuously monitor the electric arc ignition system.

5. Well Liquids Unloading.
   a. Best management practices during liquids unloading activities are required including the installation of artificial lift, automated plunger lifts and at least 90% emissions reductions when utilizing combustion to control any venting.
   b. If manual unloading is permitted, Operator shall remain onsite.
6. General Air Quality Protection Measures.
   a. Operators should work to limit truck traffic to and from the site.
   b. Hydrocarbon emissions control of at least 98% or better for crude oil, condensate, and produced water tanks with uncontrolled actual emissions of Volatile Organic Compounds (VOCs) greater than two tons per year (TPY) VOCs.
   c. No venting other than if necessary for safety or during an emergency or as otherwise allowable in ECMC rules.
   d. Operators should consolidate product treatment and storage facilities within a facility.
   e. Operators should centralize compression equipment within a facility.
7. Site-Specific Air Quality Protection Measures. To eliminate or minimize air emissions, the County may require any or all of the following depending on the size, location and nature of the facility:
   a. An air monitoring plan that describes how the operator will conduct baseline monitoring within 500 feet of a proposed facility prior to construction and conduct monitoring during the drilling, completion, and production phases of development. The plan may include monitoring for all potential emissions, including but not limited to, methane, VOCs, Hazardous Air Pollutants (HAPs), Oxides of Nitrogen (NOx), Particulate Matter (PM), and Fine Particulate Matter (PM 2.5). Operator shall pay for the baseline and ongoing monitoring. Baseline and continuous monitoring shall be done by a consultant approved of by the County. Any continuous monitoring system shall be able to alert the operator of increases in monitored air pollutant concentrations.
   b. Implementation of tankless production techniques.
   c. The use of zero-emission dehydrators.
   d. Use of a pressure-suitable separator and vapor recovery unit (VRU) where applicable.
   e. Pipeline infrastructure for produced water, natural gas, crude oil, and condensate constructed and placed into service prior to the start of any fluid flow from any wellbore.
   f. The use of no-bleed continuous and intermittent pneumatic devices. This requirement can be met by replacing natural gas with electricity or instrument air or routing the discharge emissions to a closed loop-system or process.

g. Automated tank gauging.

h. Flaring shall be eliminated other than during emergencies or upset conditions; all flaring shall be reported to the county.

I. **Odors.**

1. Operator shall implement and maintain, an odor mitigation plan that demonstrates how the Operator will minimize odors from its operations and comply with Colorado Department of Public Health and Environment, Air Quality Control Commission, Regulation No. 2 Odor Emissions, 5 CCR 1001-4, Regulation No. 3, 5 CCR 1001-5, and Regulation No. 7, 5 CCR 1001-9 sections VII and VIII. The plan shall also provide a plan for timely responding to odor complaints from the community, and for identifying and implementing additional odor control measures to control odors emanating from the Oil and Gas Facility.
2. Operator shall notify the County's LGD no later than 24 hours after receiving odor complaint.
3. Operator shall prevent odors from oil and gas facilities from affecting the health and welfare of the public by proactively addressing and, to the fullest extent, resolving complaints filed by members of the community, in coordination with County staff.
4. In response to an odor-related complaint, the County may require the Operator to provide a complete description of all activities occurring at the Oil and Facility and measures or actions taken to reduce odors to the County's LGD within 24 hours upon request.
5. The Director of Community and Economic Development may require an Operator to collect and analyze a speciated air sample to measure for volatile organic compounds or hazardous air pollutants in response to an odor-related complaint. Speciated air sample collection shall be done utilizing a third-party vendor approved by the County.
6. To ensure compliance with the odor mitigation plan, the County may require the Operator to implement any of the following measures depending on the size, location, and nature of the facility:
   a. Adding an odorant that is not a masking agent or adding chillers to the mud systems.
   b. Using filtration systems or additives to minimize odors from drilling and fracturing fluids except that operator shall not mask odors by using masking fragrances.
   c. Enclose shale shaker to contain fumes from exposed mud, where safe and feasible.
   d. Wipe down drill pipe each time drilling operation "trips" out of hole.
   e. Increasing additive concentration during peak hours provided additive does not create a separate odor. Additive must be used per manufacturer's recommended level.
   f. Requiring the use of, at a minimum, low odor Category III drilling fluid.

J. **Dust.**

1. Operator shall minimize dust pollution associated with onsite activities and traffic.
2. No untreated produced water or other process fluids shall be used for dust suppression.
3. The Operator shall avoid creating dust or dust suppression activities within 300 feet of the ordinary high-water mark of any water body unless the dust suppressant is water.
4. Safety Data Sheets (SDS) for any chemical-based dust suppressant shall be submitted to the County prior to use.
5. To ensure the Operator controls dust, one or more of the following may be required based on the location, nature, and size of the facility:

a. Ceasing all earthwork activities when wind speeds equal or exceed 30 MPH at any time measured by onsite anemometer;

b. The use of reduced speed restrictions,

c. Approved dust suppression activities,

d. Ceasing ongoing truck traffic causing fugitive dust, until Operator has minimized dust to acceptable levels.

K. **Visual Aesthetics.**

1. All permanent equipment on an Oil and Gas Facility, regardless of construction date, which are observable from any public highway, road, or publicly maintained trail will be painted in uniform, non-contrasting, nonreflective color tones (similar to the Munsell Soil Color Coding System), and with colors matched to but slightly darker than the surrounding landscape. Fencing shall be required around all well site equipment, including, but not limited to, storage tanks, well heads, and meters if the well site is visible from a subdivision west of Imboden Road. Such fencing shall screen equipment, provide safety precautions, and be compatible with the surrounding environment. Should fencing apply to a well site, the design and construction of such fencing shall be approved by the Community and Economic Development Department prior to the construction of any site. If a chain link fence is required to achieve safety requirements set by the ECMC, then landscaping and other screening mechanisms shall be required that comply with this DSR and the Operator's safety requirements. Operator shall be responsible for obtaining consent by surface owner allowing any required fencing.

2. Required sound walls shall comply with a color scheme approved by the County, blending with natural background.

3. Operator shall be required to provide maintenance funding through bonding to ensure funds are available for upkeep of any planted vegetation throughout the duration of operations, including production. Weed control is required at the facility and along access roads until final reclamation and abandonment. All landscaping shall be in compliance with County requirements and in compliance with the safety requirements of the Operator. Existing vegetation shall be minimally impacted. Motorized equipment shall be restricted to the well sites and access roads to the well sites. Operator is responsible for obtaining consent by surface owner allowing landscaping as well as automatic irrigation for landscaping in urban mitigation areas and/or parks/recreation areas. All plant materials shall be kept in a healthy growing condition at all times.

4. *Site access and security*. Site shall be properly secured during all phases of operations, including, but not limited to, security fencing or barriers to prevent unauthorized access to site. Site shall be properly secured prior to the start of drilling.

L. **Lighting.** The Operator shall minimize light escaping the facility as follows:

1. All lighting shall be directed downward and inward and use fully shielding bulbs to prevent light emissions above a horizontal plane drawn from the bottom of the fixture.

2. Operator shall conform to ECMC Regulations for lighting standards.

3. Operator shall provide sufficient on-site lighting to ensure the safety of personnel on or near the site.

4. If the facility has a noise barrier (sound walls, etc.), the Operator shall install facility lighting beneath the noise barrier, except for drilling rig lights.

5. To ensure the Operator controls light escaping from the facility, one or more of the following may be required based on the location, nature, and size of the facility:
   a. The use of timers or motion sensor lighting;
   b. The use of full cut-off lighting; and
   c. The use of reduced light intensity colors and low-glare or no-glare lighting.

M. **Community Outreach.**

1. The Operator shall hold quarterly neighborhood meetings the first quarter following initial permit approval by the County, through the completion of all preproduction operations, or longer as determined by the Director of Community and Economic Development for all oil and gas facilities located within one mile of any existing residences, platted residential development, high occupancy building units, school facilities, or state licensed daycare centers. The Operator shall hold additional quarterly neighborhood meetings for each subsequent return to the Oil and Gas Facility for any drilling or completion operations if there have been no neighborhood meetings held for a period of six consecutive months or more. Notice for quarterly neighborhood meetings shall be sent by the Operator to all property owners, current residents, or school facility or childcare center administrators within one mile at a minimum, or greater, as determined by the Director of Community and Economic Development, of the facility. Notice for the quarterly neighborhood meetings shall occur at least 14 days prior to the meeting.
2. At the quarterly neighborhood meetings, the Operator shall provide an update on the status of any pending permits with the County, state or federal agencies associated with facility, an overview of all planned or ongoing operations at the Oil and Gas Facility and allow those in attendance to ask questions and provide input related to the facility.
3. The location, timing, and format of the quarterly neighborhood meetings must be approved in advance by the County.
4. The Operator shall provide a recording or summary of the neighborhood meeting, which includes, at a minimum, a list of attendees and their contact information, if provided, format of the meeting, an overview of comments or questions received, and the Operator's responses to the County within seven days of the meeting.
5. The County may require one or more of the following based on the location, nature, and size of the facility:
   a. The Operator to provide written and digital materials in languages other than English;
   b. The Operator to provide interpretation services at neighborhood meetings and;
   c. The Operator to hold additional neighborhood meetings to accommodate resident or property owner input.
6. The Operator shall provide notice to the County and all property owners, current residents, or school facility or childcare center administrators within one mile, or greater, as determined by the Director of the Community and Economic Development Department, of the facility at least 14 days prior but not more than 60 days prior, to the commencement of all facility construction, drilling, and completions operations.

N. **Cumulative Impacts.**

1. Operators shall evaluate and address the potential cumulative impacts from the Oil and Gas Facility, and all reasonably foreseeable development associated with other oil and gas activity and heavy industrial operations within one mile, at a minimum, of the Oil and Gas

Facility. Operators shall minimize, avoid, mitigate, and offset cumulative impacts from oil and gas operations to the extent technically feasible. This may be achieved through a suite of best management practices, engineering, or operations controls, and/or compensatory measures.

2. The evaluation and review of cumulative impacts may require the submission of quantitative and/or qualitative analysis and data for the following impact areas, at a minimum:
   a. Air Quality;
   b. Public Health and welfare, including nuisance-type impacts;
   c. Traffic;
   d. Water resources; and
   e. Wildlife, Ecosystems, and Soil.
3. The Operator shall follow all ECMC regulations and standards that address cumulative impacts related to noise, odor, dust, and light.
4. An Operator may submit substantially equivalent plans, data, or analyses as required in ECMC rules for addressing and evaluating cumulative impacts.

O. **Transportation and Traffic.**

1. General. Oil and gas operations shall minimize impacts to the physical infrastructure of the County transportation system.
2. Mud Tracking. Operator shall take all practical measures to prevent mud and dirt tracking onto public right of ways and shall remove tracked mud and dirt within a reasonable time not to exceed four hours.
3. Private Roads. The Operator shall construct (unless already constructed) and maintain an access road designed to meet County and fire district standards and support an imposed load of 75,000 pounds that will accommodate emergency response vehicles such as, but not limited to, law enforcement, emergency command vehicles (cars/SUVs), ambulances, hazardous materials response vehicles, water tenders, and fire apparatus during construction and operation of new tank batteries, new drilling activity and reworks or recompletions of existing wells, unless a local fire department or fire district agrees to a different or lesser standard or waived by the County. With respect to new roads to new tank batteries, the Operator agrees to construct access roads at least 20 feet wide (unless waived by the local fire district and the County's Public Works Department) with a Class 6 road base, or as approved by the local fire district, at least nine inches thick. Best efforts shall be made to improve inadequate access to existing tank battery sites identified by the fire district or County, based on service calls and demonstrated problems of accessing the site. Operator and County agree that spot inspections of access roads may be done by the County and/or appropriate emergency response agency, at such County or agency's sole risk and expense, to ensure that emergency access in accordance with this Section is maintained. Operator is required to maintain and repair any damaged roads within 10 business days of County notice. Operator shall assure that temporary access roads are reclaimed and reseeded with an appropriate native seed mixture within 60 days of discontinued use. Erosion shall be controlled in accordance with the Erosion and Sediment Control Plan while the roads are in use.

4. Public Roads. Operator shall utilize existing roads and access points where practical and apply for and obtain access permits for its oil and gas facilities from the County's Public Works Department.
    a. Requirements for the access permit may include the following:
        1. A location that provides a safe entrance and exit that accommodates the type and volume of traffic using the access and reduces impact to residents on local roadways;
        2. Haul route and traffic data;
        3. Pre and post inspection of roadways used by the Operator;
        4. Collateral or bond to ensure that road damage caused by the Operator is repaired;
        5. Dust control (material used for dust control must be pre-approved by the County);
        6. Road maintenance agreement during drilling phase; and
        7. Payment of all applicable fees.
    b. Operator shall exercise reasonable efforts to minimize heavy truck traffic on local roads within residential neighborhoods between the hours of 9:00 p.m. and 6:00 a.m.
    c. Operator shall work with and show written evidence that the applicable school district(s) has been consulted to minimize traffic conflicts with school buses when schools are in session.
    d. Operator shall obtain any legally valid and applicable oversize and/or overweight moving permit from the County's Public Works Department for all vehicles that exceed legal vehicle dimensions or weights as specified by the Colorado Department of Transportation and this DSR.
5. All applicable transportation fees shall be paid prior to issuance of a notice to proceed, including without limitation:
    a. Access permit fees;
    b. Oversize/overweight permit fees;
    c. Right of way construction permit fees; and
    d. Road impact fees.

P. **Water and Wildlife Protection.**

1. Water Bodies and Water Quality.
    a. *General*. Oil and gas operations shall not cause adverse impacts to surface or ground waters within Adams County. Operators shall comply with all Adams County rules, ECMC Regulations, and applicable water quality standards set by the Colorado Department of Public Health and Environment and Colorado Water Quality Control Commission.
    b. The owner or Operator shall provide the County with the information it provides to all applicable state agencies, ensuring compliance with all applicable water quality protection standards.
    c. The owner or Operator shall provide all water source test results to the County and maintain records of such results.

d. The owner or Operator shall make available to the County upon approval by the ECMC, its plans concerning downhole construction details and installation practices, including casing and cementing design selected to protect surface waters and source water aquifers from contamination.

e. Wastewater Injection Wells used for produced water disposal are prohibited in Adams County.

f. *Floodplain*. Any disturbance within a 100-year floodplain will be allowed if the Operator has obtained a Floodplain Use Permit from the County and has complied with all the County's legally adopted floodplain and engineering regulations. A "100-year floodplain" shall be, for purposes of this Section, a "Special Flood Hazard Area" as identified and mapped by the Federal Emergency Management Agency's National Flood Insurance Program and adopted by the County.

2. Water source sampling and testing. Using records of the Colorado Division of Water Resources, the applicant shall be required to identify and offer to sample all available sources of drinking water located within one-half mile of the proposed facility. All sampling must be conducted by third-party consultant approved of by the County. Sampling requirements include:

a. Initial baseline samples and subsequent monitoring samples.

b. Initial collection and testing of baseline samples from available water sources shall occur within twelve months prior to the commencement of drilling a well, or within twelve months prior to the re-stimulation of an existing well for which no samples were collected and tested during the previous twelve months.

c. Post-stimulation samples of available water sources shall be collected and tested pursuant to the following time frame:

1. One sample within six months after completion;
2. One sample between 12 and 18 months after completion;
3. One sample between 60 and 72 months after completion; and
4. For multi-well pads, collection shall occur annually during active drilling and completion.

d. Operator shall collect a sample from at least one up-gradient and two down-gradient drinking water sources within a one-half mile radius of the facility. If no such water sources are available, operator shall collect samples from additional water sources within a radius of up to one mile from the facility until samples from a total of at least one up-gradient and two down-gradient water sources are collected. Operators should give priority to the selection of water sources closest to the facility.

e. An Operator may rely on existing groundwater sampling data collected from any water source within the radii described above, provided the data was collected within the 12 months preceding the commencement of drilling the well in compliance with applicable ECMC sampling methods and practices, the data includes measurement of all of the constituents measured in Table 3-09-06-1, *Water Quality Analytes*, and there has been no significant oil and gas activity within a one-mile radius in the time period between the original sampling and the commencement of drilling the well.

f. The Operator shall make reasonable efforts to obtain the consent of the owner of the water source. If the Operator is unable to locate and obtain permission from the surface owner of the water source, the Operator shall advise the Director of

Community and Economic Development that the applicant could not obtain access to the water source from the surface owner.

g. Testing for the analytes listed in Table 3-09-06-1, *Water Quality Analytes*, and subsequent testing as necessary or appropriate.

h. Standard industry procedures in collecting samples, consistent with the ECMC model Sampling and Analysis Plan, shall be followed.

i. Reporting the location of the water source using a GPS with sub-meter resolution.

j. Field observations. Reporting on damaged or unsanitary well conditions, adjacent potential pollution sources, odor, water color, sediment, bubbles, and effervescence.

k. *Test Results*. Provide copies of all test results described above to the County, the ECMC, and the water source owners within three months after collecting the samples.

l. Subsequent Sampling. If sampling shows water contamination, additional measures may be required including the following:

1. If free gas or a dissolved methane concentration level greater than one milligram per liter (mg/l) is detected in a water source, determination of the gas type using gas compositional analysis and stable isotope analysis of the methane (carbon and hydrogen).

2. If the test results indicate thermogenic or a mixture of thermogenic and biogenic gas, an action plan to determine the source of the gas.

3. Immediate notification to the County, the ECMC, and the owner of the water source if the methane concentration increases by more than five mg/l between sampling periods, or increases to more than ten mg/l.

4. Immediate notification to the County, the ECMC and the owner of the water source if BTEX and/or TPH are detected as a result of testing. Such detections may result in required subsequent sampling for additional analytes.

5. Further water source sampling in response to complaints from water source owners.

6. Timely production and distribution of test results, well location, and analytical data in electronic deliverable format to the Director of Community and Economic Development, the ECMC, and the water source owners.

3. Wildlife Resources.

a. *General*. Operators shall avoid, minimize, and mitigate adverse impacts to wildlife resources. Wildlife Resources, as used in these regulations shall mean the ECMC definition.

b. Operators shall comply with all ECMC Regulations for wildlife impacts.

c. Operators shall actively engage Colorado Parks and Wildlife, where applicable, for the sake of avoiding, minimizing, and mitigating wildlife impacts.

d. Operators shall share all findings, recommendations, and reports resulting from any consultation with Colorado Parks and Wildlife with the County within seven days.

Q. **Flammable Material.** The area 25 feet around anything flammable shall be kept free of dry grass or weeds, conform to ECMC safety standards and applicable fire code. The operator's conceptual review application and application shall be reviewed by the serving fire district.

| Table 3-09-06-1, *Water Quality Analytes* | |
|---|---|
| Ph | Specific conductance |
| Total dissolved and suspended solids (TDS and TSS) | Alkalinity (total, bicarbonate, and carbondate as CACO3 |
| Major anions (bromide, chloride, flouride, sulfate, nitrate, and nitrate as N, and phosphorus) | Major cations (calcium, iron, magnesium, mangaese, potassium, and sodium) |
| Other elements (barium, boron, selenium, and strontium) | Naphthalene |
| Total petroleum hydrocarbons (TPH) as total volatile hydrocarbons (C10 to C36) | BTEX compounds (benzene, toluene, ethylbenzene, and xylenes) |
| Radium | |

1. *Removal of Debris*. All excess debris shall be removed during construction activities. Site shall remain free of debris and excess materials at all times during operations. Burning of debris and other materials is strictly prohibited at all times.
2. *Removal of Equipment*. No permanent storage of equipment. When no longer used, equipment shall be removed within 30 days unless a Temporary Use Permit for said storage is obtained from the County.
3. *Maintenance of Machinery*. Routine field maintenance of equipment involving hazardous materials within 300 feet of any water body is prohibited. All fueling shall occur over impervious material and shall not be done during storm events. Operator shall operate and maintain all equipment in accordance with manufacturer specifications. Regular maintenance checks are required for all equipment.
4. *Burning*. No open burning of trash, debris, or other flammable materials.
5. *Chains*. Traction chains shall be removed from heavy equipment on public streets.
6. *Off-Location Flow Lines and Crude Oil Transfer Lines*.
    a. Off-location flow lines and crude oil transfer lines regulated by the ECMC shall be sited to avoid areas containing existing or proposed residential, commercial, and industrial buildings; places of public assembly; surface water bodies; and designated open space.
    b. Without compromising pipeline integrity and safety, applicant shall share existing pipeline rights-of-way and consolidate new corridors for pipeline rights-of-way to minimize impact.
    c. Setbacks from residential, commercial, or industrial buildings, places of public assembly, the high-water mark of any surface water body and sensitive environmental features will be determined on a case-by-case basis in consideration of the size and type of pipeline proposed and features of the proposed site.
    d. Operator must conduct leak detection inspections or pressure testing in order to identify flowline leaks or integrity issues in accordance with ECMC Regulations.
    e. Operator must make available to County upon request all records required to be kept by ECMC
    f. Buried pipelines shall have a minimum of four feet cover.
7. *Temporary Surface Water Lines*.

a. Operator shall use temporary surface water lines, unless infeasible.

b. Operator shall not use County drainage culverts or ditches for laying and operation of temporary water lines.

c. Operator may use County Road Right-of-Way, for the laying and operation of temporary water lines on the surface and in accordance with Adams County Standards and Regulations only after the approval of all applicable County permits.

d. Operator will bury temporary water lines at existing driveway and gravel road crossings, if available, with County approval.

8. *Financial Assurance*.

a. Operators shall be required to maintain environmental liability insurance to cover gradual pollution events.

b. Operator shall be required to file and maintain financial assurance as determined on a site-specific basis prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. Should any corrective actions be required by the County in order to protect the health, safety, welfare, and the environment which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.

9. *Mapping Information*. Operator shall agree to provide coordinates and/or exact location of well sites to the County's GIS Department within 48 hours of final completion of a well site in a format acceptable to the County. Any subsequent changes to a well site location shall also be provided to the County within 48 hours of such changes.

U. **Inspection and Enforcement**.

a. *Inspection*. In recognition of the potential impacts associated with oil and gas facilities, all wells and accessory equipment and structures may be examined by the inspectors of the County at reasonable times to determine compliance with applicable provisions of this Chapter, the International Fire Code, the International Building Code, and all other applicable standards in this DSR. The County reserves the right in its discretion to make spot inspections or to inspect without notice in the event of an issue potentially involving an immediate risk to public health, safety, welfare, the environment, or wildlife, or damage to the property of another. For the purpose of implementing and enforcing the provisions of this chapter, the inspector and other authorized personnel have the right to enter upon private property. The County may use the information collected on the inspections to enforce the requirements of this chapter. The County may also report this information to appropriate state and federal officials, including but not limited to information regarding alleged violations of state and federal rules. Operator shall make available to County, upon request, all records required to be maintained by these regulations or to show compliance with these regulations, and the rules and regulations promulgated by the ECMC and the CDPHE, including permits, Air Pollutant Emission Notices (APENs) and other documents required to be maintained by the ECMC, CDPHE and these regulations. The County shall charge a yearly inspection fee for all Oil and Gas Facilities in the County. Fees for Oil and Gas Facility inspections shall be assessed according to the County's adopted fee schedule.

b. *State Notification of Violations.* Adams County will cooperate fully with the State of Colorado by notifying the Oil and Gas Conservation Commission of any and all violations of the Colorado Laws and Regulations.

c. *Delinquent Taxes.* One condition of any oil and gas well Building Permit is that all taxes as provided by statute, shall be paid.

d. *Penalties and Fines.* The County has authority under C.R.S. § 29-20-104 to impose fines for leaks, spills, and emissions. Violations of this Section are capped at the amount specified in the State Air Pollution Control Act, C.R.S. § 25-7-128. A fine schedule for violations of this Section is on file in the Department of Community and Economic Development.

j. *County Violations*. In addition to the fines outlined above, the County has authority to cite violations under its control pursuant to Chapter 15.

k. *Legal Nonconforming*. Adams County recognizes that there are oil and gas operations that were legally established prior to the effective date of these regulations that may or may not conform to these regulations. These operations may continue, provided the facility is not substantially modified.

l. *Hearing, Enforcement, and Appeal Procedures for Air Quality Violations*.

(1) *Hearings.*

(A) Operators of OGFs may request a hearing in front of the BOCC to contest any alleged violations of the provisions contained in the Air Quality section of this DSR or to contest permitting decisions involving the provisions contained in the Air Quality section of this DSR. The BOCC shall grant request for a hearing within 15 days of receipt of such request.

(B) Hearing date will be set within 90 days.

(C) Notice will be printed in a newspaper of general circulation in the area where the OGF is located.

(D) Director of Community and Economic Development shall appear as a party in all hearings adjudicating decisions of the Community and Economic Development Department.

(E) The Director of Community and Economic Development shall have the same right to judicial review as other parties.

(F) All testimony shall be under oath or affirmation.

(G) A full and complete record of proceedings and testimony presented shall be taken and filed.

(H) Information related to secret processes or methods of manufacture or production must be kept confidential. The person seeking to keep information confidential has the burden of proof. Except as provided in the Clean Air Act, information claimed to be related to secret processes or methods of manufacture or production which is emissions data may not be withheld as confidential; except such information may be submitted under a claim of confidentiality and the County shall not disclose such information unless required under the Clean Air Act.

(I) Any person who is affected and not adequately represented shall have an opportunity to be a party upon prior application to and approval by the BOCC in

its discretion; such party shall have the right to be heard and cross-examine witnesses.

(J) The Board of County Commissioners shall make a decision within 30 days of completion of the hearing.

(K) Burden of proof is on Director of Community and Economic Development with respect to any hearings involving alleged violations.

(L) Where the Operator requests a hearing before the BOCC on a Permit involving provisions contained in the Air Quality section of this DSR, the permit applicant bears burden of proof with respect to justification therefor and information, data, and analysis supportive thereof or required with respect to the application.

(2) *Judicial Review.*

(A) Final orders or determinations of the Community and Economic Development Director or the BOCC are subject to judicial review

(B) Any party may move the court to remand the case to the Director of Community and Economic Development or the BOCC in the interests of justice for purpose of adducing additional evidence and findings; such party shall show reasonable grounds for failure to adduce such evidence previously.

(C) Any proceeding for judicial review shall be filed in the district court in which the OGF is located.

(3) *Injunctions.*

(A) If any person fails to comply with a final order of the Director of Community and Economic Development or the BOCC that is not subject to a pending administrative or judicial review, or in the event of a violation of an emission control regulation, or term or condition of a permit, the Director of Community and Economic Development or the BOCC may request the District Attorney for the district court in which the air pollution source is located to bring suit for an injunction

(B) In proceedings brought to enforce an order of the Director of Community and Economic Development or BOCC, a temporary restraining order or preliminary injunction, if sought, shall not issue if there is probable cause to believe granting such order or injunction will cause serious harm to the affected person or any other person and; (1) that the alleged violation or activity will not continue or be repeated; or (2) the granting of such temporary restraining order or preliminary injunction would be without sufficient corresponding public benefit.

(4) *Coordination with the Air Quality Control Commission.* Pursuant to C.R.S. § 25-7-128(4), upon the issuance of any enforcement order or granting of any permit, the County shall transmit to the AQCC a copy of the order or permit. Pursuant to C.R.S. § 25-7-128(6), the County shall confer and coordinate its activities regarding efforts to control or abate air pollution consistent with that provision.

U. **Residential Construction Standards.**

1. *Residential Construction Standards*. The Director of Community and Economic Development may impose any one or more of the following standards on a specific site basis as a condition of subdivision approval and/or Building Permits on platted or unplatted land:

a. The oil and gas well location shall include a 250 foot buffer in the form of an easement on the Final Plat. No structures may be constructed within the buffer area.

b. Access to the oil and gas well location shall be provided by a public street or recorded easement for private access.

c. The Final Plat shall include notice to prospective buyers of the location of the oil and gas well and associated easements.

d. All oil and gas well flow lines and/or easements shall be graphically depicted on the Final Plat.

e. All surface and subsurface agreements shall be noted on the Final Plat by the recorded book and page number.

f. Pursuant to Sec. 3-04-01, *General*, where a new home and/or other permanent structure with plumbing is constructed within 300 feet of an existing oil and gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.

2. *Plugged and Abandoned, and Former Oil and Gas Production Sites.* This Section is enacted to protect and promote the health, safety, morals, convenience, order, prosperity, or general welfare of the present and future residents of the County. These regulations are based upon the land use authority of the County.

a. Prior to submittal of a final plat or site-specific development plan, each plugged and abandoned well shall be located and surveyed. The plugged and abandoned well shall be permanently marked by a brass plaque set in concrete similar to a permanent benchmark to monument its existence and location. Such plaque shall contain all information required on a dry hole marker by the ECMC and the County.

b. As a condition of review of any final plat or site-specific development plan which contains a plugged and abandoned well or former oil and gas production site or is within 200 feet of such well or site, the owner shall submit a location diagram of the location of the well.

c. On every final plat or site-specific development plan which contains a plugged and abandoned well, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than 50 feet in width and 100 feet in length. No structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than 20 feet.

d. Every final plat and site-specific development plan which contains a plugged and abandoned well or a site-specific development that includes a property that is less than 200 feet from a plugged and abandon well, shall include the following notation: "The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of:

(1) The location of the plugged and abandoned well;

(2) The location of the maintenance and workover setback; and

(3) The purpose for the well maintenance and workover setback."

e. As a condition of Building Permit review, no dwelling shall be constructed within 50 feet of a plugged and abandoned well.

f. Prior to issuance of a grading permit within a development containing a known reserve pit site, the reserve pit site shall be tested for expansive soils. Reserve pits containing expansive soils in locations proposed for buildings shall be subject to the provisions of the Building Codes.

g. No utility lines shall be installed within ten feet of any plugged and abandoned well.

# 3-09-08 Outdoor Storage

A. **Districts Allowed.** Outdoor storage as a principal use shall be permitted in the following zone districts:

1. I-2, General Industrial; and
2. I-3: Heavy Industrial.

B. **Exemptions.** The following types of outdoor storage are accessory to a principal use and shall be considered accessory outdoor storage (Sec. 3-13-05.B).

1. *Commercial Vehicles.* Commercial vehicles or equipment related to a permitted business on the site.
2. *Truck Trailers.* Truck trailers that are attached to an operable truck tractor and directly related to the business on-site.
3. *Vehicles for Sale, Lease, or Under Repair.* Finished recreational vehicles, automobiles, portable buildings, boats, trailers, manufactured homes, and other similar vehicles or equipment sold or leased by a permitted use on the site and vehicles being repaired on site.

C. **Uses with Specific Standards (and So Not Regulated as Outdoor Storage).**

1. *Landscape Storage Yard.* Retail planting stock, landscape stone, and similar landscape materials, associated with a nursery or greenhouse are subject to the requirements of Sec. 3-09-06.F.
2. *Recreational Vehicle and Boat Storage.* Recreational vehicle storage and boat storage are subject to the requirements of Sec. 3-09-06(G).
3. *Fleet Parking.* The parking of fleet vehicles is subject to the requirements of Sec. 3-09-04.
4. *Scrap Processing/Shredding Yard.* A Scrap Processing and Shredding Yard is considered a Waste Related Use and is subject to the requirements of Sec. 3-09-09(E).
5. *Automobile and Towing Storage Yard.* Automobile and Towing Storage Yards are subject to the requirements of Sec. 3-09-02.

D. **General Requirements.**

1. *Orderly Condition.* All materials stored outdoors shall be arranged and maintained in an orderly condition with unobstructed access points and circulation lanes that are free of weeds, litter, and junk, including but not limited to inoperable vehicles or equipment, damaged pallets, empty and unusable fuel tanks, and any materials that are unrelated to the primary business being conducted on a site.
2. *Surface Material*. Depending on the materials stored on site, the Director of Community and Economic Development may require a hard surface material. This will be determined at time of Site Plan Review or Conditional Use Permit.
3. *Materials Stored.*

a. All outdoor storage shall consist of non-hazardous materials as determined by the Colorado Department of Public Health and Environment.

b. Goods stored outdoors shall be limited to those provided for sale, lease, processing, use, or repair, (including vehicles) by a principal use on the property. If a site is leased for use as outdoor storage, the materials being stored shall be directly related to the lessee's primary business.

4. *Location on a Site.*

a. Outdoor storage shall not be permitted between the front building line and the front lot line.

b. All outdoor storage areas shall be located to the side or rear of the principal structure. Where the area is to the side of the principal structure, it shall be setback a minimum of 15 feet from the front building line of the principal structure.

c. Where there is no building on the subject property, the outdoor storage yard shall be setback a minimum of 25 feet from any property line.

5. *Access and Circulation.*

a. Adequate access points and unobstructed travel lanes shall be incorporated in the design of the outdoor storage area and shall meet all the requirements of the local fire district.

b. All travel lanes within the outdoor storage area shall be counted toward the total use area of outdoor storage.

6. *Permitted Size of an Outdoor Storage Area.*

a. Outdoor storage that is less than 80% of the entire lot shall be considered a permitted use to be reviewed in accordance with the Site Plan Review procedures in Section 13-05-03 and shall meet the requirements of this Section.

b. Outdoor storage that exceeds 80% of the entire lot or 10 acres, whichever is less, shall be considered a principal use of the property and shall require a Conditional Use Permit

7. *Height.* All outdoor storage shall not exceed the height of the fence, unless specifically approved by the Board of County Commissioners by its own Conditional Use Permit. Materials may be stacked up to eight feet or equal the height of the screening fence, whichever is less. Large items over eight feet in height such as truck trailers or concrete pipes shall not require a Conditional Use Permit provided they are placed in a single layer and not stacked.

E. **Bufferyards, Screening, and Fencing.** Any industrial use in which outdoor storage is permitted as a principal or accessory use shall be required to provide bufferyards to conceal outside storage areas from view from public rights-of-way and lesser intensity land uses.

1. *Location.*

a. Bufferyards are required for the entire length of any side or rear property line where any permanent or temporary outdoor storage areas are visible from the property line, public street, or other public right of way.

b. Bufferyards are not required between abutting outdoor storage yards, provided neither yard is visible from abutting rights-of-way.

2. *Types Required.*

a. Street Bufferyard. The required street bufferyard shall depend upon the abutting street types or types, as provided in Sec. 4-04-03(H), *Bufferyards and Screening.*

b. Use Bufferyards. The required use bufferyard shall be determined by the adjacent zoning district type, as provided in Sec. 4-04-03(F), *Bufferyards and Screening.*

3. *Fencing in Bufferyards.* In addition to the requirements of Sec. 4-04-03:

a. Fencing and walls used as part of a bufferyard shall be installed behind the required landscaping.

b. *Design.* The property owner shall conceal all outside storage with an eight-foot solid wood fence or masonry wall. Chain link fencing as screen fencing is not permitted.

(1) The design of fences or walls in a street bufferyard are encouraged to include variations in height, different material combinations, offset angles, or other types of articulation to avoid visual monotony. Variations may be approved by the Director of the Community and Economic Development Department.

c. *Fencing Exception.* See Sec. 3-09-01(F).

d. *Maintenance.* All fencing shall always be maintained and kept in good condition. Condition of fences shall be evaluated through a review of:

(1) Structural integrity and being functionally sound under the County's Building Codes; and

(2) Substantially the same condition as originally permitted or constructed.

F. **Additional Screening.** The Director of Community and Economic Development shall have the discretion to require additional fencing, walls, or plant material within a required bufferyard depending on the topography and visibility of the site.

# 3-09-09 Waste-Related Use Standards

A. **General.**

1. *Outdoor Storage.*

a. Outdoor Waste may be stored outdoors, provided the storage area is consistent with the zone district allowances.

b. No waste storage area shall be located within 20 feet of a public sidewalk.

c. Stockpiles of materials may only be placed as specified in a design and operation plan.

2. *Screening and Fencing.* All outdoor storage shall be screened in accordance with Sec. 3-09-01(E), *Fencing* and Sec. 3-09-01(F), *Screen Fencing* of these standards and regulations.

3. *Removal of Waste from Right-of-Way.* Operators shall be required to remove all waste-related materials that are brought to the facility from along all public rights-of-way within one-half mile of the facility.

4. *Appearance.* All sites shall maintain a clean, neat, and orderly appearance. Stockpiles of materials may only be placed as specified in the design and operation plan. Litter, dust, and odors may not leave the boundaries of the site.

5. *Air Pollutant Emissions and Odor Control*. Emissions of air pollutants, including particulate matter or dust, and odor shall be mitigated to the extent feasible through the use of appropriate control technologies and best management practices.

6. *Traffic Control Plan. Provisions of an approved traffic control plan shall be followed by the operator.*
7. *Hours of Operation.* The hours of operation for all Waste-Related uses that are within 200 feet of a residentially used dwelling shall be from 7:00 a.m. to 7:00 p.m.
8. *Litter and Windblown Debris.* Litter shall be collected and controlled within the site perimeter and along the exterior perimeter fencing and public road right-of-way.

B. **Aggregate Material Recycling Facilities.**

1. *Nuisance Control Plan*. Provisions of the nuisance control plan shall be followed. The nuisance control plan shall detail the operational, design, and administrative measures that will be implemented to eliminate or mitigate odor, dust, litter, noise, and lighting impacts to surrounding properties.
2. *Fugitive Dust and Debris*. Blowing particulate matter and debris shall be mitigated using appropriate control technologies and best management practices. Such control measures must always be functioning to ensure onsite visible emissions do not exceed limits specified within the State-issued air permit for the source.
3. *Wind Monitoring*. Wind speeds shall be monitored at all times during active operations using an anemometer or other weather monitoring systems capable of providing site-specific, real-time data on wind speeds. Material movement and crushing operations must cease anytime sustained wind speed exceeds 20 miles per hour and/or wind gusts exceed 30 miles per hour.
4. *Recordkeeping*. All operators shall maintain records showing amounts of stockpiled materials both processed and unprocessed that are consistent with the amounts allowed in the Permit. In addition, records containing customer lists and records showing amounts of recycled material shipped off site shall be maintained. Records of unacceptable loads or materials pulled from operations for disposal off-site shall also be maintained.
5. *Performance Bond*. Prior to commencing operations, and thereafter during the active life of the facility, and for one year after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.

C. **Commercial Composting Operations (Class I and Class II Only).**

1. *Performance Bond.* Prior to commencing operations, and thereafter during the active life of a Waste-Related facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. Said bond shall be sufficient to ensure compliance with operating conditions of the Permit, the amount of which shall be established by the Board of County Commissioners. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.

2. *Environmental Bond.* Prior to commencing operations, and thereafter during the active life of the facility, and for five years after closure, the operator shall post a bond sufficient to ensure compliance with the closure plan, and to effect remedial measures if environmental damage is found to be taking place.
3. *Nuisance Control.* The measures and best practices employed to eliminate or mitigate odor, dust, litter, noise, and lighting impacts to surrounding properties as described in the approved plan shall be followed at all times.
4. *Odor Control.* Feedstock and active piles shall at all times be managed in accordance with the approved odor control protocols such that monitoring, tracking, response actions, and recordkeeping effectively prevent odors from impacting adjacent properties.
5. *Vehicle Parking.* Transfer vehicles may not be parked on public streets.
6. *Vector Controls.* All sites shall maintain vector controls as prescribed by the approved plan.
7. *CDPHE Regulations.* Colorado Department of Public Health and Environment Regulations 6 CCR 1007-2, Section 14 are hereby incorporated in this DSR.
8. *Facility Classification.* A Class III facility as designated by CDPHE requires a Certificate of Designation for siting and operation of such facility.
9. *Quarterly Reports*. All complaints received by the applicant concerning odors or impacts to offsite wells attributable to the composting operation, and the resolution of those complaints shall be submitted to the Environmental Programs Division (EPD) of the Community and Economic Development Department within fifteen (15) calendar days following the end of each quarter.
10. *Annual Reports*. A copy of the Composting Facility Annual Reporting Form submitted to the Colorado Department of Public Health and Environment shall be submitted to the EPD with the first quarterly report of each year.

D. **Infectious Waste Disposal Site and/or Processing Facilities.**

1. *Radiation Monitoring Program*. The operator shall operate a radiation monitoring program in accordance with an approved plan.
2. *General Monitoring Program*. The general monitoring program, approved by the County for each infectious waste disposal and/or processing facility, shall be adhered to.
3. *Temperature Operating Charts*. Temperature operating charts from an infectious waste disposal and/or processing facility shall be retained for two years for review by the Director of Community and Economic Development. The County may require additional monitoring if a facility has problems maintaining a temperature or other operational standard.
4. *Truck Washing*. All trucks shall be washed at least once a week with a detergent and disinfectant to minimize nuisance conditions, unless spills or leaks are detected which must be disinfected immediately. All wash water shall be properly controlled to prevent runoff.
5. *Waste Incineration*. Infectious waste incineration facilities shall be permitted to burn infectious waste only. Incineration of wastepaper, contraband, or other materials is not permitted unless specifically approved as part of the waste stream.
6. *State Requirements.* Such sites and facilities are further subject to 6 CCR 1007-2 Parts 1, 2 and 3 (as applicable) for infectious waste management.

E. **Solid and/or Hazardous Waste Disposal Sites and/or Facilities.**

1. *General Operating and Performance Standards*. The following General Operating and Performance Standards are applicable to all Solid Waste Disposal Sites and/or Facilities:

a. *Compliance with Colorado Solid Waste Act*. Operators shall comply with the Colorado Solid Waste Act (C.R.S. § 30-20-100 *et seq*.), and all regulations promulgated pursuant to said Act by the Colorado Department of Public Health and Environment.

b. *Compliance with State Standards and Regulations*. Operators shall comply with all adopted State and Federal regulations, whether such regulations are adopted prior to, or after, approval of a Certificate of Designation under these standards and regulations.

2. *Liability Insurance Required*. All solid waste disposal site and/or facility operators shall maintain adequate liability insurance in the amount of one million dollars and submit evidence of such insurance upon request from the Director of Community and Economic Development.

3. *User Service Charges Required*. All solid waste disposal site and/or facility operators shall collect service charges from users for the purpose of solid waste management in the County. Such charges shall be collected pursuant to the Board of County Commissioners Resolution of August 28, 1985, as amended.

4. *Uncovered Loads*. All uncovered loads shall be charged double the normal disposal rate.

5. *Odor Control*. At no time shall a waste disposal site or facility emit odors that are detectable off-site. Best practices and operational controls detailed in the approved plan shall be implemented to eliminate such conditions.

6. *Erosion Control*. At no time shall a waste disposal site or processing facility allow soil loss or erosion beyond that provided for in the erosion control measures approved in the engineering design and operations plan.

7. *Storage of Untreated or Unprocessed Waste*. Storage of authorized untreated or unprocessed waste shall not exceed the time limit described in the approved operations plan, conditions of approval required with the Certificate of Designation, or otherwise required by the Colorado Department of Public Health and Environment.

8. *Blowing Debris Control.* Wind screens shall be maintained around the area of active waste placement operations at all times, regardless of wind speed.

9. *Wind Monitoring.* Anemometers or other weather monitoring systems capable of providing site-specific, real-time data on wind speeds shall be installed at the landfill facility. Waste conveyance and placement activities must cease when sustained wind speed exceeds 20 miles per hour and/or wind gusts exceed 30 miles per hour.

10. *Waste Minimization Program*. All operators shall conduct a waste minimization program both with the community and with generators, providing public information and assistance for waste reduction, recycling, and reuse programs. Information that is provided to the public regarding waste minimization and access to recycling shall also be provided to the Director of Community & Economic Development.

11. *Certification of Special Structures and Equipment*. Special structures not addressed in these standards and regulations, and processing equipment which has the potential to create external environmental impacts (through air emissions, groundwater impacts, etc.), shall be certified by a registered professional engineer or other qualified expert, as determined by the Director of Community and Economic Development, as to proper installation and construction in accordance with the approved design and operations plan prior to start of operations.

12. *Quarterly Reports*. Operators shall submit quarterly reports no later than 30 calendar days following the end of the calendar quarter to the Director of Community and Economic Development, Adams County Health Department, and the Colorado Department of Public Health and Environment, summarizing:
    a. *Results of Monitoring Data*. The results of air and water monitoring data, monitoring of landfill gas, and other environmental monitoring data, as applicable, prepared by a qualified independent firm or other qualified professionals, including in-house certified staff and laboratories acceptable to the Director of Community and Economic Development.
    b. *Received Waste Figures*. Daily average and cumulative figures for the quantity and types of waste received. The cumulative figure shall be related to a percentage completion figure for the current phase of operation or approved operating capacity.
    c. *Gross Quarterly Revenues.* Gross quarterly revenues for calculation of the County's Solid Waste Management Fee.
    d. *Operational Data*. Records of wind speed measurements and high-wind shutdown periods, and received public complaints and resolutions.
13. *Annual Reports.* Operators shall submit annual reports to the Director of Community and Economic Development. The annual reports shall summarize the following information.
    a. *Waste Types and Volumes*. The waste types and volumes handled throughout the year and documentation of used airspace for the active cell
    b. *Operation Completion*. The percentage of operation completion to date, including remaining airspace based on landfill design specifications.
    c. *Reclamation Activities*. A summary of final cover activities to date.
    d. *Operational Plans for Following Year*. A description of operational plans for the following year, including estimated construction schedules for expected cell construction or cap and cover events.
14. *Quality Assurance (QA) Program Required.* All operators shall fund an independent quality assurance (QA) program to ensure construction of synthetic or clay liners for cells meet required specifications in the approved design and operations plan. The QA program shall be performed by a qualified professional, approved by the Director of Community and Economic Development, representing the County. The expense shall be charged to the operator.
15. *Radiation Monitoring Program.* The landfill operator shall operate a radiation monitoring program in accordance with an approved plan.
16. *Quantity of Paper Permitted.* The quantity of paper permitted in a demolition and construction debris landfill is limited and is established by the Board of County Commissioners for each landfill. This standard shall be followed during operations.

F. **Solid and/or Hazardous Waste Transfer Stations.**

1. *Environmental Bond*. Prior to commencing operations, and thereafter during the active life of the facility, and for five years after closure, the operator shall post a bond sufficient to ensure compliance with the closure plan, and to effect remedial measures if environmental damage is found to be taking place.
2. *Vehicle Parking*. Transfer vehicles may not be parked on public streets.
3. *Vector Controls*. All sites shall maintain vector controls as prescribed by the approved plan.

4. *Nuisance Controls*. The measures and best practices employed to eliminate or mitigate odor, dust, litter, noise, and lighting impacts to surrounding properties as described in the approved plan shall be followed at all times.
5. *Blowing Debris.* Wind speeds shall be monitored at all times the site is active using an anemometer or other weather monitoring systems capable of providing site-specific, real-time data on wind speeds. Outdoor operations involving waste handling shall cease when sustained wind speed exceeds 20 miles per hour and/or wind gusts exceed 30 miles per hour.
6. *Storage of Solid or Hazardous Waste*. All wastes not transferred within 24 hours shall be stored in closed containers or in totally enclosed buildings. In no case may waste be stored longer than seven days.

G. **Incinerators.**

1. *Monitoring Program.* The specific monitoring program approved by the County for on-site soils and air monitoring shall be followed.
2. *Waste Minimization and Management Program.* The waste minimization program approved by the County shall be followed.
3. *Ash Transportation.* All incinerator ash will be stored and transported in a manner minimizing the release of fugitive dust or particulate matter.
4. *Pollution Control Device Residue Collection.* Any residue generated by the approved air pollution control device(s) shall be collected and disposed of in accordance with the approved Waste Management Plan.
5. *Incinerator Operation.* The incinerator shall be operated in accordance with the approved design and operations plan.
6. *Radioactivity Monitoring.* The operator shall operate a low-level radioactivity monitoring program in accordance with an approved plan.

H. **Inert Landfill Operations**

1. *Materials Acceptance Plan:* Operators shall develop and implement a Materials Acceptance Plan detailing procedures for certifying incoming loads as inert, including material acceptance, load inspection, and load rejection procedures for all waste material brough to the fill site. Loads containing trash, organic material, metal material, and other waste material not meeting the definition of inert fill for landfilling shall be rejected and documentation of hauler, source, and haul date shall be kept onsite for at least one-year. A visual inspection screening shall be made where loads are offloaded and incidental amounts of materials not meeting the definition of inert material shall be removed. All materials removed from the waste stream shall be disposed of at an approved waste disposal facility and records kept of such disposal.
2. *Fencing:* An eight (8) foot solid screen fence or security fence, with additional screening material, as approved by the Director of Community and Economic Development, shall enclose all outside storage.
3. *Traffic Control Plan:* Provisions of the traffic control plan shall be followed.
4. *Nuisance Control Plan:* Provisions of the nuisance control plan shall be followed. The nuisance control plan shall detail the operational, design, and administrative measures that will be implemented to eliminate or mitigate odor, dust, tracking mud/dirt offsite, litter, noise, and lighting impacts to surrounding properties.
5. *Appearance:* All sites shall maintain a clean, neat, and orderly appearance. Stockpiles of materials may only be placed as specified in the design and operation plan.

I. **Recycling Facilities, Including Scrap Tire**

1. *Fencing:* An eight (8) foot solid screen fence or security fence, with additional screening material, as approved by the Director of Community and Economic Development, shall enclose all outside storage.
2. *Traffic Control Plan:* Provisions of the traffic control plan shall be followed.
3. *Nuisance Control Plan:* Provisions of the nuisance control plan shall be followed. The nuisance control plan shall detail the operational, design, and administrative measures that will be implemented to eliminate or mitigate odor, dust, litter, noise, and lighting impacts to surrounding properties.
4. *Appearance:* All sites shall maintain a clean, neat, and orderly appearance. Stockpiles of materials may only be placed as specified in the design and operation plan.
5. *Recordkeeping:* All operators shall maintain records showing amounts of stockpiled materials both processed and unprocessed that are consistent with the amounts allowed in the Permit. In addition, records containing customer lists and records showing amounts of recycled material shipped off site shall be maintained. Records of unacceptable loads or materials pulled from operations for disposal off-site shall also be maintained.
6. *Performance Bond:* Prior to commencing operations, and thereafter during the active life of the facility, and for one (1) year after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. For tire recycling facilities, the amount of said bond shall be $3.00 per tire including unprocessed and processed tire amounts allowed in the Permit and the amount necessary to remove materials from recycling facilities for disposal at an appropriate disposal facility. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.
7. *Removal of Trash from Right-of-Way:* Operators shall remove trash, or other waste material, of the type, which is brought to the facility, along public rights-of-way within one-half (1/2) mile of the facility.

# Div. 3-10 Marijuana Use Standards

## 3-10-01 General Marijuana Use Standards

A. **Purpose**. The purpose of the following general use standards is to address elements of planning, design, operation, and maintenance to be applied to all marijuana businesses in Adams County. Any use-specific standards contained in this DSR shall also be applied. Where a use-specific standard conflicts with a general use standard, the use-specific standard shall apply.

B. **Commercial General Use Standards Reference**. The provisions of Sec. 3-07-01, *General Use Standards*, shall apply to marijuana uses, in addition to the standards of this Division.

C. **Licensing**. Prior to the operation of any marijuana business, a license must be obtained from the state of Colorado, and a local license must be obtained from Adams County, as applicable. Uses established pursuant to this Section shall at all times be in complete compliance with the terms and conditions of its marijuana businesses license.

D. **Use Standards for All Marijuana Businesses**.

1. *Home Occupation*. No marijuana business shall be allowed as a home occupation use.
2. *Residential Use or Zone*. No marijuana business shall be located in a residentially zoned or used building, or in a movable or mobile structure.
3. *Floor Area*. Where a retail marijuana store and a retail marijuana cultivation facility are located on the same site in a commercial zone district, the cultivation facility shall be no more than twice the size of the store in gross floor area.
4. *Surroundings*. All marijuana businesses shall develop properties in harmony with the surrounding area and shall enhance design elements of buildings and properties accordingly.
5. *County Inspections*. Inspections of marijuana businesses may occur at any time with or without notice.
6. *Nuisances*. Best industrial practices to mitigate odor, noise, lights, vapors, fumes, and dust, such as scrubbers and filters, shall be utilized and functioning at all times.
7. *State Constitution and C.R.S*.
   a. These standards and regulations recognize the protections afforded by Article XVIII, Section 14 of the Colorado Constitution, and desires to affirm the ability of patients and primary caregivers to otherwise be afforded the protections of Article XVIII, Section 14 of the Colorado Constitution and C.R.S. § 25-1.5-106.
   b. These standards and regulations shall in no way limit application and enforcement of any statutes of the state of Colorado.
8. *Measurement*. All distances shall be measured from property line to property line.

## 3-10-02 Medical Marijuana Store

A. **1,000-Foot Separation**. No Medical Marijuana Store shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, and public housing facility.

B. **100-Foot Separation**. No Medical Marijuana Store shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.

C. **50-Foot Separation**. No Medical Marijuana Store shall be located within 50 feet of any residentially zoned or used property.

D. **750-Foot Separation**. No Medical Marijuana Store shall be located within 750 feet of any other Medical Marijuana Center or Retail Marijuana Store.

## 3-10-03 Retail Marijuana Store

A. **1,000-Foot Separation**. No Retail Marijuana Store shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, and public housing facility.

B. **100-Foot Separation**. No Retail Marijuana Store shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home, halfway house or correctional facility.

C. **50-Foot Separation**. No Retail Marijuana Store shall be located within 50 feet of any residentially zoned or used property.

D. **750-Foot Separation**. No Retail Marijuana Store shall be located within 750 feet of any other Retail Marijuana Center or Medical Marijuana Store.

## 3-10-04 Medical Marijuana Manufacturing Facility

A. **1,000-Foot Separation**. No Medical Marijuana Product Manufacturing Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.

B. **100-Foot Separation**. No Medical Marijuana Product Manufacturing Facility shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home, halfway house or correctional facility.

C. **50-Foot Separation**. No Medical Marijuana Product Manufacturing Facility shall be located within 50 feet of any residentially zoned or used property.

## 3-10-05 Retail Marijuana Product Manufacturing Facility

A. **1,000-Foot Separation**. No Retail Marijuana Product Manufacturing Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based information provided to the County by the State of Colorado), playground, park, and public housing facility.

B. **100-Foot Separation**. No Retail Marijuana Product Manufacturing Facility shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home, halfway house or correctional facility.

C. **50-Foot Separation**. No Retail Marijuana Product Manufacturing Facility shall be located within 50 feet of any residentially zoned or used property.

## 3-10-06 Medical Marijuana Cultivation Facility

A. **Permitted Zone District**. Medical Marijuana Cultivation Facilities are permitted in the General Commercial and Heavy Commercial zone districts for dual operations, the I-1, I-2, and I-3 zone districts for stand-alone operations, and the A-3 zone district on parcels of at least 35 acres in size for indoor stand-alone operations west of Imboden Road from the northern border of Adams County south to the intersection of Imboden Road and E. 56th Avenue; then south of E.

56th Avenue between Imboden Road and Pass-Me-By Road; then west of Pass-Me-By Road from E. 56th Avenue to the southern border of Adams County.

B. **Location**.

1. *1,000-Foot Separation.* No Medical Marijuana Cultivation Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
2. *100-Foot Separation.* No Medical Marijuana Cultivation Facility shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home, halfway house or correctional facility.
3. *50-Foot Separation.* No Medical Marijuana Cultivation Facility shall be located within 50 feet of any residentially zoned or used property.

## 3-10-07 Retail Marijuana Cultivation Facility

1. **Permitted Zone District**. Retail Marijuana Cultivation Facilities are permitted in the General Commercial and Heavy Commercial zone districts for dual operations, the I-1, I-2, and I-3 zone districts for stand-alone operations, and the A-3 zone district on parcels of at least 35 acres in size for indoor stand-alone operations west of Imboden Road from the northern border of Adams County south to the intersection of Imboden Road and E. 56th Avenue; then south of E. 56th Avenue between Imboden Road and Pass-Me-By Road; then west of Pass-Me-By Road from E. 56th Avenue to the southern border of Adams County.
2. **Location**.
   a. *1,000-Foot Separation.* No Retail Marijuana Cultivation Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
   b. *100-Foot Separation.* No Retail Marijuana Cultivation Facility shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home, halfway house or correctional facility.
   c. *50-Foot Separation.* No Retail Marijuana Cultivation Facility shall be located within 50 feet of any residentially zoned or used property.

## 3-10-08 Marijuana Testing Facility

A. **1,000-Foot Separation**. No Retail Marijuana Testing Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high, or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.

B. **100-Foot Separation**. No Retail Marijuana Testing Facility shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home, halfway house or correctional facility.

C. **50-Foot Separation**. No Retail Marijuana Testing Facility shall be located within 50 feet of any residentially zoned or used property.

# 3-10-09 Marijuana Hospitality Business

A. **Location**.

1. *1,000-Foot Separation*. No Marijuana Hospitality Business shall be located within 1,000 feet of any existing public or private elementary, middle junior high or high school, state licensed daycare home and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, or public housing facility.
2. *100-Foot Separation*. No Marijuana Hospitality Business shall be located within 100 feet of any existing house of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home, halfway house, or correctional facility.
3. *50-Foot Separation*. No Marijuana Hospitality Business shall be located within 50 feet of any residentially zoned or used property.
4. *500-Foot Separation*. No Marijuana Hospitality Business allowing for outdoor consumption shall be located within 500 feet of any residentially zoned or used property.
5. *Five-Mile Separation*. No Marijuana Hospitality Business shall be located within five miles of any other Marijuana Hospitality Business or Retail Marijuana Hospitality and Sales Business.

B. **Mobile Premises**. A Marijuana Hospitality Business with a Mobile Premises shall designate and maintain a fixed place of business in unincorporated Adams County this is separate from the Mobile Premises.

C. **Accessory Use**. A Marijuana Hospitality Business may be allowed as an accessory use to any established Commercial Uses, as defined in Chapter 16, in any zone district where a Marijuana Hospitality Business is still required, even if operating as an accessory use. The accessory use must comply with all requirements of Div. 3-13, *Accessory Uses and Structures,* as well as this Section.

D. **Outdoor Consumption**. If any outdoor consumption area is permitted as part of the Marijuana Hospitality Business, it shall be no greater in size than 50% of the indoor consumption area. The outdoor consumption area shall be concealed by an eight-foot solid screen fence or other effective screening material, as approved by the Director of Community and Economic Development.

# 3-10-10 Marijuana Hospitality and Sales Business

A. **Location**.

1. *1,000-Foot Separation*. No Marijuana Hospitality Business shall be located within 1,000 feet of any existing public or private elementary, middle junior high or high school, state licensed daycare home and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, or public housing facility.
2. *100-Foot Separation*. No Marijuana Hospitality Business shall be located within 100 feet of any existing house of worship, youth center, public swimming pool, video arcade, alcohol

or drug rehabilitation facility, group home for the developmentally disabled, halfway house, or correctional facility.

3. *50-Foot Separation*. No Marijuana Hospitality Business shall be located within 50 feet of any residentially zoned or used property.
4. *500-Foot Separation*. No Marijuana Hospitality Business allowing for outdoor consumption shall be located within 500 feet of any residentially zoned or used property.
5. *Five-Mile Separation*. No Marijuana Hospitality Business shall be located within five miles of any other Marijuana Hospitality Business or Retail Marijuana Hospitality and Sales Business.

B. **Indoor Consumption**. The consumption area within a Retail Marijuana Hospitality and Sales Business shall not exceed 50% of the total floor area of the retail establishment, but in no case more than 1,500 square feet.

C. **Outdoor Consumption**. If any outdoor consumption area is permitted as part of the Retail Marijuana Hospitality and Sales Business, it shall be no greater in size than 50% of the indoor consumption area. The outdoor consumption area shall be concealed by an eight-foot solid screen fence or other effective screening material, as approved by the Director of Community and Economic Development.

# Div. 3-11 Natural Medicine Use Standards

## 3-11-01 General Natural Medicine Use Standards

A. **Purpose**. The purpose of the following general use standards is to address elements of planning, design, operation, and maintenance to be applied to all natural medicine businesses and noncommercial cultivation in Adams County. Any use-specific standards contained in this DSR shall also be applied. Where a use-specific standard conflicts with a general use standard, the use-specific standard shall apply.

B. **Noncommercial Cultivation.** The noncommercial cultivation of natural medicine shall be permitted as an accessory use to any residential use.

   a. *Location.* Noncommercial cultivation shall only take place indoors, not visible or accessible to the general public, in an area enclosed and locked.
   b. *Size.* Noncommercial cultivation shall take place in an area no larger than twelve feet by twelve feet.
   c. *Nuisance control.* Noncommercial cultivation shall not cause odors, smoke, heat, glare, or light that is detectable beyond the property line of the property upon which the use is being conducted.

C. **Commercial General Use Standards Reference**. The provisions of Sec. 3-07-01, *General Use Standards*, shall apply to natural medicine business uses, in addition to the standards of this Division. For natural medicine products manufacturing facilities, natural medicine cultivation facilities, and natural medicine testing facilities, the provisions of Sec. 3-09-06, *Light Industrial,* standards shall also apply.

D. **Licensing**. Prior to the operation of any natural medicine business, a license must be obtained from the state of Colorado. Uses established pursuant to this Section shall at all times be in complete compliance with the terms and conditions of its natural medicine businesses license.

E. **Use Standards for All Natural Medicine Businesses**.

1. *Compliance with State regulations.* All Natural Medicine Businesses shall operate in compliance with all applicable state regulations and licensing requirements.
2. *Home Occupation*. No natural medicine business shall be allowed as a home occupation use. This does not prohibit facilitators from administering services at a person's residence in compliance with state regulations.
3. *Residential Use or Zone*. No natural medicine business shall be located in a residentially zoned or used building, or in a movable or mobile structure.
4. *Location*
   a. *Zone Districts.* Natural medicine businesses are permitted according to Table 2-06-02.B, *Nonresidential and Mixed-Use Districts Use Table*.
   b. *Co-location.* Natural medicine businesses may co-locate where allowed by the zone district.
5. *Surroundings*. All natural medicine businesses shall develop properties in harmony with the surrounding area and shall enhance design elements of buildings and properties accordingly.
6. *County Inspections*. Inspections of natural medicine businesses may occur at any time with or without notice.
7. *Nuisances*. Best industrial practices to mitigate odor, noise, lights, vapors, fumes, and dust, such as scrubbers and filters, shall be utilized and functioning at all times. The natural medicine business shall not create odors, noise, light or other nuisances that are detectable beyond the property line of the property upon which the use is being conducted.
8. *Separation*. All natural medicine businesses shall be located at least 1,000 feet away from any public or private elementary, middle, junior high school, preschool, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado).
9. *Measurement*. All distances shall be measured from property line to property line.

# Div. 3-12 Wireless Communication Facilities Standards

## 3-12-01 Wireless Communication Facility (WCF) (formerly known as CMRS) Sites

A. **Design Standards for all Wireless Communication Facility (WCF) Sites**. The purpose of design standards for WCF sites is to ensure the necessary antennae, equipment, and equipment

shelters are sited and screened in a manner to minimize visual and physical impacts on the surrounding area. The following design requirements shall apply to all WCF:

1. *Architectural Compatibility.* All WCF antennae, equipment, and equipment shelters shall incorporate architectural and visual design features intended to reduce visual contrast with surrounding development. Compliance shall be achieved through one or more of the following:
    a. Use of colors that match or closely resemble the predominant colors of the supporting structure or surrounding buildings;
    b. Use of materials and finishes consistent with the supporting structure; or
    c. Integration of antennae within architectural features such as parapets, steeples, towers, or facade elements.
2. *Landscaping and Screening.*
    a. Existing vegetation shall be preserved to the maximum extent practicable where it contributes to screening of ground-mounted equipment.
    b. Where existing vegetation or topography does not adequately screen ground-mounted equipment, supplemental landscaping and/or fencing shall be required.
    c. Required fencing shall:
        (1) Be constructed of materials that blend with the surrounding environment;
        (2) Not exceed the maximum fence height permitted in the underlying zoning district; and
        (3) Be supplemented with landscaping unless otherwise precluded by site constraints.
3. *Height.* The height of all WCF antennae and support structures shall be limited to the minimum height necessary to provide reliable service coverage and capacity, as demonstrated by technical and engineering documentation submitted with the application.
4. *Visual Mitigation.* All WCF antennae, equipment, and equipment shelters shall be sited, designed, and screened to minimize the visibility of such equipment from surrounding properties, public roads, and neighborhoods.
5. *Color and Finish.* All WCF antennae, equipment, and equipment shelters shall utilize non-reflective, neutral, or earth-tone colors designed to reduce visual contrast with the surrounding environment.
6. *Co-Location.*
    a. Co-location of WCFs on existing towers, buildings, or structures shall be permitted and encouraged where technically feasible; or
    b. Applicants proposing new freestanding facilities shall submit documentation demonstrating that co-location on existing facilities within the service area is not feasible due to documented technical or operational constraints.
7. *Lighting.* WCFs shall not be artificially lighted except where required by the Federal Aviation Administration (FAA) or other applicable regulatory agency.
8. *Legal Compliance.*
    a. All WCFs shall comply with all state and federal law.

b. Review and action on applications for WCFs shall comply with applicable federal and state law, including the review timelines, tolling provisions, and deemed approval procedures established by C.R.S. § 29-27-401 *et seq*., § 332(c)(7) of the Telecommunications Act of 1996, § 6409(a) of the Spectrum Act, and applicable Federal Communications Commission regulations and orders, as each may be amended from time to time.

c. Nothing in this Section shall be construed as a waiver of the County's authority to require complete applications, enforce adopted standards, or exercise discretion as otherwise permitted by state and federal law.

9. Applications that do not meet the standards in this Division require a waiver. The Director of Community and Economic Development may issue a waiver if the following criteria are met:

a. The waiver, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use of the development of adjacent property.

b. There are no reasonable design alternatives that would remove the need for the requested waiver or would reduce the amount of waiver required.

B. **Design Standards for Structure or Building Mounted WCFs.** All structure or building mounted WCF antennae and equipment shall be designed and constructed to blend with and enhance the architectural characteristics of the accompanying building or structure and shall be subject to Building Permit approval.

1. *Panel Antennae Standards.*

a. No panel antenna shall exceed the maximum height limitation for the zone district in which the panel is located.

b. Panel antennae shall not be mounted in a freestanding, sled, or rack-mounted fashion on the roof of a building unless all of the following are met:

(1) the proposed panel antennae will be fully screened from public view along with such equipment;

(2) Screening materials shall match or be visually consistent with the color, materials, and architectural character of the existing building; and

(3) The applicant demonstrates that alternative mounting locations permitted by this Section are not technically feasible.

2. *Whip Antennae Standards*.

a. Single whip antennas shall not extend more than 15 feet above the building height.

b. Where more than one whip antenna is attached to one building, such antennae shall maintain a minimum separation of 15 feet between antenna owned by different WCF providers.

C. **Design Standards for Freestanding WCFs**. All freestanding WCFs shall be subject to an Administrative Review Permit Process as outlined in Sec. 13-02-01. The following design standards shall apply to all freestanding WCFs:

1. A freestanding WCF shall be set back from all property lines a minimum distance equal to the height of the facility.
2. Co-location of WCFs on the same freestanding facility shall be required to the maximum extent practicable. A freestanding WCF shall not be located closer than 1,000 feet from any other freestanding WCF.

D. **Design Standards for Small Cell Wireless Facilities**. All small cell wireless facilities located outside of the public right-of-way shall be subject to an Administrative Review Permit Process as outlined in Sec. 13-02-01. The following design and performance standards shall apply to all small cell wireless facilities:

1. Small cell wireless facilities shall be located and sited based on the following order of preference:
   a. Small cell facilities shall be collocated and attached to existing and previously approved small cell facilities.
   b. Small cell facilities shall be attached to or replace available structures previously approved in the County right-of-way.
   c. New freestanding small cell facility poles shall be built in a manner that allows for collocation.
2. Any new pole with an antenna must be architecturally consistent with the surrounding area by utilizing one of the following:
   a. Replacing existing permitted facilities (including, without limitation, traffic signals, light poles, or light standards) so that the presence of the small cell facility is not readily apparent;
   b. Integrating the equipment in an architectural feature of an existing structure; integrating or attaching equipment to an outdoor fixture such as a traffic signal, light standard, utility pole or flagpole.
   c. Using a design which mimics or is consistent with the nearby natural or architectural features, this includes compatibility with color and shape of the proposed structure; and
   d. Using a design that is consistent with the size and shape of the pole-mounted equipment installed by communication companies on utility poles within three hundred feet of the facility.
3. The facility shall be separated from all other freestanding wireless facilities within the right-of-way by a distance of at least 600 feet, except for facility replacements to an existing traffic signal, street light pole, or other similar structure as determined by the Director of Community and Economic Development.
4. Poles and related appurtenances shall not interfere with traffic operations, legally permitted parking, or approved Traffic Control Devices.
5. Facilities shall be located in alignment with existing tress, utility poles, and streetlights whenever possible.
6. Facilities shall be located and designed to minimize visual impacts to adjacent properties and public rights-of-way and shall not create visual obstructions greater than those typically

associated with legally permitted utility infrastructure or similar encroachments in the same zoning district.

7. Facilities shall not be located in the sight distance triangle.
8. Poles and related facilities shall not encroach into or interfere with pedestrian ways such as sidewalks, trails, or transit stops or facilities.
9. No alternative tower structure may be located or maintained in a manner that causes unreasonable interference. Unreasonable interference means any use of the right-of-way that disrupts or interferes with its use by the County, the general public, or other person authorized to use or be present upon the right-of-way, when there exists an alternative that would result in less disruption or interference. Unreasonable interference includes any use of the right-of-way that disrupts vehicular or pedestrian traffic, any interference with public utilities, and any other activity that will present a hazard to the public health, safety, or welfare.

E. **Design Standards for WCF Equipment Shelters**.

1. To the maximum extent practicable, equipment shelters associated with roof or building-mounted WCF antennae shall be located in one of the following areas in order of preference:
   a. On the ground and screened according to the design criteria for WCFs.
   b. Painted or treated the same color and located in such a manner so that an additional protrusion is not created on the roof.
   c. Outside of a penthouse on the roof of a building if a parapet exists taller than the WCF equipment shelter. If the parapet is not taller than the WCF equipment shelter, consideration will be given to increase the height of the parapet provided the building materials used are the same as those existing and if the design of the parapet is found acceptable to County standards and the parapet extension is architecturally compatible with the building.
   d. If no penthouse exists, consideration may be given to the creation of a screen, which is deemed architecturally compatible with the associated building by the Director of Community and Economic Development, screening both the equipment shelter and the existing service equipment associated with the building such as heating and air-conditioning equipment.
   e. Immediately adjacent to the exterior of an existing equipment or elevator penthouse if the shelter can be visually incorporated into the penthouse structure by the use of screening of similar style and color to the penthouse.
   f. Inside an existing equipment penthouse on the roof of a building.
   g. Inside the building or structure to which the panel or whip antennae are attached.
2. WCF equipment shelters associated with freestanding WCFs shall:
   a. Either be located in an enclosed building architecturally compatible with the surrounding environment; or
   b. Be screened completely with an architecturally compatible wall or fence so the shelter is not visible from adjacent properties, roads, or public areas.

3. All WCF equipment shelters associated with freestanding WCFs shall:
   a. Have enclosed buildings, walls, or fencing, the appearance of which is enhanced by vegetation;
   b. Be grouped as closely as technically possible to each other and the freestanding facility;
   c. Cover a surface area not to exceed 450 square feet per provider;
   d. Use designs, materials, and colors compatible with structures and vegetation on the same parcel and adjacent parcels; and
   e. Not reduce the parking or landscaped areas below the minimum zone district requirements for other principal uses on the parcel.

# Div. 3-13 Accessory Uses and Structures

## 3-13-01 General Provisions

A. **Purpose**. This Section authorizes the establishment of accessory uses and structures that are incidental and customarily subordinate to principal uses and structures, provided that the accessory use or structure complies with all applicable standards in this Section.

B. **Applicability**.
   1. *Where Permitted*. The standards of this Section are for accessory uses and structures that are permitted in any zoning district, unless otherwise noted in the standards below, in association with a principal use or uses.
   2. *Interpretation of Unlisted Accessory Use*.
      a. The Director of Community and Economic Development shall evaluate applications for accessory uses or structures that are not defined in this Section on a case-by-case basis, based on the following standards:
         (1) The definition of "accessory use" or "accessory structure" and the general accessory use and structure standards established in this Section;
         (2) The purpose of the district in which the accessory use is located;
         (3) Potential adverse impacts that the accessory use or structure may have on other lots, compared with other accessory uses permitted in the district; and
         (4) The compatibility of the accessory use with other principal and accessory uses permitted in the district.
      b. The Director may require an unlisted accessory use to meet use standards for similar uses permitted by this DSR.
   3. *General Application*. The provisions of this Section shall apply to all accessory uses and structures. If the specific accessory use or structure standards of this Section conflict with a standard of this Section, the specific standard shall apply.

C. **Incidental to Main Use or Structure**. An accessory uses and structures shall be customarily incidental to a main use.

D. **Located on Same Lot as Main Use**. An accessory use or structure shall be located on the same lot or parcel the main use, except as otherwise provided in this Section.

E. **Accessory Structures** Accessory structures shall meet the following requirements, unless otherwise indicated in this DSR:

1. *Setbacks*.
   a. An attached accessory structure shall meet required setbacks for the zone district in which it is located.
   b. A detached accessory structure shall have a minimum rear and side setback of three feet and a front setback that is the same as that of the principal structure.
2. *Percentage of Yards*. No accessory structure shall occupy more than 50% of the area of the rear yard.
3. *Compliance with Building Codes*. Any accessory structure on residentially used property exceeding 200 square feet shall obtain a Building Permit. Any accessory structure on nonresidential or mixed use property exceeding 120 square feet shall obtain a Building Permit. All accessory structures shall comply with adopted Building Codes.
4. *Separation*. No accessory structure shall be located closer than six feet to any other structure.
5. *Easements*. Accessory structures permanently affixed to the ground shall not encroach into an easement.

F. **Commercial Use**. Accessory structures located on residentially zoned or used property shall not be used for commercial purposes other than home occupations that comply with this Section.

# 3-13-02 Residential Accessory Use and Structures

## 3-13-02.A Accessory Dwelling Units (ADU)

1. **Purpose**. The purposes of the accessory dwelling unit (ADU) provisions are as follows:
   a. To provide homeowners with an opportunity for companionship, security, and supplemental income;
   b. To better utilize existing infrastructure and community resources;
   c. To provide a housing type that responds to changing needs and lifestyles (e.g., small families, retirees, caretakers);
   d. To add to the County's stock of affordable dwelling units; and
   e. To protect neighborhood character and stability by ensuring that visible ADUs are compatible with surrounding land uses.
2. **Applicability**. One ADU on an existing legal lot is permitted by right as an accessory and subordinate use to single family residential uses, and one ADU per primary dwelling unit is permitted by right as an accessory and subordinate use to two-family residential uses in any residential zoning districts, in addition to legal nonconforming single-family detached or two-family uses in those zones as allowed by these regulations. As the purpose of an ADU is to be an accessory use/structure to a primary dwelling unit, an ADU shall not be platted for individual sale through the condominium platting process or otherwise.
3. **Process**.
   a. *New ADU*. Subject to building and occupancy permits and shall conform to all of the following standards.

b. *Existing (Undocumented) ADUs*. If an ADU was created without being part of a project for which building and occupancy permits were obtained, the County shall require building and occupancy permits to determine if the structure meets the requirements of this Section and applicable Building Codes. Adherence to this DSR is required.

4. **Development Standards**.

a. *Building Type*. Site built and modular construction is allowed. Prefabricated homes, such as manufactured homes, are allowed for use as an ADU if placed on a permanent foundation and connected to metered utility services.

b. *Number*. One ADU shall be allowed in each residential lot as a subordinate use to any new or existing single-family detached dwelling unit use of the property. One ADU per independent dwelling unit shall be allowed on each residential lot as a subordinate use to any new or existing two-family dwelling unit use of the property.

c. *Provision of Water and Sewer*. Proof of adequate provisions for potable water supply, sewage disposal, solid waste disposal, fire protection meeting the requirements of applicable building and life safety codes, utility service, and access shall be provided.

d. *Size*.

(1) *Attached or Internal*. ADUs shall not exceed 40% of the principal dwelling unit's residential floor area or 750 square feet in floor area, whichever is greater.

(2) *Detached*. ADUs shall not exceed 40% of the primary dwelling unit's residential floor area or 750 square feet in floor area, whichever is greater; provided, however, that no detached ADU shall exceed 1,500 square feet in floor area.

(3) *Floor Area Calculation*. If the ADU is adjoined to or placed atop an unoccupied structure, such as a garage or covered porch, the garage or covered porch shall not be included in the gross floor area counted towards the ADU. Storage and mechanical space, including utility rooms and closet space, associated with the ADU shall be counted towards the floor area calculation.

e. *Location*. The ADU may be added to or included within the principal dwelling unit, or located in a detached structure on the same lot as the principal dwelling unit. If detached, the ADU is required to meet all accessory structure setbacks for the zone district, except that the minimum rear setback shall be the greater of (i) the rear accessory structure setback for the zone district, and (ii) five feet.

f. *Parking*.

(1) One off-street parking space is required to be designated for an ADU in addition to the parking required for the principal dwelling unit if the parking space already exists at the time the ADU is constructed or converted. The construction of a new off-street parking space for the ADU is required if:

(A) The ADU is in a zone district that, as of January 1, 2024, required one or more off-street parking spaces for a single-family detached or two-family dwelling use;

(B) There is no existing parking space on the lot (including a driveway, garage, or tandem parking space) that could be used for the ADU; and

(C) The ADU is located on a block where on street parking is prohibited.

(2) Parking spaces must be paved and may include private garages, carports, or all weather-surfaced, off-street areas reserved for vehicles. Tandem parking is allowed.

g. *Home Occupations*. The ADU and/or principal dwelling unit may contain a home occupation if the home occupation complies with these regulations.

h. *Other Development Standards*.

(1) Accessory Dwelling Units shall meet all other development standards (e.g. setbacks, lot coverage, etc.) for buildings in the zoning district, except in the following circumstances:

(A) The gross floor area of the ADU shall not count towards the maximum accessory building coverage, but rather the maximum principal structure coverage.

(B) The height of a detached ADU shall not exceed 25 feet.

(C) If detached, the ADU shall be setback at least 10 feet to the rear of the front structure line of the principal dwelling unit to the maximum extent feasible. If the lot is not large enough to accommodate this standard, then the ADU may be placed in front of the front structure line at the discretion of the Director of Community and Economic Development.

(D) Minimum rear setbacks shall not be greater than those that apply to other accessory structures in the same zone district, or five feet, whichever is greater.

(2) For legal nonconforming situations, ADUs shall also adhere to the following requirements:

(A) *Legal Nonconforming Principal Single-Family Detached or Two-Family Dwelling Uses*.

(I) It is recognized that in some zones, an existing principal single-family detached or two-family dwelling use may be considered legal nonconforming. In the event that an existing, legal nonconforming, single-family detached or two-family use requests an ADU per these standards, it shall be an allowed accessory use to the legal nonconforming use. If the legal nonconforming principal single-family detached or two-family dwelling use ceases to exist, the ADU shall also cease to exist.

(II) Conformance with Sec. 14-01-02.G, *Extension or Enlargement of Nonconforming Conditions*, applies to the principal single-family detached or two-family dwelling use.

(B) *ADUs in Existence Prior to these Regulations*.

(I) Existing ADUs shall meet the requirements of these regulations.

(II) A Building Permit is required for the Building Official to determine if the structure meets the adopted building code requirements. As-built information about the existing structure shall be required as part of the Building Permit submittal.

(III) Additional improvements may be required by the applicant in order for the ADU to meet adopted Building Codes.

(C) *Previously Approved Caretaker Dwelling Units*. Previously approved Caretaker Dwelling Units may be extended in accordance with 13-03-02, *Conditional Use Permit*.

(3) Design Standards.

(A) *New Detached Structures, Exterior Alterations and Additions to Existing Structures*. The development of a newly constructed detached ADU and exterior alterations and additions to existing structures for ADU development shall be designed consistent with the existing color, façade treatment, roof pitch, siding, lighting, and windows of the principal single-family detached or two-family dwelling unit(s), unless these design standards are more restrictive than those currently required for single-family detached or two-family dwelling units.

i. *Density*. An ADU shall not be included in the density calculations of a lot.

j. *ADUs in Planned Unit Developments (PUD)*. ADUs are allowed on any lot in a PUD that has an existing single-family detached dwelling use and shall meet the following standards:

(1) Detached ADUs shall meet the accessory structure dimensional standards as set out in the governing PUD document. If there are no accessory structure dimensional standards in the PUD document, the ADU shall meet the dimensional standards of this Section and shall be setback at least five feet from any internal side property line, and ten feet from any side corner property line. Detached ADUs shall not count toward the total allowed number of accessory buildings or the total allowed accessory structure coverage as set out in the governing PUD document.

(2) Attached ADUs shall meet the principal structure dimensional standards as set forth in the governing PUD document.

## 3-13-02.B Animal Keeping

1. **Relationship to Other Standards.** This Section contains standards to ensure the safekeeping of household pets, bees, chickens, and pigeons in Agricultural and Residential Zone Districts, and any other zone district with an existing residential use. Refer to the following Sections for additional standards related to animal keeping:

a. Sec. 3-04-02(A), Animal Feeding Operations (AFOs) and Concentrated Animal Feeding Operations (CAFOs)

b. Sec. 3-07-18, Kennels, Commercial.

c. Sec. 3-12-02.F, Kennels.

d. Sec. 3-13-03.A, Agricultural Animal Keeping (Non-commercial AFOs and CAFOs).

e. Sec. 3-13-03.G, Stables.

2. **Household Pets**.

a. *Allowed*. Household pets shall be allowed as accessory to a residential use according to the following:

**Table 3-13-02.B-1, Number of Household Pets**

| A-2 and A-3[1] | RE and A-1 | R-1-C and R-2 | R-3 and R-4 | All other zone districts[2] |
|---|---|---|---|---|
| 30 | 10 | 8 | 5 | 5 |
| [1]The keeping of more than 10 dogs and cats must conform with private kennel standards in Sec. 3-13-02.F | | | | |
| [2]Must be associated with a residential use | | | | |

b. *Penned*. All household pets shall be penned or otherwise confined to their owner's property except when on a leash and in the control of the owner. Unconfined animals are a violation of the "Pet Animal Licensing and Control Regulations", as adopted December 2016, as amended.

d. *Conformance with Private Kennel Standards*. The keeping of more than the number of household pets allowed by paragraph a above, or 10 dogs or cats, whichever is less, shall conform to private kennel standards (See 3-12-02.F).

3. **Agricultural Animals**

a. *Applicability*. Agricultural animals, except chickens and bees as provided in this Section, shall only be allowed accessory to a residential use in the Residential Estate (RE), Agricultural-1 (A-1), Agricultural-2 (A-2), and Agricultural-3 (A-3) zone districts. See Sec. 3-13-03.A for Agricultural Animal Keeping standards.

4. **Chicken Keeping, Non-Commercial AFOs and CAFOs**

a. *Purpose***.** The purpose of these regulations is to permit limited small animal husbandry uses, including non-commercial animal feeding operations (AFOs) and concentrated animal feeding operations (CAFOs), within residential environments to promote access to fresh food and the associated health benefits as well as encourage sustainability through reduced vehicle trips for food and energy consumption associated with food production. The regulations below are intended to permit the keeping of chickens for household purposes, and not for a profit, while preventing negative impacts associated with this use.

b. *Applicability.* The keeping of chickens is allowed as accessory use with any legal single-family detached or two-family residential use, excluding where regulated by State law. Accessory dwelling units are also allowed to keep chickens so long as the cumulative number of chickens on the property does not exceed the allowance.

c. *Performance Standards*

(1) *Allowed Number of Chickens.* Except in the Agricultural and Residential Estate zone districts, no more than six domestic chicken hens are permitted per each single-family detached or two-family residential use. Three chickens shall equal one household pet. The maximum number of allowable chickens per lot does not apply to chicks not yet at egg bearing age, or six months of age, whichever is less. See Sec. 3-13-03.A for chicken keeping allowances in the Agricultural and Residential Estate zone districts.

(2) *Shelter Requirements.*

(A) *Type*. Chickens must be provided with a covered, predator-resistant shelter structure that is properly ventilated and heated, with nesting boxes, designed to be easily accessed, cleaned, and maintained.

(B) *Size*. The shelter structure shall provide at least three square feet per chicken. The shelter structure shall not exceed 120 square feet.

(3) *Perimeter Fencing*.

(A) In addition to the shelter requirements described above, chickens shall be confined to areas that are fully enclosed with adequate perimeter fencing to prevent the chickens from escaping when not in their shelters, to prevent predators' entry, and from coming into contact with wild ducks, geese or their excrement. Each chicken shall be provided at least 10 square feet of area within the perimeter fencing.

(B) Fences required by this subsection shall comply with the provisions of Sec. 3-05-01(D), *Residential Use Fencing, Walls, and Screening*, and shall be resistant to predators.

(C) Adequate fencing material for purpose of this subsection shall include wood, wire, and stone. Fencing with openings that would allow chickens to pass through, such as a split rail or wrought iron fence with wide openings, will not be deemed adequate for purposes of this subsection.

(4) *Location of Shelter Structures and Perimeter Fences.* Chicken structures and perimeter fencing shall be located in the rear or backyard of the lot as determined by street frontage, and not the orientation of the residence. Chickens shall be kept within such facilities and are not permitted within any other portions of the lot.

(5) *Setbacks.* Neither the shelter structure nor perimeter fencing shall be located less than five feet from any abutting property line.

(6) *Access*.

(A) During daylight hours, the chickens must have access to the shelter structure, located adjacent to the shelter, which is adequately fenced with perimeter fencing as required by this Section to protect them from predators.

(B) From dusk till dawn, the chickens must be further protected from predators by being closed inside the shelter structure.

d. *Provision of Food, Water, and Sanitation*

(1) *Water*. Fresh water must be available at all times in adequate receptacles.

(2) *Food*. Sufficient nutritive food must be provided daily and must be stored in a resealable, airtight, rodent proof container to discourage attracting mice, rats, and other vermin.

(3) *Cleanliness*. The shelter and surrounding area must be kept clean from accumulation of excrement and debris so as to not create a nuisance and be compliant with the County's stormwater regulations.

(4) *Compliance with Current Stormwater Regulations.* The use of excrement as applied fertilizer shall only be allowed in conformance with the County's stormwater regulations.

e. *Nuisance Protection.*

(1) *Nuisance-Free Facilities as Prerequisite*. A permit to keep chickens within the County shall not be granted or renewed unless the owner or keeper provides facilities which will reasonably assure the Director of Community and Economic Development that the premises will be maintained in a sanitary condition, free from insects and rodents,

offensive odors, excessive noise or any other conditions which constitute a public nuisance.

(2) *Dust, Odors, and Waste Prohibited*. All coops and runs shall be regularly cleaned and maintained to control dust, odor, and waste and to prevent the facilities from constituting a nuisance, safety hazard, or health problem to surrounding properties. Odors associated with the coop shall be contained within the owner's property boundary

(3) *Slaughtering Prohibited*. The chickens may not be slaughtered by the owner or keeper thereof, except pursuant to the lawful order of State or County health officials or for the purpose of euthanasia when surrendered to a licensed veterinarian.

(4) *Disposal*. Dead animal carcasses shall be properly and safely disposed of within 24 hours as recommended by the applicable health department.

(5) *Roosters Prohibited*. Roosters are not permitted, except where allowed in Agricultural zone districts as described in these regulations.

f. *Permitting (Annual Registration of Use).*

(1) *Requirements.*

(A) Any person keeping chickens pursuant to this Section must obtain a permit from the County.

(B) The Permit Application shall include:

(I) A plan or drawing showing the proposed locations of all chicken facilities to be located upon the property for which the permit is requested.

(II) Details demonstrating the applicant's compliance with the requirements of this Section.

(C) No property with outstanding code violations will be issued a permit.

(D) Prior to the issuance of a permit, the County may inspect the parcel for which the permit is requested.

(E) A permit issued pursuant to this Section shall allow the keeping of chickens on the specific property identified in the permit. The permit shall be personal to the permittee and is non-transferrable.

(F) A permit issued pursuant to this Section shall be in effect for 12 months after which the permittee may reapply or will expire.

(2) *Denial or Revocation of Permit*.

(A) *Denial or Revocation.* The Director of Community and Economic Development may deny or revoke a permit to keep, maintain or possess chickens within the County if determined that any provision of this Section is being violated or if the County finds that maintenance of chicken(s) interferes with the reasonable and comfortable use and enjoyment of property.

(B) *Removal of Shelter.* Upon expiration, revocation or denial of a permit, all chicken facilities shall be removed from the property within 14 days of such expiration, revocation, or denial.

5. **Bee Keeping**.

a. *Purpose*. The purpose of these regulations is to permit limited small animal husbandry uses within residential environments to promote access to fresh food and the associated health benefits as well as encourage sustainability through reduced vehicle trips for food and

energy consumption associated with food production. The regulations below are intended to permit beekeeping for household purposes, and not for profit, while preventing negative impacts associated with this use.

b. *Applicability*. The keeping of bees is only allowed as an accessory use with any detached, single-family or two-family residential use. Other accessory uses, such as accessory dwelling units, are also allowed to keep bees so long as the cumulative number of colonies on the property does not exceed the total allowance for the detached, single-family or two-family residential use.

c. *Development Regulations*.

(1) *Allowed Number of Bee Colonies.*

(A) Except in the Agricultural zone districts, no more than two bee colonies are permitted per detached, single-family or two-family residential use. See Sec. 3-13-03.A for beekeeping allowances in the Agricultural zone districts.

(B) Two bee colonies shall equal one household pet.

(2) *Performance Standards.*

(A) Type. Bee colonies must be provided with a predator-resistant structure, or hive, that is properly ventilated and elevated from the ground and designed to be easily accessed, cleaned, and maintained.

(B) Size. The hive shall not exceed eight square feet.

(C) Number. One colony per hive. A maximum of two hives are allowed per lot.

(D) Location. Bee keeping structures shall be located in the rear or backyard of the lot. They shall not be located between the rear of the dwelling and the front yard lot line.

(E) Orientation. The entrance/exit of the structure shall be oriented away from the closest adjacent property line(s).

(F) Access. All bee colonies shall be kept in inspectable hives with removable combs.

(G) Setbacks. The structure shall be setback at least 15 feet from any abutting property line.

(H) Flyway Barriers.

(I) A flyway barrier constructed at least six feet in height around the structure consisting of a fence or vegetation. This barrier must be designed so that the bees are forced to fly at an elevation of at least six feet above the ground level over the property line.

(II) Fences shall comply with the provisions of Sec. 3-05-01.E, *Fencing, Walls, and Screening*.

(3) *Provision of Food, Water, and Sanitation.*

(A) Water. Freshwater must always be available in adequate receptacles in order to prevent swarming near water sources where they may cause human, bird or domestic pet interactions.

(B) Cleanliness. The shelter and surrounding area must be kept clean from colony-produced materials, such as honey, honeycomb and brood comb, and debris so as to not create a nuisance.

(4) *Nuisance Prevention.*

(A) Nuisance-Free Facilities as Prerequisite. A permit to keep bees within the County shall not be granted unless the owner or keeper provides facilities which will reasonably assure the Director that the premises will be maintained in a sanitary condition, free from colony-produced materials, such as honeycomb and brood comb, or any other conditions which constitute a public nuisance.

(B) *Removal of Materials from the Colony*. Any materials removed from the colony shall be immediately moved away from the colony and enclosed in a bee and predator-proof location that is inaccessible to bees or their predators.

(C) Prohibited Attributes.

(I) Aggressive or Africanized bees are not permitted. Africanized, hybrid bee species, Apis mellifera scutellata, or bees displaying abnormally aggressive behavior are not permitted.

(II) Aggressive queens are not permitted. Aggressive queens shall be removed, and the colony shall be re-queened with a non-aggressive species.

(III) Bees not residing in a structure are not permitted. Bee colonies living outside of a designated colony structure as determined by these regulations are not permitted.

(5) *Permitting (Annual Registration of Use).*

(A) Requirements. Any person keeping bees pursuant to this Section must first have been issued a permit by the County.

(I) Permitting is subject to the following requirements:

1. The application shall include a plan or drawing showing the proposed locations of all bee facilities to be located upon the property for which the permit is requested.

2. Such plan or drawing shall include details demonstrating the applicant's compliance with the requirements of this Section.

3. No outstanding code violations exist on the subject property.

(II) Prior to the issuance of a permit, the County may inspect the parcel for which the permit is requested.

(III) A permit issued pursuant to this Section shall allow the keeping of bees on the specific property identified in the permit. The permit shall be personal to the permittee and is non-transferrable.

(IV) A permit issued pursuant to this Section shall be in effect for 12 months after which the permit will expire unless the permittee reapplies.

(6) *Denial or Revocation of Permit.*

(A) Denial or Revocation. The Director of Community and Economic Development may deny or revoke a permit to keep, maintain or possess bees within the County if it is determined that any provision of this Section is being violated or if the County finds that maintenance of bees interferes with the reasonable and comfortable use and enjoyment of property.

(B) Removal of Colony. Upon expiration, revocation or denial of a permit, all bees and bee keeping-related facilities shall be removed from the property within 14 days of such expiration, revocation, or denial.

6. **Pigeon Keeping**. Pigeon keeping shall be required to meet the following standards:

a. *Loft Floor Space*. There shall be up to 2.5 square foot of loft floor space for each mature pigeon.

b. *Loft Design*. The pigeon loft shall be of such sufficient size and design, and constructed of such material, it can be easily maintained in a clean and sanitary condition.

c. *Loft Compliance*. The loft shall be in compliance at all times with all applicable Adams County Health regulations.

d. *Setback from Residential Structure*. The loft shall be set back a minimum of 25 feet from any residential structure.

e. *Lot Line Setbacks*. The loft shall be set back from all lot lines in accordance with the accessory setbacks for the zone district in which it is located.

f. *Pigeon Feed*. All pigeon feed shall be stored in such containers as to protect against intrusion by rodents and other vermin.

g. *Pigeon Feeding*. All pigeons shall be fed within the confines of the loft.

h. *Pigeon Release for Flying*. Pigeons will not be released for flying for four hours after feeding.

i. *Pigeon Confinement*. All pigeons shall be confined to the loft, except for limited periods necessary for exercise, training, and competition. At no time shall pigeons be allowed to perch or linger on the buildings or property of individuals other than the owner of the pigeons.

## 3-13-02.C Class Instruction

1. **Incidental Use**. The class instruction shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character of the dwelling.
2. **Indoor Activities**. All activities related to the class instruction shall be conducted entirely within a dwelling.
3. **Employees**. The class instruction shall be conducted by the inhabitants of the dwelling and shall have only one additional employee.
4. **Exterior Advertising**. There shall be no exterior advertising other than identification of the class instruction with a sign not exceeding six square feet which must be located on the face of the home.
5. **No Sales on Premises**. There shall only be incidental sales of stocks, supplies or products conducted on the premises.
6. **No Outdoor Storage**. There shall be no exterior storage on the premises of material or equipment used as a part of the class instruction.
7. **No Offensive Impacts**. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

## 3-13-02.D Day Care Home (Adult and Child)

1. **General**.

   a. *Licensing*. Day care facilities must be properly licensed by the State of Colorado.

   b. *Drop-Off/Pick-Up Area*s. Day care facilities must provide adequate drop-off and pick-up areas. The required area shall be based upon the maximum number of individuals cared for at a single time. Specifically, there shall be 160 square feet of signed off-road drop-off/pick-up area for every eight individuals. All drop-off space shall meet the requirements

of these standards and regulations and be approved by the Director of Community and Economic Development.

c. *Outdoor Recreation Facilities*. Where outside recreation facilities are provided, a six-foot high sight-obscuring fence around the recreation area shall be required to be maintained and the recreation area shall be situated in the rear half of the site.

d. *Residential Appearance*. Existing residential structures shall not be significantly modified in appearance.

e. *New Construction in Residential Area*. Any new construction allowed in an agricultural or residential zone district for the operation of a day care center shall substantially resemble a conventional single-family detached dwelling.

2. **Child Day Care Home**.

a. *Maximum Number of Children not Attending School Fulltime*. The maximum number of children shall be 12, including the caretaker's children under 16 years of age not attending full-day school.

3. **Adult Day Care Home**.

a. *Maximum Number of Adults*. Elderly day care homes shall be permitted as an accessory use, provided the maximum number of elderly persons receiving care, protection, and supervision in any such home shall not exceed four at any given time.

b. *Criminal Background Investigation*. The Adams County Sheriff's Office shall complete a Criminal Background Investigation and shall issue identification cards to all employees/operators.

c. *Annual Reporting*. The applicant/operator shall provide an annual report for review by the Director of Community and Economic Development and the Adams County Sheriff's Office. Reports shall include recertification of any education requirements, revised Criminal Background Investigation, and issuance of identification cards to any new employees.

## 3-13-02.E Home Occupation

1. **Maximum Floor Area**. The area to be used for home occupation activities shall not exceed one-half the floor area of the dwelling unit.
2. **Incidental Use**. A home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character of the dwelling.
3. **Indoor Activities**. All activities related to a home occupation shall be conducted entirely within a dwelling, garage, or other accessory building. If conducted in an accessory building, the building shall meet the accessory building requirements of these standards and regulations.
4. **Employees**. A home occupation shall be conducted solely by the inhabitants of the dwelling.
5. **Exterior Advertising**. There shall be no exterior advertising other than identification of the business with a sign not exceeding six square feet which must be located on the face of the home.
6. **No Sales on Premises**. There shall only be no sales of stocks, supplies or products conducted on the premises.
7. **No Outdoor Storage**. There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.
8. **Parking and Storage of Vehicles**.

a. Parking and storage of vehicles shall comply with the residential accessory use performance standards for parking and storage except as allowed with a Conditional Use Permit in 3-12-02.K, *Storage and Parking of Vehicles*.

b. No employees of an off-site business may report to a residence to pick up vehicles or equipment.

9. **No Offensive Impacts**. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

10. **Permitted Home Occupations**. Permitted home occupations include, but are not limited to, the following uses:

a. Artisan/Handcrafted Manufacturing;

b. Art Studio;

c. Class Instruction (See Sec. 3-13-02.C for detailed performance standards for class instruction);

d. Dressmaking or Millinery Work;

e. Professional Office;

f. Office for Insurance or Real Estate Sales; and

g. Teaching.

11. **Uses Not Considered Home Occupations**. The following uses are not considered home occupations:

a. Animal Hospital;

b. Long-Term Care Facility;

c. Restaurant;

d. Bed and Breakfast (a bed and breakfast is considered a principal permitted use in certain zone districts);

e. Group Home, FHAA and Group Residential Facility;

f. Special trade contractors such as landscaping and construction businesses;

g. Auto Painting, Repair, Sales, or Service;

h. Truck Repair, Sales, or Service;

i. Short-Term Rental; and

j. Vacation Rental.

## 3-13-02.F Kennels

1. **Special Use Permit**. A Special Use Permit must be obtained.

2. **Compliance with State Requirements**. All private kennels must meet the state standards as stipulated under the Private Animal Care Facilities Act.

3. **Permitted Number of Dogs and Cats**. Up to 30 dogs and cats may be permitted through a Special Use Permit for a private kennel on Agricultural-2 and Agricultural-3 properties. For all other districts, up to 20 dogs or cats may be permitted through a Special Use Permit for a private kennel.

4. **Building Permit Required**. A Building Permit shall be obtained for all kennels, pens, shelters, or other similar structures.

5. **Prohibited Animals**. Boarding dogs and cats other than those animals owned by the resident or owner and immediate family shall be considered a commercial kennel and will need to meet the standards in Sec. 3-13-04.C.
6. **Minimum Space Requirements**.
   a. *Dogs*. Each dog shall be provided a minimum space equal to the following equation:
      (1) Width of Kennel = Length of dog from nose to base of tail + two feet.
      (2) Length of Kennel = Width of Kennel + two feet.
      (3) Height of Kennel = Head height of dog standing on all four legs + one foot.
   b. *Cats*. Each adult cat shall be provided a minimum of six cubic feet of area. Adult female cats with kittens below three months of age shall be provided with a minimum of eight cubic feet of area.
7. **Garbage Disposal**. All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Adams County Health Department.
8. **Pest Control**. Environmental and/or chemical and scientific controls shall be provided for pest control.
9. **Drainage**. Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
10. **Mixing of Dogs and Cats**. Dogs and cats shall not be housed in the same primary enclosure.
11. **Care of Animals**. All dogs and cats shall be cared for in a humane and sanitary manner as approved by Adams County Animal Management.
12. **Other Standards**. All animal keeping shall conform to Sec. 3-12-02.B, *Animal Keeping*, of these standards and regulations.

## 3-13-02.G Solar Energy System, Accessory

1. **Site Plan**. A Site Plan shall be submitted with the Building Permit which demonstrates compliance with setback and height requirements.
2. **Lot Coverage**. The area covered by ground-mounted solar energy systems, where the ground beneath is permeable or pervious, shall not be included in calculations for lot coverage for purposes of zoning.
3. **Location**. All solar panels and equipment (excluding fencing, poles, and wires necessary to connect to facilities of the electric utility) shall meet the minimum accessory structure setbacks for the applicable zone district or shall meet the minimum structure setbacks for the applicable zone district when an accessory structure setback is not specified. Additional setbacks may be required to mitigate noise and visual impacts, or to provide for designated road or utility corridors, as identified through the review process.
4. **Maximum Height**.
   a. *Ground-Mounted*. The height of ground-mounted solar energy systems shall be measured from the highest grade below each solar panel. In residential zone districts, solar panels shall not exceed 15 feet in height. In all other zone districts, solar panels shall not exceed 20 feet in height.
   b. *Roof-Mounted*. The height of roof-mounted solar energy systems shall not exceed the maximum permitted height of the structure type by more than five feet.

c. *Parking Lot or Parking Canopy*. The height of systems will be measured from the highest grade below each solar panel. Parking lot cover solar panels shall not exceed 20 feet in height. Parking lot cover solar panels shall be no less than 14 feet in height to allow clearance for emergency vehicles.

5. **Signage**. For ground-mounted solar energy systems, clearly visible warning signs shall be placed on the fence, barrier, or facility perimeter to inform individuals of potential voltage hazards.
6. **Security**. Except parking lot or parking canopy solar energy systems, all solar panels and equipment (excluding poles and wires necessary to connect to facilities of the electric utility) shall be enclosed by a fence at least six feet high. Wildlife-friendly fence options are encouraged.
7. **Lighting**. If lighting is provided at the site, lighting shall be shielded and downcast such that the light does not spill onto the adjacent parcel. Motion sensor control is preferred.
8. **Decommissioning**. Any solar energy system which is no longer producing energy or has been abandoned shall be removed. The owner or operator shall physically remove the installation within 150 days after the date of discontinued operations. The owner or operator shall notify the Adams County Community & Economic Development Department by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of.
   a. *Removal*. Physical removal of all solar energy systems, structures, and equipment from the site.
   b. *Disposal*. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
   c. Stabilization or Re-Vegetation. Stabilization or re-vegetation of the site as necessary to minimize erosion. Adams County may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

## 3-13-02.H Storage and Parking of Vehicles

1. **Storing and Parking Vehicles**. Vehicles that are allowed to be stored or parked in agricultural and residential zone districts, include but are not limited to boats, boat trailers, trailers, campers, fifth-wheel trailers, all-terrain vehicles, motor homes, stock cars, and ski mobiles on a trailer (but not on the ground). The storage or parking of any vehicle in any zone district must meets the standards listed in this Section.
2. **Total Number Vehicles Stored**.
   a. *Lots less than 1 Acre*. A total of two vehicles may be stored outdoors.
   b. *Lots of 1 Acre or More*. A total of two vehicles per acre, with a maximum of five vehicles may be stored outdoors.
   c. *Storage*. A vehicle is “stored” on a property when it is located on the same property without moving for a period of 72 hours or more.
3. **Vehicles Stored on or Attached to a Trailer**. Recreational vehicles stored on a trailer, and any vehicle attached to a trailer, shall be counted as one vehicle.
4. **Inhabiting Recreational Vehicles**. Motor homes, trailers, 5th wheels, tiny homes on a mounted trailer, and other recreational vehicles may be inhabited one time for a maximum of 30 consecutive days within a calendar year. The use of a motor home, trailer, 5th wheel, or other

recreational vehicle must be in conjunction with a residence on residentially zoned property and shall be prohibited on non-residentially zoned property.

5. **Right-of-Way Parking**. Recreational vehicles and any type of trailer may only be parked on any public right-of-way for a maximum period of 24 hours. The same recreational vehicle or trailer may not be moved and re-parked within a five-mile vicinity for six months. Unlicensed and inoperable vehicles may not be stored or parked on any public right-of-way for any time period.

6. **Inoperable and Unregistered Vehicles.** Inoperable vehicles or unregistered vehicles without a properly displayed and valid State Motor Vehicle Registration Certificate may not be stored or parked outdoors.

7. **Storage on an Approved Surface**.

   a. In residential zone districts, all storage of tractor trailers, over-the-road semi-trucks, road cleaners, motor graders, tow trucks, and similar maintenance or construction equipment listed in this section shall be located on an approved, hard surface of asphalt or concrete and no parking of vehicles is allowed in the back yard or any landscaped area.

   b. In the A-1 zone district, all storage of vehicles and machines listed in this section may be located on gravel or recycled asphalt and no parking of vehicles is allowed in the back yard or on any landscaped area. Gravel or recycled asphalt areas within the rear or side setback, as established in the definition of "setback", is not considered part of the backyard and parking is permitted. This Paragraph b does not apply to commercial vehicles in the A-1 zone district that require an Administrative Review Permit.

8. **Commercial Vehicles.**

   a. *Permit Required.* Commercial vehicle parking and/or storage accessory to a residential use requires a permit as follows:

      (1) *Administrative Review Permit (ARP).* An ARP is limited to one commercial vehicle and is valid for a term of no more than five years. An ARP may be issued by the Director of Community and Economic Development if all the criteria below are met:

         (A) The application meets the criteria for approval of an ARP.

         (B) The property owner agrees to comply with both the home occupation and the parking and storage of vehicles performance standards.

         (C) Vehicle trips generated by the commercial vehicle must fall below the threshold to trigger a traffic impact study as provided in Div. 7-02, *Guidelines for Traffic Impact Studies*.

         (D) The property has legal access to an arterial road or a road with a higher level of service.

         (E) The property is at least one acre in size.

         (F) The property is zoned RE, A-1, A-2, or A-3.

         (G) The use of the commercial vehicle is related to a lawfully existing home occupation.

         (H) The commercial vehicle is 16,000 lbs. gross vehicle weight (GVW) or less.

      (2) *Special Use Permit (SUP).* A SUP may be issued for up to three commercial vehicles and is valid for a term of no more than five years. A SUP may be issued by the Board of Adjustment if all the criteria below are met:

         (1) The use of each commercial vehicle is related to a lawfully existing home occupation.

(2) The property is zoned A-3.

(3) The property owner agrees to comply with both the home occupation and the parking and storage of vehicles performance standards.

(4) The application meets the criteria for approval of a SUP.

(3) *Expiration of Permit.* Notwithstanding any other provision of these standards and regulations to the contrary, a property owner desiring to continue commercial vehicle parking and/or storage accessory to a residential use permitted hereunder may timely apply to the appropriate

b. *Commercial Vehicle Parking.* The following performance standards apply to commercial vehicle parking and/or storage accessory to a residential use.

(1) *Home Occupation.* The commercial vehicle parking and/or storage is in conformance with the home occupation standards as provided in Sec. 3-12-02.G, *Home Occupation*.

(2) *Location of Vehicle.* The vehicle(s) must be setback at least 20 feet from any property line and must be screened from adjacent properties all abutting vehicular rights-of-way.

(3) *Parking Surface.* A parking surface of concrete or poured asphalt is required. Initial water quality measures are subject to review at the time of permit application and must meet all water quality measures as provided in Chapter 10, *Stormwater Management*.

(4) *No Vehicle Service.* No on-site servicing or repairing of vehicle(s) may be performed at the subject property.

(5) *Vehicle Noise.* Vehicle noise must not exceed the noise ordinance level limits for the zone district.

(6) *Idling.* Vehicle idling may not exceed five minutes. Use of block heaters for diesel engines is encouraged.

(7) *Prohibited Storage.* No construction materials or equipment may be stored or parked accessory to a residential use.

(8) *Prohibited Vehicles.* No commercial vehicle intended or used for the transportation of flammable or hazardous materials may be stored or parked accessory to a residential use.

c. *Required Documentation.* Proof of current vehicle registration and insurance is required with each application and, thereafter, shall be submitted annually to the Director of Community and Economic Development on the anniversary of the permit issuance.

d. *Exempt Vehicles.* The following commercial vehicles are exempt from the requirements of this Subsection:

(1) Commercial vehicles with a GVW of 10,000 lbs. or less.

(2) Gas, electric, telephone or similar utility service vehicles.

(3) Police, fire, and emergency service provider vehicles owned or operated by a political subdivision of the State of Colorado.

## 3-13-02.I Swimming Pools, Private

1. **Location**. No swimming pool shall be located in the area from the right-of-way to the front structure line.

2. **Fencing**. Swimming pools shall be completely enclosed by a fence not less than 48 inches in height with no opening large enough to permit children to pass through other than gates or doors equipped with self-latching devices placed on the inside top of the gate. Above-ground swimming pools of at least 48 inches above the perimeter shall not be required to provide fencing.
3. **Pre-Existing Pools**. All pre-existing pools shall be completely enclosed by a fence no later than six months following adoption of these standards and regulations.
4. **Wading Pools**. Wading pools with a maximum possible water depth of 20 inches or less are not required to be fenced.

## 3-13-02.J Short-Term Rentals

1. **Applicability**. A short-term rental is an accessory use in any dwelling and shall conform to the requirements set forth herein. Short-term rentals are only allowed by obtaining a valid license from the County; provided, however, that the requirements for a license shall not take effect until the Board of County Commissioners adopts companion licensing regulations.
2. **License**. At least 30 days prior to any advertising for or lease of a short-term rental property, the owner shall file a written application for a Short-Term Rental License with the Director of Community and Economic Development. An application for renewal of a Short-Term Rental License shall be submitted at least 30 days prior to expiration of the existing license. A Short-Term Rental License shall expire one year following the year of initial license issuance, or when title of the short-term rental property transfers to a new owner, whichever occurs first. An application for renewal of a Short-Term Rental License shall be submitted at least 30 days prior to expiration of the existing license.
3. **Complaints**.
   a. *Initial Complaint to Responsible Agent*. Initial complaints concerning a short-term rental property shall be directed to the responsible agent. The agent shall respond to the complaint, including visiting the site if necessary.
   b. *Formal Complaint to Director*. If an initial complaint is not resolved, a formal complaint may be filed with the Director of Community and Economic Development. The formal complaint shall describe in detail the violation(s) of this Section alleged to have occurred on the short-term rental property. Within three business days of receipt of such a complaint, the County shall provide a copy of the formal complaint to the owner and agent.
   c. *Investigation*. The County may investigate any formal complaint received, in order to determine if it is a substantiated complaint that represents a documented violation of any County regulations. Violations shall be subject to the code enforcement provisions, in accordance with all remedies provided by law, including, but not limited to, withholding any development approvals, inspections or permits and issuing stop work orders. If violations are not corrected or if there are repeat offenders of County requirements, Adams County may pursue formal action and by applicable law. If there is one or more unresolved substantiated complaints for a short-term rental property, or if upon review at any time, the County determines that the license holder has failed to comply with any of the performance standards or conditions, the County may take such action as is deemed necessary to remedy the noncompliance, including but not limited to revocation of the license. The Community and Economic Development Department may revoke the license for that short-term rental property upon written notice to the owner. The County shall notify an owner, in writing, of any revocation. The owner may appeal any revocation by

filing an Appeal of Administrative Decision, as described in Chapter 13 of this DSR. For a minimum of two years following revocation of a Short-Term Rental License, the County shall not accept an application for a new license for the same short-term rental property; with the exception that a new application by a new property owner, proven to be unaffiliated with the property owner whose license was revoked, may be considered.

4. **Conditional Use Permit**. A Conditional Use Permit shall be required in lieu of a Short-Term Rental License for any proposed short-term rental that proposes an occupancy of more than 12 people. This requirement applies regardless of whether the Board of County Commissioners has adopted companion licensing regulations.

5. **Responsible Agent Required**.

   a. *Designation*. Each owner of a short-term rental property shall designate a person or company to serve as the responsible agent. The owner may designate themselves.

   b. *Availability*. The responsible agent shall have access and authority to assume management of the unit and take remedial measures. The agent shall always be available to respond to potential issues and violations related to this DSR. The responsible agent must be able to affirmatively respond to complaints within an hour of notification of such complaint being sent via email or text.

   c. *Modifications*. The owner shall notify the Director of Community and Economic Development in writing of any modification to the responsible agent appointment within five days of any such modification.

6. **Parking**. A minimum of one parking space is required on the property per unit. At no time shall more than five cars permitted to be parked outdoors on any property. Designated parking spaces shall comply with the parking plan on the approved Short-Term Rental License. All vehicles shall be parked on-site in designated parking areas; parking is prohibited in any landscaped area, or in a manner that blocks egress for adjacent residents (driveways, sidewalks, alleys, or mailboxes). A copy of the County-approved parking plan for the short-term rental property shall be provided in the rental/occupant agreement and posted in a prominent location within the property. The allowable number of parking spaces shall be clearly stated in all short-term rental advertising.

7. **Trash Disposal and Collection**. All short-term rental properties shall provide a trash disposal and collection plan to ensure that trash containers are not left outdoors where they can cause issues for wildlife or snow removal operations. The proposed trash disposal and collection plan shall be reviewed and approved by the County during the Short-Term Rental License review and during review of any license renewals. There shall be enough trash receptacles to accommodate all trash generated by those occupying the short-term rental property.

8. **Pets**. If pets are allowed, renters/occupants shall be informed of applicable requirements for controlling pets, pet waste disposal, and barking/noise considerations. All short-term rental properties shall comply with Sec. 3-12-02.B, *Animal Keeping.* All pet food shall be stored indoors.

9. **Signage**. An owner shall post a sign or notice conspicuously inside the short-term rental property, which includes the responsible agent's current contact information and/or the owner's current contact information, the street address of the short-term rental property, and the Short-Term Rental License or Conditional Use Permit number. The Good Neighbor Guidelines, parking plan and trash disposal requirements shall be posted in a prominent location within the short-term rental property. Short-term rental uses are considered accessory uses to

a principal residential use, and therefore limited to the Residential Sign requirements in Sec. 4-05, *Signs*.

10. **Properties Served by Septic Systems**. If a short-term rental property is connected to an On-site Wastewater Treatment System (OWTS) for sewer service, the maximum overnight occupancy of the unit shall be limited to the capacity established on the OWTS permit.

11. **Health and Safety Standards**.

    a. *Use*. Buildings, structures, or rooms shall not be used for purposes other than those for which they were designed or intended.

    b. *Fire Safety*. Smoke detectors, carbon monoxide detectors, and fire extinguishers shall be installed and operable, and all woodburning fireplaces and stoves shall be cleaned on an annual basis.

    c. *Bathroom*. An operable toilet, sink, and either bathtub or shower shall be located within the same building.

    d. *Maximum Occupancy*. Permitted occupancy shall be limited to two persons per bedroom plus four additional occupants; or 1 person per 200 square feet of living area, whichever allows for a greater occupancy.

    e. *Fire Pits*. Outdoor fire pits shall be permanently installed improvements that are permitted and inspected by the applicable fire district and/or the Building Official, if required per applicable building and fire code requirements. Short-Term Rental owners/license applicants should check with the applicable fire district and the Director of Community and Economic Development to determine if fire permits are needed. The use of portable outdoor fireplaces is prohibited. In the event of a fire ban within Adams County, the responsible agent is required to notify renters/occupants of the current fire restrictions during their stay.

    f. *Cell Service*. All short-term rental properties shall have reliable cellular service available or provide access to a landline telephone to enable tenants/occupants to call 911 in the event of an emergency.

    g. *Hot Tub, Spa, or Swimming Pool.* All hot tub, spa, or swimming pool installations require both a Building Permit and an electrical permit from the Building Official. Hot tubs, spas, and swimming pools shall be properly maintained in a way to prevent the spread of illness.

# 3-13-03 Agricultural Accessory Uses and Structures

## 3-13-03.A Agricultural Animal Keeping, Non-Commercial AFOs and CAFOs

1. **Zone Districts**. The keeping of Agricultural Animals, except chickens and bees, is only allowed in the Agricultural and Residential Estate (RE) Zone Districts. Agricultural Animals may be kept on property in the Residential Estate and Agricultural-1 (A-1) Zone Districts only if the owner of said livestock resides on the property. This does not apply to horses kept for recreational purposes.

2. **Number**. The keeping of non-commercial agricultural animals, except chickens and bees, is allowed as follows. The maximum number of allowable agricultural animals per lot does not apply to young animals below weaning age, or six months of age, whichever is less.

    a. A-1 and RE zone districts: 2 agricultural animal units per acre shall be permitted.

b. Agricultural-2 (A-2) and Agricultural-3 (A-3) zone districts: For properties that are smaller than 10 acres, 4 agricultural animal units per acre are allowed. For properties 10 acres and larger, the number of agricultural animal units shall not be regulated.

3. **Agricultural Animal Count**. All agricultural animals shall count as one agricultural animal unit, except the following:
   a. Two goats shall count as one agricultural animal unit.
   b. Two beehives shall count as one agricultural animal unit.
   c. Four small poultry (40 pounds or less) shall count as one agricultural unit.
4. **Standards**. On those properties where agricultural animals are allowed, the following standards shall be observed:
   a. *Manure.* All manure shall be removed periodically or incorporated into the soil on a regular basis so the manure does not draw flies, or other insects, or cause obnoxious odors.
   b. *Drainage.* Adequate overflow drainage on drinking facilities shall be provided to prevent the saturation of soil on adjacent property. Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
   c. *Feed.* Spillage and left-overs from agricultural animal feedings must be removed or so disposed of as to prevent fly, bird, or rodent propagation, or creation of odors.
   d. *Pens.* Any new shed, shelter, pen, or enclosure for agricultural animals shall not be closer than 100 feet to any off-property residence or place of business and shall be set back 25 feet from the side lot line and 50 feet from the front lot line.
   e. *Insects and Rodents.* All sheds or other shelter for agricultural animals shall be kept reasonably free of rodents and insects and shall be kept in good repair.
   f. *Fencing.* In subdivided areas, all agricultural animals shall be kept within a fenced area.
   g. *Colorado Rules.* Adherence to the Colorado Confined Animal Feeding Regulations, promulgated by the Colorado Department of Public Health and Environment, Water Quality Control Commission.
5. **Large Properties** On A-2 and A-3 zone districts of greater than 10 acres, the number of agricultural animals is not regulated, unless the operation meets the definition of a Livestock Confinement Operation. However, the keeping of such agricultural animals must comply with the standards listed above except the keeping of agricultural animals shall be exempt from the manure and feed requirements on parcels greater than 35 acres in size.

## 3-13-03.B Agritourism

1. **Agritourism permitted**. Agritourism is allowed as an accessory use in all agricultural zone districts, subject to the restrictions of this Section. Agritourism activities shall be secondary and subordinate to and support the agricultural use of the property. The property must maintain ongoing agricultural production. For purposes of this Section, “active agricultural use” means a working farm, ranch, or agricultural operation engaged in the commercial production of agricultural products, including crops, livestock, or value-added agricultural goods.
2. **Review Required.** A site plan review for an agritourism use is required.
   a. *Exemption*: The following agritourism events or activities do not require a staff review:

i. Agritourism events or activities with fewer than 150 attendees per day ; and
ii. Agritourism events or activities occurring on one site 10 or less times in one calendar year; and
iii. Agritourism events or activities on one site not lasting more than two consecutive days.

3. **Location:** All agritourism activities shall take place on the subject site and shall not block or be located within any right-of-way or public sidewalk.
4. **Setbacks:** The setbacks for the zone district apply for any permanent or temporary structure associated with the use.
5. **Signage:** Agricultural sign standards shall apply.
6. **Parking:**
   a. Parking shall not block or be located within any right-of-way or public sidewalk.
   b. A parking surface of crushed asphalt or gravel is encouraged to maintain the agricultural character of the land.
   c. Parking areas shall be designed to minimize impacts to agricultural land and may be required to be temporary or seasonal in nature.
7. **Traffic.** To the maximum extent possible, temporary traffic control (TTC) measures shall be provided by the operator to mitigate increased traffic volumes rather than permanent infrastructure improvements. TTC measures shall be approved as part of the site plan review process.
8. **Hours of Operation***:* Hours of operation for agritourism events or activities shall be limited from 7:00 A.M. to 10:00 P.M.
9. **Outdoor Storage***.* Accessory outdoor storage is prohibited.
10. **Food trucks.** Any food trucks associated with the agritourism event shall be subject to Sec. 3-13-04.D, *Mobile Food Vendors.*
11. **Conditional Use Permit Required.** Any agritourism use that is not secondary and subordinate to the agricultural use shall be considered an Agricultural Support Business and will require a Conditional Use Permit. In determining whether an agritourism use shall be treated as an Agricultural Support Business, the following shall be considered:
    a. *Frequency of use.* A site that hosts agritourism activities or events more than 180 days per year is considered to be an Agricultural Support Business.
    b. *Intensity of use.* A site that hosts an agritourism event that draws at least 500 people more than 30 days per year is considered to be an Agricultural Support Business.

       *Director determination*. The Director of the Community and Economic Development Department reserves the right to review the use and determine if it exceeds the definition of accessory use in Chapter 16.

## 3-13-03.C Agrivoltaics

1. **Site Plan.** A site plan review is required for agrivoltaic solar energy systems prior to building permit approval. Site Plan documents shall include:
   a. Property lines and physical features, including roads, for the project site;

i. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures;
ii. Blueprints or drawings of the solar energy system showing the proposed layout of the system, the distance between the proposed solar collector and all property lines, and the tallest finished height of the solar collector;
iii. Name, address, and contact information for proposed system installer; and
iv. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any.

2. **Site Layout.** Clear zones must be maintained between rows of solar panels. All racking system components must be installed in a way that does not obstruct the movements of people, vehicles, or animals, including drivelines and inverters.
3. **Grading, Vegetation Preservation, and Minimizing Site Disturbance.** Soil disturbance for agrivoltaic system installation shall be minimized. Grading for agrivoltaic systems shall be avoided to the extent practical, with existing land contours used to design the layout of the solar panels. Grading should be strictly limited on an agrivoltaic site, though allowed for transformer pads, access roads, and grid connection infrastructure.
    a. Use of non-invasive mounting methods (such as driven piles) shall be utilized to the extent practicable, with use of concrete footers minimized where feasible based on site-specific engineering requirements.
    b. All portions of the site where existing vegetative cover is damaged or removed shall be revegetated with vegetation conducive to planned agricultural activities or with drought-tolerant, perennial vegetation (e.g., grasses, forbs).
4. **Wire Management Plan.** A wire management plan must be submitted prior to building permit approval that describes methods to avoid hanging or exposed wires and cables to protect grazing livestock and humans working under the panels. Best management practices include:
    a. Bundling electrical wires into conduit or protected by wire mesh that is flush with the solar panel or associated structural supports.
    b. Designing conduits and electrical boxes within the structural supports and minimizing extensions outside of such supports.
    c. Bundling wires with metal clasps instead of plastic.
    d. Placing wires leading into the ground into metal conduit, preferably Schedule 80 steel.
    e. Trenching cables is necessary, however, digging trenches for cables should be minimized to reduce land disturbance. The depth of buried cables should be deep enough to not disrupt agricultural activities, such as tilling.
5. **Agricultural Implementation Plan.** An agricultural implementation plan must be submitted prior to building permit approval. The plan must include information on how the land will be used, timeline for agricultural activities, generally what types of crops or livestock will be grown, the on-site water use required, irrigation information including the source: existing water rights, an on-site well, water delivery by truck, or another method, and weed management.
6. **Agrivoltaic Lease Agreement.** A copy of the lease agreement between the landowner and solar development company must be submitted prior to building permit approval. This agreement must address the ongoing ability of both the solar development company and the landowner to

work with agricultural entities to utilize the agrivoltaic system for agricultural purposes throughout the life of the system.

7. **Stewardship Report.** A land stewardship report shall be provided by the agrivoltaic system owner to the jurisdiction every five (5) years documenting agrivoltaic operations and summarizing the agricultural uses, electricity generated, how the design facilitates or hampers agricultural performance, and plans for future agricultural activities.
8. **Decommissioning and Financial Assurance.** A Decommissioning Plan and financial assurance shall be provided in accordance with Sec. 3-06-01(D), *Decommissioning and Financial Assurance for Large-Scale Energy Projects*.

## 3-13-03.D Biosolids Application

1. **Biosolids Regulations.** The applier must operate in compliance with the Colorado Department of Public Health and Environment Biosolids Regulations, Reg. No. 64.
2. **Monitoring Reports.** Monitoring reports are required as a condition of the State Permit and shall be forwarded to the Adams County Community and Economic Development Department as they are forwarded to the Colorado Department of Public Health and Environment.
3. **Nuisance Impacts.** The applier must control odor and dust generated during the application of biosolids using appropriate best practices.
4. **Conditions of Approval.** The applier shall operate in accordance with all approved plans and required conditions of approval as stated in the permit issued by Adams County.
5. **Sewage, Sewage Sludge, and Septage.** Land applications of sewage, sewage sludge, or septage are prohibited.

## 3-13-03.E Communication Tower, Non-Commercial

1. **Maximum Height**. Non-commercial communication towers shall be a maximum of 90 feet in height.
2. **Setback Encroachment Prohibited**. No portion of the non-commercial tower or its antennae may encroach into the required front, side, or rear setback. All towers shall be setback from all lot lines or zoning lot lines a minimum of the height of the tower.
3. **Marking of Cables and Wires**. Cables, ropes, or wires used to secure the tower shall be appropriately and conspicuously marked to prevent injury. No cables or wires shall cross any public rights-of-way or properties not owned by the same property owner as the property on which the tower is located.

## 3-13-03.F Farm Employee Housing

1. **Multi-family or Multiplex Buildings as Farm Employee Dwellings**.
   a. *Permit Required*. A Conditional Use Permit approval shall be required for the use of a multi-family or multiplex dwelling as a farm employee dwelling.
   b. *Provision of Water and Sewer*. Proof of adequate provisions for water, sewer, fire protection, other utilities and access shall be provided.

## 3-13-03.G Stables

1. **Setback from Residence on Property**. All stables shall have a minimum building separation of 25 feet from any residence on the property.
2. **Setback from Adjacent Property**. All stables shall be set back 100 feet from any dwelling or pool on an adjacent property.
3. **Maintenance**. All animal and food waste shall be handled and disposed of in a sanitary manner as approved by the Adams County Health Department. When in use, stables shall be cleaned weekly.
4. **Pest Control**. Environmental and/or chemical and scientific controls shall be provided for pest control.
5. **Drainage**. Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution. Stables shall be well drained and dry, and shall not be located within or cross drainages whether intermittent or perennial.
6. **Care of Animals**. All animals shall be cared for in a humane and sanitary manner as approved by Adams County Animal Management.

## 3-13-03.H Vending and Produce Stands

1. **Permit Required.** A Temporary Use Permit, as established in Sec. 13-03-05 shall be required for vending and produce stands, and is subject to administrative approval depending on the conformance of the application with the requirements of this Section.
2. **Minimum Lot Area**. No vending or produce stand shall be located on a parcel of land less than four hundred (400) square feet in size.
3. **Location**. The stand shall be located on a gravel, recycled asphalt, or paved parking lot or on agricultural land. The stand shall not block or be located within any right-of-way or public sidewalk.
4. **Setbacks**. The setbacks for the zone district in which the stand is located shall apply.
5. **Signage**. All signs shall be affixed to the stand. The total sign area shall not exceed 16 square feet in area.
6. **Parking**. Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five off-road parking spaces shall be provided per 200 square feet of stand area.
7. **Access**. All vending and produce stands shall have highway, arterial, or collector road access.
8. **Period of Operation**. The stand shall operate for no more than 90 days annually.
9. **Hours of Operation**. The stand shall limit its hours of operation to 7:00 a.m. to 7:00 p.m.

## 3-13-03.I Wind Powered Generators

1. **Maximum Height of Generator**. The height of the generator, including blades, shall not exceed the height limit of the zone district in which the generator is located, unless a height exemption is granted by the Board of Adjustment. The maximum height of the generator may be further restricted if located within an aviation zone district.
2. **Minimum Height of Blades Above Ground**. 20 feet.
3. **Minimum Setbacks**. No wind generator shall be located closer than the height of the generator from any property line, unless granted by Variance from the Board of Adjustment.

4. **Number of Generators Permitted**. Only one generator per lot or parcel is permitted unless a Conditional Use Permit is approved.
5. **Location**. The generator serving the structure shall be located on the same lot as the structure it serves.
6. **Liability Coverage**. The County shall be provided with a copy of rider to owner's insurance showing coverage of liability prior to issuance of a Building Permit for construction of a wind powered generator.
7. **High Wind Mitigation**. The County shall be provided with assurance from the manufacturer all safety features to mitigate the effects of high wind conditions have been designed for the particular generator prior to issuance of a Building Permit for construction of a wind powered generator.
8. **Storage Batteries**. Storage batteries, if applicable, shall be housed in accordance with the following standards:
    a. *Location*. The structure shall be accessory to and detached from the residence by a minimum of 20 feet.
    b. *Ventilation*. Adequate ventilation shall be provided in the structure to eliminate the accumulation of explosive gases.
9. **Noise Levels**. Permitted noise levels shall meet the performance standards of these standards and regulations.
10. **Electromagnetic and Electrical Interference**. No equipment shall be operated in such a manner as to adversely affect the operation of any off-premises electrical, radio or television equipment. No use may be made of land or water within the County, which will create electrical interference with navigational signals for radio communications between an aviation facility and aircraft.
11. **Manual Shut-off Required**. Any individual wind powered generator shall include a manual shut-off, which may be utilized by utility company personnel.
12. **Utility Company Approval**. The local utility provider of gas and electric service shall provide written approval prior to construction.

# 3-13-04 Commercial Accessory Uses and Structures

## 3-13-04.A Communication Tower, Non-Commercial

1. **Maximum Height**. Non-commercial communication towers shall be a maximum of 90 feet in height.
2. **Maximum Number of Antennae**. A maximum of two antennae may be mounted on a non-commercial communication tower.
3. **Setback Encroachment Prohibited**. No portion of the non-commercial tower or its antennae may encroach into the required front, side, or rear setback. All towers shall be setback from all lot lines or zoning lot lines a minimum of the height of the tower.
4. **Marking of Cables and Wires**. Cables, ropes, or wires used to secure the tower shall be appropriately and conspicuously marked to prevent injury. No cables or wires shall cross any public rights-of-way or properties not owned by the same property owner as the property on which the tower is located.

## 3-13-04.B Guard Dogs

Guard Dogs, patrolling for the protection of property, shall be allowed in all Commercial and Industrial Zone Districts, subject to the following:

1. **Number of Guard Dogs Permitted**. Two (2) guard dogs are permitted per Commercial or Industrial property. An additional three (3) may be allowed by Special Use Permit.
2. **Confinement of Guard Dog(s)**. The area being patrolled by a guard dog(s) shall be fenced with a minimum 72-inch -high chain link or solid screen fence.
3. **Notice of Guard Dog(s)**. A sign warning of the presence of dog(s) stating what hours the dog(s) is on patrol shall be posed in plain view of the public around the perimeter of the fenced area. The sign must also state the name of the owner and the handler of the dog(s), with a phone number where the handler can be reached.
4. **Garbage Disposal**. All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Adams County Health Department.
5. **Pest Control**. Environmental and/or chemical and scientific controls shall be provided for pest control.
6. **Care of Animals**. All dogs shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Management.

## 3-13-04.C Kennel/Cattery, Commercial

1. **General Provisions.** The operation of commercial kennels and/or catteries is allowed as an accessory use in Agricultural, Commercial and Industrial Zone Districts. Commercial kennels and/or catteries shall not be conducted without first having obtained a Conditional Use permit and approval of a management plan from the Board of County Commissioners.
2. **Offspring Not Limited**. The total number of dogs and/or cats allowed under the Conditional Use Permit shall not apply to offspring under five months of age, belonging to one of the adult animals.
3. **Management Plan Required**. A management plan detailing how the facility will be operated shall be submitted prior to issuance of a Conditional Use Permit.
4. **Minimum Standards**. In addition to the requirements of Sec. 3-12-02.H, *Kennels*, commercial kennels shall meet the following minimum standards:
    a. A washroom consisting of a basin or sink and a lavatory shall be provided to maintain the cleanliness among animal caretakers.
    b. All breeding and boarding kennel operators shall be licensed by the appropriate governmental authority.
    c. A person responsible for the commercial kennel or cattery, whether the owner of the facility or an employee, shall reside permanently on the subject property. If a responsible party is not available on site, the kennel shall be posted with the name and phone number of a responsible party.
    d. Any dwelling unit newly constructed to house the owner or employee shall meet the applicable zone district requirements.
5. **Exemptions**. Those operations exempt from obtaining a Conditional Use Permit shall be as follows:

a. A public or private zoological park;
b. A public animal pound;
c. A veterinary hospital operated by a licensed veterinarian;
d. A research institution using animals for scientific research;
e. An animal shelter operated by an organized humane society;
f. A pet shop; or
g. A circus.

## 3-13-04.D Mobile Food Vendor

1. **General.**
    a. Outdoor Storage. Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
    b. Garbage Storage. Garbage area screening shall consist of a six foot high minimum screen fence made of wood or masonry material. Fencing materials must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within 20 feet of a public sidewalk.
    c. Smoke and Odor Control. Smoke and odor shall be controlled by kitchen exhaust fans, or other means.
    d. Operations are prohibited on undeveloped lots and lots with unpaved surfaces. All mobile food vendors must operate on a parking surface of gravel, crushed asphalt, concrete, or poured asphalt. In the case of gravel or crushed asphalt, accessible pedestrian routes shall be maintained to provide clear, firm, and stable ADA-compliant paths.
2. **Exemption.** A single permitted commercial, recreational, institutional, or industrial principal use may have an accessory mobile food vendor onsite for up to 15 days per calendar year without obtaining a permit.
3. **Permit required.** An administrative review permit shall be obtained for each site the applicant intends to operate before locating to any site. An administrative review permit for a mobile food vendor shall expire after one year. This permit must be reviewed within 14 days and a permit may be issued by the Director of Community and Economic Development if all the criteria below are met:
    a. Health department approval (can be from other local govt)
    b. Fire department approval (can be from other district)
    c. Formal lease agreement between the principal use operator and applicant to allow the use on the site as well any other agreemen
    d. Bathroom usage, utilities (Water or electric)
    e. Site Plan:
        i. Property boundaries
        ii. Proposed location of food truck and setback distance from all property lines and other structures.
        iii. Designated onsite parking
        iv. Vehicle circulation plan
        v. Sitting area - if applicable
        vi. All access points to the property
        vii. Proof of taxes paid for the property
    f. The following performance standards apply to accessory mobile food vendors:

i. *Location.* An accessory mobile food vendor is only permitted accessory to a permitted commercial, recreational, institutional, or industrial principal use.
   1. The accessory mobile food vendor and all associated activities must be located on the same property as the associated principal use.
   2. No food truck shall be permitted in a residential or agricultural zone district, except when accessory to an agritourism use.

ii. *Setbacks.*
   3. Must adhere to the respective setbacks from zoning district or a minimum of 15 feet whichever is greater.
   4. Must be a minimum of 20 feet from any access point. Mobile food vendor activities shall not impede traffic movement within the site.

iii. *Hours of operation.* Hours of operation are limited to the hours of operation for the associated principal use.

iv. *Signage* – One temporary sign per food truck is permitted. No signs may be located in the public right-of-way.

## 3-13-04.E Rooftop Mechanical Equipment

1. **Location**. No outdoor storage, loading or garbage collection or compaction areas shall be located within 20 feet of any public road, public sidewalk, or pedestrian way.
2. **Incorporation into Overall Design**. Loading docks, truck parking, outdoor storage, utility meters, HVAC and other mechanical equipment, garbage collection, garbage compaction, and other service functions shall be incorporated into the overall design theme of the building and the landscape so the architectural design is continuous and uninterrupted by ladders, towers, fences and equipment.
3. **Screening**. All outdoor storage, loading or garbage collection or compaction areas shall be located and screened so the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public roads. No attention shall be attracted to these by use of screening materials different from or inferior to the principal materials of the principal structure and landscape. If areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the principal structure.
4. **Rooftop Equipment**. All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible.

## 3-13-04.F Safe Parking Site

1. **Purpose**. The purpose of this use is to provide for the establishment and operation of safe parking sites at existing commercial and institutional uses that assures compatibility with the surrounding uses.
2. **Approval**. All safe parking sites shall be approved through an Administrative Review Permit (ARP). The Administrative Review Permit shall be valid for one year from the date of issuance. Additional ARPs can be applied for after the one-year expiration. Additional applications of the safe parking site permit shall be made to the Community and Economic Development Director and shall require re-inspection of the safe parking site premises to ensure ongoing compliance with safe parking site standards. A complete application must be filed with the Director a minimum of forty days before the original ARP is set to expire.

3. **Accessory Use**. Safe parking sites are allowed as accessory uses to permitted commercial and institutional uses in any zone district.
4. **Public Notification**. At time of the Administrative Review Permit review of a safe parking site permit application, the County shall notify by mail residents and property owners directly adjacent to the property for which a complete Administrative Review Permit application has been submitted. Public Notice allows for the adjacent property owners to be aware of the accessory use.
5. **Inspection**. Prior to the approval of a safe parking site, County staff shall perform an inspection of the site to ensure compliance with the safe parking site standards.
6. **Safe Parking Site Standards**.
    a. *Minimum Size*. 25% of existing parking area or 5 spaces, whichever is less must be provided for the use of safe parking
    b. *Vehicle Spacing*. A minimum of one parking space between vehicles must be provided.
7. **Setbacks**.
    a. *Adjacent to Residential Use*. All vehicles within a safe parking area that is adjacent to a residential use must be setback a minimum of 20 feet from the property line.
    b. *Adjacent to Nonresidential Use*. All vehicles within a safe parking area that is adjacent to a non-residential use must be setback a minimum of five feet from the property line.
8. **Approved Vehicles**. All vehicles utilizing a safe parking site must fit completely within a standard parking stall, with no portions of the vehicle that overhang into additional stalls or the drive lanes.
9. **Hours of Operation**. All safe parking areas may only operate within the hours of 6 p.m. to 7 a.m. Quiet hours must be observed between 10 p.m. and 7 a.m. (no generators).
10. **Operations Plan Required**. An operations plan that includes, but is not limited to, services provided and security measures, is required at the time of application. The Director of Community and Economic Development shall have the ability to approve, deny, or modify an ARP permit based on the information provided in the operations plan if it does not address concerns on. security or services to the residents and does not sufficiently mitigate impacts to the surrounding neighbors and property owners based on the neighborhood meeting and site-specific review.
11. **Water and Sanitation**. All safe parking areas shall have adequate water and sanitation approved by the local Health Department, which may include bottled water and/or portable toilet facilities.
12. **Screening**. Garbage areas and portable toilets, if applicable, screening shall consist of a six-foot high minimum screen fence made of wood or masonry material. Fencing materials must be cleaned and maintained at all times to present an orderly appearance. No garbage storage area or portable toilet shall be located within 20 feet of a public sidewalk.
13. **Safety**.
    a. *Prohibitions*. Outdoor storage, temporary shelters, and use of fires, heaters, or outdoor grills is prohibited within a safe parking area.
    b. *Fire Safety*. Fire extinguishers and/or combination smoke/carbon monoxide detectors shall be provided within vehicles and onsite.
    c. *Access*. All safe parking areas must use existing parking areas only and must maintain emergency vehicle access and access to fire protection systems at all times.

14. **Trash Disposal and Collection**. All Safe Parking areas shall provide a trash disposal and collection plan to ensure that trash is being picked up from the site and trash containers are not left outdoors where they can cause issues for wildlife or snow removal operations. There shall be enough trash receptacles to accommodate all trash generated by those utilizing the safe parking area.
15. **Parking Surface**. All off-road parking areas used for safe parking shall be surfaced and maintained with a Portland or asphalt concrete surface, or other suitable surface as determined by the Director of Community and Economic Development. Parking must meet all other requirements outlined in Div. 4-02, *Off-Street Parking, Loading, and Stacking*.
16. **Current Registration**. All vehicles utilizing the safe parking areas must have current registration and be operable to drive on County ROW.
17. **Responsible Agent Required**.
    a. *Responsible Agent*. Each owner of a safe parking site property shall designate a person or company to serve as the responsible agent. The owner may designate themselves. The responsible agent information must be submitted as part of the ARP permit.
    b. *Management and Remediation*. The responsible agent shall have access and authority to assume management of the safe parking site and take remedial measures. The agent shall always be available to respond to potential issues and violations related to these Regulations. The responsible agent must be able to affirmatively respond to complaints within an hour of notification of such complaint being sent via email or text. The responsible agent shall appoint one person to be in attendance on the site during Operating Hours.
    c. *Modification and Notice*. The owner shall notify the Director of Community and Economic Development in writing of any modification to the responsible agent appointment within five days of any such modification.
    d. *Contact Information*. The site address, email, and phone number for the responsible agent shall be posted in a visible location on the safe parking site. In addition, the information for Adams County Code Compliance, including phone number and email, shall be listed on the posting.

## 3-13-04.G Vacation Rentals

4. **Applicability**. Vacation rentals are only allowed by obtaining a valid license from the County; provided, however, that the requirements for a license shall not take effect until the Board of County Commissioners adopts companion licensing regulations.
5. **License**. At least 30 days prior to any advertising for or lease of a vacation rental property, the owner shall file a written application for a Vacation Rental License with the Director of Community and Economic Development. An application for renewal of a Vacation Rental License shall be submitted at least 30 days prior to expiration of the existing license. A Vacation Rental License shall expire one year following the year of initial license issuance, or when title of the vacation rental property transfers to a new owner, whichever occurs first. An application for renewal of a Vacation Rental License shall be submitted at least 30 days prior to expiration of the existing license.
6. **Complaints**.

d. *Initial Complaint to Responsible Agent*. Initial complaints concerning a vacation rental property shall be directed to the responsible agent. The agent shall respond to the complaint, including visiting the site if necessary.

e. *Formal Complaint to Director*. If an initial complaint is not resolved, a formal complaint may be filed with the Director of Community and Economic Development. The formal complaint shall describe in detail the violation(s) of this Section alleged to have occurred on the vacation rental property. Within three business days of receipt of such a complaint, the County shall provide a copy of the formal complaint to the owner and agent.

f. *Investigation*. The County may investigate any formal complaint received, in order to determine if it is a substantiated complaint that represents a documented violation of any County regulations. Violations shall be subject to the code enforcement provisions, in accordance with all remedies provided by law, including, but not limited to, withholding any development approvals, inspections or permits and issuing stop work orders. If violations are not corrected or if there are repeat offenders of County requirements, Adams County may pursue formal action and by applicable law. If there is one or more unresolved substantiated complaints for a vacation rental property, or if upon review at any time, the County determines that the license holder has failed to comply with any of the performance standards or conditions, the County may take such action as is deemed necessary to remedy the noncompliance, including but not limited to revocation of the license. The Community and Economic Development Department may revoke the license for that vacation rental property upon written notice to the owner. The County shall notify an owner, in writing, of any revocation. The owner may appeal any revocation by filing an Appeal of Administrative Decision, as described in Chapter 13 of this DSR. For a minimum of two years following revocation of a Vacation Rental License, the County shall not accept an application for a new license for the same vacation rental property; with the exception that a new application by a new property owner, proven to be unaffiliated with the property owner whose license was revoked, may be considered.

12. **Conditional Use Permit**. A Conditional Use Permit shall be required in lieu of a Vacation Rental License for any proposed vacation rental that proposes an occupancy of more than 12 people. This requirement applies regardless of whether the Board of County Commissioners has adopted companion licensing regulations.

13. **Responsible Agent Required**.

a. *Designation*. Each owner of a vacation rental property shall designate a person or company to serve as the responsible agent. The owner may designate themselves.

b. *Availability*. The responsible agent shall have access and authority to assume management of the unit and take remedial measures. The agent shall always be available to respond to potential issues and violations related to this DSR. The responsible agent must be able to affirmatively respond to complaints within an hour of notification of such complaint being sent via email or text.

c. *Modifications*. The owner shall notify the Director of Community and Economic Development in writing of any modification to the responsible agent appointment within five days of any such modification.

14. **Parking**. A minimum of one parking space is required on the property per unit. At no time shall more than five cars permitted to be parked outdoors on any property. Designated parking spaces shall comply with the parking plan on the approved Vacation Rental License. All vehicles shall be parked on-site in designated parking areas; parking is prohibited in any landscaped area,

or in a manner that blocks egress for adjacent residents (driveways, sidewalks, alleys, or mailboxes). A copy of the County-approved parking plan for the vacation rental property shall be provided in the rental/occupant agreement and posted in a prominent location within the property. The allowable number of parking spaces shall be clearly stated in all vacation rental advertising.

15. **Trash Disposal and Collection**. All vacation rental properties shall provide a trash disposal and collection plan to ensure that trash containers are not left outdoors where they can cause issues for wildlife or snow removal operations. The proposed trash disposal and collection plan shall be reviewed and approved by the County during the Vacation Rental License review and during review of any license renewals. There shall be enough trash receptacles to accommodate all trash generated by those occupying the vacation rental property.
16. **Pets**. If pets are allowed, renters/occupants shall be informed of applicable requirements for controlling pets, pet waste disposal, and barking/noise considerations. All vacation rental properties shall comply with Sec. 3-12-02.B, *Animal Keeping.* All pet food shall be stored indoors.
17. **Signage**. An owner shall post a sign or notice conspicuously inside the vacation rental property, which includes the responsible agent's current contact information and/or the owner's current contact information, the street address of the vacation rental property, and the Vacation Rental License or Conditional Use Permit number. The Good Neighbor Guidelines, parking plan and trash disposal requirements shall be posted in a prominent location within the vacation rental property. Any exterior signs advertising the vacation rental must first be reviewed and permitted in accordance with the sign requirements in Div. 4-05, *Signs*.
18. **Properties Served by Septic Systems**. If a vacation rental property is connected to an On-site Wastewater Treatment System (OWTS) for sewer service, the maximum overnight occupancy of the unit shall be limited to the capacity established on the OWTS permit.
19. **Health and Safety Standards**.
    a. *Use*. Buildings, structures, or rooms shall not be used for purposes other than those for which they were designed or intended.
    b. *Fire Safety*. Smoke detectors, carbon monoxide detectors, and fire extinguishers shall be installed and operable, and all woodburning fireplaces and stoves shall be cleaned on an annual basis.
    c. *Bathroom*. An operable toilet, sink, and either bathtub or shower shall be located within the same building.
    d. *Maximum Occupancy*. Permitted occupancy shall be limited to two persons per bedroom plus four additional occupants; or 1 person per 200 square feet of living area, whichever allows for a greater occupancy.
    e. *Fire Pits*. Outdoor fire pits shall be permanently installed improvements that are permitted and inspected by the applicable fire district and/or the Building Official, if required per applicable building and fire code requirements. Vacation Rental owners/license applicants should check with the applicable fire district and the Director of Community and Economic Development to determine if fire permits are needed. The use of portable outdoor fireplaces is prohibited. In the event of a fire ban within Adams County, the responsible agent is required to notify renters/occupants of the current fire restrictions during their stay.

f. *Cell Service*. All vacation rental properties shall have reliable cellular service available or provide access to a landline telephone to enable tenants/occupants to call 911 in the event of an emergency.

g. *Hot Tub, Spa, or Swimming Pool.* All hot tub, spa, or swimming pool installations require both a Building Permit and an electrical permit from the Building Official. Hot tubs, spas, and swimming pools shall be properly maintained in a way to prevent the spread of illness.

# 3-13-05 Industrial Accessory Uses and Structures

## 3-13-05.A Caretaker's Quarters

1. **Location**.
   a. Caretaker's Quarters shall be permitted as an accessory structure in association with the tables in Div. 3-02, *Use Categories*.
   b. The location of the structure on the site shall comply with setback standards for the zoning district in which it is located.
2. **Number**. Only one residential caretaker unit shall be permitted per property.
3. **Use**. The structure shall be used only to house the caretaker of the principal use, plus immediate family members.
4. **Prohibited Structures**. Recreational vehicles and buses shall not be used as living quarters.

## 3-13-05.B Accessory Outdoor Storage

1. **Districts Allowed**. Outdoor storage as an accessory use shall be allowed in all industrial zone districts, the Aviation zone district (AV), and the Heavy Commercial (HC) zone district. Accessory outdoor storage is prohibited in all other zone districts.
2. **General Requirements.** In addition to the following, all the requirements of Sec. 3-09-08, *Outdoor Storage,* shall apply to Accessory Outdoor Storage.
   a. *Materials Stored.*
      i. Goods stored outdoors shall be limited to those provided for lease, processing, use, or repair, (including vehicles) by a principal use on the property.
   b. *Location on a Site.*
      i. In the Industrial-1 (I-1), AV, and HC zone districts, no outdoor storage is allowed without a principal building on site. In these zone districts, outdoor storage shall not be permitted between the front building and the front lot line.
   c. *Permitted size of an accessory outdoor storage yard*
      i. In the I-1 zone district, outdoor storage shall not exceed 25% of the gross floor area of the principal building. Outdoor storage between 25% and 100% of the gross floor area of the principal building may be approved the Board of County Commissioners by a Conditional Use Permit. Outdoor storage over 100% of the gross floor area of the principal building is not permitted.
      ii. In the HC zone districts, outdoor storage shall not exceed 25% of the gross floor area of the principal building.
      iii. In the AV zone district, outdoor storage shall not exceed 10% of the gross floor area of the principal building.

d. *Outdoor Display*. Anything that meets the definition of Outdoor Display in Chapter 16 is not considered outdoor storage.

# 3-13-06 Marijuana Accessory Uses and Structures

## 3-13-06.A [Reserved]

# 3-13-07 Accessory Special Use Standards

## 3-13-07.A General

1. **Obtain a Special Use Permit**. All special uses shall obtain a Special Use Permit in accordance with 13-03-04, *Special Use Permit*, prior to beginning operation. All special uses shall comply with the special use standards established in this Section.
2. **Duration of Special Use**. No special use shall be permitted for a period exceeding five years, unless otherwise noted. Renewals of special uses may be granted in one-year increments, following the same procedures as the original permit issuance. Temporary Use Permits may only be issued for maximum of 90 days administratively. Any operation proposed to operate greater than 90 shall be processed as a Special Use Permit.
3. **Zone District Standards and Requirements Apply**. Setbacks and all other standards and requirements of the zone district in which the special use is located shall apply to all structures connected with the special use.
4. **No Undue Disturbance to Residential Neighborhoods**. Lighting, activities, noise, or increased traffic associated with a special use shall not unreasonably disturb surrounding residential neighborhoods.
5. **No Disruption to Commercial or Industrial Uses**. Lighting, activities, noise, or increased traffic associated with a special use shall not unreasonably disrupt the operation of nearby commercial or industrial uses.
6. **Signage**. Any signs associated with an approved Special Use Permit shall be considered a permanent sign and are required to obtain a Building Permit for the sign and, if applicable, a general Building Permit.

## 3-13-07.B Computing Facility

1. **Special Use Permit Required**. Computing Facilities intended to operate as an accessory use to the principal use onsite shall obtain a special use permit. Examples of where computing facilities could be an accessory use include, but are not limited to, oil and gas facilities, geothermal facilities, solar and wind energy facilities. With an approved special use permit, computing facilities as an accessory use would be allowed in the following zone districts: A-2, A-3, NC, GC, HC, and I-1, I-2, I-3.
2. **Site Plan Required**. The site plan for an accessory Computing Facility shall include the following:
    a. A complete list of all equipment to be installed onsite with maximum heights of such equipment
    b. A complete equipment inventory that includes all permanent or temporary equipment and the height and use of such equipment.

c. A site plan diagram depicting all equipment and layout, including equipment related to the principal use and proposed accessory use.
d. The distance of the computing facility(s) and all associate equipment siting relative to: the principal use, existing residences or platted residential lots, residential uses, high occupancy building units, school or future school facilities, state licensed daycares, environmentally sensitive areas, and designated parks and open spaces.
e. Identify access points and any internal drive aisles
f. The amount of parking that may be required. Any full or part-time occupied structures shall require additional site plan review.

3. **Emergency Preparedness and Response**. Computing Facilities shall not cause unreasonable risks of emergency situations such as explosions, fires, gas, oil or water pipeline leaks, ruptures, hydrogen sulfide or other toxic gas or fluid emissions, and hazardous material vehicle accidents or spills.
    a. Emergency Preparedness Plan. Each Applicant is required to implement an emergency preparedness plan for each Computing Facility. The plan shall be referred to the Office of Emergency Management (OEM), and the applicable fire district, filed with the County and updated as conditions change (responsible field personnel change, ownership changes, etc.). The emergency preparedness plan shall consist of information that is required by the Director of Community & Economic Development. These items may include a fire district will serve letter, 24-hour emergency numbers, and information regarding site access and information.
4. **Safety Standards for Location at an Oil & Gas Facility**.
    a. Automatic safety protective systems and surface safety valves. Applicant shall install an automated safety system prior to commencement of use of data center as an accessory use at oil and gas facilities. Automated safety system shall include the installation, monitoring, and remote control of a surface safety valve or a wellhead master control valve and shall be able to remotely shut-in wells on demand. Surface safety valve or a wellhead master control valve shall be equipped to operate remotely via the automated safety protective system. Operator shall test the automated safety system at least annually to ensure functionality and provide results of testing to County upon request.
        i. The automatic safety system must be capable of immediately shutting-in the source well(s).
    b. Containment. In order to minimize and prevent liquid spills and releases from accessory use Computing Facility at Oil & Gas Facilities, the following shall be required:
        i. Berms or other secondary containment devices around Computing Facility and associated equipment, including generators. Where Computing Facility are cooled with liquids, other than fresh water, berms or secondary containment shall enclose an area sufficient to contain at least 150% of the maximum volume of liquid.
        ii. Berms or other secondary containment devices shall be sufficiently impervious as to contain any spill or released material.

iii. Inspection of all berms and containment devices at regular intervals, but not less than monthly.
iv. Maintain all berms and containment devices to ensure they are in good condition.

c. Any supply line at the site shall be high temperature flexible hosing, be of adequate strength to withstand at least the maximum discharge pressure of the supplied gas, if used, and shall be inspected by the applicant at regular intervals, but not less than monthly for evidence of damage or weakness.
d. Fire Suppression. The Computing Facility shall contain an onsite fire suppression system.
e. Off-site impacts: An evaluation and review of potential off-site impacts from the Computing Facility use (including, but not limited to, visual impacts, noise, odor, and light) and applicant-proposed best management practices or control measures to mitigate or avoid such impacts.

5. **State Agency Approvals**. Applicant shall provide proof of state agency approvals, where applicable.
6. **Building Permit Required**. A building permit may be required depending on the facility.
7. **Setbacks.**
   a. All setbacks associated with the principal use apply to the accessory Computing Facility.
   b. For Computing Facility within 2,000 feet of a residentially used or zoned property line, requirements to minimize or avoid impacts include the following:
      i. Neighborhood meeting: A neighborhood meeting that complies with Sec. 13-01-03 is required.
      ii. Air quality: General air quality protection measures and site-specific air quality protection measures that comply with Sec. 3-09-07(H) are required.
      iii. Noise: Noise levels must be controlled in accordance with Sec. 3-09-07(G).
      iv. Visual Mitigation: Landscaping and screening requirements must be applied to address any potential impacts to nearby residential uses.

## 3-13-07.C Vending and Produce Stands

1. **Special Use Permit Required**.
   a. Vending and/or produce standards intended to be in operation on a long-term basis shall obtain a Special Use Permit. However, the Director of Community and Economic Development may issue a Temporary Use Permit for a vending and/or produce stand for a maximum of 90 days in advance of any hearing before the Board of Adjustment.
   b. No Special Use Permit shall be required for a produce stand located on agriculturally zoned land provided the stand is an accessory use and meets the use standards in this Subsection. In addition, no Special Use Permit shall be issued if the stand has been erected on the subject site without a Temporary Use Permit.
2. **Minimum Lot Area**. No vending or produce stand shall be located on a parcel of land less than 400 square feet in size.

3. **Location**. The stand shall be located on a gravel, recycled asphalt, or paved parking lot or on agricultural land. The stand shall not block or be located within any right-of-way or public sidewalk.
4. **Period of Operation**. The stand shall operate for no more than 90 days annually.
5. **Hours of Operation**. The stand shall limit its hours of operation to 7:00 a.m. to 7:00 p.m**.**
6. **Parking**. Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five off-road parking spaces shall be provided per 200 square feet of stand area.
7. **Access**. All vending and produce stands shall have highway, arterial, or collector road access.

# Div. 3-14 Temporary Uses and Structures

## 3-14-01 General Provisions

A. **Temporary Use Permit Required.** All temporary uses shall obtain a Temporary Use Permit in accordance with Sec. 13-03-05, *Temporary Use Permit,* prior to beginning operation. All temporary uses required by these regulations to obtain a Temporary Use Permit, shall comply with the performance standards established by this Section for the temporary use. Temporary uses shall also conform to all zone district standards contained in this DSR.

B. **Duration of Temporary Use**. No temporary use shall be permitted for a period exceeding 90 days, unless otherwise noted. The Director of Community and Economic Development may issue a renewal of a Temporary Use Permit for a maximum of 90 days. Any operation proposed to operate greater than 90 days shall be processed as a Special Use Permit in accordance with Sec. 13-03-05, *Special Use Permit*.

C. **Zone District Standards and Requirements Apply**. Setbacks and all other standards and requirements of the zone district in which the temporary use is located shall apply to all structures connected with the temporary use.

D. **No Undue Disturbance to Residential Neighborhoods**. Lighting, activities, noise, or increased traffic associated with a temporary use shall not unreasonably disturb surrounding residential neighborhoods.

E. **No Disruption to Commercial or Industrial Uses**. Lighting, activities, noise, or increased traffic associated with a temporary use shall not unreasonably disrupt the operation of nearby commercial or industrial uses.

F. **Signage**. Any sign associated with an approved Temporary Use Permit shall be depicted on the Site Plan and allowed for the duration of the permit. The maximum sign area shall be 32 square feet. Signs shall be placed on private property, outside any right-of-way or easement and shall be placed to avoid any sight obstruction for motorists, cyclists, and pedestrians. Signs shall not be illuminated. Signs for Temporary Use Permits do not require a Sign Permit but may require a Building Permit.

G. **Number of Temporary Use Permits per Year**. No property shall receive more than four Temporary Use Permits per 12-month period.

## 3-14-02 Carnival or Circus

A. **Temporary Use Permit Required**. All carnivals or circuses shall obtain a Temporary Use Permit before operating and shall comply with the standards of this Section.

B. **Minimum Lot Area**. No carnival or circus shall be located on a parcel of land less than five acres in size.

C. **Period of Operation**. No carnival or circus shall be allowed to operate for a period exceeding 14 days, exclusive of a three-day period, before and after the operation, during which amusement rides, concessions, etc. are erected or removed from the site.

D. **Hours of Operation**. The carnival or circus shall limit its hours of operation to 9:00 a.m. to 10:00 p.m.

E. **Access**. All carnivals and circuses shall have highway or arterial road access.

F. **Parking**. Every carnival or circus shall provide either paved or dust-treated off-road parking for not less than 300 automobiles per acre of area used for amusement purposes.

G. **Signage**. All signs associated with a Carnival or Circus shall be consistent with Sec. 3-14-01(F), *Signage*.

## 3-14-03 Chile Stand or Tent

A. **Temporary Use Permit Required**. All chile stands or tents shall obtain a Temporary Use Permit before operating and shall comply with the standards of this Section.

B. **Insurance**. The applicant shall submit to Adams County a certificate of insurance. The minimum coverage for the property damage and/or bodily injury shall be an amount agreeable to the Director of Community and Economic Development.

C. **Maximum Size of Stand or Tent**. If multiple stands or tents are located on one site, all requirements of the Adams County Chile Stand/Tent under Sec. 3-13-11 shall be followed. Chile stands or tents shall not exceed a gross floor area of 800 square feet per stand or tent.

D. **Hours of Operation**. Chile stands or tents shall limit their hours of operation to 7:00 a.m. to 10:00 p.m.

E. **Clear Areas Around Tent or Stand.** A clear area is a minimum area in which the chile stand or tent shall be setback from property lines, fences, vehicles, propane tanks, burners, and all permitted banners. The clear area shall be measured from the supporting wall of the stand or from the anchor point of the tent.

F. **Clear Areas**. A clear and unobstructed distance of at least 30 feet is required around the stand or tent.

G. **Clear Areas Around Propane Tanks and Burners**. A clear area is a minimum area in which the propane tanks and burners shall be setback from property lines, fences, vehicles, tents, stands, and all banners.

H. **Vegetation and Weeds within Clear Areas**. Vegetation within the required clear areas shall be a maximum of two inches above the ground except for trees and shrubs.

I. **Anchoring**. All tents and stands shall be properly anchored to the ground as approved by the Community and Economic Development Department.

J. **Wiring**. Electrical wiring shall meet all requirements of the State of Colorado.

K. **Pennants**. Strings of flags, pennants, and streamers may identify the clear area or the parking area. Pennants shall not be attached to a stand or tent. Pennants shall be depicted on the Site Plan**.**

L. **Signage**. All signs associated with a chile tent or stand shall be consistent with Sec. 3-14-01(F), *Signage*.

M. **Trash**. The site shall always be kept clean of trash and debris. Trash dumpsters shall be used and located on the site during operations.

## 3-14-04 Concrete or Asphalt Batch Plant

A. **Temporary Use Permit or Special Use Permit Required**. All concrete or asphalt plants intended to be in operation shall obtain a Special Use Permit in accordance with Se. 13-03-04, *Special Use Permit*. However, the Director of Community and Economic Development may approve a Temporary Use Permit for a concrete or asphalt batch plants for a maximum of 90 days in advance of any hearing for the Special Use Permit.

B. **Minimum Lot Area**. No temporary concrete or asphalt batch mixing plants shall be located on a parcel of land less than one-half acre in size.

C. **Location**. The use shall be located on the same property or right-of-way, or directly adjacent to the same property or right-of-way, as the construction project.

D. **Period of Operation**. Temporary concrete or asphalt batch plants shall only be permitted as an accessory use to the construction of roads or other public improvements.

E. **Hours of Operation**. The temporary concrete or asphalt batch plants shall limit the hours of operation to 7:00 a.m. to 7:00 p.m.

F. **Use Area Setback**. Vehicular-use areas, material storage areas, and structures shall be setback at least 100 feet from the property boundary.

G. **Access**. All temporary batch plants shall have highway, major or minor arterial, or collector road access.

H. **Dust Control**. It is the responsibility of the temporary plant operator to control dust, dirt, and any other debris from blowing from the site on to other properties.

I. **Washout**. Concrete washout shall be contained on-site. Discharge to adjacent properties or drainageways is prohibited.

J. **Road Damage**. Any road damage to the roads providing access to the site of the temporary plant shall be repaired by the temporary plant operator as deemed necessary by the Director of Public Works. The Director of Public Works shall require the plant operator to post a performance bond to cover all potential repair costs.

K. **Trucking**. Due to the magnitude of the use, the Director of Community and Economic Development may add additional standards regarding trucking routes and the size of loads to protect the general welfare of the citizens.

## 3-14-05 Construction Site Fencing

A. **Temporary Use Permit Required**. All construction site fencing shall obtain a Temporary Use Permit before operating and shall comply with the standards of this Section.

B. **Maximum Height**. The maximum height of construction site fencing shall be 96 inches.

C. **Fencing Material**. Land under development may be surrounded by a chain link fence or solid wood fence.

D. **Location**. Construction site fencing shall be installed within or along the property lines of the development.

E. **Sign Posting**. Construction site fencing shall be posted with the name and phone number of the responsible party for emergency and trespassing purposes.

F. **Period of Placement and Removal**. Construction site fencing may exist during the period of construction for the project. It shall be removed within 30 days of issuance of a Certificate of Occupancy.

## 3-14-06 Fireworks Stand/Tent

A. **Temporary Use Permit Required**. A Temporary Use Permit shall be obtained for each stand or tent before locating any permissible fireworks stand or tent and shall comply with the standards of this Section. Only the sale of "permissible fireworks," as that term is defined by Colorado Revised Statutes, is permitted with Temporary Use Permit for permissible fireworks stand or tent. Fireworks that do not meet the definition of "permissible fireworks" shall not be sold or stored at permissible fireworks stands or tents.

B. **Submittal Deadline**. All Temporary Use Permit applications for permissible fireworks stands or tents shall be submitted no later than the last business day in May. All applications shall be complete at the time of submittal.

C. **Insurance**. The applicant shall submit to the Director of Community and Economic Development a certificate of insurance. The minimum coverage for the property damage and/or bodily injury shall be an amount agreeable to the Director of Community and Economic Development.

D. **Maximum Size of Stand/Tent**. If multiple stands or tents are located on one site, all requirements of this Section shall be followed. Permissible Fireworks stands or tents shall not exceed a gross floor area of 800 square feet per stand or tent.

E. **Period of Operation**. Permissible fireworks stands or tents may be operated between June 15 and July 5.

F. **Dismantle and Removal Date**. All stands or tents shall be dismantled and removed no later than July 15.

G. **Hours of Operation**. Permissible fireworks stands or tents shall limit their hours of operation to 7:00 a.m. to 7:00 p.m.

H. **Clear Area**.

1. *Description*. A clear area is a minimum area in which the permissible fireworks stand or tent shall be setback from property lines, fences, vehicles, detached firework storage, and all permitted banners. The clear area shall be measured from the supporting wall of the stand or from the anchor point of the tent.
2. *Distance*. A clear and unobstructed distance of at least 30 feet is required between the stand or tent and detached fireworks storage.
3. *Vegetation and Weeds within Clear Areas*. Vegetation within the required clear areas shall be a maximum of two inches above the ground except for trees and shrubs.
4. *Setbacks from Permanent Buildings, Flammable Liquids, and Fuel Dispensing Operations*. A clear and unobstructed distance of 50 feet is required between the stands or tents and permanent buildings, flammable liquids, and fuel dispensing operations.

# 3-14-07 Garage or Yard Sales

A. **Maximum Sales Permitted per Year**. No more than two garage or yard sales shall be permitted per calendar year for any one residence.

B. **Period of Operation**. A garage or yard sale shall not exceed a period of three consecutive days.

C. **Hours of Operation**. The garage or yard sale shall limit its hours of operation to 7:00 a.m. to 7:00 p.m.

D. **Signage**. The total sign area shall not exceed 16 square feet in area. All signage shall be located on private property and not within the public right-of-way.

# 3-14-08 Inert Fill Operations

A. **Applicability**. This Section establishes permit requirements for inert fill operations based on duration, scale, and operational characteristics.

1. For purposes of determining the applicable permit type, the Director may evaluate the cumulative amount of fill to be imported to a site and the cumulative duration of fill activity over time, including multiple permits or phases associated with the same property or operation.

**Table 13-14-08-1, Inert Fill Permit Types**

| Permit Type | Duration | Volume Threshold | Area |
|---|---|---|---|
| **Exempt** | N/A | < 10 cubic yards | N/A |
| **Temporary Use Permit** | ≤ 6 months | < 500,000 cubic yards* | N/A |
| **Special Use Permit** | > 6 months up to 5 years | < 500,000 cubic yards (within any 6-month period) | ≤ 10 acres |
| **Conditional Use Permit** | > 5 years OR > 6 months. See criteria below. | ≥ 500,000 cubic yards (total or within 6 months) | > 10 acres |

B. **Exemption.** Importation of less than ten (10) cubic yards of inert fill is exempt from the requirement to obtain a Temporary Use Permit, Special Use Permit, or Conditional Use Permit. The exempted volume of fill material must meet the definition of inert fill for grading.

C. **Temporary Use Permit Required**. Inert fill operations with a proposed duration of six (6) months or less shall obtain a Temporary Use Permit. A Temporary Use Permit may be issued for a maximum of six (6) months.

1. Only one Temporary Use Permit application for an inert fill operation may be processed at a time for the same property or operation. The application shall identify the total amount of fill proposed under the permit and the anticipated duration of the activity.
2. Successive or multiple Temporary Use Permits shall not be used to avoid review under a Special Use Permit or Conditional Use Permit. Where the Director determines that the cumulative duration of fill activity, cumulative quantity of fill, or phased nature of the operation indicates a longer-term or larger-scale operation, the Director may require the application to be processed as a Special Use Permit or Conditional Use Permit, as applicable.

D. **Special Use Permit Required.** Inert fill operations intended to be in operation for more than six (6) months and up to five (5) years shall obtain a Special Use Permit. Special Use Permits for inert fill shall not exceed a maximum duration of five (5) years and shall not be issued for operations where the area to be filled exceeds ten (10) acres.

E. **Conditional Use Permit Required.** Where the cumulative quantity of inert fill proposed, imported, or approved for a site within any six (6) month period exceeds five-hundred thousand (500,000) cubic yards, the operation shall require a Conditional Use Permit. Additionally, any operation proposed to fill greater than ten (10) acres or to operate for more than five (5) years shall be processed as a Conditional Use Permit.

1. Any conditional use permit for inert fill shall be processed in accordance with Sec. 13-03-02.

F. **Hours of Operation**. The inert fill operation shall limit its hours of operation from 7:00 a.m. to 7:00 p.m., unless otherwise restricted by the Director of Community and Economic Development.

G. **Source of Material**. The site operator shall have sole discretion of the source of fill material and shall provide details of the source material with the permit application. Proof of clean, inert material may be provided by any one of the following:

1. *Signed Letter*. A signed letter from the source providing the fill material certifying that the material is clean;
2. *Assessment or Report*. Phase I environmental site assessment or due diligence report for the borrow site demonstrating no Recognized Environmental Concerns (REC); or
3. *Samples and Analysis*. Sampling and analysis of the material to be used as fill demonstrating the material does not contain contaminants in excess of respective EPA residential screening levels. Specifically, two composite samples each consisting of 3 discrete samples shall be collected from 1,000 cubic yards of material with one composite sample collected for each additional 1,500 cubic yards. Laboratory analysis of the following contaminants must be provided:
   a. Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs);
   b. Eight 8 Resource Conservation and Recovery Act (RCRA) metals (As, Ba, Cd, Cr, Pb, Hg, Se, Ag);
   c. Polycyclic Aromatic Hydrocarbons;
   d. Polychlorinated Biphenyls (PCBs) at the Director of Community and Economic Development's discretion;
   e. Pesticides at the Director of Community and Economic Development's discretion;
   f. Groundwater impacts; and

g. Fill material is not likely to contaminate groundwater.

H. **Traffic/Haul Route**. The haul route for the traffic to and from the fill operation shall be provided with the permit application and may be jointly reviewed and approved by the Community and Economic Development Department.

I. **Grading and Drainage Plan and Permit**. A Clearing and Grading Permit per 13-02-03 and final grading and drainage plan shall be required as part of any inert fill approval, whether by temporary use permit, special use permit, or conditional use permit.

# 3-14-09 Seasonal Sales Lots

A. **Temporary Use Permit Required**. All seasonal sales lots shall obtain a Temporary Use Permit before operating and shall comply with the standards of this Section.

B. **Maximum Lot Area**. The sales lot shall not occupy more than 10% of a gravel, recycled asphalt, or paved parking lot on which the sales lot is located. In no case shall the sales area exceed 10,000 square feet.

C. **Location**. Seasonal sales lots shall be located on a gravel, recycled asphalt, or paved parking lot in a commercial zone district or on agricultural land. The sales area shall not block or be located within any right-of-way or public sidewalk.

D. **Period of Operation**. Seasonal sales shall not exceed a period of 60 days.

E. **Hours of Operation**. The seasonal sales lot shall limit its hours of operation to 7:00 AM to 7:00 PM.

F. **Setbacks**. The setbacks for the zone district shall apply.

G. **Signage**. All signs associated with seasonal sales shall be consistent with Sec. 3-14-01(F), *Signage*.

H. **Parking**. Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five off-road parking spaces shall be provided per 200 square feet of sales area.

I. **Access**. All seasonal sales lots shall have highway, arterial, or collector road access.

J. **Tree Display Restrictions**. No sale items shall be displayed within 50 feet of an intersection of the curb line of any two roads or within any sight distance triangle.

# 3-14-10 Temporary Sales

The sale of any products from a temporary stand, motor vehicle, or trailer shall be prohibited. The sale of any products from a temporary stand, motor vehicle, or trailer is prohibited except if allowed by Special Use Permit or as otherwise permitted by these standards and regulations.

# 3-14-11 Tents (as Temporary Structures for Temporary Sales)

A. **Temporary Use Permit Required**. All temporary structures intended to be located on a property for up to 90 days, such as tents, shall obtain a Temporary Use Permit before operating and shall comply with the standards of this Section.

B. **Period of Operation**. Temporary Use Permits for temporary structures may only be issued for a maximum of ninety days. Any structure intended to be used for more than 90 days shall obtain a Special Use Permit in accordance with Sec. 13-03-04.

C. **Code Requirements**. All Temporary Structures shall meet the building and fire code requirements prior to approval of any Temporary or Special Use Permit.

D. **Maximum Size**. Temporary Structures shall not exceed a gross floor area of 800 square feet per structure. If multiple temporary structures are located on one site, all requirements of this Section shall be followed.

E. **Location**. The temporary structure shall be located on gravel, recycled asphalt, or paved parking lot or on agricultural land. The structure shall not block or be located within any right-of-way or public sidewalk. The structure shall not be located within any required parking spaces. The structure shall meet all zone district requirements for which the structure is located.

F. **Height**. The temporary structure shall not exceed the height limit of the zone district in which the structure is located.

G. **Exits**.

1. *Stands (Wood-Built Structures)*. Any stand measuring more than 25 feet in length across the face shall have two exits. Exit doors shall be a minimum of 20 inches in width and six feet in height and swing in the direction of egress. Stands with floor areas between 300 and 400 square feet must have three exits.
2. *Tents*. All aisles within a tent shall measure no less than 48 inches in width. All tents shall have at least two sides of the tent open and unobstructed for use as an exit.

H. **Construction Materials**. All temporary structures shall be constructed of wood, metal, fire retardant tent as approved by the Director of Community and Economic Development or other approved materials. Stands shall not have wheels or tires. Combustible construction materials shall be painted with a water based latex paint.

I. **Anchoring**. All temporary structures shall be properly anchored to the ground as approved by the Director of Community and Economic Development.

J. **Wiring**. Electrical wiring shall meet all requirements of the State of Colorado.

K. **Signage**. All signs associated with a Temporary Structure shall be consistent with Sec. 3-14-01(F), *Signage*.

## 3-14-12 Vending and Produce Stands

See Secs. 3-13-03.H and 3-13-07.C, V*ending and Produce Stands,* for standard and permitting requirements for temporary and long-term vending and produce stands.

# Div. 3-15 Operational Standards

## 3-15-01 Purpose

The purpose of these operational standards is to limit or eliminate conditions, which may negatively impact the environment and use of surrounding properties. These standards shall apply in all zone districts and to all uses of lands in Adams County.

## 3-15-02 Lighting

A. **Generally**. All outdoor lighting within the County shall comply with the requirements of this Section unless required in Div. 4-06, *Outdoor Lighting,* or otherwise by state, federal, or local law.

B. **Compatibility**. Exterior lighting shall be compatible with that of adjacent properties.

C. **Position of Lighting Facility**. Lighting facilities shall be arranged and positioned so no direct light or reflection creates a nuisance or hazard on any adjacent property or right-of-way. Exterior lighting shall be compatible with that of adjacent properties.

D. **Lighting Fixture**. All lighting fixtures shall be located to shield direct rays from adjoining properties. Luminaries shall be of an indirect, diffused type and shall not exceed a height of greater than 20 feet above finished grade.

   1. *Parking Areas.* Lighting used to illuminate parking areas of commercial uses shall be designed, located, and installed to be shielded and downlit and to reflect away from any nearby residential or open space zoning districts.

   2. *Flags and Monuments*. Light fixtures used to illuminate flags, statues, or any other object mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light not to extend beyond the illuminated object.

   3. *Signs*. Lighting for advertising signs shall not create glare or light which extends to surrounding properties.

E. **Upward Lighting**. Upward lighting for architectural, landscape or decorative purposes, shall have at least 90% of the total distribution pattern within the profile of the illuminated structure.

## 3-15-03 Vibrations

Operations that cause ground vibration shall not be perceptible beyond the property line of origin without the use of instruments, except those activities typically performed as part of an agricultural operation in an Agricultural Zone District, which shall be exempt.

## 3-15-04 Noise

A. **Noise**. No use shall be conducted in any zoning district that creates sound in violation of the noise regulations set forth in this Section.

B. **Maximum Permissible Sound Pressure Levels**. Any continuous source of sound is established for a time period within each zone district listed, see Table 3-15-04-1, *Maximum Permissible Sound Pressure Levels.*

C. **Boundaries**. Sound pressure levels shall be measured at the property line or boundary of a public right-of-way, at a height of at least four feet above the immediate surrounding surface, on a sound level meter of standard design and operated on the "A" weighting network.

**Table 3-15-04-1 Maximum Permissible Sound Pressure Levels**

| Zoning Districts | Day (7:00 AM - 10:00 PM) | Night (10:00 PM - 7:00 PM) |
|---|---|---|

| | | |
|---|---|---|
| Residential Estate (RE)<br>Residential-1-C (R-1-C)<br>Residential-2 (R-2)<br>Residential-3 (R-3)<br>Residential-4 (R-4)<br>Neighborhood Commercial (NC)<br>Neighborhood Park (NP)<br>Natural Areas (NA)<br>Conservation (CO)<br>Public Lands and Facilities (PL) | 55 | 50 |
| General Commercial (GC)<br>Heavy Commercial (HC)<br>Industrial-1 (I-1) | 60 | 55 |
| Agricultural-1 (A-1)<br>Agricultural-2 (A-2)<br>Agricultural-3 (A-3)<br>Industrial-2 (I-2)<br>Industrial-3 (I-3)<br>Regional Park | 80 | 75 |
| Other overlay zones | Same as underlying zone district | Same as underlying zone district |
| Aviation (AV)<br>Denver International Airport (DIA) | None | None |

D. **Construction Activities**. No person shall engage in outdoor construction activities in any zone district between the hours of 10:00 p.m. and 7:00 a.m. Construction projects shall be limited to a maximum permissible noise level of 80 dBA in all zone districts. Construction activities directly connected with abatement of an emergency are excluded from this time restriction. Any construction activity which will be performed outdoors between the hours of 10:00 p.m. and 7:00 a.m. shall be required to obtain a Special Use Permit.

## 3-15-05 Dust and Debris Control

A. **Prohibition of Blowing Dust and Debris**. The blowing of fugitive dust, dirt, sand, or debris from one property onto adjacent or surrounding properties, or rights-of-way, is prohibited, except for agricultural operations in Agricultural Zone Districts where it is permitted.

B. **Prevention of Blowing Dust and Debris**. The prevention of blowing fugitive dust, dirt, sand, or debris may be accomplished through various methods, including but not limited to:

1. Placement of base course.
2. Asphalting.
3. Application of calcium chloride, cornstarch, soy, or similar.

4. Watering and wetting down the area.
5. Installation of snow fences or barriers.
6. Chiseling the ground.
7. Vegetative cover and hydro-mulching.
8. Soil-stabilizing polymers and enzymes.
9. Other effective means.

## 3-15-06 Electromagnetic and Electrical Interference

A. **Electromagnetic Interference**. Any operation or use in any district that causes electromagnetic interference shall not adversely affect the operation of equipment located off the lot where such interference originates.

B. **Aviation Communications.** No use shall be made of land or water within the County, which will create electrical interference with navigational signals for radio communications between an aviation facility and aircraft.

## 3-15-07 Humidity, Heat, Glare, Smoke, and Radiation

A. **Humidity**. Any operation producing humidity in the form of steam or moist air shall be carried on in such a manner that the humidity is not perceptible at any lot line.

B. **Heat and Glare.** Any operation producing intense light or heat, including high-temperature processes such as combustion or welding, shall not be visible or felt beyond any lot line bounding the property wherein the use is conducted. All exterior lighting on private property shall be positioned as to extend glare away from adjacent properties or rights-of-way and meet the requirements of Sec. 3-14-02, *Lighting.*

C. **Smoke**. Any operation or use that causes, creates, or allows the emission of visible smoke, particulate matter, or other air pollutants from any land use in an amount sufficient to constitute a general nuisance to adjoining properties shall be prohibited—whether from open burning, industrial processes, combustion equipment, or other sources—shall be prohibited if such emissions create a nuisance, hazard, or noticeable impact at or beyond any property line.

D. **Radiation**. Any operation involving radioactive materials capable of producing ionizing radiation, i.e., the use of gamma rays, x-rays, alpha and beta particles, high-speed electrons, neutrons, protons, and other atomic or nuclear particles, shall be permitted only in accordance with state and federal laws, rules, and regulations, or any other applicable regulation.

## 3-15-08 Odor

*Air Pollutant Emissions and Odor Control*. Emissions of air pollutants and odor shall be mitigated to the extent feasible through the use of appropriate controls and best management practices and shall comply with all applicable regulations of the Air Quality Control Commission (AQCC).

## 3-15-09 Moving Buildings or Structures

A. **Permit Required**. No building or structure shall be moved into, within, or set down in the unincorporated area of Adams County or transported upon any public right-of-way within said area until a moving permit and a Building Permit have been obtained.

B. **Inspection and Conformance Required**. Buildings or structures proposed to be moved shall meet all the regulations of Adams County and shall be compatible in size, structure, age, value, and general architectural design to the neighborhood in which they are proposed to be moved. A building proposed to be moved, is required to be inspected prior to being moved.

## 3-15-10 Waste Management

C. **General.** There shall be no discharge of any liquid or solid waste material(s) into the ground or waterway except as authorized by approved permit and in accordance with these regulations and standards, and the regulations of the Adams County Health Department and Colorado Department of Public Health and Environment.

# CHAPTER 4 GENERAL DEVELOPMENT STANDARDS

**Contents:**

Div. 4-01 Purpose and Applicability
Div. 4-02 Off-Street Parking, Loading, and Stacking
Div. 4-03 Pedestrian Circulation Facilities
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## Div. 4-01 Purpose and Applicability

### 4-01-01 Purposes

Table 4-01-01-1, *General Development Standards Purpose Statements*, provides the purpose for each of the Divisions in this Chapter other than Div. 4-07, *Road Impact Fees*, which purpose is addressed therein.

| Table 4-01-01-1, General Development Standards Purpose Statements | |
|---|---|
| Division | Purpose Statements |
| Div. 4-02, *Off-Street Parking, Loading, and Stacking* | The purposes of this Division are to:<br>▪ Ensure that adequate off-street parking for vehicles and bicycles and facilities for loading and stacking are provided for new land uses and changes in use;<br>▪ Minimize the negative environmental and urban design impacts that can result from excessive parking, driveways, and drive aisles within parking lots;<br>▪ Establish standards and regulations for safe and well-designed vehicle use areas that minimize conflicts between pedestrians and vehicles; and<br>▪ Access to sites is managed to maintain the desired function and safety of the adjacent streets. |
| Div. 4-03, *Pedestrian Circulation Facilities* | The purposes of this Division are to:<br>▪ Create a safe, attractive, and usable pedestrian circulation system internal to all applicable developments.<br>▪ Ensure a direct pedestrian connection between the street and buildings on the site and between buildings and other activities within the site.<br>▪ Provide for connections between adjacent sites, where feasible. |
| Div. 4-04, *Landscaping and Buffer Standards* | The purposes of this Division are to:<br>▪ Establish standards that promote high-quality, water-efficient landscapes that enhance community character, pedestrian comfort, and compatibility among land uses.<br>▪ Conserve potable water through Water-Wise principles, plant selection, hydrozoning, efficient irrigation, and reduced turf.<br>▪ Integrate Low-Impact Development (LID) practices so landscaped areas also provide stormwater quality, infiltration, and heat-island reduction.<br>▪ Preserve and incorporate significant existing vegetation and habitat, emphasizing native and regionally adapted species and biodiversity.<br>▪ Utilize buffers and streetscapes that mitigate visual, noise, and use conflicts while supporting safe access and visibility. |

| Table 4-01-01-1, General Development Standards Purpose Statements | |
|---|---|
| Division | Purpose Statements |
| Div. 4-05, *Signs* | The purposes of this Division are to:<br>▪ Set out reasonable regulations for the design, location, installation, operation, repair, and maintenance of signs;<br>▪ Provide for reasonable regulation while also safeguarding the constitutionally protected right of free speech;<br>▪ Create content neutral sign regulations which balance the legitimate needs of individuals, entities, and organizations to convey messages with the legitimate objectives of the City to promote public safety, enhance community character and enhance private property values;<br>▪ Prevent and reduce sign clutter which can have the negative consequences to the City which include:<br>  ▪ Undue visual distractions which may create a public safety hazard for motorists, bicyclists, and pedestrians;<br>  ▪ Degrading the aesthetic character of the City and therefore making the City less attractive for residents, visitors, commerce, and private investment; and<br>  ▪ Physical obstructions within the public right-of-way which create public safety hazards. |
| Div. 4-06, *Outdoor Lighting* | The purposes of this Division are to:<br>▪ Minimize adverse off-site effects from glare and light trespass or obtrusive light; and<br>▪ Protect residential uses from light sources from non-residential uses that are improperly selected, placed, aimed, maintained, or shielded. |

## 4-01-02 Applicability

A. **Generally.** The standards of this Chapter apply to new development, redevelopment, substantial improvement, and expansions of uses, sites, and buildings, as shown in Table 4-01-02-1, *Development Standards Applicability*, or as set forth in Div. 4-07, *Road Impact Fees*. Each Division may have more tailored applicability thresholds that Table 4-01-02-1 does not show. For example, Div. 4-04, *Landscaping and Buffering*, generally applies to new construction; however, some provisions of the Division apply to nonresidential development that do not apply to all residential types of development.

B. **Timing of Compliance**. No permanent Certificate of Occupancy shall be issued until all building and site improvements required in this Chapter are constructed in conformance with the approved permit or plan required in Chapter 13, *Development Review Procedures*.

| Table 4-01-02-1, Development Standards Applicability | | | | | |
|---|---|---|---|---|---|
| Development Thresholds | Divisions of this Chapter | | | | |
| | **Div. 4-02, *Off-Street Parking, Loading, and Stacking*** | **Div. 4-03, *Pedestrian Circulation Facilities*** | **Div. 4-04, *Landscaping and Buffering*** | **Div. 4-05, *Signs*** | **Div. 4-06, *Outdoor Lighting*** |
| **Key: ♦ = Section Applies \| -- = Section Does not Apply** | | | | | |
| New construction of residential, nonresidential, or mixed use development or change in use from residential to nonresidential or mixed use | ♦ | ♦ | ♦ | ♦ | ♦ |
| Increase in apartment units, manufactured home stands, GFA, or impervious surface cumulatively over a 5-year period by: | | | | | |
| 50% or more | ♦ | ♦ | ♦ | ♦ | ♦ |
| 25% to 49% | ♦ | ♦ | ♦ | ♦ | -- |
| Less than 25% | ♦ | -- | ♦ | -- | -- |
| Establishment of a new stand-alone parking lot of more than 10 spaces | ♦ | -- | -- | -- | -- |
| Establishment of new pedestrian circulation facilities or adding additional pedestrian circulation facilities to an existing site | -- | ♦ | -- | -- | -- |
| Establishment of new landscaping, buffering, or screening or adding additional landscaping, buffering, or screening to an existing site | -- | -- | ♦ | -- | -- |

| Table 4-01-02-1, Development Standards Applicability | | | | | |
|---|---|---|---|---|---|
| Development Thresholds | Divisions of this Chapter | | | | |
| | **Div. 4-02, *Off-Street Parking, Loading, and Stacking*** | **Div. 4-03, *Pedestrian Circulation Facilities*** | **Div. 4-04, *Landscaping and Buffering*** | **Div. 4-05, *Signs*** | **Div. 4-06, *Outdoor Lighting*** |
| **Key: ♦ = Section Applies \| -- = Section Does not Apply** | | | | | |
| Construction of a new sign or structural modification of an existing sign to an existing site | -- | -- | -- | ♦ | -- |
| Construction of new outdoor lighting or modification of existing outdoor lighting to an existing site | -- | -- | -- | -- | ♦ |
| Construction of a new building or modification of an existing building to an existing site | -- | -- | -- | -- | -- |

| Table 4-01-02-2, Design Standards Applicability | | | | |
|---|---|---|---|---|
| Divisions of this Chapter | Development Activity Tiers | | | |
| **♦ = Division Applies \| -- = Divisions Does Not Apply** | **Tier 1[1]** | **Tier 2** | **Tier 3** | **Tier 4** |
| Div. 4-02, *Off-Street Parking, Loading, and Stacking* | ♦ | -- | -- | ♦ |
| Div. 4-03, *Pedestrian Circulation Facilities* | ♦ | -- | ♦ | ♦ |
| Div. 4-04, *Landscaping and Buffering* | ♦ | ♦ | ♦ | ♦ |
| Div. 4-05, *Signs* | ♦ | -- | -- | ♦ |
| Div. 4-06, *Outdoor Lighting* | ♦ | -- | -- | ♦ |

**TABLE NOTES:**

1. If a sign is constructed or structurally modified, then Div. 4-05 applies to the new sign. If outdoor lighting is constructed or modified, then Div. 4-06 applies to the new lighting, and so forth. The standards of the applicable Division shall only apply to the features being constructed or modified unless otherwise noted.

# Div. 4-02 Off-Street Parking, Loading, and Stacking

## 4-02-01 Parking Ratios

A. **Minimum Parking**.

1. Table 4-02-01-1, *Off-Street Parking Requirements,* establishes the minimum number of off-street parking spaces required for each listed use.
2. In addition to land uses in Table 4-02-01-1 with "--" in the Minimum Off-Street Parking Column, the following land uses shall have no minimum parking requirement:
   a. Residential adaptive reuse project; and
   b. A mixed use adaptive reuse project with at least 50% of its gross floor area devoted to residential uses.

B. **Maximum Parking**. Except for single-family detached residential uses, the number of parking spaces provided per use shall not exceed 150% of the minimum number of spaces established in Table 4-02-01-1.

**Table 4-02-01-1, *Off-Street Parking Requirements***

| Use Category | Specific Use | Minimum Off-Street Parking |
|---|---|---|
| | | |
| **Agriculture** | All Agriculture Uses | -- |
| | | |
| **Residential** | Single-Family, Detached or Modular Home | 2 spaces per unit |
| | Townhouse | 1.5 space for each dwelling unit. The Planning Commission may require up to 0.25 space for every 1 unit for visitor parking. |
| | Manufactured Home Park | 1.5 spaces for each manufactured home site |
| | Multiplex or Multi-Family Dwelling[1] (Studio/ Efficiency) | 0.5 spaces per unit type |
| | Multiplex or Multi-Family Dwelling[1] (1 Bedroom) | 0.75 spaces per unit type |
| | Multiplex or Multi-Family Dwelling[1] (2 Bedroom) | 1.25 spaces per unit type |
| | Multiplex or Multi-Family Dwelling[1] (3+ Bedroom) | 1.5 spaces per unit type |
| | Multi-Family Dwelling[1] (Visitor) | Minimum of 10% of the required parking shall be provided for visitors in addition to the minimum required off-road parking |

| Table 4-02-01-1, *Off-Street Parking Requirements* | | |
|---|---|---|
| **Use Category** | **Specific Use** | **Minimum Off-Street Parking** |
| | Group Home, FHAA | 0.75 per unit type |
| | All other Household Living Uses other than Listed Above | 2 spaces for each dwelling unit |
| | | |
| **Community Service** | Event Center | 1 space for each 5 seats or 1 space for each 40 sq. ft. of gross floor area available for the accommodation of movable seats in the event center, whichever is greater. |
| | Funeral Homes | 1 space for each 6 seats in chapel |
| | Library | 1 per 500 sq ft |
| | Museums | 1 space for each 300 sq. ft. of gross floor area |
| | All other Community Service Uses other than Listed Above | Based on review by the Director of the Community and Economic Development Department |
| **Day Care** | All Day Care Uses | 1 space for each employee on a major shift, plus 2 drop off spaces for patrons |
| **Educational Facilities** | Colleges and Universities | Based on review by Director of Community and Economic Development |
| | Commercial Dormitory | 1 space for each rental unit |
| | Kindergarten, Elementary | 1 space for each classroom and 1 space per 300 sq. ft. of administrative office space |
| | High School, College, Vocational, Business | 6 spaces for each classroom and 1 space per 300 sq. ft. of administrative office space |
| | All other Educational Facilities Uses other than Listed Above | Based on review by the Director of the Community and Economic Development Department |
| **Medical Facilities** | Hospitals | 1 space for every 2 beds; 1 space for each doctor and nurse; and 1 space for every 4 additional employees |
| | Laboratories, Research | 1 space per 1,000 sq. ft. of floor and area facilities |
| | All other Medical Facilities Uses other than Listed Above | 4 spaces for each doctor or nurse and 1 space for each employee |

| Table 4-02-01-1, *Off-Street Parking Requirements* | | |
|---|---|---|
| **Use Category** | **Specific Use** | **Minimum Off-Street Parking** |
| **Parks and Open Areas** | All Parks and Open Area Uses | Based on review by the Director of Community and Economic Development considering site size, topography and supporting facilities |
| **Passenger Terminals** | Freight | 1 space per 1,000 sq. ft. of gross floor space |
| | Passenger | 1 space per 200 sq. ft. of gross floor space |
| **Places of Worship** | All Places of Worship Uses | 1 space for every 6 seats |
| **Social Service Establishments** | Correctional Facility | Sufficient spaces to supply 1 space for each employee per shift and 1 space for every 5 occupants. The requirement may be modified at the time of Conditional Use Permit approval. |
| | All other Social Service Establishments | 1 space per 4 beds plus 1 space for each 2 staff members |
| **Utilities** | All Utility Uses | -- |
| | | |
| **Office** | Banks and Other Financial Institutions | 1 space for each 200 sq. ft. of gross floor area used by general public and 1 space for each 600 sq. ft. not used by general public |
| | All other Office Uses other than Listed Above | 1 space for each 300 sq. ft. of gross floor area |
| **Overnight Accommodations** | Bed and Breakfast Establishment | 1 space per rental unit and 1 space per 4 employees |
| | Lodging, Commercial | 1 space per rental unit |
| | Motels | 1 space per rental unit |
| | All other Overnight Accommodation Uses other than Listed Above | 1 space per rental unit |
| **Restaurants** | All Restaurant Uses | 1 space for every 3 seats |
| | Food Truck Park | 2 spaces per mobile food vendor |
| **Retail, Repair, Sales, and Service** | Services or retail dealing frequently with the public, such as grocery stores, dry cleaners, or general merchandise. | 1 space per 200 sq. ft. of gross floor area |

| Table 4-02-01-1, *Off-Street Parking Requirements* | | |
|---|---|---|
| **Use Category** | **Specific Use** | **Minimum Off-Street Parking** |
| | Services or retail dealing infrequently with the public, such as cabinet sales or furniture repair. | 1 space per 600 sq. ft. of gross floor area |
| | Veterinary Establishments | 4 spaces for each doctor and 1 for each employee |
| **Vehicle Sales and Service** | Auto Repair Shops | 2 spaces for each service bay |
| | Car Wash, Automatic or Self-Service | 3 stacking spaces per car wash bay |
| | All other Vehicle Sales and Service Uses other than Listed Above | Based on review by the Director of Community and Economic Development considering site size, topography and supporting facilities |
| | | |
| **Indoor Recreation** | Night Clubs | 1 space for each 3 seats |
| | Health and fitness center | 1 space per each 100 sq. ft. of gross floor area |
| | All other Indoor Recreation Uses other than Listed Above | 1 space per 200 sq. ft. of gross floor area generally<br>1 space per 4 seats of fixed seating areas<br>4 spaces per active patron station (i.e. 4 per bowling lane, etc.)<br>1 space per 100 sq. ft. of gross floor area for food and beverage service areas |
| **Outdoor Recreation** | Fairgrounds | 1 space for each 600 sq. ft. of gross floor area |
| | Golf Courses | 2 spaces per hole, plus one space per employee on maximum shift |
| | Miniature Golf or Driving Range | 3 spaces per hole or platform, plus one space per employee on maximum shift |
| | All other Outdoor Recreation Uses other than Listed Above | 3 spaces per 1,000 sq. ft. of active outdoor area<br>1 space per picnic table |
| | | |
| **Heavy Industrial** | | |

| Table 4-02-01-1, *Off-Street Parking Requirements* | | |
|---|---|---|
| **Use Category** | **Specific Use** | **Minimum Off-Street Parking** |
| | Manufacturing, processing, assembly, distribution, bottling works, machine shop, metal, woodworking, plumbing, electrical, printing shop, roofing shop | 1 space for each 1,000 sq. ft. of floor area |
| | All other Heavy Industrial Uses other than Listed Above | 1 space for each 1,000 sq. ft. of floor area |
| **Light Industrial** | Contractor's Offices | 1 space for each 10,000 sq. ft. of gross floor area |
| | Contractor's Yards, Building | 1 space for each 10,000 sq. ft. of yard materials, storage |
| | All other Light Industrial Uses other than Listed Above | 1 space for each 10,000 sq. ft. of gross floor area |
| **Warehousing** | All Warehousing Uses | 1 space for each 5,000 sq. ft. of gross floor area |
| **Waste-Related** | All Waste-Related Uses | 1 space for each 10,000 sq. ft. of gross floor area |
| **Wholesale and Distribution** | All Wholesale and Distribution Uses | 1 space for each 900 sq. ft. of gross floor area |
| | | |
| **Marijuana** | All Marijuana Uses | 1 per 300 sq ft |
| | | |
| **Resource Extraction** | All Resource Extraction Uses | -- |

# 4-02-02 Parking Lot Design and Layout

A. **Location of Parking.**

1. *Principal Use.* Except as otherwise expressly provided in this Section, required off-street parking stalls and aisles shall be located on the same lot or parcel as the principal use.
2. *Setbacks in Nonresidential Zone Districts.* In all nonresidential zone districts except the Industrial zone districts, off-street parking shall not be located within the required front, corner, and street side setback area.
3. *Setbacks from Rivers, Streams, Wetlands, and Other Bodies of Water.* Parking, loading and stacking areas shall be set back a minimum of 25 feet from delineated river or stream corridors, wetlands, and bodies of water used for municipal purposes.
4. *Parking in Driveways.* Parking of single-family detached and two-family dwellings may be located in residential driveway areas that meet parking stall dimensions, excluding RVs and boats.

5. *Garage Parking*. Visitor parking shall not be located within a secured private or common parking garage that requires a key, handset, or other electrical or mechanical device to gain access.
6. *Motorcycle Parking*. Motorcycle spaces shall be located according to the same criteria and standards of this Division.
7. *Street Buffer.* Off-street parking areas shall be separated from the street edge by a street buffer area established in Div. 4-04-02, *Landscaping and Buffering*.

B. **Parking Stall and Aisle Dimensions**. Standard parking spaces shall conform to the dimensions established in Tables 4-02-02-1 and 2.

1. *Wheelstops*. When provided, they shall be positioned eighteen inches into the parking stall. Wheelstops shall not be used in conjunction with curbs.

**Table 4-02-02-1, *Single Row Parking Space Dimensions***

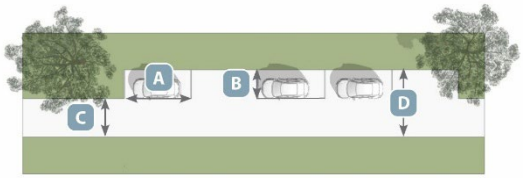
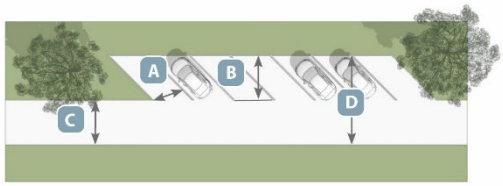
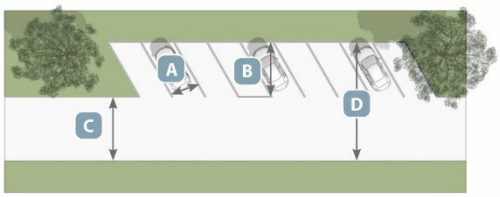
| Number of Rows and Space Angle | Dimensions | | | | | | Illustration |
|---|---|---|---|---|---|---|---|
| | **(A) Parking Space Width** | **(B) Parking Row Depth** | **(C) Driving Aisle Width** | | **(D) Total Module Size (row + aisle)** | | |
| | | | **One Way** | **Two Way** | **One Way** | **Two Way** | |
| 0° (Parallel Parking) | 9 ft. | 22 ft. | 12 ft. | 18 ft. | 33 ft. | 42 ft. |   |
| 45° (Diagonal Parking) | 9 ft. | 20 ft. | 13 ft. | 20 ft. | 33 ft. | 40 ft. |   |
| 60° (Diagonal Parking) | 9 ft. | 20 ft. | 14 ft. | 24 ft. | 34 ft. | 43 ft. |   |

**Table 4-02-02-1, *Single Row Parking Space Dimensions***

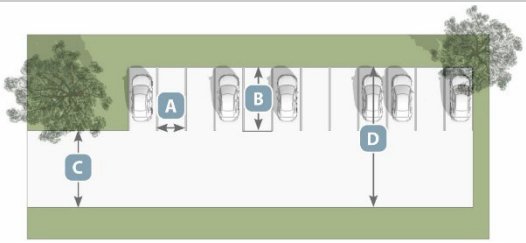
| Number of Rows and Space Angle | Dimensions | | | | | | Illustration |
|---|---|---|---|---|---|---|---|
| | **(A) Parking Space Width** | **(B) Parking Row Depth** | **(C) Driving Aisle Width** | | **(D) Total Module Size (row + aisle)** | | |
| | | | **One Way** | **Two Way** | **One Way** | **Two Way** | |
| 90° (Head-In Parking) | 9 ft. | 20 ft. | 15 ft. | 24 ft. | 35 ft. | 45 ft. |   |

**Table 4-02-02-2, *Double Row Parking Space Dimensions***

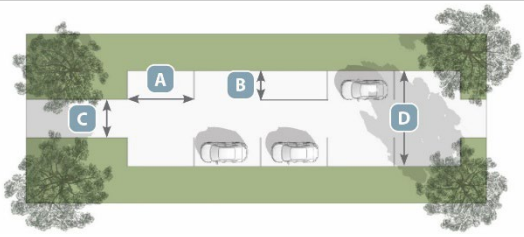
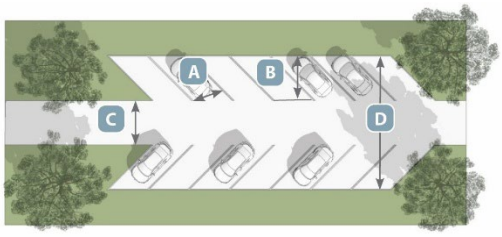
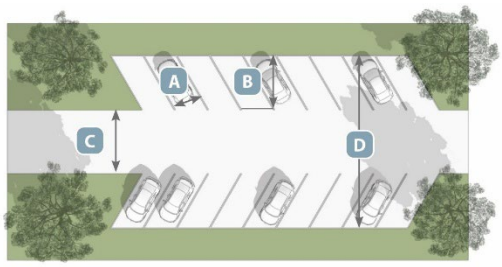
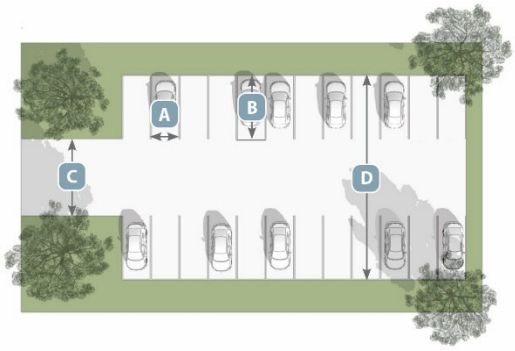
| Number of Rows and Space Angle | Dimensions | | | | | | Illustration |
|---|---|---|---|---|---|---|---|
| | **(A) Parking Space Width** | **(B) Parking Row Depth** | **(C) Driving Aisle Width** | | **(D) Total Module Size (row + aisle)** | | |
| | | | **One Way** | **Two Way** | **One Way** | **Two Way** | |
| 0° (Parallel Parking) | 9 ft. | 22 ft. | 12 ft. | 24 ft. | 30 ft. | 42 ft. |   |
| 45° (Diagonal Parking) | 9 ft. | 21.1 ft. | 12 ft. | 20 ft. | 54.2 ft. | 62.2 ft. |   |

**Table 4-02-02-2, *Double Row Parking Space Dimensions***

| Number of Rows and Space Angle | Dimensions | | | | | | Illustration |
|---|---|---|---|---|---|---|---|
| | **(A) Parking Space Width** | **(B) Parking Row Depth** | **(C) Driving Aisle Width** | | **(D) Total Module Size (row + aisle)** | | |
| | | | **One Way** | **Two Way** | **One Way** | **Two Way** | |
| 60° (Diagonal Parking) | 10 ft. | 22.3 ft. | 14 ft. | 20 ft. | 58.6 ft. | 63 ft. |  |
| 90° (Head-In Parking) | 10 ft. | 20 ft. | 15 ft. | 24 ft. | 55 ft. | 64 ft |  |

2. *Paving Reduction*. Parking stalls with low landscape or additional hardscape, such as a raised walkway at the head of the stall be allowed to reduce the paved portion of the stall length by two feet, provided that the vehicle can overhang into the landscaped or hardscape area by two feet without impacting pedestrian walkway widths or proposed landscaping. Vehicle overhang shall be indicated on all construction drawings where this technique is used.

## 4-02-03 Parking Lot Access

A. **Off-Street Parking Access.** All off-street parking shall have direct access to a public right-of-way through an alley, driveway, or permanent access easement in all districts.

B. **Street Classification.** Access to developed property shall be placed along a street in conformance with the type listed for the subject zoning district in Div. 2-07, Districts Dimensional Standards, unless otherwise stated in this DSR.

C. **Vehicle Circulation.**

1. *Vehicles Spaces*. Except for where parking is on a driveway or where valet or tandem parking is utilized, all required parking shall be designed so that vehicles enter or leave a parking space without having to move any other vehicle.
2. *Turn-Arounds.* Any parking row that does not provide two means of vehicular egress must provide a space designated as a turn-around area. This space shall be located at the end of a parking row, be designed with the minimum dimensions as shown in Figure 4-02-03-1, *Vehicle Parking Turnaround Configuration*, or another configuration deemed acceptable by the County Engineer, and include a "No Parking" sign.
3. *Curb Cuts and Curb Returns*. All curb cuts are subject to approval of the Director of Community and Economic Development or the Colorado Department of Transportation for State Highways and are not a use by right. Their placement, size, use, signing, and construction shall conform to the Director of Community and Economic Development written requirements, at the developers' expense. An Access Permit for all entrances, curb cuts, and curb returns shall be obtained from the Director of Community and Economic Development.
4. *Shared Access.* Where there are adjacent and compatible land uses, parking areas shall be designed with circulation between the uses in mind, providing shared access for the adjacent uses.

**Figure 4-02-03-1, Vehicle Parking Turnaround Configuration**

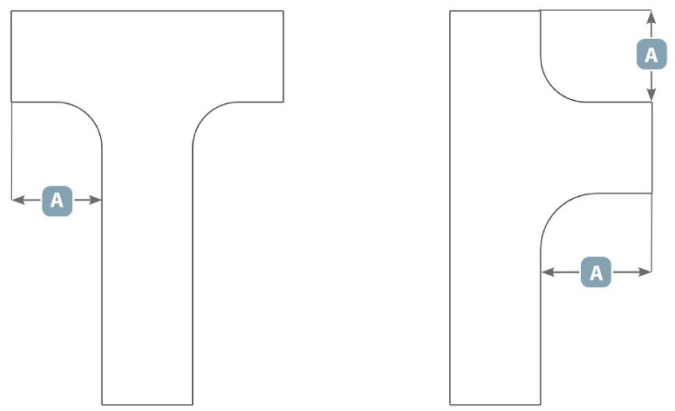



**FIGURE NOTES:**
A = 24 ft.

5. *Multi-Family Residential and Non-residential*.
   a. Parking areas shall be designed with clearly defined and unobstructed points of ingress and egress rather than continuous access from an adjacent roadway. No parking space or lot will be permitted which would require a vehicle to back into the roadway to exit the space or lot.
   b. Entrances and Exits.
      (1) Parking lot access shall be sited to minimize disruption to traffic flow on the access road.
      (2) When a parking lot abuts both an arterial road and a lower classification road such as a collector, access shall be from the lower classification road to preserve the arterial's primary function of traffic movement rather than access.

(3) Entrances and exits shall be sited to minimize conflicts within the parking lot and to promote efficient circulation.

(4) The property owner shall be responsible for maintaining access to and from the public right-of-way.

(5) When located off of higher classification roads, parking lot access shall be sited to minimize interference with intersections and preserve the road's traffic carrying capacity. Speed change lanes or auxiliary lanes shall be provided if required by the Director of Public Works. when feasible, entrances and exits shall be separated from intersections.

D. **Emergency Access.**

1. *Required*. The applicant shall provide emergency access lanes (*i.e.,* fire lanes) where necessary to provide adequate protection for a structure.
2. *Dimensions*. Dimensions for emergency access lanes and turnarounds, including width and clearance, shall comply with the requirements of the Fire Code. Any emergency access lane shall either connect at each end to a dedicated public street or be provided with a turnaround established in the Fire Code, with an additional distance of 10 feet on all sides clear of permanent structures. The driving surface within emergency access lanes shall be designed and constructed according to standards established for local public streets.
3. *Location*. All structures shall be located within 150 feet of an emergency access lane or public street.

## 4-02-04 Signs

A. **Generally**. Only signs indicating entrances and exits or designating conditions of use, direction, or identification shall be maintained within a parking area. Signs indicating entrances, exits, or conditions of use shall not exceed four (4) square feet in area, nor shall there be more than one such sign for each entrance or exit.

## 4-02-05 Parking for Single-and Two-Family Dwelling Parking

B. **Generally**. Off-road parking for one- and two-family dwellings shall be designed to provide an adequate number of parking spaces for each use and to minimize conflicts with traffic on adjacent roadways.

C. **Minimum Spaces.** Each one- and two-family dwelling shall provide a minimum of two off-road parking spaces per dwelling unit. Group Home, FHAA Small shall provide a minimum of two off-road parking spaces, and a Group Home, FHAA Large shall provide a minimum of four off-road parking spaces.

D. **Access**. Access to off-road parking shall comply with all applicable standards and regulations, including, but not limited to:

1. Obtaining an access permit, if required; and
2. Limiting the number and spacing of access points based on the functional classification of the roadway.

E. **Paved Parking**. Where access to off-road parking spaces is adjacent to a paved road, the access shall be paved with asphaltic concrete, concrete, or a similar material from the edge of the roadway to the right-of-way line.

F. **Single-Family and Duplex Parking**. Any area used for parking vehicles on a single-family detached or duplex lot shall be:

1. Clearly delineated;
2. Improved with concrete, asphalt, stone pavers, or a minimum of three-quarter inch rock;
3. Installed to support vehicle loads;
4. Maintained free of weeds; and
5. Maintained without a visible dirt surface.

G. **Location Restrictions**. Parking vehicles or trailers behind the primary residential unit(s) or on any landscaped area is prohibited.

H. **Lot Coverage**. At least 30% of the front and side yards shall be covered in living material and may not be used for parking, established in Chapter 4, *General Development Standards* and Chapter 5, *Subdivision Standards*.

I. **Access Permit.** An access permit shall be required if a new driveway from the right-of-way is created.

## 4-02-06 Multi-Family and Nonresidential Parking

A. **Purpose**. Off-road parking for multi-family and non-residential developments shall be designed to ensure the safe and convenient movement of vehicles, bicycles, and pedestrians to and from the site and within the site, to efficiently provide an adequate number of parking spaces, and to minimize interference from drive-in facilities and loading zones with access and circulation.

B. **Access Points and Site Layout**.

1. *Entrances and Exits*. Parking areas shall have clearly defined and unobstructed points of ingress and egress. No configuration shall require vehicles to back into the roadway to exit.
2. *Traffic Flow*. Access points shall be sited to minimize disruption to traffic flow on adjacent roads.
3. *Road Classification*. Where a parking lot borders both an arterial and a lower classification road (such as a collector), access shall be from the lower classification road.
4. I*ntersection Conflict.* Entrances and exits shall be located to minimize conflicts with intersections and preserve the capacity of the road network.
5. *Auxiliary Lane.* Speed change lanes or auxiliary lanes shall be provided if required by the Director of Public Works.
6. *Intersection Separation*. Access points shall be separated from intersections in accordance with Chapter 7 of these regulations, where feasible.

C. **Parking Lot Design, Internal Circulation, and Connections.**

1. *Parking Area Safety.* Parking areas shall be designed with clearly defined circulation aisles, parking spaces, and pedestrian pathways to promote safety and efficiency.
2. *Circulation Routes.* Circulation routes shall facilitate safe movement of vehicles, bicycles, and pedestrians, minimizing conflicts and confusion.
3. *Entrances and Exits.* Entrances and exits shall be sited to promote efficient circulation within the parking lot and reduce internal conflicts.

4. *Adjacent Land Uses*. Where compatible land uses are adjacent, internal circulation routes shall connect parking areas to improve traffic flow, reduce curb cuts, and prevent unnecessary vehicle movements onto public roads.
5. *Space Dimensions.* Parking spaces shall be sized in accordance with applicable standards, including accessibility requirements.
6. *Owner Maintenance*. The property owner shall be responsible for maintaining all access points, circulation routes, signage, and pathways to ensure continued safety and operational efficiency.

D. **Multi-Family Residential Development and Certain Adaptive Re-Uses.**

1. *Transit Service Areas.* Notwithstanding any other provision of these standards and regulations to the contrary, per C.R.S. § 29-36-103, no minimum off-road parking requirement applies within an Applicable Transit Service Area to a multifamily residential development, adaptive re-use for residential purposes, or adaptive re-use mixed use that includes at least 50% of use for residential purposes. Nothing herein limits the ability of the County, pursuant to C.R.S. § 29-36-104(1), to impose or enforce a minimum off-road parking requirement within an Applicable Transit Service Area in connection with a housing development project that is intended to contain twenty units or more or contain regulated affordable housing by requiring no more than one off-road parking space per dwelling unit in the housing development.
2. *Residential Developments*. In the event the County proceeds pursuant to C.R.S. § 29-36-104(1), the County may require that up to one off-road parking space be provided for each dwelling unit if all of the following requirements are met:
   a. The housing development project is a new development project containing 20 or more dwelling units, or contains regulated affordable housing as defined in C.R.S. § 29-36-102.
   b. Within 90 days after receipt of a complete application for the proposed housing development project, the County has published written findings that not imposing or enforcing a minimum off-road parking standard in connection with the proposed housing development project would have a substantial negative impact on:
      (1) Safe pedestrian, bicycle, or emergency access to the housing development project; or
      (2) Existing on- or off-road parking spaces within one-eighth mile of the housing development project.
   c. The findings required in subsection (b)(2) above must:
      (1) Be supported by substantial evidence in support of such findings;
      (2) Include parking utilization data collected from the area within one-eighth mile of the housing development project;
      (3) Demonstrate that the County's implementation of strategies to manage demand for on-road parking in the area within one-eighth mile of the housing development project would not be effective to mitigate the substantial negative impacts contained in such findings; and
      (4) Have been reviewed and approved by a professional engineer, as defined in C.R.S. § 12-120-202(7).

# 4-02-07 Waivers and Adjustments

A. **Purpose**. The purpose of this Section is to provide flexible standards and adjustment options for parking requirements in order to promote development practices that reduce reliance on automobiles, decrease the land area dedicated to parking, and lower the overall parking needs while ensuring adequate parking for all uses and users. These measures aim to minimize spillover parking into adjacent neighborhoods and support sustainable development objectives.

B. **Parking Flexibility**. The required off-street parking spaces, in whole or in part, may be provided through alternative measures, including but not limited to:

1. *Off-Site Parking*. Required parking may be located off the development site within 600 feet of the subject property, measured by the shortest distance from property line to property line along a sidewalk or other pedestrian path. Off-site parking may be shared among multiple uses if all applicable parking requirements and shared parking provisions are met.
2. *Shared Parking*. Required parking may be shared among Public, Civic, and Institutional Use Categories, Commercial Use Categories, Recreational Use Categories, and Household Living uses if all of the following criteria are satisfied:
   a. Shared parking is permitted only if the uses have substantially different peak traffic usage periods (e.g., a theater and a bank) or share customers (*e.g.*, a barber shop and a tailor).
   b. Shared parking must be within 600 feet, measured as described in subsection B(1), *Off-Site Parking*, above, from the use it serves.
   c. A barrier-free pedestrian pathway shall connect shared parking facilities to the associated uses, designed with appropriate lighting and safety features.
   d. A binding agreement shall be executed among all owners/operators of the shared uses, a recorded copy of which shall be provided to the Director of Community and Economic Development, which shall include:
      (1) A stipulation that the shared parking land shall not be encroached upon, used, sold, leased, or conveyed for purposes unrelated to the uses served, for as long as the shared parking is required;
      (2) Specification of the primary hours of operation for each use;
      (3) Maintenance responsibilities for parking facilities and landscaping;
      (4) Filing the contract with the deed of the involved parcels to ensure enforceability by successors; and
      (5) Any amendments or terminations must be reviewed and approved by the Director.
3. *Electric Vehicle Charging Stations*. For each electric vehicle charging station provided, the required parking spaces may be reduced by an equivalent number, up to a maximum of 5% of the total required parking spaces; and
4. *Other Parking Measures.* The Director may approve additional parking measures that align with the intent of this Section, such as vertical stacking spaces or family-friendly parking (e.g., priority parking for pregnant women, young children, or individuals with disabilities after ADA spaces).

C. **Parking Adjustments**.

1. *Transportation Demand Management (TDM) Study*. The Director of Community and Economic Development may approve a 25% reduction in total required off-street parking if the applicant submits a TDM Study prepared by a qualified traffic or parking professional. The Study shall evaluate the potential for reducing parking based on regional comparable projects and demonstrate the following:
    a. Availability of pedestrian, bicycle, or mass transit facilities or services that reduce single-occupant vehicle use, including but not limited to:
        (1) On-site car and bike sharing programs.
        (2) Vanpool services.
        (3) Shuttle services.
        (4) Transit passes for employees, residents, or customers.
        (5) Transit-supportive site design features such as:
            (A) Bus stops adjacent to the development.
            (B) On-site transit loading spaces.
            (C) Transit information centers.
            (D) Enhanced pedestrian routes within one-half mile of a Park & Ride or Rail Station, with requirements for:
                (I) Generally continuous weather protection covering at least 50% of the frontage, excluding crossings;
                (II) Continuous, direct sidewalks or walkways to transit facilities;
                (III) Adequate street lighting; and
                (IV) Minimized or enhanced pedestrian crossings of vehicular routes
    b. The density of the development exceeds 14 dwelling units per acre.
    c. The presence or provision of basic daily amenities within 1,300 feet or approximately one-quarter mile, such as grocery or convenience stores, drug stores, childcare, and weekly destinations like banks, restaurants, or theaters.
    d. Other criteria supported by the Study and deemed consistent with the purpose of this Section, as determined by the Director.
2. *Multi-Family Residential Development and Certain Adaptive Re-Uses.*
    a. Notwithstanding any other provision of these standards and regulations to the contrary, per C.R.S. § 29-36-103, no minimum off-road parking requirement applies within an Applicable Transit Service Area to a multifamily residential development, adaptive re-use for residential purposes, or adaptive re-use mixed use that includes at least 50% of use for residential purposes. Nothing herein limits the ability of the County, pursuant to C.R.S. § 29-36-104(1), to impose or enforce a minimum off-road parking requirement within an Applicable Transit Service Area in connection with a housing development project that is intended to contain twenty units or more or contain regulated affordable housing by requiring no more than one off-road parking space per dwelling unit in the housing development.
    b. In the event the County proceeds pursuant to C.R.S. § 29-36-104(1), as may be amended, the County may require that up to one off-road parking space be provided for each dwelling unit if all of the following requirements are met:

(1) The housing development project is a new development project containing 20 or more dwelling units, or contains regulated affordable housing as defined in C.R.S. § 29-36-102.

(2) Within 90 days after receipt of a complete application for the proposed housing development project, the County has published written findings that not imposing or enforcing a minimum off-road parking standard in connection with the proposed housing development project would have a substantial negative impact on:

(A) Safe pedestrian, bicycle, or emergency access to the housing development project; or

(B) Existing on- or off-road parking spaces within one-eighth mile of the housing development project.

(3) The findings required in subsection (b)(2) above must:

(A) Be supported by substantial evidence in support of such findings;

(B) Include parking utilization data collected from the area within one-eighth mile of the housing development project;

(C) Demonstrate that the County's implementation of strategies to manage demand for on-road parking in the area within one-eighth mile of the housing development project would not be effective to mitigate the substantial negative impacts contained in such findings; and

(D) Have been reviewed and approved by a professional engineer, as defined in C.R.S. § 12-120-202(7).

## 4-02-08 Accessible Parking

A. **Generally.** Accessible parking spaces shall be provided in accordance with this Division, as required by the Americans with Disabilities Act (ADA) and Colorado Accessibility Standards, for all uses that are served by a parking lot.

B. **Relationship to Required Number of Parking Spaces.** Accessible off-street parking spaces required by this Division shall count toward fulfilling the total off-street parking requirements.

C. **Location of Accessible Spaces**. Accessible parking spaces shall be located as close as possible to an entrance that allows such persons to enter and leave the parking area and building without assistance. Accessible spaces shall be located away from driveways and public rights-of-way to minimize exposure to vehicular traffic, and the accessible route from each accessible space to the building entrance shall not cross a driving aisle or roadway where feasible.

D. **Number of Accessible Parking Spaces.**

1. *Generally*. In general, the number of accessible spaces established in Table 4-02-08-1, *Off-Street Accessible Parking Spaces Required*, or as required by the Americans with Disabilities Act (ADA) Standards for Accessible Design and ADA Accessibility Guidelines for Buildings and Facilities published by the United States Access Board. If any of the standards within this Subsection and the United States Access Board are in conflict, then whichever requires more spaces shall be used.

2. *Multi-Dwelling Residential Development*. In multi-dwelling residential development, one accessible parking space shall be provided for each unit that is designed for occupancy by a person with disabilities.

3. *Valet Parking*. No accessible spaces are required for valet-only parking lots.

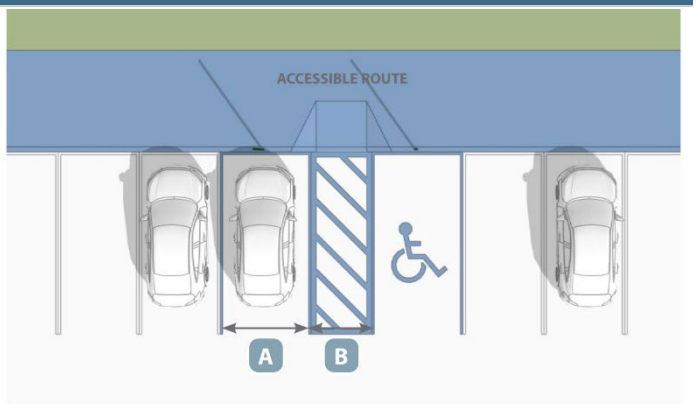
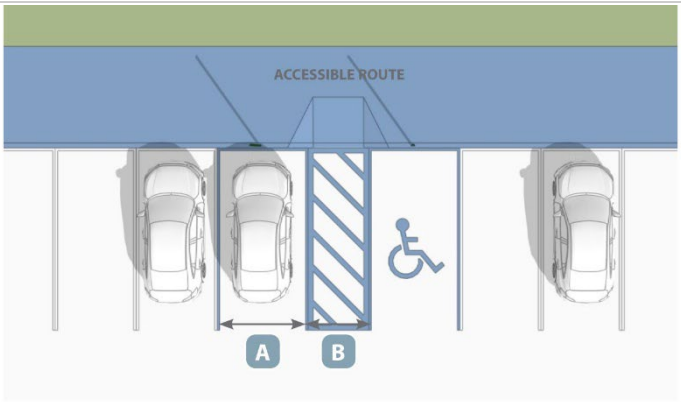
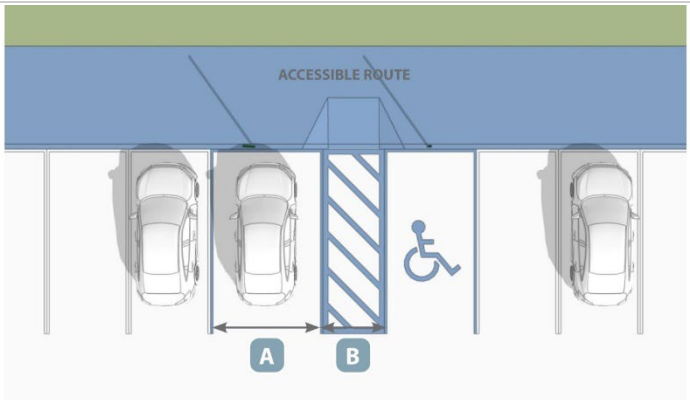
| Table 4-02-08-1, Off-Street Accessible Parking Spaces Required | |
|---|---|
| Total Number of Parking Spaces Provided | Minimum Number of Accessible Parking Spaces1 |
| 1 to 25 | 1 |
| 26 to 50 | 2 |
| 51 to 75 | 3 |
| 76 to 100 | 4 |
| 101 to 150 | 5 |
| 151 to 200 | 6 |
| 201 to 300 | 7 |
| 301 to 400 | 8 |
| 401 to 500 | 9 |
| 501 to 1000 | 2% of total parking |
| 1001 and over | 20 plus 1 for each 100 over 1000 |
| Special Parking Conditions for Specific Uses | Minimum Number of Accessible Parking Spaces1 |
| Hospital Outpatient Facilities | 10% of patient and visitor parking |
| Rehabilitation Facilities | 20% of patient and visitor parking |
| Outpatient Physical Therapy Facilities | 20% of patient and visitor parking |

**TABLE NOTES:**

1. At least one out of six accessible spaces, rounded up, shall be van-accessible.

E. **Accessible Parking Space Design and Dimensions.** Figure 4-02-08-1, *Accessible Parking Space Dimensions*, details the specific size requirements for both standard automobile and van-accessible ADA-accessible parking spaces.

**Figure 4-02-08-1, *Accessible Parking Space Dimensions***

| Accessible Space Type | | (A) Parking Space Width (min.) | (B) Access Aisle Width (min.) | Illustration |
|---|---|---|---|---|
| **Car Accessible Space** | | 96 in. | 60 in. |  |
| **Van Accessible Space** | Option 1: | 132 in. | 60 in. |  |
| | Option 2: | 96 in. | 96 in. |  |

# 4-02-09 Bicycle Parking

A. **Applicability.** Bicycle parking is required for new development, redevelopment, or substantial improvement of land for which there are at least 50 vehicle parking spaces required.

B. **Exemptions.** This Section shall not apply to the following uses:

1. Single-family detached residential;
2. Home occupations;
3. Street vendors or temporary sales operations;

C. **Number of Spaces.** A minimum number of bicycle parking spaces shall be provided, equal in number to 5% of the total number of automobile parking spaces provided, but not less than one space and not more than 20 spaces.

D. **Bicycle Parking Design Standards**.

1. Location. Wherever possible, bicycle racks should be located within 100 feet of a building entrance and be visible from the building entrance and its approaches. If necessary, signs should be posted that indicate the location of bicycle parking.
2. Facility Design. Bicycle parking facilities shall be easy to recognize, attractive, and functional and shall not impede pedestrian or vehicular circulation.
3. Surface. The surface of a bicycle parking area need not be paved but shall be finished to avoid mud and dust.
4. Anchored. Bicycle racks shall be anchored to a hard surface to prevent easy removal.
5. Bicycle Protection. Bicycle racks shall be coated in a material that will not damage the bicycle's painted surfaces.
6. Spatial Dimensions and Clearance. Bicycle parking facilities shall have a minimum separation from one another of 18 inches.
7. Security. Bicycle parking facilities shall be designed to allow the bicycle frame and both wheels to be securely locked to the parking structure, which shall be of permanent construction materials such as heavy gauge tubular steel permanently attached to the pavement.
8. Multi-Tenant Sites and Centers. Sites that have more than one principal building shall provide racks within 50 feet of the main entrance of each building.
9. Signage. When not clearly visible, signage of one square foot in size is required to safely direct cyclists to bicycle parking areas.

E. **Administrative Relief.** The Director of Community and Economic Development may grant relief from the bicycle parking requirements according to the following criteria:

1. Remote or isolated location. The site is located in an isolated area where bicycle activity is unlikely due to lack of bicycle infrastructure and connectivity; or
2. Safety. The use is located in an area with heavy truck traffic or other safety hazards that are incompatible with bicycle travel; or
3. Existing public bicycle parking. The site is located within one quarter mile of existing, adequate public bicycle parking facilities.

# 4-02-10 Electric Vehicle Charging Stations (EVCS)/Spaces Requirements

A. **As an Accessory Use.** Level 1 and Level 2, and Level 3 EVCS and EV-Ready parking spaces shall be permitted as an accessory use in all zone districts.

B. **EV-Ready Parking Spaces Required.**

1. *Multi-family Housing Developments.* Multi-family housing developments and planned developments that include multi-family housing shall be required to provide one Level 2 electric vehicle charging station (EVCS) for every 15 required parking spaces established in Table 4-02-01-1, *Parking Ratios*.
2. *Commercial Uses.* All commercial uses with 15,000 square feet in floor area or more shall install Level 2 EV charging stations at a rate of 10% of the total required off-street parking spaces.
3. *Fractions.* When the calculation of required parking spaces, EV charging stations, and EV-Ready parking spaces results in a fractional parking space, the result of the parking calculation shall be rounded up to the nearest whole number.

C. **Space Count.** Spaces served by EV charging stations and EV-Ready spaces shall count towards the required on-site parking and are not in addition to the required parking.

D. **Screening Required.** Above-ground electrical equipment supporting the operation of an electric vehicle charging station, such as electrical transformers, shall be screened according to the minimum standards in Div. 4-04, *Landscaping and Buffering.*

# 4-02-11 Loading Requirements

A. **Minimum Number of Off-Street Loading Spaces Required.** The number of off-street loading spaces is established in Table 4-02-11-1, *Minimum Off-Street Loading Spaces Required*. Each loading space shall be designated as such and shall only be used for loading purposes.

B. **Outdoor Storage.** For the purposes of this Section, each two square feet of exterior area used for outdoor storage shall be considered equivalent to one square foot of enclosed gross floor area.

C. **Common Loading Spaces.** Multiple uses or occupancies located in a single building or on one site may be served by a common loading space if the Director determines that the loading space can adequately serve each use. For this purpose, the minimum number of required spaces shall be based on the use category having the greatest number of resulting spaces.

**Table 4-02-11-1, Minimum Off-Street Loading Spaces Required**

| Use Categories[1] | Gross Floor Area (GFA) | Number of Required Loading Spaces (min.) |
|---|---|---|
| Public and Civic or Commercial | Less than 10,000 sq. ft. | 0 |
| | 10,001 to 50,000 sq. ft. | 1 |
| | 50,001 to 84,000 sq. ft. | 2 |
| | 84,001 to 156,000 sq. ft. | 3 |
| | 156,001 to 236,000 sq. ft. | 4 |
| | 236,001 to 325,000 sq. ft. | 5 |

| Table 4-02-11-1, Minimum Off-Street Loading Spaces Required | | |
|---|---|---|
| Use Categories[1] | Gross Floor Area (GFA) | Number of Required Loading Spaces (min.) |
| | Each additional 100,000 sq. ft. | 1 |
| Industrial | Less than 10,000 sq. ft. | 0 |
| | 10,001 to 150,000 sq. ft. | 1 |
| | 150,001 to 300,000 sq. ft. | 2 |
| | 300,001 to 500,000 sq. ft. | 3 |
| | 500,001 to 1 million sq. ft. each | 4 |
| | Each additional 200,000 sq. ft. | 1 |
| Residential or Agricultural | Not Applicable | 0 |

**TABLE NOTES:**

1. Refer to Use Categories in Div. 3-02, *Use Categories.*

D. **Loading Space and Area Design**.

1. *Location*.
   a. All loading spaces shall be located within a building or on the same lot as the principal building.
   b. Docks and loading spaces shall be located behind buildings or, when possible, at the sides or rear of the building to minimize interference with access and circulation on public roads and within parking lots.
   c. No portion of a loading space shall extend into a public right-of-way, off-street parking area, or setbacks.
   d. Loading spaces shall not be located within thirty feet of road intersections or within required yard spaces.
2. *Entrances and Exits*.
   a. Each required off-road loading space shall be provided with a means of unobstructed ingress and egress to an alley or onto a public road wide enough to accommodate expected vehicles.
   b. Where such ingress and egress are made into a public road, they shall be through driveways or openings that meet required standards.
   c. Permanent wheel stops or curbing shall be installed to prevent vehicles from encroaching onto front yards, side yards, or adjacent property.
   d. Access to parking lots that shall also be used by delivery and service vehicles shall be designed to reduce conflicts.
3. *Dimensions*.
   a. At least half of the required loading spaces shall be at least 10 feet by 40 feet.
   b. The remaining spaces shall be at least 10 feet by 20 feet.
   c. All loading spaces shall have a vertical clearance of at least 14 feet unless the Director modifies this standard where site or use conditions warrant.

4. *Surfacing*. All open off-road loading areas shall be surfaced with an all-weather material such as concrete or asphalt capable of supporting the heaviest expected vehicles, including fire and sanitation equipment.
5. *Repair and Service.* No motor vehicle repair work or vehicle servicing shall be permitted in conjunction with loading facilities.
6. *Utilization*. Space allocated to any off-road loading, accessory drives, or aisles shall not be used to satisfy parking or trash handling space requirements.
7. *Lighting*. Any lighting used to illuminate off-street loading or unloading areas shall not cause glare on any right-of-way or adjacent property and shall comply with all standards of Div. 4-06, *Outdoor Lighting*.
8. *Screening and Buffering.*
    a. Docks and loading spaces shall be screened from view from abutting properties and public rights-of-way.
    b. Truck access and loading areas located between a principal building and a residential property shall comply with the following additional standards:
        (1) The loading area shall be enclosed by a roof and walls between the principal building and the property boundary, as depicted in Figure 4-02-11-1, *Illustrative Example of Enclosed Loading*.
        (2) The walls shall be tall enough to completely screen delivery vehicles and shall be designed with architectural features such as windows or awnings that complement the principal building.
        (3) The buffer yard between the enclosed loading area and the property line may be reduced by one level of opacity, with the remainder complying with the opacity levels specified in Section 4-04-03, *Bufferyard Standards*.

**Figure 4-02-11-1, Illustrative Example of Enclosed Loading**

9. *Circulation and Placement.*
    a. Loading zones and service areas shall be designed to minimize interference with access and circulation on public roads and within parking lots.

b. Loading zones shall be located on separate routes from primary vehicle, bicycle, and pedestrian circulation routes, such as at the sides or rear of the building.

## 4-02-12 Stacking Requirements

A. **Generally.** Driveway stacking areas are used to queue vehicles off-street prior to exiting a property, minimize congestion, and increase safety.

B. **Minimum Number of Stacking Spaces Required.** Stacking spaces shall minimum stacking spaces stablished in Table 4-02-12-1, *Minimum Vehicle Stacking Spaces Required.*

**Table 4-02-12-1, Minimum Vehicle Stacking Spaces Required**

| Activity | Stacking Requirement | Measured From |
|---|---|---|
| Automotive Servicing and Automotive and Body Repair | 2 | Entrance to stall/service bay |
| Automated Teller Machine (ATM), attached | 2 | ATM keypad |
| Batch Plant | Determined by the Director | |
| Car / Automobile / Vehicle Wash, automated and self-service | 4 | Entrance to wash bay |
| Drop-off, Day Care Facilities | 3 plus 1 per every 500 square feet of gross floor area | Facility passenger loading/drop-off area |
| Drive-through, Bank, Credit Union, or Other Financial Institution | 4 vehicles per window or kiosk | Teller window or pneumatic tube station |
| Drive-through, Restaurant or functionally similar[1,2,3] | 4 vehicles behind menu board | Point of order |
| | 4 vehicles behind first window | Point of order to first window |
| | 2 | First window to second window |
| Drive-through, other (e.g. pharmacy, dry cleaner, etc.) | 3 | Order box or pickup window |
| Educational Facilities | Determined by the Director | |
| Fuel Sales (retail) | 2 vehicles per pump | Gas pump |
| Parking Lot or Structured Parking | 1 vehicle per gate/door | Keycode box or ticket station |
| Other | Determined by the Director | |

**TABLE NOTES:**

1. If one window is provided (for both payment and pick-up), then six stacking spaces are required measured at the order box and five stacking spaces are required between the order box and the window.
2. If one window is provided (for ordering, payment, and pickup), then four stacking spaces are required measured at the order box/pick-up window.
3. Example of stacking for a drive-through, restaurant is illustrated in Figure 4-02-14-1, *Drive-Through Restaurant Stacking Illustration*.

C. **Vehicle Stacking Space and Area Design Standards.**

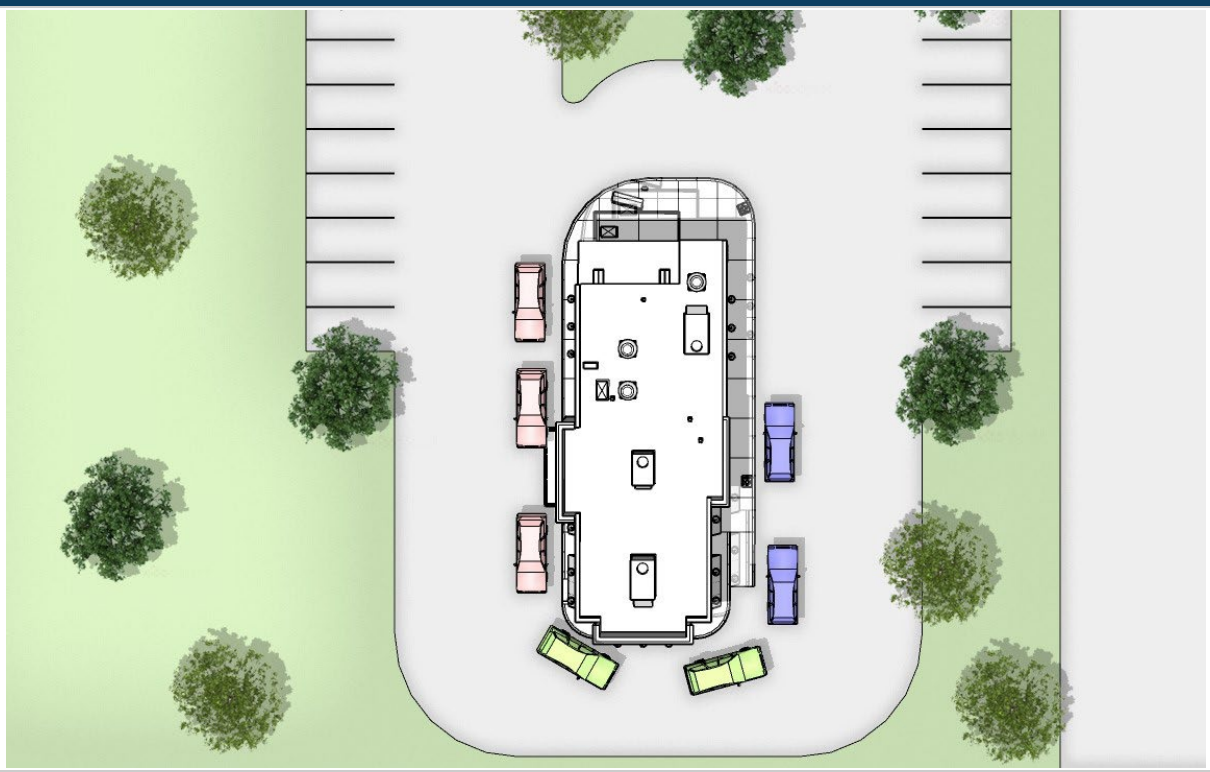
1. *Bypass Lane.* Stacking lanes shall be designed with an abutting bypass lane that meets the minimum width established in Table 4-02-14-2, *Vehicle Stacking Dimensions,* to allow vehicles to circumvent the drive-through lane.
2. *Circulation and Marking.* Stacking lanes shall be clearly marked and shall not interfere with on-site or off-site traffic circulation.
3. *Turn-Around Area.* Controlled or gated entrances shall be designed so that vehicles may turn around without backing out into the public right-of-way.
4. *Blocking Prohibited.* Stacking areas shall be designed to avoid, if reasonably possible, and otherwise minimize, the blocking of access to driveways or parking areas.
5. *Not Permitted in ROW.* Stacking spaces shall not occupy any portion of a public right-of-way.
6. *Stacking Space Dimensions.* Vehicle stacking spaces shall meet the minimum dimensional standards established in Table 4-02-12-2, *Vehicle Stacking Dimensions*.

**Table 4-02-12-2, Vehicle Stacking Dimensions**

| Space Width | Space Length | Bypass Lane Width |
|---|---|---|
| 8 ft. | 20 ft. | 10 ft. |

D. **Drive-Through, Restaurant.** Figure 4-02-12-1, *Drive-Through Restaurant Stacking Illustration*, provides an illustration of a restaurant use with a drive-through.

**Figure4-02-12-1, Drive-Through Restaurant Stacking Illustration**



# Div. 4-03 Pedestrian Circulation Facilities

# 4-03-01 Pedestrian Circulation Facilities

A. **Generally.**

1. *Design Integration*. Parking lots shall be designed to minimize pedestrian-vehicle conflicts through:
   a. Strategic placement of parking spaces and driving aisles;
   b. Integration of dedicated pedestrian circulation systems during preliminary design; and
   c. Implementation of traffic calming measures where appropriate.
2. *Route Planning.* Pedestrian routes shall:
   a. Provide direct and convenient access based on pedestrian desire lines;
   b. Connect building entrances, transit stops, and adjacent pedestrian facilities; and
   c. Minimize walking distances and eliminate unnecessary detours.

B. **Infrastructure Standards**.

1. *Dedicated Walkways*. Pedestrian improvements shall:
   a. Collect and channel pedestrians safely through the lot;
   b. Minimize pedestrian use of vehicle driving aisles as walkways;
   c. Provide continuous pathways with minimum clear widths of five-feet for primary routes and four-feet for secondary routes; and
   d. Comply with Americans with Disabilities Act accessibility guidelines.
2. *Construction Requirements*. Pedestrian facilities shall provide:
   a. Stable, firm, and slip-resistant walking surfaces;
   b. Maximum cross-slopes of 2% and maximum running slopes of 5%, and
   c. Proper drainage to prevent ponding and ice formation.

C. **Visibility and Safety Features.**

1. *Route Delineation*. Pedestrian routes shall use one or more of the following design elements:
   a. Grade Separation. Raised walkways, curbed pathways, or depressed pedestrian lanes.
   b. Special Materials. Distinct paving, textures, or colors contrasting with standard pavement.
   c. Pavement Marking. High-visibility striping, symbols, or colored treatments.
   d. Safety Features. Bollards, landscaping, lighting, or overhead signage.
2. *Intersection Design.* Where pedestrian routes cross driving aisles, they shall:
   a. Provide clearly marked crosswalks using high-contrast materials;
   b. Install a minimum six-foot wide pedestrian refuge areas for crossings longer than 40-feet;
   c. Ensure adequate lighting for nighttime visibility; and
   d. Install appropriate warning signage for drivers.
3. *Drop-off Areas.*
   a. Required Locations. Dedicated drop-off areas are mandatory for facilities serving:
      (1) Schools, childcare centers, and youth programs.

(2) Senior centers, assisted living facilities, and medical facilities.

(3) Other venues primarily serving mobility-impaired individuals.

b. Pedestrian Loading and Unloading. Drop-off areas shall be:

(1) Positioned as close as practical to main building entrances;

(2) Located entirely within private property boundaries, not within public road rights-of-way;

(3) Provide a minimum 12-foot wide lane widths for passenger vehicle access;

(4) Include dedicated waiting areas separate from vehicle travel lanes; and

(5) Provide weather protection where feasible.

# Div. 4-04 Landscaping and Buffering

## 4-04-01 General Provisions

A. **Generally**.

1. *Materials*. All landscape materials shall conform to the requirements of this Division.

2. *Types of Landscaping*. This Division contains regulations for three types of landscaping, as depicted in Figure 4-04-01-1, *Landscaping*, below.

B. **Prior Approvals**. Projects with approved plans or permits prior to the effective date remain subject to the standards in effect at that time unless the applicant voluntarily elects to comply with the provisions of this Section.

C. **Approved Landscape Plan Compliance**. The landscaping, as planted, shall comply with the approved Landscape Plan. Amendments to an approved landscape plan must be approved in writing by the Director.

D. **Landscape Plans Required**.

1. *Review Procedures*. Landscape Plans are a required component of the Site Plan review process established in Chapter 13, *Development Review Procedures*.

2. *Contents*. At a minimum a landscaping plan shall contain or display the following:

a. Scale - written and graphic;

b. North arrow;

c. Label the zoning of subject property and adjacent properties;

d. Current land use of subject property and all adjacent properties;

e. Existing plant material, if applicable;

f. Plants to be removed or relocated, if applicable;

g. Existing and proposed structures, overhangs, and paving, if applicable;

h. Planting details specifying mulching materials;

i. Watering method (i.e. irrigation, hand water) and frequency;

j. Proposed plant material located according to low, moderate or high hydrozones (label number, species, and size if not minimum size). Plants within any one hydrozone shall have similar water requirements. Draw plant material at a low estimate of mature size.

k. Low-impact development features;

l. Proposed functional use(s) for any high-water use turfgrass areas;

m. Details of berms, walls, or any other structural buffering device if required by this DSR;

n. Title block with name of project, name of person preparing plan and date;

o. A written statement describing type of irrigation system proposed - detail the proposed irrigation system or method of irrigation; and

p. Plant schedule showing the following:

(1) Number and location of plants of each species;

(2) Plant name (common name, botanical name, and variety name);

(3) Size and condition of plants - size be expressed in terms of size of container, height of plant, or caliper of tree; condition to be expressed in terms of size of container, ball, and burlap, and/or bare root plant division (list shall be divided according to trees, shrubs and ground covers, and turfgrass types); and

(4) Cost estimate including materials and cost of installation when installation of landscaping is deferred.

E. **Species**. Plant selection shall prioritize water-wise species acceptable for the region, as defined by a regionally specific plant list. Plant materials shall be grouped according to similar moisture, light, and drainage needs. Landscape improvements shall consist of a variety of species to enhance the visual and functional aspects of the landscaped area, such as shading and windbreaks.

F. **Drought or Water Shortage Emergencies**. When a drought or water shortage has been officially declared by Adams County or the State of Colorado, postponing plant installation, the following shall be completed prior to issuance of a Certificate of Occupancy: final grading; mainline irrigation infrastructure; prepared plant beds with mulch; and temporary erosion/sediment controls. The postponed plant installation shall be guaranteed through a Landscape Completion Agreement and associated collateral, and completed during the next suitable planting season following the end of the declared drought.

**Figure 4-04-01-1, Landscaping**

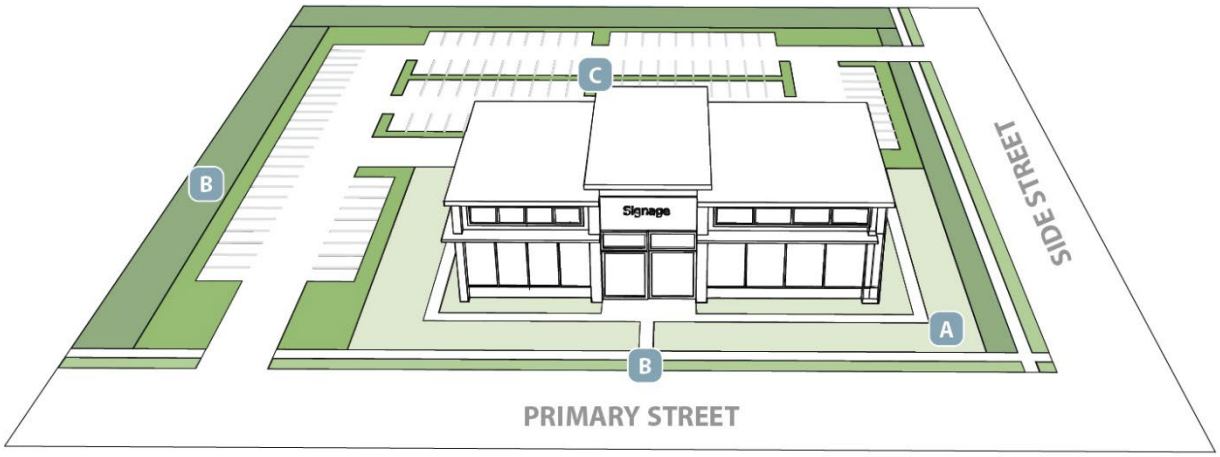



**FIGURE NOTES:**
A = Site Landscaping | B = Bufferyards | C = Off-Street Parking Landscaping

G. **Landscape Standards Cumulative**. The standards set forth in this Division shall be cumulative in nature. As an example, the Landscape Plan of a parking lot that is located next to an arterial street must meet the parking lot landscape requirements in addition to the street bufferyard requirements established for lots adjoining arterial streets.

H. **Sight Distance Triangle**. Landscaping shall be placed and maintained so as not to cause a visual obstruction and so as not to violate the sight distance triangle.

I. **Consideration Criteria**. Upon review of the Landscape Plan, the Community and Economic Development Director shall make affirmative findings that the Plan:

1. *Reinforcement and Extension*. Reinforces and extends any existing patterns of outdoor spaces and vegetation where practicable;
2. *Functional Purposes*. Supports functional purposes such as spatial definition, visual screening, creation of privacy, management of microclimate or drainage;
3. *Appearance*. Enhances the appearance of the development and neighborhood;
4. *Protection*. Protects significant trees, natural systems, and habitat;
5. *Pedestrians*. Enhances the pedestrian environment;
6. *Identification*. Identifies all landscape areas and all landscaping elements within each landscape area;
7. *Front Range*. Contains plants that are well-suited for healthy growth along the Colorado front range; and

8. *Efficiencies*. Supports water efficiencies by using plants from Appendix B, *Plant List*, and appropriate irrigation techniques, as outlined in Sec. 4-04-09, *Maintenance and Installation*. Appendix B is incorporated herein by reference and made a part hereof.

J. **Existing Vegetation**. Existing valuable trees, shrubs, and grasses shall be preserved within natural drainage areas and areas not needed for development. Healthy, mature trees and younger plants, which would normally succeed older plants, shall be preserved. An applicant shall receive no credit for preserving trees that are decayed, diseased, or reaching the end of their natural life span. If valuable trees are destroyed by the development, new trees shall be installed to replace the destroyed trees. Existing vegetation, which is retained as part of the development, may be counted as part of the landscaping requirement, unless prohibited by Sec. 4-04-05, *Weeds and Dangerous Trees*.

K. **Landscape Materials and Location**. All landscape materials shall be healthy and compatible with the local climate and the site soil characteristics, drainage, and water supply. This includes native or regionally-adapted low-water-use plants.

1. *Landscape Materials*. No artificial trees, plants, or turfgrass shall be used as a landscape material with the following exception:

   a. *Single-family homes.* If an applicant is interested in using artificial turf in their development, they shall meet the minimum standards for required plant materials and apply for an alternative turf design with drainage specifications to the Director of Community and Economic Development.

2. *Landscape Location*.

   a. Landscaped areas shall not be enclosed by a fence, which limits its visibility. If a sight obscuring fence is required, it shall be set back from the landscaped area. This will have the effect of making the landscaped area adjacent to the right-of-way visible and the fence will be located behind the landscaped area.

   b. All landscaping shall be located so it does not interfere with utilities, easements, road lighting or fire hydrants.

L. **Water-Wise Landscaping**. All required landscaping shall be designated to incorporate water-wise materials and techniques to support water conservation and water use efficiency. Each landscaping plan shall organize and group planting areas into distinct hydrozones according to their microclimate needs and water requirements, as per the hydropzones criteria in Sec. 4-04-09, *Installation and Maintenance*. High hydrozones shall be separated from moderate and low hydrozones and consistent with the requirements of these Standards and Regulations.

1. *Low Hydrozone Content.* All nonresidential and multifamily residential landscapes shall include a minimum of 75% of plant materials classified as *low hydrozone* from Appendix B. Single-family residential landscapes shall include at least 50% of materials classified as *low hydrozone*.

2. *Water-Wise Plant Selection*. At least 75% of annuals and trees and 100% of shrubs, perennials, groundcovers, and ornamental grasses on each site must come from approved Water-wise lists (e.g., CSU Extension Water Wise Guidance), as detailed in Appendix B.

3. *Water-wise Techniques*. Water-wise landscaping techniques avoid artificial turf or plants, mulched (including gravel) beds or areas without living landscape material, paving of areas not required for walkways, plazas or parking lots, bare ground, weed-covered or -infested surfaces, and any landscaping that does not comply with the standards of this Section. Water-wise landscaping includes the following techniques:

a. Grouping plants with similar water requirements together on the same irrigation zones as per the Hydrozones criteria in Sec. 4-04-09, *Installation and Maintenance*;
b. Limiting high-irrigation turfgrass to areas where it serves a defined functional purpose;
c. Use of low-water demanding plants and functional grass where practicable;
d. Use of efficient irrigation systems;
e. Incorporation of soil improvements;
f. Use of native or regionally-adapted seeds, where seeding is utilized;
g. Use of mulches; and
h. Provision of regular and attentive maintenance.

4. *Soil Improvements*. Soil improvement allows for better absorption of water and improved water-holding capacity of the soil. Soils with organic matter also provide nutrients to plants. Improve the soil prior to planting and installation of any irrigation system by digging in a minimum of three cubic yards of organic matter per 1,000 square feet to be planted. Organic matter could include aged manure, sphagnum peat moss, humus, compost, or aged sawdust. All planted beds must include a minimum 3-inch layer of organic mulch to retain soil moisture and prevent weed growth.
5. *Efficient Irrigation*. When used, well-planned sprinkler systems can save water. All automatic irrigation systems shall utilize weather-based or soil moisture-based controllers to prevent unnecessary watering. For efficient water use, irrigate grass areas separately from other plantings. Landscape plantings should be grouped according to similar water needs. Grass areas are best watered with sprinklers. Trees, shrubs, and groundcovers can be watered efficiently with low-volume drip systems.
6. *Mulches*. Mulched planting beds are an ideal replacement for turf areas. Mulches cover and cool the soil, minimize evaporation, reduce weed growth, and slow erosion. Mulches also provide landscape interest. All planted beds must include a minimum 3-inch layer of organic mulch to retain soil moisture and prevent weed growth.

M. **Fruit Trees**.

1. *Prohibition*. Fruit trees are prohibited in rights-of-way and parking lot landscape islands; however, they are permitted in other landscaped areas provided that they do not cause a nuisance. For purposes of this subsection, a nuisance includes fallen fruit accumulation, attraction of wildlife or pests, fermentation odors, or any condition that creates a slip hazard on sidewalks, trails, or pedestrian areas.
2. *Separation*. Fruit trees shall not be planted within 20 feet of:
   a. Sidewalks, trails, or shared-use paths;
   b. Property lines adjacent to public rights-of-way; or
   c. Stormwater inlets, detention pond edges, or bioswale channels.
3. *Tree Count*. Fruit trees shall not exceed 25% of the total required tree count on a development site.

N. **Cover in Landscaped Areas**.

1. *Living Material Requirement.* All required landscaped areas and bufferyards must contain a minimum of 75% living organic landscaping material, with a maximum of 25% non-living landscaping materials such as decorative rock, mulch, boulders, or permeable paving.
2. *Non-Recreational Areas.* For non-recreational areas, such as building yards, parking lot islands, street edges, and other spaces not intended for active recreation or programmed open space, lawn and turfgrass areas shall be minimized and shall not exceed 10% of the

total landscaped area. Grass in such areas shall consist only of low- or moderate-water-use species consistent with guidance from Colorado State University (CSU) Extension or Denver Water.

3. *Maintenance and Irrigation.* All required landscaped areas and bufferyards shall be irrigated, maintained, and kept free of weeds, debris, and litter.
4. *Eastern Adams County.* In eastern Adams County, the percentages of living landscaping material shall be reduced to 50% and an automatic irrigation system is not required if the landscape design demonstrates survivability with water-wise plant species and hydrozones. In eastern Adams County, single-family detached dwellings are not required to install landscaping and no landscaping is required for commercial and industrial land uses, which are serviced exclusively by wells, and which are restricted by the Colorado Division of Water Resources to inside use only.

O. **Landscape Phasing**. A Landscape Completion Agreement will be accepted in partial lieu of landscape if the applicant chooses to install landscaping in phases. In the case of phased landscaping, a Certificate of Occupancy may be issued only if collateral is filed with the Director of Community and Economic Development in an amount designated by the Director, along with a schedule of completion, and a Landscape Completion Agreement. The amount of the collateral will reflect 125% of the estimated cost of purchasing and installing the landscaping. All landscape phasing shall be approved at the discretion of the Director.

P. **Utilities**. Landscape and utility plans shall be coordinated. This Subsection sets forth minimum dimension requirements for the most common tree/utility separations. Exceptions to these requirements may be approved by the Director of Community and Economic Development where utilities are not located in their standard designated locations. Tree/utility separations shall not be used as a means of avoiding the planting of required street trees.

1. Forty feet of separation is required between shade trees and streetlights. Fifteen feet is required between ornamental trees and streetlights.
2. Ten feet of separation is required between trees and water or sewer mains.
3. Ten feet of separation is required between trees and above ground electrical equipment such as transformers and cabinets.
4. Six feet of separation is required between trees and water or sewer service lines.
5. Four feet of separation is required between trees and gas lines or underground electric lines.
6. Street trees planted within the utility easement may conflict with utilities. Additional conduit may be required to protect underground electric lines.
7. Additional landscaping may be required in other areas of the site based on specific site conditions.

Q. **Prohibited Practices and Elements**.

1. *Undesirable Design*. The use of undersized landscape materials or landscape in an unnatural spaced design is highly discouraged, unless specifically addressed in this DSR.
2. *Nonfunctional Turfgrass, Nonfunctional Artificial Turf, and Invasive Plant Species*.
   a. No person shall install, plant, or place, or allow any person to install, plant, or place, any nonfunctional turfgrass, nonfunctional artificial turf, or invasive plant species, as part of a new development project or redevelopment project, on any portion of applicable property.

(1) For purposes of this prohibition, "new development project" means a new construction project that requires a building permit, Site Plan review, landscaping permit, infrastructure permit, or grading or inert fill permit.

(2) For purposes of this prohibition, "redevelopment project" means a construction project that:

(A) Requires a building permit, Site Plan review, landscaping permit, infrastructure permit, or grading or inert fill permit; and

(B) Results in a disturbance of more than 50% of the aggregate landscape area of the site.

(3) For purposes of this prohibition, "applicable property" means:

(A) Commercial, institutional, or industrial property as defined in C.R.S. § 37-60-135(2)(b);

(B) Common interest community property as defined in C.R.S. § 38-33.3-103(8); or

(C) A street right-of-way, parking lot, median, or transportation corridor.

b. On and after January 1, 2028, no person shall install, plant, or place, or allow a person to install, plant, or place, any nonfunctional turfgrass, nonfunctional artificial turf, or invasive plant species, as part of a new development project or redevelopment project, on any portion of applicable property.

(1) For purposes of this prohibition, "new development project" and "redevelopment project" have the meaning as set forth in subsection (a) above.

(2) For purposes of this prohibition, "applicable property" means:

(A) Commercial, institutional, or industrial property as defined in C.R.S. § 37-60-135(2)(b);

(B) Common interest community property as defined in C.R.S. § 38-33.3-103(8);

(C) A street right-of-way, parking lot, median, or transportation corridor; or

(D) A multifamily residential housing premises property that includes more than twelve dwelling units.

(3) For purposes of this prohibition, "multifamily residential housing premises property" means common interest property such as entryways, parks, and other "common elements" as defined in C.R.S. § 38-33.3-103(5).

3. *Fruit Trees*. Fruit trees are prohibited in rights-of-way and parking lot landscape islands. Refer to Sec. 4-04-08, *Alternative Compliance*, for additional provisions.

4. *High-Water Use Turfgrass.* The use of high-water turfgrass shall be prohibited in new developments, except where a functional use is defined, such as active recreational areas like parks and athletic fields.

# 4-04-02 Site Landscaping

A. **Generally**. In addition to the bufferyards required in Sec. 4-04-03, and the bufferyard landscaping, the following site landscaping shall also be required in the nonresidential and mixed use zone districts unless otherwise noted.

1. Water-wise vegetative buffers may be used as a substitution for traditional buffer types if the design provides an equivalent or greater level of screening and coverage.

2. Bioswales, dry creek beds, and other low-impact stormwater features are encouraged within bufferyards and may count toward required landscaping when designed with native vegetation.

B. **Minimum Landscape Area**.

1. *All Applicable Zone Districts.* At least 50% of the required landscape area shall be placed so it abuts adjoining public rights-of-way, excluding alleys and drives.
2. *Non-Industrial Zone Districts*. In the non-industrial zone districts, and for non-industrial uses in the industrial zone districts, all areas not designated as foundation plantings, bufferyards, parking lot landscaping, or utilized for pedestrian and vehicular access to the building (for example, sidewalks, parking spaces, loading spaces, service areas, and drive-in or drive-through facilities) shall be landscaped meeting the requirements of this Subsection.
3. *Industrial Zone Districts*. All industrial uses, as listed in Sec. 3-02-06, *Industrial Use Categories*, in the I-1, I-2, and I-3 zone districts shall be required to landscape a minimum of 10% of the lot area.

C. **Other Requirements**. The placement and design of the landscaping shall be at the discretion of the developer but shall be approved as part of the Site Plan review process established in Chapter 13, *Development Review Procedures*. In addition to the plantings required under this Section, both Sec. 4-04-03, *Bufferyards*, and Sec. 4-04-04, *Off-Street Parking Landscaping*, shall apply. The bufferyard landscaping requirements and the required landscaping adjacent to the front of a lot are required even if the required lot coverage is exceeded. The landscape area depth is measured from the property line (generally, the right-of-way line) inward.

D. **Relocation, Alteration, or Removal**. The applicant/owner of land where landscaping is placed with or without County approval is responsible for relocation, alteration, or removal if required by the County at the owner's expense. Any landscaping within the right-of-way will not be used in the assessment of the land as part of right-of-way acquisition.

## 4-04-03 Bufferyards and Screening

A. **Generally**. The bufferyards required in this Section provide physical barriers and transition between properties of differing land uses, between a parking area and a street, and between a building and a street, to reduce the effects of sound, sight, noise, and other incompatibilities. The land use, perimeter parking, and street bufferyards, as depicted in Figure 4-04-03-1, *Bufferyards*, are based on the amount of buffering and screening they provide. They are classified from less buffering (Type A) to more buffering (Type D), depending on the abutting zoning districts, parking lot, or street type.

**Figure 4-04-03-1, Bufferyards**

Use Bufferyard - Between Differing Zoning Districts

Perimeter Parking Bufferyard - Between a Parking Area and a Street or Adjacent Property

Street Bufferyard - Between a Street and the Remainder of the Property

**Figure 4-04-03-1, Bufferyards**

B. **General Standards**.

1. *Groundcover*. Except as otherwise specified, in addition to the required plantings, walls, fences, and berms, all remaining portions of bufferyards shall be covered with groundcover other than turfgrass.
2. *Plant Groupings*. Bufferyard trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization.
3. *Encroachment*. No part of any required bufferyard shall be used for structures, storage, parking, loading, locating refuse containers, or any similar activity.
4. *Access Breaks*. Breaks for pedestrian, bicycle, and vehicle access are permitted on the condition that access shall be designed to cross a bufferyard at as near a perpendicular angle as practical. The existence of access ways or driveways within a bufferyard yard shall not reduce the minimum requirements for trees and shrubs.
5. *Low Impact Development*. Low-impact development and other similar stormwater management features are permitted in a required bufferyard. *Relation to Setbacks*. Bufferyards may be provided in the area required for setbacks by the zone district.
6. *Bufferyards Exceeding Setbacks*. Where the required bufferyard exceeds the setback required by the zone district the bufferyard required by this Section shall be provided.
7. *Credit for Existing Buffer*. An existing vegetated area proposed to be preserved shall be credited toward these bufferyard requirements. The plant material to be saved shall be listed in Appendix B, *Plant List*, shall be identified and illustrated to show their size and height, and shall be in a healthy condition.
8. *Bufferyards Adjacent to a Vacant Parcel*. Bufferyards adjacent to vacant parcels of property shall only be required to provide one-half of the required bufferyard in this Section. When

the vacant property develops, it shall be required to provide the remainder of the required bufferyard.

C. **Bufferyard Types.** There are four types of bufferyards, each of which varies in width and the numbers and types of plants required per 100 linear feet. The minimum planting requirements for each type of bufferyard are specified and illustrated in Table 4-04-03-1, *Bufferyard Classifications and Illustrations*.

**Table 4-04-03-1, Bufferyard Classifications and Illustrations**

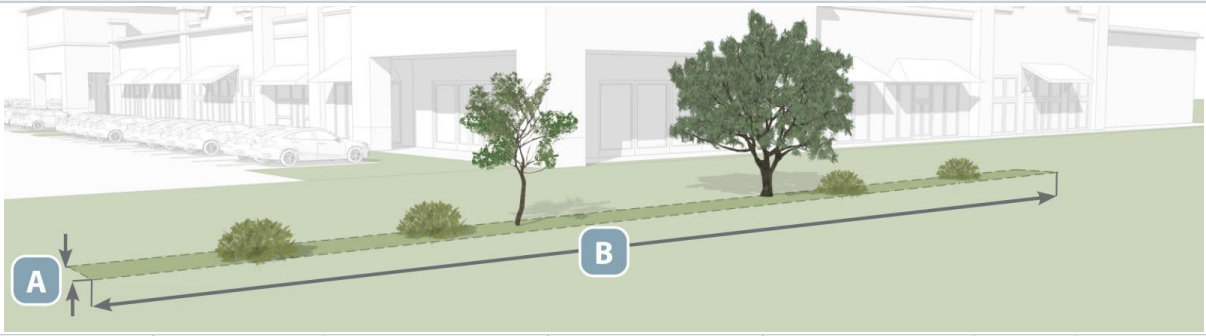
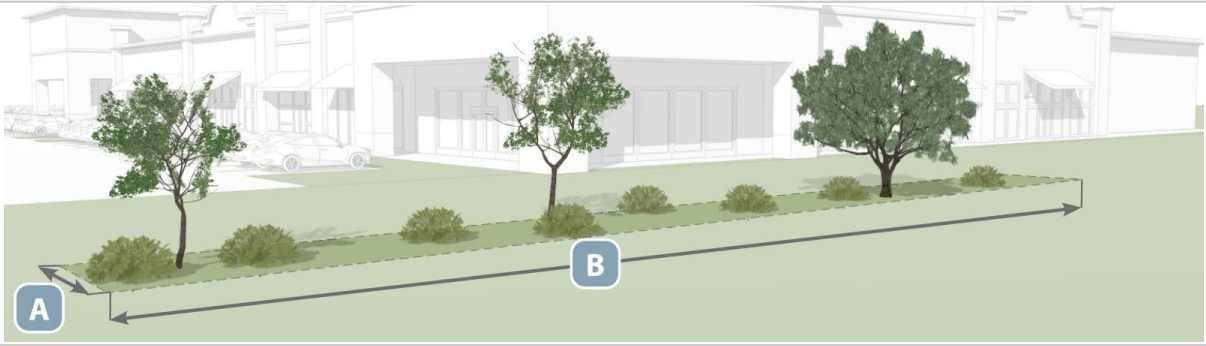
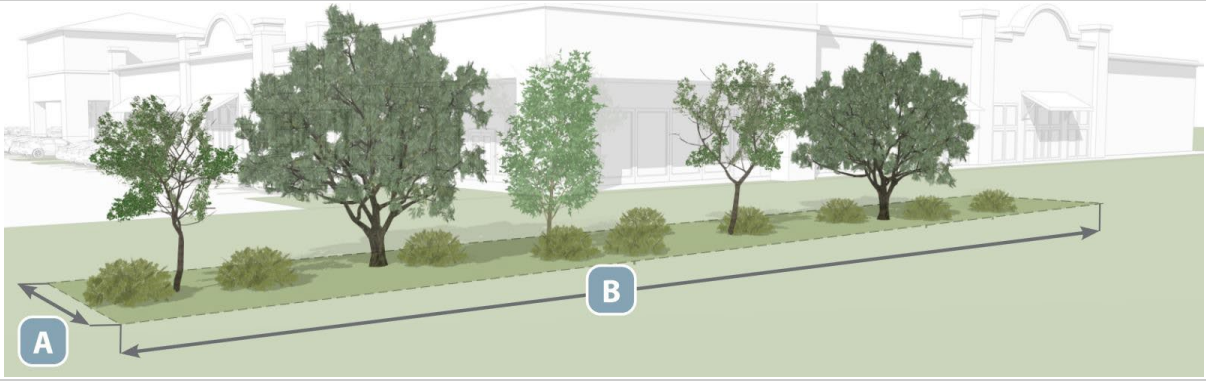
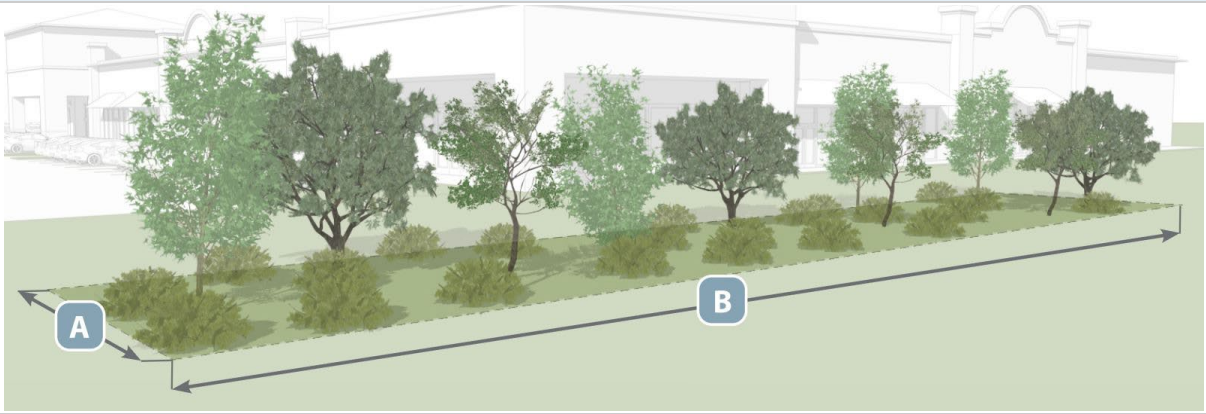
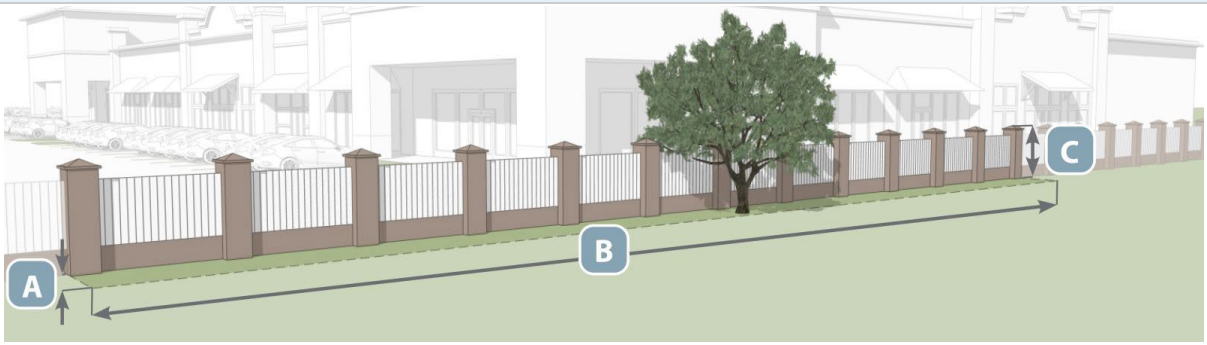
| Type | Width (A) | Required Plantings per 80 Linear Feet (B) | | | | Height of brick or stone wall or opaque fence[1] (C) |
|---|---|---|---|---|---|---|
| | | **Shade Trees** | **Ornamental Trees** | **Evergreen Trees** | **Shrubs and Grasses** | |
| **Option 1: Landscape-Only Bufferyard** | | | | | | |
| Type A | 5' | 1 | 1 | 0 | 4 | N/A |
|  | | | | | | |
| Type B | 10' | 1 | 2 | 0 | 8 | N/A |
|  | | | | | | |
| Type C | 15' | 2 | 2 | 1 | 10 | N/A |
|  | | | | | | |

**Table 4-04-03-1, Bufferyard Classifications and Illustrations**

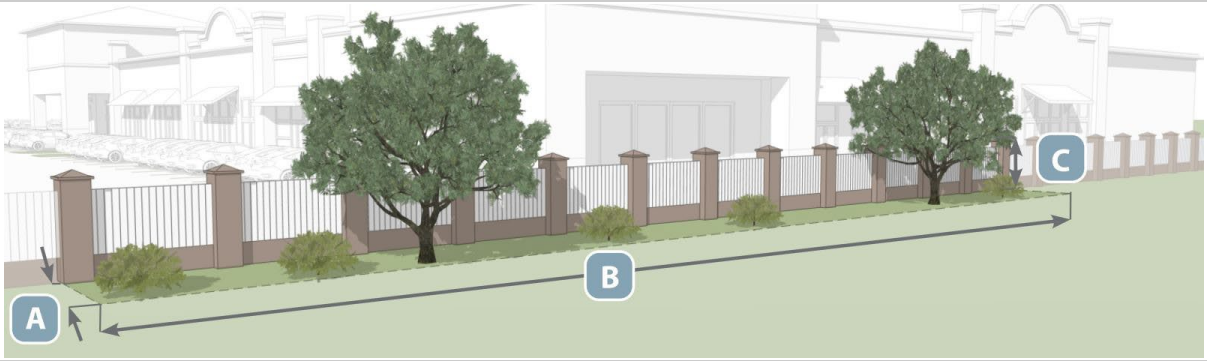
| Type | Width (A) | Required Plantings per 80 Linear Feet (B) | | | | Height of brick or stone wall or opaque fence[1] (C) |
|---|---|---|---|---|---|---|
| | | **Shade Trees** | **Ornamental Trees** | **Evergreen Trees** | **Shrubs and Grasses** | |
| Type D | 20' | 3 | 3 | 4 | 27 | N/A |




| **Option 2: Landscape with Berm or Wall** | | | | | | |
|---|---|---|---|---|---|---|
| Type A | 5' | 1 | 0 | 0 | 0 | 6' |




| | | | | | | |
|---|---|---|---|---|---|---|
| Type B | 8' | 2 | 0 | 0 | 5 | 6' |




| | | | | | | |
|---|---|---|---|---|---|---|
| Type C | 10' | 1 | 1 | 1 | 8 | 6' |

**Table 4-04-03-1, Bufferyard Classifications and Illustrations**

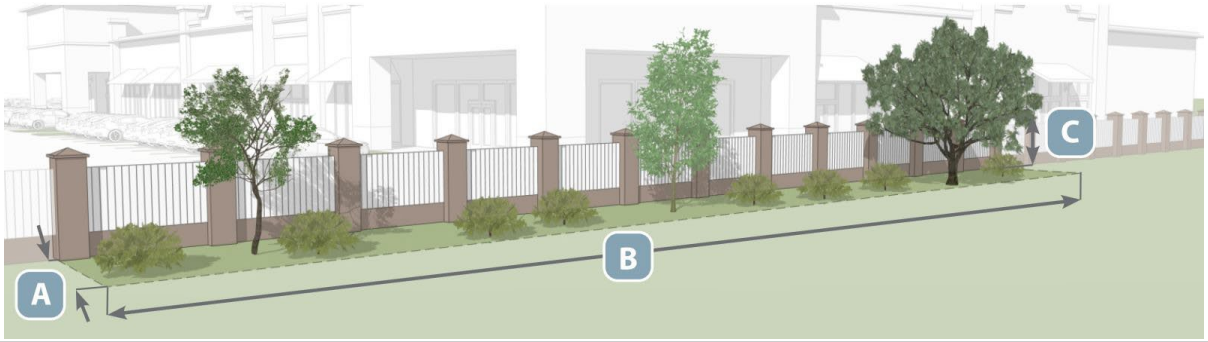
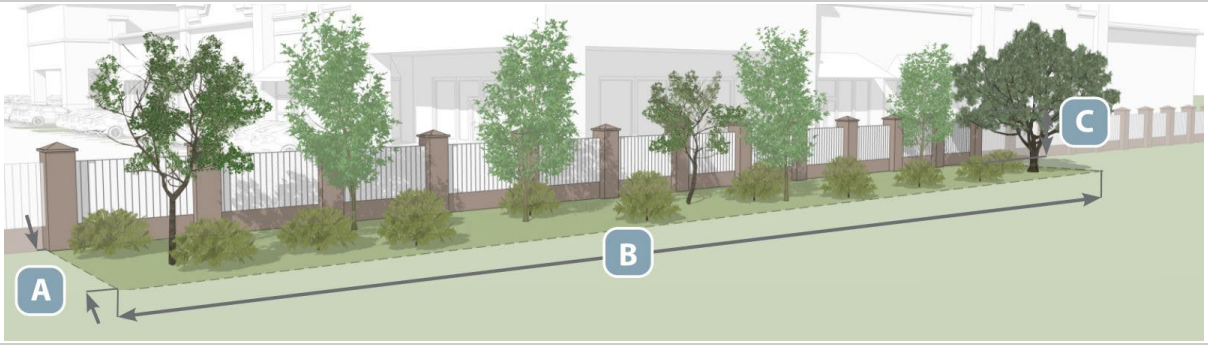
| Type | Width (A) | Required Plantings per 80 Linear Feet (B) | | | | Height of brick or stone wall or opaque fence[1] (C) |
|---|---|---|---|---|---|---|
| | | **Shade Trees** | **Ornamental Trees** | **Evergreen Trees** | **Shrubs and Grasses** | |
|  | | | | | | |
| Type D | 15' | 1 | 2 | 4 | 15 | 6' |
|  | | | | | | |

**TABLE NOTES:**
1. Plant material shall be installed on the side of the wall or fence that faces the abutting property or right-of-way.

D. **Special Bufferyards**. Any new development abutting any portion of the designated Adams County Trail System, a public park, a water ditch, or limited access highway, shall be buffered from the trail, or park, using a Type C Bufferyard, unless increased or decreased by the Director of Community and Economic Development.

E. **Use Bufferyard**.

1. *Table Instructions*. Table 4-04-03-2, *Bufferyard Requirements by Use Category*, shows the use categories established in Div. 3-02. The rows indicate the use category of the property proposed for development, and columns indicate the use category of the adjoining land. The letters indicate which type of bufferyard is required to be planted on the parcel proposed for development as detailed in Table 4-04-03-1, *Bufferyard Classifications and Illustrations*. Where "--" is found, there is no bufferyard required. Refer to Sec. 4-04-08, *Alternative Compliance*, for situations such as infill development, that may allow for a lesser bufferyard than required in the table.

2. *Bufferyard Composition*. Walls or fences that are part of the use district bufferyard shall:

a. Be composed of masonry, stone, or wood only. Prohibited wall or fence materials include, but are not limited to, corrugated steel sheets, and chain-link with or without weave mesh or slats;

b. Not encroach into the public right-of-way;

c. Be maintained by the homeowner or homeowners' association, or property owner or property owners' association, as applicable; and

d. Have plans and details designed and sealed by a licensed professional engineer and be approved by the Building Official if required.

**Table 4-04-03-2, Bufferyard Requirements by Use Category**

| Use Category of Parcel Proposed for Development | Use Category of Abutting Property | | | | |
|---|---|---|---|---|---|
| | **Agricultural** | **Residential** | **Public, Civic, and Institutional** | **Commercial[1] and Recreational** | **Industrial[2] and Other** |
| Agricultural | N/A | N/A | N/A | N/A | N/A |
| Residential | A | A | A | C | D |
| Public, Civic, and Institutional | A | A | A | B | D |
| Commercial and Recreational | C | C | B | A | B |
| Industrial and Other | D | D | D | B | N/A |

**TABLE NOTES:**
[1]In the Medical Marijuana Use Category, the following uses are deemed Commercial for the purposes of this table: Medical Marijuana Center and Retail Marijuana Store.
[2]The following uses are deemed Industrial for the purposes of this table: Medical Marijuana-Infused Products Manufacturer, Optional Premises Cultivation Operation, Retail Marijuana Cultivation Facility, Retail Marijuana Products Manufacturer, and Retail Marijuana Testing Facility.

3. *Use Buffer Standards*.

a. Trees, shrubs, and native grasses planted as part of the buffer requirement cannot be used to meet any other landscaping requirement in this DSR.

b. The bufferyard requirements of this Section apply whether or not the adjacent property is developed.

c. For reasons of conflicting uses, unfavorable topography, or other unique or extraordinary circumstances, the Director may increase or decrease landscape plantings in any required bufferyard in accordance with Sec. 4-04-08, *Alternative Compliance*.

d. In situations where the Director determines that the arrangement of uses or design of buildings does not adequately mitigate conflicts reasonably anticipated to exist between dissimilar uses or building designs, one or more of the following landscape buffering techniques shall be used to mitigate the conflicts.

(1) *Separation and Screening with Plant Material*. Planting groups of evergreen trees, shade trees, ornamental trees, shrubs, or native grasses;

(2) *Integration with Plantings*. Incorporating trees, vines, planters, or other plantings into the architectural theme of buildings and their outdoor spaces to subdue differences in architecture and bulk and avoid harsh edges;

(3) *Establishing Privacy*. Establishing vertical landscape elements to screen views into or between windows and defined outdoor spaces where privacy is important, such as where larger buildings are proposed next to side or rear yards of smaller buildings;

(4) *Visual Integration of Fences or Walls*. Providing plant material in conjunction with a screen panel, arbor, garden wall, privacy fence, or security fence to avoid the visual effect created by unattractive screening or security fences; and

(5) *Landform Shaping*. Using berms or other grade changes to alter views, subdue sound, change the sense of proximity and channel pedestrian movement.

F. **Perimeter Parking Bufferyard**.

1. *Type Required*. The perimeter of parking areas for a multi-family, nonresidential, or mixed use development shall contain a bufferyard based on the size of the parking area as follows:

   a. 1 to 10 parking spaces: no bufferyard required;

   b. 11 to 50 parking spaces: Type A landscape-only bufferyard;

   c. 51 to 100 parking spaces: Type B landscape-only bufferyard;

   d. 101 to 150 parking spaces Type C landscape-only bufferyard; and

   e. 151 or more parking spaces: Type D landscape-only bufferyard.

2. *Shrubs and Hedgerows*. In place of shrub planting requirements in the landscape-only bufferyard type, a perimeter parking bufferyard shall contain an evergreen hedgerow a minimum of three feet in height or native grasses that provide a continuous screen within three years of planting.

G. **Street Bufferyards**.

1. *Location*.

   a. Street bufferyards are required on private property, outside of and along the existing street right-of-way or, for private streets, adjacent to the paved roadway, along the entire length of the property excluding driveway openings.

   b. Street bufferyards are required for multi-family, nonresidential, or mixed use development.

   c. A street bufferyard shall include an area beginning at the property line adjacent to a street right-of-way or adjacent to an easement line for a private street, extending into the private property to establish the required width as listed in this Subsection.

2. *Type Required*. Except for single-family dwelling, two-family dwelling, and multi-unit dwelling development, the property shall contain a bufferyard based on the adjacent street classification as follows:

   a. Local street: Type A bufferyard;

   b. Collector: Type B bufferyard;

   c. Arterial: Type C bufferyard; and

   d. Colorado DOT State Highway and Interstate: Type D bufferyard.

3. *Design*. The design of fences or walls in a street bufferyard shall avoid long stretches to the point of visual monotony and shall be varied by using changes in height, different material combinations, offset angles, or other types of articulation.

4. *Noise Reduction*. Where a residential subdivision borders a railroad right-of-way, a highway, or an arterial, a Type D bufferyard shall be provided for adequate reduction of noise pollution.

# 4-04-04 Off-Street Parking Landscaping

A. **Generally**. The following landscaping requirements can be used together with the Site Landscaping requirements in Sec. 4-04-02 to satisfy the requirements of Sec. 4-04-02.B, *Minimum Landscape Area*, and shall be consistent with the following:

1. *Trees*. There shall be one canopy tree provided for every ten parking stalls.
2. *Internal Landscape Area:* Depending on the number of spaces, the following square feet of landscaped area must be placed within the vehicle use areas. The required landscaped area shall be "stepped" up based on the number of stalls, which will be provided. For example, a parking lot with 52 stalls shall provide 25 square feet per stall.

**Table 4-04-04-1, Landscaped Area per Parking Stalls**

| Number of Parking Stalls | Required Landscaped Area |
|---|---|
| 0-9 | None required |
| 10-25 | 15 sq. ft. per stall |
| 26-50 | 18 sq. ft. per stall |
| 51-99 | 25 sq. ft. per stall |
| 100 or more | 35 sq. ft. per stall |

**TABLE NOTES:**

1. Shade trees required in parking lots shall be selected from a pre-approved list of drought-tolerant, canopy-forming native species.
2. Landscaped islands shall prioritize bioretention functionality through the use of amended soils and water-harvesting design features.
3. Projects that incorporate permeable pavement systems and use 100% water-wise plant materials within all interior parking lot islands may reduce internal landscaping area requirements by 10%.

B. **Distance to Landscaping**. No parking stall shall be more than 120 feet from a required internal landscaped area.

C. **Terminal Islands**. The developer is encouraged to utilize landscaped terminal islands at the end of parking rows and/or divider strips between parking rows to help disperse the required landscaping throughout the entire parking lot.

D. **Curbs**. Landscaped areas within parking lots or along the perimeter of the property must be protected from vehicular traffic through the use of continuous concrete curbs, extruded asphalt or other approved permanent barriers.

E. **Clear Vision Area.** Clear vision areas within the off-road parking area must be established road intersections by maintaining a maximum height for shrubs and ground cover of thirty (30) inches. Within a clear vision area, tree branches must be trimmed up eight (8) feet from the ground.

F. **Minimum Landscape Islands**. The minimum width or length of any landscaped area shall be eight feet. All of the required landscaped areas must contain a minimum of 75% living landscaping material, with a maximum of 25% nonliving landscaping material. In eastern Adams County, the percentages of living landscaping material may be reduced to 50%. Sidewalks

abutting public rights-of-way are not counted toward the nonliving landscape material percentage.

G. **Splitting Parking Lots**. Parking lots containing between 200-750 parking stalls are required to be divided into two or more lots, separated by a landscaped strip that may be counted toward the required off-road parking landscaping area. Parking lots with more than 750 stalls are required to be divided into at least two parking lots with a landscaped strip separating them. The minimum width of these landscaping strips shall be 10 feet.

H. **Sidewalks Counted**. A landscaped divider strip within a parking lot that separates either parking rows or parking lots shall be allowed to count a sidewalk located within this divider strip toward a part of the required off-street parking lot landscaping. The intent of this sidewalk is to help facilitate safe pedestrian movement. This sidewalk must meet the following criteria if it is to be counted toward the required landscaping:

1. The sidewalk has a five-foot wide walking path and shall add two feet for vehicle overhang if the sidewalk abuts a parking stall.
2. The sidewalk runs the entire length of the divider strip.
3. The sidewalk is bordered on at least one side by landscaping, of which the sidewalk cannot account for more than 50% of the area of the divider strip.

I. **Other Vehicle Areas**. Areas used for vehicle service, parking, and business transactions such as areas adjacent to gasoline pumps (even if under a canopy) and areas for drive up service, shall be considered parking areas and shall comply with the parking lot landscaping requirements. Drive areas shall be calculated at a rate of one parking space per 200 square feet of vehicle service area.

J. **Vehicle Sales Lots**. Vehicle sales lots shall provide trees at the rate of one tree per 100 lineal feet, and shrubs at the rate of one shrub per ten lineal feet of display area fronting a public right-of-way. Plants may be grouped together, provided at least 250 square feet of contiguous growing area, not encroached upon by shrubs or impervious surfaces, surrounds each planted tree.

## 4-04-05 Weeds and Dangerous Trees

A. **Generally**.

1. *Noxious Weed Laws*. All landscape areas shall be maintained in a healthy, weed-free condition consistent with the requirements of the Colorado Noxious Weed Act and the Adams County noxious weed management guidance.
2. *Controlling Spread*. Property owners and landscape managers are responsible for controlling the spread of all state-listed and county-listed noxious weeds. Common species include Canada thistle (Cirsium arvense), cheatgrass (Bromus tectorum), and field bindweed (Convolvulus arvensis).
3. *Prevention*. Preventative strategies such as the use of certified weed-free mulch, hand-pulling, targeted herbicide application, and maintenance of dense, healthy vegetation shall be prioritized over reactive treatments.
4. *Weed Suppression*. Landscape designs should avoid large expanses of bare or disturbed soil and instead incorporate native and drought-tolerant plant species that suppress weed establishment through competitive ground coverage.

B. **Weeds and Offending Vegetation**.

1. *Duty to Control Weeds*. It is the duty of every owner or occupant to abate weeds and offending vegetation on all premises. The use of invasive or noxious species is prohibited.
2. *Maximum Height of Weeds*. Weeds and offending vegetation greater than 12 inches in height, on all premises, shall be cut to and maintained at a height of six inches or less according to the following:
    a. In Residential (except RE), Commercial, and Industrial Zone Districts, within the entire lot or parcel.
    b. In the A-1 and RE Zone Districts, within the established front building setback and within the required side and rear setback for principal dwellings. If no structure exists on the property, then the minimum required principal dwelling setbacks. In the A-2 and A-3 Zone Districts, within the required or established principal dwelling setbacks. In all Agricultural and the RE Zone Districts a minimum of a twenty-foot perimeter around the existing principal dwelling and all accessory structures.
    c. In CO, PL, AV, and DIA Zone Districts, there are no requirements.
    d. Notwithstanding the requirements above, any weeds classified as noxious by the State of Colorado or Adams County must be completely abated in accordance with the requirements of the State of Colorado or Adams County, as applicable.

C. **Dangerous Trees**.
1. *Duty to Control Dangerous Trees.* Any owner or occupant of a lot shall cause to be cut or removed any dangerous trees located on the lot that may be considered troublesome, a hindrance to the general public, or which in any way endangers the security and usefulness of any public road, highway, aviation facility, alley, utility, sidewalk, or bicycle trail.
2. *Tree Branch Clear Height*.
    a. *Roads, Alleys, and Highways*. All trees located on a lot shall be trimmed to a clear height of 12 feet above the surface of public roads, alleys, or highways when the branch extends into the established right-of-way or existing roadway.
    b. *Public Sidewalks and Bicycle Trails.* All trees shall be trimmed to a clear height of eight feet above public sidewalks or bicycle trails when the branch extends into or over the sidewalk or trail. All tree limbs shall be trimmed so as not to interfere with the sight distance triangle.
    c. *Duty to Control Interfering Roots*. Dangerous trees upon a lot whose roots are causing interference with public sidewalks or utilities shall be controlled or removed.

# 4-04-06 Landscaping Standards for Specific Uses

A. **Generally**.
1. *Conflicts*. The following standards shall apply to certain specific uses. If there is a conflict between these standards and other similar standards in this Division, these standards shall control.
2. *Evergreens*. For the purposes of this Section, evergreens shall be considered equivalent to ornamental trees.

B. **Residential Uses.**
1. *Dwelling, Single-family Detached; Dwelling, Two-family; Dwelling, Multiplex.* Front and side yard landscaping of all single-family detached, two-family, and multiplex lots shall meet the following requirements:

a. Turfgrass.
    1. Turfgrass shall be limited to no more than 30% of total front yard landscaped area.
    2. Use only low-water-use turf species shall be required in permitted turf areas.

b. Water-Wise Plants.
    1. The applicant shall prioritize planting from the County's Plant List, Appendix B.
    2. Model homes shall include at least one fully water-wise example yard for public education and demonstration.

c. Front and Side Setbacks. The entire front and side setbacks shall be landscaped, except for driveways.

d. Back Yard Setback. A minimum 30% of the back yard shall be landscaped.

e. Required Ground Cover. A minimum of 30% of the required front and side landscape area must be covered by living ground material, such as low growing ground cover, shrubs, or grass, within one year following occupancy and thereafter.

f. Required Trees and Shrubs. A minimum of one large canopy tree and five shrubs, or two ornamental trees and five shrubs, shall be required for each lot.

2. *Dwelling, Townhouse.*

a. Minimum Area. Not less than 30% of the site area shall be landscaped.

b. Required Ground Cover. A minimum of one-third of the required landscape area must be covered by living ground material within one year following occupancy and thereafter.

c. Required Trees and Shrubs. A minimum of one canopy tree and two shrubs, or two ornamental or evergreen trees and two shrubs, shall be required for each increment of 1,500 square feet in western Adams County and 3,000 square feet in eastern Adams County.

d. Parking Lot Landscaping. All parking lots which consist of 30 spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.

e. Required Tree Mix. The selection of trees shall be a mix of large canopy (minimum of 30% - maximum of 70%) and ornamental or evergreen (30% - 70%) trees.

3. *Dwelling, Multi-family.*

a. Minimum Landscaped Area. Not less than 30% of the site area shall be landscaped.

b. Required Ground Material. A minimum of one-third of the required landscape area must be covered by living ground material within one year following occupancy and thereafter.

c. Required Trees and Shrubs. A minimum of one large canopy tree and two shrubs, or two ornamental trees and two shrubs, shall be required for each increment of 1,500 square feet in western Adams County and 3,000 square feet in eastern Adams County.

d. Parking Lot Landscaping. All parking lots which consist of 30 spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.

e. Required Tree Mix. The selection of trees shall be a mix of large deciduous (minimum of 10% - maximum of 50%) and ornamental (10% - 50%).

4. *Dwelling, Manufactured Home Park*.

a. A Type D bufferyard, as established in Sec. 4-04-03, *Bufferyards*, shall be required around the perimeter of the park. All amenity spaces and other unimproved areas must be suitably landscaped.

C. **Nonresidential Uses**.

1. *Campgrounds, Commercial*. In addition to all other required landscaping, interior landscaping of the campground shall require at least one tree and two shrubs per campsite. Each tree shall be at least two-inch caliper in size when planted. Shrubs shall be a minimum of five-gallon size when planted.

## 4-04-07 Subdivision Landscaping

A. **General Provisions**.

1. *Native Seeds*. A developer shall use certified native and regionally adapted seed mixes in all required detention ponds, amenity space areas, and right-of-way plantings.

2. *Water-wise Species*. A minimum of 80% of vegetated cover in amenity space areas shall be composed of species classified as “low water use hydrozone” according to Appendix B.

B. **Right-of-Way Landscaping**. Right-of-way landscaping shall be installed along all arterial and collector roads within or abutting a subdivision prior to the issuance of a Building Permit for any residential, commercial, mixed use, or industrial structures. Unless the local road right-of-way landscaping is installed by the subdivider, the adjacent property owner is responsible for installation of the right-of-way area landscaping adjacent to their property along a local road prior to final inspection and occupancy of any residential, commercial or industrial structures. An Improvements Agreement and appropriate collateral shall be required for all landscaping improvements to be installed by the subdivider. The use of high-water turfgrass is prohibited in right-of-way areas.

C. **Fencing and Screening**.

1. *Design*. All fences or walls along the perimeter of a new subdivision adjacent to a public right-of-way or private street shall be uniform in design for each type of fencing provided. Landscaping and berms are the preferred method of providing a buffer, but well-designed perimeter fencing and walls may be approved in certain circumstances. Any perimeter fencing shall be approved by the Director of Community and Economic Development and be maintained by the homeowners association.

2. *Installation*. When used, perimeter fencing shall be installed by the developer and constructed to include masonry, painted concrete or stucco columns (two feet minimum width) spaced a maximum of 65 feet apart. Such fencing or walls shall be a maximum of six feet in height and shall not encroach into the public right-of-way. In some cases, such as adjacent parks or in special rural circumstances, the fence may be modified to include low profile split rail fencing. All horizontal supporting structures of wood shall be constructed toward the interior of the subdivision to reduce visibility of the support structures from roads and other public areas. Any required fencing shall be included with the Improvements Agreement for the subdivision.

3. *Street Buffer Reference*. Refer to Div. 4-04, *Landscaping and Buffering*, for street buffering provisions.

D. **Detention Pond Landscaping**.

1. Detention pond landscaping shall be installed prior to the issuance of a Building Permit for any residential, commercial, mixed use, or industrial structures. An Improvements Agreement and appropriate collateral shall be required for all detention pond landscaping improvements.

E. **Amenity Space Landscaping**. Amenity space landscaping shall be installed prior to the issuance of a Building Permit for any residential, commercial, mixed use, or industrial structures. An Improvements Agreement and appropriate collateral shall be required for all open space landscaping improvements.

F. **Maintenance.** All subdivision landscaping and fencing/screening required by this Section shall be maintained by an HOA, metropolitan district, or another entity approved by the County. The applicable maintenance entity shall be identified in the Improvements Agreement and recorded documents.

## 4-04-08 Alternative Compliance

A. **Generally**. The development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action on an application may review and approve an alternative compliance Landscape Plan that may be substituted in whole or in part for a Landscape Plan meeting the standards of this Division. Alternative Compliance related to any approved application shall be noted on the application approval with the development review body's signature and/or with the development review body's written findings on the application.

B. **Applicability.** Alternative compliance with these landscape standards may be considered when one or more of the following conditions are met:

1. *Features*. The subject property contains unique natural features such as soil characteristics, topography, geological characteristics, water features, and significant existing vegetation;
2. *Shape and Size*. The subject property is peculiarly shaped, through no action of the owner;
3. *Space Limitations*. The subject property has space limitations as a result of the locations of existing structures, paved areas, surrounding existing development, and other built features;
4. *Preservation of existing mature vegetation*. The subject property contains existing mature vegetation that could be preserved through an alternative landscaping design; or
5. *Safety.* Safety conditions, such as sight distance triangle, make strict compliance infeasible.

C. **Financial Hardship**. Financial hardship is not justification for alternative compliance.

D. **Landscaping Priorities**. The following priorities shall be evaluated in the review of an alternative landscaping plan:

1. *Use Buffers*. Adjacent residential uses shall be buffered;
2. *Street Buffers*. An attractive appearance of the project shall be provided along adjacent roads by street buffers;
3. *Parking Areas and Buildings*. The parking areas and building elevations that form major public views of the project shall be visually softened and enhanced.
4. *Water-Wise Designs.* Alternative landscape designs shall prioritize water-wise plant species and a reduction in watering requirements.
5. *Existing mature vegetation.* Existing mature vegetation shall be preserved to the maximum extent possible.

# 4-04-09 Maintenance and Installation

A. **Maintenance Standards**. All landscaping and required buffering shall be continually maintained including irrigation if applicable, weeding, pruning, and replacing in a substantially similar manner as originally approved. The following survival standards shall apply to all landscaping and required buffering:

1. All projects must include a Landscape Establishment Plan identifying:
   a. Temporary irrigation method and duration;
   b. Plant survival inspection schedule;
   c. Soil preparation and amendment documentation.
2. Water-wise landscapes must be maintained free of invasive species and must meet the following survival benchmarks:
   a. 50% plant survival by end of the first year
   b. 90% plant survival by end of second year.
3. Water audits may be required within one year of Certificate of Occupancy for commercial and multifamily projects exceeding 10,000 square feet of landscape area.
   a. *Living Ground Covers*. Living ground covers must be 50% established after the first growing season, and 90% established after the second growing season.
   b. *Non-Living Ground Covers*. Non-living ground covers, such as rock or mulch must be 100% intact after one year and 80% intact after two years.
   c. *Trees and Shrubs*. Trees and shrubs must have a 100% survival rate after one year and a 90% survival rate after two years.

B. **Landscaping Installation and Certificate of Occupancy**. All required landscaping and buffering shall be installed prior to issuance of a Certificate of Occupancy. If weather conditions necessitate a delay in installation of landscaping, a Certificate of Occupancy may be issued only if the applicant files collateral with the Director of Community and Economic Development in an amount designated by the Director, along with a schedule of completion, and a Landscape Completion Agreement. The amount of the collateral shall reflect 125% of the estimated cost of purchasing and installing the landscaping. If the landscaping has not been completed within one planting season, the County may proceed against the bond to complete the landscaping.

C. **General Landscape Materials, Maintenance, and Replacement Standards**.

1. *Topsoil*. To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring re-vegetation and landscaping.
2. *Soil Amendments*. The soil in areas that have been compacted or disturbed during construction or other activities shall be thoroughly loosened. Organic soil amendments shall also be thoroughly incorporated into the soil at a rate of a minimum of five cubic yards per one thousand square feet of landscape area and be tilled to a depth of at least six inches.
   a. Soil amendments shall be required in water-wise landscaping areas that are cleared and set to hold plant material; and
   b. The use of glyphosates and neonicotinoids is prohibited.
3. *Plant Size*.
   a. *Caliper.* The caliper of all trees shall be measured at a point one foot above grade level.

b. *Outside of Right-of-Way*. The caliper of deciduous trees shall be measured six inches above the base. Plant material sizes shall meet the following requirements of Table 4-04-09-1, *Minimum Plant Size Requirements*.

c. *Right-of-Way and Detention Area Plant Sizes*. The minimum sizes required in the right-of-way and detention areas are 2½" caliper for canopy or ornamental trees. Twenty percent of the trees shall be 3" caliper canopy or ornamental trees and 8' in height evergreens or taller.

**Table 4-04-09-1, Minimum Plant Size Requirements**

| Plant Type | Minimum Size |
|---|---|
| Canopy Tree | 2-inch caliper |
| Evergreen | 6-foot height |
| Ornamental Tree | 1.5-inch caliper |
| Shrubs | 5-gallon |
| Ornamental Grasses | 1 gallon |

4. *Grading*. Prior to the installation of the required landscaping and irrigation, all proposed landscape areas shall be graded to allow for proper site drainage.

5. *Replacement*. Any landscape element that dies or is otherwise removed shall be promptly replaced based on the requirements of this DSR.

D. **Irrigation Required**.

1. *Irrigation*.

a. All landscape areas shall include adequate, permanent, automatic irrigation of all plant material, except certified water-wise landscaping that meets the requirements of Sec. 4-04-01.H, *Water-Wise Landscaping*, and that does not require permanent irrigation for survival once established. In such case, the landscape plan must provide for temporary irrigation to ensure the proper establishment of the water-wise elements.

b. If the landscape plan contains a minimum of 51% water-wise materials, the following shall apply:

(1) Automatic irrigation zones shall be retrofitted to water the remaining grass adequately and irrigate the new landscape efficiently;

(2) Drip irrigation is preferred. If overhead sprays are used, high-efficiency nozzles shall be required. Hand water and semi-automatic irrigation is permissible; and

(3) Trees shall have dedicated irrigation.

2. *Over-Watering*. Automatic irrigation systems shall be designed so as not to over-water based upon the needs of the landscape being irrigated.

E. **Water-Wise Landscaping and Hydrozones**. In order to reduce the impact of drought on landscapes, and provide efficiency in the use of water, landscape plans shall incorporate low, moderate, and high hydrozones. Appendix B, *Plant List*, assigns a hydrozone to each plant species. Plant groupings and irrigation methods shall reflect the water requirements of each hydrozone. These are as follows:

1. *Generally*. Landscaping shall be designed based upon zones of different water requirements – referred to as "hydrozoning." The applicant shall identify low, moderate,

and high hydrozones on Landscape and Irrigation Plans. Plant choice and irrigation design must reflect the hydrozone requirements of this Subsection.

2. *Low Hydrozones*. Low hydrozones are classified by plantings that generally do not require more than three gallons per square foot of supplemental water per year, and plants in this zone generally need lower levels of water to thrive. Although plants in this zone may grow with minimal use of supplemental water, in times of plant establishment or drought, these low water use plants benefit from controlled, supplemental watering. Irrigation methods in this zone will typically be micro-spray or drip.
3. *Moderate Hydrozones*. Moderate hydrozones are classified by plantings that generally require 10 gallons per square foot of supplemental water per year, and plants in this zone generally need this level of water to thrive. Irrigation methods in this zone will typically be spray heads.
4. *High Hydrozones*. High hydrozones are classified by plantings that will generally require 18 gallons per square foot of supplemental water per year. Plants in this zone generally need this high level of water to thrive. Irrigation methods in this zone will typically be spray or rotor heads.

# Div. 4-05 Signs

## 4-05-01 General Provisions

A. **Generally**.

1. *Applicability*. This Division shall apply to all signs in the County unless explicitly exempted.
2. *Compliance Required*. It is a violation of this Division for any person to erect, install, convert, relocate, enlarge, or structurally modify any sign that violates this DSR or state and federal law including the Colorado Outdoor Advertising Act, C.R.S. § 43-1-401 *et seq*., and the Colorado Rules and Regulations promulgated under C.R.S. § 43-1-401 by the Colorado Department of Transportation.
3. *Prohibition*. Any sign not specifically authorized by this Division is prohibited unless required by law.

B. **Content Neutral**. This Division is intended to regulate the physical characteristics of signs in a content-neutral manner. Any sign authorized to display a commercial message may display a noncommercial message in its place without obtaining additional approval. Nothing in this Section shall be construed to limit the County's regulation of on-premises and off-premises signs or other location-based sign classifications as provided in this Division.

C. **Permit Required**.

1. *Building Permit for Sign*. Except as provided in Sec. 4-05-02, *Signs Exempt from Regulation*, no sign shall be erected, installed, converted, relocated, enlarged, or structurally modified without a Building Permit issued in accordance with Sec. 13-02-02, *Building Permit,* except as provided in Sec. 4-05-02, *Signs Exempt from Regulation.* Murals as a sign require a Building Permit but solely for the purpose of reviewing compliance with this DSR and not for Building Code compliance.
2. *Conditional Use Permit for Off-Premise Advertising Devices.* Conditional Use Permits are required for off-premise advertising in those zone districts that allow off-premise

advertising. See Div. 2-06, *Principal Use Tables*, to determine where off-premise advertising is allowed.

D. **Actions Not Requiring a Permit**. The following actions do not require a Building Permit for a sign:

1. Routine maintenance, not involving structural changes to the sign;
2. Changes of message, either manually or electronically, on an electronic message sign or changeable copy sign, subject to limitations of Sec. 4-05-08, *Illumination and Changeable Copy*, on the frequency of message changes; or
3. Changes of sign panels or letters that do not involve structural changes to the sign.

E. **Signs for Conditional and Special Uses**. The regulations of this Division apply to uses that are permitted by right or that are subject to a Conditional or Special Use Permit in Div. 2-05, *Principal Use Table*; however, the Board of County Commissioners or Board of Adjustment, as appropriate, may approve more restrictive sign requirements in granting a Conditional or Special Use Permit when either body deems it necessary for the protection of adjacent properties and the public interest.

F. **Sign Locations and Dimensions.** All sign locations and dimensions shall meet the sight distance triangle.

## 4-05-02 Signs Exempt from Regulation

A. **Generally**.

1. *No Building Permit Required*. The provisions of this Division do not apply to sign types listed in this Section, which therefore do not require a Building Permit.
2. *Temporary Signs*. Temporary signs do not require a Building Permit, but shall adhere to the standards in Sec. 4-05-06, *Temporary Signs*.

B. **Exempt Signs.**

1. *Art*. Works of art including murals not used in connection with a commercial promotion or as an advertising device. Murals that are used in connection with a commercial promotion or as an advertising device are not exempt.
2. *Merchandise*. Merchandise or models of products or services, which are incorporated as an integral part of an indoor window display. Merchandise includes photographic window displays of real estate available for sale, lease, or rental from a licensed real estate broker.
3. *Signs on Vehicles*. Signs displayed on operable motor vehicles or trailers with current registration and tags which are being operated or stored in the normal course of business; provided, the primary purpose of such vehicles is not for the display of signs, and provided such vehicles are parked or stored in areas appropriate to their use as vehicles.
4. *Cornerstones*. Cornerstones, tablets, and the like with a message carved into stone, concrete, bronze, or other permanent material and that are made an integral part of a building or structure.
5. *Menu Display Boxes*. One menu display box of up to two square feet is allowed for each restaurant, bar, and lounge for the purpose of displaying menus. A permit shall be obtained for menu display boxes larger than two square feet, and the excess two square feet shall be counted against the total allowable sign area. For menu boards located in drive-through facilities, refer to Sec. 4-05-08(A)(4), *Menu Boards*.

6. *Small Signs*. Signs not legible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way.
7. *Interior Signs*. Signs displayed within the interior of a building, which are not legible from the exterior of the building.
8. *Address Numbers*. Address numbers, provided they do not exceed five square feet in area.
9. *Single-Family Detached and Two-Family Residential Signs*. Non-illuminated wall-mounted signs for single-family detached and two-family uses that do not exceed three square feet in area and non-illuminated freestanding signs no more than five feet in height and three square feet in area.
10. *Pennants*. Strings of flags, pennants, and streamers shall only be permitted in the HC Zone District on properties that have frontage on a road in the state highway system, excluding the interstate system.
11. *Official Notices and Warning Signs*. Official notices erected by the government, public utility companies, or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines, or similar devices. These signs shall not be legible from the property line unless required to be larger by Federal, State, or local laws. This includes signs in the right-of-way that comply with the current Manual on Uniform Traffic Control Devices (MUTCD) published by the Federal Highway Administration to control traffic, identify roads, warn of danger, or are otherwise required by Federal, State, or local laws.

# 4-05-03 Sign Measurement

A. **Sign Area Measurement.**

1. *Generally*. The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination of shapes that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the back drop or structure against which it is placed, but not including any supporting framework, bracing, or other decorative fence or wall when such fence or wall otherwise conforms to these regulations and is clearly incidental to the display itself. For canopy signs, if the canopy is backlit, the entire canopy area shall be used to determine sign area.
2. *Cabinet Signs*. Sign copy mounted, affixed, or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy, is measured by the area contained within the sum of the smallest rectangle(s) which will enclose both the sign copy and the background, as depicted in Figure 4-05-02-1, *Cabinet Sign Area Measurement*.

**Figure 4-05-02-1, Cabinet Sign Area Measurement**

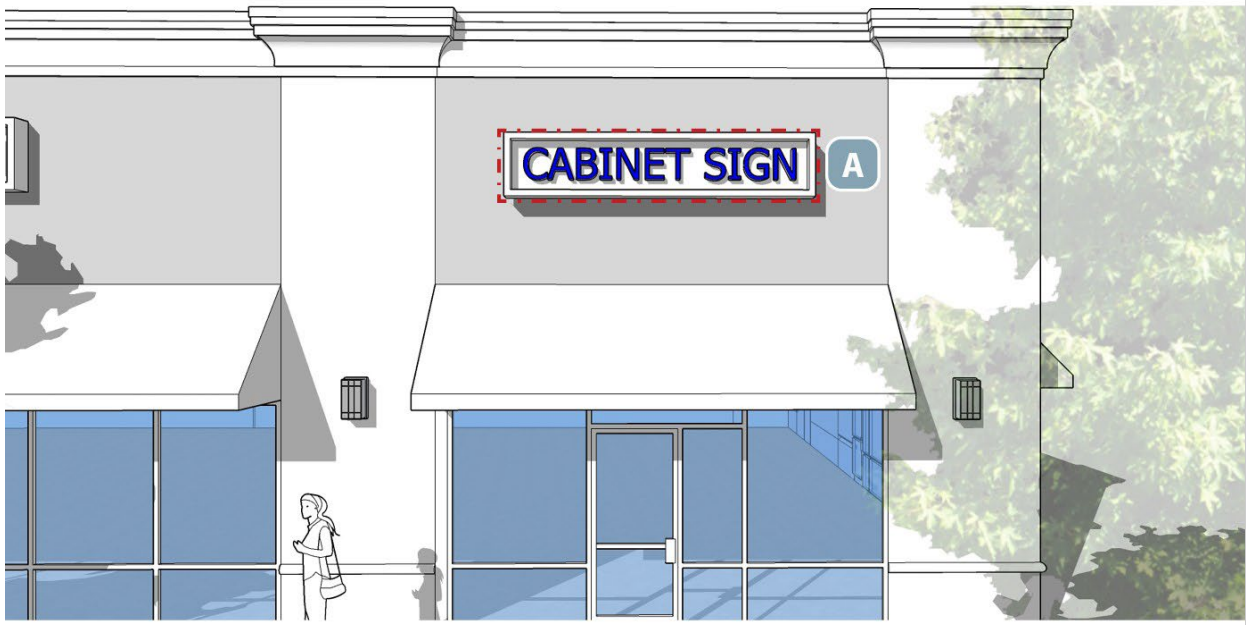



**FIGURE NOTES:**
A = Portion of sign that counts toward sign area

3. *Channel Letter Signs*. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured, or otherwise altered to provide a distinctive background for a sign copy, is measured as a sum of the smallest rectangle(s) which will enclose each word and each graphic in the total sign, as depicted in Figure 4-05-02-2, *Channel Letter Sign Area Measurement*.

**Figure 4-05-02-2, Channel Letter Sign Area Measurement**

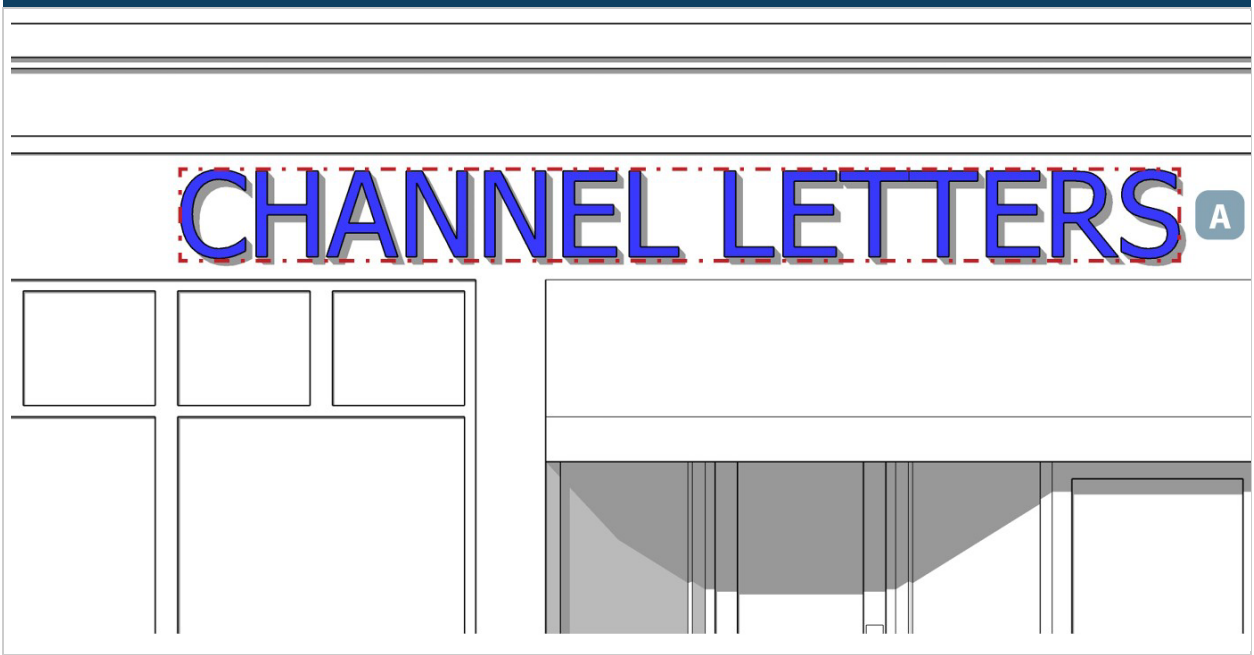



**FIGURE NOTES:**
A = Portion of sign that counts toward sign area

4. *Illuminated Signs*. Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface, or illuminated element, which contains sign copy. Such elements may include, but are not limited to lit canopy fascia signs, spanner board signs, and/or interior lit awnings, as depicted in Figure 4-05-02-4, *Illuminated Sign Area Measurement*.

**Figure 4-05-02-4, Illuminated Sign Area Measurement**

**FIGURE NOTES:**
A = Portion of sign that counts toward sign area

5. *Multi-Faced Signs*.
   a. *Billboards*. Where a billboard has two faces that are designed to be back-to-back, the faces shall not be more than three and one-half feet from one another. Where an off-premise sign has two faces arranged in a V-shape, the faces shall be: a maximum of 45 degrees at the interior angle, or a maximum of 15 feet apart at its widest point, whichever is less.
   b. *All Other Signs*. Multi-faced signs are measured as a total of all sign faces. However, when two sign faces are placed back-to-back so that both faces cannot be viewed from any one point at the same time, and when such sign faces are part of the same sign structure and are not more than twenty-four inches apart, the sign area shall be computed by the measurement of one of the faces. If the sign area of the faces is not equal, computation will be based on the larger of the two sign faces, as depicted in Figure 4-05-02-5, *Multi-Faced Sign Area Measurement*.

**Figure 4-05-02-5, Multi-Faced Sign Area Measurement**

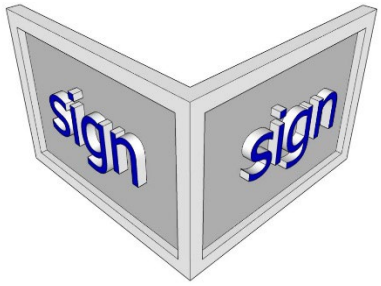



**FIGURE NOTES:** Both sign faces visible from one point at the same time counts as one sign face

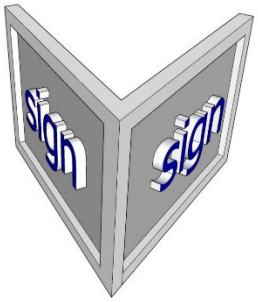



**FIGURE NOTES:** Both sign faces not visible from one point at the same time count as two sign faces

6. *Sculptural Signs*. Spherical, free-form, sculptural, or other non-planar sign areas are 75% of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron which will encompass the sign structure, as depicted in Figure 4-05-02-5, *Multi-Faced Sign Area Measurement*. Signs with greater than four faces are prohibited.

**Figure 4-05-02-5, Multi-Faced Sign Area Measurement**

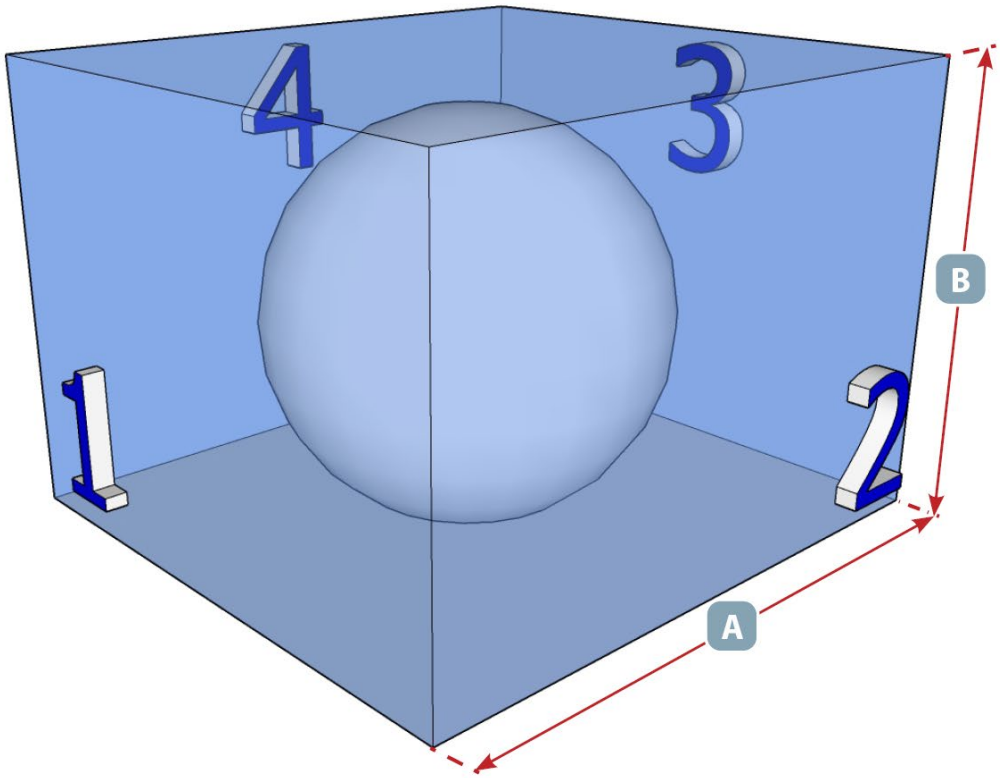



**FIGURE NOTES:**
A x B = Area of one side.

B. **Sign Height Measurement**.

1. *Generally*.

a. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of:

(1) Existing grade prior to construction; or

(2) The newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.

b. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed based on the elevation of the base of the sign being equal to the elevation of the nearest point of the crown of the adjacent public road or the grade of the land at the principal entrance to the principal structure on the lot, whichever is higher.

2. *Freestanding Signs*. Sign height is the distance measured from grade at the base of a sign to the topmost portion of a sign, excluding decorative embellishments. The height of any monument sign base or other structure erected to support or adorn the sign is measured as part of the sign height, as depicted in Figure 4-05-02-6, *Freestanding Sign Height Measurement*.

**Figure 4-05-02-6, Freestanding Sign Height Measurement**

**FIGURE NOTES:**
A = Height of the freestanding sign

3. *Building-Mounted Signs*. The height of wall, fascia, mansard, parapet, or other building-mounted signs is the vertical distance measured from the base of the wall on which the sign is located to the top of the sign or sign structure, as depicted in Figure 4-05-02-7, *Building Mounted Sign Height Measurement*.

**Figure 4-05-02-7, Building-Mounted Sign Height Measurement**

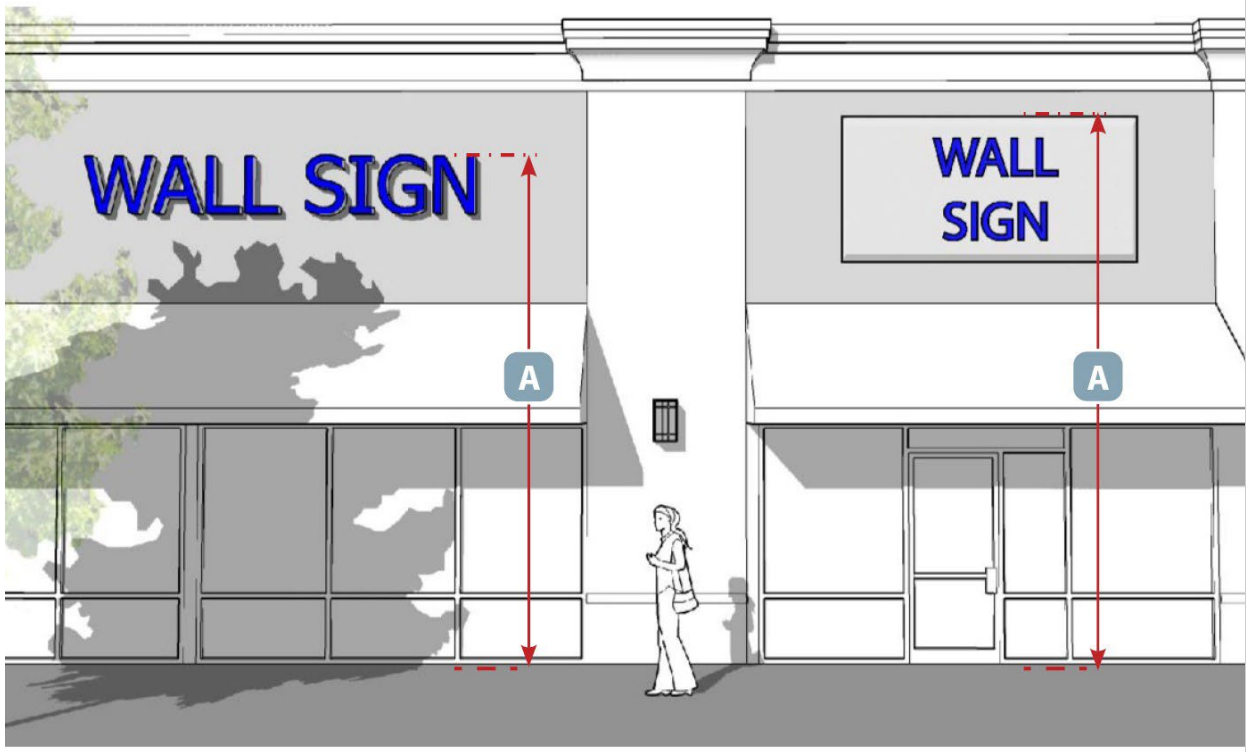



**FIGURE NOTES:**
A = Height of the wall sign

C. **Sign Setback**. The setback of a sign shall be measured as the shortest distance from each property line to the leading edge of the sign, as depicted in Figure 4-05-02-8, *Sign Setback*.

**Figure 4-05-02-8, Sign Setback**

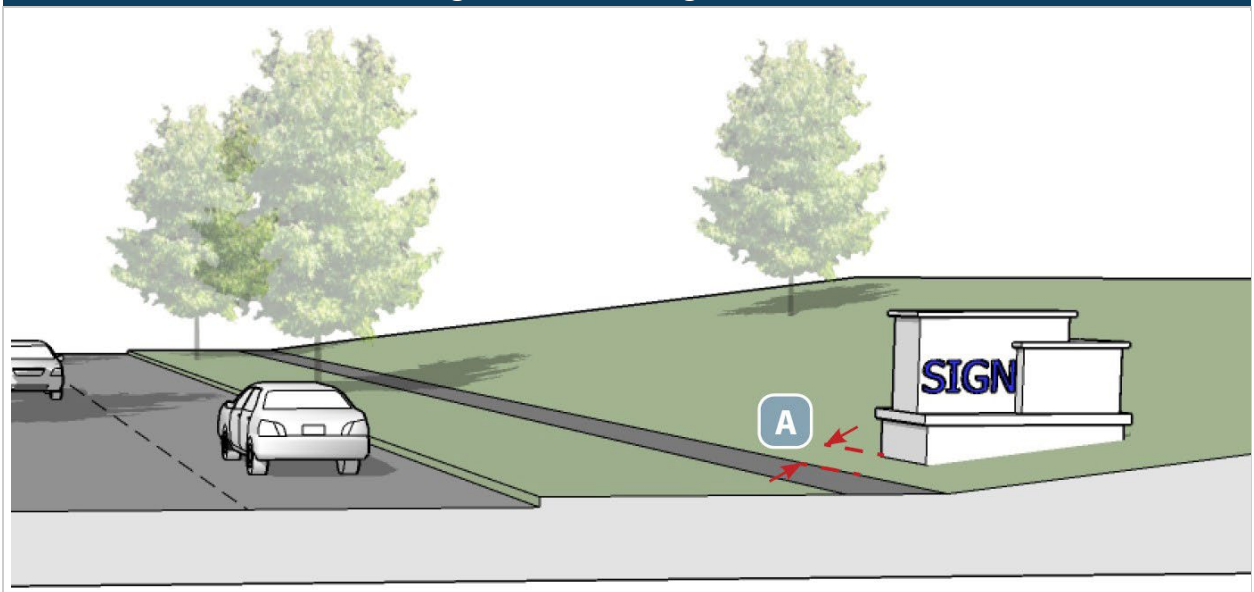



**FIGURE NOTES:**
A = Setback

# 4-05-03 [Reserved]

# 4-05-04 Prohibited Sign Types, Materials, Design Elements, and Locations

A. **Prohibited Sign Types**.

1. Any banner, temporary, or portable sign not addressed in Sec. 4-05-06, *Temporary Signs*, including, but not limited to:
   a. Animated signs, or costumed characters, or stuffed animals;
   b. Vehicles used as a sign or sign structure except as allowed in Sec. 4-05-03, *Signs Exempt from Regulation*; or
   c. Strings of lights arranged in the shape of a product, an arrow, or any message with the exception of holiday decorations.
2. Any roof sign.
3. Any sign unlawfully erected or maintained.
4. Any sign considered graffiti.

B. **Prohibited Design Elements**.

1. Any sign or attractive lighting device with exposed incandescent (except for portable signs), metal halide, fluorescent light bulbs, or other exposed light source.
2. Any sign that emits audible sound, odor, smoke, steam, laser or hologram lights, or other visible matter, including any sign that employs any stereopticon, or motion picture projection.

3. Any sign that includes animated images or graphics, scrolling messages, or video moving images similar to television, movie, or streaming images.
4. Any sign that includes search lights or beacons.
5. Auditory commercial messages or music.
6. Any sign that interferes with, obstructs the view of, or may be confused with any authorized traffic sign, signal, or device because of its position, shape, or color.
7. Any sign that constitutes a hazard to safety or health by reason of inadequate design, construction, repair, or maintenance.
8. Any sign that uses the words "stop," "look," "go slow," "caution," "danger," "warning," or any other word, phrase, symbol, or character in a manner that has the potential to interfere, mislead, or confuse pedestrians or traffic.
9. Unfinished wood support structures.

C. **Prohibited Sign Locations**.

1. Except for marquee signs, projecting signs, and hanging signs that comply with the standards in Sec. 4-05-05, *Permanent Signs*, any sign located within, on, or projecting over a property line that borders a public or private road, highway, alley, lane, parkway, avenue, road, sidewalk, easement, or other right-of-way.
2. Any sign that would create a sight obstruction for traffic or create a hazard for motorists, cyclists, or pedestrians.
3. Any sign attached to any public utility pole or structure, road light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property.
4. Any sign placed, which by reason of its location, will obstruct the view of any authorized traffic sign, signal, or other traffic control device or which by reason of shape, color, or position interferes with or could be confused with any authorized traffic signal or device.
5. Any sign that is placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the building and fire codes as adopted by Adams County.
6. Any sign or lighting device, whether on the exterior of the building, or on the inside of a window which is visible beyond the boundaries of the lot or parcel, or from any public right-of-way, with intermittent, flashing, rotating, scintillating, blinking, or strobe light illumination.
7. Any sign mounted, attached, or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on the public right-of-way or private premises in a manner intended to attract attention of the public for advertising purposes.
8. Any sign painted, attached, or mounted on fuel tanks, outdoor storage containers and/or solid waste receptacles or their enclosures.
9. Any sign that advertises a business or product that is no longer in existence;
10. Any sign erected or maintained at the intersection of streets in such a manner as to obstruct free and clear vision of the intersection.
11. Any sign attached to or located upon outdoor exposed amenities such as trees, street signs, or utility poles that are visible from any street.
12. Any sign that is painted on or attached to semi-trailers, shipping containers, or portable storage units except for the brand name of the semi-trailer, container, or storage unit.

13. Any sign placed on private or public property without the consent of the owner or authorized agent.

# 4-05-05 Permanent Signs

A. **Generally**. These regulations apply in every zone district in the County except where otherwise specified. Building Permits in accordance with Sec. 13-02-02 are required for signs and sign types described and identified below in this Section.

1. *Building-Mounted Signs*.

   a. All attached signs must be affixed to a building wall within the designated sign area and may not exceed the allowable dimensions of this Section.

   b. The maximum total area of all building-mounted signs shall be:

      (1) 15% of the building wall area for signs in the GC and HC zone districts;

      (2) 5% of the building wall area on which the signs are placed for signs in the A-1, A-2, A-3, R-4, NC, MU, I-1, I-2, and I-3, NP, and RP zone districts; and

      (3) 40 square feet for signs in the RE, R-1-C, R-2, R-3, MH, NA, CO, and PL zone districts.

2. *Freestanding Signs*.

   a. All freestanding signs must be permanently installed in locations designated in the approved Building Permit and/or Site Plan review and may not exceed the allowable dimensions of this Section.

   b. One freestanding sign is permitted at permitted access points for lots or parcels with zero feet to 499 feet of street frontage; one additional freestanding sign is permitted at permitted access points for lots or parcels with 500 feet of street frontage or more. Additional freestanding signs may be permitted at the discretion of the Director of Community and Economic Development at permitted accesses points to enhance wayfinding. Such signs shall be a maximum of four feet in height and have a maximum area of four square feet.

B. **Unlisted Signs.** Signs that are not listed in this Section are prohibited as permanent signs.

C. **Allowed Sign Types by District.** Table 4-05-05-1, *Permanent Sign Types by District*, identifies permanent signs allowed by zone district.

D. **Permanent Sign Standards**. Tables 4-05-05-2, *Permanent Building-Mounted Signs*, and 4-05-05-3, *Freestanding Signs*, establish the number, dimensional, placement, and illumination standards for permanent signs. For standards related to specific sign types, refer to the additional sign standards in Subsection E, *Additional Sign Standards*, below.

**Table 4-05-05-1, Permanent Sign Types by District**

**Key: P = Permitted | -- = Not Permitted**

| Sign Type | Zone Districts | | | |
|---|---|---|---|---|
| | **A-1, A-2, A-3, RE, R-1-C, R-2, R-3, NA, CO, PL** | **GC, HC** | **R-4, NC, MU, TOD, NP, RP** | **I-1, I-2, I-3** |
| Permanent Building-Mounted Signs | | | | |
| Awning Sign | -- | P | P[1] | -- |
| Canopy Sign | -- | P | -- | -- |

**Table 4-05-05-1, Permanent Sign Types by District**

**Key: P = Permitted | -- = Not Permitted**

| Sign Type | Zone Districts | | | |
|---|---|---|---|---|
| | **A-1, A-2, A-3, RE, R-1-C, R-2, R-3, NA, CO, PL** | **GC, HC** | **R-4, NC, MU, TOD, NP, RP** | **I-1, I-2, I-3** |
| Hanging Sign | -- | P | P[1] | -- |
| Marquee Sign | -- | P | P[1] | -- |
| Mural | P[1] | P | P[1] | -- |
| Projecting Sign | P[1] | P | P[1] | -- |
| Wall Sign | P | P | P[1] | P |
| Window Sign | P | P | P | -- |
| Permanent Freestanding Signs | | | | |
| Elevated Sign | -- | P | -- | P |
| Monument Sign | P[1] | P | P[1] | P |
| Subdivision Entry Sign[2] | P | P | P | P |

**TABLE NOTES:**

1. Allowed associated with the following building types: Multi-Family, Live-Work, Mixed Use, Commercial, Office-Institutional, or Shops.

**Table 4-05-05-2, Permanent Building-Mounted Signs**

| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
|---|---|---|---|---|
| **Awning Sign** | | | | |
| Maximum Number Allowed | -- | 1 per awning face | 1 per awning face | -- |
| Maximum Area | -- | 50% of awning face | 50% of awning face | -- |
| Maximum Height | -- | 15 ft. or below 2nd story, whichever is less | 15 ft. or below 2nd story, whichever is less | -- |
| Minimum Clearance | -- | Above sidewalk, walkway, private drive, or parking lot: 9 ft.<br>Above public street: 12 ft. | Above sidewalk, walkway, private drive, or parking lot: 9 ft.<br>Above public street: 12 ft. | -- |
| Maximum Projection | -- | 6 ft. | 6 ft. | -- |

| Table 4-05-05-2, Permanent Building-Mounted Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| Illumination | -- | Backlit only | Backlit only | -- |
| Other Standards | -- | 1. If used, then a wall sign is prohibited on same facade.<br>2. Awning signs may be used in lieu of projecting signs and may be used in coordination with flush-mounted wall signs. Awning signs that exceed 20 square feet shall be counted as a building-mounted sign. All awning/canopy signs shall be limited in area as a building-mounted sign.<br>3. Awning signs are counted against the total permitted building-mounted sign area. | | -- |
| | | | | |
| **Canopy Sign** | | | | |
| Maximum Number Allowed | -- | 1 per canopy per street frontage | -- | -- |
| Maximum Area | -- | 12 sq. ft. | -- | -- |
| Maximum Height | -- | Top edge of canopy | -- | -- |

| Table 4-05-05-2, Permanent Building-Mounted Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| Minimum Clearance | -- | Above sidewalk, walkway, private drive, or parking lot: 9 ft.<br>Above public street: 12 ft. | -- | -- |
| Maximum Projection | -- | Same as canopy | -- | -- |
| Illumination | -- | Internal only | -- | -- |
| Other Standards | -- | 1. Canopy signs shall be located on the canopy fascia.<br>2. Canopy messages shall have a vertical dimension no greater than 75% of the vertical dimension of the canopy fascia.<br>3. Canopy signs are counted against the total permitted building-mounted sign area. | -- | -- |

| Table 4-05-05-2, Permanent Building-Mounted Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |

| **Hanging Sign** | | | | |
|---|---|---|---|---|
| Maximum Number Allowed | -- | 1 per tenant with a first-floor entry or storefront | 1 per tenant with a first-floor entry or storefront | -- |
| Maximum Area | -- | 6 sq. ft. | 6 sq. ft. | -- |
| Maximum Height | -- | N/A | N/A | -- |
| Minimum Clearance | -- | Above sidewalk, walkway, private drive, or parking lot: 9 ft.<br>Above public street: 12 ft. | Above sidewalk, walkway, private drive, or parking lot: 9 ft.<br>Above public street: 12 ft. | -- |

| Table 4-05-05-2, Permanent Building-Mounted Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| Maximum Projection | -- | The sign shall not extend closer than 2 ft. of the curb line. | The sign shall not extend closer than 2 ft. of the curb line. | -- |
| Illumination | -- | External only | External only | -- |
| Other Standards | -- | 1. The sign may be suspended under a marquee or under a canopy or an awning.<br>2. Hanging signs are not counted against the total permitted building-mounted sign area. | | -- |
| | | | | |
| **Marquee Sign** | | | | |
| Maximum Number Allowed | -- | 1 per street frontage | 1 per street frontage | -- |
| Maximum Area | -- | 32 sq. ft. | 32 sq. ft. | -- |
| Maximum Height | -- | Roofline, or below 2nd story, whichever is less | Roofline, or below 2nd story, whichever is less | -- |

| Table 4-05-05-2, Permanent Building-Mounted Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| Minimum Clearance | -- | Above sidewalk, walkway, private drive, or parking lot: 9 ft.<br>Above public street: 12 ft. | Above sidewalk, walkway, private drive, or parking lot: 9 ft.<br>Above public street: 12 ft. | -- |
| Minimum Setback[1] | -- | N/A | N/A | -- |
| Illumination | -- | Internal | Internal | -- |
| Other Standards | -- | 1. Sign copy may be on up to 3 sides of a marquee as long as compliant with the maximum sign area.<br>2. Marquee signs are counted against the total permitted building-mounted sign area. | | -- |

**Mural**

| Table 4-05-05-2, Permanent Building-Mounted Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| Maximum Number Allowed | 1 per building | 1 per building | 1 per building | -- |
| Maximum Area | Facing a Residential Use or Zone District: 20% of the wall<br>All Other Locations: 75% of wall, or 1,500 sq. ft., whichever is less | Facing a Residential Use or Zone District: 20% of the wall<br>All Other Locations: 75% of wall, or 1,500 sq. ft., whichever is less | Facing a Residential Use or Zone District: 20% of the wall<br>All Other Locations: 75% of wall, or 1,500 sq. ft., whichever is less | -- |
| Maximum Height | Roofline, or below 2nd story, whichever is less | Roofline, or below 2nd story, whichever is less | Roofline, or below 2nd story, whichever is less | -- |
| Minimum Clearance | N/A | N/A | N/A | |
| Minimum Setback[1] | N/A | N/A | N/A | -- |
| Illumination | External only | External only | External only | -- |
| Other Standards | 1. A mural painted directly on the building when the wall surface already has been painted and is presently painted in a uniform manner, is permitted.<br>2. A mural proposed on unpainted rock or brick is not permitted.<br>3. Historic ghost graphics shall not be defaced or obscured.<br>4. Murals are not counted against the total permitted building-mounted sign area. | | | -- |

| Table 4-05-05-2, Permanent Building-Mounted Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| | | | | |
| **Projecting Sign** | | | | |
| Maximum Number Allowed | 1 per tenant | 1 per tenant | 1 per tenant | -- |
| Maximum Area | 16 sq. ft. | 16 sq. ft. | 16 sq. ft. | -- |
| Maximum Projection | 5 ft. | 5 ft. | 5 ft. | |
| Maximum Height | Roofline, or below 2nd story, whichever is less | Roofline, or below 2nd story, whichever is less | Roofline, or below 2nd story, whichever is less | -- |
| Minimum Clearance | Above sidewalk, walkway, private drive, or parking lot: 9 ft.<br>Above public street: 12 ft. | Above sidewalk, walkway, private drive, or parking lot: 9 ft.<br>Above public street: 12 ft. | Above sidewalk, walkway, private drive, or parking lot: 9 ft.<br>Above public street: 12 ft. | |
| Minimum Setback[1] | N/A | N/A | N/A | -- |
| Illumination | External or Internal | External or Internal | External or Internal | -- |

| Table 4-05-05-2, Permanent Building-Mounted Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| Other Standards | 1. May encroach into the public right-of-way a maximum of three feet if approval is obtained from the Director of Community and Economic Development. Signs may not encroach into state right-of-way unless authorized by the state.<br>2. Projecting signs shall extend a maximum of 4 feet and shall be hung a minimum of 6 inches away from the building.<br>3. Such signs are permitted to be placed perpendicular to the building face or corner of the building.<br>4. Projecting signs are not counted against the total number of permitted building-mounted signs. Projecting signs are counted against the total permitted building-mounted sign area. | | | -- |
| | | | | |
| **Wall Sign** | | | | |
| Maximum Number Allowed | Residential: 1 per dwelling unit<br>Nonresidential: 1 per building facade or tenant | Residential: 1 per dwelling unit<br>Nonresidential: 1 per building facade or tenant | Residential: 1 per dwelling unit<br>Nonresidential: 1 per building facade or tenant | 1 per building facade or tenant |
| Maximum Area | Residential: 40 sq. ft.<br>Nonresidential: 5% of building wall | Residential: 40 sq. ft.<br>Nonresidential: 15% of building wall | Residential: 40 sq. ft.<br>Nonresidential: 5% of building wall | 5% of building wall |
| Maximum Height | No higher than cornice line of building | No higher than cornice line of building | No higher than cornice line of building | No higher than cornice line of building |

| Table 4-05-05-2, Permanent Building-Mounted Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| Minimum Clearance | Above sidewalk, walkway, private drive, or parking lot: 9 ft. Above public street: 12 ft. | Above sidewalk, walkway, private drive, or parking lot: 9 ft. Above public street: 12 ft. | Above sidewalk, walkway, private drive, or parking lot: 9 ft. Above public street: 12 ft. | Above sidewalk, walkway, private drive, or parking lot: 9 ft. Above public street: 12 ft. |
| Minimum Setback[1] | N/A | N/A | N/A | N/A |
| Illumination | None | Internal or External | Internal or External | Internal or External |
| Other Standards | 1. Refer to E.1, *Wall Signs*, below<br>2. Wall signs are counted against the total permitted building-mounted sign area. | | | |

| **Window Sign** | | | | |
|---|---|---|---|---|
| Maximum Number Allowed | Unlimited | Unlimited | Unlimited | -- |
| Maximum Area | 15% of total window area per building facade | 15% of total window area per building facade | 15% of total window area per building facade | -- |

| Table 4-05-05-2, Permanent Building-Mounted Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| Maximum Height | Top of first-floor window | Top of first-floor window | Top of first-floor window | -- |
| Minimum Setback | Same as building | Same as building | Same as building | -- |
| Illumination | Residential: None<br>Nonresidential: Internal | Residential: None<br>Nonresidential: Internal | Residential: None<br>Nonresidential: Internal | -- |
| Other Standards | 1. Window signs are counted against the total permitted building-mounted sign area.<br>2. Window signs or attractive devices shall be placed so as not to prevent or inhibit free ingress to or egress from any window, door, or any exit way required by the building and fire codes as adopted by Adams County. | | | -- |

**TABLE NOTES:**
[Reserved]

| Table 4-05-05-3, Permanent Freestanding Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| **Elevated Sign** | | | | |
| Maximum Number Allowed | -- | 1 per street frontage | -- | 1 per street frontage |

| Table 4-05-05-3, Permanent Freestanding Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| Maximum Area | -- | 2 sq. ft. per street linear frontage or 200 sq. ft., whichever is less | -- | 2 sq. ft. per street linear frontage or 200 sq. ft., whichever is less |
| Maximum Height | -- | 24 ft. | -- | 24 ft. |
| Minimum Setback[1] | -- | Front Property or Right-of-Way Line: 8 ft.<br>Side or Rear Property Line: 15 ft. or the height of the sign from any side or rear lot line, whichever is greater | -- | Front Property or Right-of-Way Line: 8 ft.<br>Side or Rear Property Line: 15 ft. or the height of the sign from any side or rear lot line, whichever is greater |
| Illumination | -- | External or internal | -- | External or internal |
| Other Standards | -- | The width of the base of the sign shall be a minimum of 33% of the width of the sign face | -- | The width of the base of the sign shall be a minimum of 33% of the width of the sign face |

| Table 4-05-05-3, Permanent Freestanding Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| | | | | |
| **Monument Sign** | | | | |
| Maximum Number Allowed | 1 per street frontage for multi-family and nonresidential | 1 per street frontage | 1 per street frontage | 1 per street frontage |
| Maximum Area | 24 sq. ft. | 100 sq. ft. | 48 sq. ft. | 100 sq. ft. |
| Maximum Height | 4 ft. | 12 ft. | 6 ft. | 12 ft. |
| Minimum Setback | Front Property or Right-of-Way Line: 8 ft. Side of Rear Property Line: A distance equal to the height of the sign. | Front Property or Right-of-Way Line: 8 ft. Side of Rear Property Line: A distance equal to the height of the sign. | Front Property or Right-of-Way Line: 8 ft. Side of Rear Property Line: A distance equal to the height of the sign. | Front Property or Right-of-Way Line: 8 ft. Side of Rear Property Line: A distance equal to the height of the sign. |
| Illumination | None | Internal or External | Internal or External | Internal or External |

| Table 4-05-05-3, Permanent Freestanding Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| Other Standards | 1. Monument signs shall be constructed of the same primary masonry materials as the front building facade of the principal building.<br>2. Monument signs shall contain a minimum one-foot masonry with mortar border around all sides. | | | |
| | | | | |
| **Subdivision Entry Sign** | | | | |
| Maximum Number Allowed | 2 per entry to subdivision | 2 per entry to subdivision | 2 per entry to subdivision | 2 per entry to subdivision |
| Maximum Area | 40 sq. ft. | 40 sq. ft. | 40 sq. ft. | 40 sq. ft. |
| Maximum Height | 12 ft. | 12 ft. | 12 ft. | 12 ft. |
| Minimum Setback[1] | Front Property or Right-of-Way Line: 8 ft. Side of Rear Property Line: A distance equal to the height of the sign. | Front Property or Right-of-Way Line: 8 ft. Side of Rear Property Line: A distance equal to the height of the sign. | Front Property or Right-of-Way Line: 8 ft. Side of Rear Property Line: A distance equal to the height of the sign. | Front Property or Right-of-Way Line: 8 ft. Side of Rear Property Line: A distance equal to the height of the sign. |
| Illumination | Internal or external | Internal or external | Internal or external | Internal or external |

| Table 4-05-05-3, Permanent Freestanding Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, MH, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| Other Standards | 1. Shall be constructed of brick, or other approved material by the Director of Community and Economic Development and reviewed as part of a new subdivision and/or Building Permit request.<br>2. All subdivision entry signs on the same side of a road or highway shall be separated by a minimum of 1,320 linear feet.<br>3. All subdivision entry signs shall be maintained by a homeowners association, lot owners association, or other County-approved management entity. | | | |

**TABLE NOTES:**
[Reserved]

E. **Additional Sign Standards**.

1. *Building-Mounted Signs*.

   a. *Sign Area*. For uses permitted by Conditional Use Permit, Special Use Permit, or nonconforming uses, the Director of Community and Economic Development shall determine which sign area allowance best suits the use. In making this determination, the Director of Community and Economic Development shall find one or more of the following: 1) The proposed sign area is compatible with the surrounding area; 2) The type of use and associated sign area are more consistent with a different Zone District; or 3) The Zone District where the use is a principally permitted use is more consistent for the basis of sign area.

2. *Freestanding Signs*.

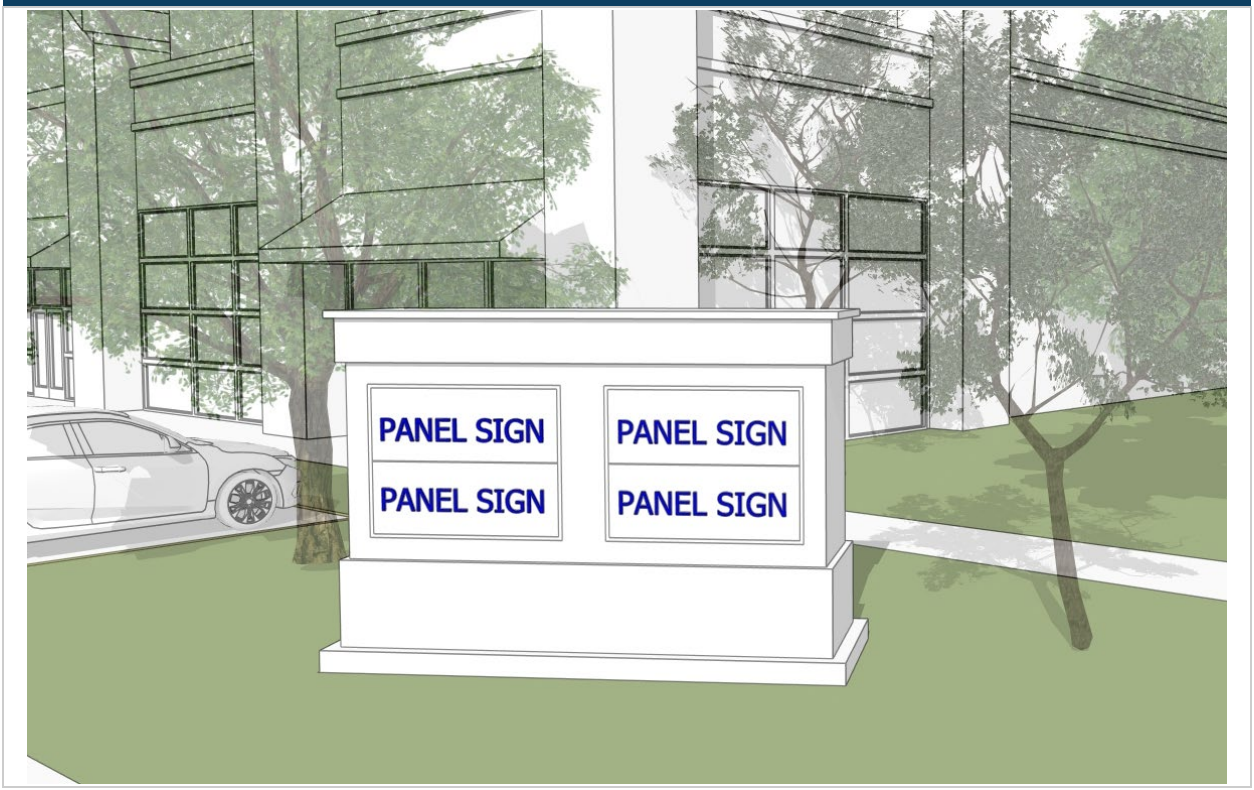
   b. *Sign Design.* The permanent sign base of a freestanding sign shall be reviewed at the time of a Sign and/or Building Permit submittal.

   c. *Sign Landscaping.* A landscaped area located around the base of the sign equal to two and one-half square feet for each square foot of sign area, is required for all freestanding signs. The landscaped area shall contain living landscape material

consisting of shrubs, and/or perennial ground cover plants placed throughout the required landscaped area having a spacing of not greater than three feet on center. Where appropriate, deciduous, or evergreen trees shall be planted in a manner, which frames or accents the sign structure.

d. *Number of Sign Panels.* A freestanding sign may consist of more than one sign panel provided all such sign panels are consolidated into one common integrated sign structure, as depicted in Figure 4-05-05-1, *Sign Panels*, below. In the event a sign is installed which does not utilize the maximum sign area permitted, any supplemental additions shall conform within, and be compatible with the existing sign structure.

**Figure 4-05-05-1, Sign Panels**




e. *Embellishments.* Freestanding sign structures may extend above the allowable height and/or permitted horizontal dimension for the purposes of sign structure enhancement or embellishment, provided such extension does not exceed a maximum of 12 inches on any side, as depicted in Figure 4-05-05-2, *Sign Embellishments*. Such extensions for elevated and monument signs shall require an increased setback in accordance with Table 4-05-05-3, *Permanent Freestanding Signs*.

**Figure 4-05-05-2, Sign Embellishments**

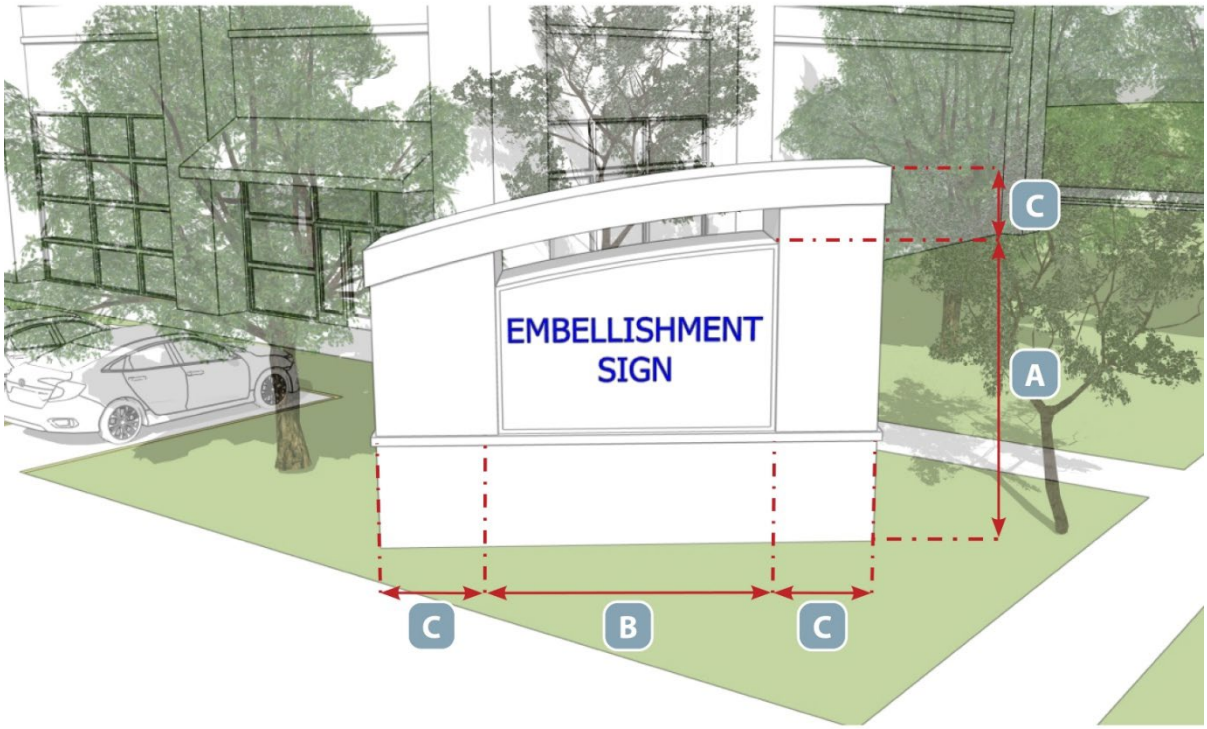



**FIGURE NOTES:**
A = Permitted Sign Height | B = Permitted Sign Width | C = Permitted Embellishment Extension

f. *Sign Height.* For uses permitted by Conditional Use Permit, Special Use Permit, or nonconforming uses, the Director of Community and Economic Development shall determine which sign height allowance best suits the use. In making this determination, the Director of Community and Economic Development shall find one or more of the following: 1) The proposed sign height is compatible with the surrounding area; 2) The type of use and associated sign height is more consistent with a different zone district; or 3) The zone district where the use is a principally permitted use is more consistent for the basis of sign height.

g. *Sign Area.* For uses permitted by Conditional Use Permit, Special Use Permit, or nonconforming uses, the Director of Community and Economic Development shall determine which sign area allowance best suits the use. In making this determination, the Director of Community and Economic Development shall find one or more of the following: 1) The proposed sign area is compatible with the surrounding area; 2) The type of use and associated sign area is more consistent with a different zone district; or 3) The zone district where the use is a principally permitted use is more consistent for the basis of sign area.

h. *Projection.* No freestanding sign shall project over any sidewalk, private drive, parking lot, or public road.

i. *Sight Distance Triangle.* Freestanding signs are prohibited in the sight distance triangle.

# 4-05-06 Temporary Signs

A. **Generally**. This Section identifies temporary signs that are permitted on a one-time, limited duration, and/or intermittent basis. The temporary signs identified in this Section do not require a Building Permit and may be validly erected and maintained for the period set forth in Table 4-05-06-2, *Temporary Signs.*

B. **Standards for all Temporary Signs.**

1. *Animation*. No temporary sign shall use any form of animation.
2. *Illumination*. Except for portable signs, temporary signs shall not be illuminated. Portable signs may be illuminated with exposed incandescent bulbs.
3. *Location*. Except for sidewalk a-frame signs, signs shall be placed on private property, outside any right-of-way, easement, or amenity space, and shall be placed to avoid any sight obstruction for motorists, cyclists, and pedestrians.
4. *Secured Sign*. All temporary signs except for sidewalk a-frame signs, which shall be removed at the close of business, shall be affixed in a manner to minimize the possibility that the forces of nature will destroy or remove the sign.
5. *Material Durability*. Temporary signs shall be made of materials that will not deteriorate over the life of the sign and can withstand external weather conditions.
6. *Maintenance*. Temporary signs that are frayed, torn, broken, or that are no longer legible shall be deemed unmaintained and required to be removed.
7. *Removal*. Where temporary signs are not removed within the time limit allowed or after notice to be removed by the County, the County may cause the signs to be removed and the costs of removal will be charged to the person named on the sign.
8. *Temporary and Special Use Permits*. Signs associated with an approved Temporary Use Permit shall be allowed for the duration of the permit. Signs associated with a Special Use Permit shall require a Building Permit regardless of sign type.

C. **Unlisted Signs.** Signs that are not listed in this Section are prohibited as permanent signs.

D. **Allowed Sign Types by District.** Table 4-05-06-1, *Temporary Sign Types by District*, identifies temporary signs allowed by zone district.

E. **Temporary Sign Standards**. Table 4-05-06-2, *Temporary Signs,* establishes the number, dimensional, placement, and duration standards for temporary signs.

**Table 4-05-06-1, Temporary Sign Types by District**

**Key: P = Permitted | -- = Not Permitted**

| Sign Type | Zone Districts | | | |
|---|---|---|---|---|
| | **A-1, A-2, A-3, RE, R-1-C, R-2, R-3, NA, CO, PL** | **GC, HC** | **R-4, NC, MU,TOD, NP, RP** | **I-1, I-2, I-3** |
| Banner Sign | -- | P | P | P |
| Feather Sign | -- | P | P | P |
| Portable Sign | -- | P | -- | P |
| Post Sign | P | P | P | P |

| Table 4-05-06-1, Temporary Sign Types by District | | | | |
|---|---|---|---|---|
| Key: P = Permitted \| -- = Not Permitted | | | | |
| Sign Type | Zone Districts | | | |
| | **A-1, A-2, A-3, RE, R-1-C, R-2, R-3, NA, CO, PL** | **GC, HC** | **R-4, NC, MU,TOD, NP, RP** | **I-1, I-2, I-3** |
| Sidewalk A-Frame Sign | -- | P | P | -- |
| Stake Sign | P | P | P | P |
| **TABLE NOTES:**<br>[Reserved] | | | | |

| Table 4-05-06-2, Temporary Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| **Banner Sign** | | | | |
| Maximum Number Permitted | -- | 1 per building or tenant; 5 per property at any given time | 1 per building or tenant; 5 per property at any given time | 1 per building or tenant; 5 per property at any given time |
| Maximum Area | -- | 32 sq. ft. | 16 sq. ft. | 32 sq. ft. |
| Maximum Height | -- | Attached: no higher than the wall height<br>Freestanding: 6 ft. above grade | Attached: no higher than the wall height<br>Freestanding: 6 ft. above grade | Attached: no higher than the wall height<br>Freestanding: 6 ft. above grade |
| Minimum Placement/Setback | -- | Attached: Same setback as building<br>Freestanding: 10 ft. | Attached: Same setback as building<br>Freestanding: 10 ft. | Attached: Same setback as building<br>Freestanding: 10 ft. |
| Maximum Duration | -- | 14 consecutive days per cycle (limited to 2 cycles per calendar year) | 14 consecutive days per cycle (limited to 2 cycles per calendar year) | 14 consecutive days per cycle (limited to 2 cycles per calendar year) |

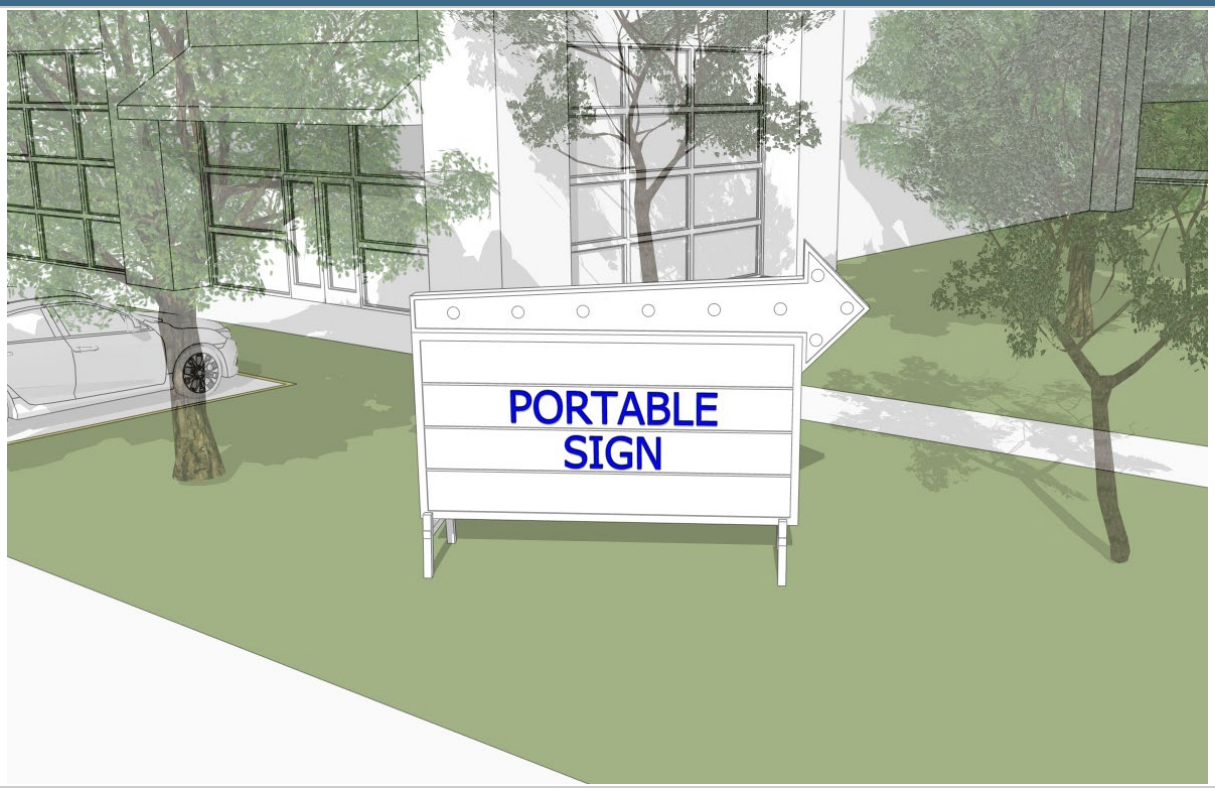
**Table 4-05-06-2, Temporary Signs**

| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
|---|---|---|---|---|
| | | | | |
| **Feather Sign** | | | | |
| Maximum Number Permitted | -- | 1 per 50 ft. of street frontage with a max. of 3 per street frontage | 1 per 50 ft. of street frontage with a max. of 3 per street frontage | 1 per 50 ft. of street frontage with a max. of 3 per street frontage |
| Maximum Area | -- | 24 sq. ft. | 24 sq. ft. | 24 sq. ft. |
| Maximum Height | -- | 8 ft. | 8 ft. | 8 ft. |
| Minimum Placement/Setback | -- | 5 ft. | 5 ft. | 5 ft. |
| Maximum Duration | -- | 14 consecutive days (limited to 2 permits per calendar year) | | |

**Table 4-05-06-2, Temporary Signs**

| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
|---|---|---|---|---|
| | | | | |
| **Portable Sign** | | | | |
| Maximum Number Permitted | -- | 1 per parcel | -- | 1 per parcel |
| Maximum Area | -- | 20 sq. ft. | -- | 20 sq. ft. |
| Maximum Height | -- | 8 ft. | -- | 8 ft. |
| Minimum Placement/Setback | -- | 5 ft. | -- | 5 ft. |
| Maximum Duration | -- | 14 consecutive days per cycle (limited to 2 cycles per calendar year) | -- | 14 consecutive days per cycle (limited to 2 cycles per calendar year) |

**Table 4-05-06-2, Temporary Signs**

| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
|---|---|---|---|---|
|   | | | | |
| **Post Sign[2]** | | | | |
| Number Allowed | 1 per street frontage | 1 per street frontage; maximum 2 | 1 per street frontage; maximum 2 | 1 per street frontage; maximum 2 |
| Maximum Area | 6 sq. ft. | 32 sq. ft. | 32 sq. ft. | 32 sq. ft. |
| Maximum Height | 4 ft. | 12 ft. | 12 ft. | 12 ft. |
| Minimum Placement/Setback | 5 ft. | 5 ft. | 5 ft. | 5 ft. |
| Maximum Duration | 6 months per cycle (limited to 4 successive cycles at the same location) | 6 months per cycle (limited to 4 successive cycles at the same location) | 6 months per cycle (limited to 4 successive cycles at the same location) | 6 months per cycle (limited to 4 successive cycles at the same location) |

| Table 4-05-06-2, Temporary Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| | | | | |
| **Sidewalk A-Frame Sign** | | | | |
| Number Allowed | -- | 1 per 60 ft. of linear street frontage per parcel | 1 per 20 ft. of linear street frontage per parcel | -- |
| Maximum Area | -- | 8 sq. ft. | 8 sq. ft. | -- |
| Maximum Height | -- | 4 ft. | 4 ft. | -- |
| Placement | -- | Clearance as required by Building Codes and the Americans with Disabilities Act | Clearance as required by Building Codes and the Americans with Disabilities Act | -- |
| Minimum Setback[1] | -- | 5 ft. | 5 ft. | -- |
| Maximum Duration | -- | No Maximum | No Maximum | -- |

| Table 4-05-06-2, Temporary Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| | | | | |
| **Stake Sign** | | | | |
| Number Allowed | 5, except during the period beginning on September 1 and ending on November 15 each calendar year where the number of stake signs allowed on residential lots is unlimited | 3 | 3 | 3 |
| Maximum Area | 6 sq. ft. | 16 sq. ft. | 16 sq. ft. | 16 sq. ft. |
| Maximum Height | 3 ft. | 6 ft. | 6 ft. | 6 ft. |
| Minimum Placement/Setback[2] | 5 ft. | 5 ft. | 5 ft. | 5 ft. |
| Maximum Duration | None | 60 consecutive days per cycle (limited to 3 cycles per calendar year) | 60 consecutive days per cycle (limited to 3 cycles per calendar year) | 60 consecutive days per cycle (limited to 3 cycles per calendar year) |

| Table 4-05-06-2, Temporary Signs | | | | |
|---|---|---|---|---|
| Sign Types and Limitations | A-1, A-2, A-3, RE, R-1-C, R-2, R-3, NA, CO, PL | GC, HC | R-4, NC, MU, TOD, NP, RP | I-1, I-2, I-3 |
| Maximum Total Sign Area | N/A | 50 sq. ft. | 50 sq. ft. | 50 sq. ft. |

**TABLE NOTES:**

1. Setback from public right-of-way, or in the context of a shopping center or similar development, from the adjacent drive aisle.
2. Setback taken from back of sidewalk or, when no sidewalk is present, from back of curb.

# 4-05-07 Off-Premise Advertising Device

A. **Purpose**. The purpose of this section is to advance the County's legitimate and substantial interest in limiting the number and area of off-premise advertising devices (billboards and advertising banners) permitted to maintain the visual appearance of scenic corridors, avoid clutter, and protect the health, safety, and welfare of the citizens of Adams County by mitigating traffic distractions.

B. **CUP or PUD Required.**

1. *Billboards.*

a. Billboards are permitted with an approved Conditional Use Permit or Major Amendment to a Conditional Use Permit in the Heavy Commercial (HC) and industrial

zone districts or as part of an approved Planned Unit Development. All billboards shall meet the standards contained in this Section.

b. A Conditional Use Permit or a major amendment to a Conditional Use Permit is required to display, erect, relocate, or alter any billboard excluding external indirect lighting traditionally used and attached to a sign.

2. *Advertising Banners*. Advertising Banners may be approved by issuance of an approved Conditional Use Permit. In addition to the standards of this Section, the Board of County Commissioners may impose additional conditions to mitigate negative externalities associated with the location or operation of the Advertising Banner to ensure compatibility with the surrounding area.

C. **Maximum Number of Signs**. One two-faced billboard shall be permitted per lot.

D. **Maximum Area**. No billboard shall exceed 300 square feet per face.

E. **Maximum Height and Minimum Clearance**. No billboard shall exceed 40 feet in height. Height shall be determined as the distance from the grade of the right-of-way on which the sign fronts to the top of the sign including all projections. If located within 1,000 feet of an intersection of two or more public rights-of-way, the lowest point of the sign face shall be at least eight feet above the ground.

F. **Other Limitations**. All billboards shall meet the following requirements:

1. *Separation*. All billboards on the same side of a road or highway shall be separated by a minimum of 2,000 linear feet.

2. *Setbacks*. The minimum right-of-way and property line setback requirements shall be equal to the height of the billboard as measured from the leading edge of the sign face. Variations in the setback requirement may be granted with the issuance of a Conditional Use Permit according to the following criteria:

a. The proposed location and reduced setback do not obstruct visibility for motorists, cyclists, or pedestrians at intersections, driveways, or access points.

b. The billboard's location maintains the required sight distance triangle and does not impair traffic control devices or signals.

c. The reduced setback is compatible with adjacent land uses and zoning, considering existing building setbacks, sign locations, and visual context.

d. The billboard will not dominate nearby buildings or visually intrude into residential or scenic areas.

e. A unique site condition, such as topography, irregular parcel shape, easement, or utility corridor, makes compliance with the standard setback impractical without unduly limiting use of the site.

f. The reduction is the minimum necessary to accommodate the sign given such constraints.

3. *Illumination*. All billboards may be illuminated.

4. *Changeable Copy*. Billboards that contain, include, or are illuminated by a changeable message including electronic, digital, LED, fiber optics, light bulbs, or other illumination devices are allowed and shall remain motionless for periods not less than 10seconds. A Conditional Use Permit, Major Amendment to an existing Conditional Use Permit, or Planned Unit Development shall be required prior to installing any electronic means to any off-premise sign.

5. Where a billboard has two faces that are designed to be back-to-back, the faces shall not be more than three and one-half feet from one another. Where an off-premise sign has two faces arranged in a V-shape, the faces shall be: a maximum of 45 degrees at the interior angle, or a maximum of 15 feet apart at its widest point, whichever is less.
6. Before any billboard is erected, a Building Permit must be approved and issued by the Director of Community and Economic Development.

G. **Other Uses**. An off-premise sign may be classified as a principal or accessory use on the property.

H. **Advertising Billboard (Horizontal Billboard)**. An advertising billboard must not be legible to the general public at ground level and is solely intended to be viewed by air passengers.

I. **Advertising Banners**. For purposes of this subsection (I), an "Advertising Banner" means an off-premise sign, horizontal to the ground and of sufficient size to be seen by air passengers either landing or departing at Denver International Airport or other areas near commercial airports as approved by the Board of County Commissioners. All Advertising Banners shall meet the standards contained in this Section.

1. *Legibility*. An Advertising Banner must not be legible to the general public at ground level and is solely intended to be viewed by air passengers
2. *Location and Separation*. Advertising Banners are permitted with an approved Conditional Use Permit in the A-3, Agriculture 3 zone district. Advertising Banners are permitted within a five-mile perimeter of Denver International Airport. All Advertising Banners shall be separated by a minimum of 2,000 linear feet.
3. *Maximum Size of an Advertising Banner and Minimum Size of Property*. The area of an Advertising Banner shall be a maximum of ten acres. An Advertising Banner shall not be located on A-3 zoned property that is less than two and a half acres in area.
4. *Maximum Height of an Advertising Banner*. The height of an Advertising Banner shall be a maximum of six feet.
5. *Other Limitations*. All Advertising Banners shall meet the following requirements:
   a. The minimum setback requirements for Advertising Banners shall be consistent with the minimum setback requirements of the A-3 zone district.
   b. An Advertising Banner shall not be legible from adjacent public roadways, freeways, or adjacent properties. Where the property on which an Advertising Banner is located fronts a public roadway and the advertising banner is attached to the ground, the Advertising Banner shall be screened from the public roadway by a wood or brick screen fence, a minimum of six feet high, along the portion of the Advertising Banner that is adjacent to the public roadway. No Advertising Banner may be located within 500 feet of a residentially zoned or used property (measured from the property line to the leading edge of an Advertising Banner) unless a waiver is obtained from the affected property owner(s) and the waiver is recorded with the Adams County Clerk and Recorder.
   c. Advertising Banners may be illuminated provided that such illumination:
      (1) Shall not present a hazard to pilots of any type of aircraft; and
      (2) Is not directed upward; and
      (3) Has been approved by the County.

6. *Aviation Considerations*. The Board of County Commissioners may consider comments from the FAA and DIA in their decision regarding the issuance of a Conditional Use Permit.
7. *Building Permit*. Before any Advertising Banner is erected, a Building Permit for a sign must be approved.
8. *Material*. Advertising Banners shall be made of a non-reflective, flame-retardant material (i.e., mesh) as approved by the Building Official.
9. *Anchoring*. Advertising Banners shall be securely fastened to the ground and/or an appropriate support structure shall be constructed to County specifications.
10. *Collection of Rainwater*. Advertising Banners shall be constructed of material that does not allow collection of rainwater or other significant amounts of precipitation that may cause a nuisance to aircraft pilots.
11. *No Other Uses*. Once an Advertising Banner is established on a lot, all other use or accessory use of the lot shall cease, and no principal use or accessory use shall be established until such Advertising Banner is removed from the property.

# 4-05-08 Illumination and Changeable Copy

A. **General Design Standards**.

1. *Enclosure*. Electronic or manual changeable copy message centers are permitted as part of a sign if they are enclosed on all sides with a finish of brick, stone, stucco, powder-coated metal, or anodized aluminum.
2. *No Mixing*. No sign structure that includes manual changeable copy may also include electronic changeable copy, and vice-versa.
3. *Maximum Area*.
   a. Electronic or manual changeable copy message centers may make up a maximum of the following sign types:
      (1) 25% of the sign area of a monument sign, pylon sign, or a menu board that is visible from a residential property or a public or private street; or
      (2) The lesser of 100 square feet or 40% of the sign area of a marquee sign.
4. *Menu Boards*. If a menu board sign is not visible from a residential property or a public or private street, 100% of the copy area may be electronic.

B. **Illumination**. Signs may be illuminated as specified in this Section, consistent with the following standards:

1. *Location*. Tables 4-05-05-2, *Permanent Building-Mounted Signs*, and 4-05-05-3, *Permanent Freestanding Signs*, provide information about what types of illumination are permitted for each sign type in each character district.
2. *Visibility*. Light sources to illuminate signs shall neither be visible from any street right-of-way, nor cause glare hazardous or distracting to pedestrians, vehicle drivers, or adjacent properties.
3. *Sign Illumination*. Signs shall not exceed 0.3 foot-candle of light over ambient light conditions.
4. *Types of Illumination*. Where permitted, illumination may be:
   a. Signs with external illumination are subject to the following standards:
      (1) The source of the light shall be concealed by opaque covers.

(2) Any light sources intended to illuminate surfaces behind a sign letter or symbol to produce a halo effect shall be fully concealed from view.

(3) Exposed illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source shall be static in color.

**Figure 4-05-08-1, Example Signs with External Illumination**

| Uplighting | Downlighting |
|---|---|
| | |

b. Signs with internal illumination are subject to the following standards:

(1) Internal illumination, including neon lighting, shall be static in intensity and color.

(2) Changeable copy signs are permitted in accordance with the regulations in this Section.

**Figure 4-05-08-1, Example Signs with Internal Illumination**

| Cabinet Sign | Channel Letter Sign |
|---|---|
| | |
| Halo Letter Sign | |

**Figure 4-05-08-1, Example Signs with Internal Illumination**

| Cabinet Sign | Channel Letter Sign |
|---|---|

C. **Electronic Changeable Copy.**

1. *Generally*. An electronic changeable copy message center, as depicted in Figure 4-05-08-2, *Electronic and Manual Changeable Copy Message Centers*, is permitted to be incorporated into a permanent freestanding or permanent wall sign subject to the following restrictions.
2. *Duration of Message*. Each message displayed shall remain motionless for a minimum of 10 seconds. All such signs shall have a default mode to prevent the display from malfunctioning in a flashing or intermittent fashion.
3. *Transition of Message*. Each message shall transition to the next message instantaneously.
4. *Prohibited Electronic Signs*. Any sign that includes animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sound, employs stereopticon, or includes motion picture projection is prohibited. Any sign that displays its message or portion thereof for less than 10 seconds before a change occurs shall be considered flashing or intermittent.
5. *Brightness / Luminance*. Electronic signs shall be equipped with and employ the use of light monitors and controls that allow sign brightness to automatically adjust to outside conditions. Electronic signs shall not exceed a maximum of 0.3 foot-candles over ambient lighting conditions when measured at the required distance. The required distance shall be calculated using the following formula:

$$distance\ measuring\ maximum\ brightness\ in\ linear\ feet = \sqrt{(sign\ area\ in\ square\ feet\ \times 100)}$$

**Figure 4-05-08-2, Electronic and Manual Changeable Copy Message Centers**

Electronic Changeable Copy Message Center

Manual Changeable Copy Message Center

## 4-05-09 Installation and Maintenance

A. **Installation**.

1. *Identification*. Every permitted sign shall display in a conspicuous place on the sign, in letters no less than one inch in height, the date of erection, the permit number, the name of the sign manufacturer and installer, and the voltage of any electrical apparatus used.
2. *Anchoring*. Signs shall not be suspended by chains or other devices that will allow the sign to swing, due to wind action. Signs shall be anchored to prevent any lateral movement that could cause wear on supporting members or connections.
3. *Supports*. Supports and braces shall be an integral part of the sign design. Angle irons or wires used for supports or braces shall be hidden from public view to the extent technically feasible.
4. *Use of Fill Under Monument Signs*. Mounds or berms may be used to elevate permanent monument signs, provided that the mound or berm elevates the base of the sign not more than three feet above the natural grade at the location of the sign.
5. *Electrical Switch*. The sign shall be equipped with a switch that prevents electricity from flowing to the sign in order to promote safety during maintenance.
6. *Inspection Request*. After any sign requiring a permit is constructed or erected, the sign contractor performing the work or service shall notify the Building Official for final inspection of the sign.

B. **Maintenance**.

1. *Upkeep of Ground Around Sign*. The area within a 10-foot radius of the base of a sign shall be kept free of weeds, rubbish, or flammable waste or material.
2. *Supports and Other Hardware*. Structural supports, braces, bolts, clips, supporting frames and fastenings of a sign shall be kept in good repair and safe condition, including replacement of defective parts, so that the sign is securely fastened or anchored to a building wall, structural framing, or other foundation.
3. *Paint and Finishes*. Paint and other finishes shall be maintained in good condition. Peeling finishes shall be repaired. Signs with running colors shall be repainted, repaired, removed, or replaced if the running colors were not part of the original design.
4. *Corrosion and Rust*. Permanent signs and sign structures shall be finished and maintained to prevent corrosion and rust. A patina on copper elements is not considered rust.
5. *Level Position*. Signs that are designed to be level shall be installed and maintained in a level position.

C. **Removal of Abandoned or Dilapidated Signs**. Abandoned and dilapidated signs that are inadequately maintained so as to show evidence of deterioration, including peeling, rust, dirt, fading, discoloration, or holes, shall be repaired or removed within 30 days of receipt of notice from the County.

# Div. 4-06 Outdoor Lighting

## 4-06-01 Lighting Plan

A. **Submittal Requirements.** A lighting plan shall be submitted for any development subject to Site Plan, Building Permit, or land use review under this DSR, unless exempted in accordance with subsection B(2), *Exemptions*, below. The plan shall include the following elements:

1. *Photometric Plan.* A photometric diagram showing initial horizontal foot-candle levels across the site, including at all property lines and key functional areas (e.g., parking lots, walkways, building entries).
2. *Site Plan.* A scaled Site Plan indicating the location, height, orientation, and type of all proposed and existing exterior lighting fixtures.
3. *Manufacture Cut Sheets.* Specification sheets for all proposed fixtures, demonstrating full cut-off or shielding features, mounting details, and correlated color temperature (CCT).
4. *Fixture Height.* Height of each fixture measured from finished grade to the highest point of the fixture or luminaire.
5. *Lighting Narrative.* A brief narrative explaining lighting controls such as timers, motion sensors, photocells, or dimming technology, where applicable.

B. **Timing of Review.**

1. *Review for Compliance.* The lighting plan shall be reviewed for compliance with this Code at the time of the earliest applicable development application.
2. *Exemptions.* The Director of Community and Economic Development may waive the lighting plan requirement for projects that only include minor, decorative, or incidental fixtures such as:
   a. Wall-mounted sconces at entrances;
   b. Bollard or pathway lights less than 3 feet in height; or
   c. Other fixtures with limited intensity and scope, at the Director of Community and Economic Development's discretion.
   d. Developments or uses that do not operate during nighttime hours and will not utilize exterior lighting after dark.

## 4-06-02 General Lighting Standards

A. **Shielding and Direction.** All lights shall be fully shielded or cut-off so no light is directly emitted onto surrounding properties.

B. **Glare and Hazard Control.** Outdoor lighting shall be located, aimed, and shielded so that direct glare is not visible from neighboring properties or public rights-of-way. Light shall be arranged so neither direct nor reflect light may create a traffic hazard and no color light(s) may be used in a manner that would be confused with traffic control devices.

C. **Light Color.** Outdoor lighting shall emit a neutral white color (between 3000K and 4000K correlated color temperature) unless otherwise approved by the County.

D. **Prohibited Lighting Types.** No blinking, flashing, rotating, or otherwise animated lights shall be permitted except temporary holiday lighting displays or safety devices required by federal, state, county, or local regulations.

E. **Light Spillover.** Light levels measured 20 feet beyond the property line shall not exceed one-tenth foot-candle as a direct result of on-site lighting.

F. **Operational Considerations.** Public and quasi-public recreational facilities such as baseball, softball, soccer, or football fields are exempt from lighting height restrictions and glare limitations onto adjacent properties provided:

1. *Active Use*. The lights are only used while the field is in use.

2. *Hours of Operation.* Reasonable Hours of Operation limitations may be placed on any recreational use by the Director of Community and Economic Development.

# 4-06-03 Use-Specific Lighting Standards

A. **Use-Specific Standards.** The requirements in Table 4-06-03-1, *Use-Specific Lighting Standards,* apply to all new development, redevelopment, or changes of use that involve outdoor lighting associated with the listed use types. Where a standard in this table conflicts with the general standards in 4-06-02, *General Lighting Standards*, the more restrictive provision shall apply.

B. **Maintenance and Compliance.**

1. *Upkeep.* All lighting fixtures shall be kept in working condition.
2. *Retrofits.* Replacement or retrofit fixtures shall meet current standards.
3. *Enforcement.* The County may require modification or replacement of lighting fixtures to address documented complaints about glare, trespass, or nuisance lighting.

**Table 4-06-03-1 Use-Specific Lighting Standards**

| Use Type | Max. Avg. Illuminance (fc) | Max. Fixture Height | Color Temp (K) | Special Requirements |
|---|---|---|---|---|
| **Parking Areas** | 1.0 | 30 ft | 3000–4000 | Uniform distribution; turn off or dim during non-business hours |
| **Pedestrian Walkways/Plazas** | 0.2 (min) / 1.0 (max) | 14 ft | ≤3000 | Pedestrian-scale fixtures; compatible with streetscape design |
| **Loading/Unloading Zones** | 20.0 | 30 ft | ≤4000 | Shielded from adjacent properties; auto shutoff within 30 minutes of use |
| **Recreational Fields** | -- | -- | ≤4000 | Auto shutoff within 30 minutes of field use; Director may limit hours |
| **Construction/Temporary** | 2.0 | 20 ft | ≤4000 | Limited to active use hours; max 30 days without Director approval |

| Table 4-06-03-1 Use-Specific Lighting Standards | | | | |
|---|---|---|---|---|
| **Use Type** | **Max. Avg. Illuminance (fc)** | **Max. Fixture Height** | **Color Temp (K)** | **Special Requirements** |
| **Building-Mounted** | 5.0 (accent only) | 15 ft | ≤3500 | Full cut-off required; shall not shine above roofline or property line |
| **Canopy/Drive-Thru Areas** | 20.0 (under canopy) | Flush-mount | ≤4000 | Fixtures shall be recessed; dim after hours |
| **Fueling Station Canopies** | 30.0 (under canopy) | Flush-mount | ≤4000 | Fixtures shall be fully recessed with no lens protrusion; average-to-minimum uniformity ratio ≤4:1; lighting shall be reduced by 50% when station is closed. |
| **Outdoor Display/Sales Areas** | 5.0 | 25 ft | ≤4000 | Lighting shall be directed inward; motion sensors encouraged at night |
| **Outdoor Dining Areas** | 1.0 | 14 ft | ≤3000 | Decorative lighting shall be low-wattage and shielded; dim or shut off after hours |
| **Industrial Yards** | 2.0 | 30 ft | ≤4000 | Shielding required; dim lighting during non-operational hours |
| **Multi-Family Residential** | 1.0 | 14 ft | ≤3000 | Porch and balcony lighting shall be downward and not spill into neighboring units |

# Div. 4-07 Road Impact Fees

## 4-07-01 General

A. **Authority**.

1. The Board of Commissioners of Adams County has the authority to adopt road impact fees pursuant to C.R.S. §§ 29-20-101 through 29-20-107, C.R.S. §§ 29-20-202 through 29-20-204, C.R.S. § 30-28-101 *et seq*., and all other relevant laws of the State of Colorado.

B. **Applicability**. This Division shall apply to all lands in unincorporated Adams County.

C. **Intent And Purpose**.

1. *General*. This Division is intended to implement and be consistent with the Roads Development Impact Fee Study for Adams County prepared by TischlerBise and dated April 29, 2026 ("Road Impact Fee Study").

2. *Implementation*. This objective is accomplished by requiring all new Traffic Generating Development to contribute its proportionate share of the funds, land, or public facilities necessary to accommodate the incremental impacts of such development on regional road capital facilities having a rational nexus to the proposed land development and for which the need is reasonably attributable to the proposed development. The adopted road impact fee schedule, which is included as part of the Fee Schedule adopted by the Board of County Commissioners, establishes a presumptively proportional fee; however, any fee payer may demonstrate, through an Independent Fee Calculation Study, that the impacts attributable to the proposed development are materially different than those assumed by the Fee Schedule, and the fee shall be adjusted accordingly. The impact fee schedule set forth in the Fee Schedule may be increased annually by a percentage equal to the percentage increase in the CPI during the preceding twelve (12) month period. For purposes of this provision, CPI means the Consumer Price Index for All Urban Consumers (CPI-U) for the Denver-Aurora-Lakewood area, as published by the U.S. Bureau of Labor Statistics. If the CPI is discontinued or no longer published, the Board of County Commissioners may substitute a similar official inflation index.

3. *Fair Allocation of Costs*. This Division is intended to be consistent with the principles for allocating a fair share of the costs of new public facilities to new users. It approaches the problem of determining the fair share of road impact costs in a conservative and reasonable manner. This fee will only partially capture the governmental expenditures associated with improving the County's major road system. Given the very different development patterns between the eastern (rural) and western (suburban/urban) areas of the County, two distinct service areas are established, based on planning areas contained in County transportation plans.

D. **Level of Service Standard**. The Board of County Commissioners have determined the County's major road system shall operate at a minimum of a Level of Service (LOS) "D."

## 4-07-02 Imposition of Fees

A. **Time and Obligation of Payment.**

1. Any person who causes the commencement of Traffic-Generating Development shall be obligated to pay a road impact fee consistent with the terms of this Division. The fee shall

be determined and paid to the Impact Fee Administrator at the time of issuance of a Building Permit for the development. If any credits are due pursuant to Sec. 4-07-04, *Credits*, they shall be determined during the approval of the Traffic-Generating Development. The fee shall be computed separately for the amount of development covered by the permit, if the Building Permit is for less than the entire development. If the fee is exacted for Traffic-Generating Development that increases road/traffic impact because of a change in use, the fee shall be determined by computing the difference in the Fee Schedule between the new Traffic-Generating Development and the existing Traffic-Generating Development. The obligation to pay the impact fee shall run with the land. The amount of the road impact fee imposed on a specific Traffic-Generating Development shall be reasonably related and roughly proportional to the transportation impacts created by that development.

2. Any person who, prior to January 1, 2027, agreed as a condition of development approval to pay a road impact fee shall be responsible for the payment of the fees under the terms of such agreement, and the payment of such fees will be offset against any impact fees otherwise due pursuant to the terms of this Division.

B. **Exemptions/Rebates**.

1. The following development shall be exempt from the terms of this Division. An exemption must be claimed by the fee payer at the time of application for a Building Permit.
    a. The construction of accessory buildings or structures not producing additional vehicular trips over and above that produced by the principal building or use of the land.
    b. The construction of an accessory dwelling unit.
    c. The replacement of a destroyed or partially destroyed building or structure of the same size and use, provided no additional trips will be produced over and above that produced by the original land use.
2. The construction of qualifying affordable housing units in accordance with the Area Median Income (AMI) amounts and affordability period as set forth in the Fee Schedule adopted by the Board of County Commissioners may be eligible for a rebate of road impact fees. The road impact fee must be paid for all non-qualifying units.

C. **Establishment Of Fee Schedule.**

1. Any person who causes the commencement of Traffic-Generating Development, except those persons exempted or preparing an Independent Fee Calculation Study pursuant to Sec. 4-07-03, *Independent Fee Calculation Study*, shall pay a road impact fee in accordance with the Fee Schedule adopted by the Board of County Commissioners. For residential development, the road impact fee shall be calculated on a per-dwelling-unit basis in accordance with the Fee Schedule adopted by the Board of County Commissioners, regardless of the form of residential ownership or tenure.
2. If a fee is based on 1,000 square feet, the square footage of the structure shall be measured in terms of gross floor area. Gross floor area is defined as the area within the outside dimensions of a building including each floor level, halls, lobbies and stairways. It shall not include floor space within the building reserved for parking or loading vehicles and unimproved basement space or separate space used only for building maintenance and utilities or exterior features for the building, such as stairs, porches, walkways and other similar exterior features.

3. If a fee is to be paid for mixed uses, then the fee shall be determined according to the Fee Schedule adopted by the Board of County Commissioners by apportioning the space committed to uses specified on the schedule.
4. If the type of Traffic-Generating Development for which a Building Permit is requested is not specified on the Fee Schedule, the Impact Fee Administrator shall determine the fee on the basis of the fee applicable to the most nearly comparable type of land use on the Fee Schedule. The Impact Fee Administrator shall be guided in the selection of a comparable type of land use by using trip generation rates contained in the most current edition of the report titled Trip Generation prepared by the Institute of Transportation Engineers (ITE), articles or reports appearing in the ITE Journal, studies or reports prepared by the U.S. Department of Transportation or the Colorado Department of Transportation, or other similar source.
5. In the event the Impact Fee Administrator determines there is no comparable use in the Fee Schedule, the fee shall be computed by use of an Independent Fee Calculation Study as provided in Sec. 4-07-03, *Independent Fee Calculation Study*.

D. **Preliminary Impact Fee Calculation**. Any person contemplating establishing a Traffic-Generating Development may request a preliminary determination of the impact fees due from such development. A person requesting a pre-development review impact fee calculation shall complete and submit to the Impact Fee Administrator the proper application form and application fee. Using the information regarding the proposed traffic generating land development activity as submitted on the application, the Impact Fee Administrator will provide, within 15 days of the date of submittal of the completed application, a preliminary calculation of the road impact fees due for the proposed Traffic-Generating Development.

## 4-07-03 Independent Fee Calculation Study

A. **General Provisions**.

1. The impact fee may be computed by the use of an independent fee calculation study at the election of the fee payer, and for any proposed land development activity for which the Impact Fee Administrator concludes the nature, timing, or location of which is likely to generate impacts costing substantially more to mitigate than the amount the fee would generate by the use of the Fee Schedule.
2. The preparation of the Independent Fee Calculation Study shall be the responsibility of the electing party.
3. Any person who requests to perform an Independent Fee Calculation Study shall pay an application fee for administrative costs associated with the review and decision on such Independent Fee Calculation Study.

B. **Formula**.

1. The Independent Fee Calculation Study for the road impact fee shall be proportional to the traffic generated by the development and be calculated by using the following formula:

Impact Fee = (APD / ITED) x BIF

Where:

APD = Applicant Provided Data. This factor is the number of average vehicle trips per day (vpd) generated by the development as calculated using the Institute of Transportation Engineers Trip Generation Manual.

ITED = Institute of Transportation Engineers Data: This factor is the number of average vehicle trips per day as calculated using the Institute of Transportation Engineers Trip Generation Manual and calculated using gross floor area of the structure.

BIF = Base Impact Fee. This factor is the base impact fee as shown in the approved Impact Fee Table for the land use type based on square area of the building in 1,000 square foot increments.

2. The fee calculations shall be based on data, information or assumptions contained in this Division or independent sources, provided:
    a. The independent source is an accepted standard source of transportation engineering or planning data or information; or the independent source is a local study on trip characteristics carried out by a qualified traffic planner or engineer pursuant to an accepted methodology of transportation planning or engineering; and
    b. The percent new trips factor and average trip length used in the Independent Fee Calculation Study, if different from those contained in the Road Impact Fee Study for the same land use type, shall be based on actual surveys conducted in Adams County.

C. **Procedure**.

1. An Independent Fee Calculation Study shall be undertaken through the submission of an application for an Independent Fee Calculation Study. A potential feepayer may submit such an application. The County shall submit such an application for any proposed Traffic-Generating Development interpreted as one that is not comparable to any land use on the Fee Schedule, and for any proposed Traffic-Generating Development for which it concludes the nature, timing, or location of the proposed development make it likely to generate impacts costing substantially more to mitigate than the amount of the fee which would be generated by the use of the Fee Schedule.
2. Within 15 days of receipt of an application for Independent Fee Calculation Study, the Impact Fee Administrator shall determine if the application is complete. If the Impact Fee Administrator determines the application is not complete, a written statement specifying the deficiencies shall be sent to the person submitting the application. The application shall be deemed complete if no deficiencies are specified. The Impact Fee Administrator shall take no further action on the application until it is deemed complete.
3. When the Impact Fee Administrator determines the application is complete, the application shall be reviewed and the Impact Fee Administrator shall render a written decision in 20 days on whether the fee should be modified, and if so, what the amount should be, based on the standards in Sec. 4-07-04, *Credits*, below.

D. **Standards**. If on the basis of generally recognized principles of impact analysis it is determined the data, information and assumptions used by the applicant to calculate the Independent Fee Calculation Study satisfies the requirements of this Section, the fee determined in the Independent Fee Calculation Study shall be deemed the fee due and owing for the proposed Traffic-Generating Development. The adjustment shall be set forth in a Fee Agreement. If the Independent Fee Calculation study fails to satisfy the requirements of this Section, the fee applied shall be the fee established for the Traffic-Generating Development in Sec. 4-07-02, *Imposition of Fees*.

E. **Appeal**.

1. A fee payer affected by the administrative decision of the Impact Fee Administrator on an application for Independent Fee Calculation Study, or on an application for Independent Fee Calculation Study initiated by the County staff on the proposed Traffic-Generating Development, may appeal such decision by filing a petition with the Board of County Commissioners. In reviewing the Impact Fee Administrator's decision, the Board of County Commissioners shall make written findings of fact and conclusions of law.
2. This appeal process will not be honored by the Board of County Commissioners without a substantial effort upon the applicant to rectify any fee discrepancies with the Impact Fee Administrator and additional Adams County staff if necessary.

## 4-07-04 Credits

A. **General Standards**.

1. Any person initiating Traffic-Generating Development may apply for a credit against road impact fees otherwise due, up to but not exceeding the full obligation for impact fees proposed to be paid pursuant to the provisions of this Division, for any contribution, payment, construction, or dedication of land accepted and received by Adams County for any road capital improvements on the County's major road system. No credits shall be provided for site-related improvements.
2. Credits for contributions, payments, construction or dedication of land for road improvements on the County's major road system shall be transferable in the same development but shall not be transferable for credit against impact fees required to be paid for other public facilities. The credit shall not exceed the amount of the impact fees due and payable for the proposed Traffic Generating Development.
3. The County may enter into a Capital Contribution Front-Ending Agreement with any person initiating Traffic Generating Development who proposes to construct non-site related road capital improvements on the County's major road system. To the extent the fair market value of the construction of these road capital improvements exceed the obligation to pay impact fees for which a credit is provided pursuant to this Section, the Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the road capital improvements constructed.
4. The Department of Community and Economic Development and the Department of Public Works shall endeavor to agree to a condition with a proponent of a Traffic-Generating Development and any potential credits against qualifying improvements prior to the public hearing on the Preliminary Plat or Preliminary Development Plan (if applicable). The following example shall be used as a framework for decision-making:
    a. Developer A proposes a 100-lot subdivision in the West Service Area with homes that are between 1,801 square feet and 2,400 square feet;
    b. Subject site is one mile away from the nearest paved road and has a gravel road adjacent to the site;
    c. County regulations require paving of all perimeter roads and internal streets;
    d. Total estimated road impact fee is $688,000 (100 times $6,880);
    e. Traffic generated from the new development creates a larger demand on the non-contiguous road; and

f. The total cost to connect the subject site to the nearest paved road is $359,907.

5. Staff may consider the following alternatives in proposing a condition on a Traffic-Generating Development:
    a. Developer A submits the required road impact fee at the time of each individual Building Permit.
    b. Developer A constructs the non-site related improvements at a total cost not to exceed $359,907 (total improvement amount) and is given a credit against the road impact fee. If additional off-site improvements are required, but not paid for with the total improvement amount, the County may either budget for the balance of the improvements or other developers may construct them in the future. This option is generally discouraged and will only be considered when all other options have been proven to be insufficient.
    c. Developer A constructs the non-site related improvements at the total cost of $359,907 and is given a credit against the road impact fee. Developer A is reimbursed by other developers (B, C, or D) at the time of their development and in a proportionate share of their improvements.
    d. Developer A provides the County an amount of funds in a manner as determined appropriate by the County in lieu of constructing the required contiguous road improvement, when the contiguous road improvement is part of a larger future County road project indicated on the 5-year plan (unless otherwise determined by the County). No credit for this payment shall be given against the road impact fee.
6. In the event the staff and the proponent cannot reach an agreement regarding the condition, the matter may be forwarded to the Planning Commission for a recommendation and a subsequent final decision by the Board of County Commissioners.

B. **Credit Against Fees***.* Credit shall be in an amount equal to fair market value of the land dedicated for right-of-way at the time of dedication, the fair market value of the construction at the time of its completion, or the value of the contribution or payment at the time it is made to Adams County. Credit determinations shall be roughly proportional to the impact of the development and directly related to mitigating the impacts of the development.

C. **Procedure For Credit Review**.
1. The determination of any credit shall be undertaken through the submission of an Application for Credit Agreement, which shall be submitted to the Impact Fee Administrator.
2. The Application for Credit Agreement shall include the following information:
    a. If the proposed Application for Credit Agreement involves a credit for any contribution, the following documentation must be provided:
        1. A certified copy of the development approval in which the contribution was agreed;
        2. If payment has been made, proof of payment; or
        3. If payment has not been made, the proposed method of payment.
    b. If the proposed Application for Credit Agreement involves credit for the dedication of land, the following documentation must be provided:
        1. A drawing and legal description of the land.

2. The appraised fair market value of the land at the date a Building Permit is proposed to be issued for the Traffic-Generating Development, prepared by a professional Real Estate Appraiser who is a member of the Member Appraisal Institute (MAI) or who is a member of Senior Residential Appraisers (SRA), and if applicable, a certified copy of the development permit in which the land was agreed to be dedicated.

c. If the proposed Application for Credit Agreement involves construction, the following documentation must be provided:

1. The proposed plan of the specific construction prepared and certified by a duly qualified and licensed Colorado engineer or contractor.
2. The projected costs for the suggested improvement, which shall be based on local information for similar improvements, along with the construction timetable for the completion thereof. Such estimated cost shall include the cost of construction or reconstruction, the cost of all labor and materials, the cost of all lands, property, rights, easements and franchises acquired, financing charges, interest prior to and during construction and for one year after completion of construction, costs of plans and specifications, surveys of estimates of costs and of revenues, costs of professional services, and all other expenses necessary or incidental to determining the feasibility or practicability of such construction or reconstruction.
3. Within 15 days of receipt of the proposed Application for Credit Agreement, the Impact Fee Administrator shall determine if the application is complete. If it is determined the proposed agreement is not complete, the Impact Fee Administrator shall send a written statement to the applicant outlining the deficiencies. The Impact Fee Administrator shall take no further action on the proposed Application for Credit Agreement until all deficiencies have been corrected or otherwise settled.
4. Once the Impact Fee Administrator determines the proposed Application for Credit Agreement is complete, it shall be reviewed within 20 days. The Application for Credit Agreement shall be approved if it complies with this DSR.
5. If the Application for Credit Agreement is approved by the Impact Fee Administrator, a Credit Agreement shall be prepared and signed by the applicant and the County. It shall specifically outline the contribution, payment, construction or land dedication, the time by which it shall be completed, dedicated, or paid, and any extensions thereof, and the dollar credit the applicant shall receive for the contribution, payment or construction.

D. **Appeal Of Credit Decision**.

1. A fee payer affected by the decision of the Impact Fee Administrator regarding credits may appeal such decision by filing a petition with the Board of County Commissioners within 30 days of a decision. In reviewing the Impact Fee Administrator's decision, the Board of County Commissioners shall use the standards established in this DSR.
2. This appeal process will not be honored by the Board of County Commissioners without a substantial effort upon the applicant to rectify any credit discrepancies with the Impact Fee Administrator and additional Adams County staff if necessary.

# 4-07-05 Earmarking of Funds

A. **Road Benefit Districts**. For the purpose of **ensuring** fee payers receive sufficient benefit for fees paid, two Road Benefit Districts have been established. Impact fee funds shall be spent within the Road Benefit District from which the Traffic-Generating Development paying the fee is located. Given the very different development patterns between the eastern (rural) and western (suburban/urban) areas of the County, two distinct service areas are established as follows:

1. West Benefit District. The West Benefit District is defined as all unincorporated Adams County west of Schumaker Road. The fees for this service area are calculated using a cost per service unit method.
2. East Benefit District. The East Benefit District is defined as all unincorporated Adams County east of Schumaker Road. The fees for this service area are calculated using a plan-based approach..

B. **Trust Fund**. There is hereby established the Adams County Road Impact Fee Trust Fund for the purpose of ensuring the fees collected pursuant to this Division are designated for the accommodation of impacts reasonably attributable to the proposed Traffic-Generating Development.

1. Proceeds collected for the road impact fee shall be placed in the Road Impact Fee Trust Fund. Proceeds collected and all interest accrued on such funds shall be used solely for capital road improvements that expand capacity or provide new facilities necessary to service Traffic-Generating Development, which improvements are located on the County's major road system within the applicable Road Benefit District from which the fees have been collected. Impact fee revenues shall not be used to correct existing deficiencies, to fund routine maintenance or operations, or to replace existing capacity unrelated to new development.
2. Any proceeds in the Road Impact Fee Trust Fund not immediately necessary for expenditure, shall be invested in interest-bearing assets. All income derived from these investments shall be retained in the trust fund.
3. Each year, at the time the annual budget is reviewed, the Impact Fee Administrator shall propose appropriations to be spent from the Road Impact Fee Trust Fund to the Board of County Commissioners. After review of the Impact Fee Administrator's recommendation, the Board of County Commissioners shall either approve or modify the recommended expenditures of the trust fund monies. Any amounts not appropriated from the trust fund together with any interest earnings shall be carried over in the specific trust account to the following fiscal period.
4. The Road Impact Fee Trust Fund shall be separately accounted for by Road Benefit District, and all revenues, interest earnings, and expenditures shall be tracked and maintained on a district-specific basis.
5. The County shall maintain and make available as a public record an annual accounting of the Road Impact Fee Trust Fund, which shall identify, at a minimum, for each Road Benefit District:
    a. The beginning fund balance;
    b. Impact fees collected during the fiscal year;
    c. Interest earned;

d. Expenditures made, including the specific capital improvements funded;

e. The ending fund balance; and

f. The status of planned or programmed capital improvements for which fees have been collected.

## 4-07-06 Refunds

A. **General.** Any fees collected shall be returned to the fee payer or the successor to the fee payer if the fees have not been spent within seven years from the date the Building Permit for the development was issued. However, the Board of County Commissioners may by resolution extend for up to three years the date at which fees must be refunded. Such an extension shall be made upon a finding that specific road capital improvements on the County's major road system are planned within such three-year period. These road capital improvements shall be constructed within the next three years and shall be reasonably attributable to the Traffic-Generating Development of the fee payer. The first fee collected shall be the first fee spent within the applicable Road Benefit District.

B. **Refund Procedure**. The refund of fees shall be undertaken through the following process:

1. A Refund Application shall be submitted within one year following the end of the seventh year from the date on which the Building Permit was issued on the proposed development. If the time of refund has been extended pursuant to subsection (A), *General*, above, the Refund Application shall be submitted within one year following the end of this extension. The Refund Application shall include the following information:

   a. A copy of the dated receipt issued for payment of the fee;

   b. A copy of the Building Permit; and

   c. Evidence the applicant is the successor in interest to the fee payer.

2. Within 15 days of receipt of the Refund Application, the Impact Fee Administrator shall determine if it is complete. If the Impact Fee Administrator determines the application is not complete, a written statement specifying the deficiencies shall be forwarded by mail to the person submitting the application. Unless the deficiencies are corrected, the Impact Fee Administrator shall take no further action on the Refund Application.

3. When the Impact Fee Administrator determines the Refund Application is complete, it shall be reviewed within 20 days, and shall be approved if it is determined the fee payer or a successor in interest has paid a fee which the County has not spent within the period of time required under this Section.

C. **Appeal**. Any fee payer or a successor in interest may appeal the decision of a Refund Application by filing a petition with the Board of County Commissioners within 30 days of the decision. In reviewing the Impact Fee Administrator's decision, the Board of County Commissioners shall use the standards established in Sec. 4-07-04(D), *Appeal of Credit Decision*.

## 4-07-07 Review Every 10 Years

A. **Periodic Review**. The County's most recent road impact fee study and this Division shall be reviewed and evaluated by the Impact Fee Administrator at least once every 10 years, to determine if modifications need to be made.

B. **[RESERVED]**

# CHAPTER 5 SUBDIVISION STANDARDS

**Contents:**

Div. 5-01 Purpose and Applicability
Div. 5-02 General Development Improvements and Dedications Required for Platting
Div. 5-03 Subdivision Design Standards
Div. 5-04 Subdivision Improvements
Div. 5-05 Land Dedication Standards

## Div. 5-01 Purpose and Applicability

### 5-01-01 Purpose

The purpose of this Chapter is to provide uniform and consistent standards, which are to be met in the design and construction of subdivisions in unincorporated Adams County. Also addressed is the proper procedure for entering into improvements agreements and the securing of collateral to guarantee required public and private improvements.

### 5-01-02 Applicability

A. **Jurisdiction**. This Chapter shall apply to all subdivisions within unincorporated Adams County.

B. **Illegal Subdivisions**. Any division of a lot, tract, or parcel of land completed on or after May 5, 1972 without following the standards and procedures of this DSR or its predecessor documents shall be considered illegal.

C. **Exemptions**.

1. *Statutory and Other Exemptions*. The terms “subdivision” or “subdivided land” shall not apply to any division of land that:

   a. Creates parcels of land each of which comprises 35 or more acres of land and none of which is intended for use by multiple owners;

   b. Creates parcels of land, such that the land area of each of the parcels, when divided by the number of interests in any such parcel, results in 35 or more acres per interest;

   c. Could be created by any court in this state pursuant to the law of eminent domain, or by operation of law, or by order of any court in this state if the Board of County Commissioners is given timely notice of any such pending action by the court and given opportunity to join as a party in interest in such proceeding for the purpose of raising the issue of evasion of this DSR prior to entry of the court order;

   d. Is created by a lien, mortgage, deed of trust, or any other security instrument;

   e. Is created by a security or unit of interest in any investment trust regulated under the laws of this state or any other interest in an investment entity;

   f. Creates cemetery lots;

g. Creates an interest in oil, gas, minerals, or water which is severed from the surface ownership of real property;

h. Is created by the acquisition of an interest in land in the name of a husband and wife or other persons in joint tenancy or as tenants in common, and any such interest shall be deemed for purposes of this subsection (1) as only one interest;

i. Is created by the combination of contiguous parcels of land into one larger parcel. If the resulting parcel is less than 35 acres in land area, only one interest in said land shall be allowed. If the resulting parcel is greater than 35 acres in land area, such land area, divided by the number of interests in the resulting parcel, must result in 35 or more acres per interest. Easements and rights-of-way shall not be considered interests for purposes of this subparagraph (i);

j. Is created by a contract concerning the sale of land which is contingent upon the purchaser's obtaining approval to subdivide, pursuant to this DSR, the land which the purchaser is to acquire pursuant to the contract;

k. Creates a cluster development pursuant to C.R.S. § 30-28-401 *et seq*.;

l. Creates or conveys only easements and rights-of-way; or

m. Creates a parcel of land for public ownership or infrastructure purposes of the United States, the State of Colorado, a county, a municipality, or a special district, unless the transfer is an attempt to avoid the objectives of subdivision review and approval as determined by the Director of Community and Economic Development.

As used in this subsection (1), "interests" includes any and all interests in the surface of land but excludes any and all subsurface interests.

2. *Exemptions by BoCC Resolution per Sec. 13-06-01.* The Board of County Commissioners may by resolution, pursuant to Sec. 13-06-01, exempt any division of land from the definition of the terms "subdivision" and "subdivided land."

## 5-01-03 General Requirements

A. **Approval**. No plat of a subdivision shall be approved by unless it conforms to the provisions of the standards regulations this Chapter.

B. **Approval Required Prior to Filing**. All subdivisions within the County shall be filed and recorded in the Adams County Office of the Clerk and Recorder. Subdivision plats may only be filed after having been approved by the development review body that takes final action in 13-01-12, *Development Review Summary Table*. Approval shall be evidenced by the signature of the Chair of the Board of County Commissioners or Director of Community and Economic Development, as appropriate, on the face of the plat. The Chair or Director shall only sign a plat that has:

1. Been approved by the appropriate development review body pursuant to the procedures established by these standards and regulations; and

2. Has met all the conditions for approval.

# Div. 5-02 General Development Improvements and Dedications Required For Platting

## 5-02-01 Plat Notes Required

The County will require specific plat notes to be included on the Final Plat, or any other plat to be recorded, prior to recording.

## 5-02-02 Approved Plans Required

No improvements shall be made to a subdivision until all required plans, profiles and specifications, including reproducible mylar prints or other formats acceptable to the Director of Community and Economic Development for the improvements, have been submitted to and approved by the Director.

## 5-02-03 Construction Phasing

No portion or phase of a subdivision will be granted Preliminary Acceptance until all items identified in the Improvements Agreement have been completed. The Director of Community and Economic Development shall not permit construction phasing for the purposes of partial acceptance. If the subdivider desires to improve smaller portions of the subdivision, they shall be submitted for review and recorded as individual phased filings.

## 5-02-04 Improvements Agreements ("IA")

A. **Generally**. At the time the plans, profiles, and specifications are approved by the Director of Community and Economic Development and prior to the approval of the final plat, the subdivider shall prepare an agreement providing for the installation of all improvements in the subdivision required by this DSR consistent with the then-current Improvements Agreement template prepared by the County. The agreement shall be in form and substance acceptable to the County Attorney, and executed by the subdivider, committing the subdivider to the construction of the required improvements within the subdivision and providing financial guarantees for the completion of those improvement, both those improvements that will become County-owned and maintained and those that will not be but that are required to be completed as part of the subdivision, including, but not limited to, roads, bridges, sidewalks, drainage, water, sewer, utilities, landscaping, buffering, noise mitigation, and right-of-way monumentation. The agreement shall address, at a minimum, the following:

1. the type and amount of financial guarantee required that is adequate for the County to complete the improvement obligations if the subdivider fails to do so, plus an additional 20% to cover administration and an additional 5% per year for the term of the Improvements Agreement to cover inflation;
2. timing and completion deadlines;
3. subdivider's submittal of as-built plans and required professional engineer certifications of all improvements, including such plans in a format suitable for input into the County's GIS system for all public improvements and drainage components;
4. inspection and acceptance procedures;
5. maintenance and warranty obligations of the subdivider, including the guarantee by the subdivider of the quality of materials and workmanship of all public improvements for at least one year after Preliminary Acceptance is granted by the Director of Public Works;

6. the release of the financial guarantee in phases to guarantee quality of materials and workmanship and maintenance of the improvements until their final completion;
7. default and enforcement provisions;
8. the extent to which the County is to participate in the cost of constructing any public improvements, including, without limitation, collector or arterial roads;
9. requirement that the subdivider fully account to the County for all costs incurred in the construction of any public improvement in which the County is participating; and
10. access to by the County to the books and records of the subdivider relating to the improvements at all reasonable times for the purpose of auditing or verifying such costs.

B. **Assignment or Transfer**. No Improvements Agreement, and no obligations under the agreement, may be assigned, transferred, or assumed as a result of the sale or conveyance of property, without the prior written approval of the County. Prior to any such approval, the County shall have the authority to review and determine the financial capacity, technical qualifications, and ability of the proposed successor entity to complete the required subdivision improvements and to operate and maintain such improvements in a safe and compliant manner, as applicable. Until such approval is granted and all required documents are executed, the original subdivider or obligor shall remain fully responsible for all obligations under the agreement.

C. **Recordation**. The applicable development review body shall not approve a plat requiring an Improvements Agreement, and no such plat shall be recorded, until the Improvements Agreement has been fully approved by the Board of County Commissioners and executed.

D. **Fair Share Reimbursement**.

1. *Generally*. A subdivider is entitled to fair-share reimbursement of the cost of any streets and related facilities, storm drainage facilities, and other improvements the County requires the subdivider to construct adjacent to or outside the subdivision.
2. *Reimbursement Process.* The cost for reimbursement shall be as follows:
   a. The original subdivider shall include reimbursement as a line item on the Improvements Agreement at the time of subdivision. Said line item shall include a cost breakdown of the off-site improvements intended for reimbursement, subject to:
      (1) The off-site improvements included in the reimbursement agreement may be granted credits for Road Impact Fees, but if a credit is granted, reimbursement shall be limited to the amount of the fee credit.
      (2) All cost estimates shall be provided by the developer and shall be subject to review by the Department of Public Works.
      (3) The reimbursement period shall not exceed fifteen years from the date of completion of an improvement and may be less than fifteen years based on a recommendation from the Department of Public Works.
      (4) No interest shall be paid on the amount to be reimbursed and the cost estimates shall not be adjusted for inflation if the reimbursement occurs in a future year; and
      (5) All reimbursement agreements shall be subject to approval of the Board of County Commissioners.
   b. The Improvements Agreement shall be a recorded document, and notice shall be provided to those owners of property that are adjacent to or have presumed use of the improvements by the applicant.

c. Any such reimbursable costs shall be paid to the subdivider, by the owner or owners of property that is adjacent to or has presumed use of the improvements when that property is developed, subject to:

(1) The owner(s) of the property that benefits (beneficiary) from the improvements shall enter into an Improvements Agreement with Adams County at the time of a submittal of a development application. The beneficiary (property owner(s)) shall be responsible for reimbursement if the original owner who entered into the agreement sells the affected property. The Improvements Agreement shall be recorded with the Adams County Clerk and Recorder by the applicant and shall encumber all future property owner(s). Any transfer or assumption of reimbursement obligations by a successor owner or beneficiary shall be subject to prior County approval following a determination by the County that the successor has adequate financial capacity and technical ability to satisfy the obligations of the Improvements Agreement.

(2) The beneficiary shall have one year to reimburse the subdivider that constructed the improvements after final approval of the development as determined by the County.

(A) An annual inflation amount not to exceed 5% may be included in the Improvements Agreement with the beneficiary;

(B) Published and/or written notice shall be provided to all beneficiaries of the existence of the reimbursement agreement by the applicant; and

(C) All reimbursement agreements shall be subject to approval of the Board of County Commissioners.

## 5-02-05 Public Improvements Acceptance

A. **Preliminary Acceptance**. After all items required by the Improvements Agreement have been satisfactorily completed, the subdivider may request that Preliminary Acceptance be granted by the Director of Public Works. Upon issuance of Preliminary Acceptance, the subdivider shall begin the one-year guaranty period. During this period, the subdivider shall be responsible for all maintenance and repairs to the public improvements. Failure by the subdivider to maintain and repair the improvements during this period shall be cause for the Director of Public Works to extend the guaranty period until such work is completed.

B. **Final Acceptance**. All repairs or replacements of failed materials, specifications or workmanship shall be satisfactorily completed before the Director of Public Works recommends final acceptance of the public improvements to the Board of County Commissioners. The Board of County Commissioners shall grant final acceptance of the public improvements and release of all collateral.

## 5-02-06 Required Improvements Before Building Permit Issuance

The following improvements shall be required, completed, and have Preliminary Acceptance granted by the Public Works Director in accordance with this Chapter and the Improvements Agreement prior to issuance of a Building Permit for construction of residential, mixed-use, commercial, or industrial structures, unless otherwise specifically approved in writing by the Board of County Commissioners:

A. **Sanitary Sewer**. The Developer shall provide for and construct adequate lines and stubs to each lot in accordance with the design and construction standards of the applicable utility provider.

B. **Water Mains**. The Developer shall provide for and construct adequate mains and stubs to each lot in accordance with the design and construction standards of the applicable utility provider.

C. **Fire Hydrants.** The Developer shall provide for and construct adequate fire hydrants in accordance with the design and construction standards of the applicable fire protection district.

D. **Stormwater drainage.** The Developer shall provide for and construct all stormwater drainage needed to serve the subdivision in accordance with this DSR and the approved plans for the subdivision.

E. **Roads.** The Developer shall provide for and construct all roads needed to serve the subdivision in accordance with this DSR and the approved plans for the subdivision.

## 5-02-07 Required Improvements Prior to the Issuance of Certificate of Occupancy

The following improvements shall be required, completed, prior to issuance of Certificate of Occupancy for residential, mixed-use, commercial, or industrial structures:

A. **Survey monuments**.

B. **Utilities (including communications, electric power, gas, water, sewer)**. The Developer shall provide for and construct all utilities needed to serve the structure for which a Certificate of Occupancy is sought in accordance with 5-04-05, *Utilities*.

# Div. 5-03 Subdivision Design Standards

## 5-03-01 Planning and Design Standards

A. **Design to Consider Comprehensive Plans, Zoning and the Area's Character**. In designing and planning subdivisions, consideration shall be given to the Adams County Comprehensive Plan, any applicable municipal Comprehensive Plans, the zoning of the property, general character of the area, general requirements of the community and the particular requirements of the neighborhood.

B. **Design to be Compatible With Adjacent Land Uses**. The design and development of subdivisions shall be compatible with adjacent land uses. Compatibility is achieved when adjacent land uses differing in function, scale, and/or intensity do not create adverse effects upon one another. In areas where different uses abut, a variety of measures may be employed to ensure compatibility, including the use of adequate setbacks, landscaping, barriers or transitions, and building height considerations.

C. **Design to Preserve Natural Areas**. The design and development of subdivisions shall preserve, insofar as it is possible, the natural terrain, natural drainage, existing topsoil, trees, wildlife habitat and fisheries. When these natural areas are disturbed by development, mitigation may be required to compensate for these losses.

D. **Hazardous Conditions to be Avoided or Eliminated**. Land subject to hazardous conditions such as landslides, mud or debris flows, flooding, subsidence, shallow water tables, geologic hazards, open quarries, floods, and non-potable water supply shall be identified and shall not be

subdivided until the hazards have been eliminated or will be eliminated by the subdivision construction plans. In the case of new developments to be located downstream of existing or proposed dams, the plans shall comply with the latest edition of the Rules and Regulations for Dam Safety and Dam Construction (Rules) of the Office of the State Engineer. Specifically, no occupied structures shall be placed in the area defined by the Dam Failure Inundation Map prepared in accordance with the Rules.

E. **Design to Mitigate Noise Impacts of Roadways and Railroads**. Noise abatement barriers for sound attenuation purposes may be required for residential developments adjacent to freeways, highways, tollways, railroads, or other heavily traveled transportation corridors where noise levels exceed 60dBA or are anticipated to exceed 60dBA over the life of the project and shall be required where the development fronts a principal arterial road or highways as defined in the Adams County Comprehensive Plan. Generally, noise barriers shall be constructed according to current Colorado Department of Transportation standards except as specifically modified by the standards below.

1. *Noise Barriers Installed Prior to Platting.* Noise barriers shall be installed prior to issuance of any Building Permits for residential, commercial, or industrial structures. An Improvements Agreement and appropriate collateral shall be required to cover the costs of any required noise barriers prior to platting.
2. *Barriers Required in Certain Circumstances.* Noise barriers shall be required in all cases where the nearest residential lot line within a subdivision is located within 100 feet of a highway or principal arterial road as defined in the Adams County Comprehensive Plan. A bermed landscape area may be used as an alternative to a barrier where the nearest residential lot line within a subdivision is located no closer than 75 feet of a highway or arterial road.
3. *Construction Standards When Berms Used as an Alternative to Walls.* Berms shall not exceed a 3:1 slope, be constructed to 80% of the height of any required barrier walls, and be placed in a manner consistent with the placement of barrier walls.
4. *Barrier Walls and Berm Construction Standards.* In constructing a barrier wall the following standards shall be applied:
   a. *Residential Development at the Same Elevation as the Road Surface*. The barriers shall be setback a maximum of 15 feet from the right of way line. The barrier shall be designed and constructed to break the line-of-sight from the roadway to all residential lots located within 150 feet of the highway or principal arterial. Barrier height shall be established based on this line-of-sight requirement and the setback. Barriers shall generally be constructed to a height of eight feet above the residential lot and roadway elevation. However, in no case shall a barrier exceed 12 feet in height. Where barriers must exceed 10 feet to obstruct the view of an existing highway or arterial road, berms and vegetation shall be incorporated into the design to provide additional mitigation and reduce the apparent height of the barrier.
   b. *Residential Development Below the Road Surface*. The barriers shall be setback a maximum of 15 feet from the right-of-way line. The barrier shall be designed and constructed to break the line-of-sight from the roadway to all residential lots located within 150 feet of the highway or arterial. Barrier height shall be established based on this line-of-sight requirement and the setback. Barriers shall generally be constructed to a height of six feet above the residential lot line. However, in no case shall a barrier exceed 12 feet in height. Where barriers must exceed 10 feet to obstruct the view of

an existing highway or arterial road, berms and vegetation shall be incorporated into the design to provide additional mitigation and reduce the apparent height of the barrier.

c. *Residential Development Above the Road Surface*. The barriers shall be setback a maximum of 25 feet from the right-of-way line. The barrier shall be designed and constructed to break the line-of-sight from the roadway to all residential lots located within 150 feet of the highway or arterial road. Barrier height shall be established based on this line-of-sight requirement and the setback. Barriers shall generally be constructed to a height of eight feet above the road surface. However, in no case shall a barrier exceed 10 feet in height. Where barriers must exceed 10 feet to obstruct the view of an existing highway or arterial road, berms and vegetation shall be incorporated into the design to provide additional mitigation and reduce the apparent height of the barrier.

5. *Barrier Wall Materials.* The barrier shall be constructed of materials that match the architecture of the buildings associated with the barrier. Brick, stone, or other masonry units shall be used for fence columns or walls to add permanence and structure to site development. All barriers shall be composed of durable materials and be maintenance-free or require minimal maintenance. Wood privacy fences and railroad tie barriers are prohibited. Generally, barriers shall be constructed of materials with an A-weighted transmission loss of at least 25 dBA. Some materials meeting these specifications include masonry sandstone or concrete-fabricated sandstone (4-6” thick), brick (4-6” thick), concrete with a masonry finish (4-6” thick), stucco on metal lath (1” thick, 4” frame), or solid wood (4” thick).

6. *Barrier Wall Openings.* Openings in the barrier or reduction in the height of the barrier is encouraged as a means of framing and maintaining views of the mountains and residential neighborhood. Barrier openings are also encouraged to facilitate convenient access to transit stops and to provide continuity of bike or pedestrian trails as an alternative means of transportation. However, openings diminish the effectiveness of barriers. Therefore, openings shall be coordinated so as to occur where the development has incorporated setbacks to residential lot lines greater than 150 feet. No continuous section of a barrier shall exceed 500 feet in length. Where breaks in barriers are provided for fire or emergency access or pedestrian access, barrier walls shall be offset by 2.5 times the width of the opening.

7. *Consistency Of Barrier Wall Design*. Barriers shall be constructed of similar designs and materials along each arterial or highway. Once a barrier wall design has been established along an arterial road or highway, said barrier wall design shall be utilized by all subsequent developments along the arterial road or state highway unless an alternative design is approved by the Board of County Commissioners.

F. **Design to Not Encroach into Floodplains**.

1. *100-Year Flood*. No developable lots shall be subject to inundation by a 100-year (1% frequency) flood unless an acceptable plan is submitted to alleviate the flooding condition. Portions of a lot which are inundated by a 100-year (1% frequency) flood may be platted as easements or undevelopable tracts. All developable lots affected by a 100-year flood shall meet the minimum zone district requirements. Land subject to flooding or within a designated 100-year floodplain shall be set aside for uses which will not aggravate the danger of flooding, will not be endangered by flooding, and will not endanger the

general health, safety or welfare of the community. Drainage easements for streams and building setbacks from centerlines of streams may be established by the Board of County Commissioners where calculation of a 1% frequency flood event is not practical and/or where the historic high water elevations cannot be ascertained. Building setback distances and width of drainage easements may be based upon a recommendation of the Director of Public Works.

2. *Floodplain Overlay District*. Where any portion of a developable lot in a proposed subdivision is located within the Floodplain Overlay District, each lot shall be shown to have adequate land area within it for the type of development allowed by the underlying zone district as constrained by the requirements of the Floodplain Overlay District standards and regulations. In addition, base flood elevation data shall be provided for all subdivision proposals where any portion of the subdivision is located within the Floodplain Overlay District.

G. **Design to Avoid High Groundwater**. Any lands subject to high groundwater (meaning groundwater at an elevation such that basement flooding is reasonably anticipated) shall not be platted for buildable lots with basements unless adequate provisions to prevent groundwater from entering basements have been designed. The design must be completed by a Colorado licensed professional engineer, and included with Building Permit applications.

H. **Designed to be Protected from Water Hazards**. If a subdivision includes a water hazard such as an irrigation canal, water body or other water channel, necessary design precautions shall be taken to minimize any hazard to life or property, and additional measures such as fencing, water depth indicators, and erection of warning signs shall be taken, to the extent reasonably feasible. Construction of utility improvements shall not be allowed within a water hazard. All measures shall be approved by the Director of Public Works in consultation with the owner/operator of the water body, if any.

## 5-03-02 Lot Design Standards

A. **Lot Configuration To Be Appropriate For Development Type**. The lot size, width, depth, shape, and orientation shall be appropriate for the location of the subdivision, for the type of development and use contemplated and for future resubdivision, where appropriate. A lot shall be judged to be configured appropriately if the lot is capable of being used for the intended use in consideration of the zoning and all design and performance standards established by these standards and regulations.

B. **Lot Dimensions To Conform To Zoning**. Lot dimensions shall conform to the requirements of the zone district in which the property is located.

C. **Appropriate For Development**. All lots shall be capable of being lawfully developed in accordance with these standards and regulations except for lots to be maintained as open or amenity space or other Adams County approved purposes. No subdivision shall create lots physically unsuitable for improvement due to steepness, size, shape, location of watercourses, problems of sewage disposal, drainage, driveway grades, or other natural physical conditions.

D. **Lots Using On-Site Wastewater Treatment Systems**. Where on-site wastewater treatment systems are being used or proposed, individual lot sizes and shapes must exhibit appropriate dimensions. All lots shall be approved by the Adams County Health Department for on-site wastewater treatment systems prior to platting.

E. **Lots To Have Sufficient Depth And Width**. The depth and width of lots shall be adequate to provide for off-road service and parking facilities required by the type of use and development contemplated.

F. **Lot Depth To Width Ratio**. No lot shall have an average depth greater than three times the average width unless the lot width is a minimum of 425 feet.

G. **Corner Lots To Be Wider**. Corner lots intended for residential use shall have extra width to accommodate the required structure setbacks from both roads.

H. **Lot Configuration**. Table 5-03-02-1, *Lot Configurations*, illustrates the various types of lot configurations.

1. *Double Fronting Lots*. Lots with double frontage shall be avoided. Double frontage lots shall be permitted in rural areas where the lot size is five acres or greater. Access for double fronting lots shall be taken from interior subdivision roads, not perimeter collectors or arterials.

2. *Flag Lots*.

   a. Front and side setbacks for flag lots shall be measured at the base of the pole and not at the street frontage.

   b. The minimum width of the pole of any flag lot shall be 30 feet or be consistent with the minimum width requirements of the particular zone district. The maximum depth of the pole shall be 600 feet. Lots shall be required to share access where inadequate frontage exists for multiple accesses to be provided (See access design standards for specific access control standards).

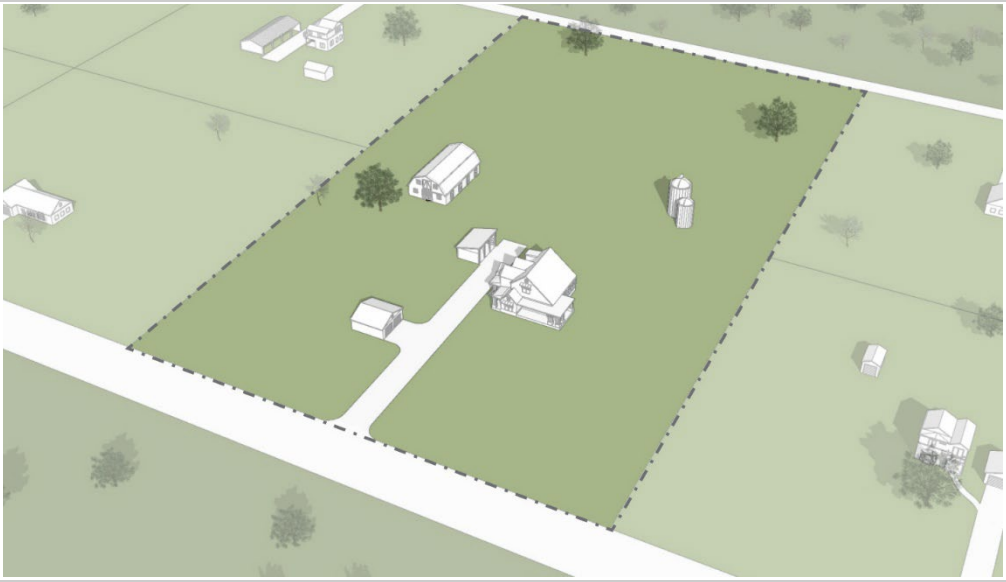
   c. In addition, no flag lot shall be approved where the flag lot is being used as a means of avoiding the construction of public roads, emergency access or the extension of utilities.

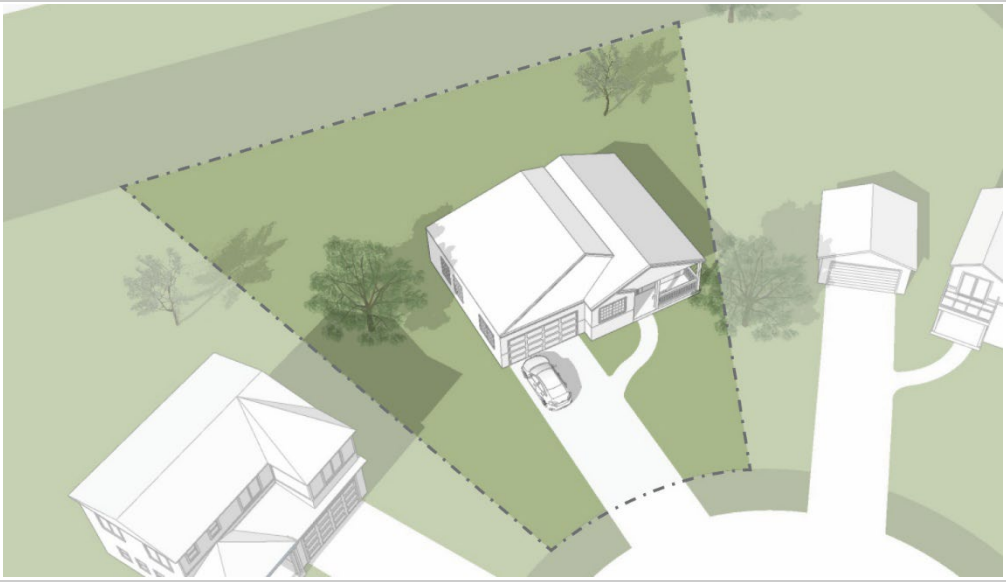
   d. Flag lots shall be allowed in all zone districts but shall only be used where all other subdivision alternatives are impractical. If a reasonable development alternative exists, flag lots shall not be utilized even though their use might allow more lots to be created than other alternatives.

3. *Wedge- Shaped Lots.* In the case of irregular or wedge-shaped lots, no lot shall be less than 30 feet in width at the front property line or meet the required minimum lot width of the pertinent zone district. In all cases where a wedge-shaped lot fronts a highway, arterial, or collector, only one access shall be approved for every 200 feet of road frontage. Lots shall be required to share access where inadequate frontage exists for multiple accesses to be provided (See access design standards for specific access control standards).

4. *Lots Not Divided by Roads or Lots*. No single lot shall be divided by a road, alley, or other lot.

5. *Side Lot Lines.* Side lot lines shall be substantially at right angles or radial to road right of way lines or road centerlines.

| Table 5-03-02-1, *Lot Configuration* | |
|---|---|
| Configuration | Illustration |
| **Double Fronting Lot** |  |
| **Flag Lots** | |

| Table 5-03-02-1, *Lot Configuration* | |
|---|---|
| Configuration | Illustration |
| **Wedge-Shaped Lots** |  |
| **Lots Not Divided by Roads or Lots** | |

| Table 5-03-02-1, *Lot Configuration* | |
|---|---|
| Configuration | Illustration |
| **Side Lot Lines** | |

E. **Access to Lots by Public**. All lots created by a subdivision of land shall front and have access on a dedicated, constructed and maintained public or private road improved to the specifications required by these standards and regulations.

F. **Access to Lots By Private Roads**.

1. *Waiver*. If the Board of County Commissioners finds the most logical development of land requires lots be created which front and are accessed by a private road or other means of access, the Board of County Commissioners shall make written findings supporting the use of private roads in the form of a Waiver from these standards and regulations, in accordance with 13-07-05, *Waiver from Subdivision Design Standards*. Private roads, if approved, shall be constructed and maintained by the property owners. Provisions shall be made to guarantee the roads are maintained for the life of the development through mechanisms approved by the Board of County Commissioners. A maintenance plan shall be submitted as part of the development process.
2. *Intersections*. The use of private roads will not be permitted at intersections with public roads if the geometric design of the private road can create a road safety hazard. In addition, intersections of public and private roads shall conform to the Chapter 7, *Access Management and Traffic Requirements*.
3. *Emergency Access*. Private roads shall be designed to allow for access of emergency vehicles. This includes, but is not limited to, geometric design of the road to allow for adequate clearance of emergency vehicles, and the use of road construction materials that are able to support these vehicles. Proposed designs for private roads shall be submitted to the appropriate fire district for approval prior to completion of review by the Director of Community and Economic Development.

# 5-03-03 Drainage Design Standards

A. **Maintain Drainage Channels**. All new and existing drainage channels shall be designed using the Urban Storm Drainage Criteria Manual, Volumes 1 and 2. Refer to Sec. 2-04-02 *Amenity Space Standards*, for amenity and recreation standards for drainage channels.

B. **Infiltration Preferred**. Whenever feasible, drainage systems shall be designed and constructed to infiltrate stormwater by using vegetated surface conveyance and storage systems, rather than storm sewers. Some nonstructural control techniques that shall be considered include:

1. Limiting land disturbance and grading;
2. Maintaining vegetated buffers and natural vegetation;
3. Minimizing impervious surfaces;
4. Use of terraces, contoured landscapes, runoff spreaders, grass or rock-lined waterways; and
5. Use of recharge basins, seepage pits, dry wells, seepage beds, porous pavement or Dutch drains.

C. **Regional Drainage Needs**. Drainage systems shall be approached in a regional context that accounts for runoff from upstream tributary areas and protects downstream infrastructure. A regional drainage strategy that considers natural onsite drainage, percolation, open channeling, and groundwater recharge is recommended. Natural overland flows, open channels, swales, and large ponds are viewed as important drainage control elements, that also mitigate pollution, soil erosion, and provide open space and trails used for recreation. Storm sewers and flood control structures shall be used only where the natural drainage system is inadequate to handle urban runoff.

D. **Drainage System Provide Water Quality Protection**. The drainage system shall be designed to minimize property damage from storm-related runoff, while at the same time protecting downstream water quality.

E. **Drainage System to be Maintained**.

1. *Ownership and Maintenance*. All drainage improvements shall be owned and maintained by the owner or an association of owners within the subdivision unless the ownership and maintenance obligation is specifically accepted by a public agency which agrees to maintain the drainage improvements and any buildings, structures or other improvements which have been placed on it.
2. *Maintenance Plan*. A drainage facility maintenance plan shall be submitted and approved as part of the subdivision process. The maintenance plan shall meet the rules detailed in the Adams County Engineering Design and Construction Standards and Specifications. The maintenance plan shall utilize a County-approved enforcement framework for failure to maintain the drainage system to the standards identified within the maintenance plan. The enforcement mechanism shall include penalties and reimbursement mechanisms to cover the costs of enforcement or maintenance for failure to maintain the system. The enforcement mechanism shall be approved by the County Attorney prior to platting. The maintenance plan shall take the general form outlined in Chapter 4.

F. **Drainage System to be Designed and Built to County Standards**. All storm drainage and erosion control plans shall meet the rules detailed in the Adams County Engineering Design and Construction Standards and Specifications. Storm drainage and erosion control systems shall be approved by the Director of Public Works prior to platting. All storm drainage shall conform to adopted basin master plans.

G. **Accessibility to Drainage Systems.** All drainage systems shall provide for reasonable accessibility to allow for maintenance of drainage facilities. Access shall be approved by the Director of Public Works prior to platting.

H. **Utilization of Irrigation Ditches for Stormwater.**

1. Utilization of irrigation ditches for stormwater discharge is discouraged. Any subdivider who proposes to utilize existing irrigation ditches as a means of collecting and conveying stormwater runoff shall submit a written agreement from the irrigation company to utilize their irrigation ditches as a collection and conveyance system. The agreement shall guarantee a perpetual right to discharge the specified volume to the irrigation company's irrigation water collection and conveyance system.
2. When developing a drainage plan that utilizes irrigation ditches to collect and convey stormwater, the entire irrigation system shall be analyzed to determine the impacts of the proposed stormwater discharges. No discharge to irrigation ditches shall be permitted to increase the potential flooding to any area downstream of the site.
3. The drainage agreement shall be approved by the County Attorney prior to platting. The drainage plan shall be approved by the Director of Community and Economic Development prior to platting.

# 5-03-04 [Reserved]

# 5-03-05 Road Design Standards

A. **Road System**.

1. *Conformance with Transportation Plan*. The arrangement of roads shall conform to the Adams County Transportation Plan.
2. *Conformance with Engineering Standards*. Roadway design including geometric design, lane widths, cul-de-sacs and turnarounds, intersections, sidewalks, and driveways must adhere to the standards and specifications contained in the Adams County Engineering Design and Construction Standards and Specifications contained in these standards and regulations. All roadway designs shall be approved by the Director of Community and Economic Development prior to platting.
3. Road Hierarchy. Roads shall be classified in a road hierarchy system with design tailored to function. The road hierarchy system shall be defined by road function and average daily traffic (ADT) defined in the Adams County Engineering Design and Construction Standards and Specifications contained in these standards and regulations.
4. *Circulation System Design*.
   a. The circulation system shall be designed in relation to existing or planned roads to:
      (1) Permit safe, efficient, and orderly movement of traffic;
      (2) Minimize grading requirements;
      (3) Minimize erosion and provide for efficient and maintainable drainage and utility systems; and
      (4) Respect the natural features and topography.
   b. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage high speeds and through traffic on local

residential roads, while still providing for the necessary movement of neighborhood automobiles, ample parking, and access by emergency vehicles. Collector roads shall be designed to afford easy access to arterial and other collector roads.

5. *External Road Connections.* Roads shall be designed and rights-of-way shall be platted to permit extension and connection between developments without requiring automobiles, bikes, and pedestrians to use highways or arterials, whenever possible. All necessary rights-of-way shall be provided at the time of platting.
   a. In order to promote connectivity to adjacent properties, every plat shall provide multiple access points, based on the number of units in the subdivision, as required by the Fire Code. Streets in a proposed subdivision must connect, where feasible, to existing streets in abutting platted subdivisions.
   b. Street patterns for estate and suburban developments may be of a radial design consisting of curvilinear streets, cul-de-sacs, and/or U-shaped streets.
   c. Street patterns in an more urban context shall consist of an interconnected grid network.
   d. Streets in a master planned or nonresidential setting may consist of a mix of such designs.
6. *Internal Connectivity*.
   a. Residential subdivisions with 10 or more dwelling units shall be designed in a manner to provide for multiple street connections to and between local destinations, such as parks, schools, and shopping, without requiring the use of arterial streets.
7. *Right-of-Way Dedications*.
   a. Rights-of-way are designed to accommodate roads, sidewalks, and bike trails in accordance with the Adams County Engineering Design and Construction Standards and Specifications.
   b. All new roads within a subdivision and new roads along the perimeter of a subdivision shall meet the minimum design standards established by these standards and regulations including the dedication of the appropriate public road right-of-way. All existing public roads within the subdivision and existing public roads adjacent to the perimeter of the subdivision shall be brought into conformance with the minimum design standards established by these standards and regulations including dedication of additional right-of-way. Where additional right-of-way is necessary to bring an existing road into conformance with these standards and regulations, the subdivider shall acquire the necessary right-of-way prior to approval of the subdivision.
   c. As an alternative to the acquisition of right-of-way by the subdivider, the subdivider may request the County's participation in the right-of-way acquisition either through the County's purchase or condemnation of the right-of-way. It shall be at the County's discretion to participate in the acquisition or condemnation of right-of-way, including the manner and timing of such acquisition. The developer will be required to reimburse the County for all costs associated with the right-of-way acquisition. Such costs include, but are not limited to, property purchase, project administration, appraisals, consultant fees, and legal expenses.
8. *Alignment of Roads*. To the greatest extent possible, alignments of collectors and local roads in sloping areas shall conform to the natural contours of the land.

B. **Road Access**. When a subdivision abuts a major roadway or railroad right-of-way, service roads parallel to and on each side of such right-of-way at a distance suitable for an appropriate use of the intervening land shall be provided.

C. **Dead-Ends**.

1. *Cul-de-Sac Roads*. Cul-de-sac roads that dead-end shall terminate in a cul-de-sac or approved turn-around meeting the Adams County Engineering Design and Construction Standards and Specifications.
2. *Stub Roads*. In order to ensure dead-end roads are not created, stub roads may be permitted when construction is phased over time only if the road, in its entirety, has been approved in the preliminary plan (plat). Roads which are planned to continue at some future date shall provide a temporary cul-de-sac or turn-around meeting the Adams County Engineering Design and Construction Standards and Specifications.

D. **Intersections**. No more than two roads shall intersect at one point. Intersections of local roads with arterial roads shall only be permitted where no other alternative exists. Offset intersections shall be avoided. All intersection separations shall meet the Adams County Engineering Design and Construction Standards and Specifications.

E. **Interim Cross Sections**. An interim cross section contains a lower level of street improvements compared to the final cross section (also known as ultimate cross section) classified in the Adams County Transportation Plan. The County may permit the construction of interim cross sections on a case-by-case basis.

F. **Traffic Calming**. New subdivisions shall be designed to mitigate potential problems associated with cut-through traffic and speeding through the use of neckdowns, traffic circles, or other "traffic-calming" techniques approved by the Director of Community and Economic Development and the local Fire District.

G. **Alleys**.

1. *Location*. Alleys may be required along the rear of certain lots in order to provide secondary access.
2. *Dead Ends*. Dead-end alleys shall be avoided where possible; but if unavoidable, dead-end alleys shall be provided with adequate turn-around facilities approved by the Director of Community and Economic Development and the local Fire District.
3. *Maintenance*. Alleys shall be maintained as determined by the County during Preliminary Plat review.
4. *Minimum Width*. The minimum right-of-way width for an alley shall be 20 feet and the minimum pavement width shall be 15 feet. Corners shall have a maximum turning radius of 20 feet to permit safe vehicular movement.
5. *Alley Intersections*. Alleys shall intersect other alleys and streets at right angles.

## 5-03-06 Pedestrian System and Access Design

A. **Sidewalks**.

1. *Generally*. Sidewalks and trails shall be designed in relationship to existing or planned sidewalks and trails to permit safe and convenient pedestrian travel throughout the neighborhood and between other neighborhoods, land uses, schools, and parks. Sidewalks shall be placed parallel to the road, with exceptions permitted to:
   a. Preserve natural features;

b. Provide visual interest;

c. Facilitate transit access; and

d. Provide connections to residential units and trails. Pathways and trails should be routed efficiently towards transit facilities.

2. *Location*. Sidewalks shall be provided on both sides of the street.

3. *Design and Grade*. Sidewalks shall provide a continuous circulation system and be designed to minimize conflicts among vehicles, pedestrians, and bicyclists. The design and grade of sidewalks and curb ramps shall be compliant with the Americans with Disabilities Act (ADA).

4. *Surfacing*. Sidewalks shall be surfaced with concrete according to Adams County Engineering Design and Construction Standards and Specifications.

B. **Trails**.

1. *Generally*. Off-street, shared-use trails shall be developed to link major attractions and destinations throughout the County, including the neighborhoods, parks, schools, libraries, employment centers, and shopping areas.

2. Easement.

a. The developer shall provide an easement for the construction of a trail.

b. The easement shall be a minimum of eight feet in width and the surface of the trail shall be a minimum of six feet in width.

c. The trail shall consist of a hard surface such as asphalt, concrete, or decomposed granite and shall be lit utilizing appropriate low and high-level lighting.

3. *Maintenance*. Trails shall be maintained as determined by the County during Preliminary Plat review.

C. **Pedestrian Access**.

1. *Generally*. The design of the roadway system and pedestrian system shall be integrated, in order to offer pedestrians convenient and safe access to parks, school, open space, shopping areas, and across roadway intersections.

2. *Pedestrian and Bicycle Access*. Except for subdivisions where all lots are greater than 10 acres, the developer shall provide the following pedestrian access easements across a maximum of two tiers of lots. A pedestrian access easement shall be a minimum of 10 feet in width and shall include an all-weather surface with a minimum width of five feet.

a. *Mid-Block Pedestrian Connections*. The developer shall provide mid-block connections in the form of a pedestrian access easement to bisect blocks greater than 600 feet in length, where such blocks abut an arterial or collector street. In addition, the developer shall provide such mid-block connections to establish linkages to future phases and to common facilities, such as parks, open areas, and uses listed in 3-02-03, *Public, Civic, and Institutional Use Categories*.

b. *Cul-de-Sac Turnaround Pedestrian Connections*. The developer shall provide a pedestrian access easement that connects the cul-de-sac turnaround to existing or proposed sidewalks, trails, public and civic uses, and other cul-de-sacs, as depicted in Figure 5-03-06-1, *Pedestrian Connections*.

3. The Director of Community and Economic Development may determine that construction of a separate access corridor is unnecessary or impractical. Such decision may result from a number of situations, including but not limited to:

a. The nature of abutting existing development makes construction of an access corridor impractical;

b. The access corridor would cross a natural area with significant natural habitat and construction would be incompatible with the protection of natural values; or

c. The access corridor would cross topography where slopes exceed 30% or where path grade would exceed 18% slope.

**Figure 5-03-06-1, Pedestrian Connections**

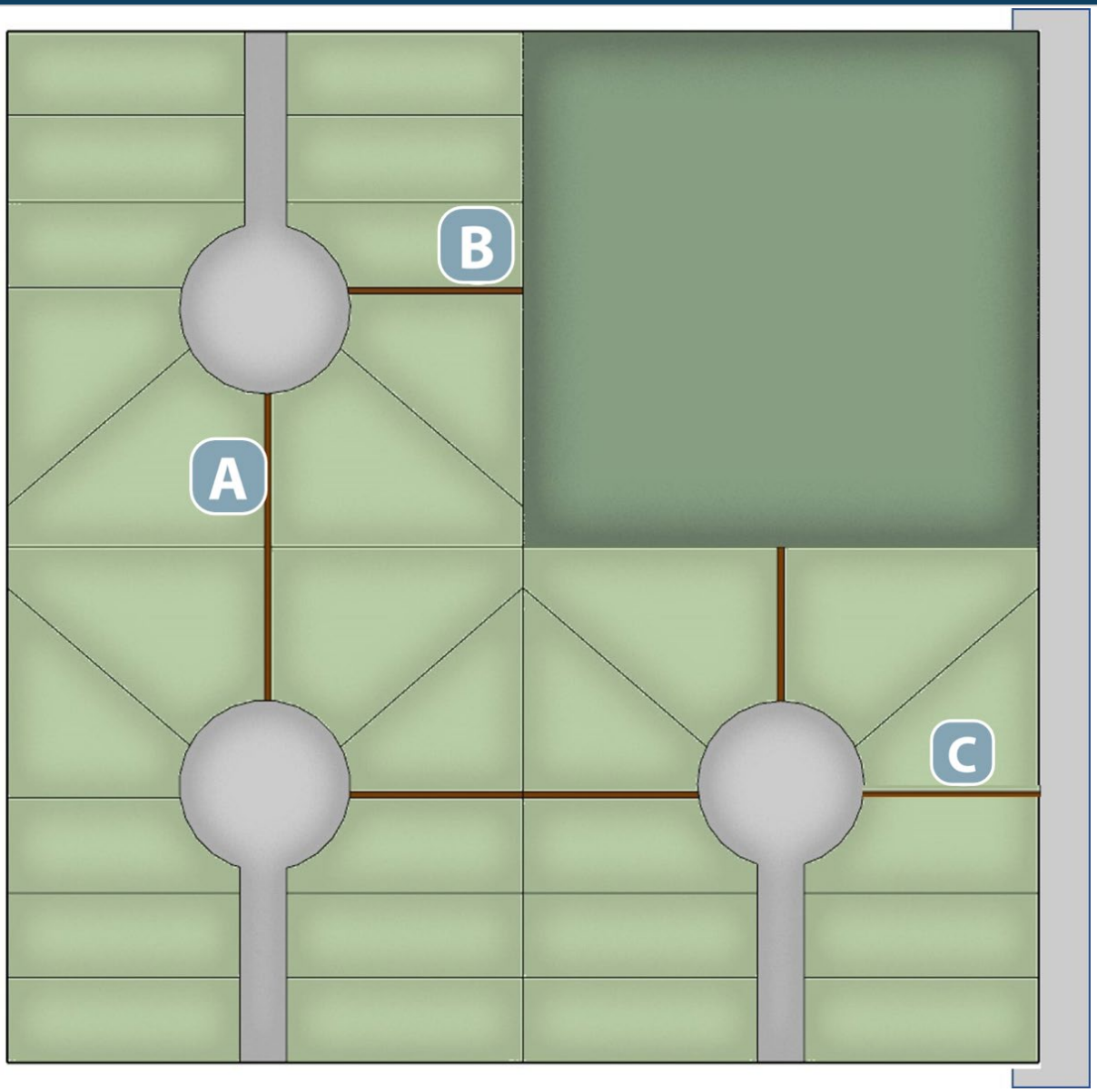



**FIGURE NOTES:**
A = Connection between Cul-de-Sacs | B = Connection to Future Phase | C = Mid-Block Connection to Arterial or Collector Street

D. **Bus Benches**. Bus benches, shelters, and turnouts shall be required for all existing and proposed bus stops adjacent to and within the site boundaries of a subdivision. Bus facilities and turnouts shall meet the requirements of the transit agency providing service and the Adams County Engineering Design and Construction Standards and Specifications. All bus related facilities in

new subdivisions shall be approved by the Director of Public Works. The County may participate in the construction of bus facilities and turnouts at the discretion of the Board of County Commissioners.

## 5-03-07 Parks and Open Space

A. **Public Open Space**. Public parkland dedication shall be made in accordance with Div. 5-05, *Land Dedication Standard*. Acceptance of lands shall be subject to review and approval by the County or any other agency to which land is to be dedicated through the Preliminary and Final Plat process established in Chapter 13, *Development Review Procedures*. If the County or other agency determines the land would not serve the public interest, the County shall require the open space to instead be private or require a payment in lieu of dedication. The County may not preclude utility construction within open space areas.

B. **Private Open Space**.

1. *Dedication*. In addition to the minimum public dedication for parks, open space, and recreational facilities, or where dedication is required but the County does not wish to assume ownership and maintenance responsibilities, private park and open space dedication shall be required. Maintenance of private open space area is the responsibility of the property owners or homeowners association.
2. *Maintenance Plan*. The subdivider shall submit an open space maintenance plan to the Director of Community and Economic Development and the plan must be approved prior to platting. The maintenance plan shall provide an enforcement mechanism for failure to maintain the open space to the standards identified within the maintenance plan. The enforcement mechanism shall include penalties and reimbursement mechanisms to cover the costs of enforcement or maintenance for failure to maintain the open space. The enforcement mechanism shall be approved by the County Attorney prior to platting. The County may not preclude utility construction within open space areas.

## 5-03-08 Location of Public Improvements and Infrastructure

A. **Location**. All public improvements and/or infrastructure shall be located on tract(s) that are denoted as unbuildable and are to be owned and maintained by a property owners or homeowners association. Tract(s) shall have common ownership by such association, as to not place the responsibility on any single property owner within the subdivision.

B. **Owners Association**.

1. *Generally*. Prior to recording the Final Plat of any subdivision utilizing tracts for public improvements or infrastructure, a property owners or homeowners association shall be created and in placed in accordance with 5-03-09, *Private Facilities and Owners Associations*. Public improvements and infrastructure can include, but are not limited to, drainage infrastructure, required landscaping, trails, and private roads.
2. *Maintenance*. In the event that proper maintenance is not being performed, the County has the authority to enter the property to perform required maintenance. All costs incurred by the County will then be assessed to the association of owners.

## 5-03-09 Private Facilities and Owners Associations

A. **Homeowners or Property Owners Association**. A homeowners association or a property owners association shall file all applicable community covenants and restrictions with the County Clerk at the time the Final Plat is filed.

B. **Private Utilities**.

1. *Generally*. Underground private utilities shall be located in dedicated easements or development tracts.
2. *Placement*. The placement and separation of utilities within a designated easement or development tract shall be as acceptable to the Director of Community and Economic Development.

C. **Private Streets**.

1. *Acting as Public Street*. Private streets shall be designated by plat and designed and constructed to the same requirements as a public street based on this Chapter and in conformance with Adams County Engineering Design and Construction Standards and Specifications.
2. *Maintenance*. Maintenance of private streets and private street signs shall be the responsibility of the homeowners or property owners association.

# Div. 5-04 Subdivision Improvements

## 5-04-01 General Provisions

The following Sections outline the subdivision improvements required for any subdivision approved in the County. The identified improvements shall be guaranteed by an Improvements Agreement, and shall be constructed at the expense of the subdivider prior to the issuance of any building permits for residential, commercial or industrial structures unless otherwise provided for in the Improvements Agreement.

## 5-04-02 Streets, Sidewalks, Bridges, and Alleys

A. **Roads**.

1. *General*. All road improvements, such as road pavement, grading, on and off-road parking, shoulders, curbs and curb cuts, turnarounds, and sidewalks, shall be made in conformance with the specifications and standards set forth in the Adams County Engineering Design and Construction Standards and Specifications, and with other specifications and standards approved by the Board of County Commissioners.
2. *Timing*. All roads shall be constructed prior to the issuance of a Building Permit. An Improvements Agreement and appropriate collateral shall be required for all road improvements.

B. **Paving, Curb & Gutter, and Sidewalk Requirements**.

1. *General Improvements*.
   a. All new developments, including one lot sites on one side of an existing or proposed road, shall improve and construct the perimeter roads to meet current Adams County Engineering Design Standards and Specifications.
   b. All new interior and perimeter roads shall be surfaced with asphalt or concrete. In residential or agricultural zoned subdivisions where average lot sizes are one acre or

less, except for Conservation Neighborhoods, all new interior and perimeter roads shall be surfaced with asphalt or concrete and shall be installed with curb/gutter and sidewalk.

c. Road intersections classified as collector or higher in urbanized areas shall be surfaced with concrete pavement extending a minimum of 70 feet in each direction from the centerline of the intersection. Intersections of local roads with roads classified as collector or higher may be paved with hot mix asphalt.

d. All local residential (excluding rural) and commercial/industrial cul-de-sacs shall be surfaced with asphalt or concrete pavement in the bubble area.

2. *Commercial and Industrial Improvements*. All commercial and industrial zoned lots must have curb/gutter and paving regardless of the size of the lots.

3. *Curb/Gutter and Sidewalks to be Installed*. All curb/gutter and sidewalks shall be constructed prior to the issuance of a Building Permit. An Improvements Agreement and appropriate collateral shall be required for all curb/gutter and sidewalk improvements.

4. *Waiver of Responsibility for Improvements*. Curb/gutter/sidewalk improvements may be waived by resolution of the Board of County Commissioners.

C. **Bridges**. Where existing bridges on public rights-of-way and adjacent to new developments do not meet the Adams County Engineering Design and Construction Standards and Specifications, the subdivider shall be responsible to widen, lengthen, replace or improve the bridge to meet the Adams County Engineering Design and Construction Standards and Specifications.

D. **Alleys**. Alleys shall meet the requirements of the Adams County Engineering Design and Construction Standards and Specifications.

E. **Traffic Control Devices, Lighting, and Signs**.

1. *Standards*. Traffic control devices, road name signs, traffic signs, lighting, signals, striping, and pedestrian crosswalks are to be provided in conformance with criteria contained in Adams County Engineering Design and Construction Standards and Specifications and approved by the Director of Public Works.

2. *Traffic Control Devices and Road Signs*. The County shall install all road signs and traffic control devices. The subdivider shall pay all costs associated with the installation of road signs and traffic control devices. All road sign and traffic control device costs shall be paid to the County prior to platting.

3. *Road Lighting*. Road lighting facilities shall be installed in all subdivisions except residential and agricultural subdivisions with average lot sizes greater than one acre. Light for safety shall be provided at intersections, between buildings, and in parking areas. Specific illumination guidelines for roads, parking, and pedestrian areas are set forth in the Adams County Engineering Design and Construction Standards and Specifications.

F. **Landscaping**.

1. *Timing.* Right-of-way landscaping, detention pond landscaping, and open space landscaping shall be installed prior to the issuance of a Building Permit. An Improvements Agreement and appropriate collateral shall be required for all landscaping improvements to be installed by the subdivider.

2. *Right-of Way Landscaping*. Right-of-way landscaping shall be installed along all arterial and collector roads within or abutting a subdivision. Unless the local road right-of-way landscaping is installed by the subdivider, the adjacent property owner is responsible for installation of the right-of-way area landscaping adjacent to their property along a local

road prior to final inspection and occupancy of any residential, commercial or industrial structures. An Improvements Agreement and appropriate collateral shall be required for all landscaping improvements to be installed by the subdivider.

3. *Plant Sizes*. The minimum caliper and height of trees and shrubs shall be as required in Sec. 4-04-09, *Maintenance and Installation*. Twenty percent of the trees shall be three-inch caliper deciduous or ornamental trees and eight-foot evergreens or larger. The caliper of all trees shall be measured at a point one foot above grade level.

## 5-04-03 Easements

A. **General**. Utility easements shall meet the requirements of the Adams County Engineering Design Standards and Specifications. They shall be designed in such a manner to avoid cross connections, minimize trenching, and adequately separate incompatible systems. New utility infrastructure shall be extended to the boundaries of the subdivision to provide access to adjoining property.

B. **Easement Location**.

1. *Location*. Easements shall be located so as to provide efficient installation and maintenance of utilities, drainage, vehicular and pedestrian access, emergency access, detention/retention facilities, water channels and flow courses, and fire protection purposes. The location of easements and the maintenance responsibility, where applicable, shall be shown on the plat. Utility easements shall be provided in accordance with the serving entity or applicable authority.

2. *Type of Easement*. Utility easements shall be identified for electric, natural gas, telephone, cable television, water, sewer, and drainage facilities prior to platting. Additional utility easements may be granted to the utility, public or private, as the development progresses and points of service are defined. Gas easements shall be located on private property immediately adjacent to all platted roadways.

C. **Utility Easement Standards**. All easements for the public utility companies for the installation and maintenance of utilities, including, but not limited to, electric lines, gas lines, telephone lines, water lines, and sewer lines, shall include the right to trim interfering trees and brush and a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines. Utility easements shall not impair the purpose of drainage or access easements.

D. **Conservation Easements**.

1. *Permanent Preservation*. A conservation easement is required in order to permanently preserve common open space that makes up natural areas and greenways listed as amenity spaces in Table 2-04-02-1, *Amenity Space Types*.

2. *No Destructive Encroachment*. Other easements that may result in the disturbance of land shall not be permitted to encroach into a conservation easement, except that pedestrian access easements and non-destructive utility and drainage easements are permitted within areas protected by conservation easements.

3. *Responsible Party*. Conservation easements shall provide for permanent management and maintenance of the property by a responsible party, such as the County, a nonprofit land trust, or a homeowners or property owners association.

## 5-04-04 Fire Protection

Fire protection facilities shall be reviewed and approved by the appropriate Fire Protection District. All required fire improvements shall be constructed prior to the issuance of a Building Permit. An Improvements Agreement and appropriate collateral shall be required for all fire improvements.

## 5-04-05 Utilities

A. **Underground Installation.** All electric and communication utility lines and services, and all road lighting circuits, except as hereinafter provided, shall be installed underground, and road lighting shall be provided by means of the utilities standard ornamental facilities**.**

B. **Exceptions from Underground Utility Requirements.** Exceptions from underground utility requirements shall be the following:

1. Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts and other facilities necessary appurtenant to such underground and road lighting facilities may be placed above ground within the utility easement provided therefore, or within the road or other public place after plans for such facilities and location thereof, have been approved by the Director of Community and Economic Development .
2. All facilities reasonably necessary to connect underground facilities to existing or permitted overhead or aboveground facilities.
3. Overhead electric transmission and distribution feeder lines and overhead communication long-distance, trunk and feeder lines, existing or new utility facilities used or useful in serving the subdivision.

C. **Utilities Required to be Installed.** All utility mains and service laterals shall be installed within the right-of-way prior to completion of the public improvements. Public improvements will not be considered complete unless utility facilities are installed. No Building Permits for any residential, commercial, or industrial structures shall be issued until public improvements are considered complete. If the utilities cannot be installed prior to completion of public improvements, they shall be installed in utility easements outside of the right-of-way. The Improvements Agreement and appropriate collateral shall include all utility improvements within the right-of-way. Prior to platting and in accordance with C.R.S. § 30-28-133, a letter of agreement between the subdivider and the utility serving the site shall be submitted to the County for evidence that provisions have been made for facility sites, easements, and rights of access for electrical and natural gas.

D. **Open Trench Policy**. The developer shall notify all relevant telecommunications and utility service providers of an impending excavation and allow all such service providers the opportunity to utilize the excavation to install, upgrade, co-locate, repair, or improve their facilities during such an excavation project. Any such notice shall be provided at least 30 days prior to the commencement of excavation. All service providers utilizing the same excavation shall be responsible for their own excavation costs, including but not limited to the costs of permitting.

## 5-04-06 Water Supply Systems

A. **Water Supply Approval**. New water supply systems for irrigation, fire protection or other purposes required by the Board of County Commissioners shall be reviewed and approved by the appropriate Fire Protection District, Adams County Health Department, Colorado Division of Water Resources, and the Colorado Department of Public Health and Environment Water Quality Control Division.

B. **General Water Supply Requirements**. All water supply systems for new subdivisions shall be required to provide sufficient water supplies and infrastructure capacity to reliably meet both average annual water demands, peak day demands, and emergency firefighting demands on a continuous year-round basis. Quantities of seasonal supplies sufficient to meet landscaping and/or agricultural irrigation demands shall also be provided.

C. **Water Supply Facilities**.

1. All common water supply sources, storage facilities, and conveyances or delivery systems shall be installed prior to issuance of a Building Permit for any residential, commercial or industrial structures.
2. This applies to open canals in subdivisions, as well as all other facilities related to water supply and distribution.

D. **Special District Water Supply Systems**. Special districts intended to be created to offer water service to a subdivision shall submit a service plan for the proposed special district in accordance with Chapter 8, *Special Service Districts*, and the Special District Act, C.R.S. 32-1-201, et seq. The special district intending to serve a subdivision shall be approved and formed prior to platting.

E. **Public Water Supply Systems**. Where the subdivision is within the service area of a public water supply system, the subdivider must furnish evidence of an adequate annual and peak water quantity and ability to serve the subdivision prior to platting in a will-serve letter. The subdivider shall install complete water system facilities in accordance with the requirements of the water district or adjacent city involved. The applicant shall submit a will-serve letter from the water provider including:

1. A statement that the provider has adequate annual and peak water quantity to serve the subdivision now and into the future.
2. A map of the water provider's service area.

F. **Onsite Water Supply Requirements**.

1. *General Requirements*. All new wells drilled into deep, confined underground aquifers shall be required to be drilled to the bases of their target aquifers in order to prolong the well's useful productivity. No Certificate of Occupancy for any structure shall be issued until a well driller's certification is submitted confirming this requirement has been satisfied.
2. *Public Supply to be Considered*. All subdivisions proposing the use of five or more individual wells shall submit to the County an analysis prepared by a professional qualified to evaluate water delivery systems that compares the efficiency and cost effectiveness of the proposed individual wells and a common or community water delivery system.
3. *Proof of Adequate Supply*. Prior to platting, the subdivider shall demonstrate that:
   a. The water rights associated with the property are sufficient to serve the proposed subdivision based on the following standards: Adequacy is cumulative, and applications proposing two or more uses shall demonstrate the adequacy of supply for all those uses cumulatively. For any non-residential development, the County reserves the right to require additional information to verify the water adequacy estimates are accurate.
      (1) Single-family residence: 0.3 acre-feet per single-family residence per year;
      (2) Horse or similar livestock equivalence: 0.01 acre-feet per horse per year or similar livestock equivalent unit. Adequacy is cumulative, and applications proposing livestock equivalences, in addition to other uses, shall demonstrate adequacy of supply for all those uses cumulatively.

(3) Multi-family residential: 0.22 acre-feet per multi-family unit per year.

(4) Commercial Outdoor: 0.04 acre-feet per 1,000 square feet of irrigated area per year.

(5) Medical Facility Indoor: 0.17 acre-feet per 1,000 square feet per year.

(6) Overnight Accommodations Indoor: 0.22 acre-feet per 1,000 square feet per year.

(7) Office Uses Indoor: 0.04 acre-feet per 1,000 square feet per year.

(8) Restaurant Indoor: 0.58 acre-feet per 1,000 square feet per year.

(9) Retail, Repair, Sales & Services (excluding Greenhouses and Plant Nurseries) Indoor: 0.05 acre-feet per 1,000 square feet per year.

(10) Educational Facilities Indoor: 0.06 acre-feet per 1,000 square feet per year.

(11) Other Commercial Indoor: 0.11 acre-feet per 1,000 square feet of building space per year.

(12) Industrial: Site-specific water adequacy calculations based on the anticipated demand of the proposed development.

(13) Alternative Method for Calculation. As an alternative to the above water adequacy standards, an applicant may provide their own site-specific water adequacy calculations based on the anticipated demand of the proposed development, plus a 12% water loss factor, as defined in a site-specific adequacy study subject to the Director of Community and Economic Development's approval, as follows:

a) The study shall include and clearly detail water conservation strategies that lower the overall demand such as the inclusion of high-efficiency fixtures that go beyond standard plumbing code, installation of water-wise landscaping, or use of reclaimed water when applicable.

b) When estimating indoor use, the adequacy study must be stamped by a professional engineer licensed in Colorado, or by a professional geologist or professional hydrologist, and shall include itemized estimates of water use by activities, individual fixtures, or equipment.

c) When estimating outdoor use, the adequacy study must be stamped by a professional engineer, professional geologist, professional hydrologist, or landscape architect and include details on plant type, plant counts, irrigation equipment, and total irrigated area.

d) If available, the study shall provide meter readings from a similar type or size of development in a different location.

e) The County may request additional information from the applicant to evaluate the results of the site-specific adequacy study.

f) In situations of unanticipated or high-water use, the County may require an applicant to submit a site-specific water adequacy study.

b. The subject land is served by a groundwater supply which is sufficient based on its priority date within the Colorado System of Water Rights Administration, the required volume can be extracted from this water right, the capacity of the water supply is sufficient to ensure no water supply shortages will occur due to historical and projected future variations in the hydrologic cycle, the delivery of the water supply to

the development is adequate, and the water supply is dependable in quantity and quality based on a minimum useful life of 300 years. A minimum 300-year useful life means the water supply from both a legally owned volumetric total and a projected future yield that will be viable for a minimum 300-year period. The water availability analysis shall include evaluation of the total volume of water legally available for use on the proposed land or properties that are intended for use. It should also include the estimated annual use appropriate for the proposed subdivision. The projected future yield shall evaluate whether the appropriate water supply is sustainable for 300 years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer. This requirement applies to individual wells and special district service plans.

## 5-04-07 On-Site Wastewater Treatment Systems

A. **On-site Wastewater Treatment System**. New onsite wastewater systems (OWTS) for sanitation or other purposes required by the Board of County Commissioners shall be reviewed and approved by the Adams County Health Department.

B. **Expansion of Bedrooms or Home Remodeling**. Prior to issuance of a Building Permit for the construction of additional bedrooms in a home served by an OWTS, the County shall require approval from Adams County Health Department. Proof of adequate maintenance, pumping and/or inspection may be required prior to approval from Adams County Health Department. If the OWTS is malfunctioning, a repair permit may also be required.

C. **Prohibited Areas for Septic Systems.** Refer to the current regulations from Adams County Health Department for required setbacks between OWTS and other features.

## 5-04-08 Water and Sewer Lines

A. **Guidelines for Water Mains and Sanitary Sewers in New Subdivisions**. For developments with existing or new road construction, water and sewer lines shall be stubbed into each lot prior to asphalt/concrete construction.

B. **Water Mains and Sanitary Sewer**. Water mains and sewer trunk lines shall be located in accordance with the Adams County Engineering Design and Construction Standards and Specifications and the specifications of the water and sewer district, where applicable. All water and sewer system components shall be installed prior to the issuance of a Building Permit. An Improvements Agreement and appropriate collateral shall be required for all water mains and sanitary sewer improvements when a subdivision will utilize a public or community system.

## 5-04-09 Monuments

All monuments and reference tags shall be indicated as to their location on the plat of record and shall be so located on the ground. Installation and specifications for monuments shall be as follows:

A. **Colorado Revised Statutes**. All subdivision monuments shall be set pursuant to Colorado Revised Statutes pertaining to monumentation and surveys.

B. **Centerline Control Monuments**.

1. *Location*. Centerline control monuments shall be set on all interior and exterior streets at all angle points and street intersections; at the beginning, end, and point of change of

radius of any circular curve; and at the beginning and end of any spiral curve. All street centerline alignment data shall be shown on the face of the plat.

2. *Identification*. All centerline control monuments shall be identified by a punch mark on the cap of each control point, and shall be tied with a reference tag set in the sidewalk where applicable.

C. **Traffic Areas**. If any monument required by this section falls within the traffic area of a graveled street or highway, the top of the monument shall be placed ½ foot below the finished roadway surface. If such road surface is any form of pavement, the monument shall include an adjustable monument box and cap, the top of which shall be set flush with the finished pavement surface. Adjustable monument boxes shall be at the expense of the developer.

D. **Lot Corners**. All lot corners shall be marked with a monument and durable cap.

E. **Benchmarks**. A Benchmark based on the Adams County High Accuracy Reference Network (HARN) shall be established if no existing benchmark based on the HARN is within 1000 feet of the project. The Benchmark shall be described on the face of the plat and also recorded on a Colorado Land Survey Monument Record and filed with the State Board of Registration for Engineers and Land Surveyors.

F. **Survey Certification**. All monuments shall be in place and the Survey Certification completed prior to Preliminary Acceptance of roadway construction by Adams County Construction Management Section. A copy of the Benchmark shall be turned in along with the Survey Certification.

## 5-04-10 Naming of Roads and Subdivisions

A. **Subdivision Names**. All subdivisions shall be named. No subdivision shall receive approval by the Planning Commission or the Board of County Commissioners if the name duplicates or could be confused with the name of a subdivision of record on file in the office of the Adams County Office of the Clerk and Recorder.

B. **Road Names**. Road names shall not be used that will duplicate or be confused with names of existing roads unless otherwise approved by the Directors of Public Works. All road names shall be subject to the approval of the Director of Public Works. In all cases, road names shall conform to the Denver Metropolitan Grid System. Collectors which provide access to residential, commercial or industrial development may be named to accommodate the theme of the development upon approval by the County.

1. *East-West Roads*. Numbered avenues shall run principally east-west and shall be in numerical sequence. East-west roads located halfway between the numbered avenues should take the name of the proceeding avenue, with the suffix “place.” Roads running east-west connecting with an east-west road should take the name of the connecting avenue with the suffix “drive.” No other street may use the numbered avenue name with a different suffix. In general, the numerical designations shall change every 660 feet from north to south within the designated grid.

2. *North-South Roads*. Named streets, drives, boulevards and ways shall run principally north-south and in general the alphabetical designation shall change every 330 feet from east to west. Roads running halfway between arterials on the established grid may take the name of the proceeding street with the suffix “Court”. Roads running north-south connecting with a north-south road may take the name of the connecting road with the suffix “Way.” No other street may use the arterial road name with a different suffix.

3. *Name Changes on Deflected Roads*. Road name designations shall change from a named road to a numbered road when the road is at an angled deflection of 60 degrees or more unless the road is a loop road or a road which meanders through and serves a single development.
4. *Curvilinear Roads*. Curvilinear roads which cross and run parallel to other roads and result in either alphabetical or numerical road names becoming out of order shall be prohibited.
5. *Intersections*. Intersections shall not have the same street names except in the case of a looped street.
6. *Cul-de-Sac*. Cul-de-sac with six or fewer lots shall be considered part of the street which they abut and shall not be separately named.

## 5-04-11 [Reserved]

## 5-04-12 Waivers

Refer to 13-07-05, *Waiver from Subdivision Design Standards*.

# Div. 5-05 Land Dedication Standards

## 5-05-01 Land Dedication Standards

A. **Purpose**. The purpose of this Section is to ensure adequate land areas and/or funds for the acquisition and development of public sites and open space are made available through the development process to meet the needs of future residents of the County and employees of businesses located in the County. Since the need for public sites is directly proportional to population and employment, and since the County has adopted a policy stating all new development should pay its own way, it is reasonable for those who accommodate population or employment increases through the development of land should provide for the additional need for public sites that the development creates. Public sites and open space needs include parks and recreation facilities, aesthetic natural features, historic sites and structures, school sites and sites for other public buildings, such as fire stations. Land dedication and fee-in-lieu requirements shall be based on current demographic data and levels of service to ensure proportionality between new development and the public facilities required to serve that development. The land dedication quantities detailed in the following section is based on the Land Dedication Technical Memo" prepared for the County by TischlerBise and dated February 7, 2025.

B. **Requirements for Land Dedication and Improvements.**

1. *Dedication and Fee-in-Lieu*. Whenever land is subdivided, the owner of the land shall dedicate land to support new or expanded parks and schools to serve future residents and employees of the proposed subdivision. As an alternative to land dedication, the Board of County Commissioners may require the payment of cash in lieu, or a combination of land and cash in lieu, not to exceed the market value of such land at the time of approval of the subdivision.
2. *Infrastructure*. All lands dedicated shall be served by the required roads, traffic

signalization, utilities, and other public infrastructure necessary to support the use of the dedicated land for parks or schools prior to platting. An Improvements Agreement and appropriate collateral shall be required in lieu of providing the required services prior to platting.

C. **Percentage of Land Dedicated**. Requirements for park and school land dedication shall not exceed 10% of the total gross area of the land within the proposed subdivision except as otherwise provided for by these standards and regulations. If the proposed subdivision is part of a larger subdivision, phased subdivision, or one filing of a series of subdivision filings, the total dedication shall not exceed 10% of the total subdivision area except as otherwise provided for by these standards and regulations. Land dedication may exceed 10% for the specific subdivision phase or filing.

D. **School Land Dedication.**

1. *Type and Size of Parcel to be Dedicated*. Land dedication to the County for schools shall be suitable for construction of school facilities. Dedicated sites shall be a single parcel and be a minimum of 10 acres in size to accommodate an elementary school, 25 acres in size to accommodate a junior high school, and 40 acres in size to accommodate a senior high school. Parcels shall be sufficiently compact in form to be useable for the intended purpose. The dedicated school land shall be centrally located and have public access and road frontage. The land shall be free of hazards that would threaten the safety of using the land. The land area shall be approved for dedication as a school site by the appropriate school district.

2. *Calculation of Dedication Requirement*.

   a. Land shall be dedicated to support the development of elementary, junior high and senior high schools in the school district within which a subdivision is proposed. Land shall be dedicated at a rate equal to the average number of students per acre. Commercial and industrial subdivision lots shall be exempt from the school land dedication requirement. The Director of Community and Economic Development may update the student population per household, without notice, as demographic changes are identified by subsequent U.S. Census Bureau statistics. The current student per dwelling unit multipliers shall be included as part of the subdivision application materials package.

b. The following steps shall be taken in order to determine the public land dedication, or fees in lieu of, for residential development.

(1) Multiply the maximum number of dwelling units by the applicable type of household to determine school acreage need.

(2) Multiply the maximum number of dwelling units by the applicable type of household to determine the neighborhood park acreage need.

(3) Multiply the maximum number of dwelling units by the applicable type of household to determine the regional park acreage need.

(4) The total public land dedication equals the sum of subparagraphs (1), (2), and (3), except the total public land dedication for households on land where the average dwelling unit density of a proposed development is less than one dwelling unit per 10 acres, the total land dedication fee will be equal to the sum of subparagraphs (1) and (3) only.

c. Basis Of Dedication For Residential Development. Table 5-05-01-2, *Average Household Size and Students per Household*, presents the basis for Land Development. The data is taken from the U.S. Census Bureau, 2018-2022 5-Year American Community Survey (Public Use Microdata Sample). If significant changes occur in demographic trends, the assumptions on average household size and student population per household will be changed accordingly.

**Table 5-05-01-1, Average Household Size and Students per Household**

| Context | Housing Type | Average Household Size | Students per Household |
|---|---|---|---|
| Urban | Single-Family, Detached | 2.79 persons per household | 0.463 students |
| | Two-family Dwelling | 2.10 persons per household | 0.262 students |
| | Townhouse Dwelling | 2.10 persons per household | 0.262 students |
| | Live-Work Building | 2.10 persons per household | 0.262 students |
| | Multiplex Dwelling | 2.10 persons per household | 0.262 students |
| | Mixed Use | 1.91 persons per household | 0.260 students |
| | Multi-family | 1.91 persons per household | 0.260 students |
| Rural | Single-Family, Detached | 2.89 persons per household | 0.536 students |
| | Two-family Dwelling | 2.23 persons per household | 0.221 students |
| | Townhouse | 2.23 persons per | 0.221 students |

| | | | |
|---|---|---|---|
| | Dwelling | household | |
| | Live-Work Building | 2.23 persons per household | 0.221 students |
| | Multiplex Dwelling | 2.23 persons per household | 0.221 students |
| | Mixed Use | 1.91 persons per household | 0.217 students |
| | Multi-family | 1.91 persons per household | 0.217 students |

d. Urban and Rural School District Designations. Although Average Household Size and Student Population Per Household is generally similar throughout the County, the Regulations should recognize differences between urban and rural School Districts. Table 5-05-01-3, Urban and Rural School Districts, breaks down the school districts within Adams County that are considered urban and rural.

**Table 5-05-01-2, Urban and Rural School Districts**

| Urban School Districts | Rural School Districts |
|---|---|
| Adams County 14 | Bennett 29J |
| Adams-Arapahoe 28J | Byers 32J |
| Brighton 27J | Deer Trail 26J |
| Mapleton 1 | Weld County RE-3(J) |
| Northglenn-Thornton 12 | Strasburg 31J |
| Westminster 50 | Wiggins RE-50(J) |

e. Land Area Required for Schools Per Student.

(1) Urban Districts. The land area required is 0.0187 acres per student. This is based on the total land required for elementary, junior, and senior high schools divided by the total number of students, or
1,306.1acres divided by 69,869 students.

(2) Rural Districts. The land area required is 0.0238 acres per student. This is based on the total land required for elementary, junior, and senior high schools divided by the total number of students, or
26.6 acres divided by 1,119 students.

**Table 5-05-01-3, Land Area Required for Schools per Household**

| Context | Residential Land Use | Land Area Required |
|---|---|---|
| Urban | Single-Family, Detached | 0.009 acres per household |
| | Two-family Dwelling | 0.005 acres per household |
| | Townhouse Dwelling | 0.005 acres per household |
| | Live-Work Building | 0.005 acres per household |
| | Multiplex Dwelling | 0.005 acres per household |
| | Mixed Use | 0.005 acres per household |
| | Multi-family | 0.005 acres per household |

| | | |
|---|---|---|
| Rural | Single-Family, Detached | 0.013 acres per household |
| | Two-family, Dwelling | 0.0221 acres per household |
| | Townhouse Dwelling | 0.0221 acres per household |
| | Live-Work Building | 0.0221 acres per household |
| | Multiplex Dwelling | 0.0221 acres per household |
| | Mixed Use | 0.005 acres per household |
| | Multi-family | 0.005 acres per household |

3. *Existing Dwellings*. Existing dwellings shall be excluded from the calculation of the school land dedication requirement unless the lot allows for greater density of residential development in which case the dedication requirements shall be calculated based on the maximum potential use of the lot.
4. *Action Concerning Lands Dedicated*. All lands dedicated for schools shall be conveyed to Adams County by warranty deed and clearly identified on the face of the plat document by a legal description. The conveyance of land or payment of cash in lieu shall be required prior to the recording of the first plat document for the subdivision.
5. *Cash-in-Lieu*.
   a. Cash-in-lieu of land dedication shall be required when deemed, by the Board of County Commissioners, to be more appropriate in satisfying the needs of the school district and proposed subdivision. Such cases include small developments not able to meet the minimum school site requirements, developments which are served by adjacent facilities that could be expanded to meet the needs of the proposed subdivision or where due to access and other issues the site is inappropriately located to provide long-term service.
   b. The cash-in-lieu shall be equivalent to the fair market value of the acreage required for school land dedication.
   c. Determination of Fair Market Value.
      (1) The fair market value of the zoned and platted, but unimproved, land at the time of approval of the plat may be calculated as described in (i) and (ii) below:
         i. The fair market value is determined based on the actual value, as of the approval of the plat, as determined by the Adams County Assessor; or
         ii. In the event that the actual value determined by the Adams County Assessor may not be used due to material changes in land areas, zoning, or other conditions that impact the value of the property, as determined by the Director of Community & Economic Development, the fair market value shall be determined based on a recent appraisal of the unimproved land of the property subject to the plat. The appraisal shall have a date of value within 12 months of the approval of the plat, unless extended by the Board of County Commissioners. The appraisal shall be completed by a licensed Colorado Certified General Appraiser that is a member of the Appraiser Institute (M.A.I) or is an Accredited Rural Appraiser (A.R.A). Cost for the

appraisal shall be the responsibility of the developer.

d. As an alternative to payment of the entire amount of the cash in lieu, the Board of County Commissioners may consider phasing the payment according to the following criteria:

(1) If the total payment exceeds $100,000, the fee may be split into two payments. The first payment is due prior to recording the plat and the second payment is due prior to the issuance of a Building Permit which would constitute greater than 50% of the development.

(2) If the total payment exceeds $200,000, the fee may be split into three payments. The first payment is due prior to recording the plat, the second payment is due prior to the issuance of a Building Permit which would constitute greater than 33% of the development, and the third payment is due prior to the issuance of a Building Permit which would constitute greater than 66% of the development.

(3) If the total payment exceeds $300,000, the fee may be split into four payments. The first payment is due prior to recording the plat, the second payment is due prior to the issuance of a Building Permit which would constitute greater than 25% of the development, the third payment is due prior to the issuance of a Building Permit which would constitute greater than 50% of the development, and the fourth payment is due prior to the issuance of a Building Permit which would constitute greater than 75% of the development.

E. **Parkland Dedication Requirements.**

1. *Neighborhood Park Dedication Requirements*.

a. Calculation of Dedication Requirement.

(1) Land for urban neighborhood park sites shall be dedicated at an average rate of 4.24 acres per 1,000 residents generated by the proposed subdivision. Land for rural neighborhood park sites shall be dedicated at an average rate of 3.87 acres per 1,000 residents generated by the proposed subdivision.

(2) Where the average dwelling unit density of a proposed development is less than one dwelling unit per 10 acres, the development shall be exempt from the neighborhood park dedication requirement. In addition, commercial and industrial development shall be exempt from the neighborhood park dedication requirement.

**Table 5-05-01-4, Land Required for Neighborhood Parks per Household**

| Context | Residential Land Use | Land Area Required |
|---|---|---|
| Urban | Single-Family, Detached | 0.012 acres per household |
| | Two-family Dwelling | 0.009 acres per household |
| | Townhouse Dwelling | 0.009 acres per household |
| | Live-Work Building | 0.009 acres per household |
| | Multiplex Dwelling | 0.009 acres per household |
| | Mixed Use | 0.008 acres per household |
| | Multi-family | 0.008 acres per household |

| | | |
|---|---|---|
| Rural | Single-Family, Detached | 0.011 acres per household |
| | Two-family Dwelling | 0.009 acres per household |
| | Townhouse Dwelling | 0.009 acres per household |
| | Live-Work Building | 0.009 acres per household |
| | Multiplex Dwelling | 0.009 acres per household |
| | Mixed Use | 0.007 acres per household |
| | Multi-family | 0.007 acres per household |

b. *Private Parks Counted as Fulfilling Requirement*. Private land dedicated and developed to serve the residents of a subdivision may be credited toward the neighborhood park portion of the land dedication requirement provided provisions are made to maintain and guarantee those amenities are retained for such open space/recreational uses for the life of the subdivision through deed restrictions or other similar mechanisms approved by the Board of County Commissioners.

c. *Type and Size of Parcel to be Dedicated*. Land may be considered for acceptance for neighborhood park dedication requirements if the following criteria are met:

(1) The land for a neighborhood park site shall be a minimum of three acres in size and be accessible to residents within a ½ mile radius.

(2) The land shall contain sufficient flat surface to provide for development of active recreation areas.

(3) The land shall not be accepted if it is in an exclusive utility or other easement, public road right-of-way, pedestrian walkway required under these standards and regulations, or contains topographical or hazardous obstructions which would preclude development as a neighborhood park.

(4) The land should be co-located with school property, if possible.

(5) The land area is approved by the appropriate park district or the Adams County Parks, Open Space & Cultural Arts Department.

d. *Regional Park Dedication Requirements*. Calculation of Dedication Requirement. Land for urban and rural regional park sites shall be dedicated at an average rate of 2.23 acres per 1,000 residents generated by the proposed subdivision. It is anticipated that expanding commercial and industrial development also create additional demand for regional parks. Therefore, commercial and industrial subdivisions shall be required to dedicate five% of their total area to regional parks.

**Table 5-05-01-5, Land Required for Regional Parks per Household**

| Context | Residential Land Use | Land Area Required |
|---|---|---|
| Urban | Single-Family, Detached | 0.0062 acres per household |
| | Two-family Dwelling | 0.0047 acres per household |
| | Townhouse Dwelling | 0.0047 acres per household |
| | Live-Work Building | 0.0047 acres per household |
| | Multiplex Dwelling | 0.0047 acres per household |
| | Mixed Use | 0.0043 acres per household |

| | | |
|---|---|---|
| | Multi-family | 0.0043 acres per household |
| Rural | Single-Family, Detached | 0.0065 acres per household |
| | Two-family Dwelling | 0.0050 acres per household |
| | Townhouse Dwelling | 0.0050 acres per household |
| | Live-Work Building | 0.0050 acres per household |
| | Multiplex Dwelling | 0.0050 acres per household |
| | Mixed Use | 0.0043 acres per household |
| | Multi-family | 0.0043 acres per household |

e. Type and Size of Parcel to be Dedicated. Land may be considered for acceptance for regional park dedication requirements if the following criteria are met:

(1) The land for a regional park site shall be a minimum of 50 acres in size and be accessible to residents within a five-mile radius.

(2) The land dedicated shall offer natural and scenic quality and shall contain sufficient flat surface to provide for development of active recreation areas, as well as passive recreation areas.

(3) The land shall not be accepted if it is in an exclusive utility or other easement, public road right-of-way, pedestrian walkway required under these standards and regulations, or contains topographical or hazardous obstructions that would preclude development as a regional park.

(4) The land should be co-located with other regional parkland, if possible.

(5) The land area is approved by the appropriate park district or the Adams County Parks, Open Space & Cultural Arts Department.

(6) The land dedication shall consider opportunities to expand the site through acquisition of adjacent lands.

(7) The land dedication shall support the protection of natural and historical features, scenic vistas, watersheds, timber, and wildlife for parks.

(8) The land dedication shall support the continuity of open space links, trails and other major components of the open space system for parks.

(9) Lakes, ponds, or reservoirs may be considered provided the area does not exceed 50% of the required dedication and the area is contiguous to other acceptable parkland.

2. *Action Concerning Lands Dedicated*.

a. All lands dedicated for parks shall be conveyed to the County by warranty deed and clearly identified on the face of plat by a legal description.

b. The boundary between urban and rural parks, for the purposes of calculating the required park land dedication, shall be Schumaker Road. All properties located west of Schumaker Road that are subject to park dedications of land or cash shall be based on the urban neighborhood and urban regional park required dedications. All properties located east of Schumaker Road that are subject to park dedication of land or cash shall be based on the rural neighborhood and rural regional park required dedications.

3. *Cash-in-Lieu*.

a. Cash-in-lieu of land dedication shall be required when deemed, by the Board of

County Commissioners, to be more appropriate in satisfying the needs of the present and future residents of the County. No more than two acres of the neighborhood park dedication requirement may be fulfilled by cash-in-lieu of dedication, unless the Board of County Commissioners determines otherwise.

b. The cash-in-lieu shall be equivalent to the fair market value of the acreage required for parkland dedication.

c. Determination of Fair Market Value.

(1) The fair market value of the zoned and platted, but unimproved, land at the time of approval of the plat may be calculated as described in (i) and (ii) below:

i. The fair market value is determined based on the actual value, as of the approval of the plat, as determined by the Adams County Assessor; or

ii. In the event that the actual value determined by the Adams County Assessor may not be used due to material changes in land areas, zoning, or other conditions that impact the value of the property, as determined by the Director of Community & Economic Development, the fair market value shall be determined based on a recent appraisal of the unimproved land of the property subject to the plat. The appraisal shall have a date of value within 12 months of the approval of the plat, unless extended by the Board of County Commissioners. The appraisal shall be completed by a licensed Colorado Certified General Appraiser that is a member of the Appraiser Institute (M.A.I) or is an Accredited Rural Appraiser (A.R.A). Cost for the appraisal shall be the responsibility of the developer.

d. As an alternative to payment of the entire amount of the cash in lieu, the Board of County Commissioners may consider phasing the payment according to the following criteria:

(1) If the total payment exceeds $100,000, the fee may be split into two payments. The first payment is due prior to recording the plat and the second payment is due prior to the issuance of a Building Permit which would constitute greater than 50% of the development.

(2) If the total payment exceeds $200,000, the fee may be split into three payments. The first payment is due prior to recording the plat, the second payment is due prior to the issuance of a Building Permit which would constitute greater than 33% of the development, and the third payment is due prior to the issuance of a Building Permit which would constitute greater than 66% of the development.

(3) If the total payment exceeds $300,000, the fee may be split into four payments. The first payment is due prior to recording the plat, the second payment is due prior to the issuance of a Building Permit which would constitute greater than 25% of the development, the third payment is due prior to the issuance of a Building Permit which would constitute greater than 50% of the development, and the fourth payment is due prior to the

issuance of a Building Permit which would constitute greater than 75% of the development

4. *Additional Land Dedications*. In the event the Board of County Commissioners determine public sites and open space should be provided in excess of the amount to be dedicated as allowed by this section, the excess dedication shall be reserved on the plat for purchase by the appropriate public authority at the time of platting. The public authority shall purchase the property at the fair market value. Fair market value shall be determined as of the time of filing of final plat based upon the unimproved land value in accordance with the following:
   a. The fair market value shall be determined based on a recent appraisal of the unimproved land of the property subject to the plat. The appraisal shall have a date of value within 12 months of the approval of the plat, unless extended by the Board of County Commissioners. The appraisal shall be completed by a licensed Colorado Certified General Appraiser that is a member of the Appraiser Institute (M.A.I) or is an Accredited Rural Appraiser (A.R.A). Cost for the appraisal shall be the responsibility of the developer. The appraiser shall be selected by mutual agreement of the developer and the Adams County Director of Community & Economic Development. The appraiser's determination of fair market value shall be final and binding on all parties.

F. **Use and Distribution of Lands and Cash-in-Lieu.**

1. *Administration and Limitation on Use of Land and Fees*.
   a. The land and cash-in-lieu received under this section shall be used only for the purpose of providing park and recreational facilities, open space, school sites or other public sites, as appropriate. All cash-in-lieu or proceeds from the sale of dedicated land collected by the County shall be kept in three separate accounts: a schools account, a neighborhood parks account, and a regional parks account. School money shall be categorized by individual school districts. Neighborhood park money shall be categorized by park districts, if they exist. If no park district exists at the time of collection, the park fees shall be allocated to the Adams County Parks, Open Space & Cultural Arts Department.
   b. All cash-in-lieu or proceeds from the sale of dedicated land collected by the County shall be used by the County exclusively for the acquisition and development of parks, recreational facilities, schools and other public sites to serve the needs of present and future residents of the County. The eligible uses of cash-in-lieu or proceeds from the sale of dedicated land shall be for site acquisition for new parks or school facilities only.
2. *Eligible Entities for Distribution*. The County may distribute lands or fees-in-lieu to the following entities: School Districts; Metropolitan Districts providing park and recreation services, or Park/Recreation Districts; or the Adams County Parks, Open Space & Cultural Arts Department.
3. *Determination of Need and Distribution of Lands and Fees-in-Lieu*. The County may distribute cash-in-lieu or proceeds from the sale of dedicated land to support the use of the cash or proceeds for eligible projects. The cash and proceeds shall be distributed to an eligible entity based on the following criteria:
   a. The project for which funds are requested is authorized by the school or park

district through a formally adopted plan or a formal resolution.

b. The project for which funds are requested is specific in terms of size, use, location, timing, and cost. A means of funding the entire project is outlined and is reasonable although not all funding has to be in hand at the time of request.

c. If the project consists of site acquisition for or construction of a new facility and the subdivider agrees to submit a Site Plan and associated drainage or traffic studies for county review.

d. The project for which funding is requested is needed to support new development as justified through:

   (1) Demand projections based on existing school enrollment or park use;

   (2) County population projections for the area; or

   (3) Approved zoning within the service area demonstrating densities and uses will create demand for the improvement.

e. The need for planning funds has been demonstrated by submittal of a scope of services request or contract describing a specific, growth-related development study with an estimated cost addressing needs outlined by the local school board.

## 5-05-02 Road Impact Fees

Refer to Div. 4-07, *Road Impact Fees*.

## 5-05-03 Parks and Open Space

Refer to Sec. 5-03-07, *Parks and Open Space*.

## 5-05-04 Subdivision Dedication

Refer to Div. 5-02, *General Development Improvements and Dedications Required for Platting*.

# CHAPTER 6 ROADWAY STANDARDS AND TECHNICAL CRITERIA

This chapter presents standards and technical criteria to be used in the preparation of a roadway design and project plans submitted to Adams County for review and approval. The following information should be viewed as minimum requirements and changes to these standards must receive prior written approval from the Director of the Public Works Department pursuant to Sec. 13-07-06, *Waiver from Public Works Standards*.

**Contents:**

Div. 6-01 Roadway Design and Technical Criteria
Div. 6-02 Roadway Design Standards Based on Context and Function
Div. 6-03 Pavement Design and Technical Criteria
Div. 6-04 Sidewalks, Curb and Gutter, and Driveways
Div. 6-05 Bridges and Major Drainage Structures
Div. 6-06 Trenching and Backfilling
Div. 6-07 Utility Locations
Div. 6-08 Obstruction of Views in ROW

## Div. 6-01 Roadway Design and Technical Criteria

### 6-01-01 General

A. **Street Classification**. The County has adopted a street classification system based on street function, continuity, traffic volumes, access types, and surrounding land use (both existing and future). The listing of the roadway types are shown in Table 6-01-01-1, *Road Functional Classifications and Descriptions* and illustrated in Appendix C, *Roadway Cross-Sections and Roadway Functional Classifications.* Figure 1 entitled "Adams County Roadway Functional Classifications"; Figure 2 entitled "Adams County Area Types"; and Figure 3 entitled "Adams County Area Types-Western Area" of the Functional Roadway Classification Project report prepared for the County by Felsburg Holt & Ullevig dated January 2026 provides the functional classification for the County's major street network within unincorporated Adams County. (Local streets are not depicted on Figure 1.) Figures 1-3 are included as part of Appendix C. Appendix C is incorporated herein by reference and made a part hereof.

| Table 6-01-01-1, Road Functional Classifications and Descriptions | |
|---|---|
| Functional Classification | Description |
| Principal Arterial | Designed to balance mobility and multimodal safety, especially in urban or suburban areas. Access is provided at strategically controlled intersections, such as roundabouts or traffic signals, typically spaced about 0.5 miles apart. Facilities should incorporate curbs and gutters as well as complete streets elements, including curb ramps, sidewalks, protected intersections, and transit accommodations. Priority is placed on reducing conflict points and supporting safer crossing for people walking, biking, or using mobility devices. |
| Rural Principal Arterial | Serves longer-distance trips in lower-density areas with future access typically spaced at 0.25 to 0.5 miles. Shared driveways are encouraged. Accommodations for non-motorized travel (e.g., shoulders, side paths, or trails) should be evaluated based on land use context and travel patterns. Drainage is typically provided by drainage ditches and curbs and gutters are not typically present. |
| Minor Arterial | Provides moderate mobility with greater access to local destinations in urban and suburban areas. Typical access spacing is 0.25 to 0.5 miles. Access is typically provided at strategically controlled intersections, such as roundabouts, traffic signals, or stop signs. Multimodal features such as sidewalks, transit stops, and bicycle facilities are standard. Lower speeds and context-sensitive design help ensure safe access for all users. Drainage is typically provided by curbs and gutters. |
| Rural Arterial | Functions similarly to Minor Arterials but in rural contexts. Posted speeds should be moderated near intersections, curves, or where there are known vulnerable users. Bicycle and pedestrian facilities may be provided via paved shoulders or parallel trails. Safety audits and crash history should inform access and intersection control strategies, though typical controls include roundabouts and stop signs. Drainage is typically provided by drainage ditches and curbs and gutters are not typically present. |
| Collector | Collector roads prioritize access from local streets to the arterial network. They are designed for lower speeds and should emphasize multimodal comfort and safety with elements such as traffic calming, protected midblock crossings, and curb extensions. Future access spacing is typically 1/8th mile. Transit stops, school zone designs, and pedestrian-prioritized intersections should be included where appropriate. |
| Local | Local streets are designed primarily for access, not mobility. Traffic calming, narrow cross-sections, and multimodal priority (e.g., shared streets, raised crossings, sidewalks on both sides) should be used to promote safety and livability. Street design must be appropriate for all travel modes, ages and abilities, with design elements appropriate to residential, industrial, commercial, or mixed-use settings. |

B. **Applicability and Methodology**. The information presented in this section applies to each classification and graphical representation of each roadway type and is shown in the County's

Engineering Road Standards. Appendix C, *Roadway Cross-Sections and Roadway Functional Classifications*, depicts typical cross sections for Adams Countys' functional classification. Waivers of these typical cross sections need to be approved by the Director of Public Works. Additionally, when a corridor improvement plan or study is completed for a roadway, the corridor plan, rather than the typical cross section, illustrates the future conditions of the road. The design methodology outlined in this Chapter is based upon the 2018 AASHTO, A Policy on Geometric Design of Highways and Streets ("Green Book") and existing conditions.

C. **Most Recent Editions**. In the event that there is a revised edition of the AASHTO standards, the most recent edition shall be used. The latest edition of the Colorado Department of Transportation (CDOT) Design Guides may also be used for roadway design, after obtaining approval from the Director of the Public Works Department. It is important to note that Adams County standards may supersede both AASHTO and CDOT design policy/criteria for County-maintained roads.

1. Adams County's roadway classification system includes two additional classifications, Limited Access Highways and Regional Arterials, for which typical cross sections and roadway design standards are not provided in this manual.
2. Limited Access Highways are high-speed corridors designed solely for long-distance regional mobility with no direct parcel access. Access is provided only at grade-separated interchanges. These facilities prioritize separation of modes, and bicycle/pedestrian use is restricted to parallel trail facilities or separate bridges where needed. Safety for all users is ensured by full access control and consistent design standards. Highways may include free, tolled, or managed lanes. Limited Access Highways include freeways and tollways, which are under the jurisdiction of CDOT or the E-470 or Northwest Parkway Public Highway Authority.
3. Regional Arterials are major corridors that provide regional mobility and connect to key centers within and beyond the county. Access is restricted to strategically controlled intersections, such as traffic signals, roundabouts, or grade-separated interchanges with no direct parcel access. Multimodal elements such as bus rapid transit, separated bicycle lanes, or shared-use paths are prioritized along or parallel to these routes. Design considers safe crossing opportunities and speed management through context-sensitive design. Regional Arterials are usually state highways. Corridor improvements are developed through a multi-agency planning process and individual developments are typically subject to State Highway Access Code requirements.

## 6-01-02 Required Design Submittals

A. **Comprehensive Circulation System**. Project Plans submitted to the County for review shall contain a comprehensive circulation system designed in accordance with these criteria and other applicable standards (local, state, and federal). Prior to receiving approval, the Project Plans must be sealed by a Colorado Registered Professional Engineer who has extensive knowledge of the project being submitted for review.

B. **Required Submittal Materials**. Based on the application being submitted, the level of design detail required varies and can be determined by the checklist attached to the application and/or by contacting the County. All required information is to be submitted for County review prior to receiving an approved application or permit. Applicants are encouraged to prepare the required submittals with as much detail as possible to minimize possible confusion and cut down on

overall processing time. Should there be questions regarding the required submittals, please contact the Public Works Department.

## 6-01-03 Design Criteria

A. **Design Factors**. The engineer shall design all local circulation systems recognizing the following factors:

1. Safety – for all roadway users;
2. Performance – efficiency of service for all users;
3. Livability – impacts mitigated by circulation system improvements; and
4. Economy – of construction and use of land.

B. **Design Criteria**. Each of the principles in Table 6-01-03-1, *Roadway Design Criteria*, is an elaboration on one or more of these four factors. The principles are not intended as absolute criteria, since instances may appear where certain principles or existing conditions conflict. The principles should, therefore, be used as guidelines for proper systems layout and for obtaining County approval. Table 6-01-03-2, *Design Requirements*, presents a summary of the minimum roadway design requirements for each of the nine roadway types. Within this table the following characteristics are discussed:

1. Speed Limit;
2. Number of Through Lanes;
3. Right-of-Way;
4. Street Width and Composition of Cross-Section;
5. Type of Curb and Gutter or Drainage Ditch;
6. Sidewalk Width;
7. Traffic Volumes;
8. Continuity;
9. Safety;
10. Traffic Control;
11. Function;
12. Access Conditions; and
13. Planning Characteristics.

| Table 6-01-03-1, Roadway Design Criteria | | |
|---|---|---|
| | Concern | Guide |
| Ensure Multimodal Access | The primary function of local streets is to serve abutting properties. | Street widths, placement of multimodal facilities (e.g. sidewalks, bicycle lanes, transit stops, etc.), patterns of streets and number of intersections are related to safe and efficient access to abutting lands. |
| Minimize Through Trips | Through traffic on local and collector streets potentially increases the average speed and volume, thereby increasing the potential for crashes and reducing residential quality of life. | Through traffic can be discouraged between neighborhoods and higher volume streets by creating a circuitous route, channeling or controlling median crossings along peripheral routes. |
| Control Access to Arterials | Local circulation systems and land development patterns should not detract from the efficiency of peripheral arterial facilities. The local streets that intersect arterial systems will tend to have higher volumes since they tend to be primarily exit points | The number of access points between local circulation systems and adjacent arterial streets should be minimized. Intersections along arterial routes should be properly spaced for efficient signalization and traffic flow. |
| Discourage Speeding | Streets should be designed to discourage moving above the posted speed limit. | Use of curvilinear alignments and contextualized traffic calming elements, such as traffic circles, raised crosswalks and corner extensions etc. The design speed should equal the posted speed, rather than be higher than the posted speed, and will be context sensitive. |
| Minimize vulnerable Road User and Vehicular Conflicts | Pedestrian, bicycle, mobility device travel from within the area to points outside should require a minimal number of street crossings. | Roadways should be designed, and crossings located such that potential conflicts between motor vehicles and vulnerable road users are minimized. While it's understood that residential and collector streets will generally be more accommodating of non-motorized users, all facilities should be designed to minimize the potential for crashes. |
| Minimize Space Devoted to Street Use | It is desirable to minimize local street mileage, therefore reducing construction and maintenance costs as well as to permit the most efficient use of land. Streets should also have an appearance commensurate with their function. | Streets should be designed to complement local character and incorporate Low Impact Development (LID) techniques to disconnect connectivity of impervious areas. |

| Table 6-01-03-1, Roadway Design Criteria | | |
|---|---|---|
| | Concern | Guide |
| Relate Street to Topography | Local streets are more attractive and economical if constructed to closely adhere to topography (minimize cut and fill). | The important role streets play in the overall storm drainage system can be enhanced by closely following existing topography and incorporating Green Infrastructure to mimic natural hydrology. |
| Layout Street to Achieve Optimum Subdivision of Land | The arrangement of streets should allow for economical and practical patterns, shapes and sizes of adjacent parcels. Streets as a function of land use must not unduly hinder the development of land. | Distances between streets, number of streets, and related elements all have a bearing on efficient subdivision of an area. Access to adjoining properties should also be encouraged. |

| Table 6-01-03-2, Roadway Design Requirements (continued) | | | | |
|---|---|---|---|---|
| | | 6-Lane Principal Arterial (Urban or Suburban) | 4-Lane Principal Arterial (Urban or Suburban) | Minor Arterial (Urban or Suburban) |
| Posted Speed Limit (mph) | | Greater than or equal to 35 MPH (actual posted and design speed to be determined by the Adams County Engineering Division prior to submittal of construction plans) | | |
| | | | | |
| Number of Through Lanes | | 6 | 4 | 4 |
| Right-of-Way | | 150’ | 140’ | 120’ |
| | | | | |
| Street Width & Composition of Cross-Section | Flowline-flowline | 101' | 67' | ▪ 75’ with on-street bike lanes<br>▪ 59’ without on-street bike lanes |

| Table 6-01-03-2, Roadway Design Requirements (continued) | | | | |
|---|---|---|---|---|
| | | 6-Lane Principal Arterial (Urban or Suburban) | 4-Lane Principal Arterial (Urban or Suburban) | Minor Arterial (Urban or Suburban) |
| | Paved width | 33' each direction | 22' each direction | ▪ 71' with on-street bike lanes<br>▪ 55' without on-street bike lanes |
| | Gutter pans | 2-2.5' | 22' | 22' |
| | Raised Median | 28' | 16' | |
| | Median gutter pans | 2-1.5' | 21' | |
| Typical Traffic Volume Range | | greater than 30,000 vpd | 15,000 to 30,000 vpd | 8,000 to 15,000 vpd |
| Continuity | | Continuous for several miles, generally forming a complete principal arterial network | Continuous for several miles, generally forming a complete principal arterial network | Continuous for several miles, generally forming a complete arterial network |

| Table 6-01-03-2, Roadway Design Requirements (continued) | | | |
|---|---|---|---|
| | 6-Lane Principal Arterial (Urban or Suburban) | 4-Lane Principal Arterial (Urban or Suburban) | Minor Arterial (Urban or Suburban) |
| Safety | Designed to minimize crash risk and severity for all users, including people driving, walking, bicycling, using mobility devices, or accessing transit, through speed management, access control, and context-sensitive multimodal design. These roadways should incorporate features that protect vulnerable users while maintaining appropriate mobility for all modes. | Designed to minimize crash risk and severity for all users, including people driving, walking, bicycling, using mobility devices, or accessing transit, through speed management, access control, and context-sensitive multimodal design. These roadways should incorporate features that protect vulnerable users while maintaining appropriate mobility for all modes. | Designed to safely accommodate high traffic volumes while reducing crash severity for all users. Emphasis should be placed on separating modes where appropriate, managing speed through design, and ensuring safe access for people walking, bicycling, using mobility devices, driving, and using transit. Given the higher potential for severe crashes, special attention should be given to intersection design, crossings, and the protection of vulnerable road users. |

| Table 6-01-03-2, Roadway Design Requirements (continued) | | | | |
|---|---|---|---|---|
| | 6-Lane Principal Arterial (Urban or Suburban) | | 4-Lane Principal Arterial (Urban or Suburban) | Minor Arterial (Urban or Suburban) |
| Traffic Control | ▪ As warranted by the latest edition of the MUTCD Manual and State Highway Access Code for Arterials.<br>▪ Parking is prohibited. | ▪ As warranted by the latest edition of the MUTCD Manual and State Highway Access Code for Arterials.<br>▪ Parking is prohibited. | | ▪ Code for Arterials.<br>▪ As warranted by the latest edition of the MUTCD Manual and State Highway Access Code for Arterials<br>▪ Parking is prohibited. |
| Function | Permit relatively unimpeded traffic movement | | | Permit relatively unimpeded traffic movement. |
| Access Conditions | ▪ Intersections at grade.<br>▪ Intersection spacing typically ¼ mile unless no other access is available. | | | |

| Table 6-01-03-2, Roadway Design Requirements (continued) | | | |
|---|---|---|---|
| | 6-Lane Principal Arterial (Urban or Suburban) | 4-Lane Principal Arterial (Urban or Suburban) | Minor Arterial (Urban or Suburban) |
| Planning Characteristic | Arterials should be continuous and are typically spaced one mile apart. Arterials should have enhanced features in areas that are designated as transit oriented development areas. Please see the Enhanced Multimodal Arterial Cross Section in Appendix C | | Arterials should be continuous and are typically spaced one mile apart. Arterials should have enhanced features in areas that are designated as transit oriented development areas. Please see the Enhanced Multimodal Arterial Cross Section in Appendix C |

| Table 6-01-03-2, Roadway Design Requirements (continued) | | | |
|---|---|---|---|
| | | Rural Principal Arterial and Rural Arterial 4-Lane | Rural Arterial 2-Lane |
| Posted and Design Speed Limit (mph) | | Greater than or equal to 35 MPH (actual posted speed to be determined by the Adams County Engineering Division prior to submittal of construction plans) | |
| Number of Through Lanes | | 4 | 2 |
| Right-of-Way | | 120’ | 80’ |
| | | | |
| | | | - |
| Street Width & Composition of Cross-Section | paved width | 48' | 28’ |
| | Paved shoulder | 2-6' | 2-6' |
| | Drainage | Drainage ditches | Drainage ditches |
| | | | |

| Table 6-01-03-2, Roadway Design Requirements (continued) | | |
|---|---|---|
| | Rural Principal Arterial and Rural Arterial 4-Lane | Rural Arterial 2-Lane |
| Bicycle and Other Active Transportation | Paved shoulders or parallel trail | Paved shoulders or parallel trail |
| | | |
| Typical Traffic Volume Range | Design for greater than 8,000 vpd | Less than 1,000 to 8,000 vpd |
| Continuity | Continuous for several miles, generally forming a complete network with regional arterials. | Continuity between one and several miles |

| Table 6-01-03-2, Roadway Design Requirements (continued) | | | |
|---|---|---|---|
| | Rural Principal Arterial and Rural Arterial 4-Lane | | Rural Arterial 2-Lane |
| Safety | Designed to minimize crash risk and severity for all users, including people driving, walking, bicycling, using mobility devices, or accessing transit, through speed management, access control, and context-sensitive multimodal design. These roadways should incorporate features that protect vulnerable users while maintaining appropriate mobility for all modes. | | Designed to minimize crash risk and severity for all users, including people driving, walking, bicycling, using mobility devices, or accessing transit, through speed management, access control, and context-sensitive multimodal design. These roadways should incorporate features that protect vulnerable users while maintaining appropriate mobility for all modes. |
| Traffic Control | Typically stop signs with side streets stopping. Traffic signals where warranted at intersections with principal or regional arterials | Typically stop signs | |
| Function | Permit relatively unimpeded traffic movement | | |
| Access Conditions | | | |

| Table 6-01-03-2, Roadway Design Requirements (continued) | | |
|---|---|---|
| | Rural Principal Arterial and Rural Arterial 4-Lane | Rural Arterial 2-Lane |
| | • Intersections at grade.<br>• Intersection spacing typically ¼ mile unless no other access is available. | Intersections at grade. Intersection spacing typically ¼ mile unless no other access is available. |
| Planning Characteristic | Arterials should be continuous and are typically spaced one mile apart. | |
| | | |

**TABLE NOTES:**

7.

| Table 6-01-03-2, Roadway Design Requirements (continued) | | |
|---|---|---|
| | | Collector (Suburban and Urban) |
| Posted and Design Speed Limit (mph) | | 30 |
| | | |
| Number of Through Lanes | | 2 |
| Right-of-Way | | 80’ |
| Street Width & Composition of Cross-Section | flowline-flowline | 51’ - |
| | paved width | 47’ |
| | | |
| | gutter pans | 2-2.5’ |
| Curb and Gutter | | Vertical curb and gutter |
| Sidewalk Width (measured from flowline) | | 5.5’ detached |
| Typical Traffic Volume Range | | Greater than 1500 vpd, less than 10,000 vpd |
| Continuity | | Continuous for less than 2 miles |
| Safety | | Designed to support safe travel for all users, including people walking, bicycling, using mobility devices, driving, and accessing transit, by managing speeds, minimizing conflict points, and accommodating human error. Safety treatments should be context-sensitive, especially where vulnerable road users are expected. |

| Table 6-01-03-2, Roadway Design Requirements (continued) | |
|---|---|
| | Collector (Suburban and Urban) |
| Traffic Control | ● As warranted by the latest edition of the MUTCD Manual and State Highway Access Code for Collectors.<br>● Parking prohibited.<br>● Traffic signals will normally be located only at intersections with streets of higher classification.<br>● Stop signs or roundabouts at intersections with other collectors and local streets |
| Function | ● Collect and distribute traffic between arterial and local streets and serve as main connectors within communities.<br>● Traffic should have an origin or a destination within the community. |
| Access Conditions | ● Intersections at grade.<br>● Direct access to abutting property is not permitted unless no other access is reasonably available. |
| Planning Characteristic | Develop continuity throughout, but need not extend beyond the neighborhood.<br>Collectors should have advanced features in transit oriented development areas. Please see the Enhanced Multimodal Collector Cross Section in Appendix C |

**TABLE NOTES:**

5. .
6. Includes Section Line Arterial. vpd = vehicles per day

| Table 6-01-03-2. Design Requirements | | | | |
|---|---|---|---|---|
| | | Local – Residential | Local – Residential, Rural | Local – Industrial/Commercial |
| Posted and Design Speed Limit[1] (mph) | | 25 | | |
| | | | | |
| Number of Through Lanes | | 2 | | |
| Right-of-Way[2] | | 50’ min.[3] | 60’ | 60’ |
| | | ROW radius in cul-de-sacs bubble: 60’ | ROW radius in cul-de-sacs bubble: 60’ | ROW radius in cul-de-sacs bubble: 70’ |
| Street Width & Composition of Cross-Section | flowline-flowline | SF and MF: 36’ | - | 44’ |
| | paved width | SF and MF: 32’ | 24’ | 40’ |
| | shoulders | - | 6’ | - |
| | gutter pans | 2-2’ for SF and MF areas | - | 2-2’ |
| Curb and Gutter | | Combination curb, gutter, and sidewalk | - | Vertical curb and gutter |

| Table 6-01-03-2. Design Requirements | | | |
|---|---|---|---|
| | Local – Residential | Local – Residential, Rural | Local – Industrial/Commercial |
| Sidewalk Width (measured from flowline) | 5.5' wide combination w/curb, attached | - | 5.5' wide w/curb, attached |
| Typical Traffic Volume Ranges | Less than 1500 vehicles per day (vpd) | | |
| Continuity | Limited | | |
| Safety | Designed to prioritize the safety of all users, including people walking, bicycling, using mobility devices, driving, or accessing transit by managing vehicle speeds, reducing crash risk and severity, and ensuring safe access to adjacent properties. Design should account for human error and emphasize protection of vulnerable road users in neighborhood contexts. | Designed to prioritize the safety of all users, including people walking, bicycling, using mobility devices, driving, or accessing transit by managing vehicle speeds, reducing crash risk and severity, and ensuring safe access to adjacent properties. Design should account for human error and emphasize protection of vulnerable road users in neighborhood contexts. | Designed to protect the safety of all users, including pedestrians, bicyclists, people using mobility devices, commercial drivers, and people accessing adjacent properties or transit. Safety features should support speed management, visibility, and separation of vulnerable users from higher-volume vehicle movements. |
| Traffic Control | As warranted by the latest edition of the MUTCD Manual and surrounding context. | | |
| Function | ● Direct access to adjacent property.<br>● Traffic carried should have an origin or a destination within the neighborhood.<br>● Utility line easements should be available.<br>● Stop signs or roundabouts at intersections with other collectors and local streets. | | |
| Access Conditions | ● Intersections at grade with direct access to abutting property permitted. | | |

| Table 6-01-03-2. Design Requirements | | | | |
|---|---|---|---|---|
| | | Local – Residential | Local – Residential, Rural | Local – Industrial/Commercial |
| Planning Characteristic | | • Designed to discourage through traffic from moving through the neighborhood.<br>• Local streets should not intersect arterial streets.<br>• On-street parking may be allowed on one or both sides of the street. | | |
| Cul-de-sac | min. flowline radius | 53’ | 42’ to edge of asphalt | 62’ |
| | max length | Max. length (for local residential and industrial/commercial only): most restrictive of 1,200’or 40 dwelling units (if approved by the Fire District). Longer than 600’ or with more than 25 dwelling units-may require all units to be sprinkled per NFPA-13D | | |

**TABLE NOTES:**

1. See County for posted speed if the traffic study indicates that a reduced speed is required.
2. ROW for cut/fill conditions may be required,
3. Change in ROW width due to a change in street classification shall be made at intersections to accommodate turn lanes. SF = Single Family Residential; MF = Multi Family Residential; vpd = vehicles per day

## 6-01-03.A Sight Distances

1. Sight distance is the length of roadway clearly visible to the driver and is dependent upon the height of the driver’s eye above the road surface, the specified object height above the road surface, and the height of sight obstructions within the line of sight. The minimum sight distance available on a roadway should be sufficient to enable a vehicle traveling at or near the design speed to stop before reaching a stationary object.
2. In evaluating the overall performance of a roadway, both the horizontal and vertical sight distances should be checked to insure the distance along the major road is sufficient to allow a vehicle the opportunity to safely cross or turn left, whichever is required. For all sight distance calculations, the height of driver’s eye is considered to be 3.50 feet above the road surface.
3. No Access Permit shall be issued for any project which does not include design elements for safe movement of any motorist using and/or passing an access.
4. Minimum Sight Distance requirements for existing access points shall meet the criteria listed in Addendum B of these regulations. Addendum B is reference herein for informational purposes but is not made a part hereof.

### 6-01-03.A.1 Stopping Sight Distance

a. **Stopping Sight Distance Table**. The minimum stopping sight distance is the distance required by the driver of a vehicle traveling at the design speed to bring the vehicle to a stop after an object on the road becomes visible. Stopping sight distance is the sum of the brake reaction time (the interval between the instant the driver recognizes the existence of an object on the roadway and the instant the driver applies the brakes) and the braking distance. The braking distance is related to the initial speed and the coefficient of friction between the tires and the roadway. Because of the lower coefficients of friction on wet pavement as compared with dry, the wet condition governs the stopping distances in design. Refer to Table 6-01-03.A.1-1,

*Stopping Sight Distance for Wet Pavements,* for minimum stopping sight distances. For stopping sight distance calculations, the height of the object is considered to be six inches above the road surface.

**Table 6-01-03.A.1-1, Stopping Sight Distance for Wet Pavements (Adapted from AASHTO "Green Book " Table III – 1)**

| Design Speed | Assumed Speed for Condition (mph) | Brake Reaction | | Coefficient of Friction (f) | Breaking Distance on Level[a] (ft) | Stopping Sight Distance | |
|---|---|---|---|---|---|---|---|
| | | Time (sec) | Distance (ft) | | | Computed[a] (ft) | Rounded for Design (ft) |
| 20 | 20-20 | 2.5 | 73.3-73.3 | 0.40 | 33.3-33.3 | 106.7-106.7 | 125-125 |
| 25 | 24-25 | 2.5 | 88.0-91.7 | 0.38 | 50.5-54.8 | 138.5-146.5 | 150-150 |
| 30 | 28-30 | 2.5 | 102.7-110.0 | 0.35 | 74.7-85.7 | 177.3-195.7 | 200-200 |
| 35 | 32-35 | 2.5 | 117.3-128.3 | 0.34 | 100.4-120.1 | 217.7-248.4 | 225-250 |
| 40 | 36-40 | 2.5 | 132.0-146.7 | 0.32 | 135.0-166.7 | 267.0-313.3 | 275-325 |
| 45 | 40-45 | 2.5 | 146.7-165.0 | 0.31 | 172.0-217.7 | 318.7-382.7 | 325-400 |
| 50 | 44-50 | 2.5 | 161.3-183.3 | 0.30 | 215.1-277.8 | 376.4-461.1 | 400-475 |
| 55 | 48-55 | 2.5 | 176.0-201.7 | 0.30 | 256.0-336.1 | 432.0-537.8 | 450-550 |
| 60 | 52-60 | 2.5 | 190.7-220.0 | 0.29 | 310.8-413.8 | 501.5-633.8 | 525-650 |
| 65 | 55-65 | 2.5 | 201.7-238.3 | 0.29 | 347.7-485.6 | 549.4-724.0 | 550-725 |
| 70 | 58-70 | 2.5 | 212.7-256.7 | 0.28 | 400.5-583.3 | 613.1-840.0 | 625-850 |

[a]*Different values for the same speed result from using unequal coefficients of friction*

b. **Effects of Grade on Stopping.** When a roadway is constructed on a grade steeper than three percent, the braking distance not only to the initial speed and coefficient of friction, but also the percent grade (both up and down). As intuition would lead you to believe, the safe stopping distance on upgrades is shorter and those on downgrades is longer. Refer to Table 6-01-03.A.1-2, *Effect of Grade on Stopping Sight Distance, Wet Conditions,* for effects of upgrades and downgrades on the stopping sight distance in wet conditions.

| Table 6-01-03.A.1-2, Effect of Grade on Stopping Sight Distance, Wet Conditions (Adapted from AASHTO "Green Book" Table III-2) | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Increase for Downgrades | | | | Decrease for Upgrades | | |
| Design Speed (mph) | Correction in Stopping Distance (ft) | | | Assumed Speed for Condition (mph) | Correction in Stopping Distance (ft) | | |
| | 3% | 6% | 9% | | 3% | 6% | 9% |
| 30 | 10 | 20 | 30 | 28 | - | 10 | 20 |
| 40 | 20 | 40 | 70 | 36 | 10 | 20 | 30 |
| 50 | 30 | 70 | - | 44 | 20 | 30 | - |
| 60 | 50 | 110 | - | 52 | 30 | 50 | - |
| 65 | 60 | 130 | - | 55 | 30 | 60 | - |
| 70 | 70 | 160 | - | 58 | 40 | 70 | - |

c. **Decision Sight Distance**. Decision sight distance is defined as the distance it takes for a driver to detect an unexpected or difficult-to-perceive hazard along the roadway which may be visually cluttered, recognize this hazard, select an appropriate speed and path, and complete the required safety maneuver. Therefore, based on this definition, these values tend to be greater than stopping sight distances. Interchanges and intersections, locations where unusual or unexpected maneuvers are required, changes in cross section, and areas of "visual noise" are examples of locations where decision sight distances may be needed. In computing and measuring decision sight distances (refer to Table 6-01-03.A.1-3), the 3.5-foot eye height and 6-inch object height criteria used for stopping sight distance have been used.

| Table 6-01-03.A.1-3, Decision Sight Distance (adapted from AASHTO "Green Book" Table III-3) | | | | | |
|---|---|---|---|---|---|
| Design Speed (mph) | Decision Sight Distance for Avoidance Maneuver (ft) | | | | |
| | A | B | C | D | E |
| 30 | 220 | 500 | 450 | 500 | 625 |
| 40 | 345 | 725 | 600 | 725 | 825 |
| 50 | 500 | 975 | 750 | 900 | 1025 |
| 60 | 680 | 1300 | 1000 | 1150 | 1275 |
| 70 | 900 | 1525 | 1100 | 1300 | 1450 |

- Avoidance Maneuver A: Stop on rural road.
- Avoidance Maneuver B: Stop on urban road.
- Avoidance Maneuver C: Speed/path/direction change on rural road.
- Avoidance Maneuver D: Speed/path/direction change on suburban road.
- Avoidance Maneuver E: Speed/path/direction change on urban road.

## 6-01-03.A.2 Passing Sight Distance for Two-Lane Roads

Passing sight distance is the minimum distance (traveling at the design speed) that must be available to enable the driver of one vehicle to pass another safely and comfortably without interfering with oncoming traffic. Required passing sight distances for given design speeds are given in Table 6-01-03.A.2-1, *Minimum Passing Sight Distance for Design of Two-Lane Highways*. For all sight distance calculations, the height of driver's eye is considered to be 3.50 feet above the road surface. For passing sight distance calculations, the height of the object is considered to be 4.25 feet above the road surface.

**Table 6-01-03.A.2-1, Minimum Passing Sight Distance for Design of Two-Lane Highways (Adapted from AASHTO "Green Book" Table III-5)**

| Design Speed (mph) | Assumed Speeds | | Minimum Passing Sight Distance (Rounded) (ft) |
|---|---|---|---|
| | Passed Vehicle (mph) | Passing Vehicle (mph) | |
| 20 | 20 | 30 | 800 |
| 30 | 26 | 36 | 1100 |
| 40 | 34 | 44 | 1500 |
| 50 | 41 | 51 | 1800 |
| 60 | 47 | 57 | 2100 |
| 65 | 50 | 60 | 2300 |
| 70 | 54 | 64 | 2500 |

## 6-01-03.A.3 Measuring and Recording Sight Distance on Plans

Methods for scaling sight distances are shown in Figure 6-01-03.A.4-1, *Scaling and Recording Sight Distance on Plans*. Both horizontal and vertical sight distances should be measured as well as passing sight distance and stopping sight distance. Sight distance charts such as those in Table 6-01-03.A.2-1, *Minimum Passing Sight Distance for Design of Two-Lane Highways*, through Table 6-01-03.B.1-2, *Design Values for Rate of Superelevation (e) and Minimum Length of Runoff, emax = 0.06,* may be used to establish minimum lengths of vertical curves and charts similar to Figure 6-01-03.B.6-1 and Figure 6-01-03.B.6-2 are useful in determining the degree of horizontal curve necessary for the required sight distance. Refer to AASHTO "Green Book" for further details on scaling and recording sight distances.

## 6-01-03.A.4 Intersection Driveway Sight Distance (Sight Triangle)

a. **Both Approaches and Sides**. There shall be an unobstructed sight distance along both approaches and both sides at an intersection (within the right-of-way) for distances sufficient to allow the operators of vehicles, approaching simultaneously, to see each other in time to prevent collisions at the intersection.

b. **Sight Obstructions**. Any object within the sight triangle more than 30 inches high (such objects include: buildings, cut slopes, hedges, trees, bushes, utility cabinets, or tall crops) above the flowline elevation of the adjacent street shall constitute a sight obstruction, and shall be removed or lowered. In no case shall any permanent object encroach into the "line of sight" of any part of the sight-distance triangle. In addition, parking (except on local streets) shall be eliminated within the sight triangle whether or not the intersection roads are level or on grades. The sight distance shall be measured to the centerline of the closest through lane in both directions.

c. **Street Plans**. All sight-distance triangles (shown in Figure 6-01-03.A.4-2) must be presented on the submitted street plans.

d. **AASHTO Reference**. Refer to the AASHTO "Green Book" for more information on sight distances for intersections.

**Figure 6-01-03.A.4-1, Scaling and Recording Sight Distance on Plans (Adapted from AASHTO "Green Book" Figure III-3)**

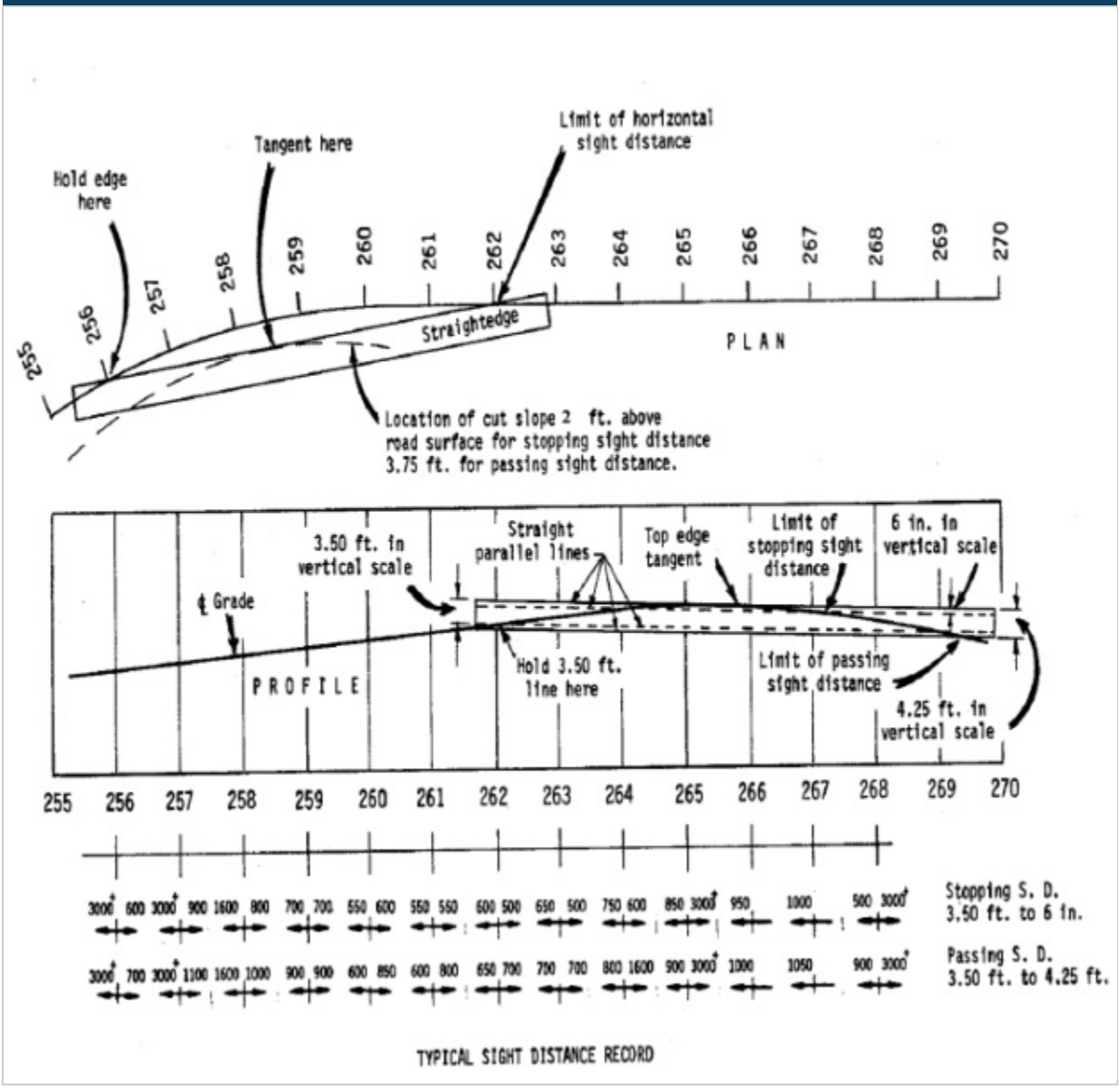
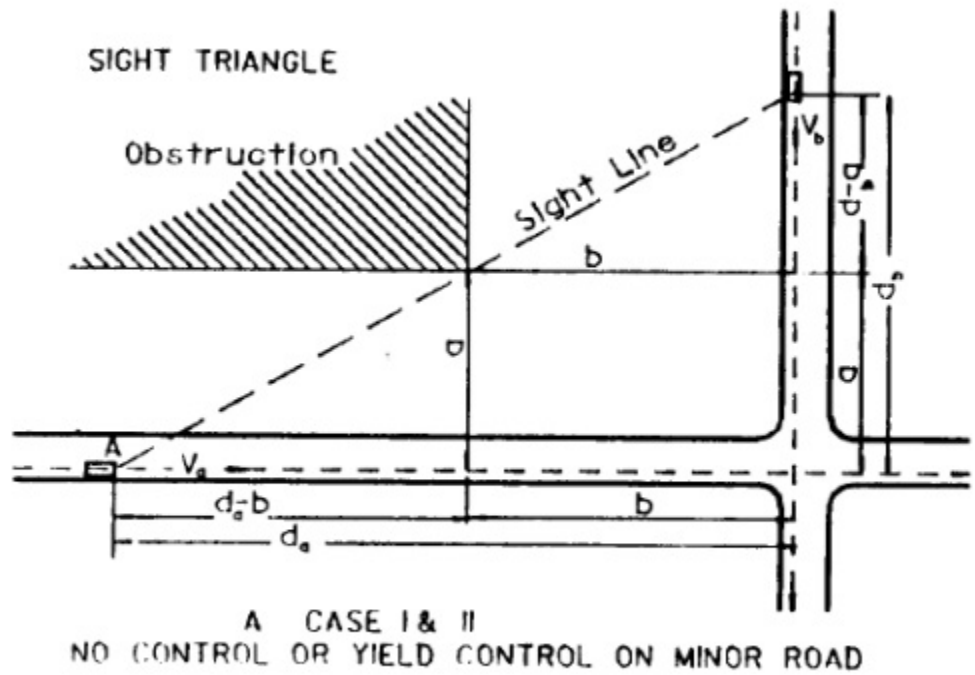


**Figure 6-01-03.A.4-2, Sight Distance at Intersections, Minimum Sight Triangle (adapted from AASHTO "Green Book" Figure IX-32)**




## 6-01-03.B Horizontal Alignment

A. The major considerations in horizontal alignment design are road width, design speed, sight distance, and performance of heavy-duty vehicles. The proper alignment should provide for safe and continuous operation at a uniform design speed. Proposed road layouts shall bear a logical relationship to existing or platted roads in adjacent properties (i.e., not create increased congestion or unsafe intersections) and fit within the overall transportation plan for the County.

B. All new streets must intersect at or nearly at right angles. The minimum allowable intersection flowline radius for any street shall be 15 feet. Modified existing streets must allow for safe operations and proposed orientations reviewed and approved by the County.

C. Superelevation and horizontal curve radii must be in accordance with the recommendations of the AASHTO "Green Book."

### 6-01-03.B.1 Superelevation

a. **Generally**.

(1) *Superelevation Distribution and Side Friction.* It is necessary to determine superelevation rates that are applicable over the range of curvature for each design speed. For a given design speed, the superelevation shall be distributed in such a manner that there is a logical relation between the side friction factor and the applied superelevation rate.

(2) *Maximum Superelevation Rates and Controls.* The maximum rate of superelevation on highways is controlled by factors including climate conditions, terrain conditions, land use

characteristics (rural or urban), and frequency for slow-moving vehicles. For highway curves, several rates shall be recognized in establishing design controls. A rate of 0.040 to 0.060 is a typical rate used for urban areas with little to no constraints (where areas with snow and ice shall require the lower value).

(3) *Approval of Superelevation for Lower-Speed Roadways*. Superelevation shall not be approved for local and/or other roadways classified with a design speed of 50 mph or less without prior approval by the Director of the Public Works Department.

b. **Standards for Superelevation.** The rate of superelevation shall be clearly shown on the project plans along with exaggerated (1”=10’H, 1”=1’ V) profiles of the centerline and both flowlines. The superelevation runout length, crown runout length, and the point at which full superelevation is reached shall be clearly represented and consistent with Table 6-01-03.B.1-1 through Table 6-01-03.B.1-4, the AASHTO “Green Book” and CDOT M & S Standards (M-203-10 through M-203-13).

c. **Urban Street Conditions.** Standard rates of superelevation must be maintained throughout the curve where applicable. Although superelevation is advantageous for highways (design speeds greater than 50 mph), street intersections, established street grades, curbs and adverse drainage conditions may require a reduction in the rate of superelevation, or different rates for each half of the roadbed may be proposed. In areas where pavement warping is required for drainage, adverse superelevation shall be avoided.

**Table 6-01-03.B.1-1, Design Values For Rate of Superelevation (e) and Minimum Length of Runoff, $e_{max}$ = 0.04**

| D | R (ft) | V=30 | | | V=40 | | | V=50 | | | V=60 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | e | L (ft) | | e | L (ft) | | e | L (ft) | | e | L (ft) | |
| | | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE |
| 0°15’ | 22918 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 |
| 0°30’ | 11459 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 |
| 0°45’ | 7639 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | RC | 175 | 265 |
| 1°00’ | 5730 | NC | 0 | 0 | NC | 0 | 0 | RC | 150 | 225 | .023 | 175 | 265 |
| 1°30’ | 3820 | NC | 0 | 0 | RC | 125 | 190 | .024 | 150 | 225 | .029 | 175 | 265 |
| 2°00’ | 2865 | RC | 100 | 150 | .022 | 125 | 190 | .027 | 150 | 225 | .033 | 175 | 265 |
| 2°30’ | 2292 | RC | 100 | 150 | .025 | 125 | 190 | .030 | 150 | 225 | .037 | 175 | 265 |
| 3°00’ | 1910 | .020 | 100 | 150 | .027 | 125 | 190 | .033 | 150 | 225 | .039 | 175 | 265 |
| 3°30’ | 1637 | .022 | 100 | 150 | .028 | 125 | 190 | .035 | 150 | 225 | .040 | 175 | 265 |
| 4°00’ | 1432 | .024 | 100 | 150 | .030 | 125 | 190 | .037 | 150 | 225 | Dmax=3°45’ | | |
| 5°00’ | 1146 | .026 | 100 | 150 | .033 | 125 | 190 | .039 | 150 | 225 | | | |
| 6°00’ | 955 | .028 | 100 | 150 | .035 | 125 | 190 | .040 | 150 | 225 | | | |
| 7°00’ | 819 | .030 | 100 | 150 | .037 | 125 | 190 | Dmax=6°00’ | | | | | |
| 8°00’ | 716 | .031 | 100 | 150 | .039 | 125 | 190 | D – Degree of curve<br>R – Radius of curve<br>V – Assumed design speed<br>L – Minimum length of runoff (does not include tangent runout) | | | | | |
| 9°00’ | 637 | .033 | 100 | 150 | .040 | 125 | 190 | | | | | | |
| 10°00’ | 573 | .034 | 100 | 150 | .040 | 125 | 190 | | | | | | |
| 11°00’ | 521 | .035 | 100 | 150 | Dmax=10°00’ | | | | | | | | |
| 12°00’ | 477 | .036 | 100 | 150 | | | | | | | | | |

**Table 6-01-03.B.1-1, Design Values For Rate of Superelevation (e) and Minimum Length of Runoff, $e_{max}$ = 0.04**

| D | R (ft) | V=30 | | | V=40 | | | V=50 | | | V=60 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | e | L (ft) | | e | L (ft) | | e | L (ft) | | e | L (ft) | |
| | | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE |
| 13°00’ | 441 | .037 | 100 | 150 | | | | | | | | | |
| 14°00’ | 409 | .038 | 100 | 150 | | | | | | | | | |
| 16°00’ | 358 | .039 | 100 | 150 | | | | | | | | | |
| 18°00’ | 318 | .040 | 100 | 150 | | | | | | | | | |
| 19°00’ | 302 | .040 | 100 | 150 | | | | | | | | | |
| Dmax=19°00’ | | | | | | | | | | | | | |

NC – Normal crown section
RC – Remove adverse crown, superelevate at normal crown slope

Note:

- In recognition of safety considerations, use of $e_{max}$ = 0.04 shall be limited to urban conditions.
- Use applicable rates for the next higher V. Do not interpolate.

**Table 6-01-03.B.1-2, Design Values for Rate of Superelevation (e) and Minimum Length of Runoff, $e_{max}$ = 0.06**

| D | R (ft) | V=30 | | | V=40 | | | V=50 | | | V=55 | | | V=60 | | | V=65 | | | V=70 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | e | L (ft) | | e | L (ft) | | e | L (ft) | | e | L (ft) | | e | L (ft) | | e | L (ft) | | e | L (ft) | |
| | | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE |
| 0°15’ | 22918 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 00 |
| 0°30’ | 11459 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | RC | 190 | 190 | RC | 200 | 200 |
| 0°45’ | 7639 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | RC | 160 | 160 | .021 | 175 | 175 | .024 | 190 | 190 | .026 | 200 | 200 |
| 1°00’ | 5730 | NC | 0 | 0 | NC | 0 | 0 | .020 | 150 | 150 | .023 | 160 | 160 | .027 | 175 | 175 | .030 | 190 | 190 | .033 | 200 | 200 |
| 1°30’ | 3820 | NC | 0 | 0 | .020 | 125 | 125 | .028 | 150 | 150 | .032 | 160 | 160 | .037 | 175 | 175 | .041 | 190 | 190 | .046 | 200 | 200 |
| 2°00’ | 2865 | RC | 100 | 100 | .025 | 125 | 125 | .035 | 150 | 150 | .040 | 160 | 160 | .045 | 175 | 180 | .050 | 190 | 210 | .055 | 200 | 230 |
| 2°30’ | 2292 | .020 | 100 | 100 | .030 | 125 | 125 | .040 | 150 | 150 | .045 | 160 | 170 | .051 | 175 | 200 | .056 | 190 | 230 | .059 | 200 | 260 |
| 3°00’ | 1910 | .023 | 100 | 100 | .034 | 125 | 125 | .045 | 150 | 160 | .050 | 160 | 190 | .055 | 175 | 220 | .059 | 190 | 250 | Dmax=2°45’ | | |
| 3°30’ | 1637 | .026 | 100 | 100 | .038 | 125 | 125 | .048 | 150 | 170 | .054 | 160 | 210 | .058 | 175 | 230 | .060 | 190 | 250 | | | |

**Table 6-01-03.B.1-2, Design Values for Rate of Superelevation (e) and Minimum Length of Runoff, $e_{max}$ = 0.06**

| D | R (ft) | V=30 | | | V=40 | | | V=50 | | | V=55 | | | V=60 | | | V=65 | | | V=70 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | L (ft) | | | L (ft) | | | L (ft) | | | L (ft) | | | L (ft) | | | L (ft) | | | L (ft) | |
| | | e | 2-LANE | 4-LANE | e | 2-LANE | 4-LANE | e | 2-LANE | 4-LANE | e | 2-LANE | 4-LANE | e | 2-LANE | 4-LANE | e | 2-LANE | 4-LANE | e | 2-LANE | 4-LANE |
| 4°00’ | 1432 | .029 | 100 | 100 | .041 | 125 | 130 | .052 | 150 | 180 | .057 | 160 | 220 | .060 | 175 | 240 | Dmax=3°30’ | | | | | |
| 5°00’ | 1146 | .034 | 100 | 100 | .046 | 125 | 140 | .056 | 150 | 200 | .060 | 160 | 230 | Dmax=4°15’ | | | | | | | | |
| 6°00’ | 955 | .038 | 100 | 100 | .050 | 125 | 160 | .059 | 150 | 210 | Dmax=5°15’ | | | | | | | | | | | |
| 7°00’ | 819 | .041 | 100 | 110 | .053 | 125 | 170 | Dmax=6°45’ | | | | | | | | | | | | | | |
| 8°00’ | 716 | .043 | 100 | 120 | .056 | 125 | 180 | | | | | | | | | | | | | | | |
| 9°00’ | 637 | .046 | 100 | 120 | .058 | 125 | 180 | | | | | | | | | | | | | | | |
| 10°00’ | 573 | .048 | 100 | 130 | .059 | 125 | 190 | | | | | | | | | | | | | | | |
| 11°00’ | 521 | .050 | 100 | 140 | .060 | 130 | 190 | | | | | | | | | | | | | | | |
| 12°00’ | 477 | .052 | 100 | 140 | Dmax=11°15’ | | | | | | | | | | | | | | | | | |
| 13°00’ | 441 | .054 | 100 | 140 | | | | | | | | | | | | | | | | | | |
| 14°00’ | 409 | .055 | 100 | 150 | | | | | | | | | | | | | | | | | | |
| 16°00’ | 358 | .058 | 100 | 160 | | | | | | | | | | | | | | | | | | |
| 18°00’ | 318 | .059 | 110 | 160 | | | | | | | | | | | | | | | | | | |
| 20°00’ | 286 | .060 | 110 | 160 | | | | | | | | | | | | | | | | | | |
| 21°00’ | 273 | .060 | 110 | 160 | | | | | | | | | | | | | | | | | | |
| | | Dmax=21°00’ | | | | | | | | | | | | | | | | | | | | |

D – Degree of curve
R – Radius of curve
V – Assumed design speed
L – Minimum length of runoff (does not include tangent runout)
NC – Normal crown section
RC – Remove adverse crown, superelevate at normal crown slope
Note:

- Use applicable rates for the next higher V. Do not interpolate.

**Table 6-01-03.B.1-3, Design Values for Rate of Superelevation (e) and Minimum Length of Runoff, $e_{max}$ = 0.08**

| D | R (ft) | V=30 | | | V=40 | | | V=50 | | | V=55 | | | V=60 | | | V=65 | | | V=70 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE |
| 0°15’ | 22918 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 |
| 0°30’ | 11459 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | RC | 175 | 175 | RC | 190 | 190 | RC | 200 | 200 |
| 0°45’ | 7639 | NC | 0 | 0 | NC | 0 | 0 | RC | 150 | 150 | RC | 160 | 160 | .022 | 175 | 175 | .025 | 190 | 190 | .028 | 200 | 200 |
| 1°00’ | 5730 | NC | 0 | 0 | NC | 0 | 0 | .021 | 150 | 150 | .025 | 160 | 160 | .029 | 175 | 175 | .032 | 190 | 190 | .036 | 200 | 200 |
| 1°30’ | 3820 | NC | 0 | 0 | .021 | 125 | 125 | .030 | 150 | 150 | .035 | 160 | 160 | .041 | 175 | 175 | .046 | 190 | 200 | .051 | 200 | 240 |
| 2°00’ | 2865 | RC | 100 | 100 | .027 | 125 | 125 | .038 | 150 | 150 | .045 | 160 | 170 | .051 | 175 | 210 | .058 | 190 | 250 | .065 | 200 | 290 |
| 2°30’ | 2292 | .021 | 100 | 100 | .033 | 125 | 125 | .046 | 150 | 170 | .053 | 160 | 200 | .061 | 175 | 240 | .068 | 190 | 300 | .075 | 220 | 330 |
| 3°00’ | 1910 | .025 | 100 | 100 | .038 | 125 | 125 | .053 | 150 | 190 | .060 | 160 | 230 | .068 | 180 | 270 | .075 | 210 | 320 | Dmax=3°00’ | | |
| 3°30’ | 1637 | .028 | 100 | 100 | .043 | 125 | 140 | .058 | 150 | 210 | .067 | 170 | 260 | .074 | 200 | 300 | .079 | 220 | 350 | | | |
| 4°00’ | 1432 | .031 | 100 | 100 | .047 | 125 | 150 | .063 | 150 | 230 | .071 | 180 | 270 | .078 | 210 | 310 | Dmax=3°45’ | | | | | |
| 5°00’ | 1146 | .038 | 100 | 100 | .055 | 125 | 170 | .071 | 170 | 260 | .078 | 200 | 300 | Dmax=4°45’ | | | | | | | | |
| 6°00’ | 955 | .043 | 100 | 120 | .062 | 130 | 190 | .077 | 180 | 280 | Dmax=6°00’ | | | | | | | | | | | |
| 7°00’ | 819 | .048 | 100 | 130 | .067 | 140 | 210 | .080 | 190 | 280 | | | | | | | | | | | | |
| 8°00’ | 716 | .053 | 100 | 140 | .071 | 150 | 220 | Dmax=7°30’ | | | | | | | | | | | | | | |
| 9°00’ | 637 | .056 | 100 | 150 | .075 | 160 | 240 | | | | | | | | | | | | | | | |
| 10°00’ | 573 | .060 | 110 | 160 | .078 | 160 | 240 | | | | | | | | | | | | | | | |
| 11°00’ | 521 | .063 | 110 | 170 | .079 | 170 | 250 | | | | | | | | | | | | | | | |
| 12°00’ | 477 | .065 | 120 | 180 | .080 | 170 | 250 | | | | | | | | | | | | | | | |

D – Degree of curve
R – Radius of curve
V – Assumed design speed
L – Minimum length of runoff (does not include tangent runout)
NC – Normal crown section
RC – Remove adverse crown, superelevate at normal crown slope

Note:

- Use applicable rates for the next higher V. Do not interpolate.

**Table 6-01-03.B.1-3, Design Values for Rate of Superelevation (e) and Minimum Length of Runoff, $e_{max}$ = 0.08**

| D | R (ft) | V=30 | | | V=40 | | | V=50 | | | V=55 | | | V=60 | | | V=65 | | | V=70 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE |
| 13° 00’ | 441 | .068 | 120 | 180 | Dmax=12°15’ | | | | | | | | | | | | | | | | | |
| 14° 00’ | 409 | .070 | 130 | 190 | | | | | | | | | | | | | | | | | | |
| 16° 00’ | 358 | .074 | 130 | 200 | | | | | | | | | | | | | | | | | | |
| 18° 00’ | 318 | .077 | 140 | 210 | | | | | | | | | | | | | | | | | | |
| 20° 00’ | 286 | .079 | 140 | 210 | | | | | | | | | | | | | | | | | | |
| 22° 00’ | 260 | .080 | 140 | 230 | | | | | | | | | | | | | | | | | | |
| | | Dmax=22°45’ | | | | | | | | | | | | | | | | | | | | |

**Table 6-01-03.B.1-4, Design Values for Rate of Superelevation (e) and Minimum Length of Runoff, $e_{max}$ = 0.10**

| D | R (ft) | V=30 | | | V=40 | | | V=50 | | | V=55 | | | V=60 | | | V=65 | | | V=70 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE | e | L (ft) 2-LANE | L (ft) 4-LANE |
| 0°15’ | 22918 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 |
| 0°30’ | 11459 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | NC | 0 | 0 | RC | 175 | 175 | RC | 190 | 190 | RC | 200 | 200 |
| 0°45’ | 7639 | NC | 0 | 0 | NC | 0 | 0 | RC | 150 | 150 | RC | 160 | 160 | .023 | 175 | 175 | .025 | 190 | 190 | .028 | 200 | 200 |
| 1°00’ | 5730 | NC | 0 | 0 | NC | 0 | 0 | .021 | 150 | 150 | .025 | 160 | 160 | .030 | 175 | 175 | .033 | 190 | 190 | .037 | 200 | 200 |
| 1°30’ | 3820 | NC | 0 | 0 | .021 | 125 | 125 | .031 | 150 | 150 | .037 | 160 | 160 | .043 | 175 | 190 | .048 | 190 | 220 | .054 | 200 | 260 |
| 2°00’ | 2865 | RC | 100 | 100 | .028 | 125 | 125 | .040 | 150 | 150 | .048 | 160 | 180 | .055 | 175 | 230 | .062 | 190 | 290 | .070 | 220 | 330 |
| 2°30’ | 2292 | .021 | 100 | 100 | .034 | 125 | 125 | .049 | 150 | 180 | .056 | 160 | 210 | .067 | 190 | 280 | .075 | 220 | 330 | .085 | 260 | 390 |

**Table 6-01-03.B.1-4, Design Values for Rate of Superelevation (e) and Minimum Length of Runoff, $e_{max}$ = 0.10**

| D | R (ft) | V=30 | | | V=40 | | | V=50 | | | V=55 | | | V=60 | | | V=65 | | | V=70 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | L (ft) | | | L (ft) | | | L (ft) | | | L (ft) | | | L (ft) | | | L (ft) | | | L (ft) | |
| | | e | 2-LANE | 4-LANE | e | 2-LANE | 4-LANE | e | 2-LANE | 4-LANE | e | 2-LANE | 4-LANE | e | 2-LANE | 4-LANE | e | 2-LANE | 4-LANE | e | 2-LANE | 4-LANE |
| 3°00’ | 1910 | .025 | 100 | 100 | .040 | 125 | 125 | .057 | 150 | 210 | .067 | 170 | 250 | .077 | 210 | 320 | .087 | 250 | 380 | .096 | 280 | 420 |
| 3°30’ | 1637 | .029 | 100 | 100 | .046 | 125 | 140 | .065 | 160 | 240 | .075 | 190 | 290 | .086 | 350 | 350 | .095 | 270 | 400 | .100 | 300 | 450 |
| 4°00’ | 1432 | .033 | 100 | 100 | .051 | 125 | 160 | .072 | 180 | 260 | .083 | 210 | 320 | .093 | 250 | 380 | .099 | 280 | 420 | Dmax=3°30’ | | |
| 5°00’ | 1146 | .040 | 100 | 110 | .061 | 130 | 190 | .083 | 200 | 300 | .094 | 240 | 360 | .098 | 270 | 400 | Dmax=4°15’ | | | | | |
| 6°00’ | 955 | .046 | 100 | 120 | .070 | 150 | 220 | .092 | 220 | 330 | .099 | 250 | 380 | Dmax=5°15’ | | | | | | | | |
| 7°00’ | 819 | .053 | 100 | 140 | .078 | 160 | 240 | .098 | 240 | 350 | Dmax=6°30’ | | | | | | | | | | | |
| 8°00’ | 716 | .058 | 110 | 160 | .084 | 180 | 260 | .100 | 240 | 360 | | | | | | | | | | | | |
| 9°00’ | 637 | .063 | 120 | 170 | .089 | 190 | 280 | Dmax=8°15’ | | | | | | | | | | | | | | |
| 10°00’ | 573 | .068 | 120 | 180 | .094 | 200 | 290 | | | | | | | | | | | | | | | |
| 11°00’ | 521 | .072 | 130 | 200 | .097 | 200 | 310 | | | | | | | | | | | | | | | |
| 12°00’ | 477 | .076 | 140 | 210 | .099 | 210 | 310 | | | | | | | | | | | | | | | |
| 13°00’ | 441 | .080 | 140 | 220 | .100 | 210 | 320 | | | | | | | | | | | | | | | |
| 14°00’ | 409 | .083 | 150 | 220 | Dmax=13°15’ | | | | | | | | | | | | | | | | | |
| 16°00’ | 358 | .089 | 160 | 240 | | | | | | | | | | | | | | | | | | |
| 18°00’ | 318 | .093 | 170 | 250 | | | | | | | | | | | | | | | | | | |
| 20°00’ | 286 | .097 | 170 | 260 | | | | | | | | | | | | | | | | | | |
| 22°00’ | 260 | .099 | 180 | 270 | | | | | | | | | | | | | | | | | | |
| 24°00’ | 239 | .100 | 180 | 270 | | | | | | | | | | | | | | | | | | |

D – Degree of curve
R – Radius of curve
V – Assumed design speed
L – Minimum length of runoff (does not include tangent runout)
NC – Normal crown section
RC – Remove adverse crown, superelevate at normal crown slope
Note:

- Use applicable rates for the next higher V. Do not interpolate.

**Table 6-01-03.B.1-4, Design Values for Rate of Superelevation (e) and Minimum Length of Runoff, $e_{max}$ = 0.10**

| D | R (ft) | V=30 | | | V=40 | | | V=50 | | | V=55 | | | V=60 | | | V=65 | | | V=70 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | e | L (ft) | | e | L (ft) | | e | L (ft) | | e | L (ft) | | e | L (ft) | | e | L (ft) | | e | L (ft) | |
| | | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE | | 2-LANE | 4-LANE |
| | | Dmax=24°45’ | | | | | | | | | | | | | | | | | | | | |

## 6-01-03.B.2 Side Friction Factor

Variation in vehicle speeds and curves may result in the development of unbalanced lateral forces, regardless of whether the curve is superelevated. These forces typically result in a tire side thrust counterbalanced by friction between the tires and pavement surface. The coefficient of side friction (*f*) is related to the design speed, superelevation, and radius of curvature.

## 6-01-03.B.3 Design Speed

Horizontal alignment design speed shall be consistent with the requirement for the vertical alignment design speed. The horizontal curve data shown in Table 6-01-03.B.4-1 and Table 6-01-03.B.4-2 shall be used as minimum design guidelines.

## 6-01-03.B.4 Maximum Degree of Curvature and Minimum Radius

The maximum degree of curvature (or minimum radius) is a limiting value of curvature for a given design speed. At a proposed design speed, both the superelevation rate and the assumed value for side friction factor determine the minimum safe radius, R. The radius of curvature may be determined from Equation 6-01-03.B.4-1. The degree of curve is given in Equation 6-01-03.B.4-2.

**Equation 6-01-03.B.4-1**

$$R = \frac{V^2}{15(e+f)}$$

**Equation 6-01-03.B.4-2**

$$D = \frac{85{,}660(e+f)}{V^2}$$

| Where | |
|---|---|
| R = | Radius of curve, ft |
| V = | Vehicle speed, mph |
| e = | Rate of roadway superelevation, ft/ft |
| f = | Friction factor |
| D = | Degree of curve |

Curve Design Criteria and Reference Standards. Table 6-01-03.B.4-1, *Maximum Degree of Curve and Minimum Radius for Rural Highways and High-Speed Urban Areas*, presents maximum degree of curve and minimum radius for rural highways and high-speed urban areas. The minimum radii for limiting values of superelevation and friction for low-speed urban areas are presented in Table 6-01-03.B.4-2, *Minimum Radii for Limiting Values of e and f for Low-Speed Urban Streets*. Refer to AASHTO "Green Book" for other requirements regarding the design of rural highways and high and low speed urban streets.

**Table 6-01-03.B.4-1, Maximum Degree of Curve and Minimum Radius for Rural Highways and High-Speed Urban Areas (adapted from AASHTO Table III-6).**

| Design Speed (mph) | Max. e | Max. F | Rounded Max. Degree of Curve | Min. Radius (ft) |
|---|---|---|---|---|
| 20 | 0.04 | .17 | 45.0 | 127 |
| 30 | | .16 | 19.0 | 302 |
| 40 | | .15 | 10.0 | 573 |
| 50 | | .14 | 6.0 | 955 |
| 55 | | .13 | 4.75 | 1186 |
| 60 | | .12 | 3.75 | 1528 |
| 20 | 0.06 | .17 | 49.25 | 116 |
| 30 | | .16 | 21.0 | 273 |
| 40 | | .15 | 11.25 | 509 |
| 50 | | .14 | 6.75 | 849 |
| 55 | | .13 | 5.5 | 1061 |
| 60 | | .12 | 4.25 | 1348 |
| 65 | | .11 | 3.5 | 1637 |
| 70 | | .10 | 2.75 | 2083 |
| 20 | 0.08 | .17 | 53.5 | 107 |
| 30 | | .16 | 22.75 | 252 |
| 40 | | .15 | 12.25 | 468 |
| 50 | | .14 | 7.5 | 764 |
| 55 | | .13 | 6.0 | 960 |
| 60 | | .12 | 4.75 | 1206 |
| 65 | | .11 | 3.75 | 1528 |
| 70 | | .10 | 3.0 | 1910 |
| 20 | 0.10 | .17 | 58.0 | 99 |
| 30 | | .16 | 24.75 | 231 |
| 40 | | .15 | 13.25 | 432 |
| 50 | | .14 | 8.25 | 694 |
| 55 | | .13 | 6.5 | 877 |
| 60 | | .12 | 5.25 | 1091 |
| 65 | | .11 | 4.25 | 1348 |

| Table 6-01-03.B.4-1, Maximum Degree of Curve and Minimum Radius for Rural Highways and High-Speed Urban Areas (adapted from AASHTO Table III-6). | | | | |
|---|---|---|---|---|
| Design Speed (mph) | Max. e | Max. F | Rounded Max. Degree of Curve | Min. Radius (ft) |
| 70 | | .10 | 3.5 | 1637 |

| Table 6-01-03.B.4-2, Minimum Radii for Limiting Values of e and f for Low-Speed Urban Streets (adapted from AASHTO Table III-16) | | | |
|---|---|---|---|
| Design Speed, (mph) | Max. e | Max. f | Min. R, (ft) |
| 20 | 0.060 | 0.300 | 75 |
| 25 | | 0.252 | 135 |
| 30 | | 0.221 | 215 |
| 35 | | 0.197 | 320 |
| 40 | | 0.178 | 450 |
| 20 | .040 | 0.300 | 80 |
| 25 | | 0.252 | 145 |
| 30 | | 0.221 | 230 |
| 35 | | 0.197 | 345 |
| 40 | | 0.178 | 490 |
| 20 | 0 | 0.300 | 90 |
| 25 | | 0.252 | 165 |
| 30 | | 0.221 | 275 |
| 35 | | 0.197 | 415 |
| 40 | | 0.178 | 600 |

## 6-01-03.B.5 Effect of Grade

Grade affects the operating speeds of vehicles and shall be recognized as a critical factor in roadway design. Where feasible, roadway design shall accommodate a higher design speed for on the downgrade and a lower design speed on the upgrade. This variation in design speed shall depend on the grade's rate, length, and degrees of curvature, relative to other curves on the roadway section.

## 6-01-03.B.6 Sight Distance on Horizontal Curves

a. **Stopping Distance**. The proposed horizontal alignment must provide for the minimum stopping distance for the design speed at all points along the roadway. In addition, the design must take into account the visibility at intersections as well as around curves and roadside encroachments. Obstructions to the horizontal sight distance such as buildings, hedges, wooded areas, high ground or other topographical features, are to be presented on the project plans.

b. **Middle Ordinates**. Figure 6-01-03.B.6-1, Range Of Lower Values: Relation Between Degree Of Curve and Value Of Middle Ordinate Necessary To Provide Stopping Sight Distance on Horizontal Curves Under Open Road Conditions, and Figure 6-01-03.B.6-2, *Range Of Upper Values: Relation*

*Between Degree Of Curve and Value Of Middle Ordinate Necessary To Provide Stopping Sight Distance on Horizontal Curves Under Open Road Conditions*, are design charts showing the required middle ordinates for clear sight areas to satisfy the lower and upper values of stopping sight distance required for curves of various degrees. These charts utilize the stopping sight distance values in Table 6-01-03.A.1-1, *Stopping Sight Distance for Wet Pavements*. A value at or approaching the upper limit should be used as a minimum wherever conditions permit.

**Figure 6-01-03.B.6-1, Range Of Lower Values: Relation Between Degree Of Curves and Value Of Middle Ordinate Necessary To Provide Stopping Sight Distance on Horizontal Curves Under Open Road Conditions (adapted from AASHTO "Green Book" Figure III-26A)**

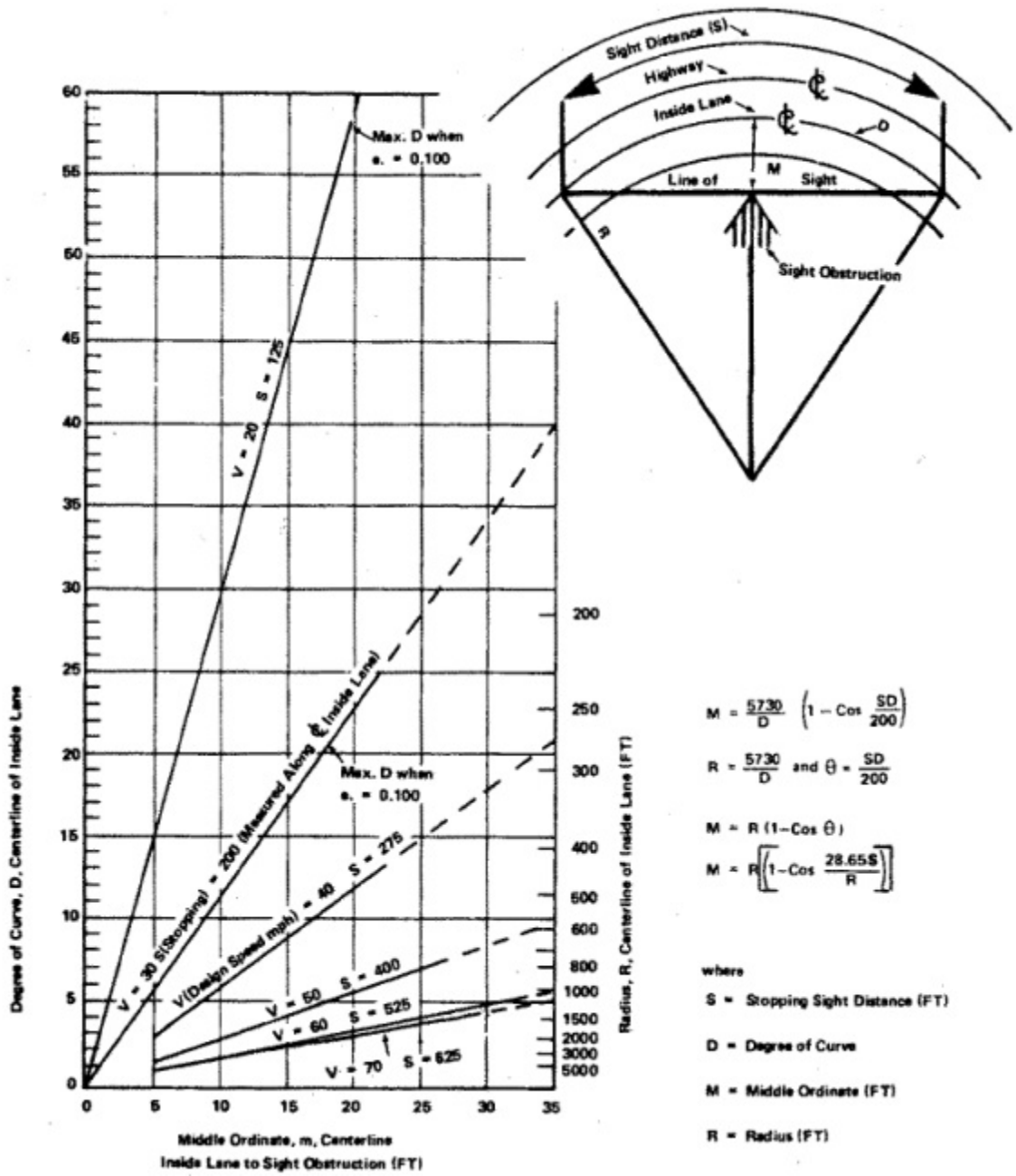
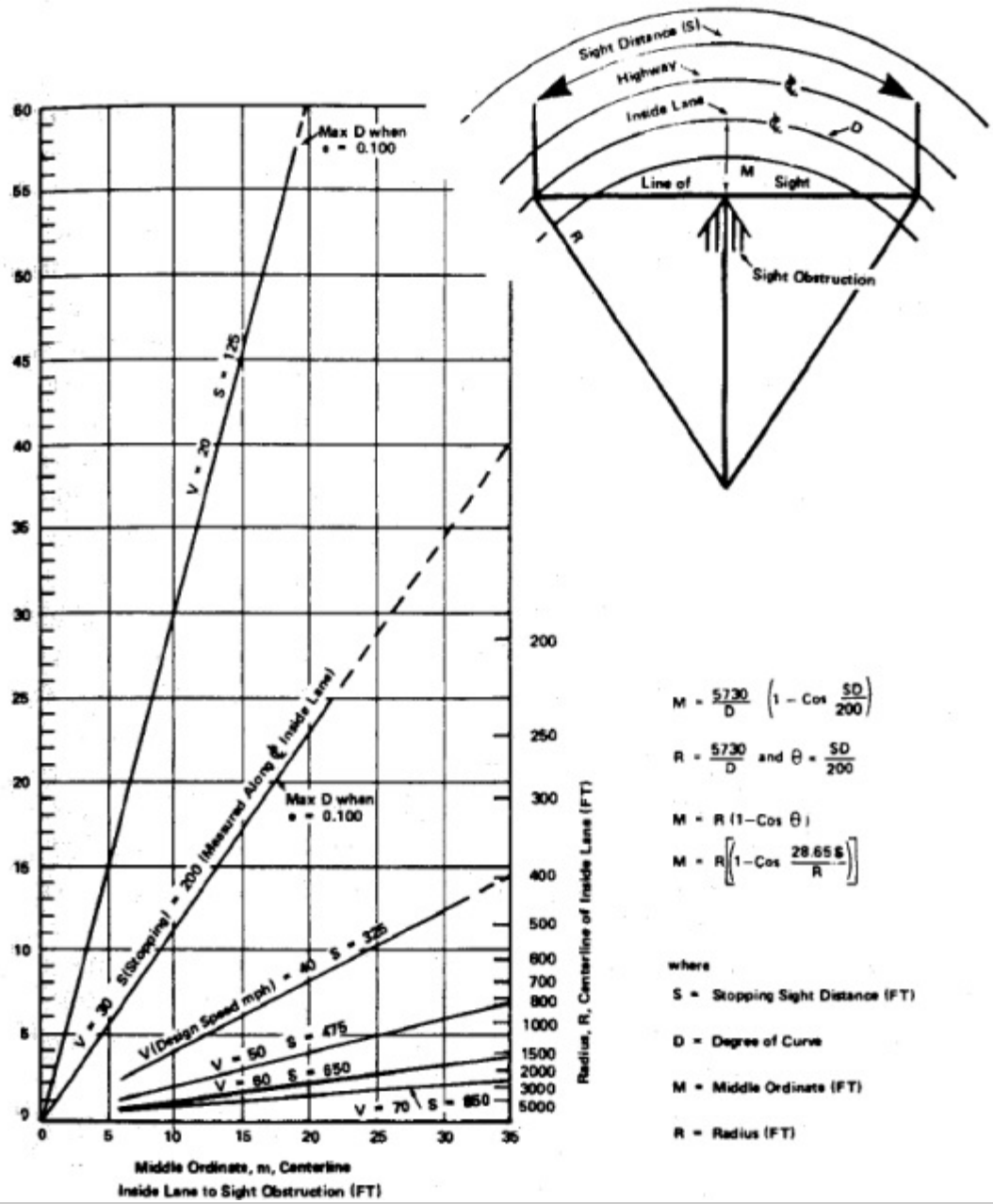


**Figure 6-01-03.B.6-2, Range Of Upper Values: Relation Between Degree Of Curve and Value Of Middle Ordinate Necessary To Provide Stopping Sight Distance on Horizontal Curves Under Open Road Conditions (adapted from AASHTO "Green Book" Figure III-26B**




## 6-01-03.B.7 Curb Return Radii

Table 6-01-03.B.7-1, *Minimum Curb Return Radius at Intersection,* presents minimum curb return radius for each of the roadway types at intersections with the applicable through street.

**Table 6-01-03.B.7-1, Minimum Curb Return Radius at Intersection**

| Through Street | Local | Collector | Rural Arterial and Rural Principal Arterial | Principal Arterial |
|---|---|---|---|---|
| Local | 15’ | 25’ | 30’ | 30’ |
| Collector | 25’ | 30’ | 30’ | 35’ |
| Rural Arterial and Rural Principal Arterial | 30’ | 30’ | 35’ | 40’ |
| Principal Arterial | 30’ | 35’ | 40’ | 50’ |

## 6-01-03.C Vertical Alignment

### 6-01-03.C.1 Vertical Curves

a. **Generally**. The major issues for safe operation on a crest vertical curve are the provisions of ample sight and stopping distances for the proposed design speed. Vertical curves may be any one of the crest or sag types depicted in Figure 6-01-03.C.1-1, *Types of Vertical Curves*. The County requires vertical curves on a proposed roadway when the algebraic difference in grades is equal to or greater than 1.0 percent.

b. **Crest Vertical Curves.** When the height of eye and the height of object are 3.50 feet and 6 inches, respectively (used in stopping sight distance), the length of vertical curve (L) is related to the algebraic differences in grades (A) and the estimated sight distance (S). The required lengths of vertical curves for different values of A to provide ranges of stopping sight distances for each design speed are graphically shown in Figure 6-01-03.C.1-2, *Design Controls For Crest Vertical Curves for Stopping Sight Distance And Open Road Conditions, Upper And Lower Range*. The solid lines represent the required lengths based on rounded values of K (defined as L/A). Table 6-01-03.C.1-1, *Design Controls for Crest and Sag Vertical Curves Based on Stopping Sight Distance*, shows the computed K values for lengths of vertical curves as required for the range of values of stopping sight distances for each design speed.

**Figure 6-01-03.C.1-1, Types of Vertical Curves (adapted from AASHTO "Green Book" Figure III-40)**

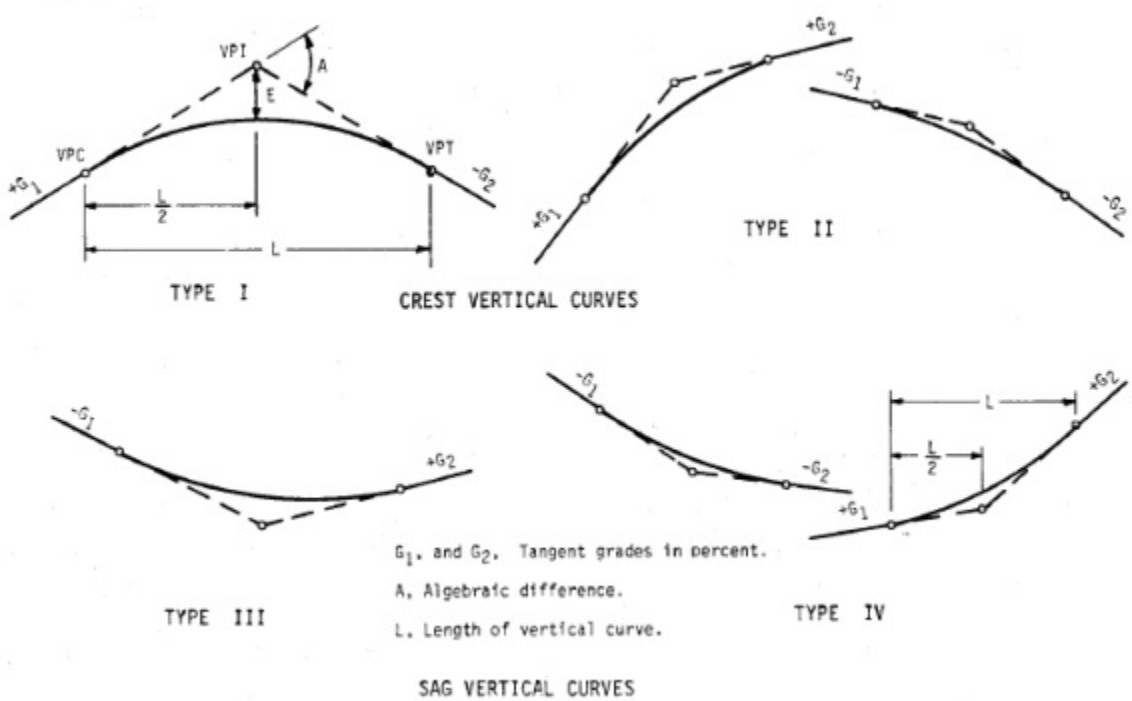


**Figure 6-01-03.C.1-2., Design Controls For Crest Vertical Curves for Stopping Sight Distance And Open Road Conditions, Upper And Lower Range (adapted from AASHTO "Green Book" Figure III-41 and Figure III-42)**

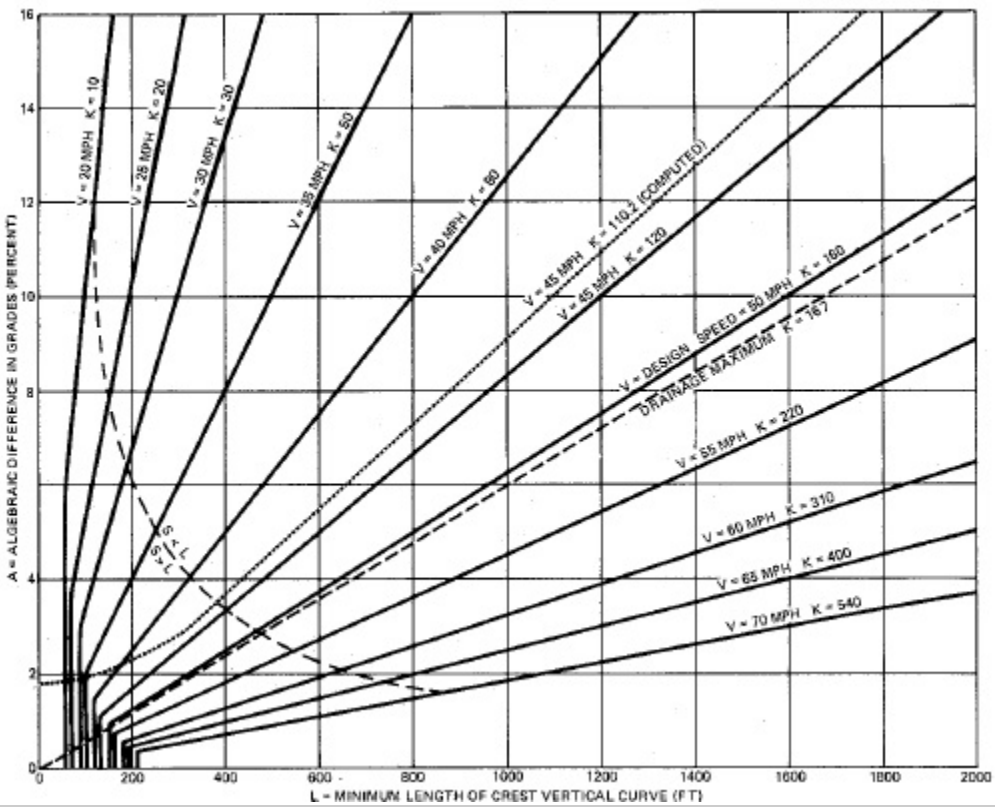


**Figure 6-01-03.C.1-2., Design Controls For Crest Vertical Curves for Stopping Sight Distance And Open Road Conditions, Upper And Lower Range (adapted from AASHTO "Green Book" Figure III-41 and Figure III-42)**

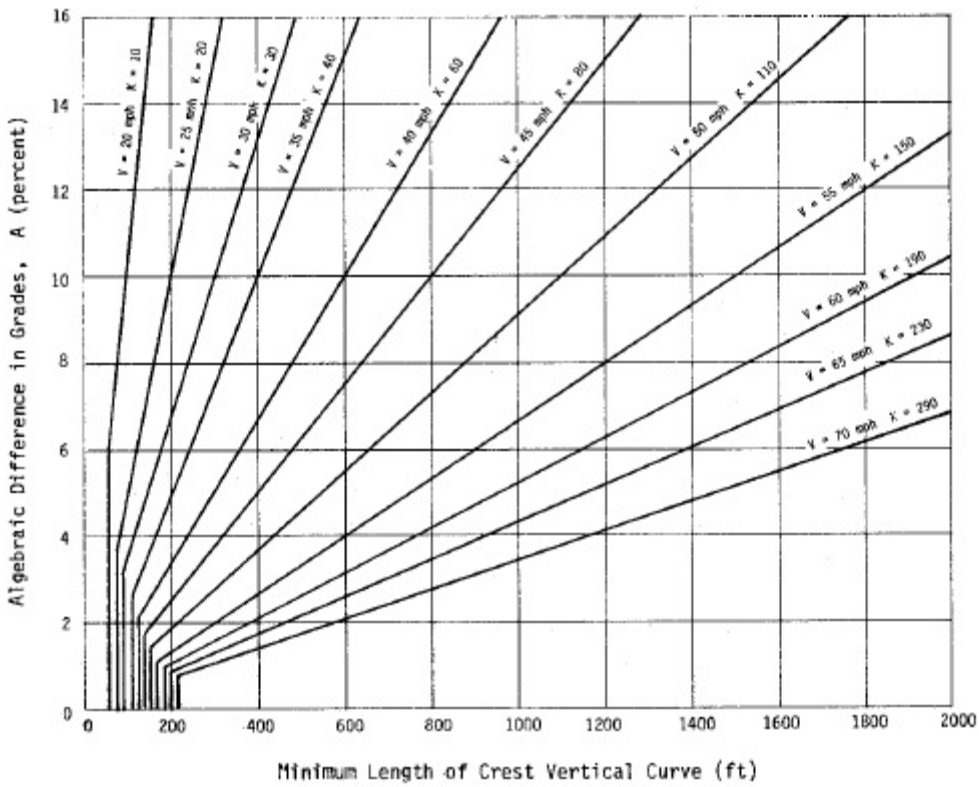



**Table 6-01-03.C.1-1, Design Controls for Crest and Sag Vertical Curves Based on Stopping Sight Distance (Adapted from AASHTO "Green Book" Tables III-40 and III-42)**

| Design Speed (mph) | Assumed Speed for Condition (mph) | Coefficient of Friction (f) | Stopping Sight Distance, Rounded for Design (ft) (refer to Table 6-01-03.A.1-1) | Rate of Vertical Curvature, K $\frac{L(ft)}{A(\%)}$ | | | |
|---|---|---|---|---|---|---|---|
| | | | | Crest Vertical Curve | | Sag Vertical Curve | |
| | | | | Computed[a] | Rounded for Design | Computed[a] | Rounded for Design |
| 20 | 20-20 | 0.40 | 125-125 | 8.6-8.6 | 10-10 | 14.7-14.7 | 20-20 |
| 25 | 24-25 | 0.38 | 150-150 | 14.4-16.1 | 20-20 | 21.7-23.5 | 30-30 |
| 30 | 28-30 | 0.35 | 200-200 | 23.7-28.8 | 30-30 | 30.8-35.3 | 40-40 |
| 35 | 32-35 | 0.34 | 225-250 | 35.7-46.4 | 40-50 | 40.8-48.6 | 50-50 |
| 40 | 36-40 | 0.32 | 275-325 | 53.6-73.9 | 60-80 | 53.4-65.6 | 60-70 |
| 45 | 40-45 | 0.31 | 325-400 | 76.4-110.2 | 80-120 | 67.0-84.2 | 70-90 |
| 50 | 44-50 | 0.30 | 400-475 | 106.6-160.0 | 110-160 | 82.5-105.6 | 90-110 |

**Table 6-01-03.C.1-1, Design Controls for Crest and Sag Vertical Curves Based on Stopping Sight Distance (Adapted from AASHTO "Green Book" Tables III-40 and III-42)**

| Design Speed (mph) | Assumed Speed for Condition (mph) | Coefficient of Friction (f) | Stopping Sight Distance, Rounded for Design (ft) (refer to Table 6-01-03.A.1-1) | Rate of Vertical Curvature, K $\frac{L(ft)}{A(\%)}$ | | | |
|---|---|---|---|---|---|---|---|
| | | | | Crest Vertical Curve | | Sag Vertical Curve | |
| | | | | Computed[a] | Rounded for Design | Computed[a] | Rounded for Design |
| 55 | 48-55 | 0.30 | 450-550 | 140.4-217.6 | 150-220 | 97.6-126.7 | 100-130 |
| 60 | 52-60 | 0.29 | 525-650 | 189.2-302.2 | 190-310 | 116.7-153.4 | 120-160 |
| 65 | 55-65 | 0.29 | 550-725 | 227.1-394.3 | 230-400 | 129.9-178.6 | 130-180 |
| 70 | 58-70 | 0.28 | 625-850 | 282.8-530.9 | 290-540 | 147.7-211.3 | 150-220 |

[a]Using computed values of stopping sight distance

c. **Design Values**. Design values of crest vertical curves for passing sight distance differ from those for stopping sight distance because of the different height criterion (4.25 feet instead of 6 inches). K-values for crest vertical curves based on passing sight distance are shown in Table 6-01-03.C.1-2.

**Table 6-01-03.C.1-2, Design Controls for Crest Vertical Curves Based on Passing Sight Distance (adapted from AASHTO "Green Book" Table III-41)**

| Design Speed (mph) | Minimum Passing Sight Distance (refer to Table 6-01-03.A.2-1) (ft) | Rate of Vertical Curvature, K[a] Rounded for Design $\frac{L(ft)}{A(\%)}$ |
|---|---|---|
| 20 | 800 | 210 |
| 25 | 950 | 300 |
| 30 | 1100 | 400 |
| 35 | 1300 | 550 |
| 40 | 1500 | 730 |
| 45 | 1650 | 890 |
| 50 | 1800 | 1050 |
| 55 | 1950 | 1230 |
| 60 | 2100 | 1430 |
| 65 | 2300 | 1720 |
| 70 | 2500 | 2030 |

[a]Computed from rounded values of minimum passing sight distance

d. **Sag Vertical Curves.** At least four criteria affect the lengths of sag vertical curves. These include headlight sight distance, rider comfort, drainage control, and general appearance. Figure 6-01-

03.C.1-3 and Figure 6-01-03.C.1-4 graphically illustrate the resulting lengths of vertical curves for the upper value of the range of minimum stopping sight distances for each design speed. Table 6-01-03.C.1-1 shows the range of computed values and the rounded values of K (L/A).

**Figure 6-01-03.C.1-3, Design controls for sag vertical curves, open road conditions, upper range**
**(adapted from AASHTO "Green Book" Figure III-43)**

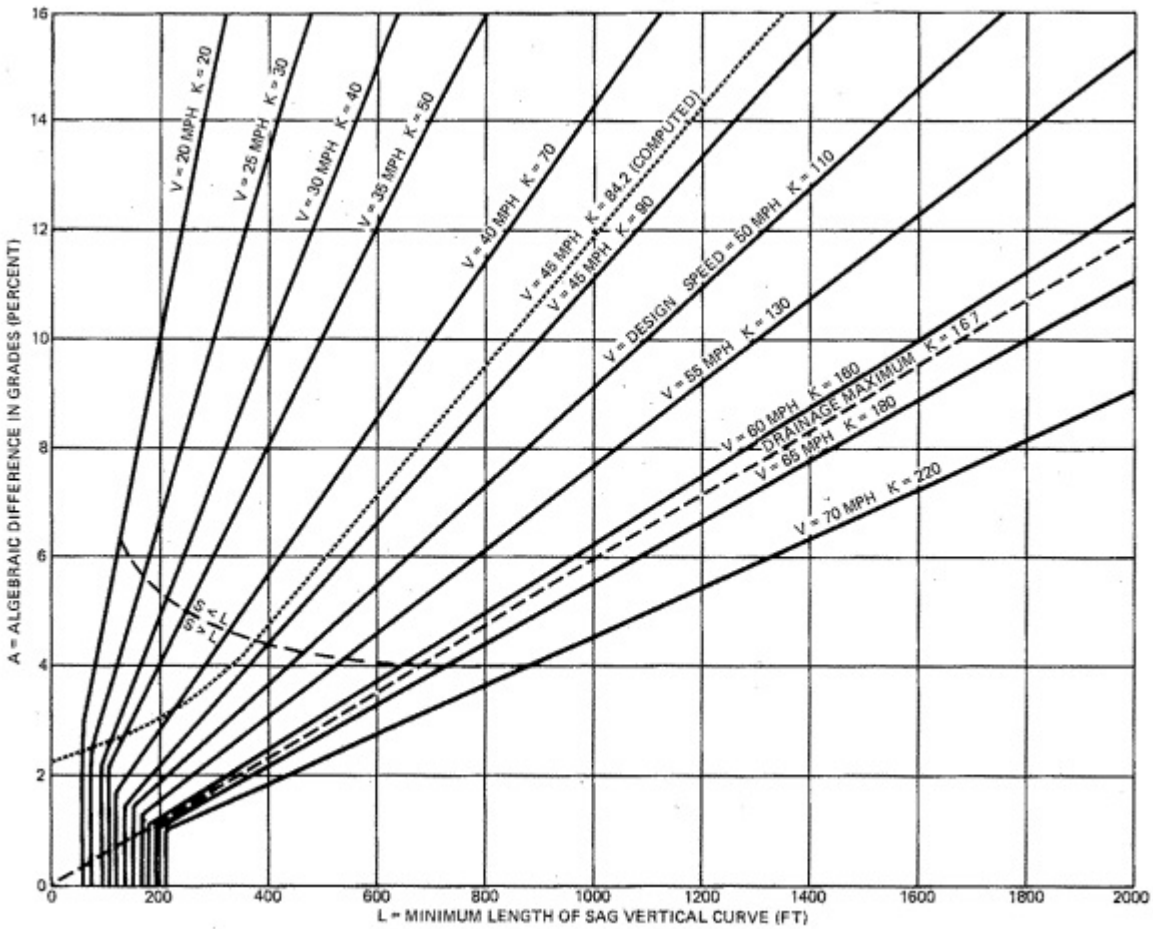
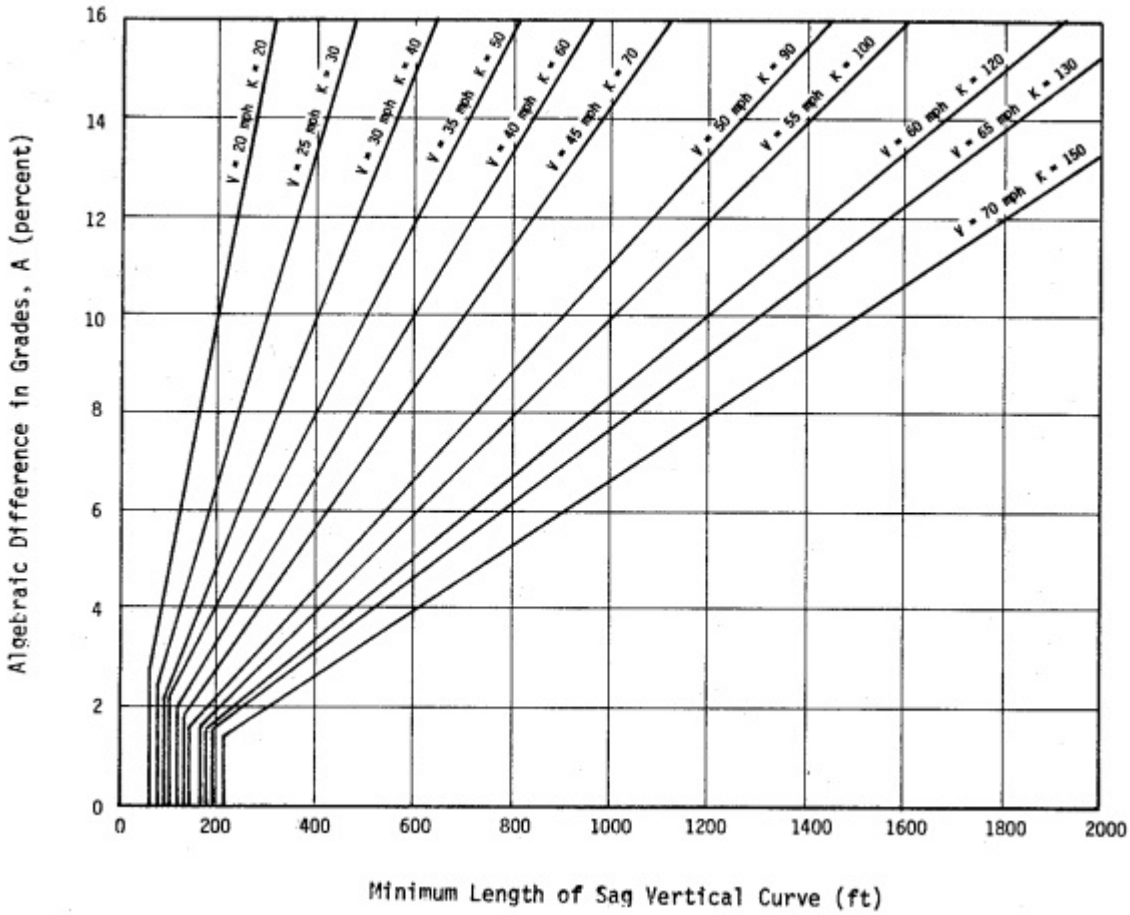


**Figure 6-01-03.C.1-4, Design controls for sag vertical curves, lower range (adapted from AASHTO "Green Book" Figure III-44)**




## 6-01-03.C.2 Permissible Design Grades

See Table 6-01-03.E-1, *Permissible Grades*, for permissible design grades on roadways and at intersections.

## 6-01-03.C.3 Grade Changes

Newly proposed roadways must not be designed using grade breaks, unless prior authorization from the County is obtained. Vertical curves meeting minimum criteria outlined in this section are preferred. If conditions arise during modifications to existing roadways that require a grade break instead of vertical curves, and the algebraic difference in grade does not exceed one percent (0.01 ft/ft), the grade break shall be permitted. The maximum permitted ;grade break at the point of tangency at a curb return for local and collector roads shall be two percent.

## 6-01-03.C.4 Cross Fall

Except at intersections or where a superelevation is required, roadways shall be designed to maintain a constant cross slope from top of curb to top of curb, or flowline to flowline. The distance from intersections that 'cross-fall' shall only be permitted on a project-specific basis. The design engineer shall obtain the maximum distance from the Director of the Public Works Department.

## 6-01-03.D Spiral Curves

Spiral curves shall only be designed into rural, rural principal, and principal arterial roadways within the County, excluding State Highways, or with written approval of the Director of the Public Works Department.

## 6-01-03.E Railroad Crossings

All railroad crossings shall be designed in accordance with all Federal Railroad Association (FRA) requirements and with Table 6-01-03.E-1, *Permissible Grades,* below. In addition, project plans must receive prior written approval from the railroad owner before submitting them to the County.

| Table 6-01-03.E-1, Permissible Grades | |
|---|---|
| Local Streets | Minimum longitudinal flowline grade: 0.5%. |
| Curb Returns | Minimum flowline grade: 0.3%. |
| Centerline of Collector and Arterial Streets | Minimum longitudinal grade = 0.5% |
| Permissible Intersection Grades (within Public ROW) | |
| Grades at Intersecting Major and Minor Arterials | Maximum: 2% for 200 feet on either side of the intersection. |
| Grades at All Other Streets | Maximum: 3% for 200 feet |
| Dead End Streets (except cul-de-sacs) | Continue the proposed grade and existing ground lines for 500 feet or to its intersection with another street. |
| Culs-de-sac | Continue the proposed and existing grade lines a minimum of 100 feet past the radius point. |
| Arterial Streets | Continue the proposed grade and existing ground lines 1000 feet. |
| Connection with Existing Streets | Provide smooth transitions and show existing grades for at least 300 feet on each side of the intersection. |
| Private Commercial Driveways with Curb Return Radii | Follow the standard set forth for a local street.<br>The length of the maximum grade: minimum of 50 feet measured from the flowline intersection of the public roadway. |
| Normal crown shall be maintained on the through street, and the intersecting street grade shall be subordinate thereto. | |

## 6-01-03.F Cul-de-sacs

The minimum design criterion for culs-de-sac is included in Table 6-01-03-1, *Roadway Design Criteria*.

### 6-01-03.F.1 Pavement Surface

All new non-rural cul-de-sacs shall be surfaced with concrete pavement in the bubble area.

## 6-01-03.G Intersections

### 6-01-03.G.1 Alignment and Profile

a. **Generally**. Intersections are points of convergence between vehicles, pedestrians, bikes and facilities. The design of the intersecting roads should permit users to pass through the intersection safely and with minimal interference. It should be the intent of the engineer to design an intersection which meets existing demands, and also accommodates the future volumes and traffic mix as determined by an approved Traffic Impact Study.

b. **Roundabouts**. Traditional intersection improvements are preferred for all County roads and should be designed using the criteria outlined in this Chapter. However, modern roundabouts may also be allowed assuming they meet modeled traffic demands and the design is completed by an engineer with prior experience. This experience will require verification by the Director of the Public Works Department prior to receiving written approval.

c. **Right Angles**. For reasons of safety and economics, traditional intersections will be designed with all intersecting roads meeting at or as near to right angles. Roads intersecting at acute angles require extensive ROW and limits visibility and obtuse angles create blind areas.

d. **Substantial Grade Changes**. Substantial grade changes should be avoided at intersections. Adequate sight distance should be provided along both approaching roads and across the corners even if the intersecting roads are on vertical curves.

### 6-01-03.G.2 Sight Distance-Intersection Control

Refer to Table 6-01-03.G.2-1, *Sight Distance*, *Intersection Control,* for simple definitions of the five types of controls which apply to at-grade intersections.

| Table 6-01-03.G.2-1, Sight Distance, Intersection Control | |
|---|---|
| No Intersection Control | • An intersection where a crossing is not controlled by yield signs, stop signs, or traffic signals<br>• The safe stopping distances for intersection design are the same as those used for design in any other section of the road. |
| Yield Control | • Requires the minor roadway be posted with yield signs as it approaches the major roadway.<br>• The sight distance for the driver on the minor road must be sufficient to allow the driver an opportunity to observe a vehicle on the major roadway approaching for the left or the right, and then bring the vehicle to a stop prior to reaching the intersecting road.<br>• Proper adjustments for all distances must be made when any of the approach legs are not on level.<br>• When an obstruction cannot be removed, modifications to the vertices of a sight triangle to points that are less than the design speed's safe stopping sight distance from the intersection, appropriate adjustments must be made for the design speed. Refer to the AASHTO "Green Book" regarding yield control for secondary roads to determine appropriate stopping sight distances or reduced design speeds for this condition. |
| Stop Control | • Requires that the minor road of an intersection be controlled by stop signs.<br>• The driver of the vehicle on the minor road must have sufficient gaps in traffic and adequate sight distances to safely proceed through the intersection from the stopped position.<br>• Refer to AASHTO "Green Book" for sight distance calculations for vehicles intending to cross the intersection, turn left, or turn right. |
| Signal Control | • Requires that all signal-controlled intersections give ample time for drivers to see the control device and allow enough time to perform the required action(s). |
| Modern Roundabout | • Requires ample warning, through signage and striping, be given to drivers to see the intersection and allow enough time to reduce speed and prepare to perform the required action(s).<br>• The approaching drivers must have sufficient sight distance to see vehicles within the roundabout and allow them to yield as they enter the intersection. |

## 6-01-03.G.3 Design Factors

Refer to Table 6-01-03.G.3-1, *Intersection Criteria*, for additional intersection design factors and criteria for local roads, collectors and arterials. Refer to the AASHTO "Green Book" for specific intersection design factors.

| Table 6-01-03.G.3-1, Intersection Criteria |
|---|
| **Criteria** |

| | |
|---|---|
| Precedence at intersections | ● The grade of the "through" street shall take precedence at intersections.<br>● At intersections of roadways with the same classification, the more important roadway, as determined by the Director of the Public Works Department, shall have precedence.<br>● The design shall warp side streets to match through streets with as short a transition as possible. |
| Determination of the elevation of the curb return on the side street and the amount of warp needed on a side street transitioning to a through street | Key criteria are:<br>● Permissible grade in the stop/start lane.<br>● Pavement cross slope at the PCR's on the side street and permissible warp in pavement cross slope.<br>● Normal vertical curve criteria.<br>● Vertical controls within the cub return itself. |
| Elevation at the PCR of the curb return on the through street | Always set by the grade of the through street in conjunction with two percent pavement cross slope. |
| Carrying the crown at a side street into the through street | Permitted only when drainage considerations warrant such a design. |
| Dipping the flowline | ● Dipping of the lip of gutter is not permitted.<br>● Only permitted as specified by Adams County Standard Details concerning curb opening inlets.<br>● Tipping an inlet for the benefit of drainage is also not permitted. |
| Pavement surface | All new intersections of roads classified as collector or higher shall be surfaced with concrete pavement extending 70 feet each direction from the centerline of the intersection. |
| Arterial-arterial intersections | A more detailed review shall be performed to maximize drivability. Few arterial intersections will have a uniform two percent cross slope, the majority of them having one or more sides warped. |
| Intersection sight distances | Shall conform to the requirements of 6-01-03.A.4, *Intersection Driveway Sight Distance (Sight Triangle)*. |
| Effect of Vertical Profiles | The differences in stopping distances on various grades at intersections are the same as those given in Table 6-01-03.A.1-2, *Effect of Grade on Stopping Sight Distance, Wet Conditions*. Grades on an intersection leg shall be limited to 3 percent unless the sight distances are greater than the lower limits for stopping on a level grade, in which case the grades shall not be greater than 6 percent. |
| Stopping Sight Distance at Intersections for Turning Roadways | The values for stopping sight distances apply to turning roadway intersections of the same design speed (refer to Table 6-01-03.A.1-1, *Stopping Sight Distance for Wet Pavements*). The length of vertical curve is determined as it is for open highway conditions (refer to the section regarding Vertical Alignment and Table 6-01-03.C.1-1, *Design Controls for Crest and Sag Vertical Curves Based on Stopping Sight Distance)*. |

| | |
|---|---|
| Superelevation for Curves at Intersections | The general factors that control the maximum rates of superelevation for road conditions also apply to intersection curves. |

## 6-01-03.G.4 Curb Returns

The minimum fall around curb returns along the flowline shall be 0.3 percent. The minimum grade around curb returns, designed to facilitate water flow, shall be 1.27 percent or greater. Label high point elevation and distance from P.C.R. Label station and elevation of upstream flow line intersection when a cross pan is required. The longitudinal sidewalk grade within this inside curb shall not exceed five percent.

## 6-01-03.G.5 Curb Return Profiles

Curb return profiles are required for radii equal to or greater than 30 feet within the public ROW. A midpoint elevation along the arc length of the curb return shall be shown in plan view for radii equal to or greater than 25 feet. Curb return design shall be set in accordance with the following design procedure. Refer to Table 6-01-03.G.5-1, *General Standards for Flowline Control and Profiles Within Curb Return.*

| Table 6-01-03.G.5-1, General Standards for Flowline Control and Profiles Within Curb Return | |
|---|---|
| Point of Tangency at Each Curb Return | Determine by the projected tangent grade beginning at the point of intersection (PI) of the flowlines. |
| Arc Length and External Distance of the Curb Return | Compute and indicate on the drawing. |
| Roadways Beyond PCR | Show the corresponding flowline (or top of curb) grade. |
| Design of the Flowline of the Curb Return | Maximum slope along the flowline: do not exceed more than8%. |
| Maximum Grade Breaks at the PCR's | 2% for local and collector streets<br>1% for arterials. |
| Maximum Vertical Curves | Equals the arc length of the curb return. |
| The Elevation and Location of the High or Low Point within the Return | If applicable, call out in the profile. |
| Vertical Difference in Elevation across the Street at the PCR | No more than 1'. |
| Scale for the Curb Return Profile | 1" = 10' horizontally<br>1" = 1' vertically. |
| Curb Return | Show existing and proposed. |

## 6-01-03.G.6 Connection with Existing Roadways

Refer to Table 6-01-03.G.6-1, *Connection with Existing Roadways*.

| Table 6-01-03.G.6-1, Connection with Existing Roadways | |
|---|---|
| Transitions | Shall be smooth conforming to normal vertical curve criteria if the algebraic difference in grade between the existing and proposed grade exceeds 0.5%. |
| Vertical Curve | If a vertical curve is used for the transition , it shall:<br>● Be fully completed prior to connecting with the existing improvement.<br>● Comply with the grade requirements at intersection approaches. |
| Existing Grade | Existing grade shall be shown for at least 300 feet, supported by field-verified as-built surveys with stations and elevations recorded at 25-foot intervals. For connections involving an existing intersection, these as-builts shall cover a 300-foot radius from the intersection. This information must be included in the plan and profile displaying the proposed roadway. |
| Limits and Characteristics of the Existing Improvement | These are the primary concern in the plan view include horizontal alignment, off-site intersections, limits of the improvement, and similar factors. |
| Previously Approved Designs for the Existing Improvement | Shall not be used as a basis for establishing existing grades but shall be referenced on the construction plan. |
| The Basis of the As-built Elevations | Elevations shall match the design elevations for both flowlines or both top of curbs, whichever is applicable, when feasible. |

## 6-01-03.H Off-Site Design

### 6-01-03.H.1 General

The design grade of all roadways that terminate due to project phasing, subdivision boundaries, or similar conditions, shall be extended in the same plan and profile as the previously proposed design for a minimum of 500 feet or to the nearest intersection. For arterial roadways, the extension shall be increased up to 1,000 feet.

### 6-01-03.H.2 Transition

If the off-site roadway, adjacent to the proposed development is not fully improved to the required County section, the developer is responsible for the design and construction of a transition for the safe conveyance of traffic from the improved section to the existing roadway. The following formula, Equation 6-01-03.H.2-1, shall be applied to the taper of lane change necessary for this transition. The Director of the Public Works Department should be contacted in order to receive written approval of unusual transitions. This contact is the responsibility of the applicant.

| Equation 6-01-03.H.2-1 | |
|---|---|
| $$L = \frac{WS^2}{60}$$ | |
| Where | |
| L = | Length of transition in feet |

| | |
|---|---|
| W = | Width of offset in feet |
| S = | Speed limit or 85th percentile speed (mph) |

## 6-01-03.I Acceleration/Deceleration Lanes

### 6-01-03.I.1 General

The long-term performance of an arterial street system greatly depends upon the proper control of access to the roadway from adjacent properties. The location and design of access points must minimize traffic hazards and interference to through traffic movements. Acceleration/Deceleration lanes shall be designed using Chapter 7, *Access Design and Traffic Requirements*. The warrant for acceleration or deceleration lanes shall be based upon the approved Traffic Impact Study for the final plat or final development plan.

## 6-01-03.J Bus Pullout Lanes

### 6-01-03.J.1 General

If recommended by the Regional Transportation District, bus pullout lanes shall be designed according to the criteria in Table 6-01-03.J.2-1 and constructed by the adjacent developer.

### 6-01-03.J.2 Design

a. **Generally**. Refer to Table 6-01-03.J.2-1, *Bus Pullout Lanes*, for lead-in and lead-out lengths based on roadway speed for bus pullout lanes. The applicant must consult with the Regional Transportation District to obtain further design requirements prior to submitting to the County for review and approval.

**Table 6-01-03.J.2-1, Bus Pullout Lanes**

| Speed Limit, (mph) | Lead-In Length, (feet) | Lead-Out Length, (feet) |
|---|---|---|
| 35 & under | 60 | 60 |
| 40 | 100 | 70 |
| 45 | 150 | 80 |
| 50 | 200 | 90 |
| 55 | 250 | 100 |

b. **Placement**. Bus pullouts shall be constructed with no less than 50 feet between an intersection curb return curve (PC) and the beginning of the lead-in taper.

## 6-01-03.K Entry Streets

### 6-01-03.K.1 General

a. **Generally**. "Entry Streets" are generally short, with a minimum length of 160 feet, extending one block or the first intersection maximum, and shall have no driveway access. Entry Streets shall be designed to allow a reduction in the separation between an arterial street and the first local street intersection, or to accommodate more than 40 dwelling-units with a single

access point. Table 6-01-03.K.1-1, *Entry Streets*, summarizes the posted speed limit and minimum flowline-flowline dimensions.

| Table 6-01-03.K.1-1, Entry Streets | | |
|---|---|---|
| | | Value |
| Posted Speed Limit | | 25 MPH. |
| Minimum flowline-flowline dimension | Off of arterial | 40’ |
| | Off of arterial with median island | 20’ min. both sides. |
| | Off of collector | 38’ |
| | Off of collector with median island | 20’ min. both sides |

b. **Driveways**. If an “Entry Street” off of a collector has a FL-FL dimension of 40 feet, driveways may be allowed on one side of the “Entry Street.” Entry Streets shall be posted as “No Parking.”

c. **Placement**. An “Entry Street” is classified as a lower tier than a collector street but higher than a local street. For example, “Entry Street” criteria for separation between intersections along a collector shall not be used to place collector street within 160 feet of another intersection.

## 6-01-04 Inspection, Testing Procedures, and Construction Guidelines

During construction of new circulation systems, the developer or contractor shall notify the County Inspector a minimum of 24 hours prior to initiation, any significant changes to existing conditions, and upon completion. As-built drawings shall be submitted to the County prior to final acceptance.

# Div. 6-02 Roadway Design Standards Based on Context and Function

## 6-02-01 General

A. **Purpose**. The purpose of these standards is to ensure that all roadways are designed to prioritize safety and reflect the specific context of the community and surrounding land uses. These standards introduce design criteria aimed at reducing and managing vehicle speeds, improving safety on streets that serve neighborhood or community functions and reducing conflicts between different transportation modes. Although functional classification defines the fundamental cross-section and roadway design parameters, this section incorporates community and longitudinal corridor context to guide the application of context-sensitive traffic calming measures and can be used to supplement the functional classification roadway design standards.

B. **Applicability.**

1. *Generally*. These standards apply to the geometric design and alignment of roadways in all new developments or redevelopments where streets function primarily as neighborhood-serving or community-serving roads, especially in residential, mixed-use, or transitional areas.

2. *Context-Based Application*. Traffic calming measures shall be applied based on the street's context and function within the community, with consideration given to adjacent land uses, pedestrian and cyclist volumes, and potential cut-through traffic.

## 6-02-02 Design Flexibility for Special Contexts

A. **Purpose.** In areas where streets are expected to serve both local and broader community functions (e.g., transitional areas between residential and commercial zones), roadway design should provide flexibility to apply both geometric and traffic calming measures based on the specific context.

B. **Design Considerations.**

1. *Street Design in Transitional Areas*. In areas where streets classified as collectors or arterials serve neighborhood functions, the following additional design standards shall apply:
2. Use of raised medians or islands to control access and reduce vehicle speeds
3. Lane narrowing in certain segments to visually signal a reduction in speed
4. Incorporation of crosswalk enhancements such as pedestrian refuge islands or advanced stop lines

C. **Functional Context Over Classification.** The functional context of the street (e.g., whether it serves local, community, or regional needs) shall take precedence over its official classification in determining the necessary safety and design standards.

## 6-02-03 Monitoring and Adjustments

A. **Post-Construction Monitoring.** Roadways designed and constructed in accordance with these standards shall be subject to post-construction safety audits, particularly in areas where traffic calming measures have been implemented. This audit shall evaluate:

1. The effectiveness of the traffic calming devices in reducing vehicle speeds
2. The safety impacts on pedestrians, cyclists, and other vulnerable road users
3. Compliance with the design standards outlined in this section

B. **Design Adjustments**. Should the post-construction audit identify deficiencies or areas where traffic calming measures are insufficient to meet the intended safety outcomes, adjustments to the roadway design or additional traffic calming measures shall be required.

## 6-02-04 References

This section is based on best practices from *AASHTO's Green Book,* the *ITE Traffic Calming Guidelines,* and *FHWA Proven Safety Countermeasures* for reducing speeding and improving safety on roadways that serve neighborhood and community functions.

## 6-02-05 Implementation and Compliance

These design standards shall be incorporated into all new roadway designs and applicable redevelopment projects within Adams County. Compliance with these standards is mandatory, and developers must ensure that all traffic calming measures and context-based design features are implemented before final project approval.

# Div. 6-03 Pavement Design and Technical Criteria

## 6-03-01 General

A. **Generally**. This Section presents pavement design standards based on methodologies outlined in the "Pavement Design Standards and Construction Specifications, " first published by the Metropolitan Government Pavement Engineers Council (MGPEC) in April of 1998. The intent of these design standards is to develop pavement sections that considers not only the roadway classification, but also factors such as subgrade characteristics, traffic volumes based on local land uses, pavement materials, life-cycle costs, future maintenance, and special considerations including swelling soils, slope instabilities, and frost susceptible soils.

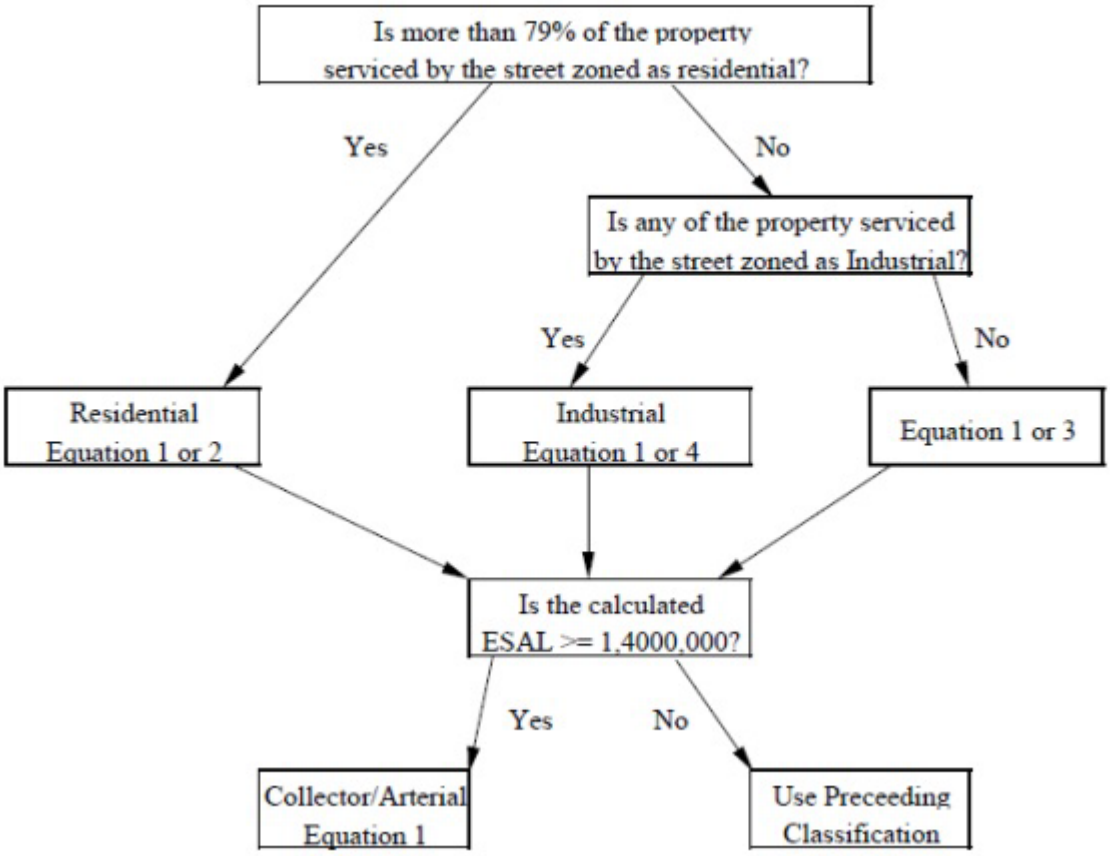
B. **Methodology**. This methodology adapts existing AASHTO design parameters to reflect typical County subgrade soils and pavement materials, ensuring that pavement sections achieve equal design life based on fatigue criteria. Designs following this procedure shall provide equivalent life and serviceability, provided that minimum material specifications are met, construction recommendations are followed, and appropriate maintenance is carried out.

C. **MGPEC Manual**. All requirements within this Section shall conform to the latest published version of the MGPEC manual.

## 6-03-02 Required Design Submittals

As outlined in the "Pavement Design Standards and Construction Specifications" published by MGPEC; three design report options were developed for obtaining County approval. Two of these reports shall be submitted for County review and approval prior to being submitted for County review and approval prior to

**Figure 6-03-03.A-1, Roadway Land Use Classification Flowchart**




issuance of a construction permit.

# 6-03-03 Design Criteria

## 6-03-03.A Traffic Loading

1. **Roadway Classification**. It is the responsibility of the applicant's engineer to determine roadway classifications (based upon criteria outlined in Sec. 6-01-01, *General*) and confirm this classification with the County prior to initiating the design. More importantly, understanding the adjacent land use and its impacts on traffic loading will enable the engineer to develop the most appropriate pavement section.
2. **Pavement Design**. For the purpose of pavement design only, the roadway land use classifications are divided into four basic service descriptions: residential, commercial, industrial, and collector/arterial. These classifications are defined by the projected roadway

land use of the land accessed by the street (Figure 6-03-03.A-1, *Roadway Land Use Classification Flowchart*). Refer to the MGPEC standards and specifications for equation definitions.

3. **20-Year Design ESAL**. The 20-year design ESAL (Equivalent Single Axle Load) shall be determined using data obtained from a Pavement Design Traffic Study or use of default equations for residential, commercial, and industrial streets. Refer to MGPEC standards and specifications for the equations to be used in development of the 20-year design ESAL.

## 6-03-03.A.1 Pavement Design Traffic Studies

Equation 1 of the MGPEC standards and specifications requires estimates of average daily traffic volumes and distribution of traffic including a break-down of traffic by types (i.e. trucks and buses).

## 6-03-03.A.2 Residential, Commercial, Industrial Traffic Loads

Refer to Table 6-03-03.A.2-1, *Equations for Residential, Commercial, and Industrial Streets*, for references to equations for residential, commercial, and industrial streets.

**Table 6-03-03.A.2-1, Equations for Residential, Commercial, and Industrial Streets**

| | Residential | Commercial | Industrial |
|---|---|---|---|
| Traffic Loads | If a Pavement Design Traffic Study is not available, use Equation 2. | • If Pavement Design Traffic Studies are not available, use Equation 3.<br>• This equation should not be used for commercial properties larger than 10 acres; Equation 1 should be used for those cases | • If a Pavement Design Traffic Study is not required, use Equation 4.<br>• This equation should not be used for industrial properties larger than 10 acres; Equation 1 should be used for those cases. |
| Purpose | | This equation is used for commercial streets that provide access to retail stores, businesses, offices, and other commercial areas. | Streets having property zoned for industrial use (manufacturing, distribution, warehousing, etc.) |
| Type of Traffic | | Large mix of residential traffic along with trash services and delivery trucks. | Many trucks with heavy loads.<br>Some commercial and residential traffic. |

| Table 6-03-03.A.2-1, Equations for Residential, Commercial, and Industrial Streets | | | |
|---|---|---|---|
| | Residential | Commercial | Industrial |
| Considerations for Design | The number of residential units must include both those actually located on the street and all other residential units which use the street including adjacent existing or planned subdivisions. | In calculating ESAL's for commercial streets, future development and zoning in areas served by the street should be considered as part of the design. | Heavy truckloads. |

**TABLE NOTES:**

- Equation 3 is also applicable for mix use streets having both commercial and residential traffic.
- All equations are defined in "Pavement Design Standards and Construction Specifications" published by MGPEC.

## 6-03-03.B Subgrade Characterization

Subgrade characterization consists of determining swell movement potential and strength values. This swell potential is used to determine the depth of moisture treatment necessary to reduce the heave at the surface. The support value is expressed in the form of Resilient Modulus as determined from unconfined strength or R-value testing.

### 6-03-03.B.1 Swelling Subgrade

a. **Averaging**. Tests performed for each of the soil groups shall be averaged to determine the swell potential. The highest average swell will be used to determine the depth of moisture treatment in accordance with MGPEC standards and specifications.

b. **Moisture**. Moisture treatment operations will proceed until the soil moisture content is between 1 and 3 percent over optimum moisture content as determined by AASHTO T 99, and recompacted to 95 percent of Standard Proctor density.

### 6-03-03.B.2 Subgrade Stabilization

Soils requiring moisture treatment may also require subgrade stabilization operations due to the moisture contents normally causing the soils to be soft and yielding. Chemical stabilization of at least the upper 12 inches (8 inches for residential streets) may be required. Recommended chemical stabilizing agents are lime, lime/fly ash, and Portland cement. Other agents can be used with prior approval by the County and provided the mix design requirements are satisfied. Laboratory mix designs shall meet the criteria listed in the MGPEC standards and specifications.

### 6-03-03.B.3 Resilient Modulus

Subgrade support characteristics for AASHTO and MGPEC Designs are measured using Resilient Modulus. Due to cost and time constraints associated with determining the Resilient Modulus, a series of correlations and alternative equations have been developed. The equations relate the R-value for sand subgrades to the modified unconfined compressive strength procedure for clay subgrades. The strength values are to be determined by laboratory testing, and converted into Resilient Modulus (Mr) using Equations 5 through 9 in the MGPEC standards and specifications. Resilient modulus values obtained from these equations shall be reduced by 25 percent unless one of the following apply:

1. A subdrain system is provided and properly maintained.
2. The subgrade is permeable (k > 1,000 ft. Per year).
3. Rural pavement with designed drainage ditches.
4. Subgrade is gneiss or granite in nature.

## 6-03-03.C Pavement Section

The pavement section being proposed will be determined using the traffic ESAL's, the Resilient Modulus, and the depth of moisture treatment and stabilization. Tire stresses and wheel loads used in the calculations will be 130 psi and 6,000 pounds (minimum).

### 6-03-03.C.1 Portland Cement Concrete Pavement (PCCP)

a. **Swells Over Four Percent**. PCCP is not recommended where swells exceed four percent (two percent for speed limits > 35 mph). The design shall be calculated using Equation 10 in the MGPEC standards and specifications.

b. **Joint Design**. Joint spacing, doweling and tie bars will be in accordance with Portland Cement Association recommendations contained in "Joint Design for Concrete Highway and Street Pavements." Dowels are required for Industrial and arterial streets for longitudinal and expansion joints.

### 6-03-03.C.2 Asphalt Cement Concrete Pavement (ACCP)

The design shall be calculated using Equation 11 in the MGPEC standards and specifications.

### 6-03-03.C.3 Combination Sections

Refer to MGPEC standards and specifications for a presentation of equivalent fatigue Combination sections for ACCP.

### 6-03-03.C.4 Pavement Thickness

a. **Finite Element Method**. The design of collector or arterial streets will be confirmed using Finite Element Method or Elastic Layer Analysis. The Asphalt Institute DAMA program is preferred, but other programs such as CHEVPC, TTIPAVE, or MICHPAVE will be allowed. Trial thickness designs can be obtained using the design equations. Thickness design for PCCP shall be performed according to Equation 10 in MGPEC standards and specifications. No Finite Elastic Method or Elastic Layer Analysis is required for PCCP.

b. **Minimum Pavement Thickness**. Refer to MGPEC standards and specifications for minimum pavement thickness.

### 6-03-03.C.5 Resilient Modulus and Poisson's Ratio

Values shall be according to MGPEC standards and specifications.

## 6-03-03.D Life Cycle Cost Analyses

1. **Generally**. A Life Cycle Cost Analyses (using a present worth method) may be required for pavement design approval. The discount rate will be fixed at 4 percent and the analysis period shall be 30 years. Initial and maintenance costs will be based upon "Colorado Department of Transportation Cost Data" or County supplied cost data. The maintenance schedules presented in Table 6-03-03.D-1, *Scheduled Maintenance for Asphalt Cement Concrete Pavements,* and Table 6-03-03.D-2, *Scheduled Maintenance for Portland Cement Concrete Pavement*, are for life cycle cost analysis only.

**Table 6-03-03.D-1, Scheduled Maintenance for Asphalt Cement Concrete Pavements**

| Year | Residential | Commercial, Industrial, Collector, and Arterial |
|---|---|---|
| 1 | Fog Seal | Fog Seal |
| 3 | --- | Crack Sealing |
| 5 | Crack Sealing, Fog Seal | --- |
| 6 | --- | Crack Sealing, Fog Seal |
| 10 | Crack Sealing, Slurry/Chip Seal | 2-inch Overlay |
| 13 | --- | Crack Sealing |
| 15 | 2-inch Overlay | --- |
| 16 | --- | Crack Sealing, Fog Seal |
| 20 | Crack Sealing, Fog Seal | 4-inch Planing, 3-inch Overlay |
| 23 | --- | Crack Sealing |
| 25 | Crack Sealing, Slurry/Chip Seal | --- |
| 26 | --- | Crack Sealing, Fog Seal |
| 30 | 3.5-inch Planing, 2.5-inch Overlay | 2-inch Overlay |
| 1-30 | Annual Maintenance | Annual Maintenance |

**Table 6-03-03.D-2, Scheduled Maintenance for Portland Cement Concrete Pavement**

| Year | Residential | Commercial, Industrial, Collector and Arterial |
|---|---|---|
| 5 | --- | Clean & Seal Cracks and Joints |
| 7 | Clean & Seal Cracks and Joints | --- |
| 10 | --- | Clean & Seal Cracks and Joints |
| 14 | Clean & Seal Cracks and Joints | --- |
| 15 | --- | Clean & Seal Cracks and Joints |
| 20 | Grind ½ inch as necessary (25%) | Grind ½ inch as necessary (25%) |
| 25 | --- | Clean & Seal Cracks and Joints |
| 27 | Clean & Seal Cracks and Joints | --- |
| 30 | --- | Clean & Seal Cracks and Joints,<br>Grind ½ inch as necessary (25%) |

| Table 6-03-03.D-2, Scheduled Maintenance for Portland Cement Concrete Pavement | | |
|---|---|---|
| Year | Residential | Commercial, Industrial, Collector and Arterial |
| 1-30 | Annual Maintenance | Annual Maintenance |

2. **Maintenance**. Scheduled maintenance for heavy industrial areas having distribution centers or large truck traffic volumes and collector/arterial level roadways will be based upon a rational analysis of expected pavement distress for each site, and present in the report. The County should be consulted to determine the minimum level of maintenance required for the analysis.
3. **Alternatives**. Life cycle costs, which are within 10 percent, will be judged to be equal and alternatives should be presented. The Director of Public Works has final decision authority on the alternate to be constructed.

# Div. 6-04 Sidewalks, Curb and Gutter, and Driveways

## 6-04-01 General

Design of sidewalks, curb and gutter, and driveways shall meet criterion specified in this Section, the County's Engineering Road Standards, and applicable federal and state standards.

## 6-04-02 Required Design Submittals

Design details to be included as part of the Site Plan are outlined in the Submittals checklists. These include, but not limited to, locations, typical sidewalk, curb and gutter and driveway section(s), flowline grading and major intersection layouts. The County may require more or less detail depending on the project size and its location. Contact the Director of the Transportation Department or request a pre-application conference to determine the level most appropriate for the subject project.

## 6-04-03 Design Criteria

### 6-04-03.A Minimum Sidewalk Width

New sidewalks shall have a minimum width of five and one-half feet measured from the flowline. Expanded widths may be required in areas of heavy pedestrian traffic. In case of repair, match existing sidewalk width.

### 6-04-03.B Combination Curb, Gutter and Walk

Combination curb, gutter and walk shall be restricted to use on Local Residential streets. Vertical curb and gutter sections shall be used for all other streets.

### 6-04-03.C Handicap Ramps

State law requires handicap ramps be installed at all intersections and at certain mid-block locations for all new construction or reconstruction of curb and sidewalks (C.R.S. 43-2-107[2]). These ramps shall be constructed in accordance with the County's Engineering Road Standards. Handicap ramps shall be shown at all curb returns or called out by a general note on the development plans, but must be shown (located) at all "T" intersections directly opposite either curb return. Where sidewalk is not continuous around a curb return, the handicap ramp shall be constructed, and curb and gutter shall be constructed to the radius point of the adjoining street.

### 6-04-03.D Curb Cuts and Driveways

1. **Sidewalks**. Concentrated storm water runoff must not be discharged across the sidewalk where curb cuts or downspouts in industrial and commercial areas are located but must be directed to a sidewalk chase. The top of curb elevation shall be the same on both sides of a street, except at intersections or where superelevation is required.
2. **Construction Standards**. Curb cuts and driveways shall be constructed in accordance with the County's Engineering Road Standards and meet access requirements outlined in Chapter 7, *Access Design and Traffic Requirements*. Radius returns and a crosspan must be used if this is not possible due to grading restraints.
3. **Radius Returns**. Radius returns are required when the number of parking spaces serviced by the driveway exceeds ten. Minimum fall around curb returns shall be 0.3 percent. Desirable fall shall be 0.5 percent. See Table 6-01-03.B.7-1, *Minimum Curb Return Radius*, at intersection for curb return radii.

### 6-04-03.E Under-pass/Over-pass Pedestrian Crossings

Under-pass or over-pass pedestrian crossings may be required for regional/neighborhood trails on County collectors and arterials as determined by the Parks Department.

## 6-04-04 Median Islands

### 6-04-04.A Permanent Structures

Permanent structures (trees, poles, large rocks, etc.) shall not be placed in any location that would obstruct the sight distance.

### 6-04-04.B Nose

The nose of the median shall not extend past the curb return at the intersection.

### 6-04-04.C Landscaping

Shall have a mature height of 24 inches or less above the traveled way in areas around intersections to facilitate adequate sight distance and will preferably be dry land or native vegetation. If irrigation is planned for a median island, mitigation will be provided to protect the subgrade under the pavement form being saturated.

### 6-04-04.D Flowline

A minimum flowline-flowline dimension of 20 feet must be maintained on both sides of all median islands.

# Div. 6-05 Bridges and Major Drainage Structures

## 6-05-01 General

All bridges and major drainage structures will be designed considering factors such as loads, drainage capacities, future maintenance and safety. All culvert pipe, box culverts, guard rails, and bridges which will ultimately be maintained by County shall conform to:

1. CDOT, "Bridge Manual, Volume I and Volume II," latest edition.
2. CDOT, "Standard Specifications for Road and Bridge Construction," latest edition.
3. AASHTO "Standard Specifications for Highway Bridges," latest edition and applicable interim.

## 6-05-02 Required Design Submittals

A. **Plan Submittal**. A complete set of project plans, analysis and specifications related to the design of any bridge and/or major drainage structure shall be submitted to the County for review and approval. The plans are to be certified by a Colorado registered Structural Engineer who is competent to perform such designs. The County may require more or less detail depending on the scope of the project. Contact the Director of the Public Works Department or request a pre-application conference to determine the level of detail most appropriate for the subject project.

B. **Structure Identification Number**. New structures will be assigned a structure identification number by the County which shall be used on all design plans and specifications submitted for review.

## 6-05-03 Clear Width & Span

A. **Clear Width**. Bridges and major drainage structures will be designed with a clear width equal to the width of the approach roadway including full shoulder width and any future pedestrian crossing(s) identified in the ultimate road cross section.

B. **Ultimate Roadway Section**. The clear span for structures crossing a roadway shall be equal to or greater than the ultimate roadway section. For structures crossing drainageways, channels or other non-roadway features, the clear span shall be approved by the agency having jurisdiction over the feature being crossed.

## 6-05-04 Structure Design Loading

All major structures being proposed within the County, must be designed to meet HS-25 loading or as required by the Director of the Public Works Department and/or CDOT.

## 6-05-05 Drainage Capacity

Bridges and major drainage structures shall be designed to conform to the parameters of this Chapter.

## 6-05-06 Erosion Control

Where appropriate, the design will include measures to control erosion as per requirements and policies outlined in Chapter 10.

## 6-05-07 Structural and Inspection Requirements

The complete requirements and criteria to be used for testing and inspection of Bridges are detailed in the Colorado Department of Highways Standard Specifications for Road and Bridge Construction. The design structural engineer, familiar with assumptions inherent in the structure design, shall review the construction in sufficient detail to confirm the construction is appropriate. Qualified technical personnel experienced in the inspection of similar structures shall provide inspection of construction, as frequently as necessary to confirm the construction conforms to County approved plans and specifications. A written log or report of all work shall be furnished to the County at or prior to the request for probationary acceptance of the bridge or major drainage structure.

# Div. 6-06 Trenching and Backfilling

## 6-06-01 General

Trenching operations within the County ROW will only be permitted after obtaining a Right of Way Construction Permit from the County. This section briefly outlines general requirements for obtaining this approval and presents standards to be used in a trench design.

## 6-06-02 Required Design Submittals

As part of the overall project Site Plan, the location(s), depth and utility description shall be submitted for County review and approval.

## 6-06-03 Design Criteria

### 6-06-03.A Trenching

Table 6-06-05-1, *Design Criteria for Trenching*, presents general requirements for trenching operations within the County ROW. Refer to the County's Engineering Road Standards for typical trench sections with varying surface materials.

### 6-06-03.B Backfilling

Refer to Table 6-06-05-2, *Backfilling*, for general requirements for backfilling open trenches.

### 6-06-03.C Subbase

Refer to Table 6-06-05-3, *Subbase for Trenching Operations*, for requirements on conformity, material, deviations, and procedure for subbase placement.

#### 6-06-03.C.1 Trench Cover

Refer to Table 6-06-05-4, *General Requirements for Temporary and Permanent Trench Cover*, on general requirements for temporary and permanent trench cover.

### 6-06-03.C.2 Repair to Gravel Roads and Shoulders

Refer to Table 6-06-05-5, *Repair to Gravel Roads and Shoulders, Restoration of Unpaved Areas,* on requirements for restoration of unpaved areas.

## 6-06-04 Maintenance Period

A. **Permittee Responsibility**. The permittee shall be responsible for the condition of the backfilled trench and permanent patching of the roadway surface for a period of one year upon acceptance by the County of the completed work identified on the permit. Permanent patching shall include restoration of gravel surfaced roadways and shoulders. Upon notification by the County, the permittee shall immediately repair to the County's satisfaction any of the said patches which become settled, cracked, broken, or otherwise faulty at the expense of the permittee. If test results do not meet the standards for compaction as set forth in this section the permittee shall be responsible for repairs or replacement to meet these standards. Settlement of 3/8 inch or greater with a 6 foot straight edge will be cause for replacement.

B. **Written Notification**. The permittee shall notify the County in writing upon completion of work accomplished under the provisions of the permit.

## 6-06-05 Bonding Requirements

A Maintenance Bond for trenching operations performed within the County's ROW will be required in the amount approved by the County shall be submitted as specified by the Public Works Director.

**Table 6-06-05-1, Design Criteria for Trenching**

| | |
|---|---|
| Existing Pavement | ● Saw cut to full depth so the joint line between existing and replacement pavement is straight and neat – i.e. within 5 of vertical and free from horizontal irregularities.<br>● Concrete removal shall be by full panel only, per existing control joints. |
| Removed Pavement | Haul away and dispose of in a proper manner (recycle or waste facility). |
| Base Course Material | Remove and stockpile off of the road surface area for reuse during backfilling if it meets specifications. If not, haul away from the R.O.W. and dispose of in a proper manner. |
| Sub-base Material | Stockpile parallel to the trench alignment, in such a manner that encroachment upon the non-disturbed portion of the roadway and/or pedestrian walkways and private properties is kept to a minimum. |

| Table 6-06-05-1, Design Criteria for Trenching | |
|---|---|
| Trench | ● Maintain safety standards relating to the shoring and stabilization of trench sidewalls as prescribed by appropriate safety regulatory agencies (OSHA, State of Colorado). All excavations to be left over night will be backfilled if not properly barricaded. Type IV Barricades will be required if construction area is in or within 10 feet of the roadway.<br>● Do not open the trench for such construction for a distance of more than 300 feet at any one time, unless specifically authorized by the County.<br>● Confine the trench width to those minimum dimensions, which will permit proper installation and acceptable pipe loading, as established by current acceptable engineering practices and all OSHA requirements. |
| Street Cuts and Trenching Operations in Public Roadways | ● Do not leave street cuts in an open condition overnight, except for the portion necessary to commence work the following morning.<br>● Warning signs, barricades and flashing lights, all in conformance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD), shall be used in areas where trenching operations are in public roadways.<br>● Type IV barricades will be required in or within 10 feet of the traffic area. |
| Trenched Roadway | ● In trenching across the road, do not close more than one-half of the traveled way to traffic at one time, which requires the use of a traffic signal or flaggers unless approved by the Adams County Public Works Department.<br>● Completely backfill the trenched roadway and restore a suitable driving surface before trenching the other half of the road.<br>● Final pavement restoration can be accomplished at one time when the utility installation or repair work is complete within a maximum of five working days for the permanent surface replacement. |
| | |
| Street, Road Approaches and Other Access Points | ● Total Street Closure will not be permitted unless approved by the Adams County Public Works Department.<br>● Upon trenching across such facilities, steel running plates, planks or other safe methods shall be used to provide for traffic to enter or leave the road or adjacent property. |
| Access | ● Access to private property will be maintained at all times.<br>● Provide free access at all times to fire hydrants. |
| Excavation in County Easements | ● All excavation within the County's ROW will require an approved permit prior to initiating construction.<br>● Take precautions to limit the removal of or damage to existing pavements, sidewalks, curbs, lawns, shrubbery, trees, hedges, walls, fences, buildings, or other existing improvements to the least practicable amounts and replace or restore such improvements to their original location and condition after the excavation has been backfilled and compacted. |
| Conditions Contained in Private Easements | Appraise all conditions contained in private easements and perform all work in accordance with the stipulations contained therein. |

| | |
|---|---|
| Trenching Excavation within the Roadway Surface | Where trenching excavation occurs within the roadway surface, the minimum allowable remaining pavement sections shall not be less than 4 feet (not including the curb and gutter or concrete pavement) unless it is part of a monolithic concrete pavement section, which shall be full panel or stone. |
| Road Closures | The Director of the Public Works Department must approve all scheduled and emergency road closures. |

| Table 6-06-05-2, Backfilling | |
|---|---|
| Trench Backfill Date | • The permittee shall simultaneously notify the County of the trench backfill and construction dates. A minimum of 24 hours advance notification is required.<br>• Backfill will take place on the same day of trenching; if this is not the case, the County must be given the same prior notice as required for the initial trenching. |
| Foundation | • Prepare the bottom of the trench to provide a firm foundation for the pipe or facility in accordance with the bedding conditions specified by the geotechnical engineer for the type of pipe or facility to be installed.<br>• The foundation shall be stable and the subgrade of the trench shall be kept free of standing water. |
| Backfill Depth | • Place backfill so that the pipe will not be displaced or damaged. |
| Approved Backfill Material | • Immediately after the utility authorized by the permit has been placed in the trench, backfill the trench with approved material. This material cannot include debris of any kind, frozen material, clods, or stones. Fill with approved material to an elevation which will allow placing the pavement base and wearing surface according to the Standard Drawings.<br>• Compaction test reports shall be required daily and all fill over one foot in elevation shall require a tester on site during backfill operation.<br>• If the excavated material is unsuitable for backfill it shall be hauled away and satisfactory granular backfill material shall be used. |
| Completed Surface and Trench Compaction | • The subgrade shall conform to the lines, grades, and cross-sections as shown on the approved plans. Compact the backfill material in successive layers not to exceed 8 inches thick and finish and maintain in a smooth compacted condition. The completed surfaces shall be free from rutting or other objectionable irregularities.<br>• Within the roadway area, trench compaction shall be in accordance with AASHTO T99 or T180 as required by the CDOT Standard Specifications. Compaction tests must be performed by a Geotechnical Engineer and shall be a minimum of every 250 feet along the trench and every one foot in elevation. |
| Low Slump Material | Use of an approved controlled low slump material (flowfill, shrink-crete, flashfill or equivalent) for backfill of trenches is required under all roadways or as approved by the Director of the Public Works Department. All controlled low slump material (CLSM) must have a 28-day strength of 60-100 psi, and a maximum slump of 7-10 inches. |

| Table 6-06-05-3, Subbase for Trenching Operations | | |
|---|---|---|
| | **Subbase** | **Foundation For Base Course** |
| Conformity | Shall conform to the lines, grades, cross-sections and thickness shown on the approved plans and shall be finished and maintained in an acceptable condition at least one day's progress in advance of base construction or placing prime coat (foundation for base course). | |
| Material | When placed and compacted will result in a firm, dense, unyielding foundation. | |
| | Subbase material shall be well mixed, free of organic matter and lumps or balls of clay, and shall consist of sound aggregate particles and suitable filler or binding materials. | |
| Deviations | Deviations from the gradation limits may be permitted by the Director of the Public Works Department for unpaved roads provided it can be unequivocally demonstrated that the subbase material is not conducive to rutting, raveling or forming a soft yielding surface in the presence of moisture (it is adequately demonstrated that the proposed subbase material can fulfill the intent of these specifications). | |
| Procedure | Material shall be deposited and spread, without particle segregation in loose layers not to exceed 6 inches in depth. Wetting or aerating and rolling of the material shall be required when ordered by the County following review of all field test results. Subbase or base course shall not be placed on soft, spongy, or frozen subgrade, other subgrade, or subbase, the stability of which is unsuitable. | |
| | Each layer shall be thoroughly and individually compacted to 100% of proctor (AASHTO T 99) density for soils classified as A-1 through A-2-5 and 95% proctor (AASHTO T 99) density for all other classifications (AASHTO M 145). | |

| Table 6-06-05-4, General Requirements for Temporary and Permanent Trench Cover | |
|---|---|
| | **Temporary** |
| Temporary Trench Cover | ● Provide all trenches across traffic lanes where it becomes necessary to remove any existing surfacing or pavement with temporary trench cover for vehicle and pedestrian safety and to control sediment tracking.<br>● Stockpile temporary trench cover surfacing material on the job site and place within six hours after completion of trench backfill and compaction.<br>● Maintain temporary trench cover until permanent trench cover is placed.<br>● Trench covered with temporary surfacing will be considered as open to traffic.<br>● The surface of the temporary repaving shall be smooth and at the same level as the adjacent undisturbed paved area. |

| Table 6-06-05-4, General Requirements for Temporary and Permanent Trench Cover | | |
|---|---|---|
| Pavement Surface Cuts Immediately After Backfilling | | When permanent pavement-patching material is not available, a temporary patch of cold mix asphalt will be required on all pavement surface cuts immediately after backfilling has been completed and removed at the time a permanent patch is made. |
| Minimum Requirements | | Minimum requirements for temporary trench cover shall be well compacted surfacing material conforming to "Road Mixed Asphalt Surfacing Material" of the CDOT Standard Specifications and shall match the existing asphalt or Concrete thickness, but shall not be less than 4 inches thick. The mineral aggregate shall, with a tolerance of 5 percent, conform to the grading specified for 3/8 inch maximum aggregate. Bituminous binder to be mixed with the mineral aggregate shall be liquid asphalt, Grade MC-3000 and shall be between 5 ½ percent and 6 percent by weight of the dry mineral aggregate. |
| **Permanent** | | |
| Unless otherwise specified, the replacement of pavement shall be as follows: | | |
| In areas where wearing surface is: | Asphalt Concrete | Minimum patch thickness will be 5" on residential streets, 7" on collector streets, and 9" on arterials. In all cases, the patch will extend one foot beyond the existing pavement. If the permittee or their engineer does not agree to these standards, a paving design will be submitted for review and approval by the Adams County Public Works Department. A sample of this pavement will also be submitted to the Adams County Public Works Department to ensure that the pavement sample will match the submitted design. |
| | Portland Cement Concrete | Replace the pavement with concrete pavement conforming to the requirements of the County. Said concrete pavement replacement shall be of the same depth as the original pavement, but not less than six inches thick on alleys or residential streets, nor less than eight inches on major or secondary streets and highways. |
| | Other | Replace the pavement and base in kind. Said surface replacement shall be of materials and thickness conforming to the requirements of the County. |

| Table 6-06-05-5, Repair to Gravel Roads and Shoulders, Restoration of Unpaved Areas | |
|---|---|
| Where the original wearing surface and foundation materials was crushed rock or gravel | Use Class 6 aggregate base course as replacement material. Place to a compacted thickness minimum of 8 inches or the thickness of the removed material plus 2 inches, whichever is greater. |
| Compaction | In the area from the ROW line (fence line/property line) to a point 5 feet outside of the roadside ditch flowline, backfill all trenches with excavated material and compact to 90% standard compaction, or to the density of the existing ground, whichever is greater. |
| | Other areas including the gravel road, the shoulders and the roadside ditch to a point 5 feet outside of the flowline, all trench compaction shall be in conformance with Figure 7.21 of these standards. |
| Erosion Control | During construction and after the trench is backfilled and compacted, erosion protection shall be provided per Chapter 10. |

# Div. 6-07 Utility Locations

## 6-07-01 General

A. **Repairs**. Repairs being made to County roadways or other properties, must be performed under an approved permit. At the completion of these repairs, the roadway or other properties must be returned to a condition equal to or better than the original. In addition, these repairs must be accomplished in the least possible time and with the least disturbance to the normal functioning of the street or other adjacent properties.

B. **Backfill**. All backfill material, compaction, and resurfacing of any excavation made in the County ROW will be done in accordance with specifications and standards in Div. 6-06, *Trenching and Backfilling*.

## 6-07-02 Road Closings

A. **Lane Widths**. Only one side of a street may be blocked at any given time. Traffic must be provided a minimum lane width of 10 feet in the construction area. Any plan for traffic control during construction that indicates a complete closure must show detour routes, and must be approved by the Director of the Public Works Department at least 24 hours prior to issuance of permit.

B. **Written Permission**. The applicant must get written permission from the Department of the Public Works Department to temporarily close a public road.

## 6-07-03 Location

See Table 6-07-04.E-1, *General Utility Location Requirements*, and Figure 6-07-04.E-1, *For Utility Location Requirements and Standard Drawing Typical Details*, through Figure 6-07-04.E-2, *Utility Location Requirements and Standard Drawing Typical Details*, for utility location requirements and the County's Engineering Road Standards for typical details.

## 6-07-04 Inspection, Testing Procedures, and Construction Guidelines

### 6-07-04.A General

Table 6-07-04.E-2, *Testing Requirements for Utility Installations*, presents general testing requirements for installations.

### 6-07-04.B Specifications

Road construction for new development shall conform to the latest edition of the Colorado Department of Transportation (CDOT) Standard Specifications for Road and Bridge Construction. Adams County criteria may supersede CDOT standards.

### 6-07-04.C Erosion Protection

1. **Stormwater Management**. Erosion and sediment control measures, per requirements and policies outlined in Chapter 10, *Stormwater Management*, are essential during construction to mitigate adverse impacts to adjacent properties resulting from development. Due to both the dynamic nature of construction, and federal/state water quality guidelines, construction activity in Adams County shall require erosion protection.
2. **Enforcement**. Adams County field inspection personnel shall be able to mandate corrective action to be taken by the developer and/or contractor in the event that one of the following situations occur:
   a. Construction plans lack sufficient detail for erosion protection
   b. It has been determined that the submitted erosion control measures are not applicable to actual field conditions
   c. installed erosion & sediment controls are non-functional

## 6-07-04.D Contractor Responsibilities

1. **Erosion and Sediment Control**. The contractor must install and maintain erosion and sediment control measures to protect water quality per requirements and policies outlined in Chapter 10, *Stormwater Management*. The contractor is responsible for the cleanliness and safety of all roadways adjacent to construction sites. If at any time, these roadways are found to be dangerous or not passable due to debris or mud, the Adams County Public Works Department will shut down the project, until the roadway conditions have been improved by the contractor, and are deemed acceptable by the County. If the contractor/applicant fails to keep the adjacent roadways clean and free from debris, the Public Works Department has the option to do the required clean up and bill the charges directly to the contractor.
2. **Inlet Protection**. Erosion and sediment control with inlet protection will be required for the storm drainage conveyance systems adjacent to construction sites. Dirt and other construction debris cannot be washed into the County's storm drainage facilities. The contractor will be held responsible to ensure that storm drainage facilities are protected during construction activity. If debris from construction activity is being washed into storm drainage facilities, the Adams County Public Works Department will shut down the project, until the contractor cleans the affected storm drainage facility. If the contractor fails to keep the adjacent storm sewer free from debris, the Public Works Department has the option to do the required clean up and bill the charges directly to the contractor.

## 6-07-04.E Damaged Infrastructure

The contractor shall be responsible for repairing or replacing County infrastructure that was damaged as a result of construction activity.

**Table 6-07-04.E-1, General Utility Location Requirements**

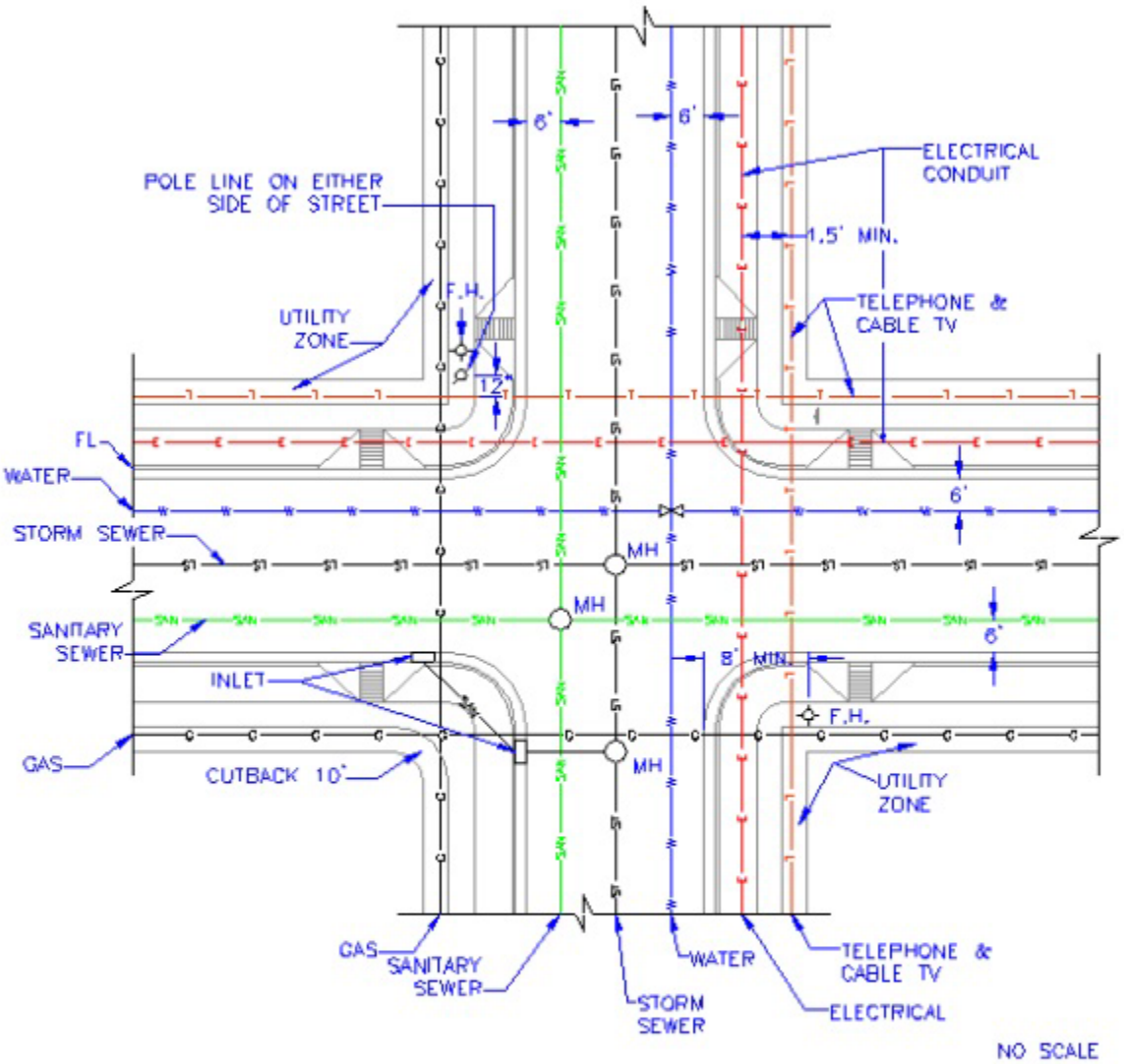
| | Location |
|---|---|
| Water Main | North and East Sides of streets. Provide min. 10' horizontal separation from sanitary sewer or as required by the appropriate water district. |
| Fire hydrant | 3' min. from back of curb, 1' min. from back of attached walk, or<br>10' minimum from edge of pavement if no curb is present |
| Sanitary Sewer | South and West of sides of streets |

| Table 6-07-04.E-1, General Utility Location Requirements | |
|---|---|
| Storm Sewer | Street centerline or 3' either side of centerline for adequate utility separation. Other locations may be considered if given written approval by Director of the Public Works Department. |
| Natural Gas | Either within ROW or in an adjacent easement on the South and West sides of the street or 3' either side of centerline for adequate utility separation.[1] |
| Power and Telephone | North and East sides of the street either within the ROW or in an adjacent easement.[1, 2] |
| Cable TV, Fiber optics | North and East sides of the street either within the ROW or in an adjacent easement.[1] |
| Poles, signs and any other above-ground streetscape | No poles, signs, or any other above-ground streetscaping should be allowed within the public right of way not directly related to any utility that is not regulated by the Public Utilities Commission, local franchise agreement, or quasi-governmental agency such as a local water and sewer district. Exceptions will only be made by Variance procedure of the County or granted specifically by the Adams County Board of Commissioners. |
| Light Poles | Min. 2' behind a vertical curb line or 6" behind the sidewalk for attached sidewalk conditions with prior written approval by the County. Poles placed within County ROW having a posted speed limit of 40 mph or higher may be required to be breakaway, per CDOT Design Manual, Section 1002.6. Specifications for all poles within County ROW must be accepted by the Public Works Department prior to the permit application for installation. |
| Landscaping | Caution: Trees or large shrubs shall not be planted over buried utilities, within the sight distance triangle at intersections or accesses, or within 10' of the flowline of the public street. On low speed (posted 30 mph or less) minor collectors and local streets, trees may be planted to within 6' of the flowline (except within 150' in either direction from an intersection, where the trees must be a minimum of 10' back from the flowline). In no case shall landscaping over 30" above the adjacent flowline be allowed to encroach into the sight-distance triangle. |
| Overhead | A minimum ground clearance of 18.5' shall be provided where overhead utility lines cross public roads and streets. The clearance shall be measured at the lowest point where the line crosses the traveled portion of the roadway. |

1. For utility companies that wish to run double mains, the requirement of north and east/south and west may be waived by the Public Works Department.
2. Or as directed by the National Electrical Safety Code.

| Table 6-07-04.E-2, Testing Requirements for Utility Installations | |
|---|---|
| Materials, Placement and Compaction | Place all utility trenches within the ROW and compact in accordance with the project specifications. |
| Testing | ● Field moisture-density testing: perform during backfill operations beginning one foot above the top of the pipe and extending to the finished subgrade elevation.<br>● Minimum number of tests: one test within n foot of manholes, water valves or other obstacles. A sufficient number of tests shall be taken at various depths to confirm backfill compaction and moisture content specifications are met.<br>● Perform testing in accordance with project specifications.<br>● Trench Compaction within the roadway area: in accordance with AASHTO T-99 or T-180. |
| Bond | A bond (based on size of project) in an amount designated by the County will be required until final acceptance is received. |
| Acceptance | The results of field density tests shall be submitted to and reviewed by the County. Provided all tests are acceptable, the two-year probationary period may begin. If no failures of the trenches are evident after 1 year, the County will assume maintenance obligations. Any failures must be corrected in accordance County specifications. |

**Figure 6-07-04.E-1, For Utility Location Requirements And Standard Drawing Typical Details**

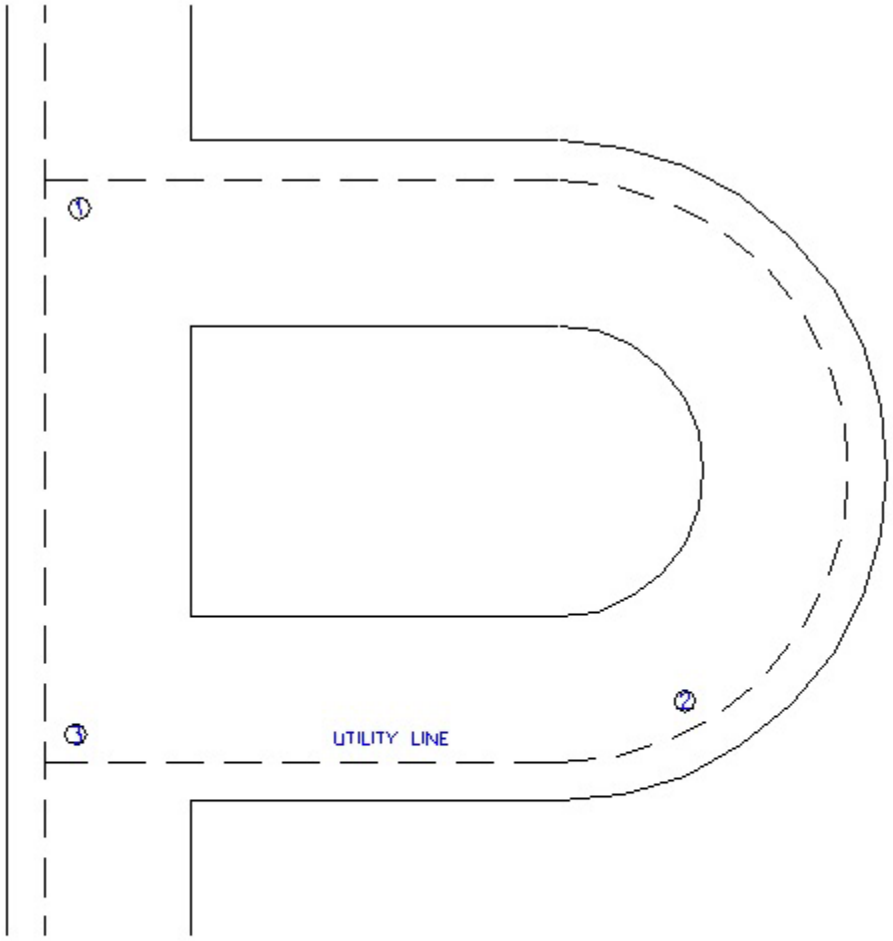



NOTES:

① THIS STANDARD IS A GUIDE ONLY AND DEVIATIONS MAY BE ACCEPTABLE WHERE THE CONDITIONS DICTATE. DIMENSIONS SHOWN ARE DESIREABLE BUT DO NOT GOVERN. THE INTENTION IS TO SHOW THE RELATIVE POSITION OF ALL UTILITIES. THIS DOES NOT PRECLUDE THE USE OF UTILITIES IN EASEMENTS IN OTHER LOCATIONS (IE BACK LOT LINES).

② UTILITY ZONE EASEMENT IF REQUIRED

**Figure 6-07-04.E-2, Utility Location Requirements And Standard Drawing Typical Details**




NOTES:

EXAMPLE OF A UTILITY RELOCATION
TO A NORMAL POSITION AT AN INTERSECTION

1. CARRY UTILITY AROUND CORNER
2. STAY ON SAME SIDE OF STREET.
3. RETURN UTILITY TO NORMAL SIDE OF STREET AT INTERSECTION

# Div. 6-08 Obstruction of Views in ROW

The erection of any fence, tree, shrub, hedge, or any object, which obstructs the view of traffic, authorized traffic control devices, or otherwise constitutes a hazard to drivers or pedestrians is prohibited.

# CHAPTER 7 ACCESS DESIGN AND TRAFFIC REQUIREMENTS

This Chapter presents minimum requirements and technical criteria for the analysis and design of access locations to and from county roadways with the intent of providing a safe, orderly, and continuous traffic/multiomodal movement. Traffic is a regional feature that affects all governmental jurisdictions and all parcels of property. All applications submitted to the County for land being developed commercially, industrially, or as a subdivision, and/or as part of an existing subdivision desiring access to a county roadway will require some form of access and traffic analysis and appropriate design. The level of detail and specific requirements for each of these submittals will be outlined within this Chapter.

**Contents:**

Div. 7-01 Access Requirements and Criteria
Div. 7-02 Guidelines for Traffic Impact Studies
Div. 7-03 Developer Responsibility for Safety and Traffic Calming Improvements

## Div. 7-01 Access Requirements and Criteria

### 7-01-01 General

A. **Design Standards and Criteria**. The County's adopted design standards and criteria for traffic management and should be used in the analysis and design of all new or modified access point locations. The County reserves the right to issue and enforce more stringent criteria should adverse or unsafe conditions exist.

B. **Waiver Authority**. If minimum standards presented in this Chapter are either inappropriate or cannot be justified economically, the County may issue a Waiver pursuant to Sec. 13-07-06, *Waiver from Public Work Standards*. Designs that vary from the standards and criteria in this Chapter shall obtain approval from the County prior to completing construction plans or Traffic Impact Study (TIS).

1. *Referenced Standards*. Standards and technical criteria not specifically addressed in this Chapter shall follow the appropriate provisions outlined in the following: (1) 2019 AASHTO, *A Policy on Geometric Design of Highways and Streets* ("Green Book"); and (2) Colorado State Highway Access Code.
2. *Standard Precedence.* It is important to note that County Standards may supersede the AASHTO criteria.
3. *Updated Standards.* In the event that the AASHTO criteria are revised, the latest edition shall be used.

### 7-01-02 Required Design Submittals

A. **Analysis and Design**. Project Plans and TIS submitted to the County for review shall contain a detailed analysis and comprehensive circulation design in accordance with these criteria and other applicable standards (local, state, and federal). Prior to receiving approval, the Project Plans and TIS must be sealed by a Colorado Registered Professional Engineer who has extensive knowledge of the project being submitted for review. Documents submitted without being sealed or by a party not responsible for the work, will not be reviewed.

B. **Traffic Impact Study**. Div. 7-02, *Guidelines for Traffic Impact Studies*, presents the minimum level of TIS to be prepared and submitted to the County for approval. Based on the application and the size of project being submitted, the level of analysis and design detail required varies and can be determined by the checklist attached to the application and/or by contacting the County. All required information is to be submitted for County review prior to receiving an approved application or permit. Applicants are encouraged to prepare the required submittals with as much detail as possible to minimize possible confusion and cut down on overall processing time.

**Table 7-01-02-1, General Access Issues**

| | |
|---|---|
| Objective | Criteria outlined in this chapter should be viewed as the minimum requirements for the design of entrances and exits and determining the proper location of access point(s) onto any of the existing or proposed county roads. |
| Quality | All work done under this permit shall be performed to the satisfaction of the County. |
| Factors Reviewed | The factors reviewed with each access application include: speed of the roadway or street, sight distance, existing or potential safety concerns, existing multimodal traffic volumes on the roadway or street, intersection spacing and the projected vehicular use of the site. |
| Traffic Impact Study (TIS) | ● In reviewing a site, the County may require an applicant to prepare a Traffic Impact Study (TIS) for review and approval by the County to determine the impact the development may have on the adjacent road systems.<br>● The TIS should address the impact of the additional traffic generated by the development and propose appropriate improvements to mitigate that impact.<br>● Guidelines for the preparation of the TIS are included as part of the applicable Permit Application. |
| Hydraulic Impact | ● The engineer may need to submit the information for review by the County to determine the hydraulic impact to the existing roadway drainage system.<br>● Based on the submitted information, the engineer may be required to supply additional hydraulic computations for review and approval by the County.<br>● A proper Storm Drainage Study (including project plans) must be reviewed and approved by the County and implemented by the Permittee.<br>● Standards and technical criteria are included in Chapter 9 of this document. |
| Implementation | ● No person shall construct any access providing direct movement to or from any county maintained roadway without obtaining approval from the County.<br>● County approval and the appropriate permits necessary for construction shall be issued only in compliance with the policies outlined in this chapter. Under no circumstances shall access be allowed or permitted if it is detrimental to the public health, welfare, and safety. |

| | |
|---|---|
| | • Vehicular access to or from property adjoining a county roadway shall be provided to the general street system, unless, such access has been acquired by a public authority. Police, fire, ambulance, and other emergency stations shall have a right to direct access to county roadways. Direct access from a development project to the roadway shall be permitted only if the proposed access meets the purpose and requirements of this chapter. |

# 7-01-03 Criteria for Access onto Adams County Roadways

A. **Compliance Standard**s. All new or modified access locations in Adams County shall meet the requirements of:
   1. The Colorado Department of Transportation; and
   2. Information presented in this Chapter.

B. **Additional Compliance Requirements**. Where feasible, the access shall comply with the requirements of the Denver Regional Council of Governments.

C. **Access Criteria Tables**. See Table 7-01-03-1, *Criteria For Access Onto Principal Arterials*; Table 7-01-03-2, Criteria for Access onto Rural Arterials and Rural Principal Arterials; and Table 7-01-03-3, *Criteria For Access Onto Collectors And Local Streets*, for access criteria.

**Table 7-01-03-1, Criteria for Access onto Principal Arterials**

| | | |
|---|---|---|
| Private Direct Access | • Shall not be allowed unless a TIS has been submitted and approved (including a signal progression plan).<br><br>No direct private access is permitted on County maintained arterial roadways unless the property in question has no other access to the general street system, or when denial of direct access to the principal arterial and alternative direct access to another roadway would cause unacceptable traffic operation and safety problems to the overall traffic flow of the general street system. | |
| Considerations When Private Access Must be Provided | • Such access shall continue only until such time that some other reasonable access to a lower function category street is available and permitted. The Access Permit should specify the future reasonable access location(s), if known, and under what circumstances, what changes will be required.<br>• Shared access between property owner and developments shall be promoted where applicable. | |
| Considerations When Private Access Must be Provided Public Direct Access | • No more than one access shall be provided to an individual parcel or to contiguous parcels under the same ownership unless it can be shown that: | |
| | An access shall be limited to right turns only, unless | • Allowing only one access conflicts with safety regulations (e.g., fire access), or<br>• Additional access would significantly benefit safety and operation of the highway or street and is necessary for the safe and efficient use of the property. |
| | • Where full movement is to be permitted spacing criteria must be met. | • It is an approved full movement access intersection, and |

| | |
|---|---|
| | ● Those that do not meet these requirements shall be limited to right turns only, unless they meet the requirements above.<br><br>No local streets shall be permitted to intersect minor or principal arterials.<br>● Left turns would not create unreasonable congestion or safety problems and lower the level of service, and<br>● Alternatives to the left turns would not cause unacceptable traffic operation and safety problems to the general street system. |
| Spacing and Signalization Criteria | ● In general terms, full access to principal arterials shall be limited to ½ mile intervals approximately 200 feet, in order to achieve good speed, capacity, and optimum signal progression.<br>● However, to provide flexibility for both existing and future conditions, an approved signal progression analysis shall be made to properly locate proposed access that may require signalization. The specifics of this analysis are detailed in this chapter.<br>● Mid-block signals between access points (e.g. HAWK) signals shall be considered in locations where known safety concerns exist as a result of vulnerable road users crossing in unprotected locations. |

| Table 7-01-03-2, Criteria for Access onto Rural Arterials and Rural Principal Arterials | |
|---|---|
| Private Direct Access | Generally, shall not be allowed onto a rural arterial and rural principal arterial. Private direct access onto a rural arterial and rural principal arterial may be permitted:<br>● If it does not have the potential for signalization.<br>● If it has the potential for signalization, if it meets the signal spacing requirements for intersection public streets stated below and does not interfere with the location, planning, and operation of the general street system and access to nearby properties.<br>● If no more than one access is provided to an individual parcel or to contiguous parcels under the same ownership unless it can be shown that additional access would be beneficial to the safety and operation of the highway and to the safety of public.<br><br>Access may continue until such time that some other reasonable access to a lower functional category street or highway is available. A traffic circulation plan, and/or street construction plans with phasing should specify under what circumstances the changes will be required. Subdivisions should be designed to provide for alternative access at a future date. |
| Public Direct Access | ● Where left turns are to be permitted must meet the signal spacing criteria.<br>● Those that do not meet these requirements shall be limited to right turns only, unless they meet the requirements stated in Table 7-01-03-1.<br>● No local streets shall be permitted to intersect minor or principal arterials. |

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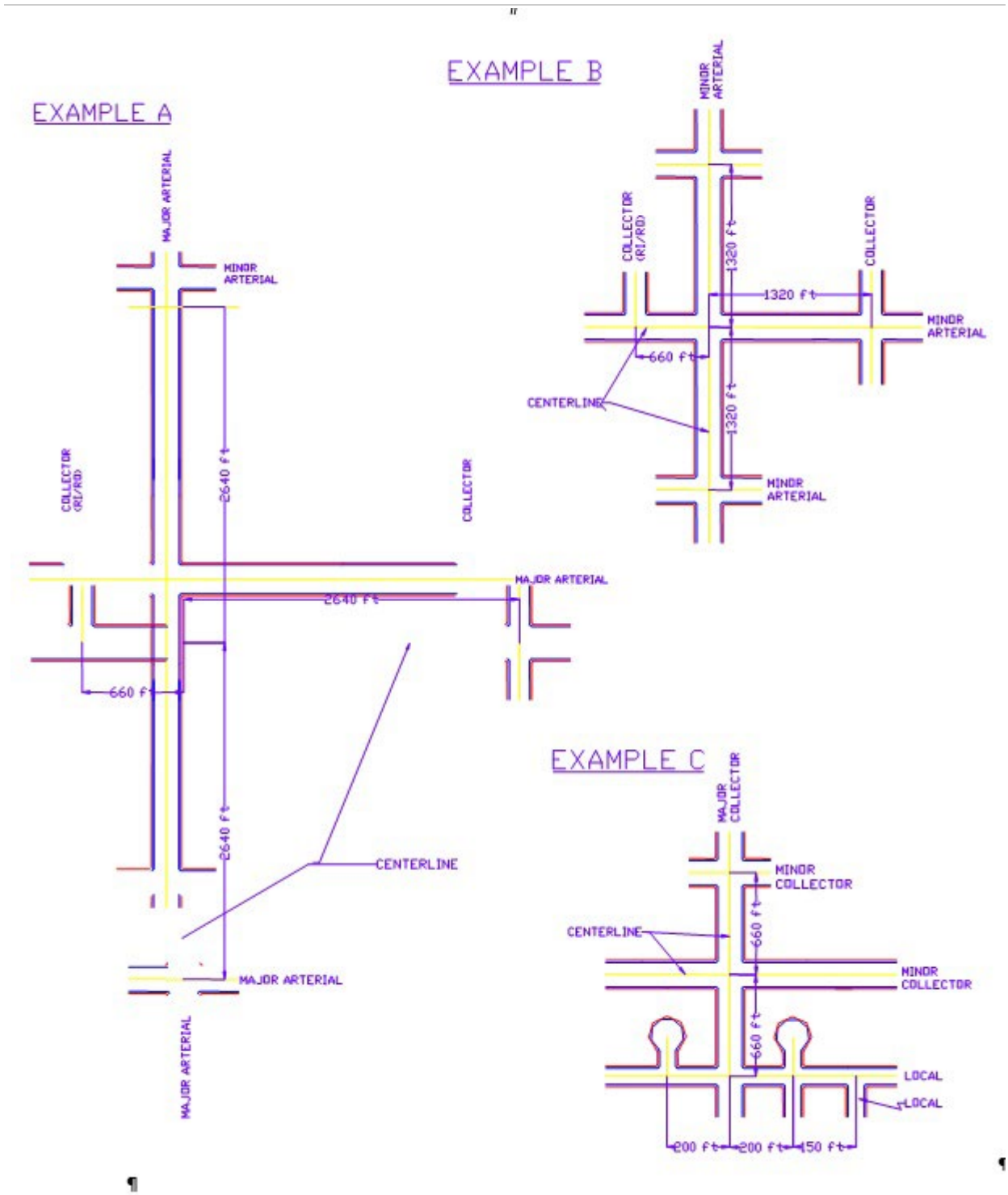
|---|---|
| Spacing and Signalization Criteria | ● In general terms, full access to rural arterials and rural principal arterials shall be limited to one-quarter mile intervals, approximately 100 feet, in order to achieve good speed, capacity, and optimum signal progression<br>● In urban areas and developing areas where higher traffic volumes are present, a spacing of one-half mile (200 feet for rural arterial sections) for all accesses should be maintained. This spacing is desirable to achieve good speed, roadway capacity and optimum turning progression.<br>● However, to provide flexibility for both existing and future conditions, an approved signal progression analysis shall be made to properly locate proposed access that may require signalization. The specifics of this analysis are detailed in this chapter. |

**Table 7-01-03-3, Criteria for Access onto Collectors and Local Streets**

| | Collectors | Local Streets |
|---|---|---|
| | Shall be governed by the Curb Opening and Driveway Criteria in Sec. 7-01-06 | |
| Private Access | ● Single-family detached residence and business access to collectors is not permitted unless access to a lower function category street is not available.<br>● Access shall not be provided to an individual or to contiguous parcels under the same ownership unless it can be shown that additional access would not be detrimental the safety and operation of the highway, or allowing only one access would be in conflict with local safety regulations, and the additional access would not be detrimental to public health, safety and welfare. | Direct access will be provided to each parcel or to contiguous parcels when there will not be any significant safety or operational problems and the spacing meets the access spacing requirements of this policy. |
| Public Streets | ● Shall intersect collector not closer than<br><br>330 feet (collector) and 660 feet (minor arterial) from each other (centerline to centerline)<br>● The closest street intersection to an arterial shall be<br><br>330 feet (collector) and 660 feet (minor arterial) from the arterial (ROW line of arterial to centerline of local street)<br>● On collectors with an ultimate projected traffic volume of less than 2500 vpd, intersection spacing may be 250 feet (centerline to centerline) (for first intersection from an arterial; 210' centerline to ROW of arterial). | ● Should not intersect local streets closer than 150 feet from each other (centerline to centerline).<br>● On a local street, the closest intersection to a collector street shall be at least 200 feet (centerline to centerline)<br>● To an arterial street, the closest intersection shall be 200 feet (arterial ROW line to local street centerline)<br>● See Figure 7-01-03-1. |

| | | |
|---|---|---|
| Spacing | ● In urban and developing areas where higher traffic volumes are present or growth is expected in the future, (and for rural arterials and rural principal arterials) access spacing shall be at the 1700-foot intervals.<br>● Spacing of all major intersecting public streets, roads, highways and other major accesses should be on a minimum of 600-foot intervals. | ● For those rural arterial and rural principal arterial sections, spacing of all major intersecting public streets, roads, highways and other major accesses should be on a minimum of 300-foot intervals.<br>● Public access in urban growth areas spacing shall be to city specifications and may be less than 300 feet.<br>● Other accesses shall use lot lines for spacing requirements. |

**Figure 7-01-03-1, Intersection Separations**




## 7-01-04 Sight Distance

Sight distance for curb openings to private property shall consist of a sight triangle conforming to the requirements of Chapter 6, *Roadway Standards and Technical Criteria*.

# 7-01-05 Number of Openings

A. **Approval Requirements**. All additional access points to properties shall be approved by the Director of Public Works.

B. **Submittal Requirements**. The applicant shall provide the Department of Public Works with a scaled Site Plan showing:
   1. The proposed location of the new access point;
   2. The proposed width of the access point; and
   3. The distance of the access point from the property boundary lines; and
   4. Any existing access location.

C. **Access Point Limitations**. Table 7-01-05-1, *Number of Access Points*, establishes the maximum number of access points for specific property types.

**Table 7-01-05-1, Number of Access Points**

| | | |
|---|---|---|
| Residential | Single and Multiple-Family Dwellings | Shall be allowed a maximum of two access points for the roadway of primary frontage and, one additional access point onto any additional 'local' roadways adjacent to the property. * |
| Commercial and Mixed-Use | Less than 150' of frontage and located mid-block | Limited to one access point per property owner. Shared access among adjacent property owners is strongly encouraged. An exception may be granted where a building is constructed in the middle of a lot and parking is provided for on each side of the building. |
| | More than 150' of frontage | A second access point may be allowed where there is sufficient frontage to provide for min. and max. design requirements. * |
| | Located on a corner | One access to each street may be permitted * |
| Service Station | Located on a corner | One access to each street may be permitted * |
| Industrial | | Access shall be determined on a case-by-case basis. The county shall consider good traffic engineering practice and the information provided by the applicant in the TIS accompanying the submittal. |

* Additional access may not be permitted for roads classified as collectors or arterials. Only one access point is permitted on any roadway classified as a collector or arterial.

# 7-01-06 Criteria for Curb Openings and Driveways

A. **Minimum and Maximum Dimensions**. Certain control values for curb openings and driveways require minimum dimensions in some instances and maximum values for other dimensions. The design of curb openings and driveways within the range of these dimensions will provide for good service on the part of the motorist using the driveway while minimizing the interference to the traffic using the street.

B. **Motorist Safety Considerations**. By controlling the location and width of openings or driveways along the street, it will be possible to avoid or eliminate long open stretches where motorists can indiscriminately drive onto the street.

C. **Width Standards**. The width of opening established in this chapter is based on studies, which indicate the various width openings will accommodate vehicles of maximum size authorized on county streets and roadways.

D. **Conflict Resolution**. In case of conflict between requirements in the various sections of this chapter, the more restrictive condition will normally apply.

E. **Design and Planning Principals**. Refer to Table 7-01-06-2, *Principles for Curb Openings and Driveways*, for general design and planning principles regarding curb openings/driveway width, sight distance, public-improvements, driveway approaches, rural road access from private property, and access to roadways with no curb and gutter, and maintenance.

F. **Maintenance Responsibility**. Maintenance of the access and drainage improvements within County right-of-way shall be the responsibility of the adjacent property owner.

G. **Number of Access Points**. Refer to Table 7-01-05-1, *Number of Access Points*, for other general requirements regarding number of curb openings permitted, entrance angle, minimum space between openings, joint entrance, access approaches, parcel of land with direct access, use of an existing access to county ROW changes or change in the use of the property.

H. **Driveway Criteria**. Refer to Table 7-01-06-1, *Driveway Criteria*, for other driveway criteria.

**Table 7-01-06-1, Driveway Criteria**

| Category | Roadway Class | Residential | | Multiple Dwelling | Commercial/Industrial |
|---|---|---|---|---|---|
| | | **Minimum** | **Maximum** | **Maximum** | **Maximum** |
| Driveway Throat Width* | Arterial | - | - | 20-feet | 35 feet |
| | Collector | 10 feet | 20 feet | 24 feet | 30 feet |
| | Local | 10 feet | 20 feet | 24 feet | 24 feet |
| Driveway Radius | Arterial | - | | 15 feet | 20 feet |
| | Collector | - | | 15 feet | 20 feet |
| | Local | - | | 15 feet | 20 feet |
| Minimum Centerline Driveway Spacing | Arterial | 250 feet | | 350 feet | 500 feet |
| | Collector | 100 feet | | 200 feet | 250 feet |
| Driveway Distance From Intersections | Local-Collector Intersection | 50 feet | | 100 feet | 150 feet |
| | Collector-Arterial Intersection | 75 feet | | 150 feet | 200 feet |
| | Arterial-Arterial Intersection | 100 feet | | 200 feet | 250 feet |

* Variations in driveway width may be granted by the Director of the Public Works Department. For single-family detached residential lots located on a rural roadway, the maximum allowable driveway throat width allowed by the Director shall be 30-feet.

**Table 7-01-06-2, Principles for Curb Openings and Driveways**

| | |
|---|---|
| Opening or Driveway Width | ● The opening should handle the anticipated traffic volume and character of traffic, as well as being within the limits specified for the type of property development.<br>● Total curb opening length on a street for accesses to a commercial or industrial property shall not exceed 40% of the property frontage. Individual curb opening not to exceed those given in Table 7-01-06-1, *Driveway Criteria*.<br>● The controls established for curb openings and driveways shall apply to existing and new streets. |
| Sight Distance | ● All openings for driveways shall be located at the point of optimum sight distance along the street.<br>● For openings and driveways to commercial establishments and service stations, the required visibility triangle shall be maintained and clear of obstructions to allow drivers entering the property sufficient sight distance for proper and safe movements.<br>● Entrance angles for all driveway approaches shall be 90□ □ 10□ to the centerline of the street.<br>● The profile of a driveway approach and the grading of the adjacent area shall allow a driver in a vehicle located on the driveway outside the traveled portion of the street to see a sufficient distance in both directions to avoid a hazardous traffic situation when entering the street. Within the ROW, maximum grades shall be limited to 8% for single-family detached residential access. All other access shall be limited to a maximum of 2% grade. |
| Public Improvements | ● Any adjustments which must be made to utility poles, street light standards, fire hydrants, catch basins or intakes, traffic signs and signals, or other public-improvements or installations which are necessary as the result of the curb openings or driveways shall be accomplished without any cost to the County.<br>● Any curb opening or driveway, which has been abandoned, shall be restored by the property owner except where such abandonment or closure has been made at the request of, or for the convenience of the County. Restoration shall include, as applicable: removing driveway pavement; removing driveway apron(s); removing any culverts and restoring the ditch or drainage swale; removing gates or access fixtures; and reconstructing the curb, parkway, and adjacent areas to match surrounding conditions.<br>● The property owner shall perform maintenance for driveways. |
| Entrance/Exit Driveway Approaches | ● Shall be appropriately signed by, and at the expense of, the property owner.<br>● The property owner will be required to provide some means of ensuring that the motorists will use the driveway either as an entrance only or an exit only, but not both. |
| Access Surfacing | ● Asphalt surfacing of the access shall be required when the roadway is paved.<br>● Accesses shall be paved from edge of pavement to the ROW line. Surface material adjacent to the ROW, within private property, shall not create sediment tracking onto public roads.<br>● Surfacing materials shall be specified according to county standard presented in Chapter 7 and the conditions and future use of the access and abutting roadway. |
| Rural Road Access from | ● New driveway accesses from private property to an existing graveled county road shall be required to install a minimum of 6” of compacted Class 6 aggregate base |

| | |
|---|---|
| Private Property | course or equivalent material from the ROW line to the edge of the traveled roadway.<br>● The minimum width of the driveway within the ROW shall be as presented in Table 7-01-03-1, *Criteria for Access onto Principal Arterials*.<br>● Based on drainage analysis, a properly sized culvert with flared end sections shall be required at the established ditch flowline. A culvert permit application must be submitted (see Chapter 9 for Storm Drainage design requirements).<br>● Culverts are to be installed as necessary for residential and commercial driveways to ensure positive drainage is maintained. |
| Access to Roadways with No Curb and Gutter | Private drive access to local, collector or arterial roadways that have no curb and/or gutter improvements shall be constructed to meet the following requirements:<br>● Drive shall extend from ROW line to edge of existing driving surface and shall be constructed to meet minimum roadway pavement design.<br>● Driveway width shall conform to Table 7-01-06-1.<br>● A properly sized culvert pipe shall be installed at the established roadside ditch flowline beneath the private drive access (see Chapter 9 for Storm Drainage design requirements). |
| Maintenance | Maintenance of the access and drainage improvements within county ROW shall be the responsibility of the adjacent property owner. |

# 7-01-07 Auxiliary Lanes

A. **Generally**. Auxiliary lanes, also called speed change lanes, are useful in maintaining the safety, traffic flow and operations of the roadway and access.

B. **Applicant Responsibility**. When auxiliary lanes are required by the County or as warranted by information obtained during the development of the TIS, the applicant is responsible for:
   1. Design;
   2. Installation; and
   3. Purchase of right-of-way to accommodate the required lane width.

# 7-01-08 Criteria for Auxiliary Lanes

Auxiliary lanes are required as described within each category of roadway in Table 7-01-08.B-1 In addition, auxiliary lanes may also be required where any of the following subsections apply.

A. **Right Turn Acceleration**. If necessary for specifically identified and documented safety and operation reasons, a right turn acceleration lane may be required when:
   1. For any access where a high traffic volume on the highway or using the access and the lack of acceptable gaps in traffic make use of an acceleration lane necessary for vehicles to safely and efficiently enter the highway traffic flow through the use of available short gaps in traffic, or;
   2. Where necessary for public safety and traffic operations based upon site and roadway specific conditions such as horizontal and vertical curves, or
   3. The posted speed is greater than 40 MPH.

B. **Left Turn Acceleration**. If necessary for specifically~~,~~ identified and documented safety and operation reasons, a left turn acceleration lane may be required when unique location factors such as; highway speed and traffic density, access volume, the volume of commercial trucks, the influence of nearby access, existing highway auxiliary lanes close to the access, nearby traffic

control devices, available stopping sight distance, and where other topographic and highway design factors exist that determine the need.

C. **High Truck Traffic**. For those access locations having a high percentage of trucks using the access, each auxiliary lane may be required to be built to full length and width according to the transition taper length shall extend beyond the full length

D. **Waiver**. The auxiliary lanes required in the category design standards may be waived when the 20th year predicted roadway volumes conflicting with the turning vehicle are below the following minimum volume threshold. The right turn deceleration lane may be dropped if the volume in the travel lane is predicated to be below 150 DHV. The left turn deceleration lane may be stopped if the opposing travel lane is predicted to be below 100 DHV. The right turn acceleration lane may be dropped if the adjacent traveled lane is predicted to be below 120 DHV. The left turn acceleration lane may be dropped if the volume in the inside lane in the direction of travel is predicted to be below 120 DHV.

## 7-01-08.A Collectors, Minor and Principal Arterials

### 7-01-08.A.1 Functional Characteristics and Category Assignment Criteria

This shall be assigned only to roadways that are designated as collector and arterial where there is no intended purpose of providing for long distance traffic movements. This category may be assigned for high-speed rural frontage roads. Access needs will take priority over through traffic movements without compromising the public health, welfare, or safety. Providing reasonable and safe access to abutting property is the primary purpose of this access category. At the request of the local authority, the County may in accordance with, assign any frontage or service road to a higher access category when desirable to meet local transportation plans and needs.

### 7-01-08.A.2 Access Granting Criteria Including Category Related Access Location, Operation and Design Standards

a. **One Access**. When application is made, one access shall be granted to each parcel if it does not create a significant safety problem or significantly degrade operation. The access may operate as full-movement unsignalized access unless there is an established restrictive medial, or a safety or operations problems is identified. The location shall also be consistent with current signal progression efficiency and cause no degradation.

b. **Additional Access**. Additional access will be granted if the additional access would not knowingly cause a hardship to an adjacent property or interfere with the location, planning, and operation of the general street system, and would be in compliance with Chapter 6 design standards. Additional access will be granted if the size or trip generation potential of the parcel of land requires additional access to maintain good design.

## 7-01-08.B Auxiliary Lane Requirements

Auxiliary turn lanes shall be installed on collector and arterial roadways according to the criteria below:

1. A left turn lane with storage length plus taper length is required for any access with a projected peak hour left ingress turning volume greater than 25 vph. If the posted speed is greater than 40 mph, a deceleration lane and taper is required for any access with a projected peak hour left ingress turning volume greater than 10 vph. The taper length will be included within the deceleration length.
2. A right turn lane with storage length plus taper length is required for any access with a projected peak hour right ingress turning volume greater than 50 vph. If the posted speed is greater than 40 mph, a right turn deceleration lane with taper is required for any access with a projected peak hour right ingress turning volume greater than 25 vph. The taper length will be included within the deceleration length.
3. A right turn acceleration lane with taper is required for any access with a projected peak hour right turning volume greater than 50 vph when the posted speed on the highway is greater than 40 mph and the highway has only one lane for through traffic in the direction of the right turn. A right turn acceleration lane is not required on multi-lane highways of this category. The taper length will be included within the required acceleration length.
4. A left turn acceleration lane with transition taper may be required if it would be a benefit to the safety and operation of the roadway. A left turn acceleration lane is generally not required where: the posted speed is less than 45 mph, or the intersection is signalized, or the acceleration lane would interfere with the left turn ingress movements to any other access. Where required, any transition taper shall be considered part of the acceleration-lane design.
5. Where the end of the frontage road will proceed directly into the property or public way, auxiliary lanes may not be necessary. If the frontage road proceeds into private property, the applicant may be required to provide a cul-de-sac or similar design function that will provide for the safe and convenient u-turns or vehicles within public right-of way.
6. Minimum spacing between traffic signals shall be necessary for the safe operation, capacity, and proper design of the signal and adjacent accesses. Preference in traffic signal location, timing and operation shall be given to highways and cross streets of a higher access category or function. No traffic signal shall be authorized without the completion of an analysis of traffic signal system operation, design, and safety as well as meeting M.U.T.C.D. signal warrants.

**Table 7-01-08.B-1, Roadway Improvements Thresholds**

| Roadway Type | Right Turn Ingress Lane Requirement | Left Turn Ingress Treatment Requirement | Right Turn Egress Lane Requirement | Left Turn Egress Lane Requirement | Additional Lane Requirement | Other improvements |
|---|---|---|---|---|---|---|
| **Local Residential** | N/A | N/A | N/A | N/A | N/A | Multimodal accommodations (i.e., sidewalks, bicycle paths, etc.), traffic calming techniques |
| | | | | | | |
| **Collector** | Required for accesses with projected peak hour | Required for accesses with projected peak hour | Required when projected peak hour right-turn | May be required if it would benefit roadway | Additional lanes are required when trips generated | Same as local. |

| | | | | | | |
|---|---|---|---|---|---|---|
| | right ingress volume greater than 50 vph. If posted speed is greater than 40 mph, a right-turn deceleration lane with taper is required for accesses with a projected peak hour right ingress volume greater than 25 vph. | left ingress volume greater than 25 vph. If posted speed is greater than 40 mph, a left-turn deceleration lane with taper is required for accesses with a projected peak hour left ingress volume greater than 10 vph.~~.~~ | volume is greater than 50 vph, posted speed is greater than 40 mph, and the roadway has only one through lane in the direction of the turn. Not required on multilane highways. | safety and operations. Generally not required where the posted speed is less than 45 mph, the intersection is signalized, or the acceleration lane would interfere with other left-turn ingress movements. | from new development exceed 12,000 vpd or the need is identified in a traffic study. Additional lane constructed from trip generating development to closest intersection | |
| **Rural arterial/Rural Principal Arterial** | Same as collector. | Same as collector. | Same as collector. | Same as collector. | Same as collector. | Same as local. |

**Table 7-01-08.B-1, Roadway Improvements Threshold (continued)**

| Roadway Type | Right turn lanes | Left turn lanes | Acceleration lanes | Deceleration lanes | Additional Lane | Other improvements |
|---|---|---|---|---|---|---|
| **Principal Arterial** | Same as collector. | Same as collector. | Same as collector. | Same as collector. | Same as collector. | Same as local. |

7. In addition to the above chart, auxiliary lanes are required to mitigate specifically identified and documented locations with safety and operation issues. These would include, a) for any access where a high traffic volume on the roadway or using the access and the lack of acceptable gaps in traffic make use of an auxiliary lane necessary for vehicles to safely and efficiently enter or exit the roadway traffic flow through the use of available short gaps in traffic, or b) where necessary for public safety and traffic operations based upon site and roadway specific conditions such as horizontal and vertical curves and other sight obstructions that cannot be removed.

## 7-01-08.C Design Components

Auxiliary lanes typically consist of one or a combination of a transition taper, full width auxiliary lane and storage length. The use of these components varies based on the type of access, through street classification, and site-specific conditions (grades). The minimum components for auxiliary lane lengths onto major and collectors and rural and principal arterials are summarized in Table 7-01-08.C-1. See 7-01-

08.B for additional requirements. The County reserves the right to require additional components should the access create high traffic volumes and/or geometric safety problems.

**Table 7-01-08.C-1, Components of Speed Change Lane Length**

| Through Street Classification | Left Turn Ingress Lane | Right Turn Ingress Lane | Right Turn Egress Lane | Left turn Egress Lane |
|---|---|---|---|---|
| **Collector** | Taper Length + Storage Length | Taper Length + Storage Length | Acceleration Length | As required by engineering study |
| **Minor Arterial** | Deceleration Length + Taper | Deceleration Length + Taper | Acceleration Length | |
| **Rural Arterial & Rural Principal Arterial** | Deceleration Length + Storage Length | Deceleration Length | Acceleration Length | As required by engineering study |
| **Principal Arterial** | Deceleration Length + Storage Length | Deceleration Length | Acceleration Length | As required by engineering study |

**Table 7-01-08.C-2, Warrants for Auxiliary Lanes**

| Access Category | Left Turn Deceleration Lane | Right Turn Deceleration Lane | Right Turn Acceleration Lane | Left Turn Acceleration Lane |
|---|---|---|---|---|
| **Collector** | Needed if volume is > 25 VPH; no deceleration lane, just storage and taper | Needed if volume is > 50 VPH; no deceleration lane, just storage and taper | N/A | N/A |
| | If posted speed is > 40 MPH, needed if volume is > 10 VPH; deceleration lane needed. | If posted speed is > 40 MPH, needed if volume is 25 VPH; deceleration lane needed. | | |
| **Rural Arterial and Rural Principal Arterial** | Needed if volume is > 25 VPH; no deceleration lane, just storage and taper | Needed if volume is > 50 VPH; no deceleration lane, just storage and taper | N/A[1] | N/A |
| | If posted speed is > 40 MPH, needed if volume is > 10 VPH; deceleration lane needed. | If posted speed is > 40 MPH, needed if volume is 25 VPH; deceleration lane needed. | | |
| **Principal Arterial** | Needed if volume is > 25 VPH; no deceleration lane, just storage and taper | Needed if volume is > 50 VPH; no deceleration lane, just storage and taper | N/A[1] | N/A |

| | |
|---|---|
| If posted speed is > 40 MPH, needed if volume is > 10 VPH; deceleration lane needed. | If posted speed is > 40 MPH, needed if volume is 25 VPH; deceleration lane needed. |

**TABLE NOTES:** Taper lengths shall be included within the deceleration lengths when applicable.
[1] Applicable if required by County to correct or prevent operational or safety condition.
[2] Not applicable when speed is < 45 mph, intersection is signalized, or interference would result from installation.

## 7-01-08.D Deceleration and Acceleration Design Criteria

1. To determine the required acceleration and deceleration lane and transition taper length, see design criteria presented in Table 7-01-08.D-1. The length of the required transition taper is determined by multiplying the width of the speed change lane by the transition taper ratio value associated with the posted speed in Table 7-01-08.D-1. The beginning and ending point of all tapers shall be rounded.

**Table 7-01-08.D-1, Acceleration/Deceleration Lane Design Criteria**

| Posted Speed Limit (MPH) | 25 | 30 | 35 | 40 | 45 | 50 | 55 |
|---|---|---|---|---|---|---|---|
| Deceleration Length (Feet) | 180 | 250 | 310 | 370 | 435 | 500 | 600 |
| Acceleration Length (Feet) | N/A | 190 | 270 | 380 | 550 | 760 | 960 |
| Transition Taper (Ratio) | 7.5:1 | 8:1 | 10:1 | 12:1 | 13.5:1 | 15:1 | 18.5:1 |
| Straight Taper (Ratio) | 15:1 | 15:1 | 20:1 | 35:1 | 45:1 | 50:1 | 55:1 |

2. It is recommended bay tapers used (asymmetrical reverse curves) for deceleration transition tapers and straight transition tapers be avoided at speeds above 40. Where a vertical cresting, or horizontal curve is present, substituting an immediate bay taper and auxiliary lane striping to reduce drifting of the through vehicles into the deceleration lane. Where horizontal or crest vertical curves exist, the County may require the deceleration transition taper to begin with an immediate asymmetrical reverse curve bay taper of 1/3L then 2/3L with the remaining required transition taper length at full lane width.
3. Partial tangent transition tapers, symmetrical reverse curve tapers, or asymmetrical reverse curve tapers may be used for transition taper design provided a radius of at least 150 feet is used in curve calculations.
4. Where it is necessary to establish a left turn lane or median island, or otherwise redirect the vehicles on the traveled way, redirect tapers required for redirecting through travel lanes shall be installed according to Table 7-01-08.C-2, *Warrants for Auxiliary Lanes*. If the use of Table 7-01-08.C-2 would create a horizontal curve design deficiency for the through movement, the horizontal curve shall be corrected in addition to the use of redirect tapers. A redirect taper should normally be a straight taper with the beginning and ending points rounded.
5. Grade adjustments to be used with the auxiliary lane design criteria presented above are presented in Table 7-01-08.D-2 and Table 7-01-08.D-3. These adjustment factors will either increase or decrease the lengths (for safety) based on the grade of the through street.

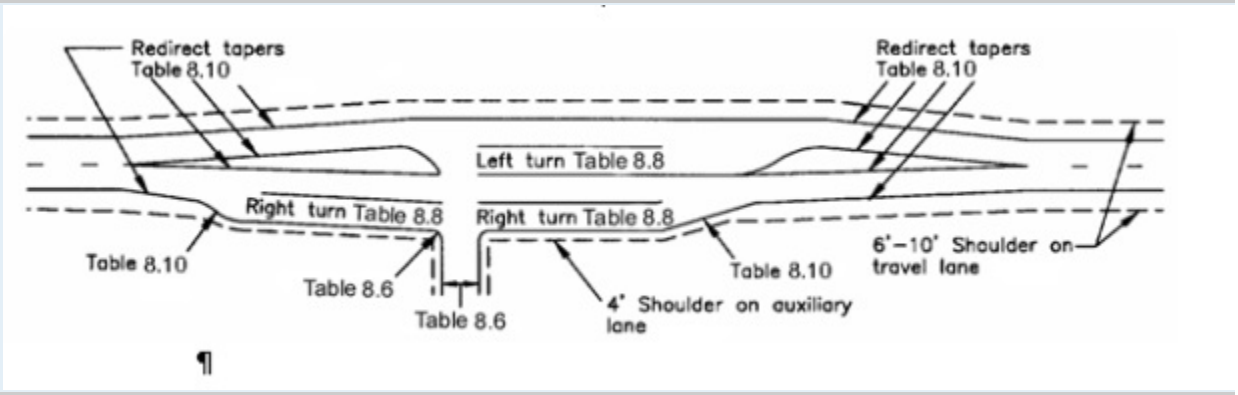
**Table 7-01-08.D-2, Grade Adjustments for Acceleration Lanes**

| Posted Speed Limit (MPH) | 25 to 45 | 50 | 55 |
|---|---|---|---|
| 3% to 4.9% Upgrade | 1.3 | 1.4 | 1.5 |
| 5% to 7% Upgrade | 1.5 | 1.8 | 2.0 |

| | | | |
|---|---|---|---|
| 3% to 4.9% Downgrade | 0.7 | 0.65 | 0.65 |
| 5% to 7% Downgrade | 0.6 | 0.55 | 0.55 |

| Table 7-01-08.D-3, Grade Adjustments for Deceleration Lanes | |
|---|---|
| 3% to 4.9% Upgrade – 0.9 | 3% to 4.9% Downgrade – 1.2 |
| 5% to 7% Upgrade – 0.8 | 5% to 7% Downgrade – 1.35 |

**Figure 7-01-08.D-1, Information Guide to Basic Auxiliary Lane Elements**




## 7-01-08.E Storage Lengths

The storage length for an auxiliary lane may be determined using the information summarized in Table 7-01-08.E-1. The lengths in Table 7-01-08.E-1 shall be used in the absence of project-specific traffic analysis. Where a traffic analysis provides storage length or queue length estimates for the subject movement, the greater of the table value or the project-specific storage or queue length shall be required. Storage lengths for buses, larger trucks, and recreational vehicles shall be determined separately and submitted for County review.

| Table 7-01-08.E-1 Auxiliary Lane Storage Lengths | | | | |
|---|---|---|---|---|
| Turning Vehicles Per Hour | <30 | 30 | 60 | 100 |
| Require Storage Length (Feet) | 25 | 40 | 50 | 100 |

## 7-01-08.F Additional Auxiliary Lane Design Standards

The following presents additional standards for auxiliary lane design:

1. No driveway should be permitted within the transition area of any auxiliary lane.
2. In the event a portion of an auxiliary lane extends across one or more adjacent properties, the County may require the applicant to obtain any necessary right-of -way. If unable to obtain the right-of-way, the applicant may request the County's participation for right-of-way acquisition in accordance with Sec. 5-03-05.A.8, *Alignment of Roads*.

3. In the event an auxiliary lane is constructed within 100 feet of an arterial-arterial intersection, the applicant is responsible for the design, acquisition of required right-of-way, relocation of utilities, and construction of the lane to such intersection.

## 7-01-09 Bypass Lanes

Where vehicles are stopped in the through travel lane waiting for a left-turn movement, and right-of-way is not available for construction of a left turn lane, the applicant is responsible to construct a paved bypass lane to mitigate congestion.

## 7-01-10 Unpermitted Access

Any access, driveway, or curb-cut which is constructed within the Public ROW without an Access or Construction Permit being issued by the County shall be subject to a "Stop Work" order and shall be removed immediately. Failure to remove the unpermitted access may result in the removal of said access by the County (the cost for removal shall be charged to the property owner from which the access originates). Failure to obey the "Stop Work" order may result in the prosecution of violators.

## 7-01-11 Obstruction of Views in ROW

The erection of any fence, tree, shrub, hedge, or any object, that obstructs the view of traffic, authorized traffic control devices, or otherwise constitutes a hazard to drivers or pedestrians is prohibited.

# Div. 7-02 Guidelines for Traffic Impact Studies

## 7-02-01 General

A. **General**. This Division contains guidelines for conducting and preparing a Traffic Impact Study (TIS) for submittal to the County.
B. **Purpose.** The traffic impact study is used to assess the short-term and long-term effects of a proposed development project on the local and regional transportation system . These guidelines are required to ensure consistent and proper traffic planning and engineering practices when land use actions are being considered within the County. These guidelines provide for a standard process, set of assumptions, set of analytic techniques, and presentation format to be used in the preparation of such traffic impact studies. Project proposals shall maintain the transportation principles and objectives outlined in the County Transportation Plan.

## 7-02-02 Requirements for Traffic Impact Studies

Applicants shall prepare a TIS as required by the trip generation thresholds in Table 7-02-02-1,*Traffic Impact Study Requirement*. Variations from these limits shall require prior written County approval. All study levels contain the same analysis elements; the difference is the geographic extent of analysis:

A. Level 1 extends approximately one-quarter mile beyond the project limits;
B. Level 2 extends approximately one mile beyond the project limits; and
C. Level 3 extends beyond the project limits.

| Table 7-02-02-1, Traffic Impact Study Requirement | | |
|---|---|---|
| Type of Application | Expected Trip Generation[2] | Level of Traffic Impact Study (TIS) |
| Rezoning[1] | 20-50 vpd | Level 1 TIS |
| | 50-500 vpd | Level 2 TIS |
| | >500 vpd | Level 3 TIS |
| Residential Plats | 20-50 vpd | Level 1 TIS |
| | 50-250 vpd | Level 2 TIS |
| | >250 vpd | Level 3 TIS |
| All Other Plats | 20-50 vpd | Level 1 TIS |
| | 50-500 vpd | Level 2 TIS |
| | >500 vpd | Level 3 TIS |
| Conditional and Temporary Use[1] | >250 vpd<br>>40 ingress truck trips | Level 3 TIS |
| Multi-year Buildout Developments | >100 vpd each phase | ▪ Develop a Master TIS for the original land use<br>▪ Updated during each filing for specific use |
| Building Permit or Change in Use Application | 20-50 vpd | Level 1 TIS |
| | 50-500 vpd | ▪ Level 2 TIS with Driveway Volume and Capacity Analysis |
| | >500 vpd | ▪ Driveway Volume and Capacity Analysis<br>▪ Level 3 TIS |

**TABLE NOTES:**

1. A limited or Full TIS may be required if one or more of the following conditions are found:
   a. Traffic generated from a non-residential development will significantly impact adjacent residential neighborhoods.
   b. Traffic operational impacts are anticipated including problems with access, left or right turns, signal timing, median openings, or sight distance. In such cases, the TIS will only be required to answer questions related to the specific issues.
   c. Existing traffic operational problems on adjacent streets are expected to be substantially disrupted by traffic generated by the new development.
   d. Significant citizen opposition is expected for traffic impact and safety reasons.
   e. Cases where the internal street or access system is not anticipated to accommodate the expected traffic generations.
   f. Records show a concentration of crashes, regardless of severity, within the study area.
   g. Significant operational safety impacts on other modes of transportation.
2. Based on the most recent Institute of Transportation Engineers (ITE) Trip Generation Manual. Alternative data may be used if accompanied by acceptable supporting documentation.

# 7-02-03 Preliminary Scoping Meeting

A. **Criteria**. If the criteria in 7-02-02, *Requirements for Traffic Impact Studies*, determine a Level 2 or Level 3 TIS is required, a preliminary scoping meeting may be held with the County. The purpose of the meeting is to discuss site-specific information, the project scope and requirements of the TIS.

B. **Applicant Role**. It is the responsibility of the applicant to initiate this meeting as they see fit.

C. **Topics for Discussion**. The following topics should be covered during the meeting:

1. Study Area
2. Available traffic and accident data
3. Plans for roadway improvements in the study area
4. Traffic count availability and/or necessary
5. Preliminary traffic distribution and assignment
6. Possible impacted intersections
7. Proposed access and relationship to adjacent properties
8. Preliminary estimates and projected traffic volumes at buildout
9. Phasing plan
10. Need for special analysis
11. Project's relationship to adopted local transportation study/plan and/or regional transportation study/plan.

B. **County Response**. The County will complete a summary of decisions made at the meeting, which will be a consolidated response from the Community and Economic Development Department and the Public Works Department. A copy will be given to the applicant within one week. The response shall include all of the minimum requirements for the traffic study and the County agrees not to expand the scope of the traffic study greater than requested in the initial letter. However, the County reserves the right to make substantive comments during the specified 21-day review and referral period, which may warrant submittal of additional data for the study.

C. **Waiver**. The County may determine, at its sole discretion, that a Traffic Impact Study is not required for the proposed development. The decision to waive this requirement shall be jointly agreed upon by the Community and Economic Development Department and the Public Works Department and may be based on some, but not necessarily all, of the following issues:

1. Information from cities in the immediate area and/or the Colorado Department of Transportation.
2. Capital Improvement Projects (CIP) in the vicinity of the project;
3. Right-of-way acquisition requirements adjacent to the subject site;
4. Roads currently constructed in the vicinity of the project;
5. Intersections within one mile of the subject site; and
6. Improvements subject to reimbursement to the County or other property owners under an Improvements Agreement.

## 7-02-04 Responsibilities for Traffic Impact Studies

A. **Applicant Role**. The applicant shall prepare a TIS meeting all requirements in this chapter.

B. **Engineer Qualifications**. Level 2 and Level 3 TIS shall be prepared under the supervision of, and sealed by, a Colorado-licensed Professional Engineer.

## 7-02-05 Planning Horizons and Roadway Network Assumptions

A. Each traffic impact study shall present an analysis of the traffic conditions without and with the proposed project at two planning year horizons: short term and long term. The intent of the first planning horizon is to investigate the immediate impact of the proposed project on the short-term roadway network. The short-term horizon year is defined as five years after

occupancy of the project. If the project is proposed to occur over multiple phases, each phase shall be evaluated five years after phase occupancy.

B. The second planning horizon shall be based on the most current Adams County Transportation Plan 20 to 25-year planning horizon. The intent of the second planning horizon is to evaluate implications of the proposed project on the long-range traffic condition.

C. The baseline surface transportation network (without the proposed project improvements) assumed for the first planning horizon should reflect existing facilities plus any firmly committed improvements by the County and other developments within the study area. All DRCOG, Adams County Transportation Plan, or other state and/or locally funded "planned" surface transportation facilities within the study area may be included for the baseline assumptions for the long-term planning horizon network analysis.

D. Each planning horizon analysis shall identify the required facilities needed to bring the Level of Service (LOS) of the affected facilities up to the County established standards. If the established standards are currently exceeded, the study needs to identify:
   1. What improvements are necessary to reach established standards and what portion of those improvements are caused by the project, and
   2. What improvements are needed to mitigate project impacts.

E. The ultimate network will identify the on-site roadways, site-adjacent improvements, and the potential off-site improvements required and proposed by the project.

# 7-02-06 TIS Report Requirements

The information contained in this section outlines the highest level of detail required for all traffic impact studies submitted to the County for review and approval (see Application Package for specific requirements). Maps required in individual sections shall be placed in the TIS as well. The TIS report shall be typed and bound. It shall contain a table of contents and lists of figures and tables.

## 7-02-06.A Summary

The Summary section shall be prepared utilizing the "Summary of Traffic Impact" sheets included with this section (see end of chapter). Additional maps and tables may be required to provide clarity to individual sections of the report. The Summary shall be provided as a condensed, stand alone document. It is incumbent on the applicant that all of the required data and information clearly identified in the appropriate sections of the report be produced. The information contained in the TIS and associated Appendices are accurate and complete prior to submitting it to the County.

### *7*-02-06.A.1 Project Overview

This section will provide answers to the question of why a traffic analysis is required for the proposed project, and describe the approval request. The overview section shall also contain a discussion of the horizon years and findings/recommendations.

### 7-02-06.A.2 Site Location and Study Area Boundaries

a. A vicinity map will be provided illustrating the site, study area, and the surrounding transportation network. A brief description of the location of the site within the County and the region shall be included.

b. The limits of the study area should be based on the size and extent of the proposed development, and an understanding of existing and future land use and traffic conditions at and

around the site. The reasons for selecting the study area will be described in sufficient detail so that the reviewer can understand the reasoning.

c. At a minimum, the study area shall contain:
   (6) Adjacent streets,
   (6) Nearest arterial/arterial intersection(s),
   (6) Site driveways,
   (6) Internal roads,
   (6) All major signalized or potentially future signalized intersections, either current or future years, where:
      (B) The project contributes a 5 percent impact (during either the a.m. or p.m. peak hour) to any approach leg of the intersection where the intersection is operating at an acceptable level of service, or
      (B) The project contributes a 2 percent impact (during either the a.m. or p.m. peak hour) to any approach leg of the intersection where the intersection is operating at an unacceptable level of service.
   (6) Any roadway, street, or intersection where multimodal traffic safety may be impacted due to the proposed development.

## 7-02-06.A.3 Description of Site

a. A brief description of the site shall be provided and include, as a minimum, a description of its size, general terrain features, existing zoning and use, and proposed zoning and use.
b. A map shall be included showing buildout conditions of the subject property including the following:
   (8) The site street system,
   (8) Roadway classifications,
   (8) Number of travel lanes,
   (8) Street width,
   (8) Existing and proposed ROW dimensions,
   (8) Existing and proposed driveways and accesses (with turning movements),
   (8) Map of curb and gutter, and
   (8) Map of existing and proposed multimodal facilities including but not limited to sidewalk, shared use paths, on or off street bicycle paths, and transit stops.
c. Similar information for adjacent property shall be provided as well, if available, on the same map. The data presented in this TIS report shall be identical in every respect to the Site Plan submitted for development approval.
d. For situations where a Site Plan does not exist, a prototypical site roadway and access system should be assumed for purposes of the study. Subsequent update will be necessary when a Site Plan becomes available.

## 7-02-06.A.4 Existing and Proposed Uses in Vicinity of Site

The identification of existing and anticipated land uses in the general vicinity of the site must be performed in order to understand other influences to area traffic patterns. Specific attention should be paid to property adjacent to the site and any undeveloped land in the study area. A map shall be prepared for the project vicinity that graphically depicts the location of approved or proposed developments. Projects within the study area but in other jurisdictions shall also be identified on the map and documented. Proposed projects, which may impact adjacent jurisdictions, will be referred to those jurisdictions for consideration.

### 7-02-06.A.5 Existing and Committed Transportation Network

a. A map showing the "planned" transportation network for the short term and long term planning horizons must be prepared and submitted for review. Committed/funded improvements by the County and previously approved developments shall be identified for the short and long term horizon years. Source of funds shall also be identified.

b. The long term improvements shall be those documented in the Adams County Transportation Master Plan and any other long term improvements adopted through special studies sponsored by the County, including but not limited to, the Countywide Comprehensive Safety Action Plan.

c. The improvements (at either planning year) of other local jurisdictions, agencies, and developments within the study area shall be identified. The nature of their improvement projects, their extent, implementation schedule, funding source, and responsible party shall be identified.

## 7-02-06.B Existing Traffic Conditions

1. A description and plan of the existing multimodal traffic conditions within the study area shall be prepared, which presents a minimum of three hours each of a.m. and p.m. peak and daily multimodal traffic volumes, including motorized and non-motorized modes. These volumes shall be no more than two years old. If the project is in a high growth area they shall be less than one year. The source of existing traffic volume information should be explicitly stated (CDOT counts, new counts developed for the project, County counts, etc.) Summaries of current traffic counts shall be included in the appendix. A map of the existing roadway network shall be prepared that presents lane geometrics, traffic control, existing access, speed limits, and any other notable features.

2. Existing a.m. and p.m. peak hour intersection levels of service shall be determined for signalized and unsignalized intersections within the study area based on procedures described in the latest edition of the Highway Capacity Manual. The existing arterials shall also be analyzed based on a daily volume/capacity ratio analysis where the threshold capacities are defined by arterial designation per Table 7-02-06.B-1. Volume/capacity ratios which exceed 1.00 shall be identified. It should be noted these are general thresholds for planning purposes only, and a supplementary peak hour analysis should be considered. These daily volume/capacity ratios shall be recorded on the existing volume map.

**Table 7-02-06.B-1, Threshold Capacity**

| Facility Type | Lanes | A.D.T Threshold Capacity |
|---|---|---|
| Local-Residential | 2 | 1,500 |
| Local-Commercial/Industrial | 2 | 2,500 |
| Collector | 2 | 12,000 |
| Minor Arterial | 4 | 24,000 |
| Rural Arterial & Rural Principal Arterial | 4 | 32,000 |
| Principal Arterial | 4 min. | 48,000 |

## 7-02-06.C Future Traffic Conditions Without Proposed Development

1. Long term a.m. and p.m. peak hour planning horizon traffic forecasts shall be based on the most recent Transportation Plan traffic forecasts. Long term peak hour estimates shall be provided in sufficient detail to understand the recommended forecasts. It should be noted the forecasts are based on future year population and employment projections, which reflect a regional perspective on growth and development. The applicant and consultant shall investigate those land use assumptions as they apply to their project study area and make forecast adjustments as necessary.
2. A short and long term planning horizon traffic forecast shall be prepared for the project. The short term planning horizon is five years after project occupancy. The short term planning horizon traffic forecast shall be the sum of existing traffic volumes plus cumulative development traffic plus ambient growth. The short term planning horizon traffic forecasts should also include cumulative development traffic from other jurisdictions within the study area. The short term planning horizon year ambient growth rate traffic forecasts shall be based on:
   a. Proportion between existing traffic volumes and buildout regional model forecasts,
   b. Extrapolation from historical traffic counts to current counts, and/or
   c. Planning analysis which considers trends in the areas circulation system through either a proportion or extrapolation estimate.
3. Whatever method is used to develop the annual growth rate for determining ambient traffic, it is important the method be documented with sufficient detail to replicate the findings.
4. The map of the committed and funded improvements (for each planning horizon) as required shall be used as a base for determining short term and long term planning horizon levels of service. The identification of improvements that would mitigate unacceptable levels of service under the traffic conditions (without the proposed project) must be developed. In addition to what improvements are needed, it is also important to identify when these improvements are needed. The time when improvements are necessary could be defined by when a traffic threshold is reached, or by year.

## 7-02-06.D Proposed Project Traffic

Project traffic will be developed based on the traditional trip generation, distribution, and assignment process described as follows.

### 7-02-06.D.1 Trip Generation

A completed "Traffic Generation Summary Sheet" (Table 7-02-06.D.1-1), listing each type of land use within the site at build-out, the size involved, the average trip generation rates used (total daily traffic and a.m./p.m. peaks), and the resultant total trips generated shall be submitted as part of the project TIS. Build-out land uses and generation shall be for both the short term and long term planning horizons. If, however, the land use action is of a type that build-out in the short-term is not feasible due to the size of development, interim phases, such as 2-year increments, shall be developed.

**Table 7-02-06.D.1-1, Traffic Generation Summary Sheet**

| LAND USE | | UNIT TYPE | TRIP GENERATION RATES (per unit) | | | | | TOTAL TRIPS GENERATED | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Size | | 24 hr | AM Peak Hour | | PM Peak Hour | | 24 hr | AM Peak Hour | | PM Peak Hour | |
| | | | | Enter | Exit | Enter | Exit | | Enter | Exit | Enter | Exit |

Trip generation should be calculated from the latest data contained within the Institute of Transportation Engineers' Trip Generation report or other industry publications such as the ITE Journal. Data limitations, data age, choice of peak hour or adjacent street traffic, choice of independent variable and choice of average rate versus statistical significant modification shall be presented and discussed. In the event data is not available for a proposed land use, a local trip generation study following procedures prescribed in the ITE Trip Generation manual must be completed to provide sufficient justification for the proposed generation rate. This rate must be acceptable to the County.

## 7-02-06.D.2 Adjustments to Trip Generation Rates

a. After first generating trips at full ITE rates, trip-making reduction factors may be used. These factors fall into two categories: those which reassign some portion of generated trips to the background stream of traffic, and those which “remove” or “move” generated trips. In all cases, the underlying assumptions of the ITE Trip Generation rates must be recognized and considered before any reductions are claimed.
b. The first category is when trips to the proposed development currently exist as part of the background traffic stream, referred to as a passby trip. Passby percentages identified in the ITE Trip Generation manual or other industry publications may be used.
c. This traffic must continue to be assigned to site driveways and access points, but is not additive to the background stream of traffic. A technical appendix that illustrates the rediversion of passby trips is recommended.

d. The second category for adjustments is for internal site trips, transit use, and TDM (transportation demand management) actions. In general, reductions are not recommended. However, if reductions are claimed, analytic support to show how the figures were derived must be provided. Optimistic assumptions regarding transit use and TDM actions will not be acceptable unless accompanied by specific implementation proposals that will become a condition of approval. Such implementation proposals must have a reasonable expectation of realization within a 5-year period after project initiation.

## 7-02-06.D.3 Trip Generation Budget

a. Major concerns arise when the TIS identifies a trip generation rate less than what ultimately is experienced once the development is built and occupied. The impacts on the community due to underestimating these trip generations may become great. It is recognized the trip generation process is ultimately dependent on a number of market and social factors; however, it is imperative the TIS be sufficiently conservative to account for full impact of the proposed development.
b. To assure the public and the County the traffic impact analysis adequately addresses the full impact of the development, the trip generation of the proposed development will establish the maximum amount of trips permitted from the development. If a future traffic impact is experienced which was not addressed in the traffic study, and determined a part to a project's trip generation exceeding the trip generation assumed in the traffic study, the County may require the development to either 1) make additional improvements to reduce the project traffic volumes to the amount estimated in the traffic study, or 2) provide for additional mitigations to the project traffic. This requirement will become a condition of all development approvals requiring a traffic study.
c. Two specific situations will be closely reviewed. The first is when the traffic study assumes rates where the collection of mixed uses, such as at a shopping center, result in lower peak hour trips than when applying individual rates to each land use. The second is when reductions in the trip generation rates are assumed based on reductions due to travel demand management.
d. If the trip budget is reached prior to full occupancy, the County reserves the right to request supplemental traffic analyses and/or additional mitigations prior to granting full occupancy permits. If the project is fully occupied and it is determined the development traffic exceeds that which was included in the traffic study, then the property owner may be requested to conduct additional traffic analysis and provide additional mitigation.

## 7-02-06.D.4 Trip Distribution

Trip distribution may be based on the County and/or DRCOG traffic forecasts, market analysis, existing traffic flows, applied census data, and professional judgment. Regardless of the estimates, the procedures and logic for estimating the trip distributions must be well documented. The trip distribution patterns must be presented for each phase if changes in roadway network, access or land uses are proposed. The distribution percentages shall be noted on the Summary of Traffic Impacts sheet.

## 7-02-06.D.5 Project Trip Assignment

This Section shall present the forecast project traffic assignment based on the project's trip generation estimates and project trip distribution. The traffic forecasts shall be graphically presented and include: a.m. peak hour, p.m. peak hour, and total daily site-generated traffic. If trip generation is different for the short term and long term planning horizons, both should be shown on separate graphics. "Pass-by" traffic should be included at driveways and access points.

## 7-02-06.E Future Traffic Forecasts With the Proposed Development

A graphical summary of the short term and long term horizon year traffic plus the proposed project traffic for the four hours of a.m. peak, four hours of p.m. peak, and daily conditions shall be completed. These volumes shall include turn movements at the key intersections. The base map for this exhibit shall reflect the respective transportation network by planning horizons.

## 7-02-06.F Project Impacts

The key elements of the project impact analysis include:

1. Generalized daily traffic volume level of service
2. A peak hour intersection level of service
3. The appropriateness of access locations and the need for future intersection control
4. Turn lane storage requirements
5. Sight distance
6. Appropriateness of acceleration or deceleration lanes
7. Impacts to traffic safety in the project area (Div. 7-03)
8. The requirements for evaluations of key elements one through six from above are as follows.

### 7-02-06.F.1 Generalized Daily Traffic Volume Level of Service

Using the daily traffic volumes forecast and general daily level of service thresholds, a general evaluation should be made of the arterial street system for the short term and long term horizon years. Incremental differences attributable to the land use action should be identified. A map showing generalized levels of service should be presented for each design year.

### 7-02-06.F.2 Peak Hour Intersection Level of Service

a. An a.m. and p.m. peak hour intersection level of service analysis shall be conducted for each intersection, based on procedures specified in the most recent release of the Highway Capacity Manual. All level of service analysis worksheets shall be included in the Appendix.
b. The principal objective of the intersection level of service traffic impact analysis is to identify whether the traffic from the proposed project when added to the existing plus short and long term planning horizon traffic will result in a significant impact and an unacceptable level of service. For definitional purposes, the threshold for acceptable level of service is C during off-peak hours and not less than level of service D for peak hours.
c. Significance is defined as: 1) when the added project traffic causes the level of service to exceed the established threshold, or 2) when the short term or long term horizon year traffic without

the project exceeds the established threshold, and the project traffic causes a 2 percent increase in the volume/capacity ratio or delay.

## 7-02-06.F.3 Intersection Control and Access Locations

The following ensure that proposed access locations and intersection controls are appropriate, safe, and consistent with corridor operations using an Intersection Control Evaluation (ICE) grounded in evidence-based and context-sensitive traffic safety principles.

**a. Applicability.**

(5) Applies to all new or modified full-access intersections and driveways on arterial facilities associated with a land use action.

(5) Applies to partial-access locations where changes may materially affect corridor operations or safety.

**b. Access Location and Type.**

(5) The proponent shall demonstrate that the location and type of access meet County access management standards and do not create unacceptable operational or safety impacts.

(5) Distances (centerline-to-centerline) to existing and planned controlled intersections along the corridor shall be shown.

**c. Intersection Control Evaluation (ICE).**

(5) An ICE is required for each design year (e.g., opening year and horizon year).

(5) At a minimum, the ICE shall screen and compare:

(D) Unsignalized control (e.g., side-street stop, all-way stop where applicable),

(D) Roundabout control,

(D) Signal control, and

(D) Other context-appropriate alternatives if warranted (e.g., restricted crossing U-turn).

(5) Roundabout-first Policy. Roundabouts shall be treated as the default alternative to be evaluated first. Selection of a different control must demonstrate that it provides equal or better safety and operational performance (including for people walking, bicycling, using mobility devices, accessing transit, and freight/emergency operations) and is feasible within right-of-way and context constraints.

(5) The ICE shall include, as appropriate: safety performance estimates (CMFs or conflict analysis), operations (delay/LOS, v/c, queues), multimodal performance, access/driveway interactions, context/land use, right-of-way and constructability, lifecycle costs, maintenance and snow operations, and implementation phasing.

(5) The ICE shall culminate in a transparent decision matrix and recommendation for each location and design year.

d. **Requirements When a Traffic Signal Is the Selected Alternative**. If and only if the ICE identifies a traffic signal as the recommended control for a design year:

(5) Provide a MUTCD signal warrant analysis for each applicable design year.

(5) Provide a signal progression (time–space) analysis demonstrating compatibility with the corridor for a distance of at least one mile in each direction of the proposed signal, considering existing controlled intersections and any reasonably foreseeable future signal locations.

(5) Progression assumptions (when testing signal alternatives):

(5) Cycle length: 80–120 seconds, to be selected in coordination with County staff.

(5) Travel speeds for progression modeling: 45 mph on principal arterials and 35 mph on minor arterials, unless the posted speed is lower (in which case use the posted speed).

(5) Bandwidth targets: 50 percent on the principal arterial and 40 percent on the minor arterial are desirable; target these where feasible and justify any deviations based on corridor constraints and multimodal safety.

(5) Where a corridor includes intersections that are currently unsignalized but reasonably expected to be signalized within the design horizon, a preliminary 60 percent mainline / 40 percent cross-street split may be assumed for scoping progression scenarios; alternative splits may be used where turning-movement projections provide more precise information.

(5) Deliverables for signal alternatives: time–space diagrams, offset/cycle assumptions, intersection spacing exhibits, and summary of expected impacts to corridor travel times and queues. Include signal progression worksheets in the Appendix.

e. **Access Management Implications**.

(5) Any proposed access that would materially reduce achievable corridor performance (e.g., materially diminish desirable bandwidth where signals are proposed) or degrade safety shall remain unsignalized and may require turn restrictions or median/channelization—unless the ICE demonstrates that such restrictions would produce worse safety or operational outcomes.

(5) Driveway design shall limit turning movements as needed to preserve corridor function and safety, consistent with the ICE findings.

f. **Submittals**.

(5) ICE report and decision matrix for each location and design year.

(5) Warrant analyses (where a signal is recommended).

(5) Corridor exhibits showing existing/planned controlled intersections and centerline spacing.

(5) Time–space diagrams and worksheets (only where a signal alternative is carried forward).

(5) All modeling files and assumptions (e.g., HCM/SIDRA/RODEL/Synchro) sufficient for County review.

## 7-02-06.F.4 Turn Lane Storage Requirements

Turn lane storage needs shall be identified for the “necessary” situation, based on projected turning volumes and AASHTO analytic techniques. Appropriate documentation of the calculations must be provided.

## 7-02-06.F.5 Sight Distance

The identification of project sight distance at the project entrances and all internal streets shall be conducted. Line of sight triangles for determining sight distances and landscape restrictions shall be prepared and submitted in accordance with information presented in Chapter 7.

## 7-02-06.F.6 Acceleration or Deceleration Lanes

All proposed project entrances on arterials shall be evaluated as to whether they require acceleration lanes or deceleration lanes per the most recent release of the Colorado Department of Transportation State Highway Access Code.

## 7-02-06.G Special Analysis/Issues

This Section provides the County with opportunities to request specific focused traffic analyses relevant to the proposed development. These could include access control, access spacing, crash/safety concerns, cut through traffic and residential quality of life, truck estimates and pavement design, crash history, vulnerable road user safety, safe routes to schools, emergency routes, etc. This section would also contain environmental and regional air quality conformity analysis as necessary.

## 7-02-06.H Mitigation Measures/Recommendations

This section shall describe the location, nature, and extent of all transportation improvements the applicant recommends to yield reasonable operating conditions in each horizon year with the land use action approved as requested. For this discussion, the following terms apply:

1. Planned - Improvements planned having committed funding, including those identified in short term capital improvement programs by County, district, or other agency.
2. Background Committed - Improvements committed to by previously approved development.
3. Applicant Committed - There are two conditions where improvements need to be identified:
    a. When existing plus cumulative traffic with planned and background improvements exceed established levels of service, the applicant shall identify mitigation to offset project impacts.
    b. When existing plus cumulative traffic with planned and background improvements do not exceed established levels of service, the applicant shall identify mitigation to achieve established levels of service.
4. Necessary - Improvements required to mitigate background plus applicant traffic to established levels of service, regardless of project contribution.
    a. The reason "necessary" improvements must be explored is often the "background committed" or "planned" improvements plus the improvements the applicant typically understands and commits to are not adequate to provide the established level of service. In addition, the assurance all-practical solutions have been considered when developing the list of "necessary" improvements, so the resulting operating conditions are made to approach the established level of service must be performed.
    b. For purposes of identifying improvement possibilities (either by the applicant or by the County or state) "necessary" to yield an acceptable level of service, the cost of the improvements shall not be considered a limiting constraint within the context of the traffic impact study. However, the goal of the evaluation is to identify cost-effective solutions that yield a reasonable level of service. Extremely high-cost solutions may not be cost-effective, but it is important to at least identify solutions so decision-makers are cognizant of existing options.
    c. Table 7-02-07-2, *Recommended Improvements Summary Sheet*, is a summary sheet of recommendations being proposed for the subject project. One sheet may be used for both design years if all the improvements can be conveniently described thereon. If not, one or more sheets should be completed for each design year.
    d. All recommended improvements should be identified on the Summary Sheet, including "planned," "background committed," "applicant committed," and "necessary." Each project should be briefly described as to its location, the type of project, flow line and right-of-way needs (for roadways), signal or turn lane improvements (for intersections), and, at

a sketch planning level, cost of the improvement. Also, commitment to the improvement should be identified, either by local governments, districts, or by the applicant himself (this may include both the "applicant committed" and "necessary" projects). Identification of a project as "not currently committed" may be an appropriate description for many needed projects, including some of those that are "planned." However, the goal of the recommendations should be to identify a firm program of improvements that will support the proposed land use action and background traffic in each design year.

e. It is further required all geometric improvements such as pavement markings, signs, adding through or turn lanes, adding project access and assorted turn lanes, acceleration lanes, and changes in medians, shall be presented in a schematic scaled drawing, preferably on a current aerial map. Sufficient dimensions shall be identified to facilitate review. Right-of-way needs shall also be identified on the plan.

## 7-02-07 Requirements for Updating Existing Traffic Impact Studies

The following are three scenarios that will require the preparation of an update (or amendment) to a previous study, or the preparation of an entirely new study which meets these guidelines.

1. When time or circumstances of the original study fall within the parameters presented in Table 7-02-07-1, the applicant shall prepare the appropriate documentation according to the following specific requirements.

**Table 7-02-07-1, Requirements for Updating an Existing TIS**

| | Changes to the Original Proposed Development | |
|---|---|---|
| Original Report Is | Access Changed* or Trip Generation Increased by 15% | Access Not Changed and Trip Generation Increased by 15% |
| < 2 Years Old | Letter Amendment Required: Identify and discuss only items that changed. | Letter Documenting Change (No other reports required) |
| > 2 Years Old | New Study | Letter Amendment Required:<br>● New local ground counts.<br>● New Trip Generation<br>● New LOS Analysis<br>● Meet all current requirements of this TIS Guideline |
| *Changed access includes proposed new access or refinement of general access locations not specifically addressed in original proposed development. | | |

2. When the original study was prepared for a large, complex, or phased project and was designed, organized, and written to function as a "base" or master plan document for future development applications, it must include updates to the master plan study. (These types of studies require special arrangements with the County prior to their preparation.)
3. Where a traffic impact study was never prepared and the site fails to continue meet the conditions of a waiver, a new study is required.

**Table 7-02-07-2, Recommended Improvements Summary Sheet**

| Roadway Improvements |
|---|

| Street | Location | Improvement Description[1] | Commitment Identification[2] |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Intersection Improvements | | | |
| Street | Location | Improvement Description[3] | Commitment Identification[2] |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

[1]Describe improvement type, number of lanes, functional classification, flowline and R.O.W. needs, and planning level cost

[2]Describe project implementation requirements and identify project sponsor and type of funding. (i.e., explain whether the improvement is to be funded by the developer, improvement district, or other source.

[3]Describe improvement type and identify planning level cost.

# Div. 7-03 Developer Responsibility for Safety and Traffic Calming Improvements

## 7-03-01 General

A. **Purpose**. The purpose of these standards is to ensure that all roadways, are designed to prioritize safety and reflect the specific context of the community and surrounding land uses. These standards introduce design criteria aimed at reducing and managing vehicle speeds

improving safety on streets that serve neighborhood or community functions and reducing conflicts between different transportation modes. Although functional classification defines the fundamental cross-section and roadway design parameters, this section incorporates community and longitudinal corridor context to guide the application of context-sensitive traffic calming measures and can be used to supplement the functional classification roadway design standards.

B. **Applicability.** These standards apply to the geometric design and alignment of roadways in all new developments or redevelopments where streets function primarily as neighborhood-serving or community-serving roads, especially in residential, mixed-use, or transitional areas.
   1. *Context-Based Application.* Traffic calming measures shall be applied based on the street's context and function within the community, with consideration given to adjacent land uses, pedestrian and cyclist volumes, and potential cut-through traffic.

## 7-03-02 Context-Based Traffic Calming and Safety Measures

A. **General Requirements.** Developers shall implement traffic calming measures on streets that, regardless of their official classification, function as neighborhood or community-serving streets. Traffic calming shall be applied where the street characteristics, traffic volumes, and pedestrian or cyclist activity create an increased risk for speeding or other safety concerns. This includes streets that:
   1. Serve as primary access routes within residential or mixed-use areas;
   2. Experience significant pedestrian or cyclist traffic;
   3. Are adjacent to schools, parks, or community centers; and
   4. Have long, uninterrupted straight sections that could encourage speeding.

B. **Traffic Calming for Straight Roads.** For any proposed development that includes a street with a straight section longer than 500 feet, the following traffic calming measures shall be implemented, regardless of the street's official classification, to mitigate speeding:
   1. Speed cushions or speed humps;
   2. Bulb-outs or curb extensions;
   3. Chicanes or lane shifts; or
   4. Raised crosswalks.

C. **Purpose**. These measures are designed to reduce vehicle speeds and improve safety for pedestrians and cyclists in areas where streets, regardless of classification, serve primarily residential or community-focused uses.

## 7-03-03 Evaluating Street Function and Context

A. **Contextual Evaluation for Traffic Calming.** In determining the need for traffic calming measures, developers shall work with the county to evaluate the context and function of the streets in question, taking into account:
   1. The primary users of the roadway (e.g., residential traffic, cut-through traffic, pedestrian and cyclist activity).
   2. The land uses adjacent to the street, such as schools, parks, retail areas, and residential neighborhoods.
   3. The design characteristics of the street, including road width, the presence of sidewalks, on-street parking, and street connectivity.
   4. The expected traffic volumes and speeds relative to the surrounding environment.

5. The potential for streets to function as local or community-serving roads, even if officially classified as collectors or arterials.

B. **Implementation**. Based on this evaluation, traffic calming measures shall be implemented where the street functions as a neighborhood-serving road and where traffic calming is necessary to ensure the safety of all users.

## 7-03-04 Complete Streets and Multimodal Safety

A. **General Requirements.** Developers shall ensure that streets within or adjacent to the development are designed to serve all users, including pedestrians, cyclists, and transit riders, in accordance with Complete Streets principles. This applies regardless of the street's classification.

B. **Multimodal Safety Enhancements**. The following safety enhancements shall be implemented based on the contextual function of the street:
   1. *Sidewalks.* Provision of wide, ADA-compliant sidewalks on both sides of the street, especially in areas with significant pedestrian activity.
   2. *Crosswalks*. Installation of raised or enhanced crosswalks, including high-visibility markings and pedestrian signals where needed.
   3. *Bike Lanes.* Protected or buffered bike lanes shall be provided where cyclist activity is expected or where streets connect to larger bicycle networks.

## 7-03-05 Safety and Traffic Calming in Rural and Transitional Areas

A. **General Requirements.** In rural or transitional areas where streets may serve both rural and suburban traffic, traffic calming and safety measures shall be contextually applied. Developers shall implement these measures based on the function and use of the streets, with a focus on mitigating speeding and improving safety for non-motorized users.

B. **Traffic Calming for Long, Straight Roads.** For rural and transitional streets that have long, straight sections, traffic calming measures such as the following shall be implemented:
   1. Speed humps or cushions;
   2. Lane narrowing or road diets;
   3. Chicanes or subtle lane shifts to reduce the likelihood of speeding; or
   4. Visual narrowing through landscaping, street trees, or roadway markings

C. **Application**. These measures shall be applied based on the function of the street within the broader community, ensuring that rural and transitional areas maintain safety while accommodating local traffic needs.

## 7-03-06 Hazard Assessment and Mitigation Requirements

A. **General Requirements**. Developers shall conduct a Hazard Assessment as part of any required Traffic Impact Study (TIS). The assessment must evaluate the safety impacts of the proposed development on the streets within and surrounding the development, with a focus on the function of each street in serving the local community.

B. **Hazard Assessment Criteria.** The Hazard Assessment shall include:

1. *Crash Data*. A review of crash data for streets and intersections within half a mile of the development, with a focus on streets that serve pedestrian, cyclist, or community-oriented uses.
2. *Evaluation*. An evaluation of street function, traffic volumes, and design characteristics to identify potential safety hazards.
3. *Identification*. Identification of any areas where speeding, unsafe crossings, or other safety concerns may arise due to the context of the road's use.

## 7-03-07 Developer Contributions to Off-Site Safety Improvements

Developers may be required to contribute to off-site safety enhancements if their development significantly impacts streets that, regardless of classification, serve a local or community function. Contributions may include:

A. **Improvements**. Off-site pedestrian and cyclist infrastructure improvements, such as sidewalk extensions, bike lanes, or crosswalk upgrades;
B. **Funding**. Funding for intersection improvements or traffic control devices (e.g., signals, stop signs); or
C. **Transit**. Transit stop enhancements, advanced warning signs, or intersection safety improvements.

## 7-03-08 Monitoring and Compliance

Developers are responsible for ensuring that all safety and traffic calming improvements are implemented before final project approval or certificate of occupancy. A post-construction safety audit shall be conducted to verify compliance, with a particular focus on streets serving the local community, regardless of their official classification.

## 7-03-09 Design Flexibility for Special Contexts

A. **Purpose**. In areas where streets are expected to serve both local and broader community functions (e.g., transitional areas between residential and commercial zones), roadway design should provide flexibility to apply both geometric and traffic calming measures based on the specific context.

**B. Design Considerations.**

1. *Street Design in Transitional Areas*. In areas where streets classified as collectors or arterials serve neighborhood functions, the following additional design standards shall apply:
    a. Use of raised medians or islands to control access and reduce vehicle speeds
    b. Lane narrowing in certain segments to visually signal a reduction in speed
    c. Incorporation of crosswalk enhancements such as pedestrian refuge islands or advanced stop lines

2. *Functional Context Over Classification***.** The functional context of the street (e.g., whether it serves local, community, or regional needs) shall take precedence over its official classification in determining the necessary safety and design standards.

# 7-03-10 Monitoring and Adjustments

A. P**ost-Construction Monitoring.** Roadways designed and constructed in accordance with these standards shall be subject to post-construction safety audits, particularly in areas where traffic calming measures have been implemented. This audit shall evaluate:
   1. The effectiveness of the traffic calming devices in reducing vehicle speeds
   2. The safety impacts on pedestrians, cyclists, and other vulnerable road users
   3. Compliance with the design standards outlined in this section
B. **Design Adjustments.** Should the post-construction audit identify deficiencies or areas where traffic calming measures are insufficient to meet the intended safety outcomes, adjustments to the roadway design or additional traffic calming measures shall be required.

# 7-03-12 References

This section is based on best practices from AASHTO's Green Book, the ITE Traffic Calming Guidelines, and FHWA Proven Safety Countermeasures for reducing speeding and improving safety on roadways that serve neighborhood and community functions.

# 7-03-13 Implementation and Compliance

These design standards shall be incorporated into all new roadway designs and applicable redevelopment projects within Adams County. Compliance with these standards is mandatory, and developers must ensure that all traffic calming measures and context-based design features are implemented before final project approval.

# CHAPTER 8 SPECIAL SERVICE DISTRICTS

**Contents:**

Div. 8-01 Special Service District Guidelines and Regulations

## Div. 8-01 Special Service District Guidelines and Regulations

A. **Purpose.** This Chapter establishes the requirements for submittals and procedures for review of Special District service plans in unincorporated Adams County.

B. **Applicability.** These standards and regulations apply to all service plans for Special Districts that propose to have any portion of the District located in unincorporated Adams County.

C. **Relationship to Colorado Revised Statutes.** These standards and regulations correspond to C.R.S. §§ 32-1-201 through 208, and are designed to be used in conjunction with and as an addition to the Colorado Revised Statutes.

D. **Policies.** The following policies provide the foundation for these Special District standards and regulations:

1. *Existing Service Provider Investigation.* Before any service plan for the creation of a Title 32 District shall be reviewed by the County, service provision from all existing service providers shall be investigated to examine whether the proposed services are available from other service providers.
2. *Service Provider Selection Priority.* If land development occurs in an unincorporated area, Adams County encourages service provision be acquired through an existing service provider by agreement or inclusion. The County recognizes that in certain circumstances a new Special District may be the most logical and economical alternative for service. If this is the case, the County advocates the formation of a Metropolitan District.
3. *Complete Service Plan Requirement.* Adams County shall only consider in public hearing complete service plans as defined in these standards and regulations.
4. *Coordination with Planned Unit Development*. When a new Special District is proposed in partnership with a Planned Unit Development, the proposed District formation shall be coordinated with the Planned Unit Development application.

E. **Submittal and Review Process**. The submittal and review process shall comply with C.R.S. § 32-1-202(1) and include:

1. *Submission of Service Plan Required.* Service plans shall be submitted to each affected county that contains land within the boundaries of the proposed Special District prior to filing for the District's organization in District Court.
2. *Review of Service Plan.*
   a. Review Authority. The Board of County Commissioners has authority in review of a service plan according to C.R.S. § 32-1-203.
   b. Review Criteria.
      (1) Required Findings. The service plan may be denied unless satisfactory evidence for each of the following:

(A) There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District;

(B) The existing service in the area are adequate for present and projected needs;

(C) The proposed Special District is capable of providing economical and sufficient service to the area within its proposed boundaries; and

(D) The proposed Special District has, or will have, the financial capacity to discharge the proposed indebtedness on a reasonable basis.

(2) Discretionary Findings. The service plan may be denied if lacking evidence for any of the following:

(A) Adequate service is not, or will not be, available to the area through the County, other existing municipal or quasi-municipal corporations, including existing Special Districts, within a reasonable time and on a comparable basis;

(B) The facility and service standards of the proposed Special District are compatible with the facility and service standards of each county within which the proposed District is to be located and each municipality which is an interested party under C.R.S. § 32-1-204(1);

(C) The proposal is in compliance with a master plan adopted pursuant to C.R.S. § 30-28-106;

(D) The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and

(E) The creation of the proposed District will be in the best interest of the area proposed to be served.

3. *Review Process*. The service plan submittal and review process shall follow these steps:

a. Pre-Application Conference. Persons proposing the formation of a Special District (the Applicant) shall contact the Director of Community and Economic Development in the early stages of the proposal for a pre-application conference. This conference identifies any concerns early in the process and evaluates the feasibility of the proposed service plan.

(1) Pre-Application Submittal. The Applicant shall submit the following prior to the pre-application conference:

(A) A pre-application form;

(B) A pre-application fee;

(C) A map and/or sketch at an easily readable scale showing the boundaries of the proposed special district and relationship of the special district to surrounding topographic and cultural features such as roads, streams, and existing governmental or quasi-governmental entities; and

(2) A draft service plan in the format of the County's Model Service Plan provided for in the application materials. A copy of the County's Model Service Plan is set forth in **Addendum C**. Addendum C is referenced herein for informational purposes but is not made a part hereof.

(3) Pre-Application Review. The County shall review the draft service plan for consistency with the Colorado Revised Statutes and these standards and

regulations. The County shall forward any comments to the Applicant within 30 days after the Pre-application Conference. These comments may include suggested changes concerning format, content, and adherence to the state statutes and County regulations.

b. Application Submittal. After reviewing the comments, the Applicant shall submit one copy of the service plan to the Office of the Adams County Clerk and Recorder and a copy of the service plan and the required application fee to the Director of Community and Economic Development.

(1) Review. The County shall review the service plan to ensure it meets the requirements outlined in the County regulations as well as the requirements of the Colorado Revised Statutes. The service plan and associated financing plan may be referred to an Independent Financial Advisor for review in accordance with Sec. E.4.d.

(2) Referral. The Director of Community and Economic Development shall refer the service plan to all municipalities and existing Special Districts within a radius of three miles from the boundaries of the proposed District. In addition, in support of Adams County's policy to coordinate land development planning, the service plan shall be referred to any municipality whose Intergovernmental Agreement with the County includes any part of the area proposed to be in the District, and to the appropriate School District or Districts for information and comment. The District Review Team shall review the service plan and shall submit all comments, findings, and recommendations, including those from referral agencies, in the form of a staff report to the applicant, the Planning Commission, and the Board of County Commissioners.

c. Public Hearing.

(1) Planning Commission. A hearing shall be scheduled before the Planning Commission at which the Planning Commission shall consider the service plan and recommend denial, conditional approval, or approval to the Board of County Commissioners. The Planning Commission shall forward a recommendation to the Board of County Commissioners within thirty (30) days after the service plan was heard. A proposed health service district or health assurance district shall not be referred to the Planning Commission and shall instead be heard by only the Board of County Commissioners.

(2) Board of County Commissioners. The Board of County Commissioners shall consider the service plan at public hearing and shall deny, conditionally approve, or approve the service plan. If the Board of County Commissioners finds sufficient information has not been presented at the scheduled hearing, the Board may continue the hearing on the service plan for a period not to exceed 30 days unless the proponents of the special district and the Board of County Commissioners agree to continue the hearing for a longer period.

4. *Contents of the Service Plan*. The county requirements include each of the items listed in C.R.S. § 32-1-202(2), and the further specifications stated in these standards and regulations.

a. Relationship Between Submittal Requirements and Review Criteria. To assist the Applicant in the preparation of the service plan, the County offers some examples of

how it may review the criteria from the state statutes. The applicant shall understand the relationship between the submittal requirements and the review criteria:

(1) Projected need for the District may be determined by the zoning and by reasonable market projections;

(2) The map of the proposed District and the explanation of services may be used to review the criterion to determine if the existing service to the area is inadequate;

(3) Sufficient service may be evaluated through an examination of the Site Plan and the description of the facilities, including standards and cost estimates. Economical service may be evaluated through an examination of the financial plan and the cost estimates;

(4) The financial abilities of the District may be evaluated by examining the financial plan and by determining if the financial plan includes reliable and reasonable projections of market performance. For Districts of certain size and impact, a market study may be the appropriate vehicle to demonstrate the validity of the District's development assumptions;

(5) In evaluating the criterion that adequate service will not be available through other means, the County may take into consideration the distance of the proposed District from existing service providers and the expansion and/or master plans of those providers in examining the provision of service in a "reasonable time." Also important in the evaluation of this criterion is the information concerning the investigation of all service provision alternatives. In evaluating services on a "comparable basis," the review may be similar to that for the review of "economical and sufficient service";

(6) The detailed explanation of the facilities and improvements may be used to review the criterion to determine if the proposed standards of the District are compatible with existing standards. The applicant shall demonstrate that the planned improvements the District proposes to make, such as roads and water and sewer lines, meet the specifications of the County, existing Special Districts, and any interested party;

(7) If proposed Districts are to be located in areas included in an Intergovernmental Agreement between Adams County and one of the municipalities in the County, the service plan shall be evaluated in terms of said agreement;

(8) Adams County uses the current Clean Water Plan prepared through the Denver Regional Council of Governments and adopted by the Water Quality Control Commission as the official long-range water quality management plan for Adams County to satisfy this criterion;

(9) The County may evaluate "best interest" by reviewing the service plan and comparing it to other viable alternative means of providing the proposed services. This review may take into consideration the master plans of the municipalities in the area, the plans for existing Special Districts, and the plans for any water user associations or other providers.

b. *State Requirements*. The service plan shall include all requirements as stated in C.R.S. § 32-1-202(2).

c. *County Requirements*. Standards of Preparation. In addition to its contents, the service plan shall meet the standards required of a professionally prepared document. The narrative shall be presented clearly; any maps or other graphics shall be legible and contain explanatory legends, titles, and text. The plan shall contain a table of contents, be well organized, and clearly demonstrate it meets the requirements as stated in the state statutes and in these regulations.

d. *County Submittals.*

(1) Description of the District. The plan shall include an explanation of the proposed services and a discussion of the criteria, such as buildout rate or market conditions, which would be used to determine when and if certain services are to be supplied. This requirement is similar to the requirement of the financial plan, which asks for a description of any phasing plans.

(2) The Financial Plan. All figures shall be in constant dollars. The County may, at the discretion of the Director of Community and Economic Development, refer the service plan to the County's Independent Financial Advisor. The County shall assess a fee in accordance with the County's fee schedule if the service plan is referred to the County's Independent Financial Advisor. The financial plan shall contain but is not limited to:

(A) A letter from the person or organization responsible for the financial plan evaluating the financial and economic presentation and identifying sources and methods used in estimating interest rates, buildout rates, mill levy, and other data included in the plan;

(B) A development anticipation section, which describes development projections in amount, time, type, and value. These projections shall be supported by a market research report and an opinion letter from a market analyst acceptable to Adams County;

(C) A pro forma with a year by year listing for the period of expected indebtedness beginning with the expected date of District formation. The pro forma shall include a detailed description of all funding mechanisms to be employed by the District. This pro forma shall list individual yearly totals for bond issues, debt service, operating and maintenance expenses, legal and administrative expenses, capital expenses, buildout rate, assessed valuation, mill levy, facility fees, other fees, and all other costs and revenues. Any extraordinary or one-time expenses shall be explained;

(D) Maximum bonded indebtedness proposed to be incurred by the District and justification for said amount of indebtedness. Because the issuance of bonds by one entity may adversely affect the bond rating of another entity due to overlapping debt, the plan shall contain a list of indebtedness for all cities, counties, and Special Districts within which the proposed District will be included;

(E) A description of the scheduling and phasing of improvements and their relationship to the financial stability of the District;

(F) If the financial plan identifies any contributions by the developer to the District, any agreement between the developer and the proposed District explaining the developer's financial participation shall be included;

(G) A description of the flexibility which has been built into the financial plan, including alternative means of repaying the debt if the estimated revenue stream is not realized; (VIII) A description of the total cost of improvements proposed in the development and the percentage of those improvements to be financed by the proposed District;

(H) A list of mill levies and other fees for Districts supplying similar services for a similar market located in the region;

(I) The maximum mill levy proposed by the District; and

(J) The total of all mill levies currently imposed on property within the proposed District.

(3) Site Plan. This plan shall show the entire boundary of the proposed District and clearly delineate the location of any current improvements within the proposed District boundaries, any improvements planned by the District, and any development currently built or planned to be built within the District:

(A) The sheet size shall be 18" vertical by 24" horizontal with a scale of one inch = 200' or other scale as approved by the Director of Community and Economic Development; and

(B) Noted on the plan shall be the date of preparation and last revision, clear identification of the location of proposed services and/or improvements, and the names of abutting subdivisions (in the case of unplatted land, the word "unplatted" shall appear).

(4) Map of the Proposed District. There shall be included in the service plan a map of the proposed District and the surrounding area:

(A) The map shall be legible, shall contain explanatory legends, titles and text and shall show the District boundaries and the relationship of the proposed District to the surrounding area within a three mile radius. The map shall identify all municipalities and existing Special Districts within said radius. Also identified on this map or on a separate map shall be the existing zoning within the proposed District and the zoning for properties within a three mile radius; and

(B) A list of the services proposed to be supplied by the District provided by each of the municipalities and Special Districts shown on the map.

(5) A Complete Description of any Facilities to be Constructed. Though the construction costs are summarized in the financial plan, under this requirement detailed descriptions and cost estimates for all the facilities and improvements shall be included. All materials and labor costs for each planned facility shall be estimated and the facilities shall be shown to be compatible with the standards of Adams County and each interested party as defined in C.R.S. § 32-1-203(2)(e).

(6) Service Agreements. The applicant shall provide a copy of any signed, proposed, or promised service agreements between the District and any municipality, District, or other existing or proposed service provider, and shall contact all service providers in a three mile radius by certified mail in a form to be approved by the District Review Team.

(7) Additional Information.

(A) If the proposed Special District is being formed in partnership with a Planned Unit Development, the service plan review process and the Planned Unit Development review process shall be coordinated. The review processes shall occur concurrently and the proposed District shall be identified as a service provider in the Planned Unit Development application;

(B) An explanation of the proposed District's policy for inclusion which provides objective procedures for the determination of costs, standards and criteria to allow the orderly extension of services to developable adjacent lands;

(C) A list of the persons or organizations responsible for each section of the service plan to include the name and telephone numbers of the engineer, the legal counsel, the developer, and the financial analyst;

(D) A legal description of the area to be included in the proposed Special District;

(E) A list of all persons, corporations, and other private or public entities involved in the formation of this District and an explanation of the role played by each of those involved, and a discussion of the entities' previous work in Adams County or the region related to District and land development;

(F) A list of owners of real property within and adjacent to the proposed District; and

(G) Proof of ownership of all property within the District. If the proposed District includes any property owned by someone other than the petitioners, evidence of such owners' consent to the formation of the District shall be provided in a form acceptable to Adams County.

(8) Special Review Fee. In addition to the processing fee, the applicant shall make a deposit with the County for payment of reasonable direct fees for special review of the service plan in the amount provided for by C.R.S. § 32-1-202(3).

F. **Annual Report**. This report shall take the form of a survey mailed out to each of the Districts by the Director of Community and Economic Development not later than April 1st of each year and returned by the Districts to the Director of Community and Economic Development by June 1st of each year. The District shall be responsible for checking existing information and for filling in new information. Adams County shall coordinate information gathering with the State Division of Local Government. C.R.S. § 32-1-207(3)(c) provides the authorization for requiring annual reports, stating that a Board of County Commissioners may request any Special District located wholly or partially within the County's unincorporated area to file, not more than once a year, a Special District annual report.

# CHAPTER 9 NATURAL, AGRICULTURAL, AND CULTURAL RESOURCE PROTECTION STANDARDS

**Contents:**

Div. 9-01 Purpose and Overview
Div. 9-02 Resources Assessment
Div. 9-03 Individual Protected Resources and NRCO District
Div. 9-04 Agricultural Resources Preservation
Div. 9-05 Cultural Resources Preservation

## Div. 9-01 Purpose and Overview

### 9-01-01 Purpose

A. **Resource Protection**. Provide for the protection of natural, wildlife, agricultural, and cultural resources, which are an essential component of the community's economic base and establish the character of the community; and

A. **Quality of Life**. Preserve and enhance the quality of life County residents enjoy.

### 9-01-02 Overview

A. **Divisions**. There are six Divisions to accomplish the purpose of this Chapter.

B. **Resources Assessment**.

1. *Purpose*. The purpose of Div. 9-02 is to coordinate the application of all resource protection standards, the standards of the Natural Resources Conservation Overlay (NRCO), as established in 2-08-14, and agricultural and cultural resources preservation objectives.
2. *Methodology*. This Division specifies the types of projects for which a Resources Assessment must be performed, the content of the Resources Assessment, and the procedure by which projects requiring a Resources Assessment are processed.

C. **Individual Protected Resources**.

1. *Purpose*. The purpose of Div. 9-03 is to protect the following individual natural resources:
   a. Waterbodies;
   b. One Hundred (100) Year Floodplains; and
   c. Wetlands.
2. *Methodology*. The above-listed resources and their subcategories are specifically defined by these standards and regulations. The Division specifies the mechanisms used to protect the identified resources.

D. **Natural Resources Conservation Overlay (NRCO) District**.

1. *Purpose*. Refer to 2-01-02, *Zoning Districts and Purpose Statements*.
2. *Methodology*. The NRCO District specifies the mechanisms used to protect the identified resources. Specifically, the standards are established to help assure natural resources are identified, sufficient resource protection is maintained, and adequate mitigation is implemented in association with development to assure the long-term protection of important habitat for wildlife as a cohesive and functional system throughout the County. Development is to be designed to protect the areas wildlife needs to survive; therefore, development is to be kept outside of the NRCO, as much as possible.
3. *Mapping*. The areas within the NRCO District are shown on the Adams County Zoning Map, which has been adopted as part of these standards and regulations. These boundaries are approximate due both to the scale of the map and the difficulty in identifying vegetation and other land characteristics for a large area.

E. **Agricultural Preservation**.

1. *Purpose*. The purpose of Div. 9-04 is to identify the mechanisms in these standards and regulations and otherwise utilized by Adams County for the purpose of promoting agricultural preservation.
2. *Methodology*. This Division describes the following mechanisms and their objective of agricultural preservation. These mechanisms include agricultural district zoning, conservation district zoning, land uses permitted in agricultural zone districts, exemptions for regulations for agricultural uses, and open space subdivision standards.

F. **Cultural Resources Preservation**.

1. *Purpose*. The purpose of Div. 9-05 is to identify and protect important cultural resources in association with proposed development.
2. *Methodology*. This subsection describes what cultural resources are significant and a series of mechanisms and their objective of cultural resources protection.

# Div. 9-02 Resources Assessment

## 9-02-01 Purpose

This Division establishes a Resources Assessment to coordinate the application of all resource protection standards, the standards of the Natural Resources Conservation Overlay District (NRCO), and agricultural and cultural resource preservation objectives. This Division further defines the methodology and standards for conducting the Resources Assessment. The assessment shall identify the natural, scenic, cultural, and agricultural resources defined in these standards and regulations, and describe how the proposed development will be designed in order to preserve these resources and to meet the standards of this Division.

## 9-02-02 Applicability

All development proposals subject to the provisions of the NRCO District, and any activity, including subdivisions, which disturb an area of one acre or more, shall comply with the provisions of this subsection unless specifically exempted below.

# 9-02-03 Exemptions

The following activities and development shall be exempt from this Division.

A. **Agriculture**. Activities conducted for agricultural purposes.

B. **Development within an Approved Project**. All development pursuant to a project approval already received from Adams County.

C. **Single-Family Detached Dwelling**. Development of a single-family detached dwelling provided:

1. *Location*. The location proposed for the single-family detached dwelling is not within the NRCO;
2. *Density*. The single-family detached dwelling is the only residence on the individual lot or parcel or the density on the site is less than or equal to one dwelling unit per 35 acres of base site area; and
3. *Other Standards*. The development application demonstrates compliance with all setback and buffer standards specified in the Individual Protected Resources and NRCO District subsections of these standards and regulations.

D. **Expansion**. Expansion of an existing building or the addition of an accessory structure to a single-family detached dwelling or lot.

# 9-02-04 Methodology

A. **General Content**. A Resources Assessment shall describe the existing conditions of the property, describe the development proposal and the rationale for the location of proposed open space, if applicable, and a description of how the proposal meets all the applicable standards and objectives of this Section and the Adams County Comprehensive Plan.

B. **Site Specific Content**. A Resources Assessment for all proposed developments not otherwise exempted, shall contain the following components, as applicable to the property proposed for development and the proposed project.

1. *Individual Protected Resources Component*. The Resources Assessment for property containing protected resources shall contain an individual protected resources component including maps and/or plans depicting the location of water bodies, 100-year floodplains, and wetlands, and measurements for each resource. This component also shall describe the total amount of resource protection land acreage to be kept in open space, the level to which all resources are either conserved or developed, depict the setbacks/buffers of all resources for which setbacks/buffers are required, and contain a mitigation plan, if applicable.
2. *NRCO Component*. A Resources Assessment shall contain a NRCO component including a site-specific assessment identifying the location of areas used by wildlife as habitat or migration routes, areas designated as High Priority Habitat by Colorado Parks and Wildlife (CPW) and any area protected by the NRCO District. The Resources Assessment shall include identifying how the proposed development on the land complies with the standards of the NRCO District.
3. *Cultural Resources Component*. A Resources Assessment shall contain a cultural resources component including a written review of the proposed development, depicts the locations of all cultural resources and includes plans identifying how the proposed development on the land complies with the standards of the Cultural Resources subsection.

4. *Agricultural Component.* A Resources Assessment shall contain an agricultural component identifying the location of agricultural land and describes related agricultural operations, such as irrigation practices, occurring on the land.

C. **Recommendations**. A Resources Assessment shall contain recommendations for avoiding, minimizing, or mitigating any negative impacts of the proposed development on the natural, cultural and agricultural resources. The assessment also shall contain recommendations for resolving conflicting objectives when the Resources Assessment identifies areas where such conflicts exist.

D. **Priorities**. In reviewing and approving, approving with conditions, or denying an application containing lands regulated by more than one resource category, the Standards for Development in the NRCO District shall be achieved to the maximum extent practical first. The requirements of the individual protected resources shall generally receive second priority but may receive first priority in instances where the individual protected resource would be greatly damaged by development and the damage can be avoided by a change in development design creating a minimal impact to the NRCO.

E. **Professional Consultant(s) Required**. The Resources Assessment shall be prepared by one or more professionals who have been certified as "qualified" by the Director of Community and Economic Development. Individuals may be certified to prepare one or more components of a Resources Assessment depending upon their qualifications. Each professional shall be deemed qualified by the Department of Community and Economic Development, based on education, professional certifications, experience in the field, and their understanding of these standards and regulations, and the Adams County Comprehensive Plan.

F. **Selection of Consultant(s)**. The Community and Economic Development Department shall maintain a list of qualified professional consultants. The developer of a project requiring a Resources Assessment shall select one or more individuals from the list of certified consultants to prepare the assessment. The Director can also select a consultant from the same list to review the work of the developer's consultant. In these instances, the Director's consultant shall be paid by the County.

## 9-02-05 Procedure

The Resources Assessment shall be consolidated and considered with the assessment necessary to obtain the first development permit for the proposed development for which the assessment is conducted.

# Div. 9-03 Individual Protected Resources and NRCO District

## 9-03-01 Purpose

The purposes of this Division are to define critical resources, and establish protection standards for waterbodies, floodplains, and wetlands. Waterbodies and wetlands provide critical functions in controlling flood waters, providing wildlife habitat, cleansing water resources, and contributing to the special scenic quality of Adams County. Reserving the 100-year floodplain protects against the loss of life and property during flood events.

# 9-03-02 Individual Protected Resources (Waterbodies, 100-Year Floodplains, and Wetlands)

A. **Purpose**. This Section establishes the protection standards for waterbodies, floodplains, and wetlands, in order to protect the community as a whole from potential negative impacts caused by development which may affect these resources or their functions. This Section prohibits development on and within a certain distance of these resources.

B. **Resource Definitions.** (See Div. 16-02, *General Terms Defined*.)

C. **Development Prohibited**. Development in waterbodies, the 100-year floodplain, wetlands, and significant wildlife habitat is prohibited except for essential facilities as specified below.

1. *Setback/Buffers Required.* Setbacks shall be measured from the Ordinary-high water or top of bank, whichever is farthest from the thread of the watercourse or the center of the waterbody.
2. *Setback/Buffer Definitions.* The area protected by the setback is the "buffer" and shall remain free from development, parking, open storage of vehicles, refuse, or any other material. Terrain disturbance for bona fide agricultural purposes, flood protection, wildlife habitat enhancement, or pathways are permitted in the buffer upon receipt of applicable permits.

D. **Minimum Setback/Buffer Required**. All development is required to be setback from specified resources as follows.

1. *Rivers*. Minimum 150 feet.
2. *Streams.* Along streams, development shall be located out of the riparian plant community, but in no case shall the required setback be less than 50 feet nor more than 150 feet.
3. *Natural Lake/Pond.* Adjacent to natural lakes or ponds, development shall be located out of the riparian plant community, but in no case shall the required setback be less than 50 feet nor more than 150 feet.
4. *Manmade Lake or Reservoir.* Minimum 50 feet.
5. *Wetlands*. Minimum 300 feet.
6. *Colorado Parks and Wildlife (CPW) Mapped Aquatic High-Priority Habitat*. Minimum 500 feet.

# 9-03-03 Development of Essential Facilities

A. **Essential Facilities in or Adjacent to Waterbodies and Floodplains**. Certain water-dependent uses must be located in or adjacent to waterbodies and/or in floodplains. These may be permitted provided all structures meet the following requirements:

1. *Flood Control, Irrigation, or Essential Crossings*. Only structures, that are essential to flood control, irrigation or essential road or utility crossings, shall be permitted.
2. *Not for Human Habitation*. Structures in the floodplain shall not be intended or designed for human habitation.
3. *Elevation of Structures and Utilities*. Any generally horizontal element not part of the support structure shall be at least one foot above the 100-year flood elevation. All service and utility connections, such as electrical and heating equipment, water, sewer, electric, or gas, shall be similarly located.

4. *Floodway*. Except for crossings for access, no structures shall intrude into the floodway.
5. *Minimum Obstruction of Flood Waters*. Structures constructed in the flood fringe shall not cause any rise more than one-half foot in the 100-year water surface elevation and structures constructed in the floodway shall cause zero feet of rise. Should a development cause more rise than allowed, a Conditional Letter of Map Revision (CLOMR) shall be submitted. Any increase in flood height shall be confined to the subject property and shall cause no increase in the flood height on adjacent properties.
6. *Compliance with Floodplain Overlay District*. All development within the floodplain shall comply with the Adams County Floodplain Overlay District standards. In the event of a discrepancy between the Floodplain Overlay District standards and these standards, the more stringent standard shall control.
7. *Minimize Negative Impacts on Wildlife*. All development shall be designed to minimize negative impacts on wildlife.
8. *Fill in Floodplains*. Fills or deposition of materials in floodplains may be allowed provided the following standards are met:
    a. Fill shall be allowed only for essential crossings, water-dependent uses, or flood control.
    b. No fill shall be in the floodway or within 20 feet of the floodway.
    c. Fill or other materials shall be protected against erosion by riprap, vegetative cover, sheet piling, or bulkhead sufficient to prevent erosion.
    d. Fill shall be clean and compacted to minimize erosion potential.

B. **Essential Facilities in or Adjacent to Wetlands**. Wetlands may be developed under the following circumstances. Notwithstanding, receipt of a local permit for developing wetlands does not absolve a developer from obtaining all other State or Federal permits necessary to develop wetlands.

1. *High-Intensity Use Degrades Wetland/Wetland Agriculture-Induced*. Where the intensity of adjoining uses causes the retained wetlands to become degraded habitats and the wetland area is suitable for development due to planning, location, and other factors, or where the wetland is induced by agricultural irrigation, a wetland may be developed.
2. *Necessary to Reshape Wetland to Provide Building Site*. Where, due to parcel shape and interaction with topography, it is necessary to reshape the wetland boundary to provide a building envelope, a wetland may be redeveloped. Filling up to five percent of the wetland on the parcel, not to exceed one acre, is permitted.
3. *No Alternate Site*. Development shall be permitted only where it is demonstrated the proposed activity cannot be practically located at an alternative, non-wetland site.
4. *Practical Measures to Reduce Impact*. It shall be demonstrated reasonable project modification measures have been taken to reduce wetland loss and degradation.
5. *On-Site Mitigation Wherever Possible*. On-site mitigation shall be provided wherever possible. On-site mitigation shall be at a ratio of one and one-half acres of new wetland for every one acre of wetland filled. All off-site mitigation shall be at a ratio of two and one-half acres of new wetland for every one acre filled. It shall also be demonstrated these new wetlands will restore lost wetland functions and values.

6. *Wetland Replanting*. The new wetland area shall be planted with a hydric-tolerant mix of seeds in suitable areas, wetland plants, and suitable seed bank soils. A wetlands biologist, or other professional with experience in wetland creation, shall certify the planting plan.
7. *Persistence*. It shall be demonstrated the created or restored wetland will be at least as persistent as the impacted wetland system it replaces.
8. *Buffers*. Buffers shall be provided around wetlands created pursuant to this subsection.

# Div. 9-04 Agricultural Resources Preservation

## 9-04-01 Purpose

Ranching and farming are agricultural uses, which formed the original basis for the communities in Adams County. In all areas of the County, the agricultural industry is threatened by residential development and urbanization. Paradoxically, much of the attraction for residents of Adams County is the open space created by agricultural operations, the very operations threatened by increasing urbanization. The purpose of this Section is to identify the mechanisms in these standards and regulations, which have been adopted for the purpose of promoting agricultural preservation.

## 9-04-02 Summary of Mechanisms to Promote Agricultural Preservation

The following mechanisms are available through application of these standards and regulations as incentives for land in Adams County to be maintained in agricultural production.

A. **Agricultural Assessment**. By Colorado Statute, agricultural uses in Adams County do not pay property taxes on the market value of land upon which they are located. If they did, agriculture in Adams County would have disappeared long ago. Agricultural assessments are a conscious decision in order to retain agriculture for as long as possible.

B. **Open Space Subdivisions and PUDs**. Developments in the Agricultural Districts may cluster homes and provide amenity space in accordance with the requirements of 2-07-02, *Agricultural and Residential District Dimensional Standards*. If the property proposed for development has an existing agricultural operation, or a landowner wishes to establish an agricultural operation on the portion of the property proposed as amenity space, agriculture is an accepted and encouraged use of the required amenity space subject to the standards in Div. 2-04, *Designated Amenity Space Types*.

C. **Agricultural Zoning Density**. Developments in the Agricultural Districts are kept at a low density. Residential development and agriculture are generally incompatible. The more the permitted form of development can either prevent or mitigate such conflicts, the more likely it is that agricultural operations can continue. Low development densities can help to mitigate some conflicts.

D. **Agricultural Land Uses**. Certain uses generally compatible with agricultural uses have been permitted in the Agricultural Districts in order to provide opportunities for agricultural families to diversify their income base yet retain their primary way of life--agriculture. Refer to Div. 2-06, *Principal Use Table*.

## 9-04-03 Standards

Any conversion of agricultural land shall comply with the following standards.

A. **Site Evaluation**. Farm and ranch lands shall be assessed according to the USDA Agricultural Soil Capability Classifications. The site shall be mapped and the soils with the lowest classifications shall be developed first.

B. **Agricultural Connectivity and Efficiency**. Agricultural lands or operations proposed for development shall be reviewed to determine what impacts the proposed development will have on the continued agricultural use of the undeveloped portions of the tract. Development shall be located so as to ensure the agricultural continuity is maintained and the remaining agricultural tracts are able to be used efficiently.

# Div. 9-05 Cultural Resources Preservation

## 9-05-01 Purpose

The purpose of this subsection is to identify, document, and protect important cultural resources that may be affected by proposed development.

## 9-05-02 Methodology

A survey for important cultural and historic resources meeting the criteria of the Colorado State Historic Preservation Office (SHPO) shall be conducted in all cases where more than one acre will be disturbed. The survey shall meet the requirements of the SHPO and be conducted by a professional permitted to conduct cultural resource surveys in the State of Colorado .

## 9-05-03 Standards

A. **No Development or Setbacks/Buffers Required**. Due to the risk of negative impacts to cultural resources from development, and the necessity to protect cultural resources for future generations, development that would degrade the cultural integrity of these resources is prohibited in most cases and a setback/buffer is required.

B. **Development Prohibited**. Development of a site, which would result in the destruction of a cultural resource, is prohibited except as specified below.

   1. *Use Degrades Value*. Where the intensity of adjoining uses causes the retained resource to be placed at significant risk or to become degraded, the resource may be relocated or excavated pursuant to a plan approved by the SHPO.

   2. *Necessary to Reshape the Land to Provide Building Site*. Where, due to parcel shape and interaction with topography, it is necessary to remove the resource in order to develop the remainder of the site, the resource may be relocated or excavated pursuant to a plan approved by the SHPO.

   3. *Practical Measures to Reduce Impact*. It shall be demonstrated all reasonable project modification measures have been taken to reduce the chance of loss and degradation.

C. **Setback/Buffers Required**. A setback from all identified resources shall be provided.

1. *Measurement*. Setbacks shall be measured from the boundaries of the resource identified.
2. *Minimum Setback/Buffer Required*. All development is required to be setback from identified cultural resources by at least 100 feet unless an alternative setback is justified by the Resource Review Recommendations and without the need for a Variance if such a justification exists.

# CHAPTER 10 STORM DRAINAGE DESIGN AND STORMWATER QUALITY CONTROL REGULATIONS

This Chapter presents the storm drainage design and technical criteria for storm drainage facilities. Applications for various types of land use applications such as subdivision plats, conditional use permits that include development, phased multi-year build outs, and commercial/industrial building permits submitted for County approval will require storm drainage system analysis, downstream conveyance system analysis, and appropriate drainage system design. The following regulations should be interpreted as the minimum requirements.

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# Div. 10-01 Storm Drainage Design and Technical Criteria

## 10-01-01 General

The County adopted the following design standards, criteria, and policies for all storm drainage management and should be used in the design and analysis of all storm drainage facilities. The County reserves the right to issue and enforce more stringent criteria should adverse conditions exist. All designs that vary from the standards and criteria presented in this Chapter shall obtain approval from the Director of the Community and Economic Development, or their designee, prior to completing construction plans and/or analysis reports.

The provisions for adequate drainage are necessary to preserve and promote the general health, welfare, and economic wellbeing of the region. Drainage is a regional feature that affects all governmental jurisdictions and all parcels of property. When planning drainage facilities, the following policies and criteria are to be used in directing your effort.

Standards and technical criteria not specifically addressed in this Section shall follow the provisions of the Mile High Flood District (MHFD) (formerly Urban Drainage and Flood Control District - UDFCD) "Urban Storm Drainage Criteria Manual," as amended. In addition, the engineer should refer to the Colorado Department of Transportation Standard Plans (M&S Standards), as amended, for additional design details not covered in this Chapter.

## 10-01-02 Required Design Submittals

Drainage Plans submitted to the County for review shall contain a detailed hydrologic analysis and comprehensive drainage design in accordance with these criteria and other applicable standards (local, state, and federal). Prior to receiving approval, the final Drainage Plans must be sealed and signed by a registered Colorado Professional Engineer. Drawings submitted without being signed and sealed will not be reviewed.

All preliminary and final drainage plans and reports shall include certification statements regarding engineered plans and construction. Copies of these certification statements are included in Addendum A-9 to this DSR. Addendum A is referenced herein for informational purposes but is not made a part hereof.

Table 10.1 presents the minimum level of Drainage Report & Plan to be prepared and submitted to the County for approval. Based on the application and size of the project being submitted, the level of analysis and design detail required varies and can be determined by consulting Addendum A-3, Addendum A-4, Addendum A-5, and Addendum A-6, and/or by contacting the County. All required information is to be submitted for County review prior to receiving an approved application or permit.

| Table 10.1—Level of Drainage Report & Plan | | |
|---|---|---|
| Type of Application | *Expected Increase in Impervious Area or Re-development of Existing Impervious Area | Level of Drainage Report & Plan (DRP) |
| Individual Site Development with No Master Drainage Report | <3,000 square feet | Drainage analysis letter showing no negative effects to surrounding properties |
| Preliminary Plats, Preliminary Development Plans, Site Plan Review | Any Increase in Impervious Area* | Preliminary DRP |
| Commercial/Industrial Building Permits, Apartment/Condominium/Town home Complexes | 3,000-10,000 square feet | Final DRP |
| | >10,000 square feet | Final DRP |
| Residential Plats and/or Planned Unit Developments | 500-3,000 square feet | Preliminary DRP |
| | 3,000-10,000 square feet | Final DRP |
| | >10,000 square feet | Final DRP |
| All Other Plats and/or Planned Unit Developments | 3,000-10,000 square feet | Final DRP |
| | >10,000 square feet | Final DRP |
| Multi-year build out developments | N/A | Multiple Filings: Develop a Master DRP for the full build out and updated with individual Final DRP prior to each filing |
| | | Individual lots within a development: Provide drainage conformance letter |
| The County may require a DRP (also referred to as a Grading and Drainage Plan) for any type of application if it is determined the new drainage will have significant impacts on adjacent properties.<br><br>*An "increase in impervious area" refers to an increase in new impervious area above historic, undeveloped conditions, as well as impervious area proposed due to re-development of existing impervious areas that do not meet current drainage detention and water quality standards. No credit is to be given for existing impervious surfaces/areas. | | |

# 10-01-03 Policies and General Requirements

## 10-01-03.A Space Planning

Stormwater drainage facilities serve conveyance, water quality and storage functions for management of stormwater. The County will require the submission of all appropriate information to ensure:

A. Adequate space is properly allocated for drainage facilities,

B. There are no conflicts with other land uses that result in downstream water damage or impairment of runoff from upstream properties,

C. There is no impairment with the functionality of other drainage systems.

## 10-01-03.B Water Rights

The Developer is responsible to ensuring that water rights are not impacted because of a proposed project and all drainage systems are in compliance with current Colorado Revised Statutes.

## 10-01-03.C Registration of Storm Drainage Facilities

All flood control drainage facilities that detain stormwater must be registered on the State-wide Stormwater Facility Notification Portal (SFNP). It is the responsibility of the Engineer of Record to register the drainage facility on the SFNP. The drainage facility must be registered on the SFNP when the facility becomes operational and prior to the Engineer of Record submitting the final facility's drainage certification to the County. The County is required by the State of Colorado to verify the registration of the drainage facility within 30 days of posting for compliance with C.R.S. § 37-92-602(8)(b)(I)(A), as may be amended.

## 10-01-03.D Irrigation Ditch Crossings

Various privately owned irrigation ditches and canals traverse the County. It is the policy of the County that irrigation ditches are not acceptable as drainage recipient outfalls or as part of a drainage plan.

## 10-01-03.E Jurisdictional Boundaries

Since drainage considerations and problems are regional in nature, and do not respect jurisdictional boundaries, the County will emphasize regional cooperation in all submitted designs.

## 10-01-03.F Basin Transfer

Colorado drainage law recognizes the difficulties of transferring the burden of managing storm drainage from one location or property to another. Liability questions may also arise when the historic drainage is altered. Therefore, during the review process and prior to approval, the County will discourage the diversion of storm runoff from one basin to another unless specific and/or prudent reasons justify such a transfer. In such cases, the proponent will need to demonstrate and provide facilities to insure no increase in flood damage potential from any level of runoff event. All basin transfers must be approved by the Colorado Water Conservation Board.

## 10-01-03.G Master Drainage Plans

Drainage patterns are driven by precipitation, topography, and land cover, whether natural or manmade. For this reason, drainage is regional in character and requires intra-jurisdictional cooperation to create cohesive drainage systems that reduce flood risk for the community. Adams County partners with neighboring jurisdictions and Mile High Flood District (MHFD) to develop basin wide drainage master plans, including Major Drainageway Planning (MDP) and Outfall Systems Planning (OSP) studies. These studies are essential to identify regional flood risks, water quality, and infrastructure needs. All new development and redevelopment projects must integrate County sponsored MDP and OSP studies into their drainage reports and design plans to ensure stormwater management aligns with regional infrastructure.

Master drainage plans are high level design documents. Development proposals shall evaluate MDP and OSP studies and incorporate improvements that fulfill the intent of the study's recommendations to accommodate and/or mitigate regional drainage needs. Proposals are expected to be tailored to an individual project site through detailed drainage analysis and design plans. Development proposals must further evaluate impacts on adjacent infrastructure and participate in recommended infrastructure upgrades that support the development as it is situated in the broader drainage basin.

In situations where the County determines construction of MDP and OSP improvements would not provide substantial benefit at the time of development, the development proposal must preserve and dedicate necessary right-of-way or easements for future regional stormwater infrastructure identified in the studies. Cash-in-lieu of dedication for regional drainage infrastructure improvements may be considered in rare circumstances and at the discretion of Adams County Director of Public Works.

## 10-01-03.H Public Improvements

During the review process and prior to approval, the County may require that new development and redevelopment projects participate in public improvements proposed in developed drainage reports and construction plans, direct flow areas, Outfall Systems Plans, and Major Drainageway Plans for both local drainage systems (i.e., curb and gutter, inlets and storm sewers, culverts, bridges, swales, ditches, channels, detention areas, and other drainage facilities within the development) and major drainageway systems (i.e., channels, storm sewers, bridges, detention areas, and other facilities serving more than the subdivision or property in question).

## 10-01-03.I Floodplain Management

These regulations are primarily presented in Chapter 2 of this DSR. It is the responsibility of the designer to comply with the most current floodplain regulations**.**

## 10-01-03.J Retention

Retention and “detention by infiltration” are not allowed in unincorporated Adams County.

## 10-01-03.K Detention and Water Quality

The County considers storm runoff detention to be a viable method for reducing overall (construction and maintenance) urban drainage degradation. Temporarily detaining a stormwater runoff can significantly reduce downstream flood hazards as well as pipe and channel requirements in urban areas. In addition, the storage of runoff provides for sediment and debris collection, which enhances downstream water quality. However, all benefits can only be obtained through consistent administration of detention and water quality policies. Therefore, during the review process and prior to approval, the County will require all new applicable development and/or redevelopment projects to include onsite detention and water quality treatment. The minimum capacity and maximum release rates for the 5-year and 100-year recurrence interval storms will be determined by procedures and criteria presented in this Chapter.

The County does not allow the use of parking lots as detention facilities.

The water quality treatment from surface runoff is required by Div. 10-04, *Post-Construction Stormwater Management,* as well as in regulations by federal and state agencies. Developers shall meet the minimum design standards listed in Div. 10-04 by calculating the Water Quality Capture Volume as set forth in MHFD's Urban Storm Drainage Criteria Manual, as amended.

## 10-01-03.L Permanent Post-Construction Stormwater Quality Treatment Facilities

In accordance with Adams County's Municipal Separate Storm Sewer (MS4) Permit, Adams County is mandated to require that development and redevelopment sites that disturbs one (1) acre or greater within unincorporated Adams County MS4 Area, or sites that disturbs less than one (1) acre but are part of a larger common plan of development, shall implement an allowed form of permanent detention and stormwater quality treatment facilities to treat and reduce stormwater pollutants that leaves such site. Refer to Div. 10-04, *Post-Construction Stormwater Management*.

## 10-01-03.M Low Impact Development (LID) Standards and Requirements

All construction projects shall reduce drainage impacts to the maximum extent practicable. Development and re-development projects shall incorporate the four (4)-step-design process described in MHFD's Urban Storm Drainage Criteria Manual, and implement practices such as:

A. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,

B. Minimization of Directly Connected Impervious Area (MDCIA),

C. Green Infrastructure (GI),

D. LID techniques,

E. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.

F. Use of vegetation, soils, and roots to slow and filter stormwater runoff.

G. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.

H. Treatment of stormwater flows as close to the impervious area as possible.

I. Other measures to reduce runoff volume and protect water quality.

Examples:

- Bioretention/rain gardens
- Pervious pavers
- Green roofs
- Detached sidewalks/walkways
- Dry wells to promote groundwater infiltration
- Disconnection of roof downspouts
- Above or ground-level infiltration planters
- Street bump-outs infiltration planters
- Below ground cistern or above ground rain barrels to harvest rainwater from residential single-family home's roof tops. Not to exceed storage capacity of 110 gallons due to water right regulations.
- Residential green driveways
- Tree trench/pit
- Tree canopy increase
- Green alleys
- Green street gutters
- Street bump-outs/pocket parks
- Low-water and native landscaping.

- Natural soil berms or vegetated screening materials other than walls.
- Green landscaping island and medians
- Cascade infiltration/dispersion stormwater outfall design.

For non-residential projects, LID BMPs shall be allowed to be incorporated into the landscaping and buffer areas. All developments shall include at least two (2) LID features as part of the site development to cover at least 25% of the area of the project. LID within the required drainage detention and water quality facility does not count towards this LID requirement.

LID shall be designed and maintained to meet standards of this DSR; the MHFD's Urban Storm Drainage Criteria Manual; or equivalent criteria for arid areas. These manuals may be updated and expanded from time to time, at the discretion of the County, based on improvements in engineering, science, monitoring and local maintenance experience.

All proposed LID techniques shall be described in the Drainage Report & Plan and incorporated into the Construction Plans.

## 10-01-03.N Storm Drainage Structures Ownership

Adams County owns and maintains the public storm drainage system in the public right-of-way and on County owned land. Unless otherwise noted in approved plans, written agreements or recorded documents, the delineation between the public and private storm drainage systems is typically the public right-of way or County property. The private system may extend up to the connection to the main public storm sewer line. Storm culvert pipes installed under driveway access to a property are considered private.

## 10-01-03.O Storm Drainage System Operations and Maintenance

Maintenance of any type of drainage feature on private property is the responsibility of the property owner.

Routine maintenance of the access culvert pipe, roadside ditch, and private drainage improvements within County ROW shall be the responsibility of the adjacent property owner. The adjacent property owner maintenance responsibility includes debris and trash removal, mowing, vegetation management, erosion and sediment control, sediment removal to maintain original grades, and cleaning private drainage structures such as access culverts or outfall pipes. In order to ensure proper system operations and maintenance of private drainage infrastructure, the County may perform periodic inspections of all drainage facilities and conveyance structures. The County may perform roadside ditch maintenance activities to support roadway maintenance programs. Typically, these activities include shoulder restoration and localized grading to restore proper function of public culverts. Routine roadside ditch maintenance is the primary responsibility of the adjacent property owner.

Any landscaping placed in roadside ditches shall require an encroachment agreement. Any landscaping invert shall match the invert of the existing ditch and cause no pooling of water from the upstream side. The application of herbicides within the public right of way or roadside ditch slope and drainage easement is prohibited. Vegetation is critical for stabilizing slopes, preventing erosion, and maintaining the integrity of the roadway shoulder and adjacent drainage infrastructure.

Refer to Div. 10-04, *Post-Construction Stormwater Management*, for maintenance requirements of the storm drainage system.

## 10-01-03.P Stream Corridor in Private Property

The property owner is responsible for maintenance of the natural stream corridor on either side of a stream or dry watercourse within private property, including, but not limited to, the stream bed and all existing and future bank stabilization measures, in order to ensure that all such facilities remain in proper working condition. A permanent storm drainage easement along the banks for the stream or dry watercourse shall be dedicated to the County during development review, at no cost to the County, to allow access to the area for inspection and enforcement purposes, regardless of a planned trail system or not. The County may require the permanent storm drainage easement extend up to 10-feet outside of the 100-year floodplain boundary(s).

# 10-01-04 Storm Design and Volume Control Criteria

In addition to land use, all drainage systems being designed within the County shall take into account both the minor (5 to 10-year) and the major (100-year) storm. The objectives of drainage system planning for the minor storm are to allow for the proper design of minor drainage systems (i.e. curb and gutters, storm sewers, open channels and detention ponds) while minimizing minor damage and maintenance costs. The objectives of drainage planning for the major storm are to allow for proper design of major drainage systems (i.e. bridges, storm sewers, open channels and detention ponds) while minimizing the possibility of major damage and/or loss of life. (Refer to Table 10.2 - Return Periods.) It is the responsibility of the design engineer to develop, justify, and submit values used in the preparation of drainage plans prepared for County review and approval.

## 10-01-04.A.1 Onsite Flow Analysis

When determining design storm flows, the engineer shall follow appropriate criteria and guidelines such as MHFD's Urban Storm Drainage Criteria Manual, Volumes 1, 2, and 3, to assure that minimum design standards and a regional based drainage solution are developed. The information presented below shall be used by the engineer in the development of design storm runoff for both onsite and offsite flows**.**

When performing analysis on the onsite basin to determine peak volumes and time of concentrations, the engineer shall use the proposed fully developed land use plan to determine runoff coefficients and consider changes in flow patterns (from the undeveloped site conditions) caused by the proposed plan (including street alignments). When evaluating the estimated time of concentrations, the proposed lot grading shall be used to calculate the time of concentration. The proposed project shall in no way change historic runoff values, cause downstream damage, or adversely impact adjacent properties. In addition, phased or partial development analysis will not be accepted. The entire subdivision or development shall be analyzed for full build-out in order to properly site and size detention areas and conveyance systems. The drainage facility must be constructed entirely in the first phase, when phasing construction projects.

Different levels of onsite analysis may be required depending on the size of project or as directed by the County.

## 10-01-04.A.2 Offsite Flow Analysis

The analysis of offsite runoff is dependent on regional drainage characteristics (whether or not the tributary offsite area lies within a major drainage basin) and the existing/proposed land use and topographic features. If an existing Storm Drainage Master Plan has been adopted by resolution for the region being developed, the engineer shall use this as a baseline document (prior approval from the County on the Master Plan is required) and update it with proposed information. However, should no offsite information be available for fully developed flows (5-, 10- and 100-year), the engineer must perform a regional analysis to ensure the proposed development does not change historic runoff values, cause downstream damage, or adversely impact adjacent properties.

Different levels of offsite analysis may be required depending on the size of project or as directed by the County. Refer to the Adams County Submittal Checklist website for a copy of the Application Package for analysis requirements.

## 10-01-04.B Storm Return Period

The minor and major storm return period shall not be less than those found in Table 10.2 for all vital drainage structures or critical points of surface water flow.

**Table 10.2—Return Periods**

| Land Use | Return Period (Yrs) for Minor Drainage Systems | Return Period (Yrs) for Major Drainage Systems |
|---|---|---|
| Residential-Urban | 5 | 100 |
| Residential-Rural | 10[a] | 100 |
| Commercial | 5 | 100 |
| Industrial | 5 | 100 |

[a] All roadside ditches and culverts shall be sized to carry the 10-year peak runoff.

## 10-01-04.C Rainfall

Presented in this Section are guidelines for the development of rainfall data to be used in preparing a hydrological analysis (storm runoff) for a proposed development within the County.

The rainfall intensity information published by the National Oceanic and Atmospheric Administration (NOAA) in the "Precipitation-Frequency Atlas of the Western United States" was used to develop incremental rainfall distributions presented in Table 10.5. The incremental rainfall distributions presented in this table are based on procedures developed by the MHFD. However, refinements have been made to closely match conditions within the County.

## 10-05-01.D Time-Intensity-Frequency Curves

A time-intensity-frequency curve was developed for the County by using one-hour point rainfall values (see Table 10.3) and factors for durations of less than one hour (see Table 10.4); both obtained from the NOAA Atlas. The outcomes of this distribution are point values that were then converted to intensities and plotted as Figure 10.1. Rainfall data from the Mile High Flood District (MHFD) may be used as an alternative (*see* MHFD's Urban Storm Drainage Criteria).

**Table 10.3—One-Hour Point Rainfall (inches)**

| 2-Year | 5-Year | 10-Year | 50-Year | 100-Year |
|---|---|---|---|---|
| 1.00 | 1.42 | 1.68 | 2.35 | 2.71 |

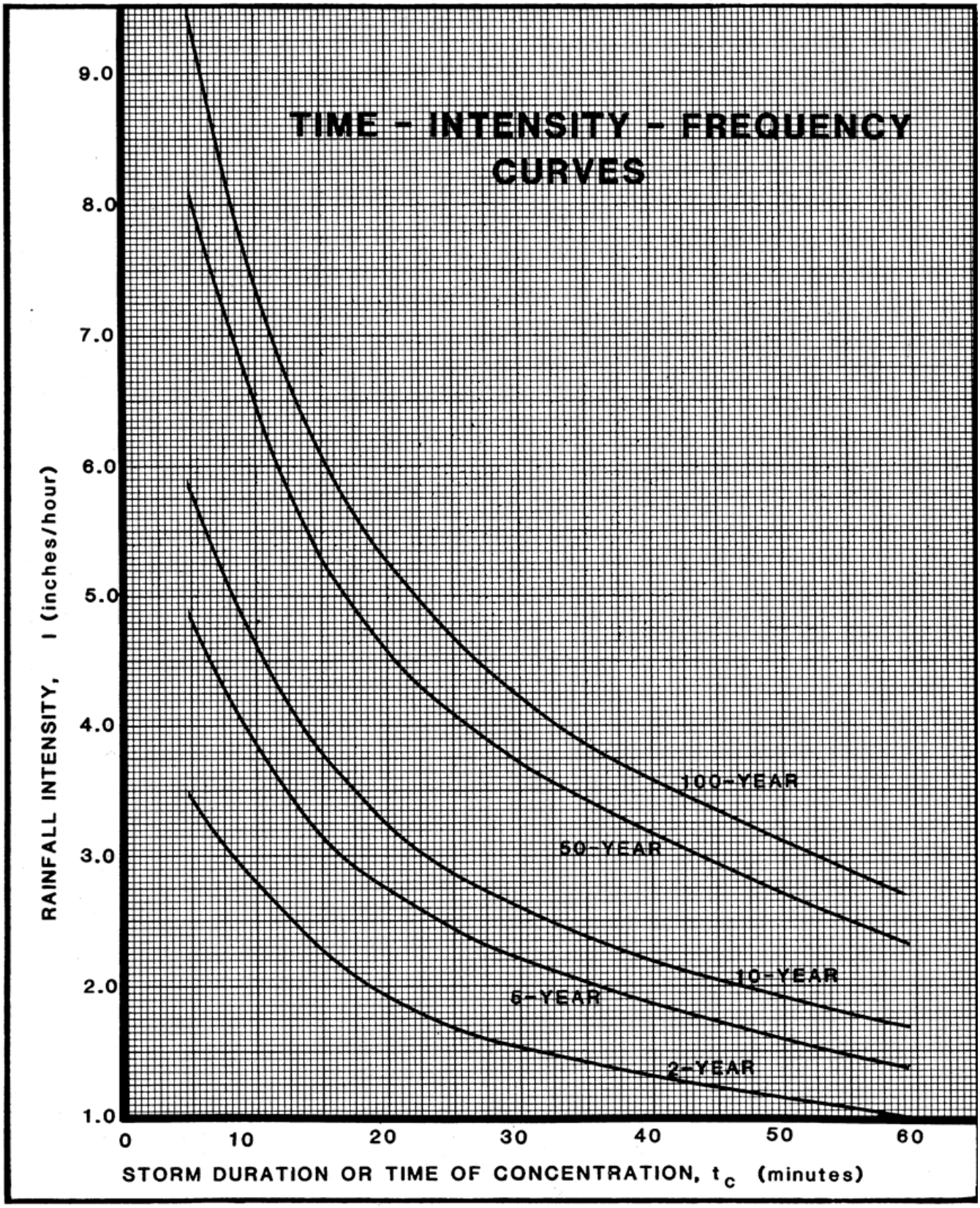
**Table 10.4—Factors for Durations of Less than One Hour**

| Duration (minutes) | 5 | 10 | 15 | 30 |
|---|---|---|---|---|
| Ratio to 1-hour depth | 0.29 | 0.45 | 0.57 | 0.79 |

| Table 10.5—Incremental Rainfall Depths | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Incremental Rainfall Depth (Inches) | | | | | | | | | | | | | | |
| Time (min) | Basins <5 SQ. Miles | | | | | Basins between 5 and 10 SQ. Miles | | | | | Basins between 10 and 20 SQ. Miles | | | | |
| | Return Period (Yr.) | | | | | Return Period (Yr.) | | | | | Return Period (Yr.) | | | | |
| | 2 | 5 | 10 | 50 | 100 | 2 | 5 | 10 | 50 | 100 | 2 | 5 | 10 | 50 | 100 |
| 5 | 0.02 | 0.03 | 0.03 | 0.03 | 0.03 | 0.02 | 0.03 | 0.03 | 0.03 | 0.03 | 0.02 | 0.03 | 0.03 | 0.03 | 0.03 |
| 10 | 0.04 | 0.05 | 0.06 | 0.08 | 0.08 | 0.04 | 0.05 | 0.06 | 0.08 | 0.08 | 0.04 | 0.05 | 0.06 | 0.08 | 0.08 |
| 15 | 0.08 | 0.12 | 0.14 | 0.12 | 0.12 | 0.08 | 0.12 | 0.14 | 0.12 | 0.12 | 0.08 | 0.12 | 0.14 | 0.12 | 0.12 |
| 20 | 0.16 | 0.22 | 0.25 | 0.19 | 0.22 | 0.15 | 0.21 | 0.25 | 0.19 | 0.22 | 0.14 | 0.20 | 0.25 | 0.19 | 0.22 |
| 25 | 0.25 | 0.36 | 0.42 | 0.35 | 0.38 | 0.24 | 0.35 | 0.40 | 0.34 | 0.36 | 0.23 | 0.32 | 0.38 | 0.32 | 0.34 |
| 30 | 0.14 | 0.18 | 0.20 | 0.59 | 0.68 | 0.13 | 0.17 | 0.19 | 0.57 | 0.65 | 0.13 | 0.16 | 0.18 | 0.53 | 0.61 |
| 35 | 0.06 | 0.08 | 0.09 | 0.28 | 0.38 | 0.06 | 0.08 | 0.09 | 0.27 | 0.36 | 0.06 | 0.08 | 0.09 | 0.25 | 0.34 |
| 40 | 0.05 | 0.06 | 0.07 | 0.19 | 0.22 | 0.05 | 0.06 | 0.07 | 0.19 | 0.22 | 0.05 | 0.06 | 0.07 | 0.19 | 0.22 |
| 45 | 0.03 | 0.05 | 0.06 | 0.12 | 0.17 | 0.03 | 0.05 | 0.06 | 0.12 | 0.17 | 0.03 | 0.05 | 0.06 | 0.12 | 0.17 |
| 50 | 0.03 | 0.05 | 0.05 | 0.12 | 0.14 | 0.03 | 0.05 | 0.05 | 0.12 | 0.14 | 0.03 | 0.05 | 0.05 | 0.12 | 0.14 |
| 55 | 0.03 | 0.04 | 0.05 | 0.08 | 0.11 | 0.03 | 0.04 | 0.05 | 0.08 | 0.11 | 0.03 | 0.04 | 0.05 | 0.08 | 0.11 |
| 60 | 0.03 | 0.04 | 0.05 | 0.08 | 0.11 | 0.03 | 0.04 | 0.05 | 0.08 | 0.11 | 0.03 | 0.04 | 0.05 | 0.08 | 0.11 |
| 65 | 0.03 | 0.04 | 0.05 | 0.08 | 0.11 | 0.03 | 0.04 | 0.05 | 0.08 | 0.11 | 0.03 | 0.04 | 0.05 | 0.08 | 0.11 |
| 70 | 0.02 | 0.04 | 0.05 | 0.06 | 0.05 | 0.02 | 0.04 | 0.05 | 0.06 | 0.05 | 0.02 | 0.04 | 0.05 | 0.06 | 0.05 |
| 75 | 0.02 | 0.03 | 0.05 | 0.06 | 0.05 | 0.02 | 0.03 | 0.05 | 0.06 | 0.05 | 0.02 | 0.03 | 0.05 | 0.06 | 0.05 |
| 80 | 0.02 | 0.03 | 0.04 | 0.04 | 0.03 | 0.02 | 0.03 | 0.04 | 0.04 | 0.03 | 0.02 | 0.03 | 0.04 | 0.04 | 0.03 |
| 85 | 0.02 | 0.03 | 0.03 | 0.04 | 0.03 | 0.02 | 0.03 | 0.03 | 0.04 | 0.03 | 0.02 | 0.03 | 0.03 | 0.04 | 0.03 |
| 90 | 0.02 | 0.03 | 0.03 | 0.03 | 0.03 | 0.02 | 0.03 | 0.03 | 0.03 | 0.03 | 0.02 | 0.03 | 0.03 | 0.03 | 0.03 |
| 95 | 0.02 | 0.03 | 0.03 | 0.03 | 0.03 | 0.02 | 0.03 | 0.03 | 0.03 | 0.03 | 0.02 | 0.03 | 0.03 | 0.03 | 0.03 |
| 100 | 0.02 | 0.02 | 0.03 | 0.03 | 0.03 | 0.02 | 0.02 | 0.03 | 0.03 | 0.03 | 0.02 | 0.02 | 0.03 | 0.03 | 0.03 |
| 105 | 0.02 | 0.02 | 0.03 | 0.03 | 0.03 | 0.02 | 0.02 | 0.03 | 0.03 | 0.03 | 0.02 | 0.02 | 0.03 | 0.03 | 0.03 |
| 110 | 0.02 | 0.02 | 0.03 | 0.03 | 0.03 | 0.02 | 0.02 | 0.03 | 0.03 | 0.03 | 0.02 | 0.02 | 0.03 | 0.03 | 0.03 |
| 115 | 0.01 | 0.02 | 0.03 | 0.03 | 0.03 | 0.01 | 0.02 | 0.03 | 0.03 | 0.03 | 0.01 | 0.02 | 0.03 | 0.03 | 0.03 |
| 120 | 0.01 | 0.02 | 0.02 | 0.03 | 0.03 | 0.01 | 0.02 | 0.02 | 0.03 | 0.03 | 0.01 | 0.02 | 0.02 | 0.03 | 0.03 |
| 125 | | | | | | | | | | | 0.01 | 0.02 | 0.02 | 0.02 | 0.02 |
| 130 | | | | | | | | | | | 0.01 | 0.01 | 0.02 | 0.02 | 0.02 |
| 135 | | | | | | | | | | | 0.01 | 0.02 | 0.01 | 0.02 | 0.02 |
| 140 | | | | | | | | | | | 0.01 | 0.02 | 0.01 | 0.02 | 0.02 |
| 145 | | | | | | | | | | | 0.01 | 0.01 | 0.01 | 0.02 | 0.02 |
| 150 | | | | | | | | | | | 0.01 | 0.01 | 0.01 | 0.01 | 0.02 |
| 155 | | | | | | | | | | | 0.01 | 0.01 | 0.01 | 0.01 | 0.01 |
| 160 | | | | | | | | | | | 0.01 | 0.01 | 0.01 | 0.01 | 0.01 |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **165** | | | | | | | | | | | **0.01** | **0.01** | **0.01** | **0.01** | **0.01** |
| **170** | | | | | | | | | | | **0.01** | **0.01** | **0.01** | **0.01** | **0.01** |
| **175** | | | | | | | | | | | **0.01** | **0.01** | **0.01** | **0.01** | **0.01** |
| **180** | | | | | | | | | | | **0.01** | **0.01** | **0.01** | **0.00** | **0.00** |
| | **1.15** | **1.61** | **1.89** | **2.72** | **3.12** | **1.12** | **1.58** | **1.86** | **2.68** | **3.05** | **1.22** | **1.68** | **1.97** | **2.76** | **3.14** |

**Figure 10.1—Time-Intensity-Frequency Curves**



## 10-01-04.E Runoff Coefficients

The runoff coefficients to be used within the Rational Method, Colorado Urban Hydrograph Procedure (CUHP) or approved hydrologic models are to be determined based on existing and/or proposed land use and surface characteristics. When using the Rational Method and/or CUHP, the County requires the use of runoff coefficients presented in MHFD's Urban Storm Drainage Criteria Manual, Volume 1, as amended.

## 10-01-04.F Time of Concentration

In order to determine the rate of runoff at a designated outfall, the time of concentration must be determined. The time of concentration is the time it takes for water to flow from the most remote part of the drainage basin to the outfall of the study area. For the Rational Method, a separate time of concentration is necessary for the overall basin and each sub-basin. The time of concentration ($T_c$) is composed of the sheet or overland flow time ($t_{ov}$) and channel flow time ($t_t$). The time of concentration formula shall be as described in MHFD's Urban Storm Drainage Criteria Manual, Volume 1 for this Section.

## 10-01-04.G Storm Flow Analysis

The engineer shall use the Rational Method for basins less than 90 acres. CUHP or other approved hydrologic models shall be used for basins larger than 160 acres. Basins between 90 acres and 160 acres in area may use either method, with County approval.

### 10-01-04.G.1 Rational Method Equation

| Equation<br>Q=CIA | |
|---|---|
| **Where** | |
| **Q =** | **Flow Rate, cfs** |
| **A =** | **Total Area of Basin, acres** |
| **C =** | **Runoff Coefficient (refer to Sec.** 10-05-04.E) |
| **I =** | **Rainfall Intensity, inches per hour (refer to Sec.** 10-05-04.D) |

### 10-01-04.G.2 Computer Aided Hydrologic Models

For analyzing larger basins (greater than 90 acres), the engineer may either use the CUHP latest revision. (information detailed in MHFD's Urban Storm Drainage Criteria Manual) or another appropriate hydrology/hydraulics model. When using other hydrology/hydraulics models, the engineer will be required to develop unit, flood, routing and combination hydrographs for use in determining peak flows and time of concentrations at vital drainage structures or critical points of surface water runoff. A unit hydrograph is defined as the direct runoff hydrograph that results from 1-inch of rainfall excess uniformly distributed throughout the basin over a specified duration. From this unit hydrograph, direct runoff hydrographs must be developed for a design storm by creating flood hydrographs. In addition, where surfaces (pervious and impervious) within the basin vary in characteristics, weighted or composite coefficients for each basin must be used in development of the unit and flood hydrographs. This is typically accomplished by breaking each basin into the appropriate number of sub-basins and using the corresponding surface coefficients. Each computer-aided model has default parameters for typical surface characteristics and soil types; the selection of these parameters is the key to a successful analysis and therefore must be submitted with the Drainage Report & Plan.

# 10-01-05 Open Channels

In many instances, special design or evaluation techniques will be required for stormwater conveyance. With exceptions as modified herein, all open channel criteria shall be in accordance with MHFD's Urban Storm Drainage Criteria Manual, Volumes 1 and 2.

For the purpose of design in this Section, all drainageways (major and minor) shall be designed using MHFD's Urban Storm Drainage Criteria Manual, Volumes 1 and 2. Due to the complexities of open channels, there is a wide range of design options available to the engineer. The exact method of analysis and design shall be clearly documented and submitted as part of the Drainage Report & Plan.

Flood control channels for major drainageways shall include a low-flow channel with a capacity to convey the average annual flow rate, or other appropriate flow rate as determined through a sediment transport and channel stability analysis, without excessive erosion or channel migration, with an adjacent overbank floodplain to convey the remainder of the 100-year flow. The channel improvement shall not cause increased velocities or erosive forces upstream or downstream of the improvement.

# 10-01-06 Storm Sewers

Storm sewers are to be viewed as an integral part of all Minor Drainage Systems. The installation of storm sewer systems is required when the other parts of the minor system (i.e. curb, gutter and roadside ditches) no longer have capacity to accommodate the runoff from the minor storm or spread widths exceed those requirements presented in this Section.

Except as modified herein, the design of storm sewers shall be in accordance with MHFD's Urban Storm Drainage Criteria Manual Section on "Storm Sewers." The engineer is referred to the Manual and other references cited for additional discussion and basic design concepts.

The use of computer programs in the design of storm sewer systems will be permitted provided the model input and justifications are submitted to the County for review and approval.

## 10-01-06.A Location of Storm Drainage System Related to Other Pollution Sources

The storm sewer system shall not be extended through an area that is a real or potential source of contamination to stormwater, unless approved protection is provided.

If corrosive soils are present, or pipe is being proposed in a potential contaminated area such as, but not limited to a Brownfield or historic landfill, the designer shall incorporate appropriate measures to protect the pipe from damage and infiltration of pollutants into the storm drainage system such as continuous lining of the pipes.

The minimum horizontal distances between the storm drainage system and bodies of water to On-Site Wastewater Treatment Systems (OWTS) are determined by Adams County Public Health Department Regulations.

All surface drainage must be diverted around the perimeter of the field, and the field must be sufficiently crowned to provide good runoff.

A diversion ditch or berm shall be provided on the uphill side(s) of the bed to deflect precipitation and other outside water away from the evapo-transpiration system.

## 10-01-06.B Electronically Locatable Storm Drainage System

All new underground drainage facilities, including laterals up to the structure or building being served, installed on or after August 8, 2018 must be electronically locatable when installed, per C.R.S. § 9-1.5-101, as may be amended.

Public and private drainage structures must be provided with a tracer wire or alternative approved method according to detail shown in Addendum B. Addendum B is referenced herein for informational purposes but is not made a part hereof.

## 10-01-06.C Construction Materials

All storm sewers within the County right-of-way shall be constructed using reinforced concrete pipe class III (RCP class III) and/or reinforced concrete box culverts (RCBC). If a pipe is installed by boring & jacking, RCP class V or equivalent shall be used. The required pipe strength shall be determined from the actual depth of cover, true load, and proposed field conditions. Typical design strength calculations shall be submitted as part of the Drainage Report & Plan.

Pipe joints shall be watertight and flexible gasket joints, both between pipe joints and for all pipe-structure connections. Pipe joints shall consist of resilient connections complying with the requirements of ASTM C-443 or ASTM C-923, as appropriate.

## 10-01-06.D Hydraulic Design

Storm sewers within the County right-of-way shall be designed to convey the minor storm runoff peaks without surcharging the sewer. To ensure this objective is achieved, the hydraulic and energy grade lines shall be computed by calculating both the major and minor losses (i.e. friction, expansion, contraction, bend, and junction losses) and included on storm sewer profiles. The methods for estimating these losses are presented in MHFD's Urban Storm Drainage Criteria Manual. The minor energy grade line shall be at or below the proposed ground surface.

## 10-01-06.E Pipe Friction Losses

Manning n-values to be used in the calculation of storm sewer capacity and velocity are to be based on the material being proposed. *See* MHFD's Urban Storm Drainage Criteria Manual, Volume 1 for Manning's *n* values.

## 10-01-06.F Pipe Form Losses

Generally, between the inlet and outlet the flow encounters a variety of configurations in the flow passageway (i.e. changes in pipe size, branches, bends, junctions, expansions, and contractions). These variations of configuration impose losses in addition to those resulting from pipe friction. These form loss values shall be submitted, with full justification for the values chosen, as part of the Drainage Report & Plan.

## 10-01-06.G Vertical Alignment

The storm sewer grade shall be such that a minimum cover is maintained to withstand a live load conforming to AASHTO HS-20 (or as designated by the County) loading on the pipe. The minimum cover depends upon the pipe size, type and class, and soil bedding condition.

The minimum vertical clearance between the storm sewer and a sanitary sewer shall be 18 inches, or that as required by the sanitation district who owns the utility, whichever is more stringent. In addition, when a sanitary sewer main lies above a storm sewer, the sanitary sewer (or storm sewer) shall have an impervious concrete, steel or ductile iron encasement for a minimum of 5-feet on each side of the crossing centerline and this casing pipe shall be sealed to prevent intrusion at both ends.

A minimum vertical clearance of 18 inches is required between a storm sewer and a water main, or that as required by the water district that owns the utility. The minimum clearances shall occur from outer pipe diameter to outer pipe diameters. Clearances shall also be in accordance with the appropriate Water and Sanitation District and as discussed in Div. 7-06.

## 10-01-06.H Horizontal Alignment

The storm sewer alignment may be curvilinear for pipe with diameters of 48-inches or greater but only when approved by the County. The applicant must demonstrate the need for a curvilinear alignment. The limitations on the radius for pulled-joint pipe are dependent on the pipe length and diameter, and amount of opening permitted in the joint. The maximum allowable joint pull shall be 3/4 inch. The minimum parameters for radius type pipe are shown in Table 10.9. The radius requirement for pipe bends is dependent upon the manufacturer's specifications.

The County requires a minimum clearance of 10-feet between the storm sewer and a water line or sanitary sewer line. Clearance shall occur from the outer pie diameter to the outer pipe diameter.

## 10-01-06.I Private Connections to the Public Drainage System

All storm drain connections shall be subject to approval of the County and shall be in accordance with applicable standards and specifications. Permits shall be required to connect to the public storm drainage system. Cross connections between sanitary and storm systems are prohibited. Underground drains from fire hydrants, pits, or underground structures (valve pits, meter pits) shall not be directly connected to storm drains without County approval. Roof downspouts, roof drains, or roof drainage piping shall discharge onto the ground and shall not be directly connected to the public or private storm drainage system.

The discharge pipe of sump pumps discharging only uncontaminated groundwater must daylight without creating soil erosion, per C.R.S. § 37-87-105, as may be amended.

**Table 10.9—Storm Sewer Alignment and Size Criteria**

| Vertical Dimension Of Pipe (inches) | Maximum Allowable Distance Between Manholes and/or Cleanouts |
|---|---|
| 18 to 36 | 400 ft |
| 42 and larger | 500 ft |

| **Minimum Pipe Diameter** | | |
|---|---|---|
| **Type** | **Minimum Equivalent Pipe Diameter** | **Minimum Cross-Sectional Area** |
| Main Trunk | 18 in | 1.77 sf |
| *Lateral from inlet | 18 in | 1.77 sf |
| ***Minimum size of lateral shall also be based upon a water surface inside the inlet with a minimum distance of 1 ft below the grate or throat.** | | |
| **Manning n-Value** | | |
| **Sewer Type** | **Capacity Calculation** | **Velocity Calculation** |
| Concrete (newer pipe) | 0.013 | 0.011 |
| Concrete (older pipe) | 0.015 | 0.012 |
| Concrete (preliminary sizing) | 0.015 | 0.012 |

| | | |
|---|---|---|
| Plastic | 0.011 | 0.009 |
| **Reference: Manual** | | |

## 10-01-06.J Pipe Size

The minimum allowable pipe size for storm sewers is dependent upon the estimated flows and a practical diameter from a maintenance perspective. In addition, the length of the sewer affects the maintenance and, therefore, the minimum diameter. Table 10.9 presents the minimum pipe size for storm sewers located in the County right-of-way.

## 10-01-06.K Manholes and Manhole Covers

Manholes or maintenance access ports will be required whenever there is a change in size, direction, elevation, grade, or where there is a junction of two or more conduits. Manholes are also required along long straight sections of pipe for maintenance purposes, with the distance between manholes dependent on pipe size, but not more than 400 feet.

Blind connections to storm sewer pipes shall not be allowed. In addition, a manhole may be required at the beginning and/or at the end of the curved section of storm sewer. The maximum spacing between manholes for various pipe sizes shall be in accordance with Table 10.9. Refer to Table 10.10 for the required manhole size.

**Table 10.10—Manhole Size**

| Sewer Diameter | Minimum Manhole Inside Diameter |
|---|---|
| 18” | 4’ |
| 21” to 42’ | 5’ |
| 48” | 6’ |
| 54” and larger | As approved by the County |

Larger manhole diameters or a junction structure may be required when sewer alignments are not straight, or more than one (1) sewer line goes through the manhole. Manhole diameter may be increased should conditions require such.

The invert of a pipe leaving a manhole should be at least 0.1 foot lower than the incoming pipe to ensure positive low flows through the manhole.

Whenever possible, match the pipe soffit elevations when the downstream pipe is larger to minimize backwater effects on the upstream pipe. Additional manholes may be necessary to “step down” a steep grade, allowing pipe slopes to be much flatter than the slope of the street above. This is done to prevent velocities in storm drain pipes from exceeding the recommended maximum velocity of 20 ft/sec.

All publicly owned storm sewer manhole lids/covers shall have the Adams County manhole cover design. Refer to Addendum B for this detail.

All privately owned storm sewer manhole lids/covers shall be permanently imprinted with the image of a fish and must incorporate the County’s approved educational message. The message must include the following (or equivalent) statement:

| | | |
|---|---|---|
| | **STORM SEWER** | |
| **NO DUMPING** | | **FLOWS TO RIVER** |

Storm sewer manhole cover requirement also applies to public and private manholes placed to access storm sewer inlets concrete boxes. Refer to Addendum B for detail drawing.

# 10-01-07 Storm Sewer Inlets

Presented in the following Subsection is a discussion on the criteria and methodology for design and evaluation of storm sewer inlets in the County**.**

## 10-01-07.A Standard Inlets

The standard inlets permitted for uses in the County are presented in Table 10.11. Other inlet types may be considered on a case-by-case basis, as approved by the County. All open pipe inlets shall be provided with trash racks.

All public and private curb inlets and iron grates shall be permanently imprinted with the image of a fish and must incorporate the County's approved educational message. The message must include the following (or equivalent) statement:

| | | |
|---|---|---|
| | **STORM SEWER** | |
| **NO DUMPING** | | **FLOWS TO RIVER** |

Refer to Addendum B for detail drawing.

**Table 10.11—Inlet Types**

| Inlet Type | Permitted Use |
|---|---|
| Curb Opening Inlet Type R | All street types |
| Grated Inlet<br>Type C or D | All streets with a roadside or median ditch |
| Grated Inlet<br>Type 13 | Alleys or private drives with a valley gutter (private areas only) |
| Combination Inlet<br>Types 13 and 16 | All street types |
| *See* standard detail drawings in Addendum B | |

## 10-01-07.B Inlet Hydraulics

The procedures and basic data to define the capacities of the standard inlets under various flow conditions shall be calculated or obtained from MHFD's Urban Storm Drainage Criteria Manual, Volume 1, in the Section on "Storm Inlets," as amended. The engineer shall submit assumptions, and calculated inlet capacities as part of the Drainage Report & Plan.

Inlet types and grates shall be selected to be appropriate for the intended use and location.

# 10-01-08 Streets

Urban and rural streets, specifically the curb and gutter or the roadside ditches, should be viewed as an integral part of a Minor Drainage System. When the drainage in the street exceeds allowable limits, a storm sewer system or an open channel is required to convey the design flows. In addition, streets may be viewed as a critical part (subject to certain limitations) of the Major Drainage System when it conveys nuisance flows (flows less than minor events) quickly and efficiently to the storm sewer or open channel drainage without interfering with traffic movement.

Design criteria for the collection and conveyance of surface runoff on public streets is based on a reasonable frequency and magnitude of traffic interference (see Table 10.12 through Table 10.14). That is, depending on the classification of the street, certain traffic lanes can be fully inundated during a major storm event. However, during lesser intense storms, runoff will also inundate traffic lanes, but to a lesser degree. The streets in the County are classified for drainage according to the average daily traffic (ADT) for which the street is designed. The larger the ADT, the more restrictive the allowable drainage encroachment into the driving lanes will be. The limits of storm runoff encroachment for each Drainage Classification and storm condition are presented in Table 10.12.

**Table 10.12—Theoretical Design of Streets for Minor Storm Runoff**

| Drainage Classification | Maximum Theoretical Street Encroachment |
|---|---|
| Urban Industrial and Local Residential | No curb overtopping, but flow may spread to crown of street (flow may spread to back of sidewalk). |
| Collector | No curb overtopping and flow spread must leave at least one 10-foot lane free of water (5-feet on each side of the street crown). |
| Major Arterial and Minor Arterial | No curb overtopping and flow spread must leave at least two 10-foot lanes free of water (10-feet each side of the street crown or median). |

**Table 10.13—Allowable Use of Streets for Major Storm Runoff**

| Drainage Classification | Maximum Theoretical Depth |
|---|---|
| Local Industrial, Local Residential, and Collector | Building structures shall not be inundated at the ground line. The depth of water at street crown shall not exceed 6-inches. |
| Major Arterial and Minor Arterial | Building structures shall not be inundated at the ground line. To allow for emergency vehicles, the depth of water shall not exceed the street crown and 12-inches at the gutter flow line, whichever is more restrictive. |

**Table 10.14—Allowable Cross Street Flow**

| Drainage Classification | Minor Storm Maximum Depth | Major Storm Maximum Depth |
|---|---|---|
| Local Industrial and Local Residential | 6-inches of depth in cross pan or at gutter flow line. | 12-inches of depth in cross pan or at gutter flow line. |
| Collector | 6-inches of depth at gutter flow line. | 12-inches of depth at gutter flow line. |
| Major Arterial and Minor Arterial | None | 6” |
| Cross street flow can occur in an urban drainage system under three conditions. One condition occurs when the runoff in a gutter spreads across the street crowns to the opposite gutter. The second is when cross-pans are used. The third condition occurs when the flow in a drainageway exceeds the capacity of a road culvert and subsequently overtops the crown of the street. | | |

## 10-01-09 Culverts

A culvert is defined as a conduit that conveys, by gravity, surface drainage runoff under a road, highway, railroad, canal, or other embankment (except detention outlets). For County roads serving new development, culverts shall be constructed using reinforced concrete pipe and/or reinforced concrete box culverts (RCBC) with flared end sections. All roadway culverts shall be designed to a minimum AASHTO HS-20 loading criteria. Private driveway culverts with flared end sections for residential properties may be allowed to use corrugated metal pipe and different loadings upon approval from the County since maintenance and replacement of these culverts are the property owner's responsibility. Plastic pipes are not allowed for the conveyance of stormwater in Adams County.

## 10-01-09.A Culvert Hydraulics

The procedures and basic data to be used for the hydraulic evaluation of culverts being proposed for installation in the County shall be in accordance with MHFD's Urban Storm Drainage Criteria Manual, Volume 2 for this Section, as amended, except as modified herein.

The use of computer programs developed for the design of culverts will be permitted, provided the model input, justifications and related calculations are submitted to the County as part of the Drainage Report & Plan.

## 10-01-09.B Inlet and Outlet Configuration

All culverts are to be designed with headwalls and wing walls, or with flared-end sections at the inlet and outlet. Flared-end sections are only allowed on pipes with a diameter of 42 inches (or equivalent) or less. Additional protection at the outlet may be required to minimize the potential of channel erosion. Refer to Div. 10-03 Construction Stormwater Management for erosion protection design guidelines.

## 10-01-09.C Hydraulic Data

The design and evaluation of the capacity for a culvert shall be calculated using the appropriate methods. The computed culvert capacities must never exceed manufacturer's recommendations or best engineering practices. The assumptions and model input shall be submitted as part of the Drainage Report & Plan.

## 10-01-09.D Velocity Considerations

In designing culverts, both the minimum and maximum velocities must be considered. A flow velocity greater than approximately 3-fps is required to assure self-cleaning conditions exist and therefore reducing long-term maintenance costs. In addition, a velocity less than approximately 12-fps to minimize possible culvert damage due to scouring and downstream channel erosion.

## 10-01-09.E Culvert Sizing Considerations

The sizing of a culvert is dependent upon two factors, the street classification and the limits of allowable culvert overtopping. Limits for the various street classifications are presented in Table 10.15. The minimum culvert diameter shall be 18 inches. If the applicant wishes to install a different size culvert, they will need to submit culvert sizing calculations for review and approval. Calculations must be stamped and signed by a registered Colorado Professional Engineer (PE).

| Table 10.15—Allowable Maximum Culvert Overtopping | | |
|---|---|---|
| Drainage Classification | Minor Drainage System Maximum Depth | Major Drainage System Maximum Depth |
| Local Industrial, Local Residential and Collector | No Overtopping | 12-inches of depth at the gutter flowline (6-inches of depth at street crown for streets without gutters) |
| Major Arterial and Minor Arterial | No Overtopping | No Overtopping (H/D ≤ 1.5) |
| The maximum headwater (H/D) for the 100-year design flows shall be 1.5 times the culvert diameter, or 1.5 times the culvert rise dimension for shapes other than round. Driveway culverts shall be designed using criteria outlined in Tables 10.12, 10.13, and 10.14. | | |

### 10-01-09.F Structural Design

At a minimum, all culverts shall be designed to withstand an HS-20 loading (unless designated differently by the County in accordance with the design procedures of AASHTO, "Standard Specifications for Highway Bridges", and with the pipe manufacturer's recommendation. Using this loading requirement, calculations shall be submitted to confirm the estimated depth of cover and bearing load on the selected culvert.

## 10-01-10 Bridges

The hydraulic and hydrologic design of bridges within the County shall be in accordance with MHFD's Urban Storm Drainage Criteria Manual Volume 2, Chapter 11, Section 7.0 ("Bridges"), as may be amended. The Federal Highway Administration "Hydraulics of Bridge Waterways" or other County-approved resources shall also be used to determine the possible impacts on the drainageway (both upstream and downstream), scour potential and mitigation techniques for a proposed bridge structure.

All new and replacement bridges shall comply with the floodplain regulations. Therefore, the engineer is encouraged to communicate with the County prior to proposing the placement of a bridge structure within the County to obtain written approval.

Bridge plans shall require a separate review by a registered Colorado Professional Engineer who specializes in structural design. The structural consultant will need to have County approval prior to review. The developer/applicant will be responsible for all costs associated with the structural consultant. The County may also mandate inspection services by the structural consultant.

## 10-01-11 Detention

Onsite detention is required for all development or redevelopment projects. Requirements for detention storage of storm runoff shall be based on the location of the development within its major drainage basin as determined by hydrological modeling and surface characteristics. The detention storage facility shall be sized to hold the 5-year or 10 year and the 100-year runoff, and water quality capture volumes. Refer to Div. 10-04, *Post-Construction Stormwater Management,* for additional water quality design criteria and treatment requirements for applicable projects within the County's MS4 Permitted area (urbanized area). Post-development release rates from the site cannot be greater than the pre-development flows. Surface water shall not be released from the development at rates greater than provided for in MHFD's Urban Storm Drainage Criteria Manual Volume 2, Chapter 12 ("Storage"), as may be amended.

Exemptions from flood control detention requirements may be granted by the County based upon the following criteria:

1. The total change in impervious area covers 10,000 square feet or less; or
2. Rural residential subdivisions that consist of a lot split without the construction of roadways; or
3. Onsite flood control detention requirements for the control of runoff rates may be exempted where regional detention facilities are sized and constructed with the capacity to accommodate 100-year storm event flows from a fully developed basin and are publicly owned and maintained.
4. Public Road improvements that are not within the limits of the development or subdivision.
5. Developments of one-half (1/2) acre or less.
6. The total impervious area on the site is less than 5% of the parcel.

A flood control detention exemption does not grant a water quality treatment exemption. Water quality treatment must still be provided regardless of the size or location of the development. Detention relief shall be based upon technical justification, sealed by a registered Colorado Professional Engineer, submitted with the DRP. Such relief does not include installation of water quality treatment facilities, as required under Div. 10-04, *Post-Construction Stormwater Management*.

The flood control exemptions listed above may be granted only if:

1. Low impact development techniques are incorporated in the design to reduce a minimum of 50% of the proposed runoff volume, or to cover at least 50% of the development area; and
2. Water quality facilities are being maintained properly, drainage facility components meet current design standards, and a drainage easement is recorded.

## 10-01-11.A Volume and Release Rates

The methods to be used in calculating the required detention volumes and maximum release rates are presented in the following Section. These methods include equations, tables, the CUHP method, or other computer aided models approved by the County. Early communication with the County is encouraged for the determination of the appropriate method and the level of detail required for submission.

### 10-01-11.A.1 Volume Estimates

The volume available for detention storage for tributary catchments of 90 acres or less shall be based on MHFD's Urban Storm Drainage Criteria Manual methodology. For larger catchments a CUHP hydrograph shall be generated, and hydrologic routing shall be used for site detention. The maximum release rates for detention design provided for in MHFD's Urban Storm Drainage Criteria Manual Volume 2, Chapter 12 ("Storage"), as may be amended, shall not be exceeded.

Adams County requires the Water Quality Control Volume (WQCV) be added to the minor detention volume. Adams County also requires that 50% of the WQCV be added to the calculated 100-year Volume.

An additional one (1)-foot of depth must be added to the overall volume to accommodate for freeboard. Administrative relief for exemptions or reductions in freeboard requirements may be granted by the County on a case-by-case basis as supported by sufficient technical justification. For basins larger than 90 acres, the CUHP computer model may be used to more accurately represent site conditions.

### 10-01-11.A.2 Volume Estimates (Computer Aided Method)

Using a computer aided hydrology/hydraulics model the engineer can develop hydrographs that route flows to and away from the proposed detention facility. The routed or inflow hydrograph will represent the total volume of runoff from that particular rain event(s) while the outflow hydrograph represents the maximum allowable release rate. From this volume information plus the required freeboard, the design of the proposed facility may be performed. Using this method, the typical basin and outlet are designed from a detailed comparison of existing and proposed topographic information and downstream conditions. Although the County has helped to fund the UDPOND model for the design of detention and subscribes to its use, it recognizes many different computer models are available for this type of design. It will be the responsibility of the engineer to document and justify their use and the input and output parameters. These parameters and a detailed discussion on the method used for this design will be submitted as part of the Drainage Report & Plan. The computer model must be approved by the County prior to review.

## 10-01-11.B Maximum Allowable Release Rate

The maximum allowable release rates for the corresponding storm events (minor and major) shall be calculated per MHFD's Urban Storm Drainage Criteria Manual, Volume 1, and shall be equal to or less than the undeveloped conditions.

When using the MHFD Urban Storm Drainage Criteria Manual, Volume 1 methodology or a composite CUHP method, the predominate soil group for the total basin area contributing runoff to the detention facility will be used in determining the allowable release rate. However, when designing a facility using another type of computer aided model, the engineer shall select the soil group that best represents the surface characteristics of each sub-basin. The selected soil group(s) will be submitted as part of the Drainage Report & Plan. In the event that the local drainage system lacks capacity to accommodate the minor release rate, a smaller release rate may be required by the County.

## 10-01-11.C Detention Basin Outlet/Outfall

Selecting the most appropriate outlet configuration requires a detailed design, which ensures the maximum release rate meets the requirements of the project and includes proper provisions for maintenance and reliability. In addition, care shall be taken as to ensure the designed outlet will not cause downstream erosion or damage during the storm events less than or equal to the major storm. The following lists five typical outlet structures for use in the design of a detention facility depending on the conditions, storage structure design and discharge rates:

1. Circular Culverts
2. Rectangular Culverts
3. Orifices
4. Weirs
5. Orifice Plates

Details of each of these outlet structures are presented in MHFD's Urban Storm Drainage Criteria Manual, Volume I, in the Section on "Outlet Structures" as amended. The engineer shall select the preferred outlet structure based on criteria presented in this Section or other references and will present back up information in the Drainage Report.

The engineer shall maximize the distance between the inlet and the outlet inside the detention basin.

The outlet shall be designed to minimize unauthorized modifications which affect proper function. To assist in this effort, a sign with a minimum area of 0.75 square feet shall be attached to the outlet or posted nearby with the following message:

**"WARNING**
**Unauthorized modification of this structure is a code violation and subject to penalties as provided by law."**

Detention basins must outfall to an existing drainage way or storm sewer system. Detention basins shall not be allowed to directly outfall to a public roadway, unless approved by the County. Discharges towards private property are only allowed with written authorization of the adjacent property owner.

## 10-01-11.C.1 Design Standards for Detention

These provisions present additional design standards (depth of freeboard, location planning, grading, and revegetation) for an open space detention facility. The location, size and landscaping should be properly coordinated with the proposed project and surrounding areas.

The planning of a detention facility is very critical in assuring the facility meets the volume requirements for the proposed project and is properly located for long term operations and maintenance. The facility should be constructed in an area that best fits the existing and proposed topography, facilitates the coordination with other regional facilities and where the building of habitat structures downstream is easily prohibited.

As part of the submitted project plans, the engineer shall accurately represent the location of the facility including limits of grading, approximate embankment slopes, and invert elevations for the outlet. In addition, a larger scale or regional map shall be supplied to show where the facility will discharge and how it interacts with existing or proposed regional facilities.

**Depth of Freeboard.** The minimum required freeboard for open space detention facilities is (1) one-foot above the computed 100-year water surface elevation.

**Grading.** Detention basin grading shall not be steeper than (4) four horizontal and (1) one vertical for side slopes. Any berm constructed for the purpose of storing water or having a surface area, volume, or berm height as specified in Colorado Revised Statues 37-87-105, shall be designated as a dam and require the approval (in writing) of the State Engineer's Office prior to submission to the County. All detention facility embankments shall be protected from catastrophic failure due to overtopping. Overtopping can occur when the pond outlets become obstructed or when an event larger than 100-year storm occurs. Failure protection for the embankment, downstream of the emergency spillway, shall be provided in the form of a buried heavy riprap layer on the entire downstream face of the embankment or a separate emergency outfall. The emergency spillway, or emergency outfall, shall have a minimum capacity of twice the pond inflow rate for the 100-year developed storm. The emergency spillway, or emergency outfall, shall be clearly depicted on the plans. It is the Engineer of Record's responsibility to ensure downstream properties are not adversely affected by drainage and the assessment shall be reflected in the Drainage Report & Plan. The proposed flow path for the discharge from the emergency spillway, or emergency outfall shall be directed into public right of way or into major drainageway and shall be clearly depicted on the plans and constructed as approved by the County. Structures shall not be permitted in the path of the emergency spillway or emergency outfall, as defined by MHFD's Urban Storm Drainage Criteria Manual, Volume 2. The minimum required freeboard for open space detention facilities shall be at least (1) one-foot above the computed weir flow water surface elevation at the emergency spillway, or the emergency outfall.

Depending on site conditions and characteristics, the County may grant administrative relief on slope requirements. The Applicant shall submit good and sufficient documentation sealed by a registered Colorado Professional Engineer describing the site conditions that necessitate the need for relief and that the proposed slopes are stable and not susceptible to erosion in order to be considered for relief.

**Trickle Channel.** Concrete trickle channels shall be used by the design engineer when appropriate and is preferred. Design of trickle channels shall be in accordance with Volume 1 of MHFD's Urban Storm Drainage Criteria Manual, as amended.

**Emergency Spillway.** An overflow section shall be provided for the detention facility that will protect embankments from overflow resulting from a 100-year storm assuming the detention basin is full, and the tributary area is fully developed.

**Revegetation.** All detention facilities shall be revegetated with irrigated sod, natural dry-land grasses, or equivalent. In addition, erosion control blankets may be required by the County to maintain the slopes prior to vegetation maturation. The engineer shall submit an Erosion Control Plan with the proposed revegetation to the County.

**Maintenance Access**. Access to the detention basin shall be provided from the public right-of-way. A minimum 10ft wide designated maintenance access around the perimeter and down into the basin shall be provided. Maintenance access into the bottom of the basin must be constructed of a stabilized, clean, angular rock material, with a maximum 10% slope.

**Access and Maintenance Easements**. A drainage maintenance easement shall be granted to the County for emergency maintenance and access to keep the detention drainage facility operable. A separate access easement may be required by the County to ensure access to detention drainage facilities from the public right-of-way.

## 10-01-11.C.2 Parking Lot Detention

Parking lot detention is not allowed.

## 10-01-11.C.3 Underground Detention

Underground detention is generally discouraged and will only be allowed when all other options have been proven to be insufficient. However, if a property owner must use this technique, additional LID and pre-treatment is required, and the owner will be responsible for long-term maintenance. The facility will be allowed if approval to do so is obtained in advance and the facility is designed according to the criteria outlined in this Section or as specified by the County.

**Configuration**. Structural fill/gravel backfill for underground detention facilities shall be designed with a porosity not to exceed 30%, unless approved by the County. The design volume of an underground detention system shall not include void space in gravel backfill as part of the required pond detention volume. Permanent buildings or structures shall not be placed directly above the underground detention. All proposed underground detention facilities will be reviewed and, the design allowed to proceed on a case by case basis. The County reserves the right to refuse approval to any underground detention system that does not meet the following criteria:

1. System must be fully inspectable and maintainable.
2. System must provide required volume plus an additional 6” from 100-year water surface elevation to inside top of structure.
3. System must meet MHFD criteria.
4. System must provide one (1) foot of freeboard at the outfall spill location as defined by MHFD’s Urban Storm Drainage Criteria Manual, Volume 2.
5. System must provide a spillway and spillway path.

**Materials**. The engineer shall design the underground detention facility using the appropriate materials. The required pipe strength shall be determined from the actual depth of cover, true load, and proposed field conditions. Typical design strength calculations for an HS-25 loading condition shall be submitted as part of the Drainage Report & Plan.

**Maintenance Access.** Access to the underground detention facility shall be provided in accordance with this Section. To facilitate cleaning of the pipe segments, 3-feet diameter maintenance access ports shall be placed according to the schedule in Table 10.16. In addition, 18-inch inspection ports are required to facilitate routine inspections or take water samples.

| Table 10.16—Underground Detention - Maintenance Access Requirements | | |
|---|---|---|
| Detention Pipe Size | Maximum Spacing | Minimum Frequency |
| 36” to 54” | 50’ | Every pipe segment |
| 60” to 66” | 75’ | Every other pipe segment |
| >66” | 100’ | One at each end of the battery of pipes |

**Flood Hazard Warning**. In addition, all underground detention areas shall have a sign posted identifying the underground detention area. The signs shall have a minimum area of 1.5 square feet and contain the following message:

**“Warning**
**There is an underground detention basin in this area.**
**Caution, digging in this area could cause damage.”**

**Access and Maintenance Easements**. A drainage maintenance easement shall be granted to the County for emergency maintenance and access to keep the underground detention facility operable. A separate access easement may be required by the County to ensure access to the underground facility from the public right-of-way.

# Div. 10-02 Stormwater Quality Regulations

A. **Purpose and Intent**. Protecting the quality of stormwater runoff is a priority to Adams County and is required by Colorado Discharge Permit System (CDPS) Regulations. The Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division (WQCD), through the Municipal Separate Storm Sewer System (MS4) Phase II permit issued to Adams County, requires Adams County to control and reduce the discharge of pollutants to protect stormwater quality and to satisfy the appropriate water quality requirements of the Colorado Water Quality Control Act (C.R.S. § 25-8-101 *et seq*.) and the Colorado Discharge Permit Regulations (Colorado Regulation No. 61). It is the intent of these Stormwater Quality Regulations to implement an effective Construction Stormwater Management Program (Div. 10-03), Post-Construction Stormwater Management Program (Div. 10-04), and an Illicit Discharge and Detection Program (Div. 10-05) to establish uniform criteria to minimize stormwater pollution to the maximum extent practicable from certain development and redevelopment sites, to improve flood control, protect the environment, and enhance the health and safety of County residents.

B. **Additional Enforcement Mechanisms**. In addition to all remedies and enforcement powers available under Chapter 15, the following administrative remedies are available to implement and enforce the Construction Stormwater Management Program (Div. 10-03), Post-Construction Stormwater Management Program (Div. 10-04), and Illicit Discharge and Detection Program (Div. 10-05):

1. *Payment for Additional Inspections*: A person or landowner may be charged inspection fees for more than one regular follow-up regulatory inspection or any inspection triggered by a Notice of Violation in accordance with the Annual Fee Schedule adopted by the Board of County Commissioners.
2. *Stormwater Inspection Frequency*: Permittees/landowners may be required to conduct stormwater inspections on a more stringent and/or frequent basis if the Permittee/landowner is non-responsive after a Notice of Violation or is a systematic/chronic violator of the Stormwater Quality Regulations.
3. *Financial Guarantee Draw*: The County may, after notifying the SWQ Permittee of the required maintenance and/or BMP removal, and such person’s failure to perform the maintenance and/or

BMP removal within ten (10) business days thereafter, enter upon the private property and perform or cause to be performed the required work, and assess the reasonable costs and expenses of such work against such person. At such time, if any assessment for work performed by the County has not been paid by the SWQ Permittee, the County shall draw on the SWQ Permit Financial Guarantee. For required maintenance and/or BMP removal within the County's ROW, the notification process may be accelerated with a minimum of 24-hour notification.

# Div. 10-03 Construction Stormwater Management

## 10-03-01 General Requirements

A. Any person who undertakes or causes to be undertaken any construction activity within unincorporated Adams County that involves disturbance of the land surfaces, regardless of the size or location of the construction project, shall ensure that soil erosion, sedimentation, pollutant loads and changes to water flow characteristics resulting from their activities are controlled so as to minimize stormwater pollution and protect receiving waters.

B. The following are unincorporated Adams County minimum requirements (note that additional requirements apply within the current Adams County MS4 Permitted Area):

1. All construction projects disturbing one (1) or more acres, or less than one (1) acre but belonging to a larger common plan of development or sale larger than one (1) acre, shall comply with the Colorado Discharge Permit System (CDPS) Stormwater Discharge Permit for Construction Activities when applying for a County Permit. Compliance with CDPS Stormwater Discharge Permit's terms and conditions throughout construction is required.
2. All construction sites, proposing to disturb 3,000 sq ft or more of land, shall submit an Erosion Control (EC) Plan with their applicable County Permit application. The EC Plan, is a civil drawing depicting the project site with the location of all construction's Best Management Practices (BMPs), also known as Control Measures (CMs), including the associated BMP details, that will be installed and maintained during construction and final stabilization practices.
3. Landowners shall be responsible for ensuring that any temporary and/or permanent construction BMPs installed prior to purchase of a lot, parcel or site from a developer, previous landowner, or builder as part of the implementation of the EC Plan or State's CDPS Stormwater Discharge Permit for Construction Activities are properly maintained and remain in good working order. If not installed prior to individual lot acquisition, all temporary and/or permanent BMPs required by the EC Plan, State's CDPS Stormwater Discharge Permit for Construction Activities or other written requirements of the County shall be installed by the landowner immediately and maintained until final stabilization is reached. All temporary BMPs shall be removed after work on the site has been completed, final stabilization has been reached, and measures are no longer needed.
4. If the County determines there are non-compliance issues, the County may, in writing, direct the landowner, developer, builder, or Stormwater Quality (SWQ) Permittee, as the case may be, to repair, replace and/or install any stormwater pollution prevention construction BMPs as required by the site's EC Plan, Erosion and Sediment Control Plan (ESCP), Stormwater Management Plan (SWMP); or require additional measures be installed if deemed necessary by the County, in order to minimize said stormwater pollution. It shall be a violation of these regulations for any landowner, developer, builder or SWQ Permittee to fail to undertake all reasonable and necessary measures to comply with such written directives.

C. Plan Submittal. Applicable sites shall submit to the County the following information for review and approval prior to development or redevelopment of the site:

1. Site plan, including design details for all structural permanent water quality treatment BMPs or drainage facilities.
2. Drainage Report & Plan, including
    a. A narrative for all non-structural BMPs for the site that include measures to prevent or reduce pollutants being introduced to stormwater, or that prevent or reduce the generation of runoff (such as LID techniques) or illicit discharges according to Sec. 10-04-11, *Source Control BMPs*.
    b. Documentation and confirmation the post-construction water quality treatment BMP or drainage facility was designed according to Sec. 10-04-04, *Minimum Water Quality Design Standards*.
3. Operation and Maintenance (O&M) Plan describing procedures to ensure long-term function and integrity of the water quality treatment BMP or drainage facilities.
4. Recorded Drainage and Access Easement or other legal means to allow the County's access to the permanent post-construction water quality treatment BMPs or drainage facility.
5. If any modification is proposed to the approved site plan, the site plan must be re-submitted for approval prior to construction or modification of the proposed changes.

## 10-03-02 Technical Standards and Specifications

All construction stormwater pollution prevention BMPs shall be designed and maintained to meet standards of these Stormwater Quality Regulations; the MHFD's Urban Storm Drainage Criteria Manual, Volume 3; or the Colorado Department of Transportation (CDOT) Construction Specifications as the same may be amended from time to time. These manuals may be updated and expanded from time to time, at the discretion of the County, based on improvements in engineering, science, monitoring and local maintenance experience.

## 10-03-03 Stormwater Quality (SWQ) Permit Applicability

Refer to Sec. 13-05-04, *Stormwater Quality Permit*.

## 10-03-04 Exemptions

Refer to Sec. 13-05-04, *Stormwater Quality Permit*.

## 10-03-05 SWQ Permit Application

Refer to Sec. 13-05-04, *Stormwater Quality Permit*.

## 10-03-06 SWQ Permit Fees

Refer to Sec. 13-05-04, *Stormwater Quality Permit*.

## 10-03-07 SWQ Permit Financial Guarantee

Refer to Sec. 13-05-04, *Stormwater Quality Permit*.

## 10-03-08 Erosion and Sediment Control Plan (ESCP)

The Permittee shall develop and implement a site-specific Erosion and Sediment Control Plan (ESCP), utilizing Adams County's ESCP Template as outlined in Addendum A, Colorado Department of Transportation current SWMP Template, or equivalent. The ESCP shall comply, at a minimum, with the SWMP requirements established by the State of Colorado CDPS Stormwater Discharge Permit for Construction Activities, as amended. Additionally, the ESCP shall be prepared in accordance with good engineering and hydrologic pollution control practices by a registered Colorado Professional Engineer, or individual who holds and provides evidence of a current certification in development of Stormwater Management Plans, or Certified Professional in Erosion and Sediment Control.

The ESCP shall be implemented from start of land disturbance until final stabilization and permanent stormwater quality BMPs (if applicable) are effectively in place.

Adams County ESCP review and conditional acceptance process only intends to verify that minimum ESCP requirements set by the State of Colorado CDPS Stormwater Discharge Permit for Construction Activities, and the Adams County Stormwater Quality Regulations in this Chapter are met. The acceptance of the ESCP by the County is granted with the condition that the ESCP is considered a living document and may change to address unforeseen issues or if the submitted plan does not function as intended. Revisions and updates of the ESCP shall be conducted regularly by the Permittee during construction. Additional or revised BMPs will be required should inspections indicate the ESCP is not adequately controlling erosion, capturing sediment, or preventing contact of stormwater runoff from potential pollutant sources.

The main purpose of the ESCP is to reduce pollutants in stormwater discharges from construction sites. The ESCP describes implementation, maintenance and inspection of stormwater pollution prevention BMPs during construction.

The ESCP is a detailed written plan that shall include:

1. Identification of all potential pollutant sources which may reasonably be expected to affect the quality of stormwater discharges associated with the following construction activities:
    a. Land disturbance and storage of soils.
    b. Vehicle tracking
    c. Loading and unloading operations
    d. Outdoor storage of construction site materials, building materials, fertilizers, and chemicals
    e. Bulk storage of materials.
    f. Vehicle and equipment maintenance and fueling
    g. Significant dust or particulate generating processes
    h. Routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents and oils.
    i. Concrete truck/equipment washing, including the concrete truck chute and associated fixtures and equipment.
    j. Dedicated asphalt and concrete batch plants
    k. Other areas or operations where spills can occur.
    l. Other non-stormwater discharges, including construction dewatering not covered under the CDPHE Construction Dewatering Discharges general permit and processed water discharges.
2. Description of the construction stormwater pollution prevention BMPs (erosion control, sediment control and waste management control), designed and selected for the potential pollutant sources listed above, which will be installed during each phase of construction (initial, interim and final). These can be temporary or permanent, structural or non-structural construction BMPs.
3. Erosion Control (EC) Plan, which is a site plan(s) including, but not limited to:
    a. Construction site boundary line or limits of construction,

b. All areas of ground surface disturbance,
c. Areas of cut and fill,
d. Areas used for storage of building materials, equipment, soil or waste,
e. Location of dedicated asphalt or concrete batch plants,
f. Location of all structural BMPs for each phase of the construction project (initial, interim and final),
g. Location of all non-structural BMPs as applicable for each phase of the construction project (initial, interim and final); and
h. Location of springs, streams, wetlands and other surface waters.
i. Any other requirements according to the State of Colorado CDPS Stormwater Permits, as amended.

4. Construction BMP details, which shall include information regarding appropriate uses, design, installation, maintenance and removal information.

## 10-03-08.A Erosion Control BMPs

A Permittee must control erosion during construction. Erosion control means reducing the movement of soil by keeping the disturbed ground in place. Five (5) examples of effective erosion controls:

1. Minimize disturbed area and protect natural features and soil.
2. Phase construction activity and seeding.
3. Control stormwater flowing onto and through the project.
4. Stabilize soils promptly.
5. Protect slopes.

## 10-03-08.B Sediment Control BMPs

A Permittee must control the transportation of sediment during construction. To control the transportation of sediment is to control eroded sediment from leaving the disturbed area, i.e. the second line of defense. Four (4) examples of effective sediment control BMPs:

1. Protect storm drain inlets.
2. Establish perimeter controls.
3. Retain sediment on-site.
4. Establish stabilized construction entrances/exits.

## 10-03-08.C Waste Management Controls

Waste management controls shall be included in the Erosion and Sediment Control Plan (ESCP) for solid and liquid waste, sanitary waste, chemical waste, contaminated groundwater or soils, etc. Waste management controls include, stockpile management, spill prevention, good housekeeping, proper vehicle maintenance, fueling and storage areas, adequate use of pesticides, herbicides and fertilizers, regular street sweeping, concrete/grout/paint washout area, and storm sewer system cleaning/vacuum and jetting.

Waste materials, such as discarded building materials and solid waste from construction activities, shall be contained and disposed of properly in a timely manner and removed from the construction site.

Waste materials shall not be buried, dumped or left at the permitted construction site. Waste materials shall not be temporarily placed or stored in the street, alley, or other public right-of-way with the exception of construction located within the public right-of-way.

All materials stored on-site shall be stored in a neat and orderly manner, in their original containers, with original manufacturer's labels. Materials shall not be stored in a location where they may be carried by stormwater runoff into the County's MS4 or State Waters.

### 10-03-08.D ESCP Field Changes

The ESCP shall be kept at the construction site and shall be updated by the Permittee as construction progresses and field conditions change.

If major changes to the ESCP are needed related to hydrology, then the ESCP must be resubmitted to the County.

Minor changes such as BMP substitutions needed after initial submittal to the County can be made directly at the site by the Permittee. Documentation of the changes must be available to the County upon request.

The ESCP shall be revised as soon as practicable, following the BMP installation or implementation and according to the SWMP requirements of the State of Colorado CDPS Stormwater Discharge Permit for Construction Activities, as amended. A notation shall be included in the ESCP with the initials and date of the change(s). If the ESCP is not up to date, or the Permittee fails to conduct a mandated stormwater inspection, it shall be deemed inadequate resulting in a SWQ permit violation.

## 10-03-09 Selection, Installation and Maintenance of Construction BMPs

Adequate construction BMPs must be installed prior to the start of construction activity. BMPs must control potential pollutants (such as sediment, construction site waste, trash, concrete truck washout, chemicals, sanitary waste and contaminated soils) during each phase of construction, and must be maintained until final stabilization is reached. The Permittee must ensure that all BMPs are appropriate for the selected application, installed and maintained according to the conditionally accepted ESCP and BMP detail drawings and in effective working condition to function as designed.

### 10-03-09.A Proprietary and Alternative Construction BMPs

The technology of construction stormwater pollution prevention BMPs is constantly changing. New innovations are developed and existing technologies are refined to be more effective. The BMPs included in these Stormwater Quality Regulations are not meant to be comprehensive. Should the owner or engineer desire to use other BMPs, it will be necessary to provide documentation that adequately demonstrates an alternative BMP option can effectively control stormwater runoff quality. Proprietary or alternative BMP options will be reviewed on a case-by-case basis by the County.

## 10-03-10 Stormwater Inspection Frequency

Refer to Sec. 13-05-04, *Stormwater Quality Permit*.

### 10-03-10.A Stormwater Inspection Report

Refer to Sec. 13-05-04, *Stormwater Quality Permit*.

## 10-03-11 Final Construction Site Stabilization

Final Construction Site Stabilization occurs when all ground disturbing activities are complete, and all disturbed areas have either been built on, paved over or a uniform vegetative cover has been established per conditionally accepted ESCP.

Prior to SWQ Permit closeout, all items listed below must be completed in order for the construction site to be considered to have final stabilization:

1. The site has a uniform vegetative cover with a density of at least seventy percent (70%) compared to the original undisturbed site. Vegetative cover shall be established with the approved seed mix, sod or a combination thereof.
2. If applicable, proper installation and maintenance of all approved permanent post-construction water quality treatment BMP or drainage facility.
3. Removal of all stockpiles of soil, construction material/debris, construction equipment, etc. from the construction site.
4. Streets, parking lots and other surrounding paved surfaces are clean and free of any sediment or debris.
5. Removal of sediment and debris within the private or adjacent public storm drainage system.
6. Restoration and stabilization of any damaged public infrastructure caused by the Permittee's construction activities.

Any acceptance of installed vegetative cover shall not be construed to relieve the property owner of the duty to warrant and maintain the installed vegetative measures as aforementioned.

## 10-03-12 SWQ Permit Closeout

Refer to Sec. 13-05-04, *Stormwater Quality Permit*.

## 10-03-13 Release of Financial Guarantee

Refer to Sec. 13-05-04, *Stormwater Quality Permit*.

## 10-03-14 Adams County Regulatory Inspections

All Adams County SWQ Permits may be inspected regularly during construction by the County to ensure compliance with the County's Stormwater Quality Regulations, SWQ Permit and/or ESCP.

Adams County reserves the right to request, at any time, submittals of the documents associated with the SWQ Permit, including; the Permittee's stormwater site inspection logs, the current ESCP, etc. The County will identify a time frame that specifies the date the Permittee must submit the requested documentation. If the Permittee fails to provide the requested documentation, a violation will be have been committted. Adams County Regulatory Inspections shall not be used in place of the Permittee's stormwater inspections as required under Sec. 10-03-10, *Stormwater Inspection Frequency*.

## 10-03-15 Right of Entry

Refer to Chapter 15 of this DSR for the County's general authority to enter onto private property within unincorporated Adams County for inspection purposes.

Additionally, the landowner, developer, builder, or SWQ Permittee must allow County staff the right-of-entry for the following purposes:

1. To enter upon the construction project premises where a regulated facility or activity is located or in which records are required to be kept under the terms and conditions of the Adams County Stormwater Quality Regulations or Adams County SWQ Permit.
2. To have access to the construction project premises to request copies of any records, stormwater inspection reports, plans or documentation required to be kept under the terms and conditions of the Adams County Stormwater Quality Regulations.
3. To enter upon the construction project premises to investigate, within reason, any actual, suspected, or potential source of water pollution, or violation of these regulations. The investigation may include, but is not limited to, the following: sampling of any discharge or process waters, the taking of photographs, interviewing associated personnel on alleged violations, and access to any and all facilities or areas within the project premises that may have any effect on the discharge, permit, or alleged violations.

## 10-03-16 Permittee/Landowner Ultimate Responsibility

A. **Permittee Responsibility**. Adams County Stormwater Quality Regulations are to be interpreted as minimum standards and regulations. These regulations may not be adequate to comply with the requirements of the State of Colorado CDPS Stormwater Discharge Permit for Construction Activities. The Permittee is ultimately responsible for ensuring compliance with the State of Colorado CDPS Stormwater Discharge Permit for Construction Activities.

   These Stormwater Quality Regulations do not intend or imply that compliance by the Permittee will ensure there will be no contamination, pollution or unauthorized discharge of pollutants. These Stormwater Quality Regulations shall not be construed as implying County liability for any noncompliance by a Permittee or any other person, nor for any damage or injury to third persons.

B. **Landowner Responsibility**. The County considers the owner of the land the ultimate responsible party for all construction activities. It is ultimately the responsibility of the landowner to take all necessary measures to ensure the site is in compliance with County, State and federal statutes, regulations, ordinances and permits. The County endeavors to encourage compliance with the Stormwater Quality Regulations by working with the landowner, developer, builder, or SWQ Permittee during construction.

   Corrections requested by the County shall be completed immediately, or an alternative additional BMP must be installed. The County may allow the landowner, developer, builder, or SWQ Permittee a reasonable amount of time to re-inspect the site to ensure necessary measures have been completed to bring a construction site into compliance prior to formal enforcement.

## 10-03-17 Construction Stormwater Violations

The following is a non-exhaustive list of violations of the Stormwater Quality Regulations and/or Stormwater Quality (SWQ) Permit:

1. Conducting a permit covered activity without a County SWQ Permit.
2. Failure to prepare an Erosion and Sediment Control Plan (ESCP).
3. Failure to prepare an Erosion Control (EC) Plan.
4. Conducting a permit covered activity without Adams County review and conditional acceptance of the ESCP.
5. Conducting a permit activity without a State of Colorado CDPS Stormwater Discharge Permit for Construction Activities.
6. Failure to renew the SWQ Permit.

7. Failure to renew the SWQ Permit's financial guarantee.
8. Deficient ESCP.
9. Failure to implement the ESCP or EC Plan.
10. Failure to update the ESCP adequately to reflect current site conditions.
11. Failure to install, maintain or properly select Best Management Practices (BMP).
12. Failure to correct findings from previous Adams County Regulatory Inspections.
13. Failure to perform stormwater inspections of the permitted construction site.
14. Failure to submit documentation requested by the County.
15. Failure to adequately respond to the County's written directives.
16. Failure to install permanent post-construction water quality treatment BMP or drainage facilities (if applicable).
17. Lack of good housekeeping practices.
18. Pollution, contamination or degradation of stormwater quality.
19. An illicit discharge into the County's Municipal Separate Storm Sewer System (MS4**).**

# Div. 10-04 Post-Construction Stormwater Management

The purpose and intent of this Section is to establish minimum post-construction stormwater management requirements and controls to protect and enhance the water quality of receiving waters and to provide for the health, safety and general welfare of the residents of unincorporated Adams County.

The objectives are:

1. To require the implementation of post-construction practices and promote Low-Impact Development (LID) techniques to control stormwater runoff from development and redevelopment sites in order to prevent flooding, erosion and stormwater pollution;
2. To protect surface water resources from degradation by guiding the development of the community away from sensitive areas;
3. To preserve the natural infiltration of groundwater and to protect the quantity and quality of groundwater resources;
4. To ensure adequate long-term operation and maintenance of post-construction stormwater management practices; and
5. To enable the County to comply with the State of Colorado MS4 Permit and other applicable federal and state regulations.

## 10-04-01 Applicability

The following construction projects shall comply with Post-Construction Stormwater Management requirements, unless excluded under Sec. 10-04-02, *Exemptions*:

1. All development or redevelopment construction sites located within unincorporated Adams County's MS4 Permitted Area that disturb an area of one (1) acre or greater.
2. All development or redevelopment construction sites located within unincorporated Adams County's MS4 Permitted Area that disturb less than one (1) acre, which are part of a larger common plan of development disturbing (1) or more acres of land even though multiple, separate and distinct development activities may take place at different times on different schedules.

3. Any permanent post-construction water quality treatment BMP or drainage facility constructed outside Adams County MS4 Permitted Area, which were installed to fulfill the requirements of this Section for parcels that do not have sufficient space to install the post-construction BMP within the MS4 Permitted Area boundary.

In the case where an applicable permanent post-construction water quality treatment BMP or drainage facility is part of future phasing, then a temporary equivalent measure must be constructed to meet one of the Minimum Water Quality Treatment Design Standards in Sec. 10-04-04.

## 10-04-02 Exemptions

The following exemptions apply:

1. Any new development or redevelopment site, regardless of the size of the project, located outside Adams County MS4 Permitted Area, provided this exemption does not exclude long-term maintenance responsibilities of drainage structures as set forth in Sec. 10-04-14, *Operation and Maintenance of Water Quality Treatment or Drainage Facilities*.
2. Any development or redevelopment, regardless of the size or location (inside or outside the MS4 Permitted Area), approved by the County prior to the initial effective date of the implementation of the County's MS4 Permit Post-Construction Stormwater Management requirements, provided this exemption does not exclude long-term maintenance responsibilities of existing drainage structures as set forth in Sec. 10-04-14, *Operation and Maintenance of Water Quality Treatment or Drainage Facilities*.
3. Activities that are exclusively for agricultural land use, regardless of the size or location (in or outside the MS4 Permitted Area).
4. Routine maintenance and repair to any permanent post-construction water quality treatment BMP or drainage facility, regardless of the size or location (inside or outside the MS4 Permitted Area), deemed necessary to maintain original grade, hydraulic capacity or original purpose of drainage structures.
5. Pavement management sites or portions of sites, for the rehabilitation, maintenance, and top layer reconstruction of roadway pavement, which includes roadway re-surfacing, mill and overlay, white topping, black topping, curb and gutter replacement, concrete panel replacement, and pothole repair. This exemption does not include full-depth pavement nor full-depth concrete re-construction activities that will expose native soils during construction. The purpose of the site must be to provide additional years of service life and optimize service and safety. The site must also be limited to the repair and replacement of pavement in a manner that does not result in an increased impervious area nor the infrastructure substantially change. The types of sites covered under this exclusion include day-to-day maintenance activities, rehabilitation, and reconstruction of pavement. Roadways include roads and bridges that are improved, designed or ordinarily used for vehicular travel and contiguous areas improved, designed or ordinarily used for pedestrian or bicycle traffic, drainage for the roadway, and/or parking along the roadway. Areas primarily used for parking or access to parking are not roadways.
6. Excluded roadway redevelopment sites for existing roadways, when one of the following criteria is met:
   a. The site adds less than 1 acre of paved area per mile of roadway to an existing roadway, or
   b. The site does not add more than 8.25 feet of paved width at any location to the existing roadway.
7. Redevelopment site exclusion of only the area of the existing roadway when the site does not increase the width by two (2) times or more, on average, of the original roadways area. The entire site is not excluded from being considered an applicable development site for this exclusion, the area of the site that is part of the added new roadway area is still an applicable development site.
8. Activities for installation or maintenance of aboveground and underground utilities or infrastructure that do not permanently alter the terrain, ground cover, or drainage patterns from those present prior to the

construction activity. This exclusion includes, but is not limited to, activities to install, replace or maintain utilities under roadways or other paved areas that return the surface to the same condition.

9. Single-family residential lot, or agriculturally zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than ten percent (10%). A total lot imperviousness greater than ten percent (10%) is allowed when a study specific to the watershed and/or MS4 shows expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the County accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be twenty percent (20%).
10. Non-residential and non-commercial sites for which post-development surface conditions do not result in concentrated stormwater flow during the 80th percentile stormwater runoff event, as defined in Chapter 16 under the WQCV term. In addition, post-development surface conditions must not be projected to result in a surface water discharge from the 80th percentile stormwater runoff events. Specifically, the 80th percentile event must be infiltrated and not discharged as concentrated flow. For this exclusion to apply, a study specific to the site, watershed and/or MS4 must be conducted. The study must show rainfall and soil conditions present within the applicable site; and the County must accept such study as Applicable within its MS4 boundaries. This exclusion does not apply to residential or commercial sites.
11. Sites with land disturbance to undeveloped land that will remain undeveloped (land with no human-made structures such as buildings or pavement).
12. Stream stabilization sites.
13. Pedestrian or bike trails detached from roadway projects. Bike lanes for roadways are not included in this exclusion, unless attached to a roadway that qualifies under another exclusion in this Section.
14. Facilities associated with oil and gas exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be an applicable construction activity.
15. In the event the project is located within Adams County Growth Area according to Adams County's MS4 Permit, as amended, the following is excluded:
    a. Agricultural facilities and structures on agriculturally zoned lands (e.g., barn, stables).
    b. Residential development site or larger common plans of development for which associated construction activities result in a land disturbance of less than or equal to 10 acres and have a proposed density of less than 1,000 people per square mile.
    c. Commercial or industrial development site or larger common plans of development for which associated construction activities results in a land disturbance of less than or equal to 10 acres.

## 10-04-03 General Requirements

All applicable development or redevelopment projects shall incorporate in the design permanent post-construction water quality treatment BMP or drainage facility, and source control BMPs or pre-treatment to control and prevent illicit discharges into the storm sewer system. Requirements must be met prior to receiving approval from the County to proceed with construction of the development or redevelopment.

Water Quality Treatment shall:

1. Be designed considering existing site conditions, site operations and potential pollution sources.

2. Be designed to minimize regular maintenance, facilitate the performance of required maintenance and repair tasks, ensure proper functioning and reduce the potential for extensive, difficult and costly remedial or emergency maintenance efforts.
3. Be strong, durable and corrosion-resistant.
4. Incorporate safety measures.
5. Include design features to prevent accumulation or discharge of trash and debris in drainage systems.
6. Include source control BMPs to prevent and/or contain spills at industrial or commercial developments.
7. Avoid adverse effects on water quality and quantity, or harm or damage to persons and property.

## 10-04-04 Minimum Water Quality Treatment Design Standards

Permanent post-construction water quality treatment BMPs or drainage facilities for applicable development and redevelopment sites shall meet one of the following base water quality design standards listed below within the County's MS4 Permitted Area:

1. Water Quality Capture Volume (WQCV) Standard: The permanent post-construction water quality treatment BMP or drainage facility shall be designed to provide treatment and/or infiltration of the WQCV and:
   a. 100% of the applicable development site is captured, except the County may allow exclusion up to 20%, not to exceed one (1) acre, of the applicable development site area when the Developer has determined that it is not practicable to capture runoff from portions of the proposed site that will not drainintо any water quality treatment drainage facility. In addition, the Developer must also determine the implementation of a separate water quality treatment facility for that portion of the site is not practicable. (for example: driveway access that drains directly to the street); and
   b. Evaluation of the minimum drain time shall be based on the pollutant removal mechanism and functionality of the water quality treatment drainage facility implemented. Consideration of drain time shall include maintaining vegetation necessary for operation of the water quality treatment drainage facility (for example: wetland vegetation).
2. Pollutant Removal Standard: The permanent post-construction water quality treatment BMP or drainage facility is designed to treat at a minimum the 80th percentile storm event. The drainage facility shall be designed to treat stormwater runoff in a manner expected to reduce the event mean concentration of total suspended solids (TSS) to a median value of 30 mg/l or less.
   a. 100% of the applicable development site is captured, except the County may allow exclusion up to 20% not to exceed one (1) acre of the applicable site area when the Developer has determined that it is not practicable to capture runoff from portions of the site that will not drain towards a permanent post-construction water quality treatment BMP or drainage facility. In addition, the Developer must also determine the implementation of a separate permanent post-construction water quality treatment BMP or drainage facility for that portion of the site is not practicable (for example: driveway access that drains directly to street).
3. Runoff Reduction Standard: The permanent post-construction water quality treatment BMP(s) or facility is designed to infiltrate into the ground where site geology permits, evaporate, or evapotranspire a quantity of water equal to 60% of what the calculated WQCV would be if all impervious area of the applicable site discharged without infiltration. This base design standard can be met through practices such as Green Infrastructure (GI). Green infrastructure generally refers to control measures that use vegetation, soils, and natural processes to mimic natural processes to manage stormwater.

4. Applicable Site Draining to a Regional WQCV Control Measure: The regional WQCV control measure must be designed to accept the drainage from the applicable site. Stormwater from the site must not discharge to Waters of the State before being discharged to the regional WQCV control measure. The regional WQCV control measure must meet the requirements of Sec. 10-04-04(1), *Water Quality Capture Volume (WQCV) Standard*.
5. Applicable Site Draining to a Regional WQCV Facility: The regional WQCV facility is designed to accept drainage from the applicable site. Stormwater from the site may discharge to Waters of the State before being discharged to the regional WQCV facility. Before discharging to Waters of the State, at least 20% of the upstream imperviousness of the applicable site must be disconnected from the storm drainage system and drain through a receiving pervious area control measure comprising a footprint of at least 10% of the upstream disconnected impervious area of the applicable site. The control measure must be designed in accordance with MHFD's Urban Storm Drainage Criteria Manual, Volume 3 as amended and/or equivalent criteria. In addition, the stream channel between the discharge point of the applicable site and the regional WQCV facility must be stabilized. The regional WQCV facility must meet the following requirements:
    a. The regional WQCV facility must be implemented, functional and maintained following good engineering practices, hydrologic and pollution control practices.
    b. The regional WQCV facility must be designed and maintained for 100% WQCV for its entire drainage area.
    c. The regional WQCV facility must have a capacity to accommodate the drainage from the applicable development site.
    d. The regional WQCV facility must be designed and built to comply with all assumptions for the development activities planned by the County within its drainage area.
    e. Evaluation of the minimum drain time shall be based on the pollutant removal mechanism and functionality of the facility. Consideration of drain time shall include maintaining vegetation necessary for operation of the facility (for example: wetland vegetation).
    f. The regional WQCV facility must meet the requirements under Sec. 10-03-01, *General Requirements*, and Sec. 10-04-13, *Inspections*.
    g. The regional WQCV facility must be subject to the County's regulatory authority, or ownership.
    h. Regional WQCV facilities must be designed and implemented with flood control or water quality as the primary use. Recreational ponds and reservoirs may not be considered regional facilities for the purpose of this Section. Water bodies listed by name in surface water quality classifications and standards regulations (5 CCR 1002-32 through 5CCR 1002-38) may not be considered regional facilities.

## 10-04-05 Minimum Water Quality Treatment Design Standards for Constrained Redevelopment Sites

This Section applies to applicable redevelopment sites that meet the following criteria:

1. The applicable redevelopment site is for a site that is greater than 75% impervious area, and
2. The Developer has determined it is not practicable to meet any of the minimum design standards listed under Sec. 10-04-04, *Minimum Water Quality Design Standards*. The Developer's determination shall include an evaluation of the applicable redevelopment site's ability to install a permanent post-construction water quality treatment BMP or drainage facility without reducing surface area covered with the structures.

Permanent post-construction water quality treatment BMP or drainage facility shall be designed to meet one (1) of the following:

1. Provide treatment of the WQCV for the area captured. The captured area shall be 50% or more of the impervious area of the applicable redevelopment site. Evaluation of the minimum drain time shall be based on the pollutant removal mechanism and functionality of the permanent post-construction water quality treatment BMP or drainage facility implemented; or
2. The post-construction water quality treatment BMP or drainage facility is designed to provide for treatment of the 80th percentile storm event. The post-construction BMP shall be designed to treat stormwater runoff in a manner expected to reduce the event mean concentration of total suspended solids (TSS) to a median value of 30 mg/l or less. A minimum of 50% of the applicable redevelopment area including 50% or more of the impervious area of the applicable redevelopment area shall drain to the permanent post-construction water quality treatment BMP or drainage facility. This standard does not require that 100% of the applicable redevelopment site area be directed into the post-construction water quality treatment BMP(s) or drainage facility as long as the overall removal goal is met or exceeded (for example: providing increased removal for a smaller area); or
3. Infiltrate, evaporate, or evapotranspiration, through practices such as Green Infrastructure, a quantity of water equal to 30% of what the calculated WQCV would be if all impervious area for the applicable redevelopment site discharged without infiltration.

## 10-04-06 Total Maximum Daily Load (TMDL) Requirements

The County reserves the right to impose additional requirements during Development Review, if a stormwater-based TMDL has been adopted for the stream segment or lake into which the proposed development will directly or indirectly discharge. Additional requirements may include pollution source controls, buffer zones, runoff treatment of a specific pollutant, selection of post-construction BMP according to the TMDL's pollutant removal goals, etc.

## 10-04-07 Acceptable Post-Construction Water Quality Treatment BMPs

All permanent post-construction water quality treatment BMPs or drainage facilities within unincorporated Adams County shall be designed and maintained to meet erosion control, groundwater recharge and stormwater runoff quantity and quality standards of these Stormwater Quality Regulations; MHFD's Urban Storm Drainage Criteria Manual, Volume 3 as amended, and/or equivalent criteria.

The County allows, but is not limited to, the following types of permanent post-construction water quality treatment Best Management Practices (BMPs) or drainage facilities:

1. Bioretention/Rain Garden
2. Sand Filter
3. Extended Detention Basin
4. Permeable Pervious Pavers
5. Other water quality drainage facilities will be considered on a case-by-case basis. Refer to Sec. 10-04-08, *Proprietary or Alternative Post-Construction Water Quality Treatment Facilities*.

# 10-04-08 Proprietary or Alternative Post-Construction Water Quality Treatment Facilities

The technology of post-construction water quality treatment facilities is constantly changing. New innovations are developed and existing technologies are refined to be more effective. The acceptable drainage facilities listed in Sec. 10-04-07, *Acceptable Post-Construction Water Quality Treatment BMPs*, are not meant to be comprehensive. Should the owner or engineer desire to use other post-construction water quality treatment BMPs, it will be necessary to provide documentation that adequately demonstrates an alternative post-construction water quality treatment BMP or drainage facility option can effectively control stormwater runoff quality. Proprietary or alternative post-construction water quality treatment BMP options will be reviewed on a case-by-case basis.

# 10-04-09 Permanent Post-Construction Water Quality Treatment BMP Constructed Outside Unincorporated Adams County

When the location of the permanent post-construction water quality treatment BMP or drainage facility of an applicable site is designed and constructed to meet the requirements of these Stormwater Quality Regulations outside of the jurisdictional control of Adams County, the Developer needs to request to the adjacent local jurisdiction a written letter stating the permanent post-construction water quality treatment BMP or drainage facility is accepted by that local jurisdiction as part of the local jurisdiction's Post-Construction Program to ensure said permanent post-construction water quality treatment BMP is designed, constructed and accepted to ensure long-term maintenance of said infrastructure.

# 10-04-10 [RESERVED]

# 10-04-11 Source Control BMPs

Applicable sites shall be required to provide on-site structural and/or non-structural source controls to reduce the potential for illicit discharges into the storm drainage system from the normal operation of the constructed site. Examples of normal site activities which have the potential for pollutants to be discharged and carried off in stormwater runoff include, but are not limited to:

1. Outside material storage
2. Vehicle washing
3. Vehicle maintenance
4. Outside manufacturing
5. Painting operations
6. Above ground storage tanks
7. Loading and unloading areas
8. Fueling
9. Power washing

## 10-04-11.A Structural Source Controls and Pre-Treatment

Applicable sites that propose outdoor uses and activities that are deemed by the County to have the potential to create illicit discharges shall be required to provide special source control Best Management Practices (BMPs) and/or pre-treatment. The source control BMPs and/or pre-treatment shall be designed to prevent the contamination of stormwater runoff prior to reaching the site's permanent post-construction water quality treatment BMP or drainage facility. Source control BMPs or pre-treatment can include, but are not limited to:

1. Permanent covering of outdoor storage areas
2. Spill containment and control (secondary containment, curbing, diking, etc.)
3. Proper storm versus sanitary sewer connections to avoid cross connections
4. Provision of designated storage and material handling areas
5. Provision of proper dumpster/waste receptacles
6. Run-on flow diversion to avoid contact with hot spots/sources of pollution
7. Signage for dedicated snowpile storage areas (single family residential lots are exempted)
8. Floating oil absorbent skirts inside storm inlets
9. Baffle walls or inserts in storm boxes to intercept large trash and sediments.
10. Sand-oil separators
11. Hydrodynamic separators

### 10-04-11.B Non-Structural Controls

Non-Structural Controls or Best Management Practices (BMPs) reduce or prevent contamination of stormwater runoff by decreasing pollutant generation through changes in behavior. Non-structural controls are extremely effective, as they typically prevent or eliminate the entry of pollutants into stormwater at their source. The County encourages all development and redevelopment to require and implement non-structural controls throughout their site and within their facility operational practices. Non-structural Controls or BMPs, which may provide a significant benefit to water quality, include:

1. General good housekeeping practices
2. Preventative maintenance
3. Recycling programs
4. Spill prevention and response
5. Employee education and training
6. Sweeping programs

## 10-04-12 Ownership

Permanent post-construction water quality treatment BMPs, as well as detention drainage facilities, located on private property shall be operated, repaired, maintained and replaced as necessary by the landowner of the property on which the drainage facility is located within unincorporated Adams County, unless there is a signed and approved Operation and Maintenance (O&M) Plan or recorded document stating that a person other than the landowner shall be responsible for the operation, repair, maintenance and replacement of such facility.

Prior to the approval of the development or redevelopment, the County may require the landowner to create an association to be responsible for the operation, repair, maintenance and replacement of the drainage facility. The bylaws, covenants and restrictions of the association shall include the legal responsibility to operate, repair, maintain and replace the drainage facility installed in the development, as well as legal authority to levy an assessment on each property owner to pay for the operation, repair, maintenance and replacement of the drainage facility, and provisions for a lien on an owner's property for failure to pay the assessment.

# 10-04-13 Inspections

The landowner or person responsible for any applicable drainage facility shall perform regular inspections in accordance with the adopted criteria manuals or as specified in the Operation and Maintenance (O&M) Plan. Inspection records shall be retained for at least five (5) years and shall be readily available to the County upon request.

# 10-04-14 Operation and Maintenance of Water Quality Treatment or Drainage Facilities

An important part of water quality management is the continued maintenance of permanent post-construction water quality treatment BMP or drainage facilities to ensure they function as designed.

Repair, maintenance and replacement of drainage facilities include routine and non-routine operations. Routine maintenance may include inspections, lawn mowing and care, debris and litter removal, minor erosion mitigation, mechanical repairs, mosquito control, and sediment removal. Non-routine procedures may include removal of large amounts of accumulated sediments, dredging the bottom of a pond, restoration of large eroded areas, fence repair or replacement, restoration of vegetation and structural repairs.

The owner of the property located within unincorporated Adams County is responsible for the maintenance in perpetuity of all drainage facilities as well as the drainage system that conveys stormwater flows (such as storm inlets, storm manholes, storm pipes, culverts, channels, swales, ditches, hydraulic structures, emergency spillways and pathways, etc.) located on private land unless modified by the Improvements Agreement, recorded Plat, approved Operation and Maintenance Manual or other acceptable recorded document. Preventative and corrective maintenance and replacement shall be performed to maintain the function and integrity of the permanent post-construction water quality treatment BMP or drainage facility and the related drainage conveyance system.

## 10-04-14.A Maintenance Requirement

The County requires maintenance of the private storm sewer systems, including permanent post-construction water quality treatment BMPs or drainage facility. The obligation to maintain drainage facilities and the County's legal right to enforce that obligation is a requirement of this Section. This obligation may also be memorialized on the Subdivision Plat, Annexation Map, Improvements Agreement, Operation and Maintenance Manual or other instrument in a form acceptable to the County.

When recording a Plat, the maintenance requirement for the private storm sewer system shall be clearly stated within the plat notes. Refer to Addendum B for Drainage Maintenance and Access Easement requirements, or equivalent statement, that must be included in applicable Plats or as standalone Easement Deeds. The documents shall be filed in the office of Adams County Clerk and Recorder, and the terms thereof shall run with the land and be binding on all subsequent owners of the property, the person responsible for operation, repair, maintenance and replacement of the drainage facility or his or her successors and assigns, to ensure structural permanent post-construction water quality treatment BMPs or drainage facilities function as designed are preserved and not altered.

## 10-04-14.B Maintenance Access and Drainage Easement

Adams County requires maintenance access be provided to private storm drainage facilities to assure continuous operational capability of the system.

The property owner shall designate a maintenance access around the perimeter of storm drainage facilities, such as providing a stabilized maintenance access to the bottom of the water quality and/or detention drainage facility, or providing inspection ports and access manholes for underground drainage systems; and ensure all necessary storm manholes and inlets are located properly and accessible to allow maintenance of the storm drainage conveyance system.

The property owner shall designate a Maintenance Access and Drainage Easement sufficient to ensure access to all drainage facilities on a permanent basis for the purpose of inspection, operation, repair, maintenance and replacement. Such easement shall be recorded in the office of the Adams County Clerk and Recorder and the easements shall run with the land. Should the property owner fail to adequately maintain said facilities, the County shall have the right to enter said land for the purposes of performing the repair or maintenance at the owner's cost and expense.

## 10-04-14.C Operation and Maintenance Plan

In addition to the Easement, the property owner is responsible for recording an Operation and Maintenance (O&M) Plan once the drainage facility is constructed. The O&M Plan shall include:

1. Indicate person responsible for inspecting and performing long-term operation, repair, maintenance and replacement, emergency repairs, of all permanent post-construction water quality treatment BMPs or drainage facility;
2. Description and identification of all stormwater drainage facilities, structural and non-structural;
3. Description of specific preventative maintenance tasks and maintenance frequency for all drainage facilities;
4. Description of inspection procedures and frequency for all drainage facilities;
5. Designation of Maintenance Access and Drainage Easements on the property sufficient to ensure access to all drainage facilities;
6. Operational standards from the manufacturer of any manufactured proprietary BMPs structure or drainage device;
7. Other information or provisions as required by the County.

Refer to Addendum A for the O&M Plan template.

# 10-04-15 Right of Entry

Refer to Chapter 15 of this DSR for the authority to enter onto private property within unincorporated Adams County for inspection purposes. The inspection may include, but is not limited to, the following: sampling of any discharge and/or process waters; taking of photographs; interviewing staff on alleged violations; and access to any and all facilities or areas within the premises that may have any effect on the discharge.

# 10-04-16 Post-Construction Violations

The following is a non-exhaustive list of violations of the Stormwater Quality Regulations post-construction:

1. Failure to maintain drainage facilities.

2. Failure to perform regular post-construction inspections.
3. Failure to submit requested documentation to the County upon request.
4. Failure to adequately respond to the County's written directives.
5. An illicit discharge into the County's MS4.

If operation standards for drainage facilities are not being met; or repairs, maintenance or replacement of the permanent post-construction water quality treatment BMP or drainage facility is required, the County may, in writing, direct the landowner and/or the person responsible therefore, or their agents or representatives, to correct operational failures, repair, maintain, replace and/or install any post-construction water quality treatment BMP or drainage facility in order to keep the post-construction water quality treatment BMP or drainage facility in acceptable working condition.

# Div. 10-05 Illicit Discharges

No person shall cause, allow, or contribute to the discharge of pollutants into the private or public storm drainage system within unincorporated Adams County.

## 10-05-01 Prohibition of Illicit Discharges

1. No person shall discharge or cause to be discharged into the private or public storm drainage system or watercourses any pollutants or waters containing any pollutants that cause or contribute to a violation of applicable State of Colorado water quality standards, or any State of Colorado TMDL, other than stormwater.
2. It shall be a violation of these Stormwater Quality Regulations to cause pollutants to be deposited in such a manner or location as to constitute a threatened illicit discharge into the storm drainage system or Waters of the State.

## 10-05-02 Prohibition of Illicit Connections

1. The construction, use, maintenance or continued existence of illicit connections to the storm drainage system is prohibited.
2. The prohibition expressly includes illicit connections made prior the effective date of this Section, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

## 10-05-03 Exemptions

The commencement, conduct or continuance of any illicit discharge to the storm drainage system is prohibited except as described as follows:

1. The following non-stormwater discharges are exempt from the discharge prohibitions established by this Section when managed according to County regulations:
    a. Discharges from potable water sources, including waterline flushing, in accordance with CDPHE Water Quality Control Division's Low Risk Policy Discharge Guidance for Potable Water as amended. Potable water shall not be used in any other additional process such as, but not limited to, any type of washing, heat exchange, manufacturing, or hydrostatic testing of pipelines not associated with treated water distribution systems;
    b. Uncontaminated pumped groundwater, (not including construction dewatering systems);

c. Landscape irrigation and lawn watering;
d. Irrigation return flow;
e. Springs;
f. Rising groundwater;
g. Air conditioning condensation;
h. Uncontaminated water from crawl space pumps;
i. Individual residential car washing;
j. Foundation drains;
k. Roof drains;
l. Footing drains;
m. Dechlorinated swimming pool discharges in accordance with CDPHE Water Quality Control Division's Low Risk Discharge Guidance: Swimming Pools;
n. Diverted stream flows;
o. Dye testing, in accordance with the manufacturer's recommendations and that notification is provided to the County prior to the test;
p. Flow from natural riparian habitats and wetlands;
q. Uncontaminated groundwater infiltration (not including construction dewatering systems);
r. Water incidental to street sweeping (including associated sidewalks and medians) not associated with construction;
s. Discharges resulting from emergency firefighting activities;
t. Stormwater runoff with incidental pollutants; and
u. Discharges that are in accordance with the CDPHE Water Quality Control Division's Low Risk Policy guidance documents or other policies and guidance documents where the Division has stated that it will not pursue permit coverage or enforcement for specified point source discharges.

2. Agricultural stormwater runoff.
3. Permitted discharges with a NPDES or CDPS permit, waiver or waste discharge order issued to the discharger and administered under the authority of the Environmental Protection Agency or Colorado Department of Public Health and Environment as being necessary to protect public health and safety, provided the discharger is in full compliance with all requirements of the permit, waiver or order and other applicable laws and regulations, and provided written approval has been granted for any discharge to the storm drainage system.

## 10-05-04 Water Course Protection

Dumping or disposal of debris such as yard waste, shopping carts, brush, fill, etc. on natural channels, streams or watercourses is prohibited to avoid flood hazards. Debris can clog culverts, divert flows, and reduce the conveyance capacity of channels, streams and watercourses.

Adams County may remove during an emergency, or require the landowner to remove, any obstruction to any natural channel, stream or watercourse which causes a flood hazard, and for such purpose shall have the right of access to any such natural stream corridor, which access shall be accomplished through existing gates and roads, whenever possible.

Any person owning, leasing or otherwise occupying property through which a natural channel, stream or watercourse passes shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, animal waste and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. In addition, the landowner, lessee or tenant shall maintain existing privately owned approved structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse.

# CHAPTER 11 AREAS AND ACTIVITIES OF STATE INTEREST

**Contents:**

Div. 11-01 Definitions
Div. 11-02 Areas and Activities of State Interest

## Div. 11-01 Definitions

The definitions listed in this Section shall apply only to Chapter 11, regulations governing Areas and Activities of State Interest. The words and terms used in this Chapter governing Areas and Activities of State Interest shall have the meanings set forth below. If a definition is not included in those listed below, then the definition listed in Chapter 16 shall govern. If there is a conflict between the definitions in Chapter 16 and the definitions in this Chapter, then the definitions in this Chapter shall prevail. If the term is not found in this Chapter or in Chapter 16, the term shall have its common meaning.

### 11-01-01 AASI PERMIT/PERMIT

A permit issued pursuant to this Section by the Board of County Commissioners that covers an area or activity of state interest.

### 11-01-02 AFFECTED PARTY

Any person with an interest in the outcome of the permit decision for the Proposed Project.

### 11-01-03 AIRPORT

Any proposed or existing municipal or county airport or airport under the jurisdiction of an airport authority formed under the "Public Airports Authority Act" of 1965, as amended.

### 11-01-04 APPLICANT

A Person submitting an application for a Permit to engage in a development in a designated Area of State Interest or to conduct a designated Activity of State Interest, who is either the owner of the property to be developed, has written permission from the property owner for submittal of the project proposal, or has authority to condemn the property.

### 11-01-05 AQUIFER RECHARGE AREA

Any area where surface water may infiltrate to a water-bearing stratum of permeable rock, sand or gravel. This definition shall also include areas around wells used for disposal of wastewater or toxic pollutants.

### 11-01-06 AREA AROUND A RAPID OR MASS TRANSIT FACILITY

An area immediately surrounding and directly affected by a Rapid or Mass Transit Facility as defined herein.

### 11-01-07 ARTERIAL HIGHWAY

Any limited access highway that is part of the federal-aid interstate system, any limited access highway constructed under the supervision of the Colorado Department of Transportation or any private toll road constructed or operated under the authority of a private toll road company. "Arterial highway" does not

include a city street or local service road or a county road designed for local service and constructed under the supervision of local government.

**11-01-08 BUILDING**

Any structure having a roof supported by columns or walls and intended for supporting or sheltering any use or occupancy.

**11-01-09 BUILDING PERMIT**

A permit that is issued by the Adams County Community and Economic Development Department Section prior to the erection, construction, alteration, moving, relocation or change of use of any building or structure.

**11-01-10 COLLECTOR HIGHWAY**

A major thoroughfare serving as a corridor or link between municipalities, unincorporated population centers or recreation centers, or industrial centers and constructed under guidelines and standards established by, or under the supervision of, the Department of Public Works. "Collector Highway" does not include a city street or local service road or a county road designed for local service and constructed under the supervision of local government.

**11-01-11 COST**

The total monetary amount to be paid for a development project, generally including all amounts to be paid for land acquisition, capital improvements, construction, fixtures, equipment, labor, materials, operation, financing, debt service, planning, permitting and similar purposes.

**11-01-12 DEDICATION**

The conveyance or setting aside of land to the County.

**11-01-13 DESIGNATION**

That legal procedure specified by C.R.S § 24-65.1-401 *et seq*. for designating Matters of State Interest. It also includes the revocation and amendment of such designations.

**11-01-14 DETERMINATION**

Determination of Level of Permit Review or amendment by the Director of Community and Economic Development.

**11-01-15 DEVELOPMENT**

Any construction, activity and/or ongoing operation that changes the basic character or the use of the environment in which the construction, activity or operation occurs.

**11-01-16 DEVELOPMENT AREA**

Those geographic areas within the County, which shall be developed or altered directly by construction or operation of the Project.

**11-01-17 DEVELOPMENT PERMIT**

Any Adams County land use permits or approvals of any kind, including, but not limited to, building permits, special uses, temporary uses, conditional uses, site plan approvals, plat approvals, stormwater quality permits, grading permits and other land use permits.

**11-01-18 DISTRIBUTION SYSTEM**

A network of pipes and conduits through which water is piped for human consumption or a network of pipes and conduits through which water is piped in exchange or trade for water for human consumption. Also a network of distribution power lines, natural gas distribution lines, substations, and other associated equipment to convey electricity to the end-use consumer.

**11-01-19 DOMESTIC WATER AND WASTEWATER TREATMENT SYSTEM**

A Wastewater Treatment Plant, Water Treatment Plant, or Water Supply System.

**11-01-20 EFFICIENT USE OF WATER**

The employment of methods, procedures, techniques, and controls to encourage use of water for purposes, and in amounts, which shall yield the greatest possible benefit to the greatest number of people, while promoting, where feasible and appropriate, the conservation of water in particular uses. Such benefits shall include economic, social, aesthetic, ecological, agricultural and recreational benefits.

**11-01-21 ENVIRONMENT**

All natural physical and biological attributes and systems including the atmosphere, climate, geology, soils, groundwater, surface water, wetlands, vegetation, animal life, physical features, natural hazards, topography and aesthetics.

**11-01-22 FIXED GUIDEWAY**

A transportation facility consisting of a dedicated separate right-of-way or rail line for the exclusive use of rapid or mass transit vehicles.

**11-01-23 GEOLOGIC HAZARD**

A geologic phenomenon, which is so adverse to past, current, or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. The term includes but is not limited to:

1. Avalanches, landslides, rock falls, mudflows, and unstable or potentially unstable slopes;
2. Seismic effects;
3. Radioactivity; and
4. Ground subsidence.

**11-01-24 GEOLOGIC HAZARD AREA**

An area that contains or is directly affected by a Geologic Hazard.

**11-01-25 HIGHWAY**

State and federal highways and major county arterials.

**11-01-26 IMPACT AREA**

Those geographic areas, including the Development Area, in which any impacts are likely to be caused by the Project within 500 feet or as increased by the Director of Community and Economic Development or their designee, measured from the property line(s) of the Proposed Project.

**11-01-27 INDUSTRIAL**

Any development of natural resources, business or trade, commercial activity, processing, fabrication, alteration or manufacture of raw or semi-processed materials, manufactured goods or any components thereof.

**11-01-28 INTERCHANGE**

The intersection of two or more Highways, roads, or streets, at least one of which is an Arterial Highway where there is direct access to and from the Arterial Highway.

**11-01-29 IRRIGATION FACILITIES**

Infrastructure or improvements intended to supply of convey water to dry land for agricultural purposes. Irrigation facilities do not include infrastructure or improvements designed to provide or transport water for application in municipal purposes, including domestic consumption.

**11-01-30 MAJOR EXTENSION OF DOMESTIC SEWAGE TREATMENT SYSTEM**

Any modification of an existing Wastewater Treatment Plant designed and intended to serve a Proposed Project and/or Service Area, regardless of whether such use is residential, commercial or industrial.

**11-01-31 MAJOR EXTENSION OF DOMESTIC WATER TREATMENT SYSTEM**

The expansion of existing Water Treatment Plants, or any extension of existing Water Supply Systems to serve a Proposed Project and/or Service Area, regardless of whether such use is residential, commercial or industrial.

**11-01-32 MAJOR FACILITIES OF A PUBLIC UTILITY**

1. Transmission lines, power plants, and substations of electrical utilities; and
2. Pipelines and storage areas of utilities providing natural gas or other petroleum derivatives.
3. Wind farms and associated equipment.

**11-01-33 MAJOR NEW DOMESTIC SEWAGE TREATMENT SYSTEM**

Any new Wastewater Treatment Plant designed and intended to serve a Proposed Project and/or Service Area, regardless of whether such use is residential, commercial or industrial.

**11-01-34 MAJOR NEW DOMESTIC WATER TREATMENT SYSTEMS**

Any new Water Treatment Plant or Water Supply System designed and intended to serve a Proposed Project and/or Service Area, regardless of whether such use is residential, commercial or industrial.

**11-01-35 MAJOR WATER AND SEWER PROJECT**

Major New Domestic Water and Sewage Treatment Systems; Major Extensions of Existing Water and Sewage Treatment Systems; and Municipal and Industrial Water Projects.

**11-01-36 MASS TRANSIT**

A coordinated system of one or more transit modes providing regular transportation to the general public including, but not limited to, bus or rapid transit but not including charter bus, school bus, or sightseeing transportation.

**11-01-37 MATTER OF STATE INTEREST**

An Area of State Interest or an Activity of State Interest, or both, as listed in C.R.S. §§ 24-65.1-201(1) - 203(1).

**11-01-38 MITIGATION**

An action that will have one or more of the following effects:

1. Avoiding an impact by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree or magnitude of the action or its implementation;
3. Rectifying the impact by repairing, rehabilitating, or restoring the impact area, facility or service;
4. Reducing or eliminating the impact over time by preservation and maintenance operations;
5. Compensating for the impact by replacing or providing suitable biological and physical conditions; and by replacing or providing suitable services and facilities.

**11-01-39 MUNICIPAL OR INDUSTRIAL WATER PROJECT**

Systems and all related components thereof that provide or may provide in the future, water supply, either directly or by trade, substitution, augmentation or exchange, for municipal or industrial uses.

**11-01-40 NATURAL HAZARD**

A natural phenomenon that so conflicts with construction or land use as to constitute a significant hazard to public health and safety or to property including, without limitation, geologic hazards, flood hazards, and wildfire hazards.

**11-01-41 NET EFFECT**

The impact of an action after Mitigation.

**11-01-42 ON-SITE WASTEWATER TREATMENT SYSTEM**

Treatment of wastewater using septic tank and leach fields.

**11-01-43 PERMIT**

See AASI Permit/Permit.

**11-01-44 PERMIT AUTHORITY**

The Board of County Commissioners of their designee.

**11-01-45 PERMIT HOLDER**

Person to whom a Permit has been granted.

**11-01-46 PERSON**

Any individual, limited liability company, partnership, corporation, association, company, or other public or corporate body, including the federal government, and includes any political subdivision, agency, instrumentality, or corporation of the State of Colorado or the United States.

**11-01-47 PROJECT OR PROPOSED PROJECT**

The site selection, construction, development, or operation of an activity or other development proposed under these Regulations throughout its life cycle including all ancillary structures, facilities, improvements, and activities, and all integrated components thereof, and any proposed land use directly related to such project if such project is to be located wholly or partially within the County. A project cannot be segmented to avoid the requirements of these Regulations. If a project is to be phased over time or is composed of distinguishable elements, the impacts of all phases or elements of the development must be considered together when reviewing the project hereunder and determining if it satisfies these Regulations.

**11-01-48 PUBLIC SERVICES AND FACILITIES**

Those services and facilities provided by a political subdivision of the State or by a federal agency.

**11-01-49 PUBLIC UTILITY**

Includes any utility or company that is generating or selling electricity or producing or selling natural gas to the general public or other companies.

**11-01-50 RAPID OR MASS TRANSIT FACILITY**

A Station or Terminal constructed to provide and facilitate passenger access and egress to a Rapid or Mass Transit System, Fixed Guideways, dedicated highway lanes restricted to use by only mass transit vehicles, restricted dedicated flyovers and restricted dedicated access to Stations or Terminals, or highway access and egress facilities restricted to use only by mass transit vehicles.

**11-01-51 RAPID TRANSIT**

The element of a Mass Transit system involving a mechanical conveyance on an (a) exclusive lane or guideway, (b) rail trackage, or (c)monorail facility, which lane/guideway, trackage or facility is constructed solely for that purpose.

**11-01-52 RECYCLING**

The treatment and use of wastewater or water in a manner that shall make it available for use again. Also included is the reuse of solid waste material.

**11-01-53 SERVICE AREA**

The primary geographic area to be served by the Proposed Project.

**11-01-54 SERVICE ROAD**

A street or road meeting County specifications used to provide ingress and egress to a development located adjacent to a highway.

**11-01-55 SHELTER**

A building or structure designed primarily to provide a waiting area for transit passengers.

**11-01-56 SITE SELECTION, RAPID OR MASS TRANSIT FACILITY**

The process for determining the location of Rapid or Mass Transit Facilities or the substantial expansion or relocation of an existing facility, by a recognized and bona fide mass transit agency or authority, the County, the State, or the federal government or any subdivision of each and or any private entity or person.

**11-01-57 STATION OR TERMINAL**

A facility constructed to provide and facilitate passenger access to and from a Rapid or Mass Transit System including areas necessary for vehicle operations, and parking areas for commuters and roadways connecting to the general road and street system of Adams County. Stations shall include any proposed regularly scheduled stop or planned optional or seasonal boarding point on a Rapid or Mass Transit System. Dedicated Park and Ride facilities with fifty or more parking spaces shall be deemed Stations for the purposes of these regulations, with or without a shelter facility. Shelters alone, or as part of traditional bus stops and pull-outs lacking fifty dedicated spaces are not considered Stations or Terminals for the purposes of this Chapter.

**11-01-58 STREAM SEGMENT**

An identifiable lake or reservoir or a stretch of a stream or tributary defined on the basis of common classified uses and similar physical, chemical and biological characteristics, up to the point at which the use or characteristic changes to another.

**11-01-59 TERMINAL**

See Station or Terminal.

**11-01-60 TRANSPORTATION CORRIDOR**

Any County or municipal street or road, any State or federal highway, and any railroad operating as a common carrier.

**11-01-61 USE**

The purpose or activity for which a parcel of land, a building or structure is designed, arranged, or intended, or for which it is occupied or maintained based on land use regulations.

**11-01-62 WASTEWATER TREATMENT PLANT**

A facility or group of units, including any system of pipes, structures, and facilities through which wastewater is collected for treatment, that is used for treatment of industrial or domestic wastewater from sewer systems and for the reduction and handling of solids and gases removed from such wastes, whether or not such facility or group of units discharges into State waters.

**11-01-63 WATER DIVERSION**

Removing water from its natural course or location, or controlling water in its natural course or location, by means of a ditch, canal, flume, reservoir, bypass, pipeline, conduit, well, pump, or other structure or device.

**11-01-64 WATER SUPPLY SYSTEM**

A system of wells, diversions, pipes, structures, and facilities, including water reservoir(s), or water storage, impoundments and their associated structures, through which a water supply is obtained, stored, and sold or distributed for domestic uses; or the system of wells, diversions, pipes, structures, and

facilities, including impoundments, through which a water supply is obtained which will be used directly or by trade, substitution, augmentation or exchange, for water which will be used for human consumption or household use. In determining whether a project is a domestic water supply system the Board shall consider water rights decrees, pending water rights applications, intergovernmental agreements, water supply contracts, and any other evidence of the ultimate use of the water.

**11-01-65 WATER TREATMENT PLANT**

The facilities within the water supply system that regulate the physical, chemical, or bacteriological quality of the water.

**11-01-66 WILDLIFE**

Native or introduced wild vertebrates or invertebrates.

**11-01-67 WILDLIFE HABITAT**

That natural or man-made environment which contains the elements of food, shelter, water and space in a combination and quantity necessary for the survival of one or more wildlife species.

# Div. 11-02 Areas and Activities of State Interest

A. **Authority**. This Chapter is authorized by C.R.S. § 24-65.1-101 *et seq*.

B. **Applicability**. This Chapter shall apply to all Matters of State Interest in the unincorporated areas of the County that have been or may hereafter be designated by the Board of County Commissioners, whether located on private or public lands.

C. **Exemptions**.

1. *Statutory and Specific Exemptions*. This DSR shall not apply to any development in an Area of State Interest or any Activity of State Interest if any one of the following conditions existed as of May 17, 1974:

   a. The specific development or activity was covered by a current Building Permit issued by the County;

   b. The specific development or activity was directly approved by the electorate of the State or the County (provided that approval of any bond issue by itself shall not be construed as approval of the specific development or activity);

   c. The specific development or activity is to be on land finally approved by the County for Planned Unit Development or substantially similar development;

   d. The specific development or activity is to be on land zoned or rezoned for the use contemplated by such development or activity; or

   e. The specific development or activity is on land with respect to which a development plan has been conditionally or finally approved by the County.

2. *Activity-Specific Exemptions*. This Chapter shall not apply to any of the following:

   a. Water Infrastructure Replacement. Replacement of an existing water diversion structure without change in the point of diversion, point of use, or yield from the diversion.

   b. Irrigation Facilities. All irrigation facilities.

   c. Required Facility Upgrades. Upgrades to existing facilities that are required maintenance or otherwise required by Federal, State, or County regulations, including repairing or replacing old or outdated equipment, or installing new equipment or ancillary facilities, provided:

(1) The improvements do not expand levels of service beyond the original design capacity;

(2) The improvements do not expand levels of service beyond acceptable levels of expansion as determined by the Director of Community and Economic Development; and

(3) The upgrade does not alter the location of the existing facility.

d. County Government Projects. Unincorporated Adams County Government projects.

e. Water System Construction. The construction or extension of water distribution systems, domestic water systems, municipal or industrial water projects, water supply systems, water treatment plants, or major new domestic water treatment systems with pipelines that do not exceed 36 inches in diameter, subject to the following requirements:

(1) Projects with pipelines 36 inches in diameter or smaller shall request a pre-application meeting for the Director of Community and Economic Development to conduct a review to determine applicability pursuant to subsection F;

(2) All districts within three miles of the proposed project shall be invited to the Conceptual Review meeting and notified of the applicability decision; and

(3) If the Director of Community and Economic Development determines that an AASI permit is required due to project impacts, the applicant shall submit an AASI application in accordance with the procedures outlined in Section F.

D. **Relationship to Other Regulations.**

1. *Regulatory Conflicts*. If any provision of this Chapter is deemed inconsistent or in conflict with any other County regulations or requirements, the more stringent regulation or requirement shall apply as determined by the County.

2. *Compliance Requirements*. Compliance with this DSR does not waive the requirement to comply with any other applicable State, local, or federal law or regulation.

3. *Coordinated Review.*

a. Generally. Any Applicant for a Permit under this Chapter that is also subject to regulations of other State or federal agencies may request that the County application and review process be coordinated with that of the other agency.

b. Major Electrical and Natural Gas Facilities – Coordination with State-Mandated Review Periods.

(1) **Applicability.** This subsection D(3)(b) applies to any application for a permit under this Chapter that also constitutes an application by a public utility or power authority providing electric or natural gas service relating to the location, construction, or improvement of a "major electrical or natural gas facility" as defined by C.R.S. § 29-20-108.

(2) **State-Mandated Procedures and Deadlines.** Notwithstanding any other provision of this DSR, an application subject to this subsection D(3)(b) shall be processed in accordance with all applicable requirements of C.R.S. § 29-20-108 and C.R.S. § 24-65.1-501. In the event of any conflict between this subsection D(3)(b) and applicable state law, state law shall control to the extent of the conflict.

(3) **Completeness Review.** Within 28 days after submission of an application subject to this subsection D(3)(b), the County shall notify the applicant in writing of any additional information required to complete the application, identifying the particular provisions of this DSR that require the information. The County shall not request additional information from the applicant after expiration of the 28-day period in a manner that extends a statutory deadline established by C.R.S. § 29-20-108.

(4) **Final Action.** For an application subject to C.R.S. § 29-20-108(2), the County shall take final action within the period prescribed by that statute: (1) within 120 days after submission of a preliminary application if a preliminary application is required by this DSR; or (2) within 90 days after submission of the final application if a preliminary application is not required. The applicable period shall commence and be administered in accordance with C.R.S. § 29-20-108(2).

(5) **1041/Transmission-Facility Deadline.** Where C.R.S. § 24-65.1-501(2)(d) applies because the development or activity involves construction or expansion of transmission facilities for which the applicant has sought a certificate of public convenience and necessity from the Public Utilities Commission pursuant to C.R.S. § 40-2-126, the County shall also comply with the 180-day period and deemed approval provision established by C.R.S. § 24-65.1-501(2)(d).

(6) **Concurrent Deadlines.** The review periods established by subsections D(3)(b)(4) and (5) shall be administered concurrently. Compliance with one statutory deadline shall not be construed to extend, toll, or supersede another applicable statutory deadline unless expressly authorized by state law or by a written agreement between the County and the applicant that is permitted under applicable law.

(7) **Agreed Review Schedule.** Nothing in this subsection D(3)(b) shall prohibit the County and an applicant from entering into a written agreement establishing a different review schedule to the extent such agreement is expressly permitted by C.R.S. § 29-20-108 or other applicable law. Any such agreement shall identify the statutory deadline or deadlines affected and the agreed date for final action.

(8) **Final Action and Deemed Approval.** If the County fails to take final action within an applicable statutory period, the consequences established by the applicable statute, including any statutory deemed approval provision, shall apply.

(9) **Construction of this Chapter.** Nothing in this Chapter shall be construed to waive, enlarge, diminish, or modify any substantive standard, procedural requirement, appeal right, or deadline established by C.R.S. § 29-20-108, C.R.S. §§ 24-65.1-101 through 24-65.1-502, or other applicable state law or regulation.

4. *Multiple Matters of State Interest*. When an Applicant engages in Development or activity that implicates AASI Permit requirements for more than one Matter of State Interest, the Applicant shall complete and submit a single AASI Permit application that includes all affected areas and activities.

E. **Designated Areas and Activities of State Interest**.

1. *Activities Requiring Permits*. A Permit is required to conduct any of the following Activities of State Interest (unless otherwise exempted by this DSR):

a. Site selection and construction of major new domestic water and sewage treatment systems and major extension of existing domestic water and sewage treatment systems;

b. Site selection and development of solid waste disposal sites except those sites specified in C.R.S. § 25-11-203(1), sites designated pursuant to C.R.S. §§ 25-11-301 – 25-11-305, and hazardous waste disposal sites, as defined in C.R.S. § 25-15-200.3;

c. Site selection of airports;

d. Site selection of rapid or mass transit terminals, stations, and fixed guideways;

e. Site selection of arterial highways and interchanges and collector highways;

f. Site selection and construction of major facilities of a public utility;

g. Site selection and development of new communities;

h. Efficient utilization of municipal and industrial water projects;

i. Conduct of nuclear detonations; and

j. The use of geothermal resources for the commercial production of electricity.

2. *Additional Designations*. The Board may designate additional Matters of State Interest subsequent to the adoption of this DSR. Any proposed project in any subsequently designated Area of State Activity and the conduct of any subsequently designated Activity of State Interest shall also be subject to this DSR and shall require a Permit unless specifically exempted.

3. *Waiver.* In lieu of a permit application and review as provided by this Chapter, the County, at its sole discretion, may elect to negotiate an intergovernmental agreement with the State of Colorado or a political subdivision of the State, as defined by C.R.S. § 29-1-202(2), for activities of state interest. Intergovernmental Agreements are described in subsection O.

F. **Permit Application Process**.

1. *Presubmittal Meeting*. Before submitting an application for a Permit under this Chapter, any Person seeking to engage in an activity or Development subject to this DSR shall meet with Community and Economic Development Department staff. At this meeting, Community and Economic Development Department staff shall explain the regulatory process and requirements and submittal requirements.

2. *Submittal*. The Applicant shall submit the following prior to the presubmittal meeting:

a. A copy of the latest approved zoning and subdivision plans, a vicinity/Zoning Map, and Assessor Parcel Number(s) of the parcel(s) that are proposed to be developed.

b. A written summary of the Project that describes the impacts of the proposed project as it relates to applicable approval criteria that are sufficient for determining the applicability of AASI Permit Requirements that shall be required for the application.

c. A map and/or sketch prepared at an easily readable scale showing:

(1) Boundary of the proposed activity;

(2) Relationship of the proposed activity to surrounding topographic and cultural features such as roads, streams, and existing structures; and

(3) Proposed building, improvements, and infrastructure.

d. A presubmittal application form.

3. *Director of Community and Economic Development Determination*.

a. The Director of Community and Economic Development shall determine, in writing, the applicability of this article and Chapter to the conduct of particular proposed activities or Development. The Director of Community and Economic Development shall make this Determination within 10 business days after the Presubmittal Meeting in which the Applicant provides adequate information for the Director of Community and Economic Development to make such Determination.

b. If any Person is aggrieved by the Director of Community and Economic Development's Determination to include or exempt an activity from the AASI Permit regulations and procedures, that Person may file an appeal to the Board of County Commissioners no later than 10 business days after the date of the Director of Community and Economic Development's written Determination. See subsection I.

c. No Development Without Permit. If it is determined that the proposed project requires a Permit, no Person may engage in an Activity of State Interest or engage in Development in a designated Area of State Interest without first obtaining a Permit. No Permit shall be issued for any activity that does not comply with this DSR.

d. Process Land Use Applications Concurrently. Applicants are encouraged to submit an AASI Permit Application concurrent with or approximately at the same time as all other necessary land use applications. If an Applicant chooses not to submit all land use applications concurrently, the County encourages the Applicant to submit an AASI Permit Application around the same time as the Final Development Plan, or Final Plat or other similar land use process that is involved with site planning.

4. *Application Submittal Requirements*. The Director of Community and Economic Development may waive one or more of the submittal requirements when the submittal information would not be relevant to an analysis as to whether the Project complies with the approval criteria. Unless waived, the following submittal components are required:

a. *Application Fee.*

(1) The application package shall be accompanied by payment of the application fee for the AASI Permit review. The County shall establish and administer a schedule for such application.

(2) The Board of County Commissioners shall take no action on the application package until all fees and expenses related to the application review process have been paid.

(3) The Applicant shall also be responsible to pay for any consultant that the County may need to retain to analyze, evaluate, or provide information to the County regarding all or a portion of an application where County Staff does not have expertise. The selection of any consultants shall be subject to the approval of the Director of Community and Economic Development.

b. *Information Describing the Applicant.*

(1) The names, addresses, email address, fax number, organization form, and business of the Applicant, and if different, the owner of the Project.

(2) The names, addresses, and qualifications, including areas of expertise and experience with projects directly related or similar to that proposed in the application package, of individuals who are or shall be responsible for constructing and operating the Project.

(3) Authorization of the application by the Project owner, if different than the Applicant.

(4) Documentation of the Applicant's financial and technical capability to develop and operate the Project, including a description of the applicant's experience developing and operating similar projects.

c. *Information Describing the Project*.

(1) Detailed plans and specifications of the Project.

(2) Descriptions of at least three or more alternatives to the Project that were considered by the Applicant.

(3) Schedules for designing, permitting, constructing, and operating the Project including the estimated life of the Project.

(4) The need for the Project, including existing/proposed facilities that perform the same or related function; and population projections or growth trends that form the basis of demand projections justifying the Project.

(5) Description of all conservation techniques to be used in the construction and operation of the Project.

d. *Property Rights, Permits and Other Approvals.*

(1) A list and copies of all other federal, State, and local permits and approvals that have been or shall be required for the Project, together with any proposal for coordinating these approvals with the County permitting process.

(2) Copies of all official federal and State consultation correspondence prepared for the Project; a description of all Mitigation required by federal, State, and local authorities; and copies of any draft or final environmental assessments or impact statement required for the Project.

(3) Description of the water to be used by the Project and alternatives, including the source, amount, quality of such water, the Applicant's right to use the water, including adjudicated decrees, applications for decrees, proposed points of diversion, and existing uses of water. If an augmentation plan has been filed in court, the applicant shall submit a copy of that plan.

(4) Regional Water Quality Management Plan: Provisions of the regional Clean Water Plan, promulgated by the Denver Regional Council of Governments, that apply to the Project and assessment of whether the Project would comply with those provisions.

e. *Financial Feasibility of the Project.*

(1) The estimated construction costs and period of construction for each Development component.

(2) Revenues and operating expenses for the Project.

(3) The amount of any proposed debt and the method and estimated cost of debt service.

(4) Details of any contract or agreement for revenues or services in connection with the Project.

(5) Description of the persons or entity(ies) who shall pay for or use the Project and/or services produced by the Development and those who shall benefit from any and all revenues generated by it.

(6) Cost of all mitigation measures proposed for the Project.

(7) Detailed description as to how the Project shall be financed to show that the Applicant has the ability to finance the Project.

f. *Land Use*.

(1) Description of existing land uses within and adjacent to the Impact Area.

(2) Description of provisions from local land use plans that are applicable to the Project and an assessment of whether the Project shall comply with those provisions.

(3) Description of impacts and Net Effect that the project shall have on land use patterns.

(4) Description of the surrounding and/or impacted community(ies).

(5) Description of the surrounding and/or impacted Cultural Resources.

(6) Description of existing and unique agricultural land in the area.

g. *Local Government Services*.

(1) Description of existing capacity of and demand for local government services including roads, schools, water and wastewater treatment, water supply, emergency services, transportation, infrastructure, housing, law enforcement, and other services necessary to accommodate Development.

(2) Description of the impacts and Net Effect of the Project on the demand for local government services and the capability of local governments to provide services.

(3) Description of the potential effect on the existing transportation network including, but not limited to: road hierarchy, circulation system, road connections, right-of-way dedications, conformance with Adams County engineering standards, road access, alignment of roads, intersections, sidewalks and trails, pedestrian access, parks and open space.

h. *Financial Burden On County Residents*.

(1) Description of the existing tax burden and fee structure for government services including but not limited to assessed valuation, mill levy, rates for water and wastewater treatment, and costs of water supply.

(2) Description of impacts and Net Effect of the Project on existing tax burden and fee structure for government services applicable to County residents and property owners.

i. *Local Economy*.

(1) Description of the local economy including but not limited to revenues generated by the different economic sectors, and the value or productivity of different lands.

(2) Description of impacts and Net Effect of the Project on the local economy and opportunities for economic diversification, including the number and types of jobs created.

(3) Description of jobs created as a result of the Project.

(4) Description of income potential from jobs created by or as a result of the proposed project.

j. *Recreational Opportunities*.

(1) Description of present and potential recreational uses, including the number of recreational visitor days for different recreational uses and the revenue generated by types of recreational uses.

(2) Map depicting the location of recreational uses such as fishery stream segments, access points to recreational resources, and hiking and biking trails.

(3) Description of the impacts and Net Effect of the Project on present and potential recreational opportunities and revenues to the local economy derived from those uses.

k. *Environmental Impact Analysis.* The following is a non-exclusive list of items the Applicant shall submit for review by the Community and Economic Development Department and other referral agencies:

(1) Description of the existing natural environment and an analysis of the impacts of the project to the natural environment.

(2) Descriptions in this section shall be limited to the Impact Area, and shall include an analysis of existing conditions, supported with data, and a projection of the impacts of the project in comparison to existing conditions.

(3) The analysis shall include a description of how the Applicant shall comply with the Applicable Approval Criteria in subsection P.

a. Air quality.

(A) Description of the air sheds to be affected by the Project, including the seasonal pattern of air circulation and microclimates.

(B) Map and description of the ambient air quality and State air quality standards of the air sheds to be affected by the Project, including particulate matter and aerosols, oxides, hydrocarbons, oxidants and other chemicals, temperature effects and atmospheric interactions.

(C) Descriptions of the impacts and net effect that the Project shall have on air quality during both construction and operation under both average and worst-case conditions.

b. Visual Quality.

(A) Map and description of ground cover and vegetation, tree canopies, waterfalls and streams or other natural features.

(B) Description of view sheds, scenic vistas, unique landscapes or land formations.

(C) Map and description of buildings, structure design and materials to be used for the Project. Include elevations of proposed buildings and other structures.

(D) Descriptions of the impacts and Net Effect that the Project shall have on visual quality.

c. Surface Water Quality.

(A) Map and description of all surface waters, including applicable State water quality standards, to be affected by the project.

(B) Descriptions of the immediate and long-term impact and Net Effects that the Project shall have on the quantity and quality of surface water under both average and worst case conditions.

(C) Descriptions of the immediate and long-term impacts and Net Effects that the project shall have on the meandering characteristics and limits of the streambed under both average and worst-case conditions.

d. Groundwater Quality and Quantity.

(A) Map and description of all groundwater, including any and all aquifers that are affected by the proposed project. At a minimum, the description should include:

(I) Seasonal water levels in each subdivision of the aquifer affected by the Project.

(II) Artesian pressure in aquifers.

(III) Groundwater flow directions and levels.

(IV) Existing aquifer recharge rates and areas and the methodology used to calculate recharge to the aquifer from any recharge sources.

(V) For aquifers to be used as part of a water storage system, methodology and results of tests used to determine the ability of aquifer to impound groundwater and aquifer storage capacity.

(VI) Seepage losses expected at any subsurface dam and at stream/aquifer interfaces and methodology used to calculate seepage losses in the affected streams, including description and location of measuring devices.

(VII) Existing groundwater quality and classification.

(VIII) Location of all water wells and their uses. ii. Description of the impacts and Net Effect of the Project on groundwater.

e. Wetlands and Riparian Areas.

(A) Map and description of all floodplains, wetlands, and riparian areas to be affected by the project, including a description of each type of wetlands, species composition, and biomass, confirmed by a submitted wetland delineation that has been completed within a year of submission in the appropriate time of year.

(B) Description of the source of water interacting with the surface systems to create each wetland (i.e., side-slope runoff, over-bank flooding, groundwater seepage, etc.).

(C) Description of the impacts and Net Effect that the Project shall have on the floodplains, delineated flood hazard zone(s), wetlands and riparian areas.

f. Terrestrial and Aquatic Animals and Habitat.

(A) Map and description of terrestrial and aquatic animals including the status and relative importance of game and non-game wildlife, livestock and other animals.

(B) A description of stream flows and lake levels needed to protect the aquatic environment.

(C) Description of threatened or endangered animal species, as well as any species listed in the Colorado State Wildlife Action Plan (SWAP), and their habitat.

(D) Map and description of critical wildlife habitat and livestock range to be affected by the project including migration routes, calving areas, summer and winter range, and spawning areas, production areas, leks, wintering roost sites, and nests.

(E) Description of the impacts and Net Effect that the Project shall have on terrestrial and aquatic animals, habitat and food chain.

g. Terrestrial and Aquatic Plant Life.

(A) Map and description of terrestrial and aquatic plant life including the type and density, and threatened or endangered plant species and habitat.

(B) Descriptions of the impacts and Net Effect that the Project shall have on terrestrial and aquatic plant life.

h. Soils, Geologic Conditions and Natural Hazards.

(A) Map and description of soil, geologic conditions, and Natural Hazards including but not limited to soil types, drainage areas, slopes, avalanche areas, debris fans, mud flows, rock slide areas, faults and fissures, seismic history, and wildfire hazard areas.

(B) Descriptions of the risks to the Project from Natural Hazards.

(C) Descriptions of the impact and net effect of the project on soil and geologic conditions in the area, and their effects on streambed meander limits and aquifer recharge areas.

i. Nuisances. Descriptions and maps showing the range of noise, glare, dust, fumes, vibration, and odor levels caused by the Project, along with an indication of their significance.

j. Areas of Paleontological, Historic or Archaeological Importance.

k. Map and description of all sites of paleontological, historic or archaeological interest. ii. Description of the impacts and Net Effect of the Project on sites of paleontological, historic or archaeological interest.

l. Hazardous Materials Description.

(A) Description of all hazardous, toxic, and explosive substances to be used, stored, transported, disturbed or produced in connection with the Project, including the type and amount of such substances, their location, and the practices and procedures to be implemented to avoid accidental release and exposure, and any foreseeable impacts to the environment of such substances.

(B) Location of storage areas designated for equipment, fuel, lubricants, chemical and waste storage with an explanation of spill containment measures.

(C) Reportable quantities, emergency response plan, spill prevention, and counter measures plan due to the proposed project.

m. Balance Between Benefits and Losses.

(A) Description of foreseeable benefits of natural, agricultural, recreational, range or industrial resources within the County and opportunities to develop those resources in the future.

(B) Description of foreseeable losses of natural, agricultural, recreational, range or industrial resources within the County and loss of opportunities to develop those resources in the future.

n. Monitoring and Mitigation Plan.

(A) Description of all Mitigation for the Project.

(I) Describe how and when Mitigation shall be implemented and financed.

(II) Describe Impacts that are unavoidable that cannot be Mitigated.

(B) Description of methodology used to measure impacts of the project and effectiveness of proposed Mitigation measures.

(C) Description, location and intervals of proposed monitoring to ensure that Mitigation shall be effective.

l. *Referrals To Outside Agencies, Response To Referral Comments And Neighborhood / Scoping Meeting*.

(1) The Community and Economic Development Department shall determine which outside referral agencies may be affected by the proposed development and should receive referral packets. Potential referral agencies may include, but not be limited to homeowner's associations, local, regional, state and federal governmental entities, and service providers.

(2) The applicant shall provide written notice to property owners within five hundred feet of the property lines of the parcel(s) of land which the development is proposed. The Director of Community and Economic Development may extend the 500-foot property owner notice area as necessary. The written notice shall state the date, time, place, and purpose of the neighborhood/scoping meeting. All available information concerning the proposed project shall be presented by the Applicant or designee during the neighborhood/scoping meeting. A written summary of the meeting including comment sheets, and names, addresses, and phone numbers of attendees shall be submitted to the Community and Economic Development in order for an application to be considered complete.

(3) The Community and Economic Development Department shall review the referral packets in order to determine that there is sufficient information in the referral packet, including, but not limited to, AASI Permit information that pertains to the referral agency.

(4) The Applicant shall be responsible for putting the referral packets together and addressing the envelopes, but the Community and Economic Development Department shall be responsible for mailing the packets.

(5) The referral entities shall have 30 days to respond.

(6) The Applicant shall respond to all referral comments and that response shall be included as part of the application. This referral process is required, along with all other application submittal requirements, in order for an application to be considered complete.

G. **Additional Submittal Requirements**.

1. *Major Water and Sewer Projects*. In addition to the Submittal Requirements in subsection F above, the following requirements shall apply to Major Water and Sewer Projects:
   a. Description of existing Domestic Water and Wastewater Treatment Systems in the vicinity of the Project, including their capacity and existing service levels, location of intake and discharge points, discharge permit requirements, service fees and rates, debt structure and service plan boundaries and reasons for and against connecting to those facilities.
   b. Description of other water and wastewater management agencies in the project area and reasons for and against consolidation with those agencies.
   c. Description of how the Project may affect adjacent communities and users of wells.
   d. Description of demands that this project expects to meet and basis for projections of that demand.
   e. Description of efficient water use, recycling and reuse technology the Project intends to use.
   f. Description of how the Project shall affect urban/rural development, urban/rural densities, and site layout and design of storm water and sanitation systems.
   g. Map and description of other municipal and industrial water projects in the vicinity and a discussion of how the project shall compete with or duplicate those services in the County.
2. *Major Facilities of A Public Utility*. In addition to the Submittal Requirements in subsection F, above, the following requirements shall apply to Major Facilities of a Public Utility:
   a. Map and description of areas around the proposed Major Facilities of a Public Utility.
   b. Potential likelihood of nearby activities that may disrupt utility services.
   c. Description of how facilities shall affect existing community patterns.
   d. Description of applicable adopted Comprehensive Plans and whether facilities comply with those provisions.
   e. Projections/forecasts of need for electricity or natural gas and the basis for the projections and forecasts.
   f. Expected effect and impact on nearby property owners and on current land uses, compared with alternate locations.
3. *Airports*. In addition to the Submittal Requirements in subsection F, above, the following requirements shall apply to Airports:
   a. Map and description of nearby land uses. Expected impact of the new Airport on those land uses and nearby property owners from noise and traffic.
   b. Map and description of flight patterns as related to other land uses. Description of potential public safety and property issues related to the airport and plane crashes.
   c. Description of how the Airport shall affect existing communities, the environment and existing community services.
   d. Description of how the airport shall affect economic and transportation needs of the state and the area.

e. Description of applicable adopted Master Plans and whether the Airport complies with these plans.

f. Description of applicable FAA permits and regulations. Provide applicable FAA permits.

g. Description of how the proposed Airport relates to existing Airports.

4. *Arterial Highways, Interchanges and Collector Highways.* In addition to the Submittal Requirements in subsection F, above, the following requirements shall apply to Arterial Highways, Interchanges and Collector Highways:

   a. Description of how the Project shall affect traffic patterns as well as non-motorized traffic.

   b. Description of how the new roads shall likely affect surrounding land uses and existing community patterns.

   c. Description of how new roads shall affect community, regional, and statewide traffic demands.

   d. Description of how new roads shall comply with other local, State and federal regulations and master plans.

5. *Rapid or Mass Transit Facilities.* In addition to the submittal requirements in subsection F, above, the following requirements shall apply to Rapid or Mass Transit Facilities:

   a. Development in Areas Around Rapid or Mass Transit Facilities shall require the following submittals:

      (1) One or more maps at sufficient scale showing the location of the proposed Development and its relationship to the Rapid or Mass Transit Station or Terminal and the Interchanges, streets, highways, parking lots, and public facilities which are adjacent to or form an integral part of the operation of the rapid or mass transit facility.

      (2) A narrative description of the motor vehicle, bicycle, and pedestrian traffic likely to be generated by the proposed project, including but not limited to traffic generation at various times of the day, potential congestion, and potential demand for parking generated by the Development.

      (3) A narrative description of the impacts of the proposed project to the Rapid or Mass Transit Facility.

      (4) Maps or diagrams illustrating the pedestrian and bicycle routes that can be utilized to gain access between the proposed development and the adjacent Rapid or Mass Transit Facility.

   b. Rapid or Mass Transit Facilities shall require the following additional submittals:

      (1) A general narrative description stating whether the proposed project is a Station, Terminal, Fixed Guideway or other Rapid or Mass Transit Facility. The narrative description shall give a description of the location of the proposed project, including Intersections, towns, existing and planned facilities and landmark features. The narrative description shall also describe the impacts of the facility, and associated activities, on the character of the area and its peculiar suitability for particular uses with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the unincorporated area of Adams County.

(2) One or more maps at sufficient scale, showing the location of the proposed facility together with proposed or existing transportation corridors, zoning classification and land use within 2000 feet or more.

(A) Fixed Guideways. If the proposed facility is a Fixed Guideway, the application shall also include:

(I) Description of the type of motor power that shall be used to propel transit vehicles along the guideway and maximum anticipated speed of the transit vehicles along different segments of the system.

(II) Maps showing the proposed right-of-way.

(III) The minimum and maximum passenger capacity of the transit vehicles that shall travel on the guideway and the anticipated frequency or scheduling of guideway use.

(IV) The maximum proposed grade of the guideway and the maximum curvature. Proposed curves in excess of ten degrees shall be indicated on the map.

(V) Identification of all buildings or other structures that shall be removed in order for the proposed guideway to be built.

(VI) A plan for preventing collisions at points where the proposed guideway crosses other transportation corridors.

(VII) A study that describes and analyzes the effects of noise and vibration on neighboring property owners, with particular emphasis on residential land uses.

(B) Stations and Terminals. If the proposed facility is a Station or Terminal associated with a Rapid or Mass Transit Facility, the application shall also include:

(I) A passenger impact analysis including:

1. The number of vehicle trips associated with the Station or Terminal at or just before any scheduled departure;
2. The number of passengers that shall likely ride only one way on any given day; and
3. The number of passengers that can be expected to bring baggage, recreational equipment, tools, or other material.

(II) The anticipated schedule of departures and arrivals at the Station or Terminal and the expected capacity of each transit unit.

(III) The maximum length of any train that shall serve the Station or Terminal, excluding propulsion units.

(IV) Basic floor plans and architectural sketches of each proposed building or structure, together with a site map showing the relative location of each building or structure.

(V) A map of all roadways, parking areas with parking requirements, and other facilities showing details such as width, layout, traffic flow, pavement markings and traffic control devices.

(VI) Identification of all buildings or other structures that shall be removed in order for the proposed Station or Terminal to be built.

H. **Completeness Determination**. An application shall not be accepted and deemed received for purposes of C.R.S. § 24-65.1-501(2)(a), unless and until it is complete in accordance with the requirements of this DSR. The Director of Community and Economic Development shall determine whether the application is complete in accordance with the requirements contained in this DSR. If the Director of Community and Economic Development determines that the application is incomplete, then the Director of Community and Economic Development shall specify in writing the additional information that is required. Only when the application is determined to be complete shall the process set forth below regarding Permit Review and Hearing Procedures commence.

I. **Appeal of Director of Community and Economic Development Determination**.

1. *Purpose*. The purpose of this section is to detail the steps and requirements for appeals from a Determination by the Director of Community and Economic Development to ensure the DSR is administered properly and consistently with the policies adopted by the County.
2. *Applicability*. All appeals from a Determination by the Director of Community and Economic Development shall be processed in accordance with this section. The Board of County Commissioners shall have the authority to hear and decide appeals by any aggrieved person, where it is alleged there is an error in the Director of Community and Economic Development's Determination of whether an AASI Permit is required, the Director of Community and Economic Development's Determination of whether the Technical Review Amendment (TRA) requirements have been met, or the Director of Community and Economic Development's Determination denying a TRA.
3. *Time Limitations*. All appeals shall be submitted in writing within 10 calendar days of the date the Determination was made or rendered by the Director of Community and Economic Development. The Director of Community and Economic Development may waive or extend this deadline only upon finding the person filing the appeal received no actual or constructive form of notice of the Determination being appealed. Failure to file the appeal in a timely manner shall constitute a waiver of any rights to appeal under this DSR.
4. *Appeal Review Procedures*. An appeal is initiated by submitting a completed appeal application form with the Director of Community and Economic Development. An appeal shall be processed through a public hearing before the Board of County Commissioners. The Board of County Commissioners shall grant the appeal, modify the Director of Community and Economic Development's Determination, or deny the appeal based on consideration of the staff report, the evidence from the public hearing, and compliance with the criteria for approval.
5. *Appeal Review Steps*. The processing of an appeal shall be according to the procedures outlined in Div. 13-01, *Common Review Procedures*.
6. *Criteria For Approval.* The Board of County Commissioners, in granting an appeal or modifying the Director of Community and Economic Development's Determination, shall have all the powers of the Director of Community and Economic Development. In making its decision to grant an appeal or modify a Determination, the Board must find error in the application of this DSR on the part of the Director of Community and Economic

Development. The decision concerning the appeal shall set forth the basis of the Board of County Commissioners' decision.

7. *Action By the Director of Community and Economic Development*. Upon the granting of an appeal or modification of the Director of Community and Economic Development's Determination by the Board of County Commissioners, the Director of Community and Economic Development shall send a letter of decision to the applicant. The letter of decision shall describe in detail the grant of appeal approved by the Board of County Commissioners.
8. *Effect of Approval.* The Applicant shall be subject to all permits required by this DSR. All orders, decisions, determinations, and interpretations made under those permit procedures shall be consistent with the reversal or modification granted to the appellant.

J. **Approving and Issuing A Permit**.

1. *Permit Review and Hearing Procedures.*
   a. Permit Review Procedures.
      (1) Staff Review and Staff Report. The Community and Economic Development Department shall review the application and prepare a report recommending approval, conditional approval, denial, or continuance of the permit.
      (2) Hearing Date. The Community and Economic Development Department shall set a public hearing before the Planning Commission and the Board of County Commissioners. The hearing date for the Planning Commission public hearing shall be scheduled after receipt of a completed application. The Board of County Commissioners public hearing shall be scheduled, and notice of the hearing published, within 30 days of receipt of a completed application. The Hearing shall take place not less than 30 days nor more than 60 days after receipt of a complete application.
2. *Planning Commission Hearing and Decision.*
   a. Planning Commission Hearing. The Planning Commission shall conduct the hearing to determine whether the proposed project complies with the Approval Criteria in subsection P.
   b. Planning Commission Hearing Notice. The County shall publish notice of the hearing in accordance with this section and with C.R.S § 24-65.1-501. Notice shall be published once in a newspaper of general circulation in the County, not less than 30 days nor more than 60 days before the date set for the Board public hearing.
   c. Notice to Property Owners. The Community and Economic Development Department is responsible for written notice of the public hearing which shall be delivered or mailed, first-class postage prepaid, to adjoining landowners within a minimum of 500 feet of the entire boundary of the proposed activity, not less than 30 days nor more than 60 days before the date set for the Board public hearing, except that the Director of Community and Economic Development may extend the radius used for noticing based on the nature of the proposed project, its potential impacts and the general character of the area. The Community and Economic Development Department shall be responsible for public notice sign(s) per DSR specifications, not less than 30 days nor more than 60 days before the date set for the Board public hearing.
   d. Planning Commission Decision. If the Planning Commission determines that the proposed project complies with all applicable provisions of this DSR, then it shall

recommend that the Board approve the application. If the Planning Commission determines that the proposed activity does not comply with all applicable provisions of this DSR, then it shall recommend that the Board deny the application or approve the application with conditions to ensure compliance with the DSR. The Planning Commission may continue action on the application at its discretion.

3. *Board of County Commissioners Hearing and Decision.*
   a. Board Hearing. The Board shall conduct the hearing to determine whether the proposed project complies with the Approval Criteria in subsection P.
   b. Board of County Commissioner Hearing Notice. The County shall publish notice of the hearing in accordance with this subsection and with C.R.S. § 24-65.1-501. Notice shall be published once in a newspaper of general circulation in the County, not less than 30 days nor more than 60 days before the date set for the Board public hearing.
   c. Notice to Property Owners. The Community and Economic Development Department is responsible for providing written notice of the public hearing which shall be delivered or mailed, first-class postage prepaid, to adjoining landowners within a minimum of 500 feet of the entire boundary of the proposed activity, not less than 30 days nor more than 60 days before the date set for the Board public hearing, except that the Director of Community and Economic Development may extend the radius used for noticing based on the nature of the proposed project, its potential impacts and the general character of the area. The Community and Economic Development Department shall be responsible for public notice sign(s) per DSR specifications, not less than 30 days nor more than 60 days before the date set for the Board public hearing.
   d. Board Decision.
      (1) If at the end of the hearing, after considering all information on the record, the Board finds that additional information is necessary for it to determine whether the proposed project shall satisfy all of the Approval Criteria in subsection P the Board may deny the Permit, or continue the hearing to accept additional information. I
      (2) The Board may approve the application if it determines that the proposed project complies with all applicable provisions of this DSR. If the Board determines that the application fails, or may fail, to comply with any one of the Approval Criteria, the Board, at its sole discretion, may either approve the permit application with reasonable conditions necessary to ensure compliance with the DSR or deny the application.
4. *Conduct of Hearings, Hearing Record, and Decision*. Hearings shall be conducted in a manner to afford procedural due process to the Applicant and any Affected Party.
   a. The burden of proof is on the Applicant to demonstrate with evidence on the record that the proposed project complies with all of these regulations.
   b. The Board's decision shall be made by resolution. A copy of the resolution shall be recorded in the Office of the County Clerk and Recorder and shall be mailed to the Applicant.

K. **Term of Permit**. Approval of a Permit shall lapse after 12 months, unless:
   1. Development permits for the proposed project for construction are obtained for commencement of construction, if such permits are required; and remain in effect, or

2. Activities described in the Permit have substantially commenced; or
3. The Board specifies in its resolution granting the Permit a different time period in which Building Permits or construction shall be obtained or activities shall commence.

L. **Renewal**. Permits issued under this Chapter may be renewed following the same procedure for approval of new Permits. The Board may impose additional conditions at the time of renewal if necessary to ensure that the Project shall comply with this DSR.

M. **Permit Does Not Exempt**. Permits issued under this Chapter shall not exempt the proposed project from also complying with zoning and other requirements of this DSR. Notwithstanding the issuance of a Permit under this Chapter, no Building Permit shall be issued and no construction shall begin until all requirements of the DSR have been satisfied.

N. **Permit Amendment/Technical Review Amendment (TRA)**. Any change in the application, design, construction or operation of the Project from that approved by the Board shall require either a Full Amendment or a Technical Review Amendment. The criteria for this determination shall be based on the additional size of the area affected and/or the intensity of impact of the Project.

1. *Full Amendment*. If the proposed amendment meets the criteria necessary for an AASI Permit, then the Full Amendment shall need to meet the requirements and process for an AASI Permit as outlined in this Chapter for the particular Area and Activity of State Interest.
2. *Technical Review Amendment.* The process and requirements for a Technical Review Amendment would occur when changes in the original AASI Permit are of such a limited nature or scope that a formal AASI Permit Full Amendment would be unnecessary. Such Technical Review Amendments may include, but are not limited to, minor changes to building facades, location and type of landscape material, relocation of light poles or fixtures that do not affect light levels at the property line, and the relocation of interior pedestrian walks and trails.
   a. Prerequisites For A Technical Review Amendment (TRA). The following factors shall be used by the Director of Community and Economic Development to determine if an application is eligible for a TRA. These factors shall include, but are not necessarily limited to the following:
      (1) Proposed amendments do not fall within the criteria listed for an AASI Permit Full Amendment as specified in this Chapter.
      (2) Proposed amendments do not violate existing zoning or subdivision regulations.
      (3) Proposed amendments do not relate to any site, building, or sign detail that was a condition of approval through the public hearing process.
      (4) Proposed amendments do not substantially change any of the original plans or items that may have been conditioned through the public hearing process.
   b. Submittal Requirements For Technical Review Amendment (TRA). Submittal requirements for a TRA include:
      (1) Completed application (available at the Community and Economic Development Department).
      (2) Application fee.
      (3) Proof of ownership or notarized letter of authorization from the landowner permitting a representative to process the application with a disclaimer that no other party's consent is required.

(4) A letter of intent indicating the purpose and need for the TRA.

(5) The first and any other subsequently approved AASI Permit, development plan exhibits and associated material. (Typically copied from the approved AASI Permit and associated material).

(6) A revised blueline plan exhibit (24" x 36") with the proposed amendment highlighted. Font size shall be readable when reduced to an 11 x 17 inch size. No plans shall include copyright restrictions.

c. Approval Criteria For A Technical Review Amendment (TRA). Prior to approval of a Technical Review Amendment, the Director of Community and Economic Development shall consider the following criteria:

(1) Shall the TRA ensure the efficient development and preservation of the original AASI Permit, and the underlying development plan or subdivision plat?

(2) Shall the TRA adversely affect reasonable development expectations and the use and enjoyment of adjacent land or the public interest?

(3) Shall the TRA preserve the spirit and intent of the original AASI Permit and development plan and not weaken the purposes of these regulations?

(4) Shall approval of the amendment adversely affect the public health, safety, and welfare?

d. Technical Review Amendment Process. The following is the review process for a Technical Review Amendment (TRA):

(1) Upon receipt of all required information, the Director of Community and Economic Development shall review the submittal and prepare comment.

(2) The Applicant shall be notified of any outstanding issues upon completion of a 14-day staff review and referral process. The applicant shall resolve all outstanding issues raised through the referral process.

(3) The Applicant shall submit a final mylar which shall be an original drawing in black ink on 24" x 36" single/double matte mylar or photographic blackline positive mylar of the same, or equivalent.

(4) Upon acceptance of the final mylar by the Community and Economic Development Department, the Director of Community and Economic Development shall approve the Technical Review Amendment.

(5) After the Director of Community and Economic Development approves and signs the Technical Review Amendment, Building Permits may be applied for and/or obtained.

(6) If any Person or entity is aggrieved by Director of Community and Economic Development's Determination to exempt a TRA application because it does not meet TRA requirements or if a TRA is denied by the Director of Community and Economic Development, that person or entity may file an appeal to the Board of County Commissioners, no later than 10 business days after the date of the Director of Community and Economic Development's written Determination. See subsection I.

O. **Intergovernmental Agreements**. In lieu of a permit application and review as provided by this DSR, the County, at its sole discretion, may elect to negotiate an intergovernmental agreement with the State of Colorado or a political subdivision of the State as defined by C.R.S. § 29-1-

202(1), for activities of state interest. The County encourages intergovernmental agreements to promote mutually beneficial relationships and effectively address areas and activities of state interest. In the event such an intergovernmental agreement is approved by the Board of County Commissioners, the intergovernmental agreement shall be deemed to satisfy all requirements of this DSR and an AASI Permit shall be issued provided that all of the following conditions are met:

1. Nothing in this section shall be construed to waive the applicability of this DSR or to create in the State or any political subdivision a right or interest to an intergovernmental agreement with the County.
2. Exercise of the provisions of this section by the State or political subdivision shall not prevent the entity from electing at any time to proceed under the permit provisions of this DSR.
3. Both the Board and the governing body of the State or political subdivision shall approve the intergovernmental agreement in the manner required by the Colorado Constitution, state statutes, and any applicable charter, ordinance or resolution.
4. A public hearing shall be conducted by the Board to publicly review and approve the proposed intergovernmental agreement. Notice of the public hearing shall be published once at least 30 and not more than 60 days prior to the hearing in a newspaper of general circulation in the County. Property owners within a minimum of 500 feet from the property lines of the location of the proposed project shall be notified by the Community and Economic Development Department of the date and time of the public hearing not less than 14 days prior to the Board of County Commissioners hearing date.
5. A neighborhood/scoping meeting shall be held by the Applicant, and a summary addressing the concerns of the neighborhood shall be submitted by the Applicant to the Community and Economic Development Department which shall include, but is not limited to, the names, addresses, telephone numbers, and concerns. The neighborhood/scoping meeting summary shall be submitted to the Community and Economic Development Department along with a presubmittal meeting application prior to the scheduling of a public hearing. The boundaries of the residents notified for the neighborhood/scoping meeting shall be determined by the Director of Community and Economic Development and shall not be less than 500 feet from the property lines of the location of the proposed project.
6. The purpose, intent, and applicable criteria of C.R.S. § 24-65.1-101 *et seq*. and of this DSR shall be satisfied by the terms of the intergovernmental agreement.
7. The state or political subdivision and the County shall both be authorized to enter into the intergovernmental agreement.

P. **Approval Criteria**. A Permit may be approved if the proposed activity complies with the following general criteria and any additional applicable criteria in this section. In determining whether the proposed activity complies with the criteria, the Board shall take into consideration the construction, operation and cumulative impacts of the proposed activity.

1. *General Approval Criteria.*
   a. Documentation that prior to site disturbance associated with the proposed project, the Applicant can and shall obtain all necessary property rights, permits and approvals. The Board may, at its discretion, defer making a final decision on the application until outstanding property rights, permits and approvals are obtained or the Board may grant a Permit with conditions and/or conditions precedent which shall adequately address outstanding concerns.

b. The proposed project considers the relevant provisions of the regional water quality plans.

c. The Applicant has the necessary expertise and financial capability to develop and operate the proposed project consistent with all requirements and conditions.

d. The proposed project is technically and financially feasible.

e. The proposed project is not subject to significant risk from Natural Hazards.

f. The proposed project is in general conformity with the applicable comprehensive plans.

g. The proposed project does not have a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems.

h. The proposed project does not create an undue financial burden on existing or future residents of the County.

i. The proposed project does not significantly degrade any substantial sector of the local economy.

j. The proposed project does not unduly degrade the quality or quantity of recreational opportunities and experience.

k. The planning, design and operation of the proposed project reflects principals of resource conservation, energy efficiency and recycling or reuse.

l. The proposed project does not significantly degrade the environment. For purposes of this section, the term environment shall include:

    (1) Air quality.

    (2) Visual quality.

    (3) Surface water quality.

    (4) Groundwater quality.

    (5) Wetlands, flood plains, streambed meander limits, recharge areas, and riparian areas.

    (6) Terrestrial and aquatic animal life.

    (7) Terrestrial and aquatic plant life.

    (8) Soils and geologic conditions.

m. The proposed project does not cause a nuisance and if a nuisance has been determined to be created by the proposed project the nuisance has been mitigated to the satisfaction of the County.

n. The proposed project does not significantly degrade areas of paleontological, historic, or archaeological importance.

o. The proposed project does not result in unreasonable risk of releases of hazardous materials. In making this determination as to such risk, the Board's consideration shall include:

    (1) Plans for compliance with federal and State handling, storage, disposal and transportation requirements.

    (2) Use of waste minimization techniques.

(3) Adequacy of spill prevention and counter measures, and emergency response plans.

p. The benefits accruing to the County and its citizens from the proposed activity outweigh the losses of any resources within the County, or the losses of opportunities to develop such resources.

q. The proposed project is the best alternative available based on consideration of need, existing technology, cost, impact and this DSR.

r. The proposed project shall not unduly degrade the quality or quantity of agricultural activities.

s. The proposed Project does not negatively affect transportation in the area.

t. All reasonable alternatives to the proposed project, including use of existing rights-of-way and joint use of rights-of-way wherever uses are compatible, have been adequately assessed and the proposed project is compatible with and represents the best interests of the people of the County and represents a fair and reasonable utilization of resources in the Impact Area.

u. The nature and location of the proposed project or expansion shall not unduly interfere with existing easements, rights-of-way, other utilities, canals, mineral claims or roads.

v. Adequate electric, gas, telephone, water, sewage and other utilities exist or shall be developed to service the site.

w. The proposed project shall not have a significantly adverse Net Effect on the capacities or functioning of streams, lakes and reservoirs in the impact area, nor on the permeability, volume, recharge capability and depth of aquifers in the impact area.

x. If the purpose and need for the proposed project are to meet the needs of an increasing population within the County, the area and community development plans and population trends demonstrate clearly a need for such development.

y. The project does not create adverse impacts on adjacent properties or the surrounding area with respect to: traffic generation and circulation; noise, vibration, dust, light, glare, or odors; hours of operation; building scale, massing, and site design in relation to established development patterns; public service and infrastructure demand; and public health, safety, or environmental risks.

2. *Additional Approval Criteria.*

a. The Following Additional Criteria Apply to Major Water and Sewer Projects:

(1) To the extent practicable, Domestic Water and Wastewater Treatment Systems shall be consolidated with existing facilities within the area. The determination of whether consolidation is practicable shall include but not be limited to the following considerations:

(A) Distance to and capacity of nearest Domestic Water or Wastewater Treatment System.

(B) Technical, legal, managerial and financial feasibility of connecting to existing Domestic Water or Wastewater Treatment System.

(C) Scope of the Service Area for existing Domestic Water or Wastewater Treatment System.

(D) Projected growth and development in the Service Area of existing Domestic Water or Wastewater Treatment System.

(2) The proposed project shall not result in duplicative services within the County.

(3) The proposed project shall be constructed in areas that shall result in the proper utilization of existing treatment plants and the orderly development of domestic water and sewage treatment systems of adjacent communities.

(4) If the proposed project is designed to serve areas within the County, it shall meet community development and population demands in those areas.

(5) The proposed project emphasizes the most efficient use of water, including the recycling, reuse and conservation of water.

(6) The Applicant demonstrates sufficient managerial expertise and capacity to operate the facility.

b. The Following Additional Criteria Apply to Major Facilities of A Public Utility.

(1) Areas around Major Facilities of a Public Utility are administered so as to minimize disruption of the service provided by the public utility.

(2) Areas around Major Facilities of a Public Utility are administered so as to preserve desirable existing community and rural patterns.

(3) Where feasible, Major Facilities of a Public Utility are located so as to avoid direct conflict with adopted local comprehensive, State and regional master plans.

(4) Where feasible, Major Facilities of a Public Utility are located so as to minimize dedication of new right-of-way and construction of additional infrastructure (e.g., gas pipelines, roads, and distribution lines.)

(5) The applicant has provided an approved Water Supply Plan using an aquifer life assumption of a 300-year supply, assuming a 50 percent recovery factor to operations.

c. The Following Additional Criteria Apply to Airports.

(1) Areas around Airports are administered to encourage land use patterns that separate uncontrollable noise sources from residential and other noise-sensitive areas.

(2) Areas around Airports are administered to avoid danger to public safety and health or to property due to aircraft crashes.

(3) Airports are located or expanded in a manner that minimizes disruption to the environment, minimizes the impact on existing community service, and complements the economic and transportation needs of the State and the area.

d. The Following Additional Criteria Apply to Arterial Highways, Interchanges and Collector Highways.

(1) Areas around interchanges involving Arterial Highways are administered to:

(A) Encourage the smooth flow of traffic;

(B) Foster the development of such areas in a manner calculated to preserve the smooth flow of such traffic;

(C) Preserve desirable existing community travel pattern;

(D) Located so that community traffic needs are met; and

(E) Located so that desirable community patterns are not disrupted.

e. The Following Additional Criteria Apply to Rapid or Mass Transit Facilities.

(1) Areas around Rapid or Mass Transit Facilities are administered to:

(A) Promote the efficient utilization of the Rapid or Mass Transit Facility.

(B) Facilitate traffic circulation patterns of roadways serving the mass transit facility.

(C) Promote development that shall include bike and pedestrian paths providing access to the Rapid or Mass Transit Facility.

(2) Rapid or Mass Transit Facilities are located so as to preserve the value of buildings at the site and avoid demolition of businesses or residences to the extent possible. Proposed locations of Rapid or Mass Transit Terminals, Stations, and Fixed Guideways which shall not require the demolition of residences or businesses are given preferred consideration over competing alternatives.

(3) Rapid or Mass Transit Facilities are located and such activities conducted with reasonable consideration, among other things, as to the character of the area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the unincorporated area of Adams County.

(4) Stations, shelters and terminals are appropriately located to attract maximum ridership to the extent feasible and to meet transit needs.

(5) Rapid or Mass Transit Facilities have adequate and safe ingress and egress for all transit modes.

(6) The location of Fixed Guideways maximizes joint use of rights-of-way for trails and bikeways and other transportation alternatives.

(7) Rapid or Mass Transit Facilities are designed and located in a manner that shall reduce traffic congestion.

(8) Guideway design and location does not permit snow plumes from snow removal equipment on the guideway to reach the travel surface of a plowed public road except at intersections, nor shall guideways be placed or designed so that snow plumes from snow removal equipment on public roads shall reach the guideway.

(9) The parking areas associated with a Station or Terminal are capable of holding a number of automobiles that equals the Station or Terminal number of passengers expected to park at the during peak periods.

(10) Access roads to a Station or Terminal are designed and located to accommodate, during a 15-minute period, the maximum number of automobiles anticipated to arrive before the scheduled departure of the mass transit conveyance without causing cars to back up onto the public road serving the facility.

(11) The Manual on Traffic Control Devices applies to safety devices at intersections of a Fixed Guideway and other transportation corridors.

(12) A proposed location of a Rapid or Mass Transit Facility that imposes a burden or deprivation on a local government cannot be justified on the basis of local benefit alone, nor shall a permit for such a location be denied solely because the location places a burden or deprivation on one local government.

(13) Rapid or Mass Transit Facilities minimize the effects of noise and vibration on neighboring property owners, with particular emphasis on residential land uses.

# CHAPTER 12 DEVELOPMENT REVIEW BODIES AND OFFICIALS

**Contents:**

Div. 12-01 Administrative Officials
Div. 12-02 Elected and Appointed Officials

## Div. 12-01 Administrative Officials

### 12-01-01 Director of Community and Economic Development

A. **Generally.** The Director of Community and Economic Development, as designated by the Board of County Commissioners, is responsible for administering, interpreting, and enforcing the provisions of these Development Standards and Regulations (DSR). The Director of Community and Economic Development may delegate responsibilities to other staff members of the Community and Economic Development Department.

B. **Powers and Duties.**

1. *Development Review.* The Director of Community and Economic Development shall have the authority to make recommendations or final decisions on the development review applications denoted in 13-01-12, *Development Review Summary*.

2. *Other Powers and Duties.* In addition to those set forth above, the Director of Community and Economic Development's powers and duties shall include, but not be limited to, the following:

   a. *Render Interpretations*. Render interpretations of all provisions of these standards and regulations and as set forth in Chapter 1.

   b. *Application Requirements.* Establish and update application forms, submittal requirements, and review schedules for all applications and appeals pursuant to these standards and regulations.

   c. *Administration of Agreements.* Administer Development and Improvement Agreements to ensure compliance with these standards and regulations and all conditions of approval that relate to roads, drainage, grading, erosion control and floodplains.

   d. *Enforcement Actions*. If the Director of Community and Economic Development determines that a property, structure, or use is in violation of this DSR or any permit issued hereunder, the Director may initiate enforcement proceedings before the Permit Issuing Authority, which may include suspension or revocation of the permit, or any other remedies provided in Chapter 15, *Enforcement, Violations, and Remedies*.

### 12-01-02 Director of Public Works

A. **Generally.** The Director of Public Works, as designated by the Board of County Commissioners, is responsible for interpreting and applying, in consultation with the Director of Community and

Economic Development, the roadway design, access design and traffic requirements, and the stormwater management provisions of this DSR.

B. **Powers and Duties.**

1. *Development Review.* The Director of Public Works shall have the authority to make recommendations or final decisions on the development review applications denoted in Sec. 13-01-12, *Development Review Summary Table.*
2. *Other Powers and Duties.* In addition to those set forth above, the Director of Public Work's powers and duties shall include the creation and administration of application forms and other standardized documentation necessary to support the effective administration of the relevant provisions of this DSR.

# Div. 12-02 Elected and Appointed Officials

## 12-02-01 Board of County Commissioners

A. **Generally.** The Board acts as the governing body of the County with the powers enumerated in State law and this Chapter.

B. **Powers and Duties**.

1. *Development Review*. The Board of County Commissioners shall have the authority to make recommendations or final decisions on the development review applications denoted in 13-01-12, *Development Review Summary*.
2. *Other Powers and Duties*. In addition to those set forth above, the Board of County Commissioners' powers and duties shall include the delegation of powers, duties, and responsibilities to the Planning Commission, Board of Adjustment, other boards and commissions, and administrative staff members to the extent permitted by law any power granted to the Board of County Commissioners provided that such delegation is made subject to specific instruction, criteria, and standards to guide the exercise of any delegated discretion.

## 12-02-02 Planning Commission

A. **Generally.** The Planning Commission advises the Board of County Commissioners on land use, zoning, subdivision, and comprehensive planning.

B. **Powers and Duties.**

1. *Development Review.* The Commission shall have the authority to make recommendations or final decisions on the development review applications denoted in Sec. 13-01-12, *Development Review Summary Table.*
2. *Develop and Adopt a Comprehensive Plan*. Develop and adopt a Comprehensive Plan for the physical development of the unincorporated area of the County, subject to the approval of the Board of County Commissioners.

## 12-02-03 Board of Adjustment

A. **Generally.** The Board of Adjustment is appointed by the Board of County Commissioners to hear and decide Variances, Appeals of Administrative Decisions, and certain Special Use Permits in

accordance with these standards and applicable state law. The Board's authority, membership, responsibilities, and operating procedures are established pursuant to C.R.S. § 30-28-117, § 30-28-118, and this DSR.

B. **Powers and Duties.**

1. *Development Review.* The Board of Adjustment shall have the authority to make recommendations or final decisions on the development review applications denoted in 13-01-12*, Development Review Summary.*

# 12-02-04 Procedural Rules and Conduct of Board and Commission Members

A. **Governance Rules.** The Planning Commission, the Board of Adjustment, and the Board of County Commissioners may adopt rules deemed necessary to guide how they operate. In addition, members of each body shall follow the rules of conduct set forth below.

B. **Conflict Of Interest.** Members have the right and the obligation to vote on all questions before them and to participate in the business of the Commission or Board, except when a conflict of interest exists.

1. *Notification Of Conflict of Interest.* Whenever the Planning Commission, the Board of Adjustment, or the Board of County Commissioners is considering a matter which raises a question of conflict of interest for a particular member, the member is responsible for alerting the Chairperson and County Attorney prior to the start of the meeting.
2. *Conduct At Meetings Where a Member Has a Conflict of Interest.* If any member has a conflict of interest with any particular item, the member shall notify the Commission or Board and the public in attendance of the conflict of interest. The member shall not participate in either the Commission's or Board's discussion or voting on the item. Any Commission or Board member who believes, but is not sure, that they have either a potential conflict of interest/the appearance of impropriety in any agenda item before the Commission or bias as relates to any agenda item before the Commission shall disclose the nature and possible extent of such interest/bias on or before the start of the agenda item. The balance of the Commission or Board shall vote to determine if the member has a conflict/bias and is thereby disqualified for that agenda item.
3. *Minimizing Conflicts.* It is intended that situations resulting in conflict of interest for members shall be minimized.

C. ***Ex Parte* Contacts.** *Ex parte* contacts are contacts between individuals seeking to influence a decision of members of the Planning Commission, Board of Adjustment, or Board of County Commissioners outside the meeting forum on a quasi-judicial matter. Members shall avoid *ex parte* communications concerning quasi-judicial matters. Should *ex parte* contacts occur where relevant and material information is obtained and considered by a member, then such information shall be disclosed prior to or at the time of the public hearing on the matter so that interested parties may have an opportunity to respond.

D. **Open Meetings.** Meetings of the Planning Commission, Board of Adjustment, and Board of County Commissioners, including site visits, shall be open to the public, except as provided by law.

E. **Open Records.** Information presented to the Planning Commission, Board of Adjustment, or Board of County Commissioners in carrying out their responsibilities, records of meetings, and

any other material resulting from the conduct of their activities shall be kept on file in the Office of the Adams County Clerk and Recorder or the Director of Community and Economic Development, and shall be available for inspection by the public upon reasonable request, except as otherwise required or may be provided by law. The Colorado Opens Records Act shall be relied upon to determine what documents shall be retained and made available for public inspection.

F. **Amendments to the Rules of Procedure.** Any member of the Planning Commission, Board of Adjustment, or Board of County Commissioners, or the Director of Community and Economic Development may propose amendments to the rules of procedure.

# CHAPTER 13 DEVELOPMENT REVIEW PROCEDURES

**Contents:**

Div. 13-01 Common Review Procedures
Div. 13-02 Administrative Procedures
Div. 13-03 Land Use Procedures
Div. 13-04 Plan, Text, and Zoning Map Amendment Procedures
Div. 13-05 Site Development Procedures
Div. 13-06 Platting Procedures
Div. 13-07 Relief and Appeal Procedures

## Div. 13-01 Common Review Procedures

### 13-01-01 General Provisions

A. **Purpose**. The purpose of this Division is to establish application procedures, public notice and hearing requirements, common review criteria, and other elements that apply to all or most development review applications in this DSR. Doing so consolidates information and avoids the need for repetition of identical material throughout the remainder of the Chapter.

B. **Sequencing of Applications**. The Sections of this Division are arranged in a chronological sequence beginning with Sec. 13-01-02, *Step 1: Conceptual Review and Pre-Application Conferences*, and ending with Sec. 13-01-10, *Step 10: Appeals*.

C. **Development Review Summary Table**. For each development review application, Sec. 13-01-12, *Development Review Summary Table*, establishes which review bodies make recommendations and final actions, provides periods of validity, shows whether a public hearing is needed and the type of public notice required, and provides cross-references to relevant standards that are required to be followed in order to receive potential approval.

D. **Enhanced Notice**. The Director of Community and Economic Development is authorized to increase the minimum notice requirements established by this Chapter, including expanded mailed notice areas, additional posting requirements, or extended notification timelines, provided such increase is applied consistently and is reasonably related to the nature or potential impacts of the proposed land use action.

### 13-01-02 Step 1: Conceptual Review and Pre-Application Conferences

A. **Purpose**. Conceptual review is an opportunity for an applicant to discuss requirements, standards, and procedures that apply to a development proposal. Major problems can be identified and solved during conceptual review before a formal application is submitted.

Representatives of the Community and Economic Development Department and other County Departments regularly attend conceptual review meetings.

B. **Applicability**. A conceptual review meeting is voluntary for all development applications. Conceptual review may be requested by an applicant as a means of identifying potential problems prior to making formal application. A request for conceptual review shall be made at least 30 days in advance of the requested conceptual review meeting.

C. **Concept Plan Submittal**.

1. *Materials*. The applicant requesting a conceptual review meeting shall submit a sketch of the proposed development, conceptual review meeting checklist, and any conceptual review fees at least 30 days in advance of the requested conceptual review meeting. The sketch should indicate the location of the proposed project, major streets, and other significant features in the vicinity. The applicant should also submit any conceptual designs to be discussed.
2. *Level of Detail*. The degree of assistance provided by staff at the conceptual review meeting will depend upon the level of detail the applicant provides in the conceptual review meeting submittal. The applicant is encouraged to provide as much detail as possible when preparing the conceptual review meeting submittal.

D. **Staff Review and Recommendation**. Following the conceptual plan meeting with the applicant, the Director of Community and Economic Development shall furnish the applicant with written comments regarding the plan, including appropriate recommendations to inform and assist the applicant. The written comments shall be delivered to the applicant within seven days of the conceptual review meeting.

E. **Continuing Review Process**. Potential applications may subsequently undergo the neighborhood meeting process established in Sec. 13-01-03, *Step 2: Neighborhood Meeting*.

# 13-01-03 Step 2: Neighborhood Meetings

A. **Purpose**.

1. *Citizen Engagement*. The purpose of neighborhood meetings is to present the development concept to citizens and for the citizens to identify, list, and discuss issues related to the development proposal. Neighborhood meetings are held early in the process so affected property owners have an opportunity to provide input before excessive time and effort have been expended by the applicant.
2. *Director of Community and Economic Development Determination*. The Director of Community and Economic Development may require a neighborhood meeting for those applications indicated in Table 13-01-12, *Development Review Summary Table*.
3. *Delayed Review*. If a neighborhood meeting is required, the applicant shall submit the required neighborhood meeting summary and affidavits prior to advancing to application review.

B. **Applicability**.

1. *Table Reference*. Neighborhood meetings are required in accordance with Table 13-01-12, *Development Review Summary Table*.
2. *Scheduling, Noticing, and Cost*. If a neighborhood meeting is required, the applicant shall be responsible for scheduling, noticing, coordinating the meeting, and all costs associated with holding the meeting.

C. **Neighborhood Meeting Requirements**

1. *Location*.

a. *Subject Property*. To provide surrounding property owners the best opportunity to attend, the neighborhood meeting should be held on the subject property whenever possible. If this is not possible, the meeting shall be held on the closest practical location to the subject site as agreed upon between the Director and the applicant.

(1) *Urban Adams County.*

(A) If it is not possible to hold the neighborhood meeting on the subject property, the applicant may hold the neighborhood meeting may be held at an alternate location that is a maximum of three miles from the subject property.

(B) The Director may grant a written exception to this policy to increase the distance of the alternate location to approximately five miles if that applicant submits a request in writing with the proposed location and demonstrates that no practical locations within three miles or less exist.

(2) *Semi-Urban Adams County.*

(A) If it is not possible to hold the neighborhood meeting on the subject property, the applicant may hold the neighborhood meeting may be held at an alternate location that is a maximum of five miles from the subject property.

(B) The Director may grant a written exception to this policy to increase the distance of the alternate location to approximately fifteen miles if the applicant submits a request in writing with the proposed location and demonstrates that no practical locations within five miles or less exist.

(3) *Rural Adams County.*

(A) If it is not possible to hold the neighborhood meeting on the subject property, the applicant may hold the neighborhood meeting may be held at an alternate location that is a maximum of fifteen miles from the subject property.

(B) The Director may grant a written exception to this policy to increase the distance of the alternate location if the applicant submit a request in writing with the proposed location and demonstrates that no practical locations within fifteen miles or less exist.

2. *Time Of Neighborhood Meeting*. The applicant shall hold the neighborhood meeting on a weekday evening between the hours of 5:00 p.m. and 8:00 p.m. or on weekends between the hours of 9:00 a.m. and 5:00 p.m. The meeting shall not be scheduled on a legal holiday.

E. **Notice of Neighborhood Meeting**.

1. *Recipients*. The applicant shall give written notice of the neighborhood meeting to the owners of record of all real property within 500 feet (exclusive of public rights-of-way, public facilities, parks, or public open space) of the property lines of the parcel of land for which the development is planned. Designated representatives of neighborhood groups and homeowner's associations within the area of notification shall also receive written notice from the applicant.

2. *Timing of Notice*. The applicant shall mail the written notices at least 10 days prior to the meeting date. The notice shall state the date, time, place, and purpose of the neighborhood meeting and shall include a map of the property.

F. **Attendance at Neighborhood Meeting**. The applicant or applicant's representative shall attend the neighborhood meeting. The Director may also attend or send a representative.

G. **Format of Neighborhood Meeting**. The applicant shall hold the neighborhood meeting in an open house format. Maps of the development site, site plans and architectural elevation drawings shall be available for review by the public. The applicant or applicant's representative shall be available to answer questions. The applicant shall provide comment sheets for participants to provide feedback concerning the proposed development. The applicant shall offer participants the opportunity to provide their name and mailing addresses for the purpose of receiving notice of public hearings concerning any application that is subsequently submitted.

H. **Summary of Neighborhood Meeting**. The applicant shall prepare a written summary of the neighborhood meeting. The applicant shall include the written summary with the development application submittal and shall explain how any issues identified at the neighborhood meeting have been addressed. In addition, any names and addresses for participants who would like to receive notice of public hearings concerning any application that is subsequently submitted shall be submitted with the meeting summary.

I. **Continuing Review Process**. Application submittals shall subsequently undergo the process established in 13-01-04, *Step 3: Development Application, Submittal, and Completeness*.

# 13-01-04 Step 3: Development Application, Submittal, and Completeness

A. **Submittal Requirements.**

1. *Form*. All development applications shall be submitted in a form established by the Director.
2. *Contents*. Each development application shall include the identified items required for the type of submittal. The Director may waive items not applicable due to the particular conditions and circumstances of a given development proposal.

B. **Consolidated Development Applications and Review.** When multiple development application types must be submitted for the same overall development proposal, the applicant may consolidate applications into a single filing for submittal and review, at the discretion of the Director. A consolidated application must still be reviewed by all applicable reviewing authorities.

C. **Development Application Contents.** The Director shall establish development application submittal requirements.

D. **Burden of Proof**. The applicant shall have the burden of proof to demonstrate the signatory fully complies with this DSR and all application requirements.

E. **Rights to Submittals**. Development review submittals submitted to the County are considered public records, subject to public inspection under the Colorado Open Records Act (CORA). Any such documents that do not bear appropriate copyright notice may also be copied under CORA, and it is the obligation of applicants to clearly mark any copyrighted documents submitted to the County.

F. **Development Review Fees and Public Notice Cost Reimbursement.** Development review fees shall be established as part of the County's fee schedule adopted by the Board of County Commissioners. The development review fees shall be paid at the time of submittal of any development application. Public notice fees shall be established as part of the County's fee schedule adopted by the Board of County Commissioners. Prior to the first public hearing on the application by any development review body, the applicant is responsible for paying the public notice costs for any notices required as part of this Step 3. The fee schedule is available in the Department of Community and Economic Development.

G. **Determination of Completeness.**

1. After receipt of the development application, the Director shall determine whether the application is complete and ready for review. The development application shall not be reviewed until the application submittal is determined complete by the Director. A notification to the applicant through the ePermit Center or some other method that application intake is complete does not constitute a determination of completeness by the Director.
2. No application shall be processed if taxes due on the requested property(ies) are not paid, if inspection fees are not paid, or if fines assessed against the applicant have not been paid.
3. In determining whether an application is complete, the Director shall ascertain whether it contains all required forms, checklists, plans, studies, fees, signatures, and supporting materials necessary for the reviewing authority to begin substantive review and determine compliance with applicable regulations. A determination of completeness by the Director does not imply that the information is accurate, that additional information will not be requested, or that the application satisfies approval criteria.
4. The Director may delegate the authority to determine completeness to the case manager assigned to a specific development application.

H. **Notification.** For only those development applications that require a staff report, within seven days of the date the application is determined to be complete, the Director shall send mailed notice to the following individuals and entities describing the nature of the application and the deadline for pre-hearing comments.

1. *Property Owners*. Owners of record of all real property located within a minimum of 500 feet (exclusive of public rights-of-way, public facilities, parks, or public open space) of the property lines of the parcel of land for which the development is planned, which notification radius may be enlarged by the Director. The owners of record of property shall be considered to be the parties listed by the Assessor for Adams County as those against whom taxes are assessed.
2. *Neighborhood Groups*. Designated representatives of neighborhood groups and homeowner's associations within the area;
3. *Meeting Attendees*. All individuals who attended the neighborhood meeting and requested to be notified of the progress of the application for development.

I. **Application for Building Permits for Signs.** The following standards apply to Building Permits for signs:

1. *Completeness Determination.* The Director of the Community and Economic Development Department shall inform the applicant of the completeness of their application within 10 business days after the date an application is received.

2. *Timing of County Review.* Once the application is complete, the County will review for compliance with the DSR and the building code. The County will inform the applicant within 10 business days after the completeness determination of a recommended approval, denial, or requirement of resubmittal of the application, unless the applicant agrees to an extension. The applicant will have 30 days to respond to the County's request for resubmittals. Once resubmitted the County will have an additional 10 business days to review the application for compliance with the DSR and the building code.

J. **Financial Capacity and Technical Qualifications**. Prior to approval, the Director of Community and Economic Development shall have the authority to require an applicant to demonstrate to the satisfaction of the reviewing authority that the applicant possesses, or has secured, the technical expertise and financial resources necessary to complete the proposed development and to complete all required improvements in accordance with the approved plans, applicable regulations, and any conditions of approval. Such evidence may include, but is not limited to, resumes of project professionals, updated operational plans, safety and compliance records, development pro formas, letters of financial commitment, and other documentation deemed appropriate by the reviewing authority.

K. **Continuing Review Process**. Application submittals shall subsequently undergo the process established in 13-01-05, *Step 4: Staff Report*.

# 13-01-05 Step 4: Staff Report

A. **Referral Agency Review**. Within seven days after determining the development application is complete, the Director shall refer the development application to the appropriate referral agencies. Referral agencies shall have 21 days from the date of mailing to submit their comments to the Director. If a referral agency identifies concerns that require an investigation, the applicant, the County Commissioners, and the agency may agree to a 30-day extension of this time limit. Failure of the reviewing agencies to respond within the specified time limit or within the time period of an extension shall be considered a favorable response for the purpose of the review.

B. **Potential Referral Agencies**. Following is a list of the potential referral agencies:

1. The appropriate school district;
2. Each county and/or municipality within three miles of the boundary of the proposed development;
3. All utility districts, associations, or companies providing service in the immediate vicinity of the proposed development;
4. All local improvement and service districts in the immediate vicinity of the proposed development;
5. All appropriate ditch companies;
6. The Colorado State Forest Service;
7. The Colorado Department of Transportation;
8. The Natural Resources Conservation Service (Soil Conservation District Board) for explicit review and recommendations regarding soil suitability, floodwater problems and watershed protection;
9. The U. S. Army Corps of Engineers;
10. The Colorado Parks and Wildlife (CPW);

11. The Adams County Department of Parks and Community Resources;
12. The Adams County and State Departments of Health for a review of those aspects of a proposed development that have the potential for immediate or long-term environmental health impacts, including, but not limited to, the on-lot sewage disposal reports, for the review of the adequacy of existing or proposed sewage treatment works to handle estimated effluent, for a report on the water quality of the proposed water supply to serve the proposed development, noise, odors, and pollution prevention;
13. The State Board of Land Commissioners if the proposed development is adjacent to state school land;
14. The State Engineer for an opinion regarding material injury likely to occur to decreed water rights by virtue of the diversion water necessary to serve the proposed development and adequacy of the proposed water supply to meet the needs of the proposed development;
15. The Colorado Geologic Survey for an evaluation of those geologic factors, that would have a significant impact on the proposed development;
16. The Director of Public Works;
17. The Sheriff's Office; or
18. Any public or private agency, company, or corporation, that has existing or proposed infrastructure in the immediate vicinity of the proposed development, which, in the opinion of the Director, may be affected by the proposed development.

C. **Comments**. Each referral agency shall be asked to send a copy of its comments to the applicant, but the applicant should contact the Director to ensure all comments are received.

D. **Staff Report**.

1. *Preparation*. Following receipt of the referral agency comments or at the end of the review period, the Director shall review the development application and prepare a staff report.
2. *Availability to the Public and Recommendations*. The staff report shall be made available for inspection and copying by the applicant and the public at least 4 days prior to the scheduled public hearing on the development application. The staff report shall indicate whether, in the opinion of the staff, the development application complies with all applicable standards of this DSR. The staff report shall contain a recommendation for approval, approval with conditions, or denial and may recommend such conditions for approval to eliminate any areas of non-compliance or to mitigate any adverse effects of the development proposal.

E. **Continuing Review Process**.

1. *Approved Applications*. Applications receiving approval may subsequently undergo the processes established in 13-01-09, *Step 8: Actions Following Development Decision*.
2. *Applications Requiring Public Meeting or Hearing*. Applications requiring a public meeting or hearing, as denoted in Table 13-01-12-1, *Development Review Summary Table*, shall subsequently undergo the processes established in Sec. 13-01-06, *Step 5: Public Notice*, and Sec. 13-01-07, *Step 6: Public Meetings and Hearings*.
3. *Covered Colorado Surface-Development Applications*. Pursuant to the Colorado Notification of Surface Development Act, C.R.S. §§ 24-65.5-101 through 24-65.5-105, for a covered Colorado surface-development application, the applicant must send statutory notice to qualifying mineral estate owners by certified mail with return receipt requested or by nationally recognized overnight courier at least 30 days before the initial public

hearing, and the County must obtain the applicant's certification before convening that hearing.

## 13-01-06 Step 5: Public Notice

A. **Generally**. Notice of the public hearing shall be provided by the Director in accordance with the following procedures.

B. **Applicability**. Table 13-01-12-1, *Development Review Summary Table*, denotes the development review procedures that require public notice.

C. **Constructive Notice**. Minor defects in any notice shall not impair the notice or invalidate proceedings pursuant to the notice if the County has made a *bona fide* attempt to comply with applicable notice requirements. Minor defects in notice include errors in a legal description or detailed property location that are not substantial with respect to the general location of the property, typographical or grammatical errors, or errors of actual acreage that do not impede communication of the notice to affected parties.

D. **Written Notice**.

1. *Recipients*. The Director shall give written notice to the residents and owners of record of all real property located within a minimum of 500 feet (exclusive of public rights-of-way, public facilities, parks, or public open space) of the property lines of the parcel of land for which the development is planned. The owners of record of property shall be considered to be the parties listed by the Assessor for Adams County as those against whom taxes are assessed. The Director may further expand the notification area as set forth in Sec. 13-01-01. Designated representatives of neighborhood groups and homeowner's associations within the area of notification shall also receive written notice from the Director.

2. *Timing*. The written notices shall be mailed or emailed at least 15 days prior to the first public hearing date concerning the application. The written notice shall state the date, time, place, and purpose of the public hearing(s). Failure to mail or email such notice shall not affect the validity of any hearing or determination by the Planning Commission, Board of Adjustment, or Board of County Commissioners. Failure of any record owner or occupant to receive a notice of public hearing shall not necessitate another hearing or invalidate any action by the development review body.

E. **Posted Notice**.

1. *Location and Timing*. The real property proposed to be developed shall be posted with a sign, giving notice to the public of the proposed development. The Director shall post signs on the subject property in a manner and at a location to afford the best notice to the public. The property shall be posted at least 10 days prior to the first public hearing date.

2. *Size and Contents*. The sign shall be a minimum of two square feet and shall state the date, time, place, and purpose of the public hearing(s) and phone number and address of the case manager. Failure of the sign to remain posted prior to the hearing date shall not affect the validity of any hearing or determination by the Planning Commission, Board of Adjustment, or Board of County Commissioners.

F. **Published Notice**. The Director shall publish notice of the public hearing. Notice of the time, date, and place of the public hearing(s) on the development application shall be published in the official County newspaper at least 14 days prior to any hearing before the Board of County Commissioners. Failure of the Director to publish the required notice shall necessitate the delay of the hearing.

G. **Continuing Review Process**. Applications with required notice provided shall subsequently undergo the processes established in Sec. 13-01-07, *Step 6: Public Meetings and Hearings*.

H. **Public Notice Cost Reimbursement**. Public notice fees shall be established as part of the County's fee schedule adopted by the Board of County Commissioners. Prior to the first public hearing on the application by any development review body, the applicant is responsible for paying the public notice costs for any notices required as part of this Step 5. The County's fee schedule shall include a schedule of public notice costs based upon typical costs for newspaper advertising, mailed notices, and posted notices. The fee schedule shall be updated periodically to reflect current costs incurred by the County for such public notice.

## 13-01-07 Step 6: Public Meetings and Hearings

A. **Procedures Requiring Public Meetings and Hearings**. Table 13-01-12-1, *Development Review Summary Table*, denotes the development review procedures that require public meetings and hearings.

B. **Neighborhood Meetings**. Refer to Sec. 13-01-03, *Step 2: Neighborhood Meetings*.

C. **Conduct of Public Hearing**.

1. *Rights of All Persons*. Any person may appear at a public hearing and submit evidence, either individually or as a representative of a person or an organization. Each person who appears at a public hearing shall state their name, address and, if appearing on behalf of a person or organization, the name and mailing address of the person or organization being represented.

2. *Testimony and Evidence.* All testimony and evidence shall be part of the record. The decision-making body may determine its relevance and weight in applying the approval criteria.

3. *Continuance of Public Hearing*.

   a. *Discretion to Grant*. The Planning Commission, Board of Adjustment, or Board of County Commissioners may in its sole discretion, continue any public hearing to a fixed date, time, and place.

   b. *Time Period Waiver*. The applicant's agreement to a continuance shall nullify any requisite time period to act on the application. If the applicant requests a continuance, the applicant may be required to pay a continuance fee.

D. **Decision and Findings**.

1. *Decision*. After consideration of the development application, the staff report, and the evidence from the public hearing, the Chair shall close the public hearing, if applicable, and, unless the application is continued, the decision making body shall approve, approve with conditions, or deny the development application based on its conformance with the applicable approval criteria in this DSR. Except as otherwise provided herein, in the case of the Planning Commission, the approval, approval with condition(s), or denial shall be considered only as a recommendation to the Board of County Commissioners.

2. *Findings*. All decisions requiring a public meeting or hearing shall include at least the following elements which may be incorporated into a resolution:

   a. A statement of specific findings or other factors considered, whichever is appropriate, and a statement of the basis upon which the facts were determined, with specific reference to the relevant standards set forth in these standards and regulations; and

b. A statement of approval, approval with conditions, or denial, whichever is appropriate.

3. *Written Findings to Applicant*. If the final decision making body denies a Subdivision Plat or Improvements Agreement, the Community and Economic Development Director shall provide the applicant with written findings of the final decision making body specifying the provisions of this DSR or other applicable County regulations that the submittal did not meet, in accordance with C.R.S. § 30-28-133.5(1).

4. *Notification to Applicant*. The Director shall mail or email notification of the Planning Commission's, Board of Adjustment's, or Board of County Commissioners' decision to the applicant within seven days after the decision. The Director shall make available to the public a copy of the decision within seven days after the decision.

# 13-01-08 Step 7: Standards and Conditions of Approval

A. **Standards.** Before approving a development application, the Planning Commission, Board of Adjustment, or Board of County Commissioners must find that the development application has met the requirements of these standards and regulations and complies with the required criteria for approval.

B. **Standard Condition of Approval**. Every land use approval is subject to the condition that the property shall be developed and used only in accordance with the approved application, plans, and conditions of approval. All material representations made by or on behalf of the applicant in the application, submitted materials, or proceedings before the development review body shall be deemed incorporated into the approval and shall constitute binding conditions of approval, unless expressly excluded or modified by the final decision.

C. **Other Conditions of Approval**. The Planning Commission, Board of Adjustment, or Board of County Commissioners may impose such reasonably related conditions of approval on the development application to adequately mitigate the impacts of the proposed developments. Such conditions must have a reasonable nexus to potential impacts of the proposed development and should be roughly proportional, both in nature and extent, to the impacts of the proposed development or shall be mutually agreed upon by Adams County and the applicant. (See 1-02-08, *General Conditions of Land Use Approvals*, for further limitations on conditions.)

D. **Continuing Review Process**. Applications receiving approval with conditions at a public meeting or hearing may subsequently undergo the processes established in 13-01-09, *Step 8: Actions Following Development Decision*.

# 13-01-09 Step 8: Actions Following Development Decision

A. **Recording of Decisions and Plats**.

1. *Decisions Requiring a Public Meeting or Hearing.* Once approved, the decision of the Planning Commission, or Board of County Commissioners shall be filed with the Office of the Adams County Clerk and Recorder.

2. *Final Plats*. In the case of a Final Plat, once the final Construction Plans and Final Plat are approved, the Improvements Agreement is executed, and any other conditions of approval have been met, the Final Plat shall be recorded in the Office of the Adams County Clerk and Recorder.

3. *Biosolids Application Permit*. The applicant shall record an approved Biosolids Application Permit with the Office of the Adams County Clerk and Recorder. Upon recording the application, the permit will be deemed valid and the applicant may begin to apply the biosolids as provided for by the permit.

B. **Expired Approvals and Extensions**.

1. *Generally*. Table 13-01-12-1, *Development Review Summary Table*, denotes the expiration period for all development review approvals.
2. *Term of Approval*. The time period for approvals shall commence upon the date of approval and expire at the end of the stated time period, except where conditions precedent are required to be completed prior to the commencement of the approval, in which case the time period shall not begin until those conditions have been satisfied to the County's satisfaction unless:
   a. The applicant submits a complete application for the next required approval in a sequence of approvals; or
   b. An extension is granted in accordance with subsection 3, below, *Renewal of Approvals*.
3. *Renewal of Approvals*.
   a. *Generally*. Except as otherwise provided herein, the Director may extend the expiration date of any approval for a duration not to exceed 90 days by written request from the property owner according to the requirements of this Section.
   b. *Timing of Application for Extension*. Written requests for extensions shall be received no later than 30 days prior to the expiration of the approval.
4. *Extensions for Extraordinary Circumstances*. Untimely requests for extensions shall not be granted unless the applicant demonstrates that extraordinary circumstances justify the request. The Director may extend the expiration date of any approved development review applications in response to extraordinary circumstances, such as flood, fire, snowstorm, or other natural or human-made disaster that makes it temporarily infeasible to commence or continue with construction. The Director shall determine the period of such extensions.
5. *Public Hearing Extensions*.
   a. *Applicability*. A public hearing is required for:
      (1) Extensions of an expiration date that are longer than those that can be granted by the Director in accordance with this Section;
      (2) Second (and subsequent) extensions after the Director's initial extension;
      (3) Extension of a Preliminary Development Plan; and
      (4) Extension of a Preliminary Plat.
   b. *Decision-Making Body*. Extensions by public hearing shall be acted upon by the decision-making body that granted the original approval.
   c. *General Criteria*. Extensions may be granted after a public hearing if the applicant demonstrates that:
      (1) There is good cause for the request; and
      (2) They will perform (or cause to be performed) the work authorized by the permit or approval within the extended term.

d. *Additional Criteria for a Preliminary Development Plan Extension*. Extensions of a Preliminary Development Plan may be granted after a public hearing if the applicant also demonstrates that:
   (1) The applicant has made substantial progress toward obtaining Final Development Plan (FDP) approval;
   (2) The extension will not adversely affect the public health, safety, or welfare;
   (3) Applicable conditions in the surrounding area have not substantially changed; and
   (4) The extension remains consistent with the Comprehensive Plan and purposes of this DSR.

e. *Additional Criteria for a Preliminary Plat Extension*. Extensions of a Preliminary Plat may be granted after a public hearing if the applicant also demonstrates that:
   (1) The applicant has made substantial progress toward obtaining Final Plat approval;
   (2) The extension will not adversely affect the public health, safety, or welfare;
   (3) Applicable conditions in the surrounding area have not substantially changed; and
   (4) The extension remains consistent with the Comprehensive Plan and purposes of this DSR.

C. **Continuing Review Process**. An applicant may amend an approved application in accordance with Sec. 13-01-10, *Step 9: Amendments to Approved Applications*.

# 13-01-10 Step 9: Amendments to Approved Applications

A. **Minor Amendments**.

1. *Final Decision of Director*. The Director may approve, approve with conditions, or deny a minor amendment to any approved development application without additional public hearings. The Director may authorize such minor amendments if the development application, as amended, continues to comply with this DSR, at least to the extent of its original compliance.

2. *Criteria for Minor Amendments*.

   a. Minor amendments shall consist only of any or all of the following:
      (1) The amendment results in an increase or decrease by 5% or less in the approved number of dwelling units;
      (2) The amendment results in an increase or decrease in the amount of square footage of a nonresidential land use or structure that does not change the character of the project;
      (3) The amendment results in a change in the housing mix or use mix ratio that complies with the requirements of the zone district and does not change the character of the project; or
      (4) The amendment does not result in a change in the character of the development.

   b. For purposes of this subsection (2), the following shall constitute a change in the character of the development:
      (1) A material change in the planned land use pattern, including:

(A) Introducing a new land use not previously approved;

(B) Eliminating a land use category that was a defining feature of the approved plan; or

(C) Reconfiguring the spatial relationship of uses in a manner that alters circulation, buffering, or compatibility with adjacent properties.

(2) An increase in building height, number of stories, or building massing.

(3) A change in the street network, block layout, or access pattern beyond minor realignment.

(4) A significant change in the arrangement of amenity space, including:

(A) Removal or relocation of designated amenity spaces;

(B) Reduction in the size of required amenity spaces; or

(C) Elimination or substantial redesign of a central organizing open space element of the development.

(5) A change that alters the expected intensity or operating characteristics of the development, such as hours of operation, expected traffic generation, noise, or other external impacts beyond what was originally reviewed.

(6) A change that increases impacts on public facilities or infrastructure beyond levels accommodated in the approved plan, including water, wastewater, stormwater, and roadway capacity.

(7) Any other modification that alters the fundamental development concept as described in the approved plan or narrative, including changes that undermine key features relied upon during the original review and approval.

3. *Referral to Planning Commission*. The Director may refer a minor amendment to the Planning Commission.

4. *Final Decision of Commission*. If so referred, the decision of the Planning Commission shall constitute a final decision, subject to appeal to the Board of County Commissioners.

5. *Preliminary Plats and Development Plans*. A minor amendment to any Preliminary Plat or Preliminary Development Plan may be processed through the application for Final Plat or Final Development Plan Process as determined by the Director.

B. **Major Amendments**.

1. *Criteria for Major Amendments*. Amendments to any approved application not determined by the Director to be a minor amendment under the criteria set forth in subsection A(2), *Criteria for Minor Amendments*, above, shall be deemed a major amendment.

2. *Review and Decision*. Major amendments shall be reviewed and processed in the same manner as the original application for which the amendment is sought. Any approved major amendments shall be recorded in accordance with the procedures for recording the original approval, as specified in Sec. 13-01-09, *Step 8: Actions Following Development Decision*.

3. *Abandonment*. Any partial or total abandonment of an approved application shall be considered a major amendment.

## 13-01-11 Step 10: Appeals

A. **Generally.** Unless otherwise specified in this DSR, the applicant, the property owner of the subject property, or a person otherwise permitted to appeal by state law (collectively referred to as parties of interest), may appeal a decision on a development application addressed in this Article in accordance with the procedures in this Section. The appropriate appeal body may reverse the decision being appealed only if the appeal body determines that the decision or interpretation being appealed was incorrect based on the standards and criteria in this DSR, provided that its action does not have the effect of approving a Variance that would not be permitted under Sec. 13-07-03, *Variance* (and only the Board of Adjustment may grant Variances). As an alternative to reversal of the decision, the appeal body may modify the decision or interpretation, or may modify conditions attached to an approval being appealed, to bring it into conformance with the standards and criteria of this DSR.

B. **Procedures.**

1. *Effect of Appeal.* Filing an appeal does not automatically stay the effect of a land use decision or related approvals, consistent with C.R.S. § 13-51.5-104. The decision-making body or the official whose decision is under appeal may issue a stay where necessary to prevent immediate peril to life or property.
2. *Appeal Forums.*
   a. *Board of Adjustment.* Except as specified in subsection b, *Board of Commissioners*, below, all appeals from decisions of the Director of Community and Economic Development (other than platting decisions) or Director of Public Works shall be heard by the Board of Adjustment.
   b. *Board of Commissioners.* Appeals from a decision of the Planning Commission pursuant to Sec. 13-01-10(A)(4) or Sec. 13-04-05(A) or an appeal of a platting decision of the Director of Community and Economic Development shall be heard by the Board of County Commissioners.
   c. *District Court.* Appeals from final decisions of the Board of Adjustment or the Board of County Commissioners shall be in accordance with Rule 106 of the Colorado Rules of Civil Procedure.
3. *Timing for Filing Appeal.* Except for appeals subject to Rule 106 of the Colorado Rules of Civil Procedure, appeals shall be filed with the Director no later than ten (10) days after the date of the initial decision. Upon receipt of an appeal, the Director shall forward the documents constituting the record of the action to the appropriate development review body.
4. *Time of Decision.* Appeals will be considered within 90 days of the date the appeal is filed unless the parties agree in writing to a different time frame.
5. *Notice of Decision*. Written notice of the decision normally shall be sent to the appellant and all other parties who have made a written request for notification within ten (10) days of the decision. The decision of the appellate body shall be deemed the final decision of the County on the application.

# 13-01-12 Development Review Summary Table

A. **Generally.** Table 13-01-12-1, *Development Review Summary Table*, compiles the review procedures for applications in this DSR involved in the development review process. Detailed information about general procedures and applications are further discussed in this Article. Refer to Sec. 13-01-06, *Step 5: Public Notice*, for details on public notice.

| Table 13-01-12-1, Development Review Summary Table<br>• = Meeting Required '--' = Not Applicable<br>P = Published Notice Required M = Mailed Notice Required<br>S = Signs Notice Required<br>DCED = Director of Community and Economic Development PC = Planning Commission<br>BCC = Board of County Commissioners BOA = Board of Adjustment<br>[ ] = Public Hearing Required | | | | |
|---|---|---|---|---|
| Application | Review: Recommendation | Review: Final Action* | Public Notice | Expiration[1] |
| **ADMINISTRATIVE DECISIONS: Require final decisions in which County staff apply the standards in this DSR. Administrative applications typically require objective analysis by County staff and may involve the exercise of very limited discretion.** | | | | |
| Administrative Review Permit (13-02-01) | DCED | DCED | -- | 6 months |
| Building Permit (13-02-02) | Building Official | Building Official | -- | 6 months |
| Clearing and Grading Permit (13-02-03) | DCED | DCED | -- | 6 months |
| Contractor Registration (13-02-04) | Building Official | Building Official | -- | -- |
| Oil and Gas Permit (No Waiver) (13-02-05) | DCED | DCED | -- | 36 months |
| Oil and Gas Permit (Waiver) (13-02-05) | DCED | [BCC] | M[2]<br>P<br>S[2] | 36 months |
| Biosolids (Domestic Sludge) Permit (13-02-06) | DCED | DCED | -- | --[3] |
| **LAND USE DECISIONS: Require final decisions that establish or change the way the use of land can occur on a specific site. Such final decisions typically require objective analysis by the development review body and may involve the exercise of very limited discretion, with the exception of decisions on Conditional Use Permits, which involve broad discretion by elected or appointed review bodies.** | | | | |
| Certification of Designation for Hazardous Waste and Solid Waste (13-03-01) | Refer to 13-03-01, *Certificate of Designation for Hazardous Waste and Solid Waste* | | | 12 months |
| Conditional Use Permit (13-03-02) | 1st: DCED<br>2nd: [PC] | [BCC] | M<br>P<br>S | 12 months, unless otherwise specified in permit approval |

| Table 13-01-12-1, Development Review Summary Table<br>• = Meeting Required '--' = Not Applicable<br>P = Published Notice Required M = Mailed Notice Required<br>S = Signs Notice Required<br>DCED = Director of Community and Economic Development PC = Planning Commission<br>BCC = Board of County Commissioners BOA = Board of Adjustment<br>[ ] = Public Hearing Required | | | | |
|---|---|---|---|---|
| Application | Review: Recommendation | Review: Final Action* | Public Notice | Expiration[1] |
| Floodplain Use Permit (13-03-03) | DCED | DCED | -- | 6 months |
| Special Use Permit (13-03-04) | DCED | [BOA] | M<br>S | 12 months, except for inert fill SUPs (see **Sec. 3-14-08**) |
| Temporary Use Permit (13-03-05) | DCED | DCED | -- | 90 days, except for inert fill TUPs (see **Sec. 3-14-08**) |
| **PLAN, TEXT, AND ZONING MAP AMENDMENT DECISIONS: Require final decisions that establish or change the way the use, design, or development of land can occur on a site-specific, County-wide, or intermediate scale. Elected and appointed development review bodies make final decisions based on general considerations of fostering and preserving the public health, safety, and general welfare. Such final decisions are characterized by the exercise of broad discretion.** | | | | |
| Comprehensive Plan Amendment (13-04-01) | 1st: DCED<br>2nd: [PC] | [BCC] | M<br>P | -- |
| DSR Text Amendment (13-04-02) | 1st: DCED<br>2nd: [PC] | [BCC] | P | -- |
| Planned Unit Development Overall Development Plan (13-04-03) | 1st: DCED<br>2nd: [PC] | [BCC] | M<br>P<br>S | 36 months |
| Planned Unit Development Preliminary Development Plan (13-04-03) | 1st: DCED<br>2nd: [PC] | [BCC] | M<br>P<br>S | 36 months |
| Planned Unit Development Final Development Plan (13-04-03) | DCED | DCED | M<br>P<br>S | 36 months |
| Zoning Map Amendment (Rezoning) | 1st: DCED<br>2nd: [PC] | [BCC] | M<br>P<br>S[4] | -- |

| Table 13-01-12-1, Development Review Summary Table<br>• = Meeting Required '--' = Not Applicable<br>P = Published Notice Required M = Mailed Notice Required<br>S = Signs Notice Required<br>DCED = Director of Community and Economic Development PC = Planning Commission<br>BCC = Board of County Commissioners BOA = Board of Adjustment<br>[ ] = Public Hearing Required | | | | |
|---|---|---|---|---|
| Application | Review: Recommendation | Review: Final Action* | Public Notice | Expiration[1] |
| (13-04-04) | | | | |
| **SITE DEVELOPMENT DECISION: Require final decisions related to the development or redevelopment of individual lots or tracts of land. County staff make final decision based on regulations in this DSR and on technical requirements of various County departments, local and state agencies, and utilities.** | | | | |
| Access or Right-of-Way Permit (13-05-01) | DCED | DCED | -- | 6 months |
| Site Plan (13-05-03) | DCED | DCED | -- | 24 months |
| Stormwater Quality Permit (13-05-04) | Dir. of Public Works | Dir. of Public Works | -- | 6 months |
| Development Agreement (13-05-05) | DCED | BCC* | -- | Varies |
| Improvements Agreement (5-02-04) | DCED | BCC* | -- | Varies |
| **PLATTING DECISIONS: Require final decisions related to dividing larger tracts of land into smaller lots. County staff or legislatively appointed review bodies make final decision based on regulations in this DSR and on technical requirements of various County departments, local and state agencies, and utilities.** | | | | |
| Subdivision Exemption (13-06-01) | 1st: DCED<br>2nd: [PC][5] | [BCC] | M<br>P<br>S | 12 months if unrecorded; None after recordation |
| Major Subdivision, Preliminary Plat (13-06-02.C) | DCED, [PC] | [BCC] | M<br>P<br>S | 24 months if no subsequent Final Plat is submitted |
| Major Subdivision, Final Plat (13-06-02.D) | DCED | DCED[7, 8]/ [BCC][7]/BCC*[, 8] | -- | 60 days if unrecorded; None after recordation |
| Minor Subdivision, Final Plat (13-06-03.B) | 1st: DCED<br>2nd: [PC][6] | DCED[7, 8]/[BCC][7, 8] | -- | 60 days if unrecorded; |

| Table 13-01-12-1, Development Review Summary Table<br>• = Meeting Required '--' = Not Applicable<br>P = Published Notice Required M = Mailed Notice Required<br>S = Signs Notice Required<br>DCED = Director of Community and Economic Development PC = Planning Commission<br>BCC = Board of County Commissioners BOA = Board of Adjustment<br>[ ] = Public Hearing Required | | | | |
|---|---|---|---|---|
| Application | Review: Recommendation | Review: Final Action* | Public Notice | Expiration[1] |
| | | | | None after recordation |
| Plat Amendment, Plat Correction, Lot Line Vacation/Plat Vacation with No Public Infrastructure or Dedication (13-06-04) | DCED | DCED[8] | -- | 12 months if unrecorded; None after recordation |
| Subdivision Replat (13-06-05) | DCED | DCED[7, 8]/[BCC][7, 8] | -- | 60 days if unrecorded; None after recordation |
| Plat Vacation with Public Infrastructure or Dedication and Roadway/Easement Vacation (13-06-06) | PC | [BCC]/BCC*[, 8] | M[9] | 12 months if unrecorded; None after recordation |
| **RELIEF AND APPEAL DECISIONS: Require final decisions that provide interpretation of standards or establish the way design or development will occur on specific sites in manners that either vary from the standards of this DSR or that are contested by an aggrieved party. Such final decisions are characterized by exercise of discretion.** | | | | |
| Administrative Exception Relief (13-07-01) | DCED | DCED | -- | 12 months |
| Floodplain Use Permit Variance (13-07-02) | DECD | [BOA] | M<br>S | 12 months |
| Variance (13-07-03) | DCED | [BOA] | M<br>S | 12 months |
| Appeal of Administrative Decisions (13-07-04) | | [BOA] | S | |

**Table 13-01-12-1, Development Review Summary Table**

**• = Meeting Required '--' = Not Applicable**
**P = Published Notice Required M = Mailed Notice Required**
**S = Signs Notice Required**
**DCED = Director of Community and Economic Development PC = Planning Commission**
**BCC = Board of County Commissioners BOA = Board of Adjustment**
**[ ] = Public Hearing Required**

| Application | Review: Recommendation | Review: Final Action* | Public Notice | Expiration[1] |
|---|---|---|---|---|
| Waiver from Subdivision Design Standards (13-07-05) | 1st: DECD<br>2nd: [PC][10] | BCC* | -- | Same as associated plat |
| Waiver from Public Works Standards (13-07-06) | Public Works Director[11] | Public Works Director[11] | -- | 12 months |

**TABLE NOTES**:
*Any final action item that does not require a public hearing may be considered as part of the Board of County Commissioners' consent agenda.

1. The time period in the "Expiration" column is measured from the date of the approval. Expiration occurs if the applicant does not commence the work prior to the expiration or does not diligently pursue completion of the project or the subsequent required approval. *See* Sec. 13-03-02.C, *Extensions of Approval*.
2. Refer to the Notice requirements in Sec. 13-02-05, *Oil and Gas Facility Permit*.
3. The Biosolids Application Permit shall be valid unless the State permit lapses.
4. Notification signs are a discretionary, supplemental form of notice of a proposed rezoning and will be posted if the Director of Community and Economic Development determines that supplemental signs will materially improve the ability of affected owners and members of the public to learn about the proposed rezoning and participate in the public process, given the scale and nature of the proposal and the other notice methods being used.
5. Planning Commission recommendation is only required for a subdivision exemption application with a concurrent rezoning request.
6. Planning Commission recommendation is only required for a minor subdivision final plat application with a concurrent rezoning request.
7. At any time prior to Final Plat approval, the Director of Community and Economic Development may refer a Final Plat or Replat to the Board of County Commissioners for public hearing and decision when the Director determines that one or more of the following situations is present: (a) The subdivision presents significant public policy considerations; (b) The subdivision involves substantial public infrastructure or complex financing arrangements; (c) Material issues remain unresolved at the Preliminary Plat stage; and/or (d) The Final Plat includes a material change from the approved Preliminary Plat.

   At the time of Preliminary Plat approval, or at any time prior to Final Plat approval, the Board of County Commissioners may elect to retain jurisdiction over a Final Plat application. The Board may retain jurisdiction when it determines that one or more of the following situations is present:
   (a) The subdivision presents significant public policy considerations;
   (b) The subdivision involves substantial public infrastructure or complex financing arrangements;
   (c) Material issues remain unresolved at the Preliminary Plat stage;
   (d) The Board desires continued oversight of compliance with conditions of approval; and/or
   (e) Retention of jurisdiction is otherwise in the public interest.

   An aggrieved party may appeal action by the Director of Community and Economic Development on a Final Plat or Replat to the Board of County Commissioners at a regular business meeting when a request for appeal is submitted, in writing, to the Director of Community and Economic Development within 30 days of the action.

**Table 13-01-12-1, Development Review Summary Table**

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| Application | Review: Recommendation | Review: Final Action* | Public Notice | Expiration[1] |
|---|---|---|---|---|

8. Any plat that involves dedication of an interest in real property to the County and/or vacation of an interest in real property held by the County must be acted upon by the Board of County Commissioners. The Director of Community and Economic Development may recommend scheduling such plat for consideration as part of the Board of County Commissioners' consent agenda, subject to the Board of County Commissioners' authority to act on the item as part of its public hearing agenda.
9. For the vacation of a County roadway, notice per C.R.S. § 43-2-303(2)(b) is required.
10. A Planning Commission recommendation on a subdivision design standards waiver request is only required for a major subdivision application with a concurrent subdivision design standards waiver request.
11. In consultation with the Director of Community and Economic Development.

B. **Review Steps**. Table 13-01-12-2, *Review Steps*, establishes which steps in the review process are relevant to each type of application. If there is any conflict between the Table and the textual description of applicable review procedures, the textual description of the review procedures shall prevail.

**Table 13-01-12-2, Review Steps**

| General Review Procedures (Section Reference) | Administrative Procedures | | Land Use Procedures | | Plan, Text, and Zoning Map Amendment Procedures | | Site Development Procedures | Platting Procedures | | Relief and Appeal Procedures |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oil and Gas Facility Permit (Waiver) | All Others | Cert. of Designation, CUP and SUP | All Others | DSR Text Amend-ment | All Others | | Prelim-inary Plat | All Others | |
| Step 1: Conceptual Review and Pre-Application Conferences (13-01-02) | ●[1] | ●[1] | ●[1] | ●[1] | ●[1] | ●[1] | ●[1] | ●[1] | ●[1] | ●[1] |
| Step 2: Neighborhood Meetings (13-01-03) | ●[1] | -- | ●[1] | -- | -- | ●[1] | -- | ●[1] | -- | -- |
| Step 3: Development Application, Submittal, and Completeness (13-01-04) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Step 4: Staff Report (13-01-05) | ● | -- | ● | ● | ● | ● | ● | ● | ● | ● |
| Step 5: Public Notice (13-01-06) | ● | -- | ● | -- | ● | ● | -- | ● | ● | ● |
| Step 6: Public Meetings and Hearings Notice (13-01-07) | ● | -- | ● | - | ● | ● | - | ● | ● | ● |
| Step 7: Standards and Conditions of Approval (13-01-08) | ● | ● | ● | ● | -- | ● | -- | ● | -- | -- |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Step 8: Actions Following Development Decision (13-01-09) | • | • | • | • | -- | • | • | • | -- | • |
| Step 9: Amendments to Approved Applications (13-01-10) | • | • | • | • | -- | • | • | • | -- | -- |
| Step 10: Appeal (13-01-11) | • | • | • | • | -- | • | • | • | -- | • |

**KEY:**
• = Review Step Required; -- = Review Step Not Required

**TABLE NOTES:**

1. A Pre-Application Conference and Neighborhood Meeting are required for Certificate of Designation for Hazardous Waste and Solid Waste for other applications, the Director of Community and Economic Development may request a Pre-Application Conference and/or Neighborhood Meeting based on if the Director of Community and Economic Development determines the development proposal would or would not have significant neighborhood impacts.

# Div. 13-02 Administrative Procedures

## 13-02-01 Administrative Review Permit

A. **Purpose**. The purpose of this Section is to provide processing requirements for Administrative Review Permits

B. **Applicability**. All uses that require an Administrative Review Permit in accordance with Div. 2-06, *Principal Use Table*, must be processed in accordance with this Section. The designation of a use requiring an Administrative Review Permit does not constitute an authorization or assurance that such use will be approved.

C. **Initiation.** Any owner of, or person having interest in the property on which the use requiring administrative review is proposed to be located may request an Administrative Review Permit.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*;
2. *Administrative Review Permit Demonstration Requirements for Wireless Communication Facility (WCF) Sites.* In addition to compliance with all applicable standards of this Chapter, an applicant for an Administrative Review Permit shall demonstrate, through written documentation and supporting technical materials, that:
   a. The proposed site is necessary to provide appropriate signal coverage quality;
   b. The site is required pursuant to the applicant's FCC license;
   c. The site is necessary to accommodate increased system capacity due to caller volume;
   d. Existing topography and/or structures in the surrounding area preclude other feasible locations in the same service area;

e. Technical and engineering factors require the site to be located in the proposed location, including but not limited to system design constraints, frequency requirements, availability of electric power, interconnection to telephone land lines, and site access;

f. The screening and design of the facility will make the site compatible with surrounding land uses; and

g. The proposed facility will not block a significant view, including but not limited to views of the Front Range of the Rocky Mountains, the South Platte River, the Rocky Mountain Arsenal Wildlife Refuge, Barr Lake, or other significant water bodies.

3. *Non-Small Cell Facilities in the Right-of-Way.* Non-small cell facilities are discouraged within the public right-of-way. An applicant requesting approval of a new non-small cell facility within the right-of-way shall obtain an Administrative Review Permit and demonstrate that:

a. Exceptional circumstances exist that prohibit installation of a small cell facility; and

b. There are no feasible alternatives to locate the wireless facility outside of the public right-of-way.

E. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. *Purposes*. The use is consistent with the purposes of this DSR as listed in Sec. 1-01-03, *Findings and Purposes*.

2. *Performance and Specific Use Standards*. The use complies with the requirements of these standards and regulations including, but not limited to, all applicable performance and specific use standards.

3. *Adverse Impacts*. Any adverse impacts of the use on the surrounding area with respect to the environment; building scale, massing, and site design in relation to established development patterns; access, traffic generation and circulation; parking; emergency services; utilities and infrastructure demand; waste disposal areas; noise, lighting, vibration, air emissions, dust and odor; hours of operation; and other material adverse impacts have been addressed and/or mitigated to the maximum extent practicable. the maximum extent practicable.

4. *Suitability*. The site is suitable for the use, including adequate usable space, adequate access, and absence of environmental constraints.

5. *Site Plan*. The Site Plan for the proposed use will provide adequate fencing, screening, and landscaping.

## 13-02-02 Building Permit

A. **Purpose**. The purpose of this Section is to provide procedures for reviewing, approving, approving with modifications, or denying requests to erect, move, place, or alter a structure, sign, or temporary structure.

B. **Applicability**. All Building Permits shall be processed in accordance with this Section. A Building Permit is required for any structure, sign, fill, excavation, temporary building, or utility

installation. All structures shall comply with these standards, even if the Chief Building Official waives the permit requirement.

C. **Initiation**. The property owner or authorized representative may submit a Building Permit application . Upon permit issuance, the applicant shall provide contractor information.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*; and
2. [Reserved].

E. **Moving Buildings or Structures**.

1. *Permit Required*. No building or structure shall be moved into, within, or set down in the unincorporated area of Adams County or transported upon any public right-of-way within said area until an Oversize Load Permit and a Building Permit have been obtained.
2. *Inspection and Conformance Required*. Buildings or structures proposed to be moved shall meet all the regulations of Adams County and shall be compatible in size, structure, age, value, and general architectural design to the neighborhood in which they are proposed to be moved. A building proposed to be moved, is required to be inspected prior to being moved.

F. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. The request complies with all standards, development plans, and permits.
2. Legal access to the property exists.
3. The request meets all building code requirements in effect at the time of application.

G. **Improvement Location Certificate**. The Building Official may require the permit holder, as a condition of continuing construction beyond the foundation stage and/or prior to rough framing, to submit an Improvement Location Certificate ("ILC") prepared and certified by a Colorado-licensed professional land surveyor. An ILC may be required when, in the judgment of the Building Official, verification of the location of the foundation or structure is necessary to establish compliance with this DSR, Building Codes, approved plans, or recorded property interests, including when:

1. the foundation or structure is located within, or in close proximity to, a required setback;
2. the foundation or structure is located within a specified distance of an established property line or other established boundary;
3. the structure is located near or within an easement, utility easement, drainage easement, access easement, right-of-way, or other recorded area in which construction may be restricted;
4. the lot is irregular, constrained, or otherwise presents unusual boundary or setback conditions;
5. the proposed construction involves a variance, lot line adjustment, nonconforming condition, or other approved deviation from applicable dimensional requirements;
6. existing structures, walls, fences, improvements, or other physical conditions make the location of property lines or required setbacks uncertain or difficult to verify; or

7. the Building Official determines that other site-specific circumstances warrant verification of the location of the foundation or structure.

When required, the ILC shall show the location of the foundation or structure in relation to established applicable property lines, required setback lines, and recorded easements or rights-of-way, together with such elevations or other information as the Building Official reasonably determines is necessary to verify compliance. The ILC shall be submitted to and approved by the Building Official before the Building Official authorizes the next applicable inspection or permits construction to proceed beyond the foundation stage and/or prior to rough framing.

H. **Improvement Location Survey**. The Building Official may require additional survey documentation, including an Improvement Survey Plat, when the circumstances of the property or construction make an ILC insufficient to establish compliance. Where necessary to establish or verify property boundaries, the Building Official may require a land survey or survey plat prepared by a Colorado-licensed land surveyor.

# 13-02-03 Clearing and Grading Permit

A. **Purpose**. The purpose of this Section is to provide processing requirements for Clearing and Grading Permits to review, consider, approve, approve with modifications, or deny a request for permission to clear bush and/or vegetation, excavate or import soils, disturb land and/or, change the topography of land within unincorporated Adams County.

B. **Applicability**.

1. All Clearing and Grading Permits must be processed in accordance with this Section. A Clearing and Grading Permit is required if:
   a. The total area of land disturbance is to be 3,000 square feet or greater, or
   b. The cumulative fill and/or excavation exceeds 50 cubic yards.
2. A Clearing and Grading Permit is the mechanism to provide authorization under which land may be cleared of vegetation, excavated, receive imported soils, disturbed and/or, the topography of the land altered. In accordance with Sec. 5-02-02, *Approved Plans Required*, properties that are the subject of an active Subdivision case cannot be issued a Clearing and Grading Permit prior to the approval of the subdivision plat. Agricultural and farming activities are exempt from this requirement.

C. **Initiation**. The owner(s) of the property to which the clearing and grading work is to be performed, the owner of the utility, or any person(s) performing work within the County with legal right to perform such work may request a Clearing and Grading Permit without limitation.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
2. *MS4 Properties*. Compliance with the County's Stormwater Quality Regulations is required for properties located within the MS4, including, without limitation, the potential need for a separate Stormwater Quality Permit. Refer to Chapter 10 for guidance.
2. *Construction Plans*. A Clearing and Grading Permit will not be approved until Construction Plans are approved. If there is no construction activity for a period longer than six months, then any Clearing and Grading Permit issued will be automatically terminated.
3. *Final Construction Site Stabilization*. The Clearing and Grading Permit shall remain active until Final Construction Site Stabilization has occurred. Final Construction Site Stabilization

occurs when all ground disturbing activities are complete, and all disturbed areas have either been built on, paved over or a uniform vegetative cover has been established per conditionally accepted ESCP. Prior to Clearing and Grading Permit closeout, all items listed below must be completed in order for the construction site to be considered to have Final Construction Site Stabilization:

a. The site has a uniform vegetative cover with a density of at least seventy percent (70%) compared to the original undisturbed site. Vegetative cover shall be established with the approved seed mix, sod or a combination thereof.

b. If applicable, proper installation and maintenance of all approved permanent post-construction stormwater quality treatment BMPs.

c. Removal of all stockpiles of soil, construction material/debris, construction equipment, etc. from the construction site.

d. Streets, parking lots and other surrounding paved surfaces are clean and free of any sediment or debris.

e. Removal of sediment and debris within the private or adjacent public storm drainage system.

f. Restoration and stabilization of any damaged public infrastructure caused by the Permittee's construction activities.

g. Any acceptance of installed vegetative cover shall not be construed to relieve the property owner of the duty to warrant and maintain the installed vegetative measures as aforementioned.

4. *Permit Closeout Notification*. The Permittee must contact the County to set up a Closeout Inspection. The purpose of the Closeout Inspection is to verify the site is adequately stabilized and/or covered with pavement or structures, per the County accepted plans. If the County needs to conduct more than one Closeout Inspection, an inspection fee may be assessed for each additional closeout inspection, as approved by Adams County Annual Fee Schedule adopted by the Board of County Commissioners.

E. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. *Compliance with this DSR*. The Clearing and Grading Permit is consistent and complies with the requirements of this DSR .

2. *Quality Work*. The work to be performed will be of such a standard and condition as to mitigate adverse impacts on neighboring properties to the maximum extent practicable.

3. *Proof of Clean Fill.* Documentation verifying that any imported soils meet the County's clean fill requirements, including source location and test results demonstrating the material is free of contaminants.

4. *Safety*. Adequate controls have been established to ensure compliance and safety during the course of work.

5. *Financial Guarantees*. Adequate financial guarantees have been provided to ensure that any problems arising from the work to be performed can be reasonably remedied by the County, if necessary.

# 13-02-04 Contractor Registration

A. **Registration Required**. Any contractor operating a business involving the construction, alteration, remodeling, repairing, or equipping of buildings or other structures, shall be registered as a contractor with Adams County. Those contractors performing work involving installation of underground utilities or construction of roads and streets and storm drainage facilities in Adams County are exempt from this registration requirement. However, other applicable standards and permits required by the County shall apply.

B. **Registration Procedure**.

1. *Application and Certificate of Insurance to be Submitted*. Applications for Contractor Registration shall be submitted on forms provided by the Chief Building Official. Each application shall be accompanied by a certificate of insurance indicating the applicant has liability insurance coverage in an amount agreeable to the Director of Community Development covering the type of registration requested.
2. *Examination Waived*. The Chief Building Official may license or register, without examination, applicants who are duly licensed under the laws of the State of Colorado, the City and County of Denver, and other counties, or municipalities within the State of Colorado for the licensing and the regulating of the plumbing trade, mechanical trade, building trade, etc., deemed by the Chief Building Official to be equivalent to the requirements of the County building code.
3. *Registration of Electrical Contractors*. Electrical contractors shall be licensed by the State of Colorado and registered with the Chief Building Official before performing any electrical work within Adams County. Registrations shall be valid for three years from the date of issuance.
4. *Registration of Plumbing Contractors*. Plumbing contractors shall be licensed by the State of Colorado and registered with the Chief Building Official before performing any plumbing work within Adams County. Registration shall be valid for three years from the date of issuance.
5. *Registration of all Other Construction Contractors*. All contractors performing work involving the construction, alteration, remodeling, repairing, or equipping of buildings or other structures in Adams County shall be licensed by the City and County of Denver; other counties, or municipalities within the State of Colorado; or the International Code Council. Registration shall be valid for one year from the date of issuance.

C. **Classification of Registrations**.

1. *Class A Registration*. This Registration entitles the holder to engage in the construction, alteration, tenant finish, or repair of any type of structure as permitted by the Building Code.
2. *Class B Registration*. This Registration entitles the holder to engage in the construction, alteration, or repair of commercial buildings and single- or multi-family buildings not exceeding three stories in height as permitted by the Building Code.
3. *Class C Registration*. This Registration entitles the holder to engage in the construction, alteration, or repair of one- and two-family dwellings and accessory buildings as permitted by the Building Code.
4. *Class D Registration*. Any specialty contractor including, but not limited to, plumbing, electrical, siding, fences, glass and glazing, insulation, roofing, or mobile home installer.

D. **Expiration of Registration**. All license registrations shall expire one year from the date of issuance, unless a certificate of insurance or reciprocal license precedes the one-year expiration, in which case the registration expires at the same time the insurance lapses or reciprocal license expires.

E. **Responsibilities of Registrants**. All registered contractors shall be responsible for work requiring a permit under the provisions of the County Building Code, including, without limitation, the items herein listed:

1. To provide minimum safety measures and equipment to protect workers and the public as proscribed by the County building code.
2. To present a registration card when requested by the Chief Building Official or authorized representative.
3. To obtain a permit when required.
4. To construct faithfully without substantial departure from or disregard of drawings and specifications when such drawings and specifications have been filed and approved by the Department of Community and Economic Development.
5. To complete all work authorized on the permit issued under the authority of the County building code, unless good cause is shown.
6. To obtain inspection services when the same are required by the County building code.
7. To pay any fee assessed under the authority of the County building code.
8. To obey any order issued under the authority of the County building code.
9. To provide honest, factual and complete information on all applications for permits.

F. **Validity of Registration**.

1. A change in name, business designation, or ownership of a registered contractor shall have the legal effect of operating without a valid registration. All such changes shall be reported by the registrant to the Department of Community and Economic Development within ten (10) days after such change occurs.
2. In the case where it is desired to change the name of a presently registered firm, partnership, or corporation where there is no change in ownership, a new license shall be issued under the new name, without charge, upon the surrender of the registration originally issued.

G. **Renewal of Registration.**

1. *Procedure and Criteria for Renewal*. Application for renewal of registration shall follow the procedures for a new registration. In determining whether a registrant is eligible for renewal, the County shall consider the contractor's documented compliance with the County's Building Code during the preceding registration period, including:
    a. whether the contractor commenced work requiring a building permit without first obtaining the required permit;
    b. whether the contractor performed work that materially failed to conform to approved construction documents or applicable requirements of the County's adopted Building Code;
    c. whether the contractor continued work after service of a stop work order, except as authorized by the Chief Building Official;
    d. whether the contractor concealed work before completion of a required inspection;

e. whether the contractor failed to correct a violation identified by the Chief Building Official within the time prescribed by the Building Code, an approved correction notice, or other lawful order;
f. whether the contractor failed to comply with applicable requirements for required inspections, tests, or special inspections;
g. whether the contractor committed repeated violations of the County's adopted Building Code that resulted in notices of violation, failed inspections, stop work orders, or other documented enforcement actions; or
h. whether the contractor otherwise failed to comply with any of the Responsibilities of Registrants as set forth herein.

2. *Denial of Renewal*. When the Chief Building Official determines that a contractor is not eligible for renewal based on one or more of the criteria for renewal, the procedure shall be the same as for a suspension or revocation of registration. If the registration is non-renewed, the contractor shall not be granted another registration for at least 12 months after the date of the expiration of the most recent registration.

H. **Suspension or Revocation of Registration**.

1. *Authority*.

The Chief Building Official may suspend or revoke a registration when the registrant commits one or more of the following acts or omissions:

a. Failure to comply with any of the Responsibilities of Registrants as set forth herein.
b. Knowingly combining or conspiring with a person, firm or corporation by permitting one's registration to be used by such other person, firm or corporation.
c. By acting as agent, partner, associate or in any other capacity with person, firms or corporations to evade the provisions of the County building code.
d. Willfully refusing to correct the registrant's violation of any provision of the County building code, these standards and regulations, or other County requirements including provisions of Development Agreements or Improvements Agreements.

2. *Procedure*.

When any act or omission as herein enumerated is committed by a contractor, and the Chief Building Official deems such registration shall be suspended or revoked, the procedure shall be as follows:

a. The registrant shall be notified, in writing, by same-day or next-day mail or courier at the Contractor's address of record on file with the County, or by personal service, at least seven days prior to the effective date of the suspension or revocation.
b. Upon the receipt of the notice, the registrant may request a hearing. Such request shall be in writing to the Chief Building Official within seven days of the receipt of the notice. Failure to request a hearing renders the Chief Building Official's decision final.
c. If a hearing is requested by the registrant, the Chief Building Official shall set a time, date, and place for the hearing and shall so notify the registrant.
d. When a hearing is conducted, the registrant and other interested parties may be in attendance. The hearing shall be conducted in accordance with the procedures and requirements outlined in the bylaws of the Building Code Board of Appeals. The hearing shall be conducted by the Building Code Board of Appeals:

e. At the hearing, the Building Code Board of Appeals shall consider all the evidence presented and shall determine whether the suspension or revocation of the registrant was justified.

f. The burden of proof at said hearing shall be upon the Chief Building Official by a preponderance of the evidence.

g. The Building Code Board of Appeals shall issue a written order within ten (10) business days from the hearing date. The order or a copy thereof shall be available to the registrant at the Department of Community and Economic Development. The date of such availability shall be deemed the date of the order. Failure to issue an order within ten (10) business days from the date of the hearing shall be deemed to be a final order reversing the decision of the Chief Building Official.

h. If the registration is revoked, the contractor shall not be granted another registration for at least 12 months after the date of revocation.

3. *Temporary Suspension or Revocation*.

A registrant shall not be permitted to perform any construction activities in Adams County after the effective date of the suspension or revocation by the Chief Building Official until the occurrence of one of the following circumstances:

a. The Building Code Board of Appeals rules the suspension or revocation was not justified;

b. The registrant posts a performance bond for the construction being performed; or

c. The period of suspension expires.

I. **Violations**. Any person, firm or corporation violates these regulations:

1. By performing in a business involving the construction, alteration, remodeling, repairing, or equipping of buildings or other structures or performing any other activity requiring the registration of contractors hereunder; and

2. Failing to register with the Chief Building Official of Adams County; or

3. Performing any of the activities requiring a registration while said registrant is suspended or revoked or without having first posted an adequate performance bond.

# 13-02-05 Oil and Gas Facility Permit

A. **Purpose**.

1. The purpose of an Oil and Gas Facility Permit is to regulate the surface land use of oil and gas development in a manner that protects the public safety, health, welfare, the environment and wildlife of Adams County and its residents by ensuring that facilities are constructed and operated in accordance with best practices, to provide for sound environmental practices to protect the County's natural resources, to provide for the orderly siting and development of oil and gas operations, as well as to prevent damage to County roads and bridges.

2. The Colorado Energy and Carbon Management Commission (ECMC), the Colorado Department of Public Health and the Environment (CDPHE) and the federal government have authority to regulate certain aspects of oil and gas mineral extraction. Requirements contained in this Section shall not exempt the owner or operator of an Oil and Gas Facility from compliance with the requirements of the ECMC, CDPHE, or any other regulatory authority.

3. The provisions of these standards and regulations shall apply to the construction, installation, alteration, repair, erection, location, maintenance, operation, and abandonment of all new or substantially modified oil and gas facilities within the unincorporated areas of the County. Substantially modified for the purposes of this Section means anything requiring a Major Amendment.

B. **Applicability**. All uses that require an Oil and Gas Facility Permit must be processed in accordance with this Section. The Director of Community and Economic Development is the permit issuing authority for Oil and Gas Facility Permits that do not require any waiver from approval criteria or performance standards. Oil and Gas Facility Permits requiring waivers from approval criteria or performance standards must be approved by the Board of County Commissioners through the designated Waiver process.

C. **Initiation**. Any owner of, or person demonstrating a legal interest in property on which the Oil and Gas Facility use is proposed to be located may request an Oil and Gas Facility Permit without limitation.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.

2. *Final Action*. An Oil and Gas Facility permit may be approved by the Director of Community and Economic Development if the application does not require waiver or modification from any approval criteria or performance standards. An Oil and Gas Facility permit requiring a waiver or modification from any of the approval criteria or performance standards, or as otherwise stated in these regulations, must be approved by the Board of County Commissioners, and requires a public hearing. The Director of Community and Economic Development or the Board of County Commissioners shall approve, approve with conditions, or deny the Oil and Gas Facility permit based on consideration of the staff report, the evidence from the public hearing (if applicable), and compliance with the criteria for approval.

3. *Oil and Gas Facility Permit Review Steps*. The processing of a proposed Oil and Gas Facility permit shall be as follows:

a. *Conceptual Review and Pre-Application Conference*. Applicable. Operator shall identify three proposed locations for the Oil and Gas Facility for the Alternative Site Analysis process outlined below. For each location, Operator shall identify, and visually depict the same on a map, the following items that are located within a half-mile radius of the parcel boundary of the proposed facility: existing or platted residences, occupied buildings, parks, open space, schools, future school facilities, state licensed daycares, known areas of environmental contamination such as superfund sites, hospitals, water bodies, floodplains, floodways, water supply facilities including wells, existing active and decommissioned wells, and roadways. Proposed access routes to the site should also be provided. This information must be submitted to Community and Economic Development for review. Following that, a conceptual review meeting shall be held with the Operator. Operators are encouraged to schedule a conceptual review prior to entering into any surface use agreements.

(1) *Alternative Site Analysis*. Prior to submittal of Form 2, 2A, or Oil and Gas Development Plan to the ECMC and during the conceptual review, the applicant must consult with the County on an Alternative Site Analysis as outlined below:

(A) *In General*. The County seeks to site Oil and Gas Facilities in areas that have the least off-site impact possible in order to protect the health, safety, and welfare of its residents and to protect the environment and wildlife. In order to determine whether proposed siting is appropriate, the Community and Economic Development Department must evaluate alternative sites.

(B) *Description of Potential Sites*.

(I) Applicant must submit descriptions of at least three potential sites for the Oil and Gas Facility that were considered by applicant. All potential site descriptions shall include Geographic Information System (GIS) data. The GIS data shall include, at a minimum, the outline edge of maximum disturbance and the access road for each proposed site. The description shall include an explanation of site locations considered, whether mineral extraction is possible and reasonable from those sites, the off-site impacts associated with those sites, and why a particular site is proposed, if any.

(II) Potential sites shall be:

1. A minimum of 500 feet away from each other but can be located on the same parcel; and
2. Uniquely distinct from one another as determined by the Director of Community and Economic Development.

(C) *Evaluation Materials*. The Director of Community and Economic Development shall evaluate the potential sites to determine which site is likely to have the least off-site impacts. The Director of Community and Economic Development will determine whether applicant is required to provide traffic impact studies, engineering studies, Environmental Impact Analysis as defined in these standards and regulations, or other evaluation tools in order to adequately evaluate site options. If not required by the Director of Community and Economic Development as part of the alternative site analysis, these site-specific evaluation tools can be submitted by the applicant after site selection has occurred.

(D) *Evaluation Criteria*. In determining which sites are likely to have the least off-site impact, the Community and Economic Development Department may consider the following, at a minimum:

(I) Distance from existing or platted residences, schools, state licensed daycares, high occupancy buildings, active open spaces, environmentally sensitive areas, public drinking water supply areas, or other areas likely to be adversely impacted;

(II) Traffic impacts and impact to roads, bridges, bicycle and pedestrian facilities, and other infrastructure;

(III) Access to water and other operational necessities;

(IV) Whether the site allows for utilization of impact mitigation, such as use of proximate pipelines;

(V) Noise impacts;

(VI) The impact on the surrounding land;

(VII) The impact on wildlife; and

(VIII) Impact on nearby environmental resources such as water bodies.

(E) *Site Selection*. The County shall review all proposed locations in order to determine which location(s) best protects public health, safety, welfare, the environment, and wildlife resources and will choose the location that best satisfies this goal. The Director of Community and Economic Development will determine if any proposed sites meet this goal. If no location satisfies this goal, Operator shall submit three new proposed locations. The County may recommend denial of the Oil and Gas Facility Permit if it does not believe that any of the proposed sites meet the siting goal. Site Selection as part of the Alternative Site Analysis, as outlined above, does not constitute the approval of an Oil and Gas Facility application.

(F) The County will make every effort to consult with the ECMC as part of the Alternative Site Analysis, as provided for in ECMC Rules.

b. *Neighborhood Meeting*.

(1) In addition to the requirements of Sec. 13-01-03, *Step 2: Neighborhood Meetings*, at the neighborhood meeting, the applicant shall provide an overview of its proposed oil and gas operation and allow those in attendance to provide input as to the proposed operation, including, but not limited to, issues that arise from application of these regulations to the proposed operation, and suggested mitigation to adequately ensure compliance with these regulations. Where Disproportionately Impacted Communities, as defined in ECMC rules, are located within one mile of the proposed Oil and Gas Facility, the Operator may be required to hold separate or additional neighborhood meetings to ensure adequate engagement and documentation of concerns, as determined by the Director of Community and Economic Development, based on primary and secondary languages, culturally sensitive methods of communication and, other socio-economic factors that impact public availability and participation in neighborhood meetings.

(2) The Operator shall send notice for neighborhood meetings to all property owners, current residents, and school facility or childcare center administrators within one mile at a minimum, or greater, as determined by the Director of Community and Economic Development, of the facility. Notice of neighborhood meetings shall occur at least 14 days prior to the meeting. The format, location, and timing of the neighborhood meeting will be approved by the County.

c. *Development Application, Submittal, and Completeness*. In addition to the submittal checklist and development application guide requirements for required submittals for Oil and Gas Facility Permits, Oil and Gas Facility Permit applications shall address the following.

(1) Transportation, roads, access standards, and fees:

(A) The applicant's transportation plan must be designed and implemented to ensure public safety and maintain quality of life for other users of the county transportation system, adjacent residents, and affected property owners.

(B) Where available, existing private roads shall be used to minimize land disturbance unless traffic safety, visual or noise concerns, or other adverse surface impacts clearly dictate otherwise.

(C) Access roads on the site and access points to public roads as identified in the application materials shall be reviewed by the Community and Economic Development Department and shall be built and maintained in accordance with the engineering specifications and access road standards defined in this DSR (Chapter 7).

(D) Oil and gas operations must minimize impacts to the physical infrastructure of the County transportation system. Any costs to improve county transportation system infrastructure necessitated by the proposed oil and gas operation shall be the responsibility of the Applicant in accordance with Div. 4-07, *Road Impact Fees*. All transportation system infrastructure improvements and associated costs shall be determined by the Director of Community and Economic Development. The County shall perform the work or arrange for it to be performed. If the Applicant disagrees with the infrastructure improvements or associated costs as assessed by the Community and Economic Development Department, it may request that the Community and Economic Development Department approve a different route for its proposed oil and gas operation that avoids the need for such improvements. Alternatively, the Applicant may engage a licensed civil engineering firm to perform a traffic impact study in accordance with Chapter 7 of this DSR to independently evaluate County transportation system infrastructure improvements necessitated by the proposed oil and gas operation.

d. *Concurrent Referral and Review*. County staff may refer the complete application review by the various County Departments and the County Attorney's Office, as deemed appropriate. An application may require review by outside experts or agencies such as the U.S. Army Corps of Engineers, if the project impacts a floodplain, life-safety providers, adjacent jurisdictions, local public health departments, and others as may be deemed appropriate. Operator shall reimburse the County for reasonable costs incurred in connection with the use of third-party expert reviewers.

e. *Public Notice.* Applicable, except notice shall be sent by the applicant to all property owners and current residents within one mile of the proposed parcel where an application for an Oil and Gas Facility has been filed with the County, at a minimum, or greater, as determined by the Director of Community and Economic Development. The Notice shall meet the format prescribed by the County. The notice shall contain a statement informing the recipients of the notice that they may request written notification by the Applicant of the commencement of construction and commencement of drilling operations. The applicant shall provide written notification by U.S. Mail, which shall include an offer to consult, to any municipality, special district, or County whose boundaries are within one mile of the proposed parcel where an application for an Oil and Gas Facility has been filed with the County. Posted notice shall be required for all Oil and Gas Facility Permits. The signs shall be posted by the County on the subject property in a manner and at a location to afford the best notice to the public. Posting for an Oil and Gas Facility Permit shall take place no later than ten (10) days after the Operator selects a site for the facility.

f. *Public Hearing*. Applicable if the Oil and Gas Facility Permit requires non-administrative waiver from any approval criteria or performance standards. In cases requiring a waiver, a public hearing shall be held in front of the Board of County Commissioners.

g. *Standards and Conditions of Approval*. The Director of Community and Economic Development in approving a permit for an Oil and Gas Facility may attach any conditions necessary to implement the Adams County Comprehensive Plan, ensure the compatibility with adjacent uses, and are protective of public health, safety, welfare, the environment, and wildlife resources. Conditions may include a requirement of an Access Permit or Oversize Load Permit prior to development of the Oil and Gas Facility, a Floodplain Use Permit prior to any work within the floodplain, or a Building Permit prior to construction of certain structures within the Oil and Gas Facility.

h. *Amendments*.

(1) All amendments shall be processed in accordance with Sec. 13-01-10, *Step 9: Amendments to Approved Applications*. Major Amendments for Oil and Gas Facilities include, at a minimum, any amendments to a Form 2A with the Energy and Carbon Management Commission. For purposed of an Oil and Gas Facilities Permit, anything not identified as a major amendment shall be processed as a Minor Amendment.

(2) A Minor Amendment will be required if an OGF is to be operated by any person or entity during the term of the permit that is different than the person or entity that initially obtained the OGF. The new operator shall submit to the County, at a minimum, evidence of required environmental liability insurance, evidence of financial assurance held by the Energy and Carbon Management Commission, a signed Oil and Gas Worker Safety Attestation statement, and a history of regulatory compliance with Energy and Carbon Management Commission or other agency rules. The new operator shall agree in writing to comply with all the terms and conditions of the initial OGF permit.

E. **Criteria For Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. *DSR Purposes*. The Oil and Gas Facility is consistent with the purposes of this DSR.

2. *Compliance with this DSR*. The Oil and Gas Facility will comply with the requirements of this DSR including, but not limited to, all applicable performance standards, unless specifically waived or modified by the Board of County Commissioners after public hearing.

3. *Adverse Impacts*.

a. The siting of the Oil and Gas Facility, after evaluation of alternative sites, does not create adverse impacts on adjacent properties or the surrounding area with respect to: traffic generation and circulation; noise, vibration, dust, light, glare, or odors; hours of operation; building scale, massing, and site design in relation to established development patterns; public service and infrastructure demand; and public health, safety, or environmental or wildlife risks.

b. The siting of the Oil and Gas Facility does not create any site-specific conditions that present significant or material impacts to nearby land uses.

c. The Oil and Gas Facility has addressed off-site impacts and complies with all applicable performance standards, unless specifically waived or modified by the Board of County Commissioners after public hearing.

4. *Suitability*. The site is suitable for the use, including adequate usable space, adequate access, and adherence of environmental or wildlife stipulations.

5. *Development Standards*. The Site Plan for the proposed use will provide adequate parking, traffic circulation, fencing, screening, and landscaping.

6. *Infrastructure and Services*. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the Oil and Gas Facility as designed and proposed.

7. *Historic Sites*. The Oil and Gas Facility does not cause significant degradation of cultural, historic, or archaeological sites eligible for County landmarking, or the National Historic Register.

8. *Water*. The Oil and Gas Facility does not cause adverse impacts to surface or ground waters within Adams County. The Operator shall comply with all applicable water quality standards.

9. *Hazards*. The Oil and Gas Facility does not cause unreasonable risks of emergency situations such as explosions, fires, gas, oil or water pipeline leaks, ruptures, hydrogen sulfide or other toxic gas or fluid emissions, and hazardous material vehicle accidents or spills.

10. *Air Quality*. The Oil and Gas Facility meets all required air quality standards.

F. **Oil and Gas Facility Permit Waiver**.

1. *Purpose*. The purpose of this Section is to establish criteria and detail the steps whereby the Board of County Commissioners, at public meeting, may grant waivers or modifications from approval criteria or performance standards normally required for Oil and Gas Facility Permits, allow the Oil and Gas Facility use in an area not zoned for Oil and Gas Facilities, or allow an applicant to develop an Oil and Gas Facility site not selected by the Community and Economic Development Department.

2. *Applicability*. If the Oil and Gas Facility permit application is denied based on noncompliance with the approval criteria or performance standards, if the applicant seeks to develop in an area not zoned for Oil and Gas Facility development, or if an applicant seeks to develop on a site not approved by the Community and Economic Development Department, an applicant may apply for an Oil and Gas Facility Permit Waiver.

3. *Initiation*. A waiver may be proposed by any applicant that may apply for an Oil and Gas Facility. The applicant has the burden of proof to demonstrate that the waiver or proposed site selection meets the criteria for approval.

4. *Waiver Review Procedures*.

a. Any waiver shall be processed through a public hearing before the Board of County Commissioners. Waiver applications will be heard by the Board of County Commissioners at a public hearing. At such public hearing, the Board of County Commissioners may waive or modify specific regulations or standards requested by the applicant and approve the application, may approve with conditions, or may deny the application.

b. Applicants may only seek a waiver after submitting a complete application for an Oil and Gas Facility Permit and participating in a conceptual review meeting with Community and Economic Development staff. If applicant is unable to meet all approval criteria and comply with all performance standards required for an Oil and Gas Facility Permit, applicant may choose to seek a waiver from the Board of County Commissioners. The processing of a waiver shall be according to, in compliance with, and subject to the provisions contained in the relevant common review procedures as follows:

(1) *Conceptual Review and Pre-Application Conference.* Must be completed prior to application for waiver as part of Oil and Gas Facility Permit process.

(2) *Neighborhood Meeting*. Director of Community and Economic Development will determine whether neighborhood meetings are required after evaluating steps taken as part of Oil and Gas Facility process.

(3) *Development Application, Submittal, and Completeness*. In addition to all requirements for an Oil and Gas Facility Permit, applicant must provide a request for waiver that articulates the specific waivers sought and explains why waivers are necessary.

5. *Criteria For Approval*. In determining whether to approve the waiver application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

a. *Applicable to All Waivers*.

(1) Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations.

(2) The purpose of these standards and regulations are served to a greater extent by the alternative proposal.

(3) The waiver does not have the effect of nullifying the purpose of these standards and regulations.

b. *Additional Criteria for a Zone District Waiver*.

(1) The proposed Oil and Gas Facility is consistent with the Adams County Comprehensive Plan.

(2) The proposed Oil and Gas Facility does not create adverse impacts on adjacent properties or the surrounding area with respect to: traffic generation and circulation; noise, vibration, dust, light, glare, or odors; hours of operation; building scale, massing, and site design in relation to established development patterns; public service and infrastructure demand; and public health, safety, or environmental or wildlife risks.

c. *Additional Criteria for a Setback Waiver*.

(1) The Oil and Gas Facility provides substantially equivalent protections to public health, safety, welfare, the environment, and wildlife resources that are equal to or more effective to satisfy the criteria of approval. The criteria for determining substantially equivalent protections may include, but are not limited to:

(A) The location of receptors and proximity of those receptors;

(B) The location, nature, and size of the facility;

(C) The duration and intensity of all phases of operation at the Oil and Gas Facility;

(D) The extent to which the Oil and Gas Facility design, any planned best management practices, best available control measures and technologies, and conditions of approval avoid, minimize, and mitigate adverse impacts;

(E) The extent to which the Oil and Gas Facility is compatible with the surrounding area, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County;

(F) The level of consent or waivers obtained from primary resident(s), landowners; and

(G) The extent to which the Oil and Gas Facility will minimize, avoid, mitigate, and offset cumulative impacts.

G. **Moving and Oversize Weight Permit for Oil and Gas Wells**.

1. *Permit Required*. A Moving and Oversize Weight Permit, also known as an Oversize Load Permit, is required when a vehicle with load exceeds 70 ft. in length, 13 ft. in height, 8.5 ft. in width or exceeds 20,000 pounds per axel, such as a drilling rig. The applicant is solely responsible for knowing the height and weight of their vehicles including the weight distribution of their load (per axle) in relation to overpass heights and weight restrictions of bridges or culverts along the route. A permit must be obtained each time a County road is used for the transportation of a drilling rig. The names of both the Operator and Mover shall appear on the application for the permit. The Director of Public Works must be notified of the day and time of the move prior to commencing the move. The Director of Public Works may temporarily postpone moves due to inclement seasonal weather conditions where road or bridge damage might occur. If a move is temporarily postponed due to inclement seasonal weather conditions, the life of the permit shall be extended for the number of days during which the move was temporarily postponed.

2. *Permit Withheld*.

a. A Moving and Oversized Weight Permit shall be withheld unless a copy of the drilling permit issued by the Energy and Carbon Management Commission and evidence of insurance is submitted by both the Operator and Mover meeting the following requirements and are submitted to the Director of Public Works. This requirement shall not apply to workover rigs.

b. A policy of liability insurance obtained by each of the parties named on the application wherein the County shall be named as an insured party. The endorsement of Adams County as an insured party shall be obtained by each applicant. The policy shall specify damage to County roads, bridges, and other property of the County is an insured item, with a minimum liability coverage of $100,000 to guarantee payment for damage to any County roads, bridges, and/or property of Adams County during any moving operations and under all Oversize Load Permits issued hereunder.

c. In lieu thereof, the applicant may request the County to substitute a letter of indemnity or self-insurability in place of a liability policy. If in the determination of the Board of County Commissioners, a letter of indemnity or self-insurability provides sufficient coverage for damages, which might occur, the substitution shall be allowed.

d. No policy or liability insurance shall be permitted to lapse, be canceled, or be withdrawn unless ten (10) days written notice from the insurance company is given to Adams County prior to any lapse, cancellation, or withdrawal. In the event of any such lapse, cancellation, or withdrawal, the Moving and Culvert Installation Permit shall be deemed canceled and no further moves shall be allowed until reinstatement of this policy of liability or letter of indemnity. The policy or letter of indemnity shall be kept valid and in force as long as the drilling rig remains in the County and until such rig leaves the County.

# 13-02-06 Biosolids (Domestic Sludge) Application Procedure

A. **Purpose**. The purpose of this Section is to provide processing requirements for Biosolids Application Permits to review, consider, approve, approve with modifications, or deny a request for permission to discharge or dispose of biosolids through land application.

B. **Applicability**. All Biosolids Application Permits must be processed in accordance with this Section. A Biosolids Application Permit is the only authorization under which biosolids may be discharged or applied to land for disposal. Land applications of sewage, sewage sludge, or septage are prohibited.

C. **Initiation**. The owner of the property where the biosolids are proposed to be discharged or disposed may request a Biosolids Application Permit without limitation.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
2. *Development Application Submittal*: The application will be reviewed by the Soil Conservation District according to their rules and regulations regarding standards required for acceptable farming practices and in accordance with the time schedule for review.
3. *Soil Conservation District Recommendation*. Upon receipt of a recommendation from the Soil Conservation District, the Director of Community and Economic Development shall either approve, deny, or conditionally approve the request based upon the Soil Conservation District's recommendation and compliance with County regulations.
4. *Survey*. The applicant shall contact all property owners within one mile from the boundaries of the site where biosolids are to be placed as part of the information submitted to the Director of Community and Economic Development. The applicant shall conduct and document in writing a survey of residents regarding their understanding of Biosolids land application practices to gauge their acceptance of biosolids being placed at the site. The applicant shall include as information in its submittal the survey questionnaire, number of surveys distributed and means of distribution, and all survey responses received by the applicant.
5. *Nuisance Control Plan:* The applicant shall provide sufficient detail on the methods and best management practices employed to control odor and dust during the application of Biosolids.
6. *Water and Soil Protection:* The applicant shall provide PFAS monitoring results from the source of biosolids as reported to the Colorado Department of Public Health and Environment.

7. *Notice of Authorization:* Notice of Authorization for the Use and Distribution of Biosolids issued from the Colorado Department of Public Health and Environment shall be included in the application submittal.
8. *Director Duties*. Upon receipt of a complete application, the Director of Community and Economic Development shall either issue or deny the issuance of a Biosolids Application Permit within 45 days of receipt of the complete application or required resubmittal application. The Director shall notify the applicant by mail or email of the Director's decision within 45 days of the decision. The Biosolids Application Permit shall describe in detail the proposed Biosolids application allowed by the permit, including all specific conditions applied by the Director. Applicants and residents may appeal the decision of the Director of Community and Economic Development concerning the granting of a permit to apply biosolids to the Board of Adjustment as outlined in Sec. 13-07-04, *Appeal of Administrative Decisions*.

E. **Criteria for Approval**. In determining whether to approve the application, the Director in taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. *DSR Requirements*. The applicant has complied with the requirements of this DSR.
2. *Ground Water Protection*. The proposed Biosolids Application Permit ensures the protection of ground and surface water quality and minimizes any adverse impacts on surrounding property.
3. *Compatibility*. Any adverse impacts of the use on the surrounding area with respect to the environment; building scale, massing, and site design in relation to established development patterns; access, traffic generation and circulation; parking; emergency services; utilities and infrastructure demand; waste disposal areas; noise, lighting, vibration, air emissions, dust and odor; hours of operation; and other material adverse impacts have been addressed and/or mitigated to the maximum extent practicable.
4. *Nuisances*. The application shall not result in excessive traffic, noise, vibration, dust, air pollutant emissions, odors, or hours of operation after 10:00 pm and before 6:00 am on any day.
5. *Notice of Authorization*. The applicant has obtained a Notice of Authorization for the Use and Distribution of Biosolids from the Colorado Department of Public Health and Environment.

# Div. 13-03 Land Use Procedures

## 13-03-01 Certificate of Designation for Hazardous Waste and Solid Waste

A. **Purpose.** The purpose of this Section is to detail the steps for obtaining a Certificate of Designation for Solid Waste and Hazardous Waste disposal sites and facilities that are presumptively incompatible with other land uses and may have long-term ramifications on surrounding lands. Certificates may require specific conditions to ensure appropriate location, design, configuration, and operation, including but not limited to requirements for site

buffering, nuisance impact controls, environmental protection, monitoring, access management, or operational controls.

B. **Applicability.** A Certificate of Designation shall be required for all solid waste and hazardous waste disposal sites and facilities that may include, but not be limited to:

1. *Solid Waste Sites.* Sites and facilities where the collection, storage, treatment, utilization, and final disposal of solid waste occurs except as specifically exempted;
2. *Infectious Waste Treatment Facilities*;
3. *Hazardous Waste Disposal Sites;*
4. *Waste Impoundment Operations;*
5. *Commercial Composting Operations.* Class III Composting Facilities as defined in Colorado Department of Public Health and Environment Regulations 6 CCR 1007, Part 2, Section 14, *Commercial Composting Standards*;
6. *Inert Fill Landfills.* Landfills when meeting the criteria for a Certificate of Designation;
7. *Demolition and Construction Debris Landfills*;
8. *Scrap Tire Monofill and Recycling Facilities.* Facilities with an inventory of more than 10,000 processed and unprocessed scrap tires; and
9. *Other Sites or Facilities.* Sites or facilities not specifically mentioned herein as may be required by C.R.S. § 30-20-101 *et seq*., C.R.S. § 25-15-101 *et seq*., and C.R.S. § 25-15-201 *et seq*.

C. **Authorization Requirements.** Only the Board of County Commissioners may, after recommendation of the Planning Commission, adopt a resolution approving a Certificate of Designation to locate in accordance with this DSR.

1. *Zone District Compliance.* Only those uses that are authorized as permitted principal uses or conditional uses in a zone district may be approved; and
2. *No Guarantee Provision.* The designation of a use as a permitted principal use or conditional use does not constitute authorization or assurance that such use shall be approved.

D. **Initiation.**

1. *Generally*. Any owner or person having an interest in the property on which the facility requiring the Certificate of Designation is proposed to be located may request a Certificate of Designation without limitation.
2. *Development Application Submittal.* A Certificate of Designation requires two submittals.
   a. *First Submittal.* The first submittal shall be for the Planning Commission and Board of County Commissioners to determine preliminary findings of fact regarding use compatibility and siting impact issues. Within 10-days of receipt, an application for a hazardous waste disposal facility shall be referred to the Colorado Geological Survey for a recommendation as to the site's geological suitability for land disposal of hazardous waste.
   b. *Second Submittal.* Following the determination of findings of fact regarding land use compatibility and siting impact issues, a second set of submittals shall be made to allow the review of the engineering design and operations plan and technical reports, and final approval, approval with conditions, or disapproval of the Certificate of Designation.

3. *Determination of Complete Application* Applications shall be reviewed for completeness in accordance with Div. 13-01, *Common Review Procedures,* and shall include the following additional requirements for the second submittal. .
   a. *State Approval Requirements.* Upon receipt of a written recommendation for approval from the Colorado Department of Public Health and Environment (CDPHE), public hearings on the engineering design and operations plan and technical reports shall be set before the Planning Commission and Board of County Commissioners.
   b. *State Disapproval Provision.* No hearings shall be set if the CDPHE recommends disapproval pursuant to C.R.S. § 30-20-104(3).

E. **Specific Review Procedures.** The following review procedures shall apply:
1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures.*
2. *Second Neighborhood Meeting.* In addition to the neighborhood meeting required in Table 13-01-12-2, *Review Steps*, prior to initial submittal, the Director of Community and Economic Development may require a neighborhood meeting upon submittal of the operations plan and technical report following review and approval, denial, or approval with conditions of the initial application.
3. *Planning Commission Public Hearings*. Two public hearings before the Planning Commission shall be required.
4. *Notice.* Public notice shall be provided in accordance with Div. 13-01. Notice shall be sent to all property owners within 1,500 feet in urban areas and one mile in semi-urban and agricultural areas at minimum, or greater distance as determined by the Director of Community and Economic Development.
5. *Public Hearing.* Public hearings shall be conducted in accordance with the Common Development Review Procedures.
   a. *Hearing Requirements.* Two sets of public hearings shall be held before both the Planning Commission and Board of County Commissioners.
   b. *First Hearing Purpose.* A hearing shall be held to review the Certificate of Designation's compatibility with surrounding land uses and to make preliminary findings.
   c. *Second Hearing Purpose.* A hearing shall also be held to review the engineering design and operations plan and technical reports.
   d. *Waiver Authority.* The Director of Community and Economic Development may waive the public hearings to determine preliminary findings of fact regarding land use compatibility and siting impact issues of a proposal upon request of the applicant or with the applicant's concurrence, if one of the following determinations is made:
      (1) *Operational Separation Issue*. That due to the nature of the proposed operation, issues related to land use compatibility and siting impact cannot be separated from the information required in the engineering design and operations plan and technical reports; or
      (2) *Minor Nature Determination*. That due to the nature of the proposed operation, the engineering design and operations plan and technical reports is minor in nature and no public purpose would be served by separating the two components of the request.

6. *Decision Standards.* Decision standards shall be applied in accordance with the Common Development Review Procedures.
   a. *First Hearing Standards.* At the first hearing concerning a Certificate of Designation, the Planning Commission shall conduct preliminary fact finding and consider all relevant evidence regarding land use compatibility and site impacts concerning the application.
   b. *First Hearing Considerations.* This hearing shall include, but not be limited to, information on surrounding land uses, access and traffic impact, conformance with requirements of these standards and regulations, and conformance with policies of the Adams County Comprehensive Plan.
   c. *Planning Commission Recommendation.* The Planning Commission shall forward a recommendation in the form of recommended findings of fact to the Board of County Commissioners as to whether the proposed land use is in accordance with the applicable review criteria.
   d. *Board Initial Review.* The Board of County Commissioners shall then conduct a preliminary fact-finding public hearing and consider all relevant evidence regarding land use compatibility and site impacts concerning the application.
   e. *Negative Finding Authority.* If the Board of County Commissioners finds that the proposed land use is not in accordance with the criteria, it shall make a finding of fact, and such findings may be the basis of denial at future hearings should the applicant wish to proceed with the remainder of the permitting process.
   f. *Second Hearing Process.* After receiving the engineering design and operations plan and technical reports submittal, recommendation of approval from CDPHE, and completing Steps a. through f., the Planning Commission shall forward a recommendation of disapproval, approval, or approval subject to conditions to the Board of County Commissioners for the Certificate of Designation.
   g. *Final Board Action.* The Board of County Commissioners shall then conduct a public hearing and may approve the request, in whole or in part, with or without modifications and requirements, or deny the request.
   h. *State Compatibility Requirement.* Approval, if given, shall not be in conflict with CDPHE's recommendation, but the Board of County Commissioners may impose any additional requirements or conditions it deems necessary to meet the purpose and intent of this DSR.
7. *Amendments***.**
   a. *Minor or Major Amendment.* For solid waste disposal sites, the following shall be considered in determining if the change is a minor or major amendment:
      (1) State Review of Change Type.
         (A) Change determination requirements. A determination as to the type of change under State regulations shall be made by referring the proposed change to the CDPHE for a finding of fact whether the proposed change constitutes a significant change under State regulations.
         (B) State review timeline. The State shall be afforded a twenty working day period to respond and upon receipt of a determination from the State as to the type of change, the applicant shall be advised of the determination

and whether additional information is needed to complete the technical review of the change.

(C) No State response provision. If the State does not respond with a determination as to whether the change is significant within twenty working days, the County may proceed based upon its own determination.

(2) County Review of Change Type. A determination shall be made by the Director of Community and Economic Development as to the nature of the change concerning County requirements as listed in the Certificate of Designation and with regard to potential impact on neighboring properties, the general public, or those intended to occupy or use the solid waste disposal sites. The change shall fall into one of the following categories:

(A) Minor Changes. A minor change from the permit, including approved plans, is one which shall have no discernible impact or shall have limited impact on neighboring properties, the general public, or those intended to occupy or use the site and facility.

(I) State Significant Change Exclusion. No change which has been determined by the State to be a "significant change" under State regulations shall fall into this category.

(II) Routine Nature Examples. Minor changes are routine in nature and may include, but are not limited to:

1. Corrections of typographical errors in the approved permit;
2. Equipment replacement or upgrading with functionally equivalent components;
3. Increased frequency in monitoring or maintenance activities;
4. Closure of the facility at an earlier than permitted date;
5. Changes in information listed in facility contacts or coordinators listed in the plan;
6. Replacement of a monitoring facility which has been damaged or rendered inoperable without change in location, design, or depth; and
7. Changes in the Site Plan which provide for more efficient operations on site but have no impact on operation methods or the surrounding area.

(III) Waste Stream Additions. A change to allow additional elements in the waste stream may be determined to be minor, provided the waste is not specifically prohibited by the permit, is a common variation in the type and quantity of the waste managed under the facility permit, and does not require a change in methods of operation, additional monitoring to ensure public health requirements are met, or result in a change in reclamation of the site.

(IV) Regulatory Compliance Changes. Changes necessary to comply with new regulations may be considered minor where these

changes can be implemented without substantially changing design specifications or management practices in the permit.

(B) Major Changes. A major change from the permit, including approved plans, is one which has been determined to potentially have a significant impact on neighboring properties, the general public, or those intended to occupy or use the waste disposal site and facility.

(I) State Significant Change Inclusion. Changes which have been determined to be a "significant change" under State regulations shall fall into this category.

(II) Major Change Examples. Major changes include, but are not limited to:

1. Change in ownership of the facility;
2. Extension of the certificate's duration;
3. Changes in the Site Plan which reduce or change the character of approved buffering;
4. Reduction in quantity or quality of monitoring unless such change is mandated by regulatory requirements; and
5. Change in a specific condition, standard, or requirement of the Board of County Commissioners' approval which would change the character of the facility or substantially increase the intensity of use.

(III) Prohibited Waste Stream Changes. A change which allows additional elements in the waste stream that are prohibited by the permit, requires a change in the operations plan or the approved reclamation plan, or allows waste that is not a common variation in the type and quantity of the waste managed under the facility permit is a major change.

(3) State Review of Request Substance. Based on the State's recommendation, the following procedures shall apply:

(A) Approval of Significant Change. If the CPDHE recommends approval of a significant change, proceed to County Review below.

(B) Disapproval of Significant Change. If the CPDHE recommends disapproval of the requested significant change, no public hearings shall be set and the request shall be denied.

(C) Approval of Non-Significant Change. If the CPDHE recommends approval of a non-significant change, proceed to County Review below.

(D) Disapproval of Non-Significant Change. If the CPDHE recommends disapproval of the requested non-significant change, the request shall be denied.

(E) No State Comment Within Review Period on a Non-Significant Change. If the State does not respond with a recommendation on the requested change within 60 calendar days, the County may proceed based upon its own determination, and the applicant shall be advised that it is the operator's responsibility to ensure that the minimum standards of the Solid

Waste Disposal Sites and Facilities Act, C.R.S. § 30-20-101 *et seq*., have been met.

(4) County Review of the Substance of the Request.

(A) Minor Change Approval Process. If the CPDHE recommends approval of a non-significant change, and the change is a minor change as determined by the Director of Community and Economic Development, then the Director may approve the request with conditions determined necessary to ensure that the intent of these Regulations is met.

(B) Director Denial Appeal Rights. If the Director of Community and Economic Development denies the request, the applicant may apply for a change in accordance with the procedure for a major change.

(C) Major Change Review Process. If the Colorado Department of Health recommends approval of a significant or non-significant change, and the change is a major change as determined by the Director of Community and Economic Development, the review procedure as established in Review Step 7 to Review the Operations Plan and Technical Report shall be followed, and the request shall be evaluated in accordance with the applicable Criteria for Approval in subsection F or G below.

b. *Information Requirements for Solid Waste Facility Amendments (Major Change).*

(1) Application and Fee. Application form and a review fee in accordance with a schedule established by the Board of County Commissioners as provided for in C.R.S. § 30-20-103;

(2) Plans and Narrative. Design and operations plan, technical reports, and written narrative which clearly describe the changes requested and their effect on the operation of the facility and the surrounding area; and

(3) Additional Information. Provision of any other relevant information required by the Director of Community and Economic Development to ensure that there is adequate information to review the amendment.

c. *Hazardous Waste Disposal Site Amendments.*

(1) Amendment Requirements. For hazardous waste disposal sites, an amendment to the Certificate of Designation is required as specified in the terms and conditions of the permit, or for all changes except for changes in:

(A) On-site operational best practices;

(B) On-site environmental and personnel monitoring requirements; and

(C) Changes described above in (A) and (B) are subject to regulation by the CDPHE pursuant to C.R.S. § 25-15-301 *et seq*., and are not subject to County review unless it is a substantial change that requires County approval pursuant to C.R.S. § 25-15-206 or as specifically required per the terms and conditions of the Certificate of Designation.

(2) Review Procedures of for Hazardous Waste Amendments.

(A) State Review Requirements. The proposed change shall be referred to CDPHE for a finding of fact whether the proposed amendment constitutes a substantial change, as defined in 6 CCR 1007-2, Part 2.

(B) State Review Timeline. The State shall be afforded a twenty working day period to respond, and upon receipt of a determination from the State as to the type of change, the applicant shall be advised of the determination and whether additional information is needed to complete the technical review of the change.

(C) No State Response Authority. If the State does not respond with a determination as to whether the change is substantial within twenty working days, the County may proceed upon its own determination based on such specified terms and conditions of the existing Certificate of Designation or upon public hearing.

(D) Substantial Change Determination. If the proposed amendment constitutes a substantial change as determined in accordance with the specified terms and conditions of the CD or by finding of the Board of County Commissioners, public hearings shall be set in accordance with the procedures defined in subsection E(5), *Public Hearing*, above, and the findings required by the Criteria of Approval.

(E) Public Hearing Process. After receipt of CDPHE's finding of fact or upon determination of staff that the required State review period has expired, a public hearing shall be set, and staff shall appear before the Board of County Commissioners during a public hearing and present relevant testimony concerning whether any proposed changes constitute a substantial change.

(F) Board Finding of Fact. The Board of County Commissioners shall make a finding of fact based upon staff's testimony and recommendations of CDPHE.

(G) Non-Substantial Change Determination. If the proposed amendment does not constitute a substantial change as determined in accordance with the specified terms and conditions of the CD or by finding of the Board of County Commissioners, no public hearings shall be set. A decision on changes determined to be non-substantial is made by CDPHE in accordance with State regulatory requirements and applicable State statutes.

(H) State Denial Response. If the recommendation of CDPHE is denial, no public hearing shall be set, and the request shall no longer be considered.

d. *Information Requirements for Hazardous Waste Disposal Site Amendments.*

(1) Application and Fee. Application form and a fee set forth by and available from the Department of Community and Economic Development;

(2) Plans and Narrative. Engineering design and operations plan modifications, technical and analytical reports, and written narrative which clearly describe the changes requested and their effect on the operation of the facility and the surrounding area; and

(3) Additional Information. Provision of any other relevant information required by the Director of Community and Economic Development to ensure that there is adequate information to review the amendment.

F. **Solid Waste Facility Criteria for Approval**. The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a Certificate of Designation for a solid waste disposal facility, shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. *Zoning Compliance.* The proposed use is an acceptable use in the applicable zone district.
2. *Plan Consistency.* The Certificate of Designation is consistent with the purposes of these standards and regulations and meets the intent of the Adams County Comprehensive Plan.
3. *Standards Compliance.* The Certificate of Designation shall comply with the requirements of these standards and regulations, including but not limited to all applicable performance standards.
4. *Compatibility Requirements.* The Certificate of Designation does not create adverse impacts on the surrounding area with respect to the environment; building scale, massing, and site design in relation to established development patterns; access, traffic generation and circulation; parking; emergency services; utilities and infrastructure demand; waste disposal areas; noise, lighting, vibration, air emissions, dust and odor; hours of operation; and other material adverse impacts.
5. *Off-Site Impact Management.* All off-site impacts are adequately addressed by the incorporated plans, procedures, and specified terms and conditions of the Certificate of Designation.
6. *Site Suitability.* The site is suitable for the Certificate of Designation, including adequate usable space, adequate access, and absence of environmental constraints.
7. *Demonstrated Need.* There is a need for the facility in the County.
8. *Compliance Capability.* The applicant has documented the ability to comply with the regulations, requirements, and recommended conditions of the CDPHE, the Colorado Geological Survey, the Adams County Health Department, and other relevant referral agencies.
9. *Accessibility Requirements.* The site is accessible to Adams County residents and other potential users.
10. *Environmental Compliance.* The proposed facility shall comply with all applicable laws and regulations relating to air, water, soil and other environmental media, and noise pollution. When standards do not exist for regulating emissions from a particular type of facility, the County shall consider whether the facility may impact health and welfare of the community based upon specific facility design and operating procedures.
11. *Siting Standards Compliance.* The site conforms to siting standards for the type of facility being proposed.

G. **Hazardous Waste Disposal Site Criteria for Approval**. The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a Certificate of Designation for a hazardous waste disposal site, shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. *Zoning Compliance.* The proposed use is an acceptable use in the applicable zone district.

2. *Plan Consistency.* The Certificate of Designation is consistent with the purposes of these standards and regulations and meets the intent of the Adams County Comprehensive Plan.
3. *Standards Compliance.* The Certificate of Designation shall comply with the requirements of these standards and regulations, including but not limited to all applicable performance standards.
4. *Compatibility Requirements.* The Certificate of Designation does not create adverse impacts on the surrounding area with respect to the environment; building scale, massing, and site design in relation to established development patterns; access, traffic generation and circulation; parking; emergency services; utilities and infrastructure demand; waste disposal areas; noise, lighting, vibration, air emissions, dust and odor; hours of operation; and other material adverse impacts.
5. *Off-Site Impact Management.* All off-site impacts are adequately addressed by the incorporated engineering design plans, operating procedures, and specified terms and conditions of the Certificate of Designation.
6. *Site Suitability.* The site is suitable for the Certificate of Designation as determined by the Colorado Geological Survey and, including adequate usable space, adequate access, and absence of environmental constraints.
7. *Demonstrated Need.* There is a need for the facility in the County.
8. *Compliance Capability.* The applicant has documented the ability to comply with the health standards and operating procedures as provided by the CDPHE, the ACHD, and other relevant agencies.
9. *Accessibility Requirements.* The site is accessible to Adams County residents and other potential users.
10. *Environmental Compliance.* The proposed facility shall comply with all applicable laws and regulations relating to air, water, soil and other environmental media, and noise pollution. When standards do not exist for regulating emissions from a particular type of facility, the County shall consider whether the facility may impact health and welfare of the community based upon specific facility design and operating procedures.
11. *Siting Standards Compliance.* The site conforms to siting standards for the type of facility being proposed.
12. *State Statutes*. The Certificate of Designation complies with the requirements of C.R.S. § 25-15-203.

H. **Issuance of Certificate**. Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Board of County Commissioners shall issue a Certificate of Designation in conformance with the decision of the Board of County Commissioners and shall notify the CDPHE of the approval within five days. The Certificate of Designation shall describe in detail the use allowed by the certificate, include all specific conditions applied by the Board of County Commissioners, and be accompanied by an official Site Plan and building elevations modified by the applicant to reflect the conditions of the certificate.

I. **Effect of Approval**.

1. *Authorization of Use*. Issuance of a Certificate of Designation shall be deemed to authorize only the particular use and development plan for which it is issued. The applicant shall be subject to all other permits required by this DSR to develop the land.
2. *Conditions*. All conditions contained in the Certificate of Designation shall be binding upon the applicant, and any successors and assigns. The Certificate of Designation and its

conditions shall limit and control the issuance and validity of Certificates of Occupancy, and shall restrict and limit the construction, location, use, and maintenance of all land and structures within the development. The Board of County Commissioners shall be required to sign the Certificate of Designation and have it recorded in the Office of the Adams County Clerk and Recorder.

# 13-03-02 Conditional Use Permit

## 13-03-02.A Conditional Use Permit Procedures, General

1. **Purpose**. The purpose of this Section is to detail the steps for obtaining a Conditional Use Permit, as required in Div. 2-06, *Principal Use Table,* Div. 3-13*, Accessory Uses and Structures,* and Div. 3-14, *Temporary Uses and Structures*. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions in order to ensure the number and type of conditional uses and their location, design, and configuration are appropriate at a particular location.
2. **Applicability**. All uses that require a Conditional Use Permit must be processed in accordance with this Section. Only the Board of County Commissioners may, after recommendation of the Planning Commission, adopt a resolution approving a conditional use to locate in accordance with these standards and regulations.
3. **Initiation**. Any owner or person having an interest in the property on which the conditional use is proposed to be located may request a Conditional Use Permit without limitation.
4. **Specific Review Procedures**. The following review procedures shall apply:
   a. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
   b. *Conditions of Approval*. Attach any conditions necessary to implement the Adams County Comprehensive Plan, Transportation Master Plan, and the Comprehensive Safety Action Plan, and ensure compatibility with adjacent uses. The Board of County Commissioners in approving a Conditional Use Permit may condition the approval on one or more of the following:
      (1) A requirement to ensure development proceeds in accordance with a specific Site Plan and/or development schedule.
      (2) A requirement of public dedication of rights-of-way for roads, alleys, public ways, drainage and public facilities, and the installation of off-site improvements as are reasonably required by or related to the effect of the Conditional Use Permit.
      (3) A requirement to ensure design and mitigation measures be put in place including, but not limited to, limits on the hours of operation and traffic generating uses; improvements to on-site and off-site pedestrian, bicycle, and vehicular circulation and safety; alternative access or open space provisions to address site capacity and resource protection issues; controls on noise, light, odors and other potential nuisances; measures to protect and improve the aesthetic value of high traffic areas; requirements to protect air and water quality; construction of fencing and planting of landscaping; restrictions on signage and outdoor lighting; changes in off-street parking layout and design; restrictions concerning the building bulk, height, setback, location, and external appearance; stipulations concerning adequate storm drainage or utilities; and limits on the duration of the Conditional Use Permit.

c. *Pipelines and Gathering Lines.*

(1) Gathering Lines shall be sited to avoid areas containing existing ort proposed residential, commercial, and industrial buildings; places of public assembly; surface water bodies; and designated open spaces.

(2) Without compromising pipeline integrity and safety, Operator shall share existing pipeline rights-of-way and consolidate new corridors for pipeline rights-of-way to minimize impact.

(3) Setbacks from residential, commercial, or industrial buildings, places of public assembly, the high-water mark of any surface water body and sensitive environmental features will be determined on a case-by-case basis in consideration of the size and type of pipeline proposed and features of the proposed site.

(4) Operator must make available to County upon request all records submitted to the Pipeline and Hazardous Materials Safety Administration (PHMSA) or the Public Utilities Commission (PUC) including those related to the location, line status, and operator, inspections, pressure testing, pipeline accidents, and other safety incidents.

(5) Operator shall submit "as-built" construction drawings to the Adams County Community and Economic Development Department within 120 days of construction completion, or as soon thereafter as is reasonably practicable thereafter if the Developer encounters delays. The Developer shall, with the submission of construction drawings, also submit "as built" GIS pipeline data in electronic form and in a format reasonably acceptable to the Adams County Community and Economic Development Department and Public Works Department, to be used solely for internal Adams County mapping systems.

(6) At the time of submission, the operator shall clearly identity any GIS files or data layers claimed to be exempt from public disclosure under applicable law and shall provide a written statement identifying the statutory basis for the claimed exemption

(7) The County shall maintain such GIS data as confidential security-sensitive critical infrastructure information to the fullest extent permitted by applicable law. The County shall not voluntarily disclose such information except as required by law, court order, or as necessary for government operations, emergency response, utility coordination, or other official government purposes.

(8) If the County receives a request for disclosure of the submitted GIS data under the Colorado Open Records Act or other applicable law, the County may provide notice to the submitting operator, when reasonably practicable and not prohibited by law, to allow the operator the opportunity to assert any applicable exemption or seek judicial relief at its own expense. The County retains the sole authority to determine its obligations under the law.

(9) Nothing in this section shall be construed to limit the County's use of the submitted GIS data for its governmental purposes, create public records exemption, waive any privilege or exemption available under state or federal law, or obligate the County to withhold records when disclosure is required by law. GIS data shall not be used in lieu of Colorado 811 locates.

5. **Criteria for Approval**.

a. *Generally*. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final

action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

(1) The conditional use is allowed in the applicable zone district.

(2) The conditional use is consistent with the purposes of these standards and regulations.

(3) The conditional use will comply with the requirements of these standards and regulations, including, but not limited to, the following:

(A) The proposed use complies with all applicable dimensional, buffering, screening, landscaping, and design standards.

(B) The proposed use complies with any use-specific performance and operational standards.

(C) The proposed use complies with applicable roadway standards, access design, parking, and traffic requirements such that it will not create or aggravate hazards to vehicular or pedestrian traffic on the roads and sidewalks, both off-site and on-site, serving the proposed use.

(D) Noise, lighting, vibration, air emissions, dust, odor, and similar impacts of the proposed use comply with this DSR and any applicable state and federal standards.

(E) The proposed use complies with all applicable stormwater management, environmental, wildlife, geologic hazard, and floodplain requirements.

(4) The conditional use will not create adverse impacts on the surrounding area that cannot be mitigated to the maximum extent practicable.

(A) In evaluating adverse impacts, the development review body shall consider the location of structures and other improvements on the site; the size, height and massing of the structures; the number and arrangement of structures; the design of structures and other site features; the proposed removal or addition of vegetation; the extent of site disturbance, including, but not limited to, any grading and changes to natural topography; and the nature and intensity of the activities that will take place on the site.

(B) In determining the surrounding area, the development review body shall consider the unique location and environment of the proposed use; assess the relevant area that the proposed use is expected to impact; and take note of important features in the area including, but not limited to, scenic vistas, topography of the terrain, agricultural lands and activities, sensitive environmental areas, and the characteristics of nearby development and neighborhoods.

(5) The conditional use will not result in an over-intensive use of land or excessive depletion of natural resources.

(A) In evaluating the intensity of the use of land and depletion of natural resources, the development review body shall consider the extent of the proposed use in relation to parcel size and the natural landscape/topography; the area of impermeable surface; the amount of blasting, grading, or other alteration of the natural topography; the elimination or disruption of agricultural lands; the effect on significant natural areas and environmental resources; the disturbance of plant and animal habitat, and wildlife migration corridors; the relationship of the proposed use to natural hazards; and available mitigation measures such as the preservation of open lands, the

addition or restoration of natural features and screening, the reduction or rearrangement of structures and land disturbance, and the use of sustainable construction techniques.

(6) The site is suitable for the conditional use, including adequate usable space, adequate access, and the absence of environmental constraints.

(7) The Site Plan for the proposed conditional use will provide the most convenient and functional use of the lot, including the parking scheme, traffic circulation, open space, fencing, screening, drainage facilities, landscaping, signage, and lighting.

(8) Sewer/wastewater, water, stormwater drainage, utilities, fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed or such services will be improved to serve the proposed use.

b. *Additional Criteria for Approval*. Refer to Sec. 13-03-02.D, *Solid Waste Transfer Station Criteria for Approval*, through Sec. 13-03-02.I, *Outdoor Storage and Accessory Outdoor Storage Criteria for Approval*.

## 13-03-02.B Permit Issuance

1. **Description and Conditions**. The Conditional Use Permit shall describe in detail the conditional use allowed by the permit, include all specific conditions applied by the Board of County Commissioners, and be accompanied by an official Site Plan and building elevations modified by the applicant to reflect the conditions of the permit.

2. **Effect of Approval**.

   a. Issuance of a Conditional Use Permit shall be deemed to authorize only the particular use and development plan for which it is issued. The applicant shall be subject to all other permits required by these standards and regulations to develop the land.

   b. All conditions contained in the Conditional Use Permit shall be binding upon the applicant, and any successors and assigns. The Conditional Use Permit and its conditions shall limit and control the issuance and validity of certificates of occupancy, and shall restrict and limit the construction, location, use, and maintenance of all land and structures within the development.

3. **Transfer of Conditional Use Permit.**

   a. *Run with Land*. Subject to subsection (b) below, the Conditional Use Permit shall run with the land and shall remain valid upon a change in ownership, tenancy, or operation, unless the permit expressly provides otherwise or the permit has expired or been revoked in accordance with this DSR.

   b. *Notice of Transfer and Acknowledgement of Conditions*. Within 14 days following a transfer of ownership of property subject to an active Conditional Use Permit, the new owner shall provide written notice to the Director of Community and Economic Development identifying the property, the Conditional Use Permit, and the new owner. As part of the notice, the new owner shall execute an acknowledgment confirming that the new owner has received and reviewed the Conditional Use Permit and agrees to comply with all conditions of approval, approved plans, and other requirements applicable to the conditional use. Where an existing Conditional Use Permit expressly requires the permit holder or operator to maintain specified technical qualifications, financial assurances, insurance, bonding, staffing, equipment, or other qualifications as a condition of approval,

the successor owner or operator shall provide reasonable documentation demonstrating its ability to satisfy those existing requirements. The Director of Community and Economic Development may require documentation reasonably necessary to verify compliance with the existing conditions but may not impose new substantive conditions as a consequence of the transfer. If the required notice of transfer is not provided to the Director of Community and Economic Development, the Director or their designee may issue a written notice of violation requiring the owner to provide the required information within 14 days. Failure to comply with such notice may result in further enforcement proceedings under this DSR.

c. *Administrative Confirmation*. Upon receipt of the required notice and acknowledgment, the Director of Community and Economic Development shall confirm administratively that the Conditional Use Permit remains in effect and shall update the County's records to identify the new owner as the responsible party for compliance with the permit. The confirmation shall not constitute a new Conditional Use Permit, reconsideration of the original approval, or modification of any condition of approval.

d. *Enforcement*. The new owner shall be subject to the same conditions, standards, enforcement provisions, and remedies applicable to the prior owner. Nothing in this Section limits the County's authority to enforce an existing condition of approval or to revoke or terminate a Conditional Use Permit in accordance with this DSR.

4. **Off-Premises Sign Review Process.** The review process for an off-premises sign is as follows:

a. The applicant shall submit, and the County shall review, a Conditional Use Permit application in accordance with the applicable steps in Div. 13-01, *Common Review Procedures*.

b. If the Board of County Commissioners approves the Conditional Use Permit, the applicant shall submit an application for a Building Permit for a sign and a Roadside Sign Permit Application from the Colorado Department of Transportation, if applicable, to the Director of Community and Economic Development.

c. The Director of Community and Economic Development shall review the Building Permit for a sign application for compliance with this DSR and execute the local jurisdiction approval section of the Roadside Sign Permit Application.

d. The applicant shall submit the issued Building Permit for a sign as well as the executed Roadside Sign Permit Application to the Colorado Department of Transportation.

e. Once the Colorado Department of Transportation has issued a Roadside Advertising Permit, the applicant shall return the Building Permit for a sign and Roadside Advertising Permit to the Director of Community and Economic Development.

## 13-03-02.C Extension of Approval

In addition to the permit extension requirements in Sec. 13-01-09, *Step 8: Actions Following Development Decision,* the following shall apply.

1. **Progress Report**. The applicant shall submit a progress report and revised schedule with the request for extension.

2. **Granting of Extension**. The Board of Commissioners may grant an extension may be granted only if it finds that:

a. *Good Faith Effort*. The applicant has maintained a continuous good faith effort in commencing the activity including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and

b. *Conditions and Policies*. Conditions near the site, this DSR, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.

## 13-03-02.D Solid Waste Transfer Station Additional Criteria for Approval

The following criteria for approval are in addition to those for all Conditional Use Permits in Sec. 13-03-02.A, *Conditional Use Permit Procedures, General*.

1. There is a need for the facility for the benefit of Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of this DSR.
3. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Adams County Health Department, Fire District, and other relevant agencies.
4. The proposed facility will not cause significant traffic congestion or traffic hazards.
5. The request is compatible with the surrounding area.
6. The site is accessible to Adams County residents and other potential users.
7. The site will not impact health and welfare of the community based upon specific facility design and operating procedures.

## 13-03-02.E Solid Waste Composting Facilities Additional Criteria for Approval

The following criteria for approval are in addition to those for all Conditional Use Permits in Sec. 13-03-02.A, *Conditional Use Permit Procedures, General*.

1. There is a need for the facility for the benefit of Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
3. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Adams County Health Department, Fire District, and other relevant agencies.
4. The proposed facility will not cause significant traffic congestion or traffic hazards.
5. The request is compatible with the surrounding area.
6. The site is accessible to Adams County residents and other potential users.
7. The site will not impact health and welfare of the community based upon specific facility design and operating procedures.

## 13-03-02.F Solid Waste Recycling Facilities Additional Criteria for Approval

The following criteria for approval are in addition to those for all Conditional Use Permits in Sec. 13-03-02.A, *Conditional Use Permit Procedures, General*.

1. There is a need for the facility, and it will provide a benefit to Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of this DSR.
3. The applicant has documented their ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Adams County Health Department, Fire District, and other relevant agencies.
4. The proposed facility will not cause significant traffic congestion or traffic hazards.
5. The request is compatible with the surrounding area.
6. The site is accessible to Adams County residents and other potential users.
7. The site will not adversely impact the health and welfare of the community based upon the specific design and operating procedures.

## 13-03-02.G Recycling Facilities (includes Scrap Tire and Metal) Additional Criteria for Approval

The following criteria for approval are in addition to those for all Conditional Use Permits in Sec. 13-03-02.A, *Conditional Use Permit Procedures, General*.

1. There is a need for a recycling operation for the benefit of Adams County and the proposed end use of the recycled material is a viable marketable material.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of this DSR.
3. The applicant has documented their ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Adams County Health Department, Fire District, and other relevant agencies.
4. The proposed facility will not cause significant traffic congestion or traffic hazards.
5. The request is compatible with the surrounding area.
6. The site will not impact health and welfare of the community based upon specific recycling facility design and operating procedures.

## 13-03-02.H Inert Fills Applicability and Additional Criteria for Approval

The following criteria for approval are in addition to those for all Conditional Use Permits in Sec. 13-03-02.A, *Conditional Use Permit Procedures, General*.

1. **Inert Fills Applicability**.
    a. Inert material fills meeting the following criteria may obtain a Conditional Use Permit issued in accordance with the procedures outlined in this chapter.

b. Total amount of inert fill material is over 500,000 cubic yards.

c. Time to completion of filling operation is greater than 365 days.

d. Fill material to be used meets the definition of either inert fill for grading or inert fill for landfilling, as defined in Chapter 16.

e. Site operator has sole discretion over the source of fill material.

f. Fill material is not likely to contaminate ground water.

2. **Criteria for Approval**.

a. There is a need for the inert filling operation for the benefit of Adams County.

b. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of this DSR.

c. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Adams County Health Department, Fire District, and other relevant agencies.

d. The proposed inert fill will not cause significant traffic congestion or traffic hazards.

e. The request is compatible with the surrounding area.

f. The site will not impact health and welfare of the community based upon specific fill design and operating procedures.

## 13-03-02.I Outdoor Storage Additional Criteria for Approval

The following criteria for approval are in addition to those for all Conditional Use Permits in Sec. 13-03-02.A, *Conditional Use Permit Procedures, General*.

1. There is a need for the outdoor storage operation for the benefit of Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of this DSR.
3. Aesthetic concerns have been taken into consideration during the site design and placement of the outdoor storage.

# 13-03-03 Floodplain Use Permit

A. **Purpose**. The purpose of this Section is to provide processing requirements for Floodplain Use Permits to review, consider, approve, approve with modifications, or deny a request for permission to:

1. Erect, move, place, or alter a structure or facility within the Floodplain Overlay District;
2. Place any fill within the Floodplain Overlay District;
3. Store or process any materials or equipment within the Floodplain Overlay District; or
4. Conduct certain land uses as described in Sec. 2-08-12, *FO, Floodplain Overlay*; or change a channel of a watercourse within the Floodplain Overlay District.

B. **Applicability**. All Floodplain Use Permits must be processed in accordance with this Section. A Floodplain Use Permit is the only authorization under which a structure may be erected, moved, placed, or altered within the Floodplain Overlay District; fill may be placed within the Floodplain Overlay District; materials or equipment may be stored or processed within the Floodplain

Overlay District; or a channel of a watercourse may be changed within the Floodplain Overlay District.

C. **Initiation**. The owner of the property on which a structure is proposed to be erected, moved, placed, or altered within the Floodplain Overlay District; fill is proposed to be placed within the Floodplain Overlay District; materials or equipment are proposed to be stored or processed within the Floodplain Overlay District; or a channel of a watercourse is proposed to be changed within the Floodplain Overlay District may request a Floodplain Use Permit without limitation.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
2. [Reserved].

E. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. The Floodplain Use Permit is consistent with these standards and regulations, any applicable development plans or conditional use permits, and all applicable state and federal floodplain management laws and regulations.

## 13-03-04 Special Use Permit

A. **Purpose**. The purpose of this Section is to detail the steps for obtaining a Special Use Permit. Special uses are those uses which are non-permanent (less than five years) and often support other land uses authorized or permitted in a zone district or public utilities or services, but which, because of their potential zone impacts require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, special uses may require the imposition of conditions to ensure the number of special uses and their location, design, and configuration are appropriate at a particular location during the duration of operation or use to protect the health, safety and welfare of the County and inhabitants of the area.

B. **Applicability**. All uses that require a Special Use Permit must be processed in accordance with this Section. The Board of Adjustment is the permit issuing authority for Special Use Permits. The designation of a use as a special use does not constitute an authorization or an assurance that such a use will be approved.

C. **Initiation**. Any owner of, or person having an interest in the property on which the special use is proposed to be located may request a Special Use Permit without limitation.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*
2. *Conditions of Approval*.
   a. *Generally*. The Board of Adjustment, in approving a Special Use Permit, may condition the approval on one or more of the following:
      (1) A requirement that the development or activity proceeds in accordance with a specific Site Plan and/or development schedule.

(2) A requirement that the design and mitigation measures be put in place including, but not limited to, limits on the hours of operation and traffic generating uses; improvements to on-site and off-site pedestrian, bicycle, and vehicular circulation; alternative access and open space provisions to address site capacity and resource protection issues; controls on noise, light, odors and other potential nuisances; measures to protect and improve the aesthetic value of high traffic areas; aesthetic value of high traffic areas; requirements to protect air and water quality; construction of fencing and planting of landscaping; restrictions on signage and outdoor lighting; changes in off-street parking layout and design; restrictions concerning the building bulk, height, setback, location, and external appearance; stipulations concerning adequate storm drainage or utilities; and other appropriate conditions in order to protect the health, safety and welfare of Adams County residents, and to provide for sound environmental practices.

b. *Term*. In addition to other conditions the Board of Adjustment may place on a Special Use Permit, the Board of Adjustment shall specify the term of the Special Use Permit. The term of a Special Use Permit shall be limited to the absolute minimum term necessary for the proposed use, but in no case shall any one Special Use Permit exceed five years.

c. *Description and Conditions*. Upon final approval and fulfillment of all requirements of the Board of Adjustment, the Director of Community and Economic Development shall issue a Special Use Permit in conformance with the decision of the permit-issuing authority. The Special Use Permit shall describe in detail the special use allowed by the permit, include all specific conditions applied by the permit issuing authority, and be accompanied by an official Site Plan modified by the applicant to reflect the conditions of the permit. The Special Use Permit shall also state an explicit expiration date for when the approved special use that is being authorized by the permit shall lapse.

E. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. The special use is consistent with the purposes of this DSR.
2. The special use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
3. Any adverse impacts of the special use on the surrounding area with respect to the environment; building scale, massing, and site design in relation to established development patterns; access, traffic generation and circulation; parking; emergency services; utilities and infrastructure demand; waste disposal areas; noise, lighting, vibration, air emissions, dust and odor; hours of operation; and other material adverse impacts have been addressed and/or mitigated to the maximum extent practicable.
4. The site is suitable for the special use, including adequate usable space, adequate access, and absence of environmental constraints.
5. The Site Plan for the proposed special use will provide adequate parking, traffic circulation, open space, fencing, screening, and landscaping.

6. Sewer/wastewater, water, stormwater drainage, utilities, fire protection, police protection, and roads are to be available and adequate to serve the needs of the special use as designed and proposed or such services will be improved to serve the special use.

F. **Effect of Approval**.

1. *Authorization and Term.* Issuance of a Special Use Permit shall be deemed to authorize only the particular, non-permanent use and activity for which it is issued for a period no greater than five years. The Special Use Permit is nontransferable unless otherwise conditioned by the Board of Adjustment. The applicant shall be subject to all other permits required by these standards and regulations to use the land in accordance with the Special Use Permit.

## 13-03-05 Temporary Use Permit

A. **Purpose**. The purpose of this Section is to detail the steps for obtaining a Temporary Use Permit. Temporary uses are those uses which are non-permanent (90 days or less) and often support other land uses authorized or permitted in a zone district or public utilities or services, but which, because of their potential impacts require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, temporary uses may require the imposition of conditions in order to ensure the number of temporary uses and their location, design, and configuration are appropriate at a particular location during the duration of operation or use.

B. **Applicability**. The designation of a use as a temporary use does not constitute an authorization or an assurance that such a use will be approved.

C. **Initiation**. Any owner of, or person having an interest in the property on which the temporary use is proposed to be located may request a Temporary Use Permit without limitation.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.

2. *Conditions of Approval*. The Director of Community and Economic Development, in approving a Temporary Use Permit, may attach any conditions necessary to implement the Adams County Comprehensive Plan and to ensure compatibility with adjacent uses. In addition to other conditions the Director of Community and Economic Development may place on a Temporary Use Permit, the Director of Community and Economic Development shall specify the term of the Temporary Use Permit. The term of a Temporary Use Permit shall be limited to the absolute minimum term necessary for the proposed use, but in no case shall exceed 90 days. Div. 3-14, *Temporary Uses and Structures*, specifies the maximum time frame or expiration of specific temporary uses eligible for the Temporary Use Permit. A Temporary Use Permit may be issued annually for the same project. The Director of Community and Economic Development in approving a Temporary Use Permit may condition the approval on one or more of the following:

a. A requirement the development or activity proceeds in accordance with a specific Site Plan and/or development schedule.

b. A requirement the design and mitigation measures be put in place including, but not limited to, limits on the hours of operation and traffic generating uses; improvements to on-site and off-site pedestrian, bicycle, and vehicular circulation; alternative access and open space provisions to address site capacity and resource protection issues; controls on noise, light, odors and other potential nuisances; requirements to protect

air and water quality; construction of fencing and planting of landscaping; restrictions on signage and outdoor lighting; changes in off-street parking layout and design; restrictions concerning the building bulk, height, setback, location, and external appearance; and stipulations concerning adequate storm drainage or utilities.

3. *Denial of Temporary Use Permit*. If the Director of Community and Economic Development denies a Temporary Use Permit, the applicant may pursue a Special Use Permit for the temporary use in accordance with Sec. 13-03-04, *Special Use Permit*.

E. **Criteria for Approval**.

1. *Generally*. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

   a. The temporary use is consistent with the purposes of these standards and regulations.

   b. The temporary use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.

   c. Any adverse impacts of the temporary use on the surrounding area with respect to the environment; building scale, massing, and site design in relation to established development patterns; access, traffic generation and circulation; parking; emergency services; utilities and infrastructure demand; waste disposal areas; noise, lighting, vibration, air emissions, dust and odor; hours of operation; and other material adverse impacts have been addressed and/or mitigated to the maximum extent practicable.

   d. The site is suitable for the temporary use including adequate usable space, adequate access, and absence of environmental constraints.

   e. The Site Plan for the proposed temporary use will provide adequate parking, traffic circulation, open space, fencing, screening, and landscaping.

   f. Sewer/wastewater, water, stormwater drainage, utilities, fire protection, police protection, and roads are to be available and adequate to serve the needs of the temporary use as designed and proposed or such services will be improved to serve the temporary use.

2. *Additional Criterion For Approval For Permissible Fireworks Stand/Tent*. In addition to the Criteria for Approval in subsection E(1), *Generally*, above, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall find, for permissible fireworks stands/tents:

   a. The applicant has demonstrated the ability and, if applicable, a history of their ability to comply with these regulations.

F. **Actions Following Development Approval.** Upon final approval and fulfillment of all applicable requirements, the Director of Community and Economic Development shall issue a Temporary Use Permit. The Temporary Use Permit shall describe in detail the temporary use allowed by the permit, include all specific conditions applied by the permit issuing authority, and be accompanied by an official Site Plan revised by the applicant to reflect the conditions of the permit. The Temporary Use Permit shall also state an explicit expiration date for when the approved temporary use that is being authorized by the permit shall lapse.

G. **Effect of Approval**. Issuance of a Temporary Use Permit shall be deemed to authorize only the particular, non-permanent use and activity for which it is issued for a period no greater than

90 days. The Temporary Use Permit is nontransferable. The applicant shall be subject to all other permits required by these standards and regulations to use the land in accordance with the Temporary Use Permit.

# Div. 13-04 Plan, Text, and Zoning Map Amendment Procedures

## 13-04-01 Comprehensive Plan Amendment

A. **Purpose**. The purpose of this Section is to establish a process for an amendment to the Comprehensive Plan.

B. **Applicability**. This Section applies to all proposed changes to the Comprehensive Plan.

C. **Initiation**. The Planning Commission, the Board of County Commissioners, the Director of Community and Economic Development, or the owner of the property to be amended on the plan may propose an amendment to the Comprehensive Plan.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
2. *Action by Planning Commission, then Board of County Commissioners.* Per State statute, it is the duty of the Planning Commission to make, adopt and amend the Comprehensive Plan, subject to the approval of (ratification by) the Board of County Commissioners.
3. *Action by the Director of Community and Economic Development Following Approval*. Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic shall make the approved changes to the Comprehensive Plan.

E. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking required action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Comprehensive Plan and all its maps;
2. The proposed amendment addresses or responds to a material change that has occurred to the immediate neighborhood or to the greater Adams County community;
3. Strict adherence to the Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan;
4. The proposed amendment, if within a neighboring jurisdiction's growth boundary or five-mile annexation plan, is consistent with that jurisdiction's Comprehensive Plan; and
5. The proposed amendment advances the health, safety, and welfare of the citizens and property owners of Adams County.

## 13-04-02 DSR Text Amendment

A. **Purpose.** The purpose of this Section is to establish a process for an amendment to the text of this DSR.

B. **Applicability.** This Section is applicable to Text Amendments initiated by the Board of County Commissioners, Planning Commission, or any other staff or decision-making body set out in Chapter 12, *Development Review Bodies*.

C. **Initiation.** The Planning Commission, Board of County Commissioners, the Director of Community and Economic Development, the Director of Public Works, or a person having an interest in land located in unincorporated Adams County may propose a DSR Text Amendment.

D. **Specific Review procedures.** The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
2. *Development Application Submittal*. All items or documents required for a DSR Text Amendment shall be submitted to the Director of Community and Economic Development at least 50 days prior to the first unfilled Planning Commission public hearing agenda.
3. *Action by the Director of Community and Economic Development Following Approval*. Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic shall make the approved changes to the text of this DSR.

E. **Criteria for Approval.** In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. *Comprehensive Plan*. The Text Amendment is consistent with the Adams County Comprehensive Plan and any applicable area plan.
2. *DSR Purpose*. The Text Amendment is consistent with the purposes of this DSR.
3. *Generally Beneficial*. The Text Amendment will not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general.
4. *Impact Mitigation*. The amendment serves to mitigate adverse impacts of the use and development of land on the natural or built environments, including, but not limited to, mobility, air quality, water quality, noise levels, stormwater management, and vegetation, or will be neutral with respect to these issues.
5. *Changing Conditions*. The amendment addresses a changing condition that was not anticipated in the Comprehensive Plan or this DSR.
6. *Community Need*. The amendment addresses demonstrated community needs.
7. *Strategic Objectives*. The amendment advances the strategic policies or objectives of the Board of County Commissioners.
8. *Code Usage*. The amendment corrects an error, omission, or other deficiency in this DSR, enhances its clarity, or otherwise improves its operation, function, or utility.

# 13-04-03 Planned Unit Development

## 13-04-03.A Purpose and State Law

1. **Purpose.** In accordance with the Planned Unit Development Act of 1972, the objective of a Planned Unit Development is to establish an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction in this DSR. The PUD process requires an approval of a Preliminary Development Plan (PDP) and Final Development Plan (FDP).
2. **Applicability of State Law**. Notwithstanding any provision of an approved Planned Unit Development, all Planned Unit Developments shall comply with applicable state law. Where a provision of an approved Planned Unit Development conflicts with state law, the state law shall control, and such conflicting provision shall be unenforceable to the extent of the conflict.

## 13-04-03.B PUD Plan Stages

1. **Preliminary Development Plan (PDP)**. The Preliminary Development Plan shows how the applicant may develop a PUD property. Approval of a PDP does not permit construction; however, minor site preparation may be allowed as determined by the Director of Community and Economic Development. The PDP shall include:
   a. Proposed land uses;
   b. Layout of landscaping and circulation;
   c. Architectural elevations;
   d. Buildings; and
   e. Preliminary plat (if required).
2. **Final Development Plan (FDP)**. The Final Development Plan is the site-specific development plan that describes and establishes the type and intensity of uses for a specific parcel or parcels of land. The Final Development Plan includes:
   a. Final subdivision plat;
   b. Development Agreement (if any);
   c. Utility plan; and
   d. Detailed engineering (as required).
3. **Overall Development Plan**. For PUD Zoning Map amendments involving two or more separate Preliminary Development Plans, an Overall Development Plan as established in Sec. 13-04-03.C, is required for review and approval prior to submittal of the first Preliminary Development Plan. The Overall Development Plan establishes general planning and development control parameters for projects developed in phases with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals. Approval of an Overall Development Plan does not establish any vested right to develop a property in accordance with the plan.

## 13-04-03.C Overall Development Plan

1. **Purpose.** The purpose of this Section is to establish procedures for creating general planning and development control parameters for projects developed in phases with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals. Approval of an Overall Development Plan (ODP) does not establish any vested right to develop property in accordance with the plan.

2. **Applicability.** An ODP shall be required for any property intended for development over time in two or more separate Preliminary Development Plan submittals.
3. **Initiation.** An owner of the subject property may propose an ODP without limitation. The applicant has the burden of proof to demonstrate the ODP fully complies with these standards and regulations and meets the criteria for approval.
4. **Specific Review Procedures.** The following review procedures shall apply:
   a. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures.*
   b. *Development Application Submittal*. All items or documents required for an ODP as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development. Once the application has been determined to be complete, the application shall be scheduled for public hearing before the Board of County Commissioners within 60 days of notice of public hearing.
   c. *Action Following Approval***.** Upon final approval and fulfillment of all Board of County Commissioners requirements, the Director of Community and Economic Development shall file a copy of the approved ODP in the office of the Department of Community and Economic Development. The Director shall not change the official Zoning Map but shall note the date of approval and case number on the map to facilitate tracking.
5. **Criteria for Approval.** In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):
   a. The ODP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.
   b. The ODP is consistent with the purpose of these standards and regulations.
   c. The ODP is compatible or designed to mitigate externalities with the existing or allowed land uses adjacent to the proposed ODP.
   d. The ODP conforms to the Adams County Transportation Plan and will not negatively impact utilities or traffic in the area or otherwise have a detrimental impact on property in sufficient proximity to the proposed development to be affected by it.
   e. The ODP is consistent with any applicable drainage plans.
   f. The ODP allows for the regulation of use and development of land and buildings where:
      (1) Specific issues or concerns must be mitigated due to unusual and unique circumstances;
      (2) Alternative design concepts are desired; or
      (3) Mitigation is necessary for specific conditions.
   g. Any adverse impacts of the ODP on the surrounding area with respect to the environment; building scale, massing, and site design in relation to established development patterns; access, traffic generation and circulation; parking; emergency services; utilities and infrastructure demand; waste disposal areas; noise, lighting, vibration, air emissions, dust and odor; hours of operation; and other material adverse impacts have been addressed and/or mitigated to the maximum extent practicable.

## 13-04-03.D Preliminary Development Plan

1. **Purpose.** The purpose of this Section is to establish the requirements for approval of the proposed land uses, layout of landscaping, circulation, architectural elevations, buildings, and, if required, a preliminary plat within a Preliminary Development Plan (PDP). Approval of a PDP establishes vested rights to develop property in accordance with the plan.
2. **Applicability.** A PDP shall be required for any property that is intended to be developed as a Planned Unit Development. The PDP application shall be accompanied by an application to rezone the property to the PUD zone district.
3. **Initiation.** The owner of the subject property may propose a PDP. The applicant has the burden of proof to demonstrate the PDP fully complies with these standards and regulations and meets the criteria for approval.
4. **Specific Review Procedures.** The following review procedures shall apply:
   a. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
   b. *Development Application Submittal*. The applicant shall submit all required PDP items to the Director of Community and Economic Development. An application for rezoning from the base zone district to the Planned Unit Development zone district shall also be submitted at this time. Once determined complete, the application shall be scheduled for public hearing within 60 days of notice.
   c. *Action Following Approval*. Upon final approval and fulfillment of all Board of County Commissioners requirements, the Director of Community and Economic Development shall:
      (1) File a copy of the approved PDP in the office of the Department of Community and Economic Development; and
      (2) Make the approved changes to the Official Zoning Map indicating the change to the PUD zone district.
   d. *Construction Activities*. No construction activities shall be permitted, except for minor site preparation as determined by the Director of Community and Economic Development, until the Final Development Plan is approved by the Board of County Commissioners.
5. **Criteria for Approval.** In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):
   a. *Comprehensive Plan Conformity.* The PDP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.
   b. *Standards Consistency***.** The PDP is consistent with the purposes of these standards and regulations.
   c. *Adjacent Land Use Compatibility.* The PDP is compatible or designed to mitigate externalities with the existing or allowed land uses adjacent to the proposed PDP.
   d. *Transportation Plan Conformity.* The PDP conforms to the Adams County Transportation Plan and the Safety Action Plan and will not negatively impact utilities, traffic, or safety in the area or otherwise have a detrimental impact on property, traffic, and circulation in sufficient proximity to the proposed development to be affected by it.

e. *Drainage Plan Consistency.* The PDP is consistent with any applicable drainage plans.

f. *Special Circumstances***.** The PDP allows for the regulation of use and development of land and buildings where: i. Specific issues or concerns must be mitigated due to unusual and unique circumstances; ii. Alternative design concepts are desired; or iii. Mitigation is necessary for specific conditions.

g. *ODP Consistency***.** The PDP is consistent with any approved ODP for the property.

h. *Area Compatibility.* Any adverse impacts of the PDP on the surrounding area with respect to the environment; building scale, massing, and site design in relation to established development patterns; access, traffic generation and circulation; parking; emergency services; utilities and infrastructure demand; waste disposal areas; noise, lighting, vibration, air emissions, dust and odor; hours of operation; and other material adverse impacts have been addressed and/or mitigated to the maximum extent practicable. The proposed development has established an adequate level of compatibility by:

(1) *Natural Features Integration*. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;

(2) *Balanced Transportation Planning*. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced and safe transportation system, including auto and multimodal traffic, public or mass transit, and the cost-effective delivery of other services consistent with adopted plans, policies, regulations of the County.

(3) *Transition Design Features*. Incorporating physical design features in the development to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures.

(4) *Environmental Sensitivity*. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.

(5) *Public Facilities Integration*. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed development so the proposed development will not negatively impact the levels of service of the County services and facilities.

(6) *Streetscape Design*. Incorporating an overall plan for the design of the streetscape within the project, including landscaping, auto and multimodal circulation and parking, bicycle and pedestrian circulation, architecture, placement of buildings, and street furniture.

6. **Expiration of PDP Approval; Effect on Vested Rights and Subdivision Approvals.**

a. A PDP approval shall expire and become null and void if the applicant has not obtained approval of a Final Development Plan (FDP) for all or a portion of the property subject to the PDP within three (3) years following the date of approval of the PDP.

b. Upon expiration of the PDP approval:

(1) The PDP and all rights, permissions, and approvals granted thereunder shall terminate and be of no further force or effect;

(2) Any vested property rights established pursuant to the PDP, whether arising under this DSR, a Development Agreement, vested rights statute, or otherwise, shall terminate to the fullest extent permitted by law, unless expressly preserved by separate written agreement approved by the Board of County Commissioners;

(3) Any subdivision plat, site plan, development plan, or related land use approval that was approved in reliance upon or in substantial conformity with the PDP, but that has not been substantially completed, recorded, or vested pursuant to applicable law, shall be deemed expired and void;

(4) No building permit, grading permit, subdivision approval, site development permit, or other development entitlement shall thereafter be issued pursuant to the expired PDP; and

(5) The property owner shall apply for and obtain approval of a rezoning of the property either:

(a) back to the base zone district applicable to the property immediately prior to approval of the PDP; or

(b) to another zone district approved by the Board of County Commissioners in accordance with the procedures and standards of this DSR.

c. Following expiration of the PDP approval, the property may only be used, subdivided, or developed in accordance with the zone district subsequently applied to the property following a rezoning pursuant to this subsection and all applicable provisions of this DSR.

d. Nothing herein shall be construed to impair vested rights lawfully established pursuant to State law where such rights cannot lawfully be terminated by local regulation.

## 13-04-03.E Final Development Plan

1. **Purpose**. This purpose of this Section is to provide processing requirements for the site-specific development plan that describes and establishes the type and intensity of uses for a specific parcel or parcels of land. The Final Development Plan (FDP) includes:

   a. Final Subdivision Plat;

   b. Development Agreement (if any);

   c. Utility Plan; and

   d. Any additional plans, studies, or reports the County may require.

2. **Vested Rights**. Approval of an FDP establishes a vested right to develop property in accordance with the Plan, which may be more particularly described in a related Development Agreement.

3. **Applicability.** An FDP shall be required for any property that is intended to be developed as a Planned Unit Development.

4. **Initiation**. The owner of the subject property or other person(s) with an interest in the subject property may propose an FDP. The applicant has the burden of proof to demonstrate the FDP fully complies with these standards and regulations and meets the criteria for approval.

5. **Specific Review Procedures**. The following review procedures shall apply:

   a. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.

   b. *Development Application Submittal*. The applicant shall submit all required FDP items to the Director of Community and Economic Development. Once determined complete, the application shall be scheduled for public hearing within 60 days of notice.

   c. *Action Following Approval*. Upon final approval and fulfillment of all Board of County Commissioners requirements, the Director of Community and Economic Development shall:

(1) Make the approved changes to the Official Zoning Map indicating the PUD approval; and

(2) Record the FDP with the Office of the Adams County Clerk and Recorder.

6. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

a. *Comprehensive Plan*. The FDP is in general conformity with the Adams County Comprehensive Plan, Transportation Master Plan, the Comprehensive Safety Action Plan, and any applicable area plan.

b. *PUD Standards*. The FDP conforms to the PUD standards.

c. *Approved PDP*. The FDP is consistent with any approved PDP for the property.

d. *Construction Plans*. The FDP construction plans meet the requirements of these standards and regulations and have been approved by the Director of Community and Economic Development, all infrastructure and utility providers, Adams County Health Department, and all other referral agencies.

## 13-04-03.F Effect of Final Development Plan Approval

1. **Limitations on Other Uses.** After obtaining Final Development Plan approval, the subject property may be developed only in accordance with the Final Development Plan unless:

a. *ROW Abandonment*. The property owner obtains Board of County Commissioners approval to abandon the right to develop the property in accordance with the approved Final Development Plan;

b. *Amended FDP*. The property owner obtains Board of County Commissioners approval to amend the approved Final Development Plan in accordance with the amendment procedures in this Section; or

c. *Expiration*. The right to develop the property in accordance with the Final Development Plan has expired.

2. **Nonconforming Uses.** Nonconforming uses and structures existing at the time of Final Development Plan approval shall not be expanded, replaced, or changed except in conformance with the Final Development Plan.

3. **Amendment and Abandonment Process.**

a. *Application Requirements.* Any property owner seeking Board approval to abandon or amend a Final Development Plan shall submit an application in accordance with the procedures established for Final Development Plan amendments.

b. *Abandonment.* A request to abandon a Final Development Plan shall not, by itself, rezone the property. Upon abandonment, the property shall remain subject to its underlying zoning district. If the applicant seeks a new zoning designation, a rezoning application shall be required in accordance with the procedures of this DSR.

c. *Review Criteria.* The Board of County Commissioners shall approve a request for amendment or abandonment only when both of the following criteria are met:

(1) Remaining Development Viability. If any portion of the property will remain developed or continue to be developed in accordance with the Final Development

Plan, the remaining parcel shall continue to qualify for Final Development Plan approval pursuant to the original approval criteria.

(2) Public Interest Protection. The County's ownership of or practical use of any road, easement, right-of-way, or other public area shall not be denied or diminished to the detriment of the public good.

4. **Decision.** If the Board of County Commissioners finds both criteria have been satisfied, the Board shall approve the amendment or abandonment of the Final Development Plan.

5. **State-Mandated Housing Provisions**. Approval of a Final Development Plan does not exempt a property from compliance with state-mandated housing provisions, including but not limited to regulations governing Accessory Dwelling Units pursuant to C.R.S. § 29-35-401 *et seq*. An existing or future Planned Unit Development shall not prohibit an Accessory Dwelling Unit where such unit is required to be allowed by state law. Any provision of a Planned Unit Development that conflicts with such requirements shall be unenforceable to the extent of the conflict.

## 13-04-04 Zoning Map Amendment (Rezoning)

A. **Purpose**. The purpose of this Section is to detail the steps to follow for changing the boundaries of the zone districts shown on the Zoning Map (Rezoning).

B. **Applicability**. A Zoning Map Amendment is any change in the County's official Zoning Map. This section does not apply to amendments to a Planned Unit Development district. Refer to 13-04-03, *Planned Unit Development*.

C. **Initiation**. The Planning Commission, the Board of County Commissioners, Director of Community and Economic Development, or the owner(s) of the property to be rezoned may propose an amendment to the Zoning Map.

D. **Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.

2. *Development Application Submittal*. All items or documents required for amendment of the Zoning Map as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least 50 days prior to the first unfilled Planning Commission public hearing agenda.

3. *Action by the Director of Community and Economic Development Following Approval*. Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic shall make the approved changes to the Official County Zoning Map.

E. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. *Comprehensive Plan*. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.

2. *Purposes of DSR*. The Zoning Map amendment is consistent with the purposes this DSR.

3. *DSR Requirements*. The Zoning Map amendment complies with the requirements of this DSR.
4. *Compatibility*. The Zoning Map amendment is compatible with existing and planned land uses and development in the surrounding area, considering building scale, density, intensity of existing and potential land uses, and neighborhood character.
5. *Property Suitability*. The property subject to the Zoning Map amendment is suitable for the uses, development intensity, and standards permitted by the proposed zoning district, considering the property's location, physical characteristics, access, and relationship to surrounding properties.

## 13-04-05 TOD Sketch Plan

**A. Sketch Plan Required.** A complete TOD sketch plan application shall be submitted with a TOD rezoning application. Final determination of the application of these standards and regulations shall be made by the Director of Community and Economic Development. The Director may refer the building permit site plan to the Planning Commission. If so referred, the decision of the Planning Commission shall constitute a final decision, subject to appeal to the Board of County Commissioners.

# Div. 13-05 Site Development Procedures

## 13-05-01 Access or Right-of-Way Permit

A. **Purpose**. The purpose of this Section is to provide processing requirements for Access or Right-of-Way Permits in order to review, consider, approve, approve with modifications, or deny a request for permission to access a County road, install utilities within a public right-of-way, landscape within a public right-of-way, install a mailbox within a public right-of-way, or otherwise work or construct within a County right-of-way.

B. **Applicability**. All Access or Right-of-Way Permits must be processed in accordance with this Section. An Access or Right-of-Way Permit is the only authorization under which access to a County road may be installed or constructed or work within a public right-of-way may be performed including, but not limited to, construction, landscaping, utility placement, alteration, or repair of any existing facilities or utilities within a public right-of-way or County road.

C. **Initiation**. The owner of a property to which access is to be extended, the owner of the utility or mailbox, or any person performing work within the public right-of-way or County road may request an Access or Right-of-Way Permit without limitation.

D. **Specific Review Procedures.** The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, Common Review Procedures.
2. *Conditions of Approval*. The Director of Community and Economic Development may impose any conditions determined to be necessary to assure the safety of the general public, protect the County's infrastructure, adequately accommodate the type and volume of traffic during the work, and deal with anticipated traffic volumes and road improvements.

E. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. *DSR Compliance*. The Access or Right-of-Way Permit is consistent and complies with the requirements of this DSR.
2. *Safety and Traffic*.
   a. The access or work to be performed will be of such a standard and condition to safely and adequately accommodate the type and volume of traffic currently using the access, including emergency and fire equipment and vehicles, plus any increase in traffic that may be added by the use accessing the road.
   b. Adequate controls have been established to ensure compliance and safety during the course of work.
   c. Issuance of the Permit will not exacerbate an identified crash problem affecting the safety of motorists, bicyclists, or pedestrians.
3. *Financial Guarantees*. Adequate financial guarantees have been provided to ensure that any problems arising from the work to be performed can be reasonably remedied by the County, if necessary.

# 13-05-02 [RESERVED]

# 13-05-03 Site Plan (formerly referred to as a Change in Use Permit)

A. **Purpose.** The Site Plan process coordinates development projects with the public realm and with adjacent sites and specifically demonstrates how new projects meet the development and design standards of this DSR regarding compatible arrangement of buildings, pedestrian and vehicle access, site design, lighting, and landscaping.

B. **Applicability.** The Site Plan process specifically applies to:

1. Any new building, except (a) single-family detached dwellings and their accessory buildings, and (b) duplexes and their accessory buildings;
2. Any expansion to an existing building footprint by 25% or more, except single-family detached dwellings and their accessory buildings, and except duplexes and their accessory buildings;
3. Any change in use. A change in use occurs when the essential character or nature of the activity conducted on a lot changes, or when active and continuous operations of a use are not carried on in a building or property during a continuous period of six (6) months;
4. Any intensification of use that increases parking requirements by 25% or more;
5. Any site development activity that expands the existing impervious surface by 3,000 square feet or more;
6. Any changes to the site access and circulation, or other development requirements that significantly impact the design of the public realm or traffic conditions near the site;
7. Any agritourism activity that exceeds the exemptions listed in Sec. 3-13-03.(B)(2)(a).

C. **Initiation.** Any owner of, or person having an interest in, the affected property may submit a Site Plan.

D. **Specific Review Procedures.** The following review procedures shall apply.

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
2. *Subsequent Approvals*. Unless specifically allowed by the Community and Economic Development Director, no Building Permit shall be approved, and therefore no development, excavation, site preparation, or construction activity, including tree/vegetation removal or grading work, shall occur on any property until a Site Plan has been approved in accordance with this Section.

F. **Criteria for Approval.** In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. *Generally.*
   i. The use proposed in the plan is allowed in the zone district and any required use approval has been sought and obtained.
   ii. The plan complies with this DSR, including all applicable performance standards and operational standards contained herein.
   iii. If the site is within the TOD zone district, the plan meets the requirements set forth in Sec. 2-08-16.
2. *Site Design and Engineering.*
   i. The plan provides adequate internal circulation; balances vehicle, bicycle, and pedestrian needs for the proposed development; and provides adequate parking, loading and stacking consistent with Div. 4-02.
   ii. The plan provides safe and adequate access into and out of the development and addresses traffic impacts of the development consistent with Chapter 7.
   iii. The plan provides or has existing capacity for public and private utilities (including, without limitation, water, wastewater, telecommunications, electric power, gas) and other required improvements to serve the proposed development.
   iv. The plan provides for the adequate disposal of solid waste.
   v. The plan provides adequate management of the quality and quantity of all stormwater generated consistent with Chapter 10.
   vi. The plan provides proper grading considering prevailing grades and the relationship to adjacent sites consistent with Sec. 13-05-03.
   vii. The proposed development will not generate noise, vibrations, odors, dust, gas, fumes, glare/reflection or other annoying or dangerous emissions that are detectable at property boundaries.
   viii. The plan addresses all off-site impacts of the proposed development.
   ix. The plan complies with all supplemental engineering standards set forth in Addendum A, *Adams County Engineering Design and Construction Standards*. Addendum A is referenced herein for informational purposes but is not made a part hereof.
3. *Landscape and Open Space Design.*

i. The plan provides adequate landscaping and open space consistent with Div. 4-04.

ii. If applicable, the plan meets the amenity space requirements set forth in Div. 2-04.

4. *Building Design.*

i. All proposed buildings on site meet the exterior building design requirements set forth in Div. 2-03, *Exterior Building Design Standards*.

ii. All proposed buildings on site reinforce the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, the scale, proportion, forms and features, colors, and materials of adjacent buildings inform choices on the proposed building.

# 13-05-04 Stormwater Quality Permit

A. **Purpose**. The purpose of this Section is to detail the steps of obtaining a Stormwater Quality (SWQ) Permit. A SWQ Permit promotes the quality of water in the County's drainage ways and subsequent receiving waters to promote the safety, public health, convenience, and general welfare of the County by preventing soil erosion, sedimentation, and other pollutants from leaving construction sites.

B. **Applicability**.

1. *Projects Requiring a Permit*.

a. The following construction projects shall obtain a SWQ Permit, unless excluded under subsection 2, *Exemptions*, below:

(1) Any construction activity, within unincorporated Adams County MS4 Permitted Area, that disturbs one or more acres of land.

(2) Any construction activity within unincorporated Adams County MS4 Permitted Area that disturbs less than one acres of land but is also part of a larger common plan of development that would disturb (or has disturbed since the implementation of the County's MS4 permit construction requirements) at least one or more acres, unless the disturbed areas have been finally stabilized.

(3) If a construction project is partially located within the MS4 Permitted Area, then only the area disturbed within the County's MS4 Permitted Area is subject to the SWQ Permit requirements.

(4) If there is an applicable construction site overlapping multiple jurisdictions, and a written agreement is in place with a co-regulating jurisdiction holding an MS4 Permit, the BMP requirements may be imposed in accordance with the requirements of the co-regulating jurisdiction pursuant to a written agreement. SWQ Permit requirements, review and Adams County Regulatory Inspections may be delegated to the co-regulating jurisdiction.

b. It shall be unlawful for any person to commence or conduct qualifying construction activities, land disturbance activities or other development without first obtaining a SWQ Permit when applicable.

2. *Exemptions*.

a. The Adams County SWQ Permit is not required for the following:

(1) Construction projects outside the County's MS4 Permitted Area, regardless of the size of the project. Although a SWQ Permit is not required, installation and maintenance of erosion and sediment control BMP's and stormwater pollution prevention control measures shall be implemented during construction. In addition, sites disturbing one or more acres outside the MS4 Permitted Area must comply with CDPHE Stormwater Discharge Permit requirements for construction activities.

(2) Land zoned for and used for agriculture; including agricultural practices such as tilling, planting, or harvesting. This exemption does not apply to buildings on agriculturally zoned land.

(3) Gravel, sand, dirt or topsoil removal as authorized pursuant to approval of the Colorado Mined Land Reclamation Board.

(4) Any construction activity waived or exempt of coverage under the State of Colorado Discharge Permit System (CDPS) Stormwater Discharge Permit for Construction Activities (*i.e.*, R-Factor Waiver).

(5) Pavement maintenance of public and private roadways or surfaces, such as an overlay or pavement patching, that does not disturb the subsurface of the paved area.

(6) Emergency situations that pose an imminent risk to life or property, such as hazardous waste cleanup operations, emergency firefighting, or emergency utility repairs provided that applicable projects apply for a SWQ Permit within 14 days of the start of construction activity.

(7) Land disturbance of one or more acres for construction of a single-family dwelling within Adams County MS4 Permit Growth Area on a large single-family residential lot, or agriculturally zoned land, with an area greater than or equal to 2.5 acres, and having a total site impervious area that is equal to or less than 10% imperviousness.

(8) Land disturbance of one or more acres for construction of a single-family dwelling within Adams County MS4 Permit Growth Area on a large single-family residential lot, or agriculturally zoned land, with an area greater than or equal to 2.5 acres, and having a total site impervious area that is equal to or less than 20% imperviousness; only if a study specific to the watershed shows that expected soil and vegetation conditions are suitable for infiltration/filtration of 100% of the Water Quality Control Volume (WQCV) for a typical site has been conducted and approved by the County.

(9) Land disturbance of one or more acres for facilities associated with oil and gas exploration, drilling, production, processing, treatment operations, or transmission facilities within Adams County MS4 Permit Growth Area. These facilities are not exempt from CDPS Stormwater Discharge Permit for Construction Activities coverage.

b. Notwithstanding the foregoing SWQ Permit exemptions in this Section, those operations and construction activities that are exempted from obtaining a SWQ Permit must nevertheless comply with the rules and regulations concerning erosion and sediment control specified in Sec. 10-03-01, *General County Requirements*, or other applicable provisions of this DSR, and shall provide adequate stormwater pollution prevention controls.

C. **Initiation**.

1. *Applicant*. The owner of the property that is proposed to be developed, without limitation, may request a SWQ Permit. The applicant has the burden of proof to demonstrate the SWQ Permit application fully complies with these standards and regulations and meets the criteria for approval.
2. *SWQ Permit Application*. The applicant must submit to the County the following documentation to obtain a SWQ Permit:
   a. A complete SWQ Permit Application on the form prescribed by the County. The application shall be signed by a person responsible for compliance with the SWQ Permit throughout the duration of the permit's validity.
   b. An Erosion and Sediment Control Plan (ESCP) that includes the narrative and civil EC Plan, according to Sec. 10-03-08, *ESCP*.
   c. A copy of the State of Colorado CDPS Stormwater Discharge Permit for Construction Activities.
   d. Permit fees in accordance with this Section.
   e. The BMP Cost Opinion Worksheet form or equivalent.
   f. Financial guarantee in accordance with this Section.
   g. When applicable:
      i. Recorded Plat including ownership and long-term responsibilities for the permanent post-construction water quality treatment BMP or drainage facility; or recorded stand-alone drainage and access easement for such facility.
      ii. Operation and Maintenance (O&M) Plan for the permanent post-construction water quality treatment BMP or drainage facility.
   h. Other materials as deemed appropriate by the County to ensure compliance with the County's Stormwater Quality Regulations.
3. *SWQ Permit Fees*. SWQ Permit fees shall be established from time to time in the annual fee schedule adopted by the Board of County Commissioners. The permit fees shall be paid at the time of submittal of the SWQ Permit application.
4. *SWQ Permit Term*. SWQ permits are issued for a period of twelve (12) months, and solely for the specific applicant, scope of work, location and size of the proposed development. Any SWQ permit renewal or modifications to the scope of work, location or size of the permitted area (area within the construction boundary line where land disturbing activities are allowed to take place) must be pre-approved in writing by the County. Amendments to the permit shall be filed by the Permittee with the County on a form prescribed by the County.
5. *Modifications*. SWQ Permits are issued solely for the specific applicant, scope of work, location and size of the proposed development. Any SWQ Permit renewal or modifications to the scope of work, location or size of the permitted area (area within the construction boundary line where land disturbing activities are allowed to take place) must be pre-approved in writing by the Director of Public Works. Amendments to the permit shall be filed by the permittee with the Director of Public Works on a form prescribed by the County.
6. *Construction Plan Approval*. SWQ Permits will not be approved until construction plans are approved. If there is no construction activity for a period longer than 6 months, then any

SWQ Permit issued will be automatically terminated. All applicable SWQ Permit fees are nonrefundable.

7. *SWQ Permit Financial Guarantee*.
   a. A financial guarantee shall be submitted in the form of check, irrevocable letter-of-credit or bond to the benefit of the County, in the amount determined by the estimated cost of the work required to ensure compliance with the SWQ Permit requirements. The BMP Cost Opinion Worksheet form (or equivalent) shall be used to calculate the financial guarantee amount.
   b. The amount shall be sufficient to purchase, install and maintain the construction site's temporary and permanent erosion and sediment control BMP measures as indicated on the Erosion and Sediment Control Plan (ESCP).
   c. The financial guarantee shall remain in place until final stabilization is reached in accordance with Sec. 10-03-11, *Final Construction Site Stabilization*.
   d. The County has the authority to reduce the financial guarantee amount to 20% of the original approved amount, or retain a minimum amount of $5,000, whichever amount is higher, if construction activities have been completed, temporary and permanent construction BMPs are in place and the site is only waiting for Final Stabilization.
   e. The County may consider the release of the financial guarantee at such time as the development, in whole or in part, is sold by the Permittee, and responsibility for stormwater and erosion and sediment control is transferred to the new owner and an acceptable substitute financial guarantee is provided to the County by the new owner.
   f. The financial guarantee, less any deductions in accordance with Sec. 10-02(B), *Additional Enforcement Mechanisms*, shall be promptly released and returned to the Permittee if all required work has been completed successfully and all other requirements of the Stormwater Quality Regulations have been met.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
2. *Stormwater Inspection Frequency*.
   a. The Permittee shall perform and document site stormwater inspections following the inspection frequency requirements of the State CDPS Stormwater Discharge Permit for Construction Activities, as amended.
   b. The Permittee must inspect for evidence of, or the potential for pollutants leaving the construction site permit boundaries, entering into the MS4, or discharging into State Waters. All erosion and sediment control BMPs identified in the ESCP shall be evaluated to ensure they are installed, maintained and operating correctly.
3. *Stormwater Inspection Report*. The Permittee shall keep a record of all required stormwater site inspection reports, as well as all Adams County Regulatory Inspection reports. Records must be available on-site upon request. The Permittee must comply with the retention of record requirement set by the State CDPS Stormwater Discharge Permit for Construction Activities, as amended. Stormwater inspection reports must identify must identify any incidents of non-compliance with the terms and conditions of the SWQ Permit. At a minimum, the stormwater inspection report must contain and comply with the requirements set by the State of Colorado CDPS Stormwater Discharge Permit for Construction Activities, and shall include the following information:

a. Inspection date;
b. Names(s) and titles(s) of personnel performing the inspection;
c. Locations(s) of any discharges of pollutants outside the SWQ Permit boundary;
d. Location(s) of BMPs that need to be maintained;
e. Location(s) of BMPs that failed to operate as designed or proved inadequate for a particular location;
f. Location(s) where additional BMPs are needed that were not in place at the time of inspection;
g. Description of all BMP corrective actions and the date actions were corrected;
h. Document when the BMPs are no longer necessary and are removed; and
i. Certification Statement signed by the Permittee or his/her designee stating that the inspection information is true and accurate.

3. *Permit Closeout*. In order to close out the SWQ Permit, the Permittee must complete the following:
   a. Permit Closeout Notification. The Permittee must contact the County to set up a Closeout Inspection. The purpose of the Closeout Inspection is to verify the site is adequately stabilized and/or covered with pavement or structures, per the County accepted plans. If the County needs to conduct more than one Closeout Inspection, an inspection fee may be assessed for each additional closeout inspection, as approved by Adams County Annual Fee Schedule adopted by the Board of County Commissioners.
   b. Removal of Temporary BMPs. Once the site has met the final stabilization conditions, as specified in Sec. 10-03-11, *Final Construction Site Stabilization*, the remaining temporary BMPs such as perimeter controls, inlet protection, silt fence, etc. shall be removed and disposed of properly.
4. *Release of Financial Guarantee*. Once all conditions as specified in Paragraph 3, *Permit Closeout*, have been met, the Permittee may that the County release the financial guarantee.

E. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

1. The application complies with the submittal requirements of these standards and regulations, including, without limitation, the following:
   a. Stormwater Management Plan (SWMP/SWPPP): A detailed document showing site boundaries, drainage flow directions, and the locations of topsoil, concrete washout, and waste storage areas.
   b. Best Management Practices (BMPs): The selection and layout of structural (*e.g.*, silt fences, sediment basins) and non-structural (*e.g.*, preserving existing vegetation) controls to reduce erosion and trap pollutants before runoff leaves the site.
   c. Site Stabilization Plan: Specific methods and timelines to achieve at least 70% of pre-disturbance vegetative cover, or equivalent non-erosive surface stabilization, to permanently prevent erosion once construction is complete.

d. Inspection & Maintenance Schedules: Protocols for routine site inspections (often weekly or after every major storm) and the immediate repair or replacement of failing BMPs.
e. Illicit Discharge Controls: Proof of protocols to prevent materials like paint, concrete wash, grease, and fuels from mixing with stormwater or entering the County's municipal storm sewer system (MS4).

2. The application is consistent with the provisions of these standards and regulations.
3. The application is adequate to reduce the discharge of pollutants to the maximum extent practicable and to protect water quality.
4. Financial guarantees (such as bonds or letters of credit) have been provided that ensure that temporary control measures will be properly maintained or that the site will be restored if the project is abandoned.

# 13-05-05 Development Agreement

A. **Purpose**. The purpose of this Section is to establish detail the steps whereby the Board of County Commissioners may enter into a Development Agreement.

B. **Applicability**. In connection with any approval under this DSR, and in addition to any Improvements Agreement authorized by Chapter 5, the Board of County Commissioners is authorized to enter into a Development Agreement with the applicant for any of the following purposes:

1. To establish schedules for development, or for the installation of improvements and/or amenities on the property by the applicant, or the County, or both;
2. To ensure that conditions related to the applicant's mitigation of impacts of the development on surrounding areas are performed without cost to the County;
3. To document what portions, if any, of the costs of infrastructure or facilities needed to serve the property will be borne by the County, and under what terms or conditions; and
4. To address any other matter related to the completion of the development consistent with the Comprehensive Plan and this DSR, or related to reducing or mitigating the potential impacts of the development on surrounding areas or the County, that is not contrary to state or federal law.

C. **Initiation**. The owner of, or person having an interest in the property in question may propose a Development Agreement without limitation.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
2. *Resolution*. The Board of County Commissioners shall take final action on a Development Agreement by resolution.

E. **Criteria for Approval**. In determining whether to approve the Development Agreement, the Board of County Commissioners may consider the following:

1. *DSR Compliance.* The proposed agreement is consistent with and complies with the requirements of this DSR.
2. *Public Health, Safety, and Welfare.* The agreement provides tangible benefits to the community, such as mitigating environmental impacts, safeguarding public health, and maintaining consistency with the general welfare of the public.

3. *Technical and Financial Capacity*. The applicant has demonstrated the ability to construct or finance any necessary public improvements according to County construction standards.

# Div. 13-06 Platting Procedures

## 13-06-01 Subdivision Exemption

A. **Purpose**. The purpose of this Section is to establish criteria and detail the steps whereby the Board of County Commissioners may grant exemptions from the definition of the terms "subdivision" and "subdivided land" for any division of land if the Board determines that such a division is not within the purpose of C.R.S. §§ 30-28-101 - 30-28-140 (Part 1 of Article 28, Title 30 of the Colorado Revised Statutes).

B. **Applicability**. An exemption approval is required to obtain a release from the requirements of platting (associated with approval of a major or minor subdivision) by resolution of the Board of County Commissioners in accordance with the terms set forth in this DSR.

C. **Initiation**. The owner of, or person having an interest in the property in question may propose a subdivision exemption without limitation.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
2. *Resolution*. The Board of County Commissioners shall take final action on a subdivision exemption by resolution. The applicant shall still be required to file an accurate subdivision exemption map reflecting the division of land.
3. *Action by the Director of Community and Economic Development Following Approval*. Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic Development shall file in the Office of the Adams County Clerk and Recorder the deeds, any subdivision exemption map, required easements and maintenance agreements and a copy of the Board of County Commissioners' Resolution granting approval.

E. **Criteria for Approval**. In determining whether the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall find:

1. The subdivision exemption is consistent with and conforms to this DSR other than the requirements to obtain approval for a major or minor subdivision.
2. *Mandatory Criteria*. The division of land must meet the following criteria:
   a. The division of land is not within the purpose of C.R.S. §§ 30-28-101 - 30-28-140 (Part 1 of Article 28, Title 30 of the Colorado Revised Statutes);
   b. The property that is the subject of the subdivision exemption is not within any recorded subdivision plat;
   c. The property that is the subject of the subdivision exemption is not zoned for nonresidential uses;
   d. The applicant is not using the subdivision exemption process to circumvent the subdivision statute and this DSR; and

e. Legal and physical access is provided to all resulting parcels by public right-of-way or recorded easement, acceptable to the Adams County Director of Public Works and in compliance with Addendum B, Adams County Engineering Road Standards.

3. *Discretionary Criteria*. The division of land may meet at least one of the following two criteria [*i.e.*, (a) or (b)]:

   a. The division of land involves boundary line adjustments where no additional parcels are created (for previously unplatted land only).

   b. The division of land involves creating additional parcels from a parcel with more than one existing principal residence, provided all of the following additional criteria are met:

      (1) Each residence was constructed in conformance with the applicable County regulations in effect at the time the residence was constructed, and provided the structures were not previously considered uninhabitable or accessory to a principal residence (*e.g.*, a guest house, resort or seasonal cabins used in conjunction with a lodge operation or housing for tenant labor); and

      (2) Each residence has a documented history of continuous use as a single-family detached dwelling.

# 13-06-02 Major Subdivision

## 13-06-02.A Generally

1. **Purpose.** The purpose of this Section is to detail the steps for obtaining approval to develop a Major Subdivision.

2. **Required Approvals.** All Major Subdivisions are required to obtain two approvals:

   a. *Preliminary Plat Approval.* The Preliminary Plat provides an in-depth analysis of the proposed subdivision, including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular/pedestrian circulation, and the relationship to surrounding land uses; and

   b. *Final Plat Approval*. The Final Plat provides a review of all final engineering plans, the Improvements Agreement, and other legal requirements.

3. **Review Sequence**.

   a. *Preliminary Plat Review*. The *Preliminary* Plat shall be reviewed according to Table 13-01-12-1, *Development Review Summary Table*.

   b. *Final Plat Review.* The Final Plat shall be reviewed according to Table 13-01-12-1, *Development Review Summary Table*, and shall not be submitted prior to the Preliminary Plat approval.

## 13-06-02.B Sketch Plan (Major Subdivision)

1. **Purpose**. The purpose of this Section is to detail the steps for examining the feasibility of a Major Subdivision of land including the review of conceptual design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas, sources of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, and conformance with zoning, design standards, and the Adams County

Comprehensive Plan. Approval of a Sketch Plan does not establish a vested right to develop property in accordance with the Plan.

2. **Applicability**. A Sketch Plan approval is optional for all Major Subdivisions.
3. **Initiation**. The owner of, or person having an interest in the property to be subdivided may propose a Sketch Plan without limitation.
4. **Specific Review Procedures**. The following review procedures shall apply:
   a. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
   b. *Administrative Analysis*. After review and final action on the submittal, the Director of Community and Economic Development shall forward a written administrative analysis concerning the decision and application to the applicant.
   c. *Action by the Director of Community and Economic Development Following Approval*. Upon approval, the Director of Community and Economic Development shall file a copy of the approved Sketch Plan in the offices of the Department of Community and Economic Development.
   d. *Extension of Approval*. A Sketch Plan approval may not be extended.
5. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):
   a. *Comprehensive Plan*. The Sketch Plan is consistent with the Adams County Comprehensive Plan and any applicable area plan.
   b. *Purpose of DSR*. The Sketch Plan is consistent with the purpose of this DSR.
   c. *Subdivision Standards*. The Sketch Plan is in conformance with Chapter 5, *Subdivision Standards*.
   d. *Water Supply*. The applicant has provided reasonable evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
   e. *Public Sewage*. The applicant has provided reasonable evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
   f. *Soil or Topographical Conditions*. The applicant has provided reasonable evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
   g. *Drainage Improvements*. The applicant has provided reasonable evidence showing adequate drainage improvements can be provided.
   h. *Resources*. Significant cultural, archaeological, natural/historical resources and unique landforms will be reasonably protected in accordance with resources inventory provisions of these standards and regulations.

i. *Public Services*. Necessary services, including fire/police protection, schools, recreation, utilities, open space and transportation system, appear to be available to serve the proposed subdivision.

j. *Compatibility*. The Sketch Plan does not create any adverse impacts on the surrounding area with respect to the environment; building scale, massing, and site design in relation to established development patterns; access, traffic generation and circulation; parking; emergency services; utilities and infrastructure demand; waste disposal areas; noise, lighting, vibration, air emissions, dust and odor.

## 13-06-02.C Preliminary Plat (Major Subdivision)

1. **Purpose**. The purpose of this Section is to detail the steps for an in-depth analysis of the proposed Major Subdivision including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular/pedestrian circulation, and the relationship to surrounding land uses. Approval of a Preliminary Plat establishes a vested right to develop property in accordance with the approved Preliminary Plat.

2. **Applicability**. A Preliminary Plat shall be required for any property intended for subdivision. A Preliminary Plat shall be approved prior to filing an application for Final Plat.

3. **Initiation**. The owner of, or person having an interest in the property to be subdivided may propose a Preliminary Plat without limitation.

4. **Specific Review Procedures**. The following review procedures shall apply:

   a. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.

   b. [Reserved].

5. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

   a. *Comprehensive Plan*. The Preliminary Plat is consistent with the Adams County Comprehensive Plan and any available area plan.

   b. *Purpose of DSR*. The Preliminary Plat is consistent with the purposes of this DSR.

   c. *Water Supply*. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.

   d. *Public Sewage*. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.

   e. *Soil or Topographical Conditions*. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.

   f. *Drainage Improvements*. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.

g. *Density*. The overall density of development within the proposed subdivision conforms to the zone district density allowances.

h. *Compatibility*. Any adverse impacts of the proposed subdivision on the surrounding area with respect to the environment; building scale, massing, and site design in relation to established development patterns; access, traffic generation and circulation; parking; emergency services; utilities and infrastructure demand; waste disposal areas; noise, lighting, vibration, air emissions, dust and odor; hours of operation; and other material adverse impacts have been addressed and/or mitigated to the maximum extent practicable. The proposed subdivision has established an adequate level of compatibility by incorporating one or more of the following:

(1) *Natural Features and Open Spaces*. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;

(2) *Transportation*. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;

(3) *Transition*. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;

(4) *Environmentally Sensitive Areas*. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands, CPW mapped High-Priority Habitats, and wildlife corridors, into the project design; and

(5) *Public Facilities or Infrastructure*. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

6. **Expiration of Preliminary Plat (Major Subdivision) Approval Not Subject to a Valid Preliminary Development Plan; Effect on Other Approvals.**

a. A Preliminary Plat approval shall expire and become null and void if the applicant has not obtained approval of a Final Plat of the property subject to the Preliminary Plat within 2 years following the date of approval of the Preliminary Plat.

b. Upon expiration of the Preliminary Plat approval for a property not subject to a valid Preliminary Development Plan:

(1) The Preliminary Plat and all rights, permissions, and approvals granted thereunder shall terminate and be of no further force or effect;

(2) Any site plan, development plan, or related land use approval that was approved in reliance upon or in substantial conformity with the Preliminary Plat, but that has not been substantially completed, recorded, or vested pursuant to applicable law, shall be deemed expired and void;

(3) No building permit, grading permit, site development permit, or other development entitlement shall thereafter be issued pursuant to the expired Preliminary Plat; and

(4) If applicable, the property owner shall apply for and obtain approval of a rezoning of the property to address any nonconforming situations created by the expiration of the Preliminary Plat.

c. Upon expiration of the Preliminary Plat approval for a property subject to a valid Preliminary Development Plan:

(1) No building permit, grading permit, site development permit, or other development entitlement shall thereafter be issued pursuant to the expired Preliminary Plat; and

(2) The property owner may take action pursuant to Sec. 13-01-09, *Step 8: Actions Following Development Decision* relating to expired approvals.

d. Following expiration of the Preliminary Plat approval, the property may only be used, subdivided, or developed in accordance with all applicable provisions of this DSR.

e. Nothing herein shall be construed to impair vested rights lawfully established pursuant to State law where such rights cannot lawfully be terminated by local regulation.

## 13-06-02.D Final Plat (Major Subdivision)

1. **Purpose**. The purpose of this Section is to detail the steps and requirements for a review of all final engineering plans, the Improvements Agreement, and other legal requirements for platting a Major Subdivision. Approval of a Final Plat establishes a vested right to develop property in accordance with the approved Final Plat.

2. **Applicability**. A Final Plat shall be required for any property intended to be subdivided.

3. **Initiation**. The owner of, or person having an interest in the property to be subdivided may propose a Final Plat without limitation. A Final Plat may only be submitted if a Preliminary Plat for the subject property has been approved. The Final Plat shall conform to the Preliminary Plat.

4. **Specific Review Procedures**. The following review procedures shall apply:

   a. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.

   b. [Reserved]

5. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall consider the following criteria and find that each has been met (or determined to be inapplicable, in which case the criterion shall not be required to be satisfied, provided that the basis for such determination is supported by the record):

   a. *Consistency with Preliminary Plat*. The Final Plat is consistent and conforms to the approved Preliminary Plat.

   b. *Subdivision Standards*. The Final Plat is in conformance with Chapter 5, *Subdivision Standards*.

   c. *Water Supply*. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.

   d. *Public Sewage*. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.

   e. *Soil or Topographical*. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or

requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.

f. *Drainage Improvements*. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.

g. *Public Facilities or Infrastructure.* Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or an Improvements Agreement so the proposed subdivision will not negatively impact the levels of service of the County.

# 13-06-03 Minor Subdivision

## 13-06-03.A Generally

1. **Purpose.** The purpose of this Section is to detail the steps for obtaining approval to develop a Minor Subdivision. A Minor Subdivision shall only be used to divide parcels of less than 20 acres into four or fewer lots

2. **Required Approvals**. All Minor Subdivisions are required to obtain two approvals prior to development of a site:

   a. *Final Plat Approval.* The Final Plat provides a review of all final engineering plans, the Improvements Agreement, and other legal requirements.

3. **Alternative Review Option.** An applicant may also choose to process a Minor Subdivision in the same manner as a Major Subdivision and the process shall follow Sec. 13-06-02, *Major Subdivision*.

4. **Application Process***.* Each process involves the submittal of an application, an application fee, required plans and reports, referrals of the proposal to other agencies, staff analysis and meetings with staff or public hearings/meetings. The Final Plat application builds on the previously approved application by providing additional details and by meeting additional restrictions and standards. This progression relieves the applicant from major and potentially unnecessary expenses in situations which may require a redesign, and, therefore, a revision of expensive engineering or planning reports. Approval at any step in the process does not ensure approval at the next step.

5. **Review Authority And Process.**

   a. *Final Plat Review.* The Final Plat shall be reviewed according to Table 13-01-12-1, *Development Review Summary Table.*

6. **Major Subdivision Processing Option.** If significant issues are identified or disclosed, including, but not limited to, public opposition, the applicant may choose to have the Minor Subdivision processed as a Major Subdivision. Where issues appear to be significant or public opposition to a subdivision is substantial, the applicant is advised that by filing a Preliminary Plat, the applicant may avoid the unnecessary expense in completing final engineering where Final Plat approval is less certain. If the applicant chooses to have the proposed Minor Subdivision processed as a Major Subdivision, the applicant shall submit a Preliminary Plat in conformance with the requirements of the Major Subdivision process.

## 13-06-03.B Final Plat (Minor Subdivision)

1. **Purpose**. The purpose of this Section is to detail the steps and requirements for a review of all final engineering plans, the Improvements Agreement, and other legal requirements for platting a Minor Subdivision. Approval of a Final Plat establishes a vested right to develop property in accordance with the plan.
2. **Applicability**. A Final Plat shall be required for any property intended for subdivision.
3. **Initiation**. The owner of, or person having an interest in the property to be subdivided may propose a Final Plat, without limitation.
4. **Specific Review Procedures**. The following review procedures shall apply:
   a. *Major Subdivision Final Plat Reference*. Refer to Sec. 13-06-02.D.D, *Specific Review Procedure*.
5. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall find:
   a. *Major Subdivision Final Plat Reference*. Refer to Sec. 13-06-02.D(5), *Criteria for Approval*.

# 13-06-04 Plat Amendment, Plat Correction, Lot Line Vacation/Plat Vacation with No Public Infrastructure or Dedication

A. **Purpose**. The purpose of this Section is to detail the steps for obtaining approval to amend a plat, correct a plat, vacate a lot line, or vacate a recorded plat with no public infrastructure or dedication. The process is designed to ensure the intent of the original subdivision is not substantially altered. The process varies according to the nature or the proposed amendment based on, but not limited to, the following: degree of amendment, design, size, impact to public facilities, services, roads, and overall impacts.

B. **Plat Amendment (Lot Line/Building Envelope Adjustment).**
   1. *Purpose*. The purpose of this Section is to detail the steps for a realignment of a lot line or building envelope, or replatting of several lots (*e.g.*, three lots into two), in which the original subdivision is not substantially modified, and additional lots are not created. This process is intended to address minor boundary or building envelope adjustments only and shall not be used to circumvent subdivision, replat, or other land division procedures. However, tracts may be created provided that the intended use of the tract(s) does not include a structure.
   2. *Applicability.* An approved Plat Amendment map, Plat Amendment approval certificate, and correction deeds shall be required to realign any lot lines or adjust a building envelope on a recorded subdivision plat. This process shall apply only to adjustments that do not create any additional lots, do not increase the total number of developable parcels, and do not result in a lot that fails to meet the minimum lot area, width, frontage, or dimensional standards of the applicable zone district.
   3. *Initiation*. The owner of, or person having an interest in the affected property may propose a Plat Amendment, without limitation.
   4. *Specific Review Procedures.* The following review procedures shall apply:
      a. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.

b. *Administrative Analysis*. After review and final action on the submittal, the Director of Community and Economic Development shall forward a written administrative analysis concerning the decision and a copy of the Plat Amendment map, Plat Amendment approval certificate, and correction deeds, to the applicant and the Office of the Adams County Clerk and Recorder.

c. *Action by the Director of Community and Economic Development Following Approval*. Upon approval, the Director of Community and Economic Development shall sign the Plat Amendment approval certificate and cause the Plat Amendment approval certificate, and correction deeds to be recorded in the Office of the Adams County Clerk and Recorder.

5. *Criteria for Approval*. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall find:

a. *DSR and Original Conditions*. The Plat Amendment complies with this DSR and the original conditions of approval.

b. *Nonconforming Lots*. The Plat Amendment does not create nonconforming lots, and in the case of nonconforming lots, the Plat Amendment does not increase the nonconformity.

c. *Subdivision Standards*. The Plat Amendment is in keeping with the purpose and intent of Chapter 5, *Subdivision Standards*.

d. *Public Health, Safety, and Welfare*. The approval will not adversely affect the public health, safety, and welfare.

6. *Appeal*. An aggrieved party may appeal a Plat Amendment decision to the Board of County Commissioners at a regular business meeting when a request for appeal is submitted, in writing, to the Director of Community and Economic Development within 30 days of the denial.

C. **Plat Correction**.

1. *Purpose*. The purpose of this subsection is to detail the steps for making amendments to recorded plats, due to errors and omissions, *i.e.*, dimensions, road names, and plat notes.

2. *Applicability.* A plat correction may be approved if the sole purpose is to correct one or more technical errors in an approved plat and where such correction is consistent with an approved preliminary plat.

3. *Initiation*. The owner(s) of, or person having an interest in the subdivided property may propose a Plat Correction without limitation.

4. *Specific Review Procedures*. The following review procedures shall apply:

a. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.

b. *Administrative Analysis*. After review and final action on the submittal, the Director of Community and Economic Development shall approve or deny the Plat Correction and shall forward a written administrative analysis concerning the decision and a copy of the Plat Correction certificate to the applicant and Office of the Adams County Clerk and Recorder.

c. *Action by the Director of Community and Economic Development Following Approval*. Upon approval, the Director of Community and Economic shall sign the Plat Correction

certificate and cause it to be recorded in the Office of the Adams County Clerk and Recorder.

5. *Criteria for Approval*. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall find:
   a. *DSR and Original Conditions*. The correction complies with this DSR and the original conditions of approval.
   b. *Nonconforming Lots*. The correction does not create a nonconforming lot are not created, and in the case of nonconforming lots, the correction does not increase the nonconformity.
   c. *Subdivision Standards*. The correction is in keeping with the purpose and intent of Chapter 5, *Subdivision Standards*.
   d. *Public Health, Safety, and Welfare*. The approval will not adversely affect the public health, safety, and welfare.
6. *Appeal*. An aggrieved party may appeal a Plat Correction decision to the Board of County Commissioners at a regular business meeting when a request for appeal is submitted, in writing, to the Director of Community and Economic Development within 30 days of the denial.

D. **Lot Line Vacation/Plat Vacation with No Public Infrastructure or Dedication**.

1. *Purpose*. The purpose of this Section is to detail the steps for vacating a lot line or vacating a plat with no public infrastructure or dedication.
2. *Applicability*. An approved vacation map, vacation approval certificate, and correction deed shall be required to vacate any lot line on a recorded subdivision plat or to vacate a recorded subdivision plat with no public infrastructure or dedication.
3. *Initiation*. The owner of, or person having an interest in the affected property may propose a Lot Line Vacation/Plat Vacation with No Public Infrastructure, without limitation.
4. *Specific Review Procedures*. The following review procedures shall apply:
   a. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
   b. *Administrative Analysis*. After review and final action on the submittal, the Director of Community and Economic Development shall approve or deny the Lot Line Vacation/Plat Vacation with No Public Infrastructure and shall forward a written administrative analysis concerning the decision and a copy of the vacation map, vacation approval certificate, and correction deed, to the applicant and Office of the Adams County Clerk and Recorder.
   c. *Action by the Director of Community and Economic Development Following Approval*. Upon approval, the Director of Community and Economic Development shall sign the vacation approval certificate and cause the vacation map, vacation approval certificate, and correction deed to be recorded in the Office of the Adams County Clerk and Recorder.
5. *Criteria for Approval*. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall find:

a. *DSR and Original Conditions*. The vacation complies with this DSR and the original conditions of approval.

b. *Nonconforming Lots*. The vacation does not create nonconforming lots, and in the case of nonconforming lots, the vacation does not increase the nonconformity.

c. *Subdivision Standards.* The vacation is in keeping with the purpose and intent of Chapter 5, *Subdivision Standards*.

d. *Public Health, Safety, and Welfare*. The approval will not adversely affect the public health, safety, and welfare.

6. *Appeal*. An aggrieved party may appeal a Lot Line Vacation/Plat Vacation with No Public Infrastructure decision to the Board of County Commissioners at a regular business meeting when a request for appeal is submitted, in writing, to the Director of Community and Economic Development within 30 days of the denial.

## 13-06-05 Subdivision Replat

A. **Purpose**. The purpose of this Section is to detail the steps for modifying or replatting a previously recorded subdivision.

B. **Applicability**. Any proposal to modify or replat a previously recorded subdivision plat shall be processed as a Subdivision Replat in accordance with this Section.

C. **Initiation**. The owner of, or person having an interest in the affected properties may propose a Subdivision Replat, without limitation.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.

2. *Determination of Review Level*.

a. The Director of Community and Economic Development shall determine whether the proposed Subdivision Replat is substantial or insubstantial for the sole purpose of establishing the applicable subdivision review process, if the proposed Subdivision Replat:

(1) *Design*. Materially alters the design or layout of the subdivision, including changes to lot configuration, orientation, building envelopes, internal circulation patterns, or the relationship between lots, streets, open space, or common areas, such that the overall development pattern differs from that approved under the recorded plat;

(2) *Size*. Increases the number of lots, decreases lot sizes, or alters the developable area of the subdivision in a way that is reasonably expected to affect intensity of use;

(3) *Public Concern*. Has generated, or is reasonably anticipated to generate, a level of public concern or agency review that indicates the changes raise issues of broader community interest not addressed in the original subdivision approval;

(4) *Public Facilities*. Modifies, relocates, adds, or removes public facilities or improvements, including but not limited to streets, sidewalks, drainage facilities, utilities, parks, trails, or open or amenity space, or changes previously approved obligations related to such facilities;

(5) *Public* Services. Is reasonably anticipated to alter the demand for public services, including but not limited to emergency access and response, solid waste service, school service areas, or utility service provision, beyond that contemplated by the approved subdivision plat;

(6) *Access*. Creates, removes, or substantially modifies points of vehicular, pedestrian, or emergency access, or alters the function or classification of access in a manner that affects circulation, safety, or connectivity within or beyond the subdivision; or

(7) *Transportation Network*. Affects the external transportation network, including changes to street alignments, connections, rights-of-way, or traffic patterns, or is reasonably expected to alter traffic generation or distribution beyond what was evaluated with the original plat approval.

b. The presence of any one or more of the above characteristics shall be sufficient to classify a proposed Subdivision Replat as a substantial replat.

c. If the Director determines the Subdivision Replat is insubstantial, the Subdivision Replat shall be processed as a Minor Subdivision in accordance with Sec. 13-06-03. If the Director of Community and Economic Development determines the replat is substantial, the Subdivision Replat shall be processed as a Major Subdivision in accordance with Sec. 13-06-02.

## 13-06-06 Plat Vacation with Public Infrastructure or Dedication and Roadway/Easement Vacation

A. **Purpose**. The purpose of this Section is to detail the steps for vacation of a subdivision plat that has associated public infrastructure or dedication and for vacation of roadways, which include any public street, alley, lane, parkway, avenue, road, trail, or other public way designated or dedicated on a plat, conveyed by deed or recorded easement, or acquired by prescriptive use, whether or not it has ever been used as such. A street or road, established as part of a subdivision, but never constructed or used as such, may be vacated and replatted through the replat process.

B. **Applicability**. The vacation of a subdivision plat that has associated public infrastructure or dedication shall be pursuant to this Section. Any roadway or easement dedicated to the County or public, may only be vacated through the following procedures, which have been adopted in accordance with C.R.S. § 43-2-101 *et seq*.

C. **Initiation**. The owner of, or person having an interest in, the affected properties may propose a Plat Vacation with Public Infrastructure or Dedication and Roadway/Easement Vacation, without limitation.

D. **Specific Review Procedures**. The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.

E. **Criteria for Approval**. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall find:

1. *DSR and Original Conditions*. The vacation complies with this DSR and the original conditions of approval.

2. *Nonconforming Lots*. The vacation does not create nonconforming lots, and in the case of nonconforming lots, the Plat Amendment does not increase the nonconformity.
3. *Subdivision Standards*. The vacation is in keeping with the purpose and intent of Chapter 5, *Subdivision Standards*.
4. *Public Health, Safety, and Welfare*. The approval will not adversely affect the public health, safety, and welfare.
5. *Additional Approval Criteria for a Roadway Vacation*.
    a. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.
    b. If the roadway is a state or federal highway, the vacation has been approved by the State Transportation Commission.

# Div. 13-07 Relief and Appeal Procedures

## 13-07-01 Administrative Exception Relief

A. **Purpose**. The purpose of this Section is to detail the processing steps and requirements for Administrative Exception Relief. Administrative Exception Relief is a means whereby the Director of Community and Economic Development may allow for relief from standards in very limited cases as necessary to comply with federal or state law.

B. **Applicability.**
    1. *Administrative Exception Relief*. Notwithstanding any other provision of this DSR to the contrary, the Director of Community and Economic Development may approve adjustments, waivers, modifications, or alternative compliance measures from development standards, procedural requirements, or use regulations where necessary to comply with applicable federal or state law, avoid federal or state preemption, prevent unconstitutional application, or protect rights afforded under federal or state law.
    2. *Director of Community and Economic Development Variance Referral.* Requested relief beyond the scope of that necessary to comply with federal or state law shall be submitted and reviewed as a Variance in accordance with Sec. 13-07-03, *Variance.*

C. **Specific Review Procedures.** The following review procedures shall apply:
    1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
    2. *Written Findings Required.* The Director of Community and Economic Development shall set forth their findings in writing and articulate why the Administrative Exception Relief meets the criteria for approval. Administrative Exception Relief shall be noted on the relevant pending development application. In addition, Administrative Exception Relief related to any approved application shall be noted on the application with the Director's signature and date of approval.
    3. *Type of Relief Granted.* The Director of Community and Economic Development may approve relief that is different that the applicant's request if the Director deems such different relief would meet the criteria for approval.
    4. *Conditions on Approval.* The Director of Community and Economic Development may impose any conditions deemed reasonably necessary to ensure continued compliance with the criteria for approval applicable to Administrative Exception Relief.

5. *Lapse Upon Redevelopment.* Administrative Exception Relief shall automatically lapse upon redevelopment of the property with no right of assignment unless the scope of redevelopment is limited and the Director of Community and Economic Development agrees that the modifications can remain in effect.

D. **Criteria for Approval.** In determining whether to approve the Administrative Exception Relief, the Director of Community and Economic Development shall find:

1. *Relief is Tied to Legal Necessity.* The relief afforded is tied to a specifically identified legal necessity, such as compliance with applicable federal or state law, avoidance of federal or state preemption, prevention of unconstitutional application, or protection of rights afforded under federal or state law.
2. *Minimum Necessary.* The relief afforded is the minimum necessary to comply with applicable law.
3. *DSR Purpose.* The relief afforded generally preserves the underlying purposes of this DSR.

# 13-07-02 Floodplain Use Permit Variance

A. **Purpose.** The purpose of this Section is to detail the processing steps and requirements for a Variance from the provisions of the Floodplain Overlay District requirements in Sec. 2-08-12. The Floodplain Use Permit Variance is a means whereby the literal terms of the Floodplain Overlay District standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with their application, meaning the property cannot be reasonably used in a manner permitted by this DSR. In granting a Floodplain Use Permit Variance, the spirit of the Floodplain Overlay District standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

B. **Applicability.** All Floodplain Use Permit Variance requests must be processed in accordance with this Section. Variances to the Floodplain Overlay District requirements shall be limited as follows:

1. *National Register of Historic Places*. Floodplain Use Permit Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places.
2. *One-Half Acre Lots*. Floodplain Use Permit Variances may be issued for new construction and Substantial Improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level.
3. *Historic Structures*. Floodplain Use Permit Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
4. *Functionally Water-Dependent Uses*. Floodplain Use Permit Variances may be issued for new construction and Substantial Improvements and for other development necessary for the conduct of a Functionally Water-Dependent Use provided that the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
5. *Floodways*. Floodplain Use Permit Variances shall not be issued within any designated floodway if any increase in flood levels would occur during the base flood discharge or if increases within the channel exceed those standards specified in the storm drainage design and technical criteria of these standards and regulations.

C. **Initiation.** Any owner of, or person having an interest in the affected property may request a Floodplain Use Permit Variance, without limitation. The applicant has the burden of proof to demonstrate the Variance meets the criteria for approval.

D. **Specific Review Procedures.** The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*. Any request for Floodplain Use Permit Variance shall be processed through a public hearing before the Board of Adjustment. The Board of Adjustment shall approve, approve with conditions, or deny the Floodplain Use Permit Variance based on consideration of the staff report, the evidence from the public hearing, and the variance's compliance with the criteria for approval.

2. *Development Application Submittal*. All items or documents required for obtaining a Floodplain Use Permit Variance as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least 20 days prior to the first unfilled Board of Adjustment public hearing agenda.

3. *Action By the Director of Community and Economic Development Following Approval.* Upon final approval and fulfillment of all conditions of the Board of Adjustment, the Director of Community and Economic Development shall file a Floodplain Use Permit Variance decision letter with the Office of the Adams County Clerk and Recorder and the Federal Emergency Management Agency. The Floodplain Use Permit Variance decision letter shall describe in detail the variance approved by the Board of Adjustment and include all specific conditions applied by the Board of Adjustment and be accompanied by an official Site Plan and building elevations modified by the applicant to reflect the conditions of the variance. The Director of Community and Economic Development shall also notify the applicant in writing over their signature that the structure will be permitted to be built with the lowest floor elevation below the Base Flood Elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation. Such notification shall be maintained with a record of all Floodplain Use Permit Variance actions as required by this Section.

4. *Effect of Approval*. Issuance of a Floodplain Use Permit Variance shall be deemed to authorize only the particular variation from the Floodplain Overlay District standards and regulations for which it is issued. The Floodplain Use Permit Variance shall run with the land. The applicant shall be subject to all permits required by these standards and regulations to develop the land. All conditions contained in the variance shall be binding upon the applicant, and their successors and assigns. The Floodplain Use Permit Variance and its conditions shall limit and control the issuance and validity of Certificates of Occupancy and shall restrict and limit the construction, location, and maintenance of all land and structures within the boundaries of the property subject to the variance.

5. *Reversion of Approval*. If at the expiration of one year, a Building Permit has not been issued for the structure for which the Floodplain Use Permit Variance was approved or the use associated with the variance has not been established, the variance shall expire and the use of the property shall be controlled by the Floodplain Overlay District standards and regulations without action by the Board of Adjustment.

E. **Criteria For Approval.** All criteria set forth in this subsection are mandatory findings. Failure of the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, to make affirmative findings on all of the criteria below shall result in denial of the Floodplain Use Permit Variance. These criteria are intended to implement and be consistent

with State law and the requirements of the National Flood Insurance Program (NFIP), including 44 CFR § 60.6. In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall find:

1. *Cause*. The applicant has demonstrated good and sufficient cause, as is required by 44 CFR § 60.6, for the granting of the variance.
2. *Exceptional Hardship*. The applicant has demonstrated that failure to grant the variance would result in "exceptional hardship" to the applicant.
3. *Additional Factors*. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
4. *Not Self-Imposed*. The hardship is not the result of actions taken by the applicant or any person with an interest in the property, including, but not limited to, prior development decisions, subdivision of land, or placement of structures.
5. *Minimum Necessary*. The requested variance represents the minimum necessary relief, considering the flood hazard, to afford relief while preserving the intent of the Floodplain Overlay District and minimizing increased flood risk.
6. *Other Factors*. Based on technical evaluations and evidence in the record, the following factors have been adequately addressed and do not preclude approval of the variance:
    a. The danger to life and property due to flooding or erosion damage.
    b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
    c. The danger that materials may be swept onto other lands to the injury of others.
    d. The compatibility of the proposed use with the existing and anticipated development.
    e. The safety of access to the property in time of flood for ordinary and emergency vehicles.
    f. The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical, telephone, and water systems.
    g. The expected height, velocity, duration, rate of rise, and sediment transport of the flood water and the effects of wave action as described by a registered professional engineer, if applicable, expected at the site.
    h. The necessity to the facility of a waterfront location, where applicable.
    i. The availability of alternative locations for the proposed use that are not subject to flooding or erosion damage.
    j. The relationship of the proposed use to the Comprehensive Plan and floodplain management program of Adams County.

## 13-07-03 Variance

A. **Purpose.** All Variance requests must be processed in accordance with this Section. This Section is not intended to require an applicant to seek a Variance where compliance with state or federal law preempts the application of this DSR.

B. **Applicability**.

1. *Generally*. The Board of Adjustment's authority to approve a Variance is typically from the dimensional requirements in Chapter 2, *Zone Districts and Land Uses*, the requirements of Chapter 4, *General Development Standards*, and the requirements of Chapter 9, *Natural, Agricultural, and Culture Resource Protection Standards*. The Board of Adjustment shall not have the authority to grant any of the following types of variances:
    a. A Variance related to a use in a zone district other than those as allowed in that zone district per Chapter 3 of this DSR.
    b. A Variance from the noise and height restrictions within the AV, Aviation; DIA, Denver International Airport; AHO, Airport Height Overlay; AIO, Airport Influence Overlay; and ANO, Airport Noise Overlay zone districts.
    c. A Variance that is based solely on economic hardship.

C. **Initiation.** Any owner of, or person having an interest in the affected property may request a Variance.

D. **Specific Review Procedures.** The following review procedures shall apply:
1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
2. *Action By the Director of Community and Economic Development Following Approval*. Upon final approval and fulfillment of all conditions of the Board of Adjustment, the Director of Community and Economic Development shall file a Variance decision letter with the Office of the Adams County Clerk and Recorder. The Variance decision letter shall describe in detail the Variance approved by the Board of Adjustment and include all specific conditions applied by the Board of Adjustment and be accompanied by additional information appropriate to reflect the conditions of the Variance.
3. *Effect of Approval*. Issuance of a Variance shall be deemed to authorize only the particular variation from these standards and regulations for which it is issued. The Variance shall run with the land. The applicant shall be subject to all permits required by these standards and regulations to develop the land. All conditions contained in the Variance shall be binding upon the applicant, any successors and assigns. The Variance and its conditions shall limit and control the issuance and validity of certificates of occupancy, and shall restrict and limit the construction, location, and maintenance of all land and structures within the boundaries of the property subject to the Variance.
4. *Reversion of Approval*. If at the expiration of one year, a Building Permit has not been issued for the structure for which the Variance was approved or the use associated with the Variance has not been established, the Variance shall expire and the use of the property shall be controlled by these standards and regulations without action by the Board of Adjustment.

E. **Criteria For Approval.** In determining whether to approve the application, the Board of Adjustment shall make affirmative findings on all of the following:
1. *Extraordinary Physical Circumstances*. There exist extraordinary or exceptional physical circumstances or conditions of the subject property, including, but not limited to exceptional narrowness, shallowness, shape, or topography, and those physical circumstances or conditions do not apply to other properties in the same neighborhood.
2. *Undue Hardship*. Because of the extraordinary or exceptional physical circumstances or conditions in subsection (1) above, the strict application of this DSR would result in unique practical difficulty to, or undue hardship upon, the property owner.

3. *No Self-Created Hardship.* The need for the Variance stems from the subject property itself, not from voluntary or negligent actions of the property owner or a prior owner.
4. *Reasonable Development*. The Variance, if granted, is the minimum necessary to afford relief and to allow reasonable use of the property.
5. *Consistent with Purpose of DSR and Comprehensive Plan*. The Variance, if granted, will not change the character of the zone district in which the property is located and is consistent with the purposes and intent of this DSR and the Comprehensive Plan.
6. *No Substantial Detriment*. The Variance, if granted, will not adversely affect nearby properties or be substantially detrimental to the health, safety, or welfare of the citizens of Adams County.

F. **Conditions of Approval**. In granting any Variance, the Board of Adjustment may prescribe conditions of approval consistent with Sec. 13-01-08 and in conformity with this DSR, including, without limitation, restricting the Variance to a specific duration or making it personal to the current applicant rather than tied to the land. Violations of any such conditions, when made a part of the terms under which the variance is granted, shall be deemed a violation of this DSR.

G. **After-the-Fact Variance Applications**. The variance criteria for approval must still be met for an application where the work is already completed. In applying the criteria for approval, the Board of Adjustment shall consider the application as if the work had not yet been commenced.

## 13-07-04 Appeal of Administrative Decisions

A. **Purpose.** The purpose of this Section is to detail the steps and requirements for appeals from decisions of administrative officials listed in Div. 12-01, *Administrative Officials*, to ensure these standards and regulations are administered properly and consistently with the policies adopted by the County.

B. **Applicability.** Appeals of administrative decisions made by the Director of Community and Economic Development or the Director of Public Works under this DSR shall be processed in accordance with this Section. Appeals of decisions of the Director of Community and Economic Development other than platting decisions shall be heard by the Board of Adjustment. Appeals of decisions of the Director of Community and Economic Development related to platting decisions shall be heard by the Board of County Commissioners. Appeals of administrative decisions made by the Director of Public Works shall be heard by the Board of Adjustment.

C. **Initiation.**

1. *Time Limitations*. Appeals shall be initiated within 10 calendar days of the date of the Director's final notice of decision. Failure to file the appeal in a timely manner shall constitute a waiver of any rights to appeal under this Section.
2. *Reasoning.* Appeals shall clearly state the reasons why the applicant believes the Director's decision was in error.
3. *Stay.* An appeal shall stay all proceedings in furtherance of the action appealed.

D. **Specific Review Procedures.** The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
2. *Appeal Decision*. Administrative appeals shall be reviewed by the Board of Adjustment at a public hearing. The person or entity challenging the Director's decision bears the burden of proof. The Board of Adjustment may reverse or affirm, in whole or in part, as set forth herein.

3. *Findings.* The Board of Adjustment must set forth its findings in writing and state the reasons for its decision.

E. **Criteria For Grant of Administrative Appeal.** The Board of Adjustment may reverse the decision being appealed only if the Board of Adjustment determines that the decision or interpretation being appealed was incorrect based on the standards and criteria in this DSR, provided that its action does not have the effect of approving a Variance that would not be permitted under Sec. 13-07-03, *Variance*. As an alternative to reversal of the decision, the Board of Adjustment may modify the decision or interpretation, or may modify conditions attached to an approval being appealed, to bring it into conformance with the standards and criteria of this DSR.

# 13-07-05 Waiver from Subdivision Design Standards

A. **Purpose.** The purpose of this Section is to establish criteria and detail the steps whereby the Board of County Commissioners may grant Waivers from subdivision design and improvement standards in Chapter 5, *Subdivision Standards*.

B. **Applicability.** A Waiver is required to obtain a release from the requirements of subdivision design by decision of the Board of County Commissioners, in accordance with the requirements of this Section.

C. **Initiation.**

1. *Generally*. The owner of, or person having an interest in the property to be divided, may propose a Waiver without limitation.
2. *Timing*. The applicant shall submit a Waiver application prior to submittal of a Final Plat and may only be granted when a request is made in writing.
3. *Description of Waiver*. The request shall describe the proposed Waiver and the facts concerning the hardship upon which the request is based. In modifying a subdivision design standard or improvement requirement, the Board of County Commissioners shall find that extraordinary hardships or practical difficulties may result from strict compliance with these standards and regulations, and/or the purpose of these standards and regulations may be served to a greater extent by an alternative proposal.
4. *Extraordinary Hardships and Practical Difficulties*. For purposes of a Waiver of Subdivision Design Standards, extraordinary hardships or practical difficulties may exist when one or more of the following site-specific or design-related conditions are present. Economic or financial considerations alone shall not constitute extraordinary hardship or practical difficulty. Extraordinary hardships or practical difficulties shall not be considered to exist where the condition is self-created, results solely from financial considerations, or arises from actions taken to avoid compliance with the standards.
   a. *Physical Site Conditions*.
      (1) Unusual parcel shape, size, or configuration not created by the applicant.
      (2) Topographic conditions, including steep slopes, significant elevation changes, or natural drainage features.
      (3) Soil or subsurface conditions that materially affect roadway, drainage, or utility design.
   b. *Drainage and Floodplain Constraints*.
      (1) Presence of floodplains, floodways, drainageways, or regional stormwater facilities.

(2) Existing off-site drainage patterns that limit standard subdivision layouts or infrastructure placement.

(3) Requirements necessary to protect downstream properties or regional drainage system.

c. *Existing Infrastructure and Development Context.*

(1) Existing public or private roads, utilities, irrigation facilities, drainage systems, or easements that constrain standard design.

(2) Adjacent development patterns or previously approved subdivisions that make strict compliance impractical or inconsistent.

d. *Access and Connectivity Limitations.*

(1) Limited access options due to surrounding development, transportation corridors, or natural barriers.

(2) Coordination requirements with state or regional transportation or utility agencies that impose design constraints.

e. *Protection of Natural or Public Resources*.

(1) Preservation of significant natural features, drainage corridors, or public infrastructure where strict compliance would cause unnecessary disturbance.

(2) Alternative designs that better achieve the intent of the subdivision standards while reducing physical or environmental impacts.

f. *Limited-Function Proposed Dead End or Cul-de-Sac Local Street*. A proposed dead end or cul-de-sac street serving a limited number of lots when, based upon the specific characteristics of the site and the proposed development, the following circumstances exist:

(1) the street is not reasonably intended or required to provide through traffic or future street connectivity;

(2) the limited length, anticipated traffic volume, and number of lots served do not warrant the otherwise applicable standard;

(3) the alternative design provides adequate access for emergency services, utilities, maintenance, drainage, and other necessary public services; and

(4) requiring strict compliance would be unnecessary, impractical, or disproportionate to the function and anticipated use of the street.

D. **Specific Review Procedures.** The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.

2. *Board of County Commissioners Modification*. Waivers from the subdivision design and improvement standards shall only be allowed when the Board of County Commissioners expressly modifies them based on a specific request.

3. *Purpose of DSR*. A Waiver shall not have the effect of nullifying the purpose of this DSR.

E. **Criteria for Approval.** In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall find:

1. *Hardships*. Extraordinary hardships or practical difficulties result from strict compliance with this DSR.

2. *Purpose of DSR*. The purposes of this DSR are served to a greater extent by the alternative proposal.
3. *No Nullification*. The Waiver does not have the effect of nullifying the purpose of this DSR.

# 13-07-06 Waiver from Public Works Standards

A. **Purpose.** All Waivers from Public Works Standards requests must be processed in accordance with this Section. The purpose of this Section is to allow limited, documented modifications to the Public Works Standards in this DSR where strict compliance is impracticable due to site-specific conditions, while maintaining equivalent performance, public safety, and the purpose of this DSR. This Section is not intended to require an applicant to seek a waiver where compliance with state or federal law preempts the application of this DSR.

B. **Applicability**.

1. *Generally*.
   a. The Director of Public Works, in consultation with the Director of Community and Economic Development, may only approve a Waiver from the standards in Chapter 6, Chapter 7, and Chapter 10 ("Public Works Standards").
   b. Where a request seeks relief from the requirements of Chapter 2, Chapter 3, Chapter 4, or Chapter 9, the applicant shall proceed under Sec. 13-07-03, *Variance*.
   c. Where a request seeks relief from the requirements of Chapter 5, the applicant shall proceed under Sec. 13-07-05, *Waiver from Subdivision Standards*.

C. **Initiation.** Any owner of, or person having an interest in the affected property may request a Waiver of Public Works Standards.

D. **Specific Review Procedures.** The following review procedures shall apply:

1. *Common Review Procedures*. The procedures outlined in Div. 13-01, *Common Review Procedures*.
2. [Reserved].

E. **Criteria For Approval.** In determining whether to approve the application, the development review body denoted in Table 13-01-12-1, *Development Review Summary Table*, as taking final action shall, in consultation with the Director of Community and Economic Development, make affirmative findings on all of the following:

1. *Practical Difficulty*. Strict compliance would create practical difficulties or unnecessary hardship due to site-specific conditions, existing constraints, or unique technical circumstances.
2. *Equivalent Performance and Safety*. The proposed alternative meets the intent of the Public Works Standards and achieves equal or better performance, and does not compromise public safety or the function of public infrastructure.
3. *No Adverse Impacts*. The waiver of Public Works Standards will not create adverse impacts to surrounding properties, the transportation system, drainage systems, utilities, or long-term maintenance obligations.
4. *Minimum Necessary*. The waiver of Public Works Standards is the minimum modification necessary to address the site-specific condition.

5. *Consistency with Other Requirements*. The waiver of Public Works Standards is consistent with applicable capital standards, adopted County regulatory (non-advisory) plans, and intergovernmental requirements, where relevant.

# CHAPTER 14 NONCONFORMITIES

**Contents:**

Div. 14-01 General Provisions
Div. 14-02 Types of Nonconformities

## Div. 14-01 General Provisions

### 14-01-01 Purpose

The purpose of this Chapter is as follows:

A. **Limit Expansion.** Prevent the expansion, intensification, or extension of nonconforming uses, structures, or lots, except as specifically allowed by this DSR.

B. **Clarify Compliance Triggers.** Define the types of development activities or changes in use that require existing nonconformities to be brought into compliance with current standards.

C. **Promote Conformance Over Time.** Encourage the gradual elimination of nonconformities by encouraging compliance through redevelopment, reconstruction, or other land use changes.

### 14-01-02 Applicability and General Standards

A. **Generally.** This Chapter applies to principal and accessory uses and structures, including manufactured homes, lots, and signs, that were lawfully constructed or established but no longer conform to this DSR.

B. **Nonconformities Subject to Regulation.** This Chapter governs the continued use, maintenance, alteration, repair, and potential expansion of nonconforming uses, structures, lots, signs, and manufactured and mobile home parks as further detailed in this Chapter.

C. **Continuation of Use**. A nonconforming use may be continued and a nonconforming building may continue to be occupied, except as both of the foregoing are otherwise provided for in this Chapter.

D. **Repair, Maintenance and Reconstruction of Nonconforming Structures or Uses**.

1. *Minor Repairs Permitted*. Minor repairs to and routine maintenance of property where nonconforming conditions exist are permitted and encouraged. Such work may require a Building Permit.

2. *Major Repairs Requires Zoning Approval*. Major repairs (i.e., work or renovation estimated to cost more than 50 percent of the market value of the structure to be renovated) may be done only in accordance with a zoning review approval and Building Permit. Major repair work requires approval by the Director of Community and Economic Development. Major repair work must meet the requirements of subsection G, *Extension of Enlargement of Nonconforming Conditions*, below.

E. **Determination of the Value of Repairs**. In determining the value of repairs for purposes of application of subsections D(1) and D(2), above, the following definitions and procedures shall apply:

1. The costs of renovation or repair or replacement shall mean the fair market value of the materials and labor necessary to accomplish the renovation, repair, or replacement.
2. The cost of renovation or repair or replacement shall mean the total cost of all intended work. No person may seek to avoid the intent of this Section by doing work incrementally.
3. The market value shall mean either the market value for property for tax purposes, updated as necessary by the increase in the consumer price index since the date of the last valuation, or the valuation determined by an independent qualified appraiser, mutually selected by the Director of Community and Economic Development and the property owner. A qualified appraiser shall be a Member of the Appraisal Institute (M.A.I.) or an Accredited Rural Appraiser (A.R.A.). If a disagreement concerning the valuation occurs, an appraisal shall be requested by the Director of Community and Economic Development. The property owner shall pay the cost of an appraisal.

F. **Zoning Review Approval Procedure and Criteria**. The Director of Community and Economic Development shall approve issuance of a zoning review approval if the Director of Community and Economic Development finds, in completing the renovation, repair or replacement work:

1. No violation of subsection G, *Extension of or Enlargement of Nonconforming Conditions*, below, will occur; and
2. The property owner will comply to the extent reasonably possible with all provisions of these standards and regulations applicable to the existing use with the following limitations:
   a. The property owner shall not lose the right to continue a nonconforming use.
   b. Compliance with a requirement of these standards and regulations is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming situation is maintained or moving a substantial structure placed on a permanent foundation.

G. **Extension of or Enlargement of Nonconforming Conditions**.

1. *No Increase in Nonconformity*. Except as specifically provided in this Chapter, no person may engage in any activity causing an increase in the extent of nonconformity of a nonconforming situation. In particular, physical alteration of structures or the placement of new structures on open land is unlawful if such activity results in:
   a. An increase in the total amount of space devoted to a nonconforming use;
   b. Greater dimensional nonconformity with respect to restrictions such as setback requirements, height limitations, density requirements includes any expansion, vertical or horizontal, that extends further into a required setback, increases building height beyond what is allowed for a nonconforming structure, enlarges the building volume within a nonconforming setback area, or otherwise intensifies the degree of noncompliance. For example, adding a second story or enclosing an existing deck within a required setback shall be considered an increase in nonconformity unless expressly permitted in this Chapter; or
   c. Increase in exposure to natural or man-made hazards restricting development. Requirements or restrictions of each applicable overlay zone district must be met prior to allowing any expansion or enlargement of a nonconforming situation.
2. *Nonconforming Use May Be Expanded into Other Portions of the Same Building*. A nonconforming use may be extended throughout any portion of a completed building which, when the use was made nonconforming, was manifestly designed, or arranged to

accommodate such use. However, a nonconforming use may not be extended to additional buildings or to land outside the original building.

3. *Nonconforming Use May Not Be Expanded to Cover More Land*. A nonconforming use of open land may not be extended to cover more land than was occupied by said use when it became nonconforming.
4. *Nonconforming Use May Be Increased in Intensity*. The volume, intensity, or frequency of use of property where a nonconforming situation exists may be increased and the equipment or processes used at a location where a nonconforming situation exists may be changed if these or similar changes amount only to changes in the degree of activity rather than changes in kind and the increase in activity does not result in a violation of any other provision contained in this Chapter. In addition, such increases in activity may not violate other requirements of these standards and regulations.
5. *Single-family Detached Dwellings May Be Expanded*.
    a. Any structure used for single-family detached residential purposes and maintained as a nonconforming use may be enlarged or replaced with a similar structure of a larger size, so long as the enlargement or replacement does not create new nonconformities, that is, nonconformities not in existence at the time of such enlargement or replacement, or increase the extent of existing nonconformities with respect to such matters as setback and parking requirements. The intent is to allow, for example, a room addition for a home, which may have a nonconforming setback. Extension of the nonconforming wall would be allowed as long as the degree of setback encroachment was not increased or a new setback encroachment did not occur. Also, this would allow replacement of a home, which is a principal use (and nonconforming) in an industrial zone district.
    b. The replacement or expansion of a single-family detached dwelling is subject to the limitations established by this DSR.
6. *Administrative Remedies for Extension or Enlargement of Nonconforming Conditions*.
    a. *Request Permit or Rezoning*. Those persons owning properties, which have nonconforming uses, may apply for a Special Use Permit, Conditional Use Permit or Rezoning, as appropriate, in an effort to come into compliance with the requirements of these standards and regulations.
    b. *Request Variance.* Those persons owning properties with structures or uses with dimensional nonconformities, but a conforming use of land or buildings, may apply to the Board of Adjustment for a Variance if they wish to expand or enlarge the structure or use of land.
    c. *Appeal Determination to Board of Adjustment*. Those owners or developers of land who disagree with the interpretation of an administrative official regarding a determination that a nonconforming situation exists may appeal the administrative decision to the Board of Adjustment.

H. **Effect of Governmental Acquisition**. A lawfully existing lot, structure, or use that complied with the provisions of this DSR prior to a Governmental Acquisition of land shall not be deemed nonconforming solely as a result of such acquisition. Following a Governmental Acquisition, the following applies:

1. The remaining lot shall be deemed a lawful lot of record notwithstanding any resulting deficiency in lot area, width, frontage, setbacks, landscaping, buffering, parking, or similar dimensional requirements.
2. Any structure rendered nonconforming solely due to the Governmental Acquisition may continue to exist and may be repaired, reconstructed, restored, and maintained in its prior configuration, provided the degree of nonconformity is not increased except as otherwise authorized by this DSR.
3. Any lawful use existing prior to the Governmental Acquisition may continue notwithstanding any resulting reduction in parking, loading, open space, landscaping, or similar site design requirements.
4. The Director of Community and Economic Development may approve site modifications reasonably necessary to accommodate the effects of the Governmental Acquisition, provided that such modifications (a) are shown on a concept plan prepared at the property owner's expense, and (b) do not create a substantial adverse impact on adjacent properties or public safety. To be valid, any such site modifications shall be noted on the concept plan with the Director's signature and date of approval. Site modifications determined by the Director to be beyond the scope of this subparagraph shall be reviewed and processed as a new application pursuant to Sec. 13-01-12, *Development Review Summary Table*.
5. No variance shall be required solely because the lot, structure, or use became nonconforming as a direct result of Governmental Acquisition.

# Div. 14-02 Types of Nonconformities

## 14-02-01 Nonconforming Uses

A. **Continuation of Nonconforming Uses.** A nonconforming use that was lawfully established prior to January 1, 2027, or any subsequent amendment that rendered the use nonconforming, may continue, subject to the provisions of this Chapter.

B. **Change of Use.**

1. *Use Substitution.* A nonconforming use may not be changed to another nonconforming use.
2. *Conversion Permitted.* A nonconforming use may be changed to a conforming use at any time.
3. *No Reversion.* Once a nonconforming use is changed to a conforming use, the nonconforming use shall not be reestablished.

C. **Expansion or Intensification.** Unless expressly authorized by this DSR, a nonconforming use shall not be expanded in area or intensity including:

1. *Area Expansion.* Expansion into a greater floor area or lot area;
2. *Operational Hours.* Increase in hours of operation;
3. *Density Increase.* Increase in number of dwelling units or floor area devoted to the use; or
4. *Traffic Impact.* Increase in parking demand or traffic generation.

D. **Relocation.** A nonconforming use may not be relocated, in whole or in part, to any other portion of the lot or to a different lot, unless the relocation results in full compliance with all applicable provisions of this DSR.

E. **Abandonment or Discontinuance.**

1. *Discontinuance.* A nonconforming use that is discontinued or abandoned for a continuous period of six months shall not be reestablished.
2. *Reestablishment.* Any subsequent use shall comply with all applicable provisions of this DSR.
3. *Abandonment Evidence.* Evidence of abandonment may include removal of equipment or signage, disconnection of utilities, lack of business activity, or lack of occupancy.

F. **Damage or Destruction.** If a structure housing a nonconforming use is damaged or destroyed by fire, flood, or other involuntary means, the nonconforming use may be reestablished, provided that:

1. *Timely Reconstruction.* Reconstruction begins within six months of the date of damage;
2. *No Expansion.* The nonconforming use is not expanded or intensified; and
3. *Compliance.* The reconstructed use complies with all other applicable DSR to the extent practicable as determined by the Director of Community and Economic Development.

G. **Repair and Maintenance.**

1. *Routine Maintenance.* Routine maintenance and minor repairs necessary to keep a structure in safe and functional condition are permitted, including painting, roof replacement, window repair, and similar activities.
2. *Structural Repairs.* Structural repairs and renovations are permitted, provided they do not:
   a. Expand or intensify the nonconforming use;
   b. Increase the degree of any nonconformity; or
   c. Reestablish a use that has been discontinued or abandoned under Subsection E.
3. *Code Compliance Improvements.* Nothing in this Section shall be construed to prohibit improvements required to comply with health, safety, or building codes.

H. **Sexually Oriented Businesses.**

1. *Preexisting.* Any sexually oriented business lawfully operating as of February 1, 1994 that is in violation of this Section will be deemed a nonconforming use as provided for in this Chapter of this DSR.
2. *Separation Exemption.* A sexually oriented business lawfully operating is not rendered in violation of this Section by the subsequent location of a church, school, dwelling unit (single or multiple), public park, or residential district, within 1,500 feet of the sexually oriented business.

I. **Nonconforming Uses Located in Airport Noise Overlay Zone District**.

1. *Existing Single-Family Detached Dwellings May Continue*. Previously approved and lawfully constructed single-family detached dwellings may continue, but are subject to the provisions regarding enlargement or reconstruction of the single-family detached dwellings as cited below.
2. *Existing Undeveloped Land Encouraged to Change Uses.* Previously zoned and platted residential areas which are vacant are encouraged to change land uses to ensure future compatibility with this overlay zone district.
3. *New Single-family Detached Dwellings May Be Constructed*.
   a. New single-family detached dwellings may be constructed on parcels or lots created prior to January 1, 1991, or as allowed by State Statute, or when located on previously

zoned and platted residential areas, provided appropriate interior noise level reduction measures are employed during construction.

b. Plans, which illustrate the noise reduction measures that will be employed, must be certified by a registered professional engineer. Issuance of a certificate of occupancy shall remain dependent upon the faithful execution of the certified noise reduction construction plan as submitted upon Building Permit application.

4. *Enlargement and Replacement of Single-family Detached Dwellings*.

a. Proposals to enlarge, or reconstruct non-conforming single-family detached dwelling must employ interior noise level reduction measures for the structure or portion of the structure subject to the Building Permit.

b. Plans, which illustrate the noise reduction measures that will be employed, must be certified by a registered professional engineer. Issuance of a certificate of occupancy shall remain dependent upon the faithful execution of the certified noise reduction construction plan as submitted upon Building Permit application.

5. *Enlargement and Replacement of Nonresidential or Mixed Use Structures*.

a. Proposals to reconstruct non-conforming office, commercial, or other non-residential structures must employ interior noise level reduction measures for the structure, or portion of the structure occupied by members of the public.

b. Plans, which illustrate the noise reduction measures that will be employed, must be certified by a registered professional engineer. Issuance of a certificate of occupancy shall remain dependent upon the faithful execution of the certified noise reduction construction plan as submitted upon Building Permit application.

J. **Nonconforming Uses Located Outside the Airport Noise Overlay Zone District and in the Aviation Influence Area**.

1. *Lights and Marker Installation*. The owner of any existing nonconforming structure is required to permit the installation, operation, and maintenance of markers and lights as deemed necessary by the aviation authority or operator, to indicate to the operators of aircraft in the vicinity of the aviation facilities the presence of aviation hazards.

## 14-02-02 Nonconforming Structures

A. **Repairs and Maintenance.** Routine maintenance and minor repairs necessary to keep a nonconforming structure in safe and functional condition are permitted. Such activities may include painting, roof replacement, window repair, or similar work, provided they do not increase the degree of nonconformity.

B. **Restoration After Damage.** A nonconforming structure that is damaged by fire, weather, natural disaster, or other involuntary causes may be restored to its pre-damage condition if:

1. *Timing.* The restoration is permitted, under contract, or commenced within 12 months of the date of damage; and

2. *Cost Limits.* The cost to restore does not exceed:

a. 75 percent of the replacement cost for residential structures; or

b. 50 percent of the replacement cost for nonresidential structures.

3. *Cost Determination*. Refer to Sec. 14-01-02(E), *Determination of the Value of Repairs*.

4. *Compliance Required.* If the cost of restoration exceeds these limits, the structure must be brought into full compliance with the requirements of this DSR.

C. **Relocation of Nonconforming Structures.** A nonconforming structure may not be moved to another location on the same lot or to another lot unless it will fully conform to the requirements of this DSR at the new location.

D. **Structures Made Nonconforming by Public Action.** When a structure becomes nonconforming solely due to a taking, dedication, or conveyance of land for a public project (such as a road widening or utility easement):

1. *Footprint Restoration.* The structure may be repaired or reconstructed within its original footprint, even if such work involves up to 100 percent of the structure's replacement cost.
2. *Encroachment Limitations.* No portion of the structure may be extended further into any setback reduced by the public project.

# 14-02-03 Nonconforming Lots

A. **Development of Nonconforming Lots.** A lot that does not meet the current minimum lot area, width, or depth requirements of this DSR may be developed for any permitted use in the applicable zoning district, without a Variance, provided that:

1. *Legal Establishment.* The lot was legally established prior to May 5, 1972 or subsequent amendments that rendered it nonconforming; and
2. *Compliance.* All development on the lot complies with all other applicable regulations of this DSR, including setbacks, height, and building coverage, to the extent practicable as determined by the Director of Community and Economic Development.

B. **Combination of Contiguous Nonconforming Lots.** Where two or more contiguous nonconforming lots are held in common ownership at the time of application for development:

1. *Conforming Merger.* The lots shall be combined to create one or more conforming lots prior to the issuance of any development approval, unless doing so would preclude all reasonable economic use of the land;
2. *Reduced Nonconformity.* If full conformity cannot be achieved, the lots shall still be combined if such combination will reduce the overall degree of nonconformity; and
3. *Building Site Standards.* The combined lots shall not be considered separate building sites unless they meet all applicable dimensional standards of this DSR or are otherwise approved through a subdivision or lot adjustment process.

C. **Nonconforming Lots Using Well and Septic**. No lot existing at the time of passage of these standards and regulations or any amendment thereto, shall be required to be reduced or enlarged to conform to the requirements on lot sizes, except those requirements pertaining to the use of individual wells and septic systems.

# 14-02-04 Nonconforming Signs

A. **Nonconforming Determination.** The prohibited signs listed in Sec. 4-02-06, *Signs*, are deemed nonconforming on December 10, 2019.

B. **Discontinuance.** Nonconforming signs shall be eventually discontinued and all other signs on the premises shall conform to the regulations of this DSR.

C. **Continued Use and Maintenance.** A nonconforming sign may continue to be used and maintained in good condition, provided that:

1. *No Enlargement.* The sign is not structurally altered, remodeled, or enlarged in any way that increases its degree of nonconformity; and
2. *Routine Maintenance.* Routine maintenance and repair are limited to keeping the sign safe and in good working order and may include repainting, cleaning, or replacing sign copy or lighting.

D. **Termination of Nonconforming Status.** A nonconforming sign shall lose its nonconforming status and be removed or brought into full compliance with this DSR if any of the following occur:

1. *Alteration or Enlargement.* The sign is altered, remodeled, removed, or enlarged in any way, other than to update or replace changeable sign copy;
2. *Replacement.* The sign or its supporting structure is replaced;
3. *Relocation*. The sign is relocated to a different position on the same property or to a different property;
4. *Cessation of Use.*
   a. *One-Year Vacancy.* The business, tenant, or use associated with an on-premise sign has ceased operation on the premises for a continuous period of one year; or
   b. *Two-Year Leasing Gap.* In the case of leased property, no new tenant has occupied the premises for two years after the prior tenant ceased operations;
5. *Damage or Destruction.* The sign is damaged or dismantled (intentionally or unintentionally) such that more than 50 percent of its value is lost, excluding maintenance or routine copy changes.

## 14-02-05 Nonconforming Manufactured and Mobile Home Parks

A. **Continued Use.**

1. *Existing Mobile Homes Permitted.* Continued use of existing owner-occupied mobile homes within a nonconforming mobile home park is permitted provided the following minimum standards are met:
   a. *Location.* The mobile home remains in its existing location within a nonconforming mobile home park.
   b. *Health and Safety.* The mobile home does not present an immediate public health and/or safety hazard as determined by the Director of Community and Economic Development. Examples include, but are not limited to the following:
      (1) Improper installation of gas lines;
      (2) Unstable blocking or tie downs which could cause the unit to collapse;
      (3) Additions to mobile homes considered dangerous structures under provisions of the County Building Code;
      (4) Mobile homes located in a public right of way;
      (5) Mobile homes located over a slope that is considered unstable or excessively steep;

(6) Inadequate water pressure for fire protection at a particular mobile home or inadequate access within the nonconforming mobile home park which would hinder the ability to reach a particular mobile home for firefighting purposes;

(7) Contaminated well water; and

(8) Blocked or failed on-site wastewater treatment systems.

B. **Recreational Vehicles Use Prohibited.** Residences that are classified as recreational vehicles or travel trailers, are not permitted to be used as dwelling units in nonconforming mobile home parks.

C. **Placement or Replacement Standards.** Placement of a mobile home on a vacant space or replacement of an existing mobile home within a nonconforming mobile home park is permitted under the following conditions:

1. *Documentation Requirements.* The mobile home park has placed on file with the County the following:

   a. *Site Plan.* A complete Site Plan which establishes the location of mobile home spaces and utility hookups and the total number of mobile home spaces permitted historically.

   b. *Fire Plan.* A fire protection plan approved by the applicable fire district addressing the following items: adequate water pressure for fire protection, adequate minimum distance for fire hydrants, and adequate access for fire protection purposes.

   c. *Utility Approval.* Demonstration of adequacy of water and sewer service through approval of the Water and Sanitation District serving the park (or approval of well and on-site wastewater treatment systems by the Division of Water Resources and Adams County Health Department).

   d. *No Immediate Hazards.* No mobile homes within the mobile home park have been determined to be subject to a condition that constitutes an immediate public health and/or safety problem for the residents, as described above in subsection A(1)(b), *Health and Safety*.

   e. *Screening.* Provision of screening or buffering of adjacent less intense uses if determined necessary by the Director of Community and Economic Development.

# CHAPTER 15 ENFORCEMENT, VIOLATIONS, AND REMEDIES

**Contents:**

Div. 15-01 Enforcement Authority
Div. 15-02 Violations
Div. 15-03 Remedies and Enforcement Powers

## Div. 15-01 Enforcement Authority

### 15-01-01 Purpose

This Chapter establishes the framework for enforcing the provisions of this DSR. The enforcement process ensures compliance with applicable requirements, safeguards public health and safety, and supports the orderly development of land in the County.

### 15-01-02 Enforcement Authority Vested in Director of Community and Economic Development

This DSR shall be enforced by the Director of Community and Economic Development. The Director of Community and Economic Development may delegate enforcement responsibilities to other staff members of the Community and Economic Development Department. In addition to the Director of Community and Economic Development and their staff, the County Manager may designate employees of other County departments to assist in the investigation and enforcement of violations of this DSR ("Supplemental Enforcement Personnel"). Such designated personnel shall have the authority to conduct inspections; investigate complaints; document violations; issue notices of violation; issue citations; issue stop work/cease and desist orders; coordinate with planning, building, code compliance, health department, law enforcement, fire, engineering, and public works staff; and perform other enforcement duties as authorized by the County Manager and applicable law.

### 15-01-03 Source of Enforcement Authority

A. **Zoning Regulations.** All violations of zoning regulations and other provisions of this DSR may be enforced through the use of any and all powers available to the County pursuant to Colorado law, including, but not limited to, those powers granted by C.R.S. §§ 30-28-114, 30-28-124 and 30-28-209, as may be amended.

B. **Planned Unit Developments.** All violations of this DSR on property in a Planned Unit Development zone district may be enforced through those powers granted by C.R.S. § 24-67-101 *et seq*. (the Planned Unit Development Act), as may be amended, or through general zoning and subdivision enforcement powers, at the County's option.

C. **Subdivision Enforcement.** The provisions of this DSR related to the division of land, subdivision plats, and Improvements Agreements may be enforced through the use of any and all powers

available to the County pursuant to Colorado law, including, but not limited to, those powers granted by C.R.S. §§ 30-28-110(3)-(4), 30-28-133, and 30-28-137, as may be amended.

D. **Areas and Activities of State Interest Enforcement.** The provisions of this DSR related to Areas and Activities of State Interest may be enforced through the use of any and all powers available to the County pursuant to Colorado law, including, but not limited to, those powers granted by C.R.S. § 24-65.1-501, as may be amended.

E. **Special District Review.** The provisions of this DSR related to special districts may be enforced through the use of any and all powers available to the County pursuant to Colorado law, including, but not limited to, those powers granted by C.R.S. § 32-1-101 *et seq*. (the Special District Act), as may be amended.

# Div. 15-02 Violations

## 15-02-01 Types of Violations

A. **Failure to Comply with this DSR**. It is a violation of this DSR to take any of the following actions in any way inconsistent with and not in accordance with this DSR and without first obtaining all approvals and permits required by this DSR:

1. Use real property or the improvements on any real property;
2. Undertake the development of real property;
3. Erect, construct, reconstruct, alter, restore or improve a building or structure;
4. Excavate land;
5. Fill land; or
6. Alter or change the use of any real property or improvements on real property.

The content of subsections (B) through (G) below supplement but do not limit the generality of this subsection (A).

B. **Failure to Obtain Required Building Permits**. It is a violation of this DSR to use or develop land, build or modify a structure, or change the use/occupancy of a property without first getting a Building Permit, as required by these regulations and the Building Codes adopted by the County.

C. **Failure to Obtain or Maintain Required Operating Licenses/Permits**. It is a violation of this DSR to fail to obtain any local, state, or federal license or permit required to conduct the activity being conducted on the property (*e.g.*, liquor license, marijuana business license, air permit) or to maintain any required license or permit in good standing at all times that the activity is in operation.

D. **Violation of Terms and Conditions**. It is a violation of this DSR to use or develop land, build or modify a structure, or change the use of a property in any way that does not follow the terms and conditions of an approved permit or other County approval.

E. **Unauthorized Land Division or Transfer**. It is a violation of this DSR to divide or redivide land or to sell or transfer land with reference to specific surveyed corners, distances, or arcs (metes and bounds) or any other type of boundary description (other than County-approved lots, parcels, and tracts) without first (a) obtaining County approval of a minor subdivision plat, or a major subdivision plat, as applicable, and recording such plat with the County Clerk and Recorder as required by this DSR, or (b) obtaining County approval of a subdivision exemption per Sec. 13-06-01, *Subdivision Exemption*, unless such division is exempt from the requirement to comply

with applicable subdivision standards pursuant to Sec. 5-01-02(C)(1), *Applicability*. The County shall not be liable for any direct or apparent fiscal losses suffered by any party as a result of denial of any subdivision where the applicant has agreed to transfer or sell, or offered to transfer or sell, any subdivided land in advance of plat approval by the County.

F. **Unauthorized Construction of Roads or Other Improvements.**

1. It is a violation of this DSR to commence construction of roads or other improvements without first obtaining an infrastructure permit issued by the County (following engineering review and approval) and meeting all post-approval requirements.
2. It is a violation of this DSR to construct site entrances, curb cuts, or curb returns within a County right-of-way without first obtaining an access permit from the County.

G. **Failure to Comply with Floodplain Management Regulations**. It is a violation of this DSR for a structure or other development to fail to be fully compliant with the County's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §§ 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5), as may be amended, is presumed to be in violation of the County's floodplain management regulations until such time as that documentation is provided to the Director of Community and Economic Development.

H. **Inaccurate or Misleading Application**. It is a violation of this DSR (i) to submit to the County application materials that contain inaccurate or misleading information, including, without limitation, material omissions; inaccurate or misleading information regarding the condition of the project site or adjacent properties or improvements, or the location, size, or nature of a proposed building or improvement, or the intended use of any portion of the land included in the application; or (ii) to otherwise obtain a permit or approval under this DSR through the submission of inaccurate or misleading information related to the project.

## 15-02-02 Property Owner and Violator Liability for Violations

Both the property owner and the violator (if different than the owner) are jointly and severally liable for violations of this DSR.

## 15-02-03 Continuing Violations

Each day a violation occurs or remains uncorrected shall constitute a separate violation.

## 15-02-04 Previous Violations

A. **Prior Actions.** The County may continue any enforcement actions that began under earlier regulations, even if those regulations have since been amended, repealed and/or replaced.

B. **Responsibility for Past Violations.** A change in property ownership does not eliminate responsibility for correcting any unresolved violations.

# Div. 15-03 Remedies and Enforcement Powers

# 15-03-01 Authority to Enter and Inspect

A. **Right to Inspect.** Submitting an application for development approval grants permission to the County for site inspection. The County may inspect and examine any building, structure, or tract of land upon a reasonable belief that a violation of this DSR exists. In addition to other situations authorized by applicable law, the Director of Community and Economic Development, their authorized designee, and Supplemental Enforcement Personnel shall be authorized to enter property without prior application to or approval by a court in the following circumstances:

1. To inspect in response to a suspected violation in which the property owner and/or occupant has been given notice of the requested inspection and granted permission to County personnel to enter the property for inspection.
2. To make observations of the premises from portions of the premises that are open or accessible to the public, or from portions of the premises in which the owner or occupant otherwise lacks a reasonable expectation of privacy.
3. To make observations of the premises in plain view from public property or from other private property with that private property owner's consent.
4. To conduct inspections within the scope of another official document.
5. In emergency situations in which the Director of Community and Economic Development or their authorized designee has reason to believe that the public health, safety, welfare or the environment is in imminent danger and could be jeopardized by delay.

B. **Administrative Inspection Warrant.** If entry without prior application to or approval by a court is not allowed by subsection (A) above or otherwise by Colorado law, the Director of Community and Economic Development, their authorized designee, or Supplemental Enforcement Personnel shall obtain an administrative entry and inspection warrant from a court of competent jurisdiction pursuant to Colorado law before entering the property.

# 15-03-02 Notice of Violation

A. **Notice Of Violation.**

1. *Written Notice.* If the Director of Community and Economic Development, their duly authorized designee, or Supplemental Enforcement Personnel determines a violation of these DSR exists on any property, the Director of Community and Economic Development, their duly authorized designee, or Supplemental Enforcement Personnel shall provide written notice to the owner and responsible party to correct the violation within ten (10) after the date of the notice (or a later deadline for compliance as may be practicable). The notice shall describe the violation, shall reference any DSR section violated, and may describe any corrective action required.
2. *Delivery Method.* A Notice of Violation may be delivered in person, by mail, or posted on the property.
3. *Legal Effect.* The issuance of a Notice of Violation is not necessarily a prerequisite to the institution of every type of enforcement proceeding set forth in this Chapter, as the public health, safety, welfare or the environment could be endangered by delay. Compliance with any corrective action identified in a Notice of Vioaltion may not necessarily be a defense to any alleged violation of this DSR in any court action instituted seeking full compliance or penalties therewith; provided, however, that curing the violation after notice may reduce penalties.

4. *Continuing Noncompliance.* Violations stay in effect until resolved and apply to current and future property owners.

B. **Voluntary Compliance**. Whenever practical in light of the nature of the violation(s), the County will endeavor to first seek voluntary compliance before issuing Notices of Violation and/or pursuing legal and equitable remedies.

## 15-03-03 Immediate Action Authority

A. **Stop Work/Cease and Desist Order.** The Director of Community and Economic Development, their duly authorized designee, or Supplemental Enforcement Personnel may issue a stop work/cease and desist order to stop operations, use, or construction when there is an imminent health or safety danger.

B. **Requirement to Stop Use.** No person may continue operations or construction activities, or make use of real property or the improvements on any real property in violation of this DSR after a stop work/cease and desist order has been issued. If work or activity continues, the unlawful erection, construction, reconstruction, alteration, maintenance, or use shall be in violation of this DSR.

C. **Conditional Use Permit Show Cause Hearing.**

1. If the Director of Community and Economic Development has reasonable cause to believe that one or more conditions or requirements of an approved conditional use permit issued by the Board of County Commissioners have been violated, the Director shall provide the record owner of the property subject to the permit and the holder of such permit (if other than the owner), in person or by first class United States mail, with a notice to show cause to the Board of County Commissioners why the permit should not be revoked.
   a. The notice shall be served at least 15 days prior to the public hearing and shall state the date, time, and place of the public hearing at which the Board of County Commissioners will consider whether the permit should be revoked.
   b. The notice shall also set forth a concise statement of the grounds for revocation.
   c. The permit holder must appear and show cause why the permit should not be revoked; failure to appear may result in revocation of the permit. The record owner of the property may appear and provide testimony on the matter.
   d. Members of the public may also provide testimony on the matter.
2. Following the public hearing, the Board of County Commissioners shall issue a written decision either revoking the permit or finding insufficient evidence to revoke the permit.

## 15-03-04 Administrative Remedies

For any unlawful use or development or any use or development that fails to conform to any approved permit, plat, other County land use approval, Improvements Agreement, Development Agreement, maintenance or other agreement, or condition or approval, the Director of Community and Economic Development, their duly authorized designee, or Supplemental Enforcement Personnel may pursue any of the following:

A. **Verbal or Written Warning.** Advice of noncompliance provided by the County to the owner, the owner's agent, the occupant, or the owner's contractor indicating that the work or activity is in violation and directing immediate resolution.

B. **Permit Fee Increase.** An increase in the permit or land use approval fee(s) as established in the Annual Fee Schedule adopted by the Board of County Commissioners.

C. **Permit Withholding**. Deny and withhold all permits, certificates of occupancy, or other forms of authorization to use or develop any land, structure, or improvements. This provision shall apply whether or not the current owner is responsible for the violation. The County may require correction of a violation as a condition of granting any future permits or approvals under this DSR.

D. **Permit Suspension or Revocation**. Suspend or revoke any permit or other authorization when it is determined the work does not follow approved plans or conditions, it was issued by mistake, or it was obtained by false representation. Written notice of suspension or revocation shall be served upon the owner, the owner's agent, or the owner's contractor to whom the permit was issued, or the notice may be posted in a prominent location at the place of the violation.

E. **Public Services Hold.** Request the Board of County Commissioners to withhold all public road improvements and public maintenance from all rights-of-way that have not been accepted for such purposes by the Board of County Commissioners.

F. **Code Procedures.** Follow the enforcement procedures of the Building Codes adopted by the County, including, without limitation, the International Property Maintenance Code, or other codes as may from time to time be adopted by Adams County.

G. **Financial Guarantee Draw.** Upon the failure of a property owner/developer to complete required subdivision, stormwater management system maintenance, BMP removal, or other improvements within the time specified, the County, without further obligation to the property owner/developer except as otherwise required by law, may complete the work or cause it to be completed and may recover the costs thereof by drawing upon the financial guarantee. The property owner/developer shall remain liable for all costs exceeding the amount of the financial guarantee.

## 15-03-05 Judicial Action

For any unlawful use or development or any use or development that fails to conform to any approved permit, plat, other County land use approval, Improvements Agreement, Development Agreement, maintenance or other agreement, or condition or approval, the Director of Community and Economic Development, their duly authorized designee, or Supplemental Enforcement Personnel may refer for judicial action a violation of this DSR that, following investigation, has been confirmed or is reasonably believed to exist.

A. **Court Action for Penalties.** The County Attorney may file an action in County or District Court for penalties pursuant to C.R.S. §§ 30-28-124(1) and/or 30-28-209(1), as may be amended. The property owner(s) and violator(s), upon adjudication thereof, shall be subject to the penalties as set forth therein.

B. **Court Action for Injunctive Relief.** The County Attorney may file an action in County or District Court for an injunction, mandamus, abatement, or other appropriate action to prevent, enjoin, restrain, remove, terminate, or abate a violation or to otherwise restore the property to the condition that existed prior to the violation pursuant to C.R.S. §§ 30-28-124(2) and/or 30-28-209(2), as may be amended. Per Colorado law, if the County abates the violation pursuant to a court order, it may seek to recover its actual costs of the abatement, plus an additional percentage of those costs to cover inspection and other incidental costs of the abatement. All

such costs are a lien against the property, subject to collection as a special assessment in the same manner as other taxes are collected.

C. **Civil Infraction.** Designated zoning personnel/an authorized building inspector or the sheriff may issue and serve a summons and complaint alleging a violation of this DSR as a civil infraction pursuant to C.R.S. §§ 30-28-124(3) and/or 30-28-209(3), as may be amended. The property owner(s) and violator(s), upon adjudication thereof, shall be subject to the penalties as set forth in the fine schedule adopted, and periodically updated, by the Board of County Commissioners pursuant to C.R.S. §§ 30-28-124(3) and/or 30-28-209(3), as may be amended. Such fine schedule may provide for increased penalties for repeat offenses by the same property owner(s) or responsible party(s).

D. **Court Action for Unlawful Conveyance.** The District Attorney may prosecute any subdivider, or agent of a subdivider, who transfers legal or equitable title or sells any subdivided land before a final plat for such subdivided land has been approved by the Board of County Commissioners and recorded with the County Clerk and Recorder pursuant to C.R.S. § 30-28-110(4), as may be amended. The subdivider, or agent of the subdivider, upon adjudication thereof, shall be subject to the penalties as set forth therein.

## 15-03-06 Penalty Collection

All fines and penalties for the violation of this DSR shall be paid to Adams County and collected through the procedures established by State law, or in the absence of a specific statutory procedure, as established by Board of County Commissioners resolution. All fines and penalties collected shall be credited to the general fund of the County.

## 15-03-07 Cumulative Remedies

A. **Remedies Not Exclusive.** All remedies provided for in this Chapter are cumulative, are not exclusive, and shall be in addition to any other remedies available at law or in equity, and may be pursued by the County singularly or in combination thereof.

B. **Availability of Remedies.** To the extent that Colorado law may limit the availability of a particular remedy for a particular violation or a part of a violation, such remedy shall remain available for other violations of other parts of the same violation, and all other remedies shall remain available for the same violations or part of a violation.

# CHAPTER 16 WORD USAGE

**Contents:**

Div. 16-01 Rules of Construction
Div. 16-02 General Terms Defined

## Div. 16-01 Rules of Construction

A. **Meaning and Intent**. All provisions, terms, phrases, and expressions contained in this DSR shall be construed according to this DSR's stated purpose and intent.

B. **Text Controls***.* In case of any difference of meaning or implication between the text of this DSR and any heading, drawing, table, or figure, the text shall control. In case of any conflict between a table and a figure, the table shall control. Figures and graphics are included for illustrative purposes only.

C. **Lists and Examples***.* Unless otherwise specifically indicated, lists of items or examples that use terms such as "for example," "including," and "such as," or similar language are intended to provide examples, not to be exhaustive lists of all possibilities.

D. **Mandatory and Discretionary Terms***.* The word "shall" and "must" are always mandatory, and the words "may" and "should" are always permissive.

E. **Gender***.* The masculine or feminine shall include all genders, and vice versa.

F. **Technical and Non-Technical Words***.* Words and phrases not defined by this DSR shall have their common, ordinary, and accepted meanings, except that technical words and phrases that have a peculiar meaning in law, planning, design, and engineering practice shall be construed and understood according to such meaning.

G. **Public Officials and Agencies***.* All public officials, bodies, and agencies to which references are made are those of the County, unless otherwise indicated.

H. **Most Recent Version of Statutes and Regulations**. Any reference in this DSR to a section or provision of the Colorado Revised Statutes (C.R.S.) shall be construed to refer to such section or provision and to any successor section or provision thereto, including any provision that amends, recodifies, renumbers, replaces, or otherwise supersedes such section or provision, as the same may be amended from time to time. All references to other local, county, state, or federal regulations in this DSR refer to the most current version and citation for those regulations unless expressly indicated otherwise. If the referenced statute or regulations have been repealed and not replaced by other statutes or regulations, requirements for compliance are no longer in effect.

I. **Tense and Number**. Words in the present tense include the future and vice-versa. Words in the singular number include the plural number and vice-versa.

J. **County**. The word "County" means the Adams County, Colorado.

K. **Conjunctions**.

1. *And*. The word "and" shall be construed to include all connected items in a series or set of conditions or provisions.
2. *Or*. The word "or" shall be construed to include one or more of the items in a series or set of conditions or provisions, unless the context clearly indicates otherwise.

L. **Rounding**.

1. *Generally*. Except as stated in subsection 2, *Exceptions to Rounding*, below, if any regulatory formula in this DSR results in a non-whole number of an indivisible object or feature (for example, a bufferyard requiring 6.33 trees), then the non-whole number shall be rounded down or up to the nearest whole number based on conventional rounding rules where a decimal between .1 and .49 is rounded down to the nearest whole number and a decimal from .50 to .99 is rounded up.
2. *Exceptions to Rounding*. Non-whole numbers related to required parking spaces or density shall always be rounded down. For example, whether a building requires 10.4 spaces or 10.8 parking spaces, the number of spaces shall always be rounded down to 10.

M. **Days**. All references to "days" are deemed calendar days unless expressly indicated otherwise. The time in which an act shall be completed is computed by excluding the first day and including the last day. In computing working days, if applicable, Saturdays, Sundays, or holidays observed by the County are excluded. A day concludes at the close of business for the Community and Economic Development Department, and any materials received after that time will be deemed to have been received the following day.

N. **The Director**. Use of the phrase "the Director" shall be deemed to be a reference to the Director of Community and Economic Development, unless the context clearly indicates otherwise.

# Div. 16-02 General Terms Defined

## A

### Abandonment of Use

The cessation, discontinuance, or nonuse of a lawful nonconforming use for a continuous period of six months or more, after which the right to continue that use is terminated, regardless of the owner's intent to resume the use.

### Access

Provision for the passage of vehicles by a public or private street, or by a driveway connected to a public or private street, such that delivery of people, goods, and services is possible to individual properties or buildings.

### Accessory Dwelling Unit

See "Dwelling Unit, Accessory".

### Accessory Use

A subordinate use, which is incidental and customary in connection with the principal building or use and is located on the same zoning lot as the principal building or use.

### Accounting Services

Services commonly and historically performed by accountants, including recording or summarizing financial transactions, bookkeeping, analyzing or verifying financial information, reporting financial results, financial planning or providing attest services, compilation services, tax services, or consulting services.

**Acupuncture Clinic**

A facility where the public receives acupuncture treatment, which is a form of alternative medicine, and a component of traditional Chinese medicine (TCM) in which thin needles are inserted into the body to cure disease or relieve pain.

**Adaptive Reuse**

The conversion of an existing structure from the use for which it was constructed to a new use by maintaining elements of the structure and adapting such elements to a new use.

**Adjacent Lot**

A lot or parcel of land, which shares all, or part of a common lot or property line with another lot.

**Adjacent Property Owners (in regard to notification)**

Lots containing existing residences, grounds, or other types of structures located on the same street frontage as the subject lot and is located within 150 feet of the opposite side of the street for an equal distance. If there are no structures within this area, structures within a distance of 500 feet from all property lines will be considered adjacent properties.

**Adult Arcade**

An establishment where one or more still or motion picture projectors, slide projectors, or other image producing machines, for viewing by five or fewer persons each, are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical area”.

**Adult Bookstore**

See “Adult Novelty Store”.

**Adult Cabaret**

A nightclub, bar, restaurant “pop shop”, or similar commercial establishment which features: (a) persons who appear nude or in a state of nudity or seminude; (b) live performances which are characterized by the exposure of “specified anatomical areas” or by “specified sexual activities”, or films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas”.

**Adult Motel**

A motel, hotel or similar commercial establishment which: (a) offers public accommodations and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas” and which advertises the availability of this sexually - oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television, or (b) offers a sleeping room for rent for a period of time of less than 10 hours, or allows a tenant or occupant to sub-rent a sleeping room for a time period of less than 10 hours.

**Adult Motion Picture Theater**

A commercial establishment where films, motion pictures, video cassettes, slides or similar photographic reproductions depicting or describing “specified sexual activities” or “specified anatomical areas” are regularly shown.

**Adult Novelty Store**

A commercial establishment which: (a) devotes a significant or substantial portion of its stock-in-trade or interior floor space to; (b) receives a significant or substantial portion of its revenues from; or (c) devotes a significant or substantial portion of its advertising expenditures to the promotion of: the sale, rental or viewing of books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical area".

An establishment may have other principal business purposes that do not involve the offering for sale, rental or viewing of materials depicting or describing "specified sexual activities" or "specified anatomical areas", and still be categorized as an adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishment from being categorized as an adult bookstore, adult novelty store or adult video store so long as the provisions of the first paragraph of this definition are met.

**Adult Theater**

A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by exposure of "specified anatomical area" or by "specified sexual activities."

**Adult Video Store**

See "Adult Novelty Store".

**Adverse Impact**

Any effect resulting from a proposed use or development that is harmful, detrimental, or incompatible with neighboring properties, natural resources, public facilities, transportation systems, and/or public health and safety.

**Agricultural Animal**

Alpacas, donkeys, cattle, elk, sheep, llamas, goats, swine, mules, poultry, horses, and alternative livestock as defined by Colorado Statutes and such domesticated animals as fox, mink, chinchilla, beaver, and rabbits, and large birds/poultry such as emus, rhea or ostrich, except dogs and cats that are used for working purposes on the farm or ranch, and any other animal designated by the Colorado Agricultural Commission, which animal is raised for food or fiber production.

**Agricultural Business**

Dairies, poultry farms, fur farms, exotic animal farms, and animal confinement operations.

**Agricultural Support Business and Service Uses**

Business or commercial uses operated primarily for the support of agricultural needs, which may consist of products, materials, and equipment servicing and sales; storage or processing of agricultural products or animals; veterinary services; or technical support services. Examples include, but are not limited to, farm machinery sales and service, farm supply sales, and underground fuel storage for use on the property.

**Agriculture (or Farm)**

The use of land for agricultural purposes, including farming, dairying, floriculture, horticulture pasturage, viticulture, grazing, animal and poultry husbandry, and the necessary accessory uses for packing, treating, storing, and shipping of farm products.

**Agritourism**

Activities or events conducted on a working farm, ranch, or agricultural operation that attract visitors for educational, recreational, or entertainment purposes and generate supplemental income for the owner. Activities may include but are not limited to: farm tours, educational offerings, corn mazes, interactive animal displays, pick your own produce, seasonal events, playground, and activity fields.

**Agrivoltaics**

The dual use of land for solar energy production and agriculture.

**Aircraft Activity Covenant with Disclosure**

A covenant signed by landowner(s) and recorded at the Office of the Adams County Clerk and Recorder to notify present and future landowners of the aircraft flight activity that will occur in the airspace above the property.

**Airport**

Any area of land or water designed and set aside for the landing and take-off of aircraft and utilized, or to be utilized, in the interest of the public for such purposes.

**Airport, Landing Strip and Heliport Uses (Private)**

A private facility that is not open to the public, which provides space for aircraft to take off and land usually equipped with a control tower, hangars, and accommodations for passengers and cargo.

**Airport, Landing Strip and Heliport Uses (Public)**

A facility, open to the general public, which provides space for aircraft to take off and land usually equipped with a control tower, hangars, weather and navigational aides, retail and personal services for passengers, and accommodations for the transportation of cargo.

**Alley**

A public or private thoroughfare that affords only a secondary means of access to an abutting property and primarily used to provide vehicular access to the rear or side of properties.

**All-Facade Design**

Design of all sides of a building—front, rear, and sides—using consistent materials, detailing, and design features. It avoids blank walls and ensures that every visible facade contributes to the building's overall aesthetic, regardless of its orientation or visibility from streets, public spaces, or adjacent properties.

**Amended Plat**

A plat which contains modifications to an existing approved and recorded plat that do not significantly affect the land use of an area and/or are technical in nature as determined by the Director of Community and Economic Development, which does not involve the construction of public improvements, or an increase in density in a subdivision. Amended Plats may be processed under the terms of either a Major or Minor Subdivision, subject to the terms of Chapter 13.

**Amenity Space**

A designated indoor or outdoor area within a development intended for the active or passive recreational, social, or functional enjoyment of residents, occupants, or the public. The minimum amenity space required by each zone district, as described in Div. 2-04, *Designated Amenity Space Types*, is calculated by dividing the total amount of amenity space on the parcel proposed for development ("A") by the total gross area of the entire parcel proposed for development ("B") as depicted on a subdivision plat. To be counted toward the minimum amenity space requirements, the minimum amenity space percentages per each zone district must be met per Div. 2-07, *District Dimensional Standards*.

**Amphitheater**

A semi-enclosed structure designed for the enactment of the performing arts or other entertainment uses that include entertainment-related facilities and uses.

**Amusement Center**

A commercial establishment with three or more machines of amusement.

**Amusement Park**

An outdoor entertainment facility that includes such activities as amusement rides (e.g., roller coasters), batting cages, mini-golf, bumper cars, bumper boats, go-cart racing, and water slides. Amusement parks may also include indoor or outdoor areas with games, food service, and incidental retail uses (e.g., souvenir shops) that are subordinate to the principal outdoor entertainment uses.

**Animal Farm**

A property of facility where animals are raised, bred, or kept for agricultural purposes such as the production of food, fiber, or other animal products.

**Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO)**

An operation for the growing, feeding, and fattening of livestock and/or poultry for commercial purposes, where:

1. The animals are confined within a closed structure and/or the animals are kept within permanent corrals, pens, or yards;
2. Food is supplied by means other than grazing, foraging, or other natural means; and
3. These animals have been, are, or will be stabled or confined and fed or maintained for a total of 45 consecutive days or more in any 12 month period.

   A CAFO is a large or medium AFO, as defined by the United States Environmental Protection Agency, National Pollutant Discharge Elimination System (NPDES) regulations.

**Animal Habitat**

The natural environment where an animal lives, providing the specific resources and conditions necessary for its survival, including food, water, shelter, and space.

**Animal Hospital**

An establishment for the care of sick or injured animals. Such facilities may include veterinarian offices, administrative offices, space for examination, surgery, recovery, and may include boarding of animals while under treatment, but does not include animal boarding generally.

**Animal Slaughterhouse**

An establishment or area for the purpose of slaughtering animals for commercial purposes.

**Annual Report, Special Service District**

An annual report requiring certain information about a Special District required to be submitted each year at the request of the Adams County Community and Economic Development Department.

**Antenna Arrays**

A group of antennas working together to transmit or receive electromagnetic waves.

**Applicant**

A person submitting an application for permit or approval, and may be referred to as the Permittee.

**Applicable Transit Plan**

An area designated by the map created pursuant to C.R.S. § 29-36-106.

**Appraisal Service**

A business that performs a complete and detailed analysis of a property to determine its market value and provides clients with an appraisal review.

**Appurtenant Facilities**

Any buildings, structures, or other property, that are clearly essential to, and customarily found in connection with, major energy facilities at the site of the major facility, excluding the federal government and its agencies.

**Aquaculture Facility**

Any structure, lake, pond, tank, tanker truck, or the like used or intended to be used for the controlled propagation, growth, and harvest of cultured aquatic stock including, but not limited to, fish and other aquatic vertebrates, mollusks, crustaceans, and algae and other aquatic plants. This definition includes fish hatcheries.

**Aquarium**

An establishment where aquatic organisms are housed and exhibited.

**Arrangement of Transportation of Freight and Cargo**

A use involving the coordination, scheduling, and management of freight and cargo transportation for others, without the physical handling or storage of goods on-site. Typical activities include freight forwarding, shipping brokerage, logistics management, and other transportation arrangement services that facilitate the movement of goods by air, rail, water, or highway.

**Arterial, Minor**

Refer to Appendix A.

**Arterial, Principal**

Refer to Appendix A.

**Arterial, Rural**

Refer to Appendix A.

**Arterial, Rural Principal**

Refer to Appendix A.

**Artificial Turf**

An installation of synthetic materials developed to resemble natural grass.

**Artisan/Handcrafted Manufacturing**

The shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products; non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.

**Arts and/or Cultural Center**

A space providing for creation, display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, performance space, artist's studios, galleries, interpretive sites, independent theaters.

**Asphalt and Concrete Production Facility**

An industrial establishment or plant, such as batch plants or mix plants, primarily engaged in manufacturing concrete and/or asphalt delivered to a purchaser for further use.

**Asphyxiation**

Death caused by exposure to an atmosphere with less than 10 percent oxygen.

**Assembly, Meeting, Event, or Exhibition Hall**

An establishment where people assemble for civic, educational, religious, philosophical, or cultural purposes.

**Assisted Living Facility**

A state-licensed group living facility regulated as a personal care boarding home, as defined in C.R.S § 25-27-102. Such facilities do not offer diagnosed medical or psychological treatment under professional medical supervision, but may offer (1) physical therapy; (2) occasional medical or nursing care to address non-chronic and non-recurring conditions such as colds, flu, or household injuries; and (3) assistance with routine living activities not aimed at recovery from a specific diagnosed condition.

**Attached ADU**

An ADU that shares no less than eight feet of at least one common wall with the principal dwelling unit and is not fully contained within the existing space of the principal dwelling unit.

**Attractive Devices**

Any device intended to attract attention including, but not limited to fixed aerial displays, balloons, pennants, strings of flags, streamers, devices affected by the movement of the air, devices utilizing light or sound, or inflatable or inflated devices.

**Auction**

A sale at which property or goods are sold to the highest bidder.

**Auction House**

A completely enclosed commercial establishment at which an auction takes place, excluding the sale of livestock.

**Auction Yard**

A commercial establishment or area at which an auction takes place at which livestock sale rings are permitted.

**Auditorium or Stadium**

An open, partially enclosed, or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events, expositions and other public gatherings. Typical uses include convention and exhibition halls, sports arenas, and amphitheaters.

**Automobile Parking Lot**

An area used for parking of motor vehicles.

1. Accessory: A parking lot associated with a residential or nonresidential building or use which is primarily for the use of residents living in the development or their guests or for the use of customers or employees of a nonresidential building.
2. Commercial: A parking lot, which is not associated with either a particular residential or nonresidential development but is made available for parking by the general public for a fee.

**Automobile Rental (or Leasing)**

A commercial establishment offering the temporary use of automobiles or trucks in exchange for payment. Such establishments may include office space, parking areas for rental vehicles, parking areas for customers and employees, and servicing and repair facilities, but shall not include facilities for bodywork, painting, or restoration.

**Automobile Sales**

The use of any structure or land for a business involving the sale of new or used motor vehicles and recreational vehicles. Such establishments may include office space, parking lots for the display and storage of vehicles available for sale, parking areas for customers and employees, vehicle repair facilities, facilities for bodywork, painting, or restoration, and sale of parts.

**Auto Towing and Storage Yard**

A parcel of land used for the temporary storage of vehicles which have been towed by a towing company or for impounded vehicles, but which does not include permanent vehicle storage or dismantling of vehicles.

**Average Trip Length**

The average length in miles of trips on the County's major road system.

**Aviation/Aerospace Research, Development, and Testing**

This use category engages in the creation and testing of new products and prototypes related to the aviation and aerospace industries including wind tunnel test facilities.

**Aviation/Aerospace Related Manufacturing and Distribution**

This use includes the manufacturing and distribution of aircraft, aircraft parts, and aircraft conversions and overhauls.

**Avigation Easement**

A right generally established by deed or recorded plat to permit the unobstructed passage of all aircraft to an infinite height, together with the right to cause in all airspace above the surface of the grantor's property such noise, frequent overflights, vibrations, fumes, dust, fuel particles, radio energy emissions, and all other effects that may be caused by the operation of aircraft landing, or taking off, or operating at an aviation facility.

## B

**Bakery, Retail**

A structure, room, or place used for making, preparing, or baking, bread, biscuits, pastry, cakes, doughnuts, crullers, noodles, macaroni, or spaghetti to be sold on-premises at retail and consumed on or off premises.

**Bakery, Wholesale**

A structure, room, or place used for making, preparing, or baking, bread, biscuits, pastry, cakes, doughnuts, crullers, noodles, macaroni, or spaghetti to be sold on or off premises at wholesale and consumed off premises.

**Bank**

See "Financial Institution".

**Banner**

Any sign of lightweight fabric or similar material that is mounted to a pole or a structure.

**Bar, Tavern, or Lounge**

An eating and drinking establishment providing or dispensing, by the drink for on-site consumption, fermented malt beverages, and/or malt, special malt, vinous or spirituous liquors, and in which the sale of food products such as sandwiches and light snacks is secondary (also known as a tavern). A bar/tavern may include provision of live entertainment and/or dancing; however, a bar/tavern shall not include any adult business use.

**Barn**

An accessory building associated with agricultural zoning or use.

**Batch Plant**

Cement, concrete, and asphalt mixing areas conducted at construction sites.

**Battery Energy Storage System Facility**

Any system or network containing batteries or similar devices that are connected to an energy generation source and intended to receive and store any portion of energy being produced with the intent or purpose of later transmitting or distributing any or all stored energy for sale or consumption in any part of a transmission grid.

**Beacon**

Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate, flash or move.

**Bed and Breakfast Establishments**

Any residential structure used for commercial lodging purposes while also being occupied by either an owner or resident manager.

**Bee**

Any stage of the domestic honeybee, *Apis mellifera,* species.

**Bee Colony**

A community of live bees having a queen, some thousands of workers, and, during part of the year, a number of drones who live together as one family in a hive and all the offspring, inputs and byproducts, including comb(s), honey, pollen, and brood.

**Beehive**

Structure intended for the housing of a bee colony usually composed of brood frame(s) and attached bees that are also used to create a new bee colony.

**Berm**

A mound of soil, either natural or manmade, used to obstruct views or direct the flow of stormwater.

**Best Management Practices (BMP)**

Technique, process, activity, schedule of activities, control measures, structures, prohibitions of practices, maintenance procedures, and other management practices utilized during construction or post-construction to prevent, reduce or eliminate pollution or degradation of Waters of the State to the maximum extent practicable based on available technology and economically practicable solutions that are achievable in light of best industry practices. BMPs can be temporary or permanent. BMPs can also be structural (engineered structures designed to treat runoff) or non-structural (source control practices).

Structural BMPs are designed to manage or treat stormwater runoff before it reaches a waterway, pond or lake. Examples of construction structural BMPs include, but are not limited to; silt fence, inlet protection, sediment basins, extended detention basins, etc.

Non-structural BMPs focus on management of pollutants at their source by minimizing exposure to runoff, rather than treating runoff in constructed facilities. Non-structural BMPs are used as source controls. Examples of construction non-structural BMPs include, but are not limited to; construction phasing, good housekeeping practices, spill prevention and response, employee education and training, mulch and seeding, soil roughening, vegetation buffers, operation and maintenance procedures to control site runoff, spills, sludge, waste, and drainage from raw material storage, etc.

BMPs must be selected for the specific activity and applicable pollutant source, designed, installed, implemented prior to the start of the activity to control potential pollutants, and maintained in effective operating condition in accordance with good engineering, hydrologic, and pollution control practices.

**Billboard**

A permanent large sign characterized by a single or double sign face structure to direct attention to a business, commodity, service, activity or product sold, conducted, or offered off the premises where such sign is located. The owner of the sign usually sells use of the sign to an advertiser on a time-contract basis.

**Billboard, Horizontal**

A billboard that is horizontal to the ground and of sufficient size to be seen by air passengers either landing or departing Denver International Airport.

**Bingo Hall**

A facility used exclusively or primarily for conducting bingo and other similar games that are open to the public.

**Biosolids**

The accumulated treated residual product resulting from a domestic wastewater treatment works. Biosolids does not include grit or screenings from a wastewater treatment works, commercial or industrial sludges (regardless of whether the sludges are combined with domestic sewage), sludge generated during treatment of drinking water, or domestic or industrial septage.

**Blank Wall**

Any wall or portion of a wall that is visible from any right-of-way or pedestrian space, and that is without a window, door, building articulation, approved mural, or other architectural feature.

**Blood or Plasma Center**

A facility for the donation or sale by individual donors of blood, blood plasma, and other blood products.

**Board of Adjustment**

The Board of Adjustment of Adams County.

**Board of County Commissioners**

The Board of County Commissioners of Adams County.

**Boarding House**

A structure where lodging and/or meals are offered for a fee, and where the length of residence may continue for an extended period of time, as distinguished from a motel or hotel.

**Boat Sales**

A commercial establishment or area for the purpose of boat sales.

**Borrow Pit**

Any place or premises where dirt, soil, sand, gravel, or other material is removed below the grade of surrounding land, for any purpose other than that necessary and incidental to site grading or building construction.

**Botanical Garden**

An establishment where plants are grown for display to the public. Gardens are typically labeled and grown for identification purpose and indicating its scientific name and its family.

**Bowling Alley**

An establishment containing long narrow tracks used in bowling and similar games.

**Branch Library**

A public library facility that provides library services at a location subordinate to a main or central library, including the lending of books and media, access to computers and study areas, and community programming.

**Brewery**

An establishment where malt liquors are manufactured and production exceeds 60,000 barrels of malt liquor per year, but shall not mean a “brewpub” or “microbrewery.”

**Brewpub**

An establishment that, as an accessory use to on-site food sales, produces no more than 5,000 barrels of handcrafted beer per year for on-site consumption. Such accessory use may occupy up to 30 percent of the gross floor area of the establishment.

**Buffering**

The installation of plant materials, fencing, or landforms (or a combination of these measures), between two or more properties which inhibits visibility and/or mitigates the transmission of noise, dust, lights, and other nuisances from one property to another or from one property to a body of water.

**Building**

Any structure utilized or intended for supporting or sheltering any occupancy.

**Building Height**

Refer to the definition of “height, building or structure”.

**Building Inspector**

The Chief Building Official of Adams County.

**Building Permit**

A development permit issued by the Adams County Community and Economic Development Department before any building or construction activity can be initiated on a parcel of land.

**Buildout Rate**

Actual or projected amount of development which has been built, sold, or leased or is expected to be built, sold, or leased as presented in a ratio of units of development to time, such as residential dwelling units per year or square feet of commercial space per year.

**Bulk Grain Transfer**

The direct transfer of grain from one truck or container to another via conveyor belt. No on-site storage of grain, either in piles or containers, shall occur.

**Bulk Storage of Explosive or Hazardous Materials**

A use engaged in storage or a manufacturing process that utilizes flammable, explosive, or hazardous materials.

**Bus Repair and Storage**

An establishment or area for the purpose of bus repair, service, and storage.

**Bus Terminal**

An establishment, which provides space for arrival and departure of busses offering transportation to the public usually equipped with accommodations for passengers and for fueling and servicing of busses.

**Business Association**

A membership organization that works on behalf of and supports the business interests of its members.

# C

**Cabinet Shop**

A commercial establishment for the purpose of sales, refinishing, or repair of cabinets.

**Campgrounds, Commercial**

Camps; vacation campgrounds; recreational vehicle parks; campsites; tents; and trailer parks.

**Capacity**

The maximum number of vehicles which have a reasonable expectation of passing over a given section of a road during a given time period, under prevailing traffic conditions, expressed in terms of vehicles per hour. Capacity is measured in this DSR during the evening peak hour.

**Car Wash**

An establishment engaged in cleaning or detailing motor vehicles, whether self-service or automated.

**Caretaker's Quarters**

A permanent residence that is provided as an accessory use to a non-residential use, and is used to house an owner, operator, guard or caretaker, and their family, to provide around-the-clock service, support, care or monitoring of the use and/or site.

**Carnival**

A traveling amusement show typically having various devices for entertainment, including rides and booths for the conduct of games or sale of items.

**Catering Service/Facility**

An establishment providing the processing, assembly and packaging of food into servings typically designed for consumption off-premises. These facilities may include commercial or on-site kitchens and may be used in an accessory manner for teaching, instructing, or other related indoor activities that utilize the onsite catering service.

**Cement, Cinder Block, Concrete, Lime, or Plaster Manufacturing Facility**

The shaping, casting, molding, finishing, or assembly of pre-manufactured materials into a final product without creating a new base material.

**Cemeteries**

A place for burying or housing the dead; includes mausoleum.

**Centralized Exploration and Production (E&P) Waste Management Facility**

A facility, other than a commercial disposal facility regulated by the Colorado Department of Public Health and Environment, that is either used exclusively by one owner or operator or is jointly used by more than one operator under an operating agreement for collection, treatment, temporary storage, and/or disposal produced water, drilling fluids, completion fluids, and any other E&P wastes as defined by the COGCC Rules. This definition includes oil-field naturally occurring radioactive materials (NORM) related storage, decontamination, treatment, or disposal. This definition excludes a facility that is permitted in accordance with COGCC Rules.

**Charitable Collection Device**

A roll-off container, semi-trailer, nonpermanent drop-off container, or similar device used for the collection of donated items.

**Chief Building Official**

The Director of Community and Economic Development or his or her assigned representative.

**Chiropractor**

A practitioner of the system of integrative medicine based on the diagnosis and manipulative treatment of misalignments of the joints who is licensed by the State of Colorado.

**Christmas Tree Lot**

An area for the temporary retail sale of Christmas trees usually set up in the parking lot of a large commercial business.

**Circus**

A traveling amusement show typically performed in large tents featuring daring acts, performing animals, and clowns.

**Clinic, Medical (or Dental)**

An establishment providing health services, medical, or surgical care for patients where overnight stays are on an emergency basis only.

**Coke Oven**

An oven for the conversion of coal into coke by heating the coal in the absence of air so as to distill the volatile ingredients.

**Cold Storage Plant**

An establishment for the storage of items in an artificially cooled environment.

**Collections Service or Agency**

Any person or company hired to collect or attempt to collect debts due or asserted to be due to another person.

**Collector**

Refer to 6-01-01, *General*.

**Colorado Discharge Permit System (CDPS)**

The state of Colorado's system of permitting discharges (e.g., stormwater, wastewater) to waters of the state which corresponds to the federal nodes permits under the federal clean water act.

**Colorado Marijuana Code**

Sections 14 and 16 of Article XVIII of the Colorado Constitution and C.R.S. § 44-10-101 *et seq*., and any rules promulgated pursuant thereto.

**Combustible**

A material, which will ignite or burn when exposed to fire and is not capable of supporting its design load under the attack of fire for an extended time period without failure.

**Commercial and/or Industrial Complex**

A commercial and/or industrial multi-structure development or an establishment where multiple principle uses exist within a single commercial or industrial structure on one lot.

**Commercial Composting Operation**

A commercial establishment or area where organic matter is degraded through a controlled process by microorganisms.

**Commercial Disposal Well Facility**

A facility whose primary objective is disposal of Class II waste from a third party for financial profit.

**Commercial Message**

Any sign wording, logo, or other representation directly or indirectly, names, advertises, or directs attention to a business, product, service or other commercial activity.

**Commission**

The Adams County Planning Commission.

**Commissioners**

The Board of County Commissioners of Adams County.

**Common Plan of Development or Sale**

A contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules but remain related. "Contiguous" means construction activities located in close proximity to each other, within ¼ mile.

**Communications Towers, Commercial**

Radio or TV broadcasting towers; telecommunications towers or other types of telecommunications facilities; and antenna arrays (satellite dishes).

**Community Garden**

A use in which land is managed by a public or nonprofit organization or group of individuals used to grow plants and harvest food or ornamental crops for donation or for use by those cultivating the land. Community gardens may be organized by the operating agency or group into individual areas for cultivation by one or more persons or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

**Comparable Basis**

Generally equivalent in terms of costs, timelines, and quality of service.

**Compatible**

Uses or structures although not identical, are similar, show some resemblance to each other, are related in appearance, are harmonious, and/or are congenial in combination.

**Complete Application**

An application that contains all required forms, checklists, plans, studies, fees, signatures, and supporting materials necessary for the reviewing authority to begin substantive review and determine compliance with applicable regulations. A determination that an application is complete does not imply that the information is accurate, that additional information will not be requested, or that the application satisfies approval criteria.

**Computer Service**

A business that provides diagnostic, troubleshooting, maintenance, and repair services for personal computers and IT systems.

**Computing Facility, Accessory Use**

A facility that is co-located at sites producing off-grid electrical generation (such as oil & gas, solar, geothermal, and wind facilities) and may include supporting equipment such as power generators, cooling units, fire suppression systems, and enhanced security features.

**Conditional Use**

A use permitted in a particular zone district upon showing that such use in a specified location will comply with all the conditions and standards for the location and operation of the use specified in this DSR and authorized by the Board of County Commissioners.

**Congregate Care Facility**

A residential facility providing room and board, personal services, protective oversight, or social care for residents who do not require assistance with activities of daily living and that does not provide regular medical or nursing care.

**Connectivity Ratio**

The number of street links divided by the number of nodes or link ends, including cul-de-sac heads.

**Conservation Plan**

A written plan submitted to the appropriate soil conservation district, which describes measures designed to prevent, to the extent possible, soil erosion from occurring on the land for which the plan was developed.

**Conservation Plan Permit**

The approved Conservation Plan signed by all parties concerned and recorded with the Office of the Adams County Clerk and Recorder.

**Construction Activities**

Any ground surface land disturbing activity associated with construction that occurs from initial groundbreaking to final stabilization, regardless of ownership of the construction activities. Construction activities include, but are not limited to; clearing, grading, excavation, demolition, utility work, paving, building, installing new or improved roads and access roads, haul roads, staging areas, stockpiling of fill materials, and borrow areas. Construction activities also include repaving activities where underlying or surrounding soil is exposed, graded or excavated as part of the repaving operation; and activities to conduct repairs or replacements that are not part of regular and routine maintenance. Construction activities do not include routine maintenance performed to maintain original line grade, hydraulic capacity, or original purpose of the facility.

**Construction Trailer**

A temporary structure for the storage of construction materials and a construction office to be used for managing a construction job.

**Consumer and Mercantile Credit Reporting Service**

Also known as a credit bureau or consumer reporting agency, is a company that compiles and sells consumer credit ratings and reports to consumers and businesses.

**Consumption Area**

A designated and secured area within the Licensed Premises of a Hospitality Business where consumers can use and consume marijuana and where no one under the age of 21 is permitted.

**Continuous Sound**

A steady, fluctuating or impulsive noise which exists essentially without interruption for a period of five minutes or more, or for an accumulation of fifteen minutes or more for any one hour period.

**Contour Tillage/Contour Farming**

A conservation tillage and planting system in which farming is conducted on sloping land and the land is prepared, planted, and cultivated on the contour by following established grades of terraces, diversions, or contour strips.

**Contractor's Shop**

An establishment that provides a trade service including, but not limited to, plumbing, carpentry, glass/glazing, welding, sheet metal, electrical, and roofing services.

**Convalescent Home**

See “Nursing Home”.

**Convenience Retail Store**

A small commercial establishment selling packaged food and other convenience items, which may include fuel sales.

**Convention Center**

A facility used for business or professional conferences and seminars, often with accommodations for sleeping, eating and recreation.

**Cornice**

Any prominent, continuous, horizontally projecting feature crowning a building, or dividing it horizontally for architectural design purposes.

**Country Club**

An area containing recreational facilities such as a golf course, swimming pool, dining room, bar, tennis court, and clubhouse that is available to members.

**Courier Service**

An establishment primarily engaged in the delivery of individually addressed letters, parcels, and packages that generally weigh less than 100 pounds.

**Crematory**

An establishment containing a furnace or other means used to reduce human remains to ashes or its equivalent.

**Crop Farm**

Land used for the growing, processing, storage, and/or packing of agricultural products such as, but not limited to, vegetables, fruits, grains, seeds, flowers, ornamental crops, trees, sod, or the like. This includes associated crop preparation, harvesting, and processing activities, such as mechanical soil preparation, irrigation system construction, spraying, and crop processing. Types of crop farms include, but are not limited to, hemp farms, nurseries, sod farms, and tree farms.

**C.R.S.**

The most recent version of the Colorado Revised Statutes. See Div. 16-01-01.

**Cul-de-sac**

A local street with only one outlet, which terminates in a vehicular turnaround and having an appropriate terminal for the safe and convenient reversal of traffic movement.

**Culvert**

A drain, ditch or conduit not incorporated in a closed system that carries drainage water under a driveway, roadway, pedestrian walk, or public right-of-way.

**Curb**

A vertical or sloping edge of a roadway.

# D

**Dairy Farm**

An agricultural operation where milk and milk products are produced, processed, packaged, and/or stored.

**Dairy Products Processing**

An establishment that converts raw dairy into a finished packaged form and distributes the product to be sold for consumption offsite.

**Dance Hall or Club**

An establishment open to the public for entertainment, particularly dancing, which may also serve food or beverages (alcoholic and non-alcoholic) as an accessory use.

**Dangerous Trees**

Those trees or their parts within the boundaries of any lot or open area which may be considered troublesome, a hindrance to the general public, or endanger the security and usefulness of any public street, highway, alley, sewer or sidewalk.

**Data Center**

A building, a dedicated space within a building, or a group of buildings used for the primary purpose of housing computer systems and associated components, such as telecommunications and storage systems.

**Day**

One calendar day.

**Day Care Center, Adult**

A facility which provides services to individuals who cannot be left alone during the day because of health care and social need, confusion or disability. An alternative to long-term facility care.

**Day Care Center, Child**

An establishment for the care and supervision of children for periods of less than 24 hours per day. Day care centers include preschools and nursery schools.

**Day Care Home, Adult**

A facility which provides services to no more than four individuals who cannot be left alone during the day because of health care and social need, confusion or disability. An alternative to long-term facility care.

**Day Care Home, Child**

A private residence used for the care of 12 or fewer children including the occupant's own children for a period of less than 24 hours per day. The operator must possess a license from the Colorado Department of Social Services.

**Day Labor Facility**

Any facility at which job seekers wait on site to be hired by the day or by short-term job by third parties. Job seekers generally must be present to obtain work, are often immediately transported to a job site, and typically return to the facility for payment. Related support services may be offered to job seekers while they wait on site.

**Dedication**

The transfer of property by the owner to another party, which transfer is completed with an acceptance by the third party.

**Demolition and Construction Debris Landfill**

A disposal site for metal, plastic, glass, concrete, asphalt, brick, wood, dirt, and limited amounts of paper products if such paper is an integral part of materials used for construction purposes.

**Density, Gross**

Refer to the definition of "gross density".

**Detached ADU**

An ADU that does not share a common wall with the principal dwelling unit.

**Detective Service**

A business that employs private detectives and investigators to search for information about legal, financial, and personal matters.

**Development**

Man-made change to alter or improve real estate including, but not limited to; any land disturbing activity, excavation, grading, fill, alteration, land subdivision, change in land use, or structural development, including but not limited to; construction or installation of a building or structure, creation of impervious surfaces for a site that does not meet the definition of "Redevelopment", which affects the quantity or quality of the discharge of stormwater runoff.

**Development Agreement**

An agreement/contract between the applicant/developer and the County that specifies the terms and conditions of approval of a development proposal for a specific property.

**Development Permit**

A preliminary or final approval of an application for Rezoning, Planned Unit Development, Conditional or Special Use Permit, subdivision, Building Permit, Development or Site Plan, or similar application for new construction.

**Developmentally Disabled**

A person meeting the definition of developmental disability under the Developmental Disabilities Assistance and Bill of Rights Act of 2000.

**Director**

The Director of Community and Economic Development, unless the context clearly indicates otherwise.

**Director of Community and Economic Development**

The Director of Community and Economic Development is empowered to render interpretations, establish application requirements, provide advice, review applications, maintain the comprehensive plan, administer standards and regulations, promulgate administrative forms, make administrative decisions, and issue administrative permits.

**Director of Public Works**

The Director of Public Works is empowered to provide advice, review applications, administer agreements, administer and enforce standards and regulations, promulgate administrative forms, make administrative decisions, render interpretations, establish application requirements, and issue administrative permits.

**Disproportionately Impacted Community (DIC)**

A geographic area where a specific population experiences a greater negative burden from environmental hazards or social stressors than others, often due to systemic factors like low income, minority status, or histories of discrimination.

**Distance Between Uses and Buildings**

A horizontal distance ("A"), measured in a straight line, in linear feet, from the property line of the lot containing the first subject use to the closest property line of the lot containing the other subject use. For example, the separation applies between Marijuana Uses and public or private elementary, middle, junior high or high school at the point where the property lines of the two uses are at their closest, without regard to intervening structures or objects.

Measurements between properties or spaces under this DSR shall be made by the shortest distance between the two properties.

**Distillery**

A facility that manufactures alcoholic beverages by the distillation of fermented agricultural products, and including but not limited to whiskey, rum, brandy, and gin, including all dilutions and mixtures thereof.

**Distribution Center**

A facility for the receipt, transfer, storage, and dispatching of goods transported by truck. Unlike Transportation Terminals, these establishments commonly utilize a warehouse, sometimes specialized with refrigeration or air conditioning, and may include the accessory uses of order processing, package handling, cross-dock, storage or parking of trucks awaiting cargo, as well as facilities for the light servicing of trucks.

**District Review Team (Special District Service Plan Review)**

Staff representatives from departments within Adams County government who are responsible for the review of Special District service plans and the writing of staff reports to the Planning Commission and the Board of County Commissioners.

**Disturbed Area**

Any construction activity that results in a change of the existing land (both vegetative and non-vegetative). Disturbed area does not include routine maintenance to maintain original line and grade, hydraulic capacity or original purpose of the facility, normal farming, tillage, fanning, or plowing of land that is zoned agricultural, nor does it include the performance of emergency work necessary to remedy or prevent an immediate threat to life, property or the environment. However, any person performing such emergency work shall immediately notify the Adams County Public Works Department of the emergency situation and the actions taken in response to such emergency. The Adams County Public Works Department may require such person to obtain a Stormwater Quality (SWQ) Permit in order to implement such emergency remedial measures.

**Doggie Day Care Center**

An establishment in which one or more persons regularly provide supervised care during daytime hours for periods of less than 24 hours a day for one or more dogs which they do not own.

**Dog Park**

A recreational feature primarily intended for the exercise of pets.

**Dog Track**

An establishment where live dogs are raced, or live broadcasts of dog races are televised. Typically, bets are placed and paid out within the establishment.

**Drive-in Establishment**

An establishment which by design, physical facilities, service or by packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicle.

**Driving Range**

A tract of land and the related facilities for practicing golf shots.

**Drug, Alcohol, or Psychiatric Treatment Facility, Outpatient**

Any building, structure, or space whose principal or primary function is the reception and outpatient treatment of psychiatric disorders, chemical dependency, or dependency for adults or their minor children. Such treatment may include the distribution of synthetic narcotics or any other method attempts to control, suppress, and/or eliminate a person's mental or physical dependence on any illegal or harmful substance.

**Drug Manufacturing**

An industrial establishment or area used for the purpose of manufacturing pharmaceutical and non-illicit drugs.

**Dry Cleaners, Retail**

A commercial establishment or area where customers drop off, pick up, and pay for garments to be dry-cleaned.

**Dry Cleaning Plant**

An industrial establishment or area for the purpose of cleaning garments and fabrics with any of a variety of nonaqueous agents.

**Dwelling**

A structure or portion thereof used exclusively for human habitation including mobile homes, manufactured homes, single-family, two-family, multiplex, and multi-family dwellings, but not including hotels, motels, or similar establishments.

**Dwelling Unit, Accessory (ADU)**

A subordinate dwelling unit added to (attached), created within (internal), or detached from a single-family dwelling unit that provides basic requirements for living, sleeping, eating, cooking and sanitation. As the purpose of an ADU is to be an accessory use/structure to a principal single-family dwelling unit, an ADU shall not be separated to a different parcel or conveyed to different ownership from the primary dwelling unit parcel/owner. A single-family dwelling unit with an accessory dwelling unit is not considered to be a two-family dwelling or duplex. An ADU does not include a "motor home" as defined in C.R.S. § 42-1-102(57); a "multipurpose trailer" as defined in C.R.S. § 42-1-102(60.3); or a "recreational vehicle" as defined in C.R.S. § 24-32-902(9).

**Dwelling, Condominium**

A building or group of buildings in which units are owned individually, and the structure, common areas and facilities are owned by all the owners.

**Dwelling, Live-Work**

Buildings, or spaces within buildings, that are used principally for residential purposes where a commercial use may occupy up to, but not exceeding, 49 percent of the net living area. One full-time equivalent, non-resident employee may work for the commercial business.

**Dwelling, Multi-family**

A dwelling containing more than four dwelling units.

**Dwelling, Multiplex**

A building that is designed to look like a single-family detached building, which includes three to four individual dwelling units.

**Dwelling, Single-Family (Detached)**

A single-family residence located on a single lot, being the principal use of the lot, and not connected to any other residence.

**Dwelling, Townhouse**

An attached single-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls.

**Dwelling, Two-Family**

A residence designed, arranged or used exclusively by two families living independently of each other in a single structure, excluding Accessory Dwelling Units.

**Dwelling Unit**

One or more rooms used by one family for living or sleeping purposes, which contains kitchen and bathroom facilities for the sole use of the resident family.

# E

**Easement**

An easement is a non-possessory interest in another person's property for a specific purpose.

**Eastern Adams County**

That portion of Adams County outside the definition of Urban Adams County.

**Economical Service**

Service equivalent in terms of cost to the service proposed in a Special Service District Plan.

**Education and Scientific Research Office**

An office that employs professionals and support staff who undertake studies, testing, development, or experimentation. This use does not include the manufacture or sale of products.

**Educational Tours**

A visit that may include tours and site visits. It provides hands-on learning opportunities to a place away from normal places of study. Educational tours are built around clear learning objectives to provide an experience outside of classrooms or labs.

**Election Sign**

A sign advocating or advertising the election of any candidate for public office or any question upon which a public vote is being taken.

**Electrical Distribution Line**

An electrical line generally having a rated voltage of less than 26 kilovolts used to distribute electricity from the substation to the service lateral.

**Electrical Generation Plant**

A facility where electrical power is generated for distribution.

**Electrical Substation**

A portion of the electricity distribution system where voltage is transformed from high voltage to low voltage or from low voltage to high voltage.

**Electrical Transmission Line**

An electrical transmission line generally having a rated voltage of 26 kilovolts or greater and used to distribute electricity to utility provider substations.

**Electronic Manufacturing**

An industrial establishment or area for the purpose of manufacturing electronics. This includes the manufacturing and assembly of small electronic appliances.

**Electric Vehicle Charging Station (EVCS)**

A public or private parking space or group of spaces that is enabled with electric vehicle supply equipment (EVSE) for the purpose of delivering energy to an electric vehicle (EV). EV Charging Stations are rated based on levels:

1. **Level 1**. Provides alternating current (AC) energy to the vehicle with a voltage between zero and 120.

2. **Level 2.** Provides AC energy to the vehicle with a voltage greater than 120, up to and including 240.

3. **Level 3 Direct Current Fast Charger (DCFC).** Provides direct current (DC) energy to the vehicle with a voltage greater than 240.

**Electric Vehicle-Ready Parking Space**

A designated parking space which is provided with one 50-ampere, 208/240-volt branch circuit for a future dedicated Level 2 EV Charging Station. The circuit shall terminate in a NEMA 6-50 or NEMA 14-50 receptable or a suitable electrical connector rated for 208/240 or greater service. The circuit shall have no other outlets unless otherwise shared by other EVSE. The service panel shall include an over-current protective device and provide sufficient capacity and space to accommodate the circuit and over-current protective device and be located in close proximity to the proposed location of the future EV Charging Station(s).

**Electroplating**

The process of plating or coating objects with a metal through electrolysis or an industrial establishment or where such processing occurs.

**Emergency Medical Center**

A hospital room or area staffed and equipped for the reception and treatment of persons requiring immediate medical care.

**Emergency Services, Police Station or Fire Station**

1. A building or part of a building used by the police department for administrative offices and detention facilities and may include sleeping quarters, courtrooms, and such other rooms or spaces as may be required; and/or
2. A building or part of a building used by the fire department for administrative offices and to store fire trucks, ambulances, and firefighting apparatus and may include sleeping quarters, kitchens, and other rooms and spaces as may be required.

**Employment Service**

A staffing agency that recruits employees for businesses that are seeking to fill certain positions.

**Enameling, Lacquering, or Galvanizing of Metal**

The process of bonding a glassy substance, usually opaque, to the surface of metal through the process of fusion or an industrial establishment or area where such processing occurs.

**Encroachment Lines**

Limits of obstruction to flood flows. These lines are generally parallel to the stream. The lines are established by assuming the area landward (outside) of the encroachment lines may be ultimately developed in such a way it will not be available to convey flood flows. The stream channel and adjoining floodplains between these lines will be maintained as open space and will be adequate to flood heights, such increase under any condition not exceeding one-half foot.

**Engineering Service**

An office that employs professionals engaged in applying physical laws and principles of engineering in the design, development, and utilization of machines, materials, instruments, structures, processes, and systems.

**Environmentally Sensitive Areas**

Environmentally sensitive areas (EAS) include, but are not limited to, wetlands, biological resources, wildlife resources, streams, including ephemeral and intermittent, lakes, rivers, springs, classified water supply segments, surface water intakes, designated outside activity areas, designated parks and open space, archaeological/historic sites, natural heritage areas, and marinas/boat ramps.

**Equal Degree of Encroachment**

Equal degree of encroachment is determining the loss of hydraulic carrying capacity due to encroachment on each side of the floodplain such that the loss of capacity on one side equals the loss of capacity due to encroachment on the other. Determination of the equal degree of encroachment on the floodplain shall be performed along a significant reach of the stream.

**Equestrian Arena, Commercial**

An area where activities including, but not limited to, horseback riding, a rodeo, a charreada, calf roping and/or riding, bulldogging and barrel racing, excluding horse racing, practice and/or training are conducted on premises. User fees, dues, admission fees, or other compensation may be paid. Food and/or alcohol may be bought or sold on the premises.

**Equestrian Arena, Personal**

An area where activities including, but not limited to, horseback riding, a rodeo, a charreada, calf roping and/or riding, bulldogging and barrel racing are conducted for practice, competition or entertainment for the private, non-commercial enjoyment of the owner. No more than 20 persons in addition to those residing on the property are permitted at any given time. Activities exceeding 20 persons in addition to those residing on the property are considered commercial equestrian arenas. User fees, dues, admission fees, or other compensation are not permitted.

**Erosion**

Process by which soil particles are detached and transported by wind, water, and gravity to a downwind, down slope or downstream location.

**Erosion Control (EC) Plan**

Civil construction drawing depicting the project site with the locations of all erosion and sediment control BMPs, including the associated BMP details, which will be installed and maintained during construction. It also includes final stabilization practices that will be implemented after construction is completed.

**Erosion and Sediment Control Plan (ESCP)**

Detailed written plan required to obtain a Stormwater Quality Permit. This plan identifies measures that will be implemented to control erosion, prevent sediment from traveling outside the construction site's permitted area, and minimize the discharge of pollutants in stormwater from the commencement of construction activities until Final Stabilization is achieved. The narrative ESCP also includes the EC Plan. Also referred to as "Stormwater Management Plan" (SWMP) by the State of Colorado, or "Stormwater Pollution Prevention Plan" (SWPPP) for construction activities by EPA.

**Essential Facilities**

Water dependent uses shall be located in or adjacent to water bodies and/or in floodplains and/or in wetland areas.

**Establishment**

A place of business together with its employees, merchandise, and equipment.

**Event Center**

A facility consisting of structures or premises used to accommodate the assembly of persons for private or public meetings, parties, weddings, wedding receptions, reunions, birthday celebrations, charitable fundraisers, and any other social engagement purposes, or similar such uses. Such use may include the provision of food, beverages, and entertainment.

**Evidence**

Any map, table, chart, contract, or any other document or testimony given, prepared, or certified by a qualified person to attest to a specific fact.

**Excavation and Hauling Operation, Major**

Any significant disturbance and removal of soils from a property that will affect an area of more than 10 acres or have a term in excess of 365 days.

**Excavation and Hauling Operation, Minor**

Any significant disturbance and removal of soils from a property that will affect a maximum area of 10 acres and have a term less than 365 days.

**Existing Traffic-Generating Development**

The most intense use of land within the 12 months prior to the time of commencement of Traffic-Generation Development.

**Exotic Animal Farm**

An agricultural operation where animals native to a foreign country or of foreign origin or character, not native to the United States, or introduced from abroad are kept, raised, bred, or slaughtered for the purposes of commercial sale.

**Explosion**

The rapid oxidation of a combustible creating heat and fire, and displacing large amounts of air.

**Explosive Manufacturing and Storage**

An industrial establishment or area for the purpose of manufacturing and storage of explosives.

**Explosives**

Materials or products, which decompose by detonation when in sufficient concentration.

**Express Freight Transportation**

A service provider is responsible for transporting goods from the point of origin to the destination within a short time period.

**Extraordinary Costs**

Unique and/or one-time costs defined as such according to Generally Accepted Accounting Principles (GAAP).

## F

**FAA Aeronautical Study on Obstructions**

A study conducted by the Federal Aviation Administration to examine the effects of buildings and structures on such factors as aircraft operational capabilities; electronic and procedural requirements; and airport hazard standards.

**Fact Finding Review**

An investigation by the Director of Community and Economic Development as to the facts regarding compliance of an operator with a permit approved by the Director of Community and Economic Development.

**Fairgrounds**

An area of land used to hold events, fairs, trade shows, activities focused on agriculture, and the like, which are generally open to the public with or without an admission charge and which may include as an accessory use the sale of goods to the public as gifts or for their own use. Fairgrounds may include structures to support these activities.

**Family**

An individual, two or more persons related by blood, marriage, or adoption, or similar legal relationship, or a group of persons who need not be so related, plus domestic staff employed for services on the premises, living together as a single housekeeping unit in one dwelling unit. The definition of "family" shall apply regardless of whether any member of such group receives outside services for mental, emotional, or physical disability. The number of persons occupying each dwelling unit shall not exceed the maximum permitted by the applicable adopted building code and safety codes, or by any applicable state or federal law or regulation, or by affordable housing guidelines applicable to the dwelling unit.

**Farm Machinery Manufacturing and Assembly**

An industrial establishment or area for the purpose of farm machinery manufacturing and assembly.

**Farm Machinery Sales**

A business or commercial use where agricultural equipment such as, but not limited to, tractors, cultivators, plows, sprayers, spreaders, mowers, balers, front end loaders, and skid loaders, is repaired, maintained, or offered for sale.

**Farm Supply Sales**

A business or commercial use operated primarily for the support of agricultural needs through the sale of farm tools and implements, animal feed, grain, tack, plants and seeds, horticultural supplies, and similar products. This definition excludes the sale of large implements, such as tractors and combines.

**Farmers' Market**

A structure or place where agricultural produce is brought for the purposes of retail sales. (Note: A farmers' market differs from a produce stand in that there may be more than one seller allowed per parcel of land and the structure from which produce is sold at a farmers' market need not be portable or capable of being dismantled or removed from the site.)

**Farming**

Traditional farming, sod farming, tree farming, and animal farming in unconfined operations.

**Feedlots**

A commercial establishment where livestock are kept confined in a compound or fenced area in order to be fattened for sale or slaughter.

**Feed Milling**

A facility in which livestock feeds are prepared.

**Feepayer**

A person commencing traffic generating land development activity who is obligated to pay a road impact fee in accordance with the terms of these regulations.

**Fence**

Any wall or structure constructed for the purpose of enclosing, screening, restricting access to, or providing decoration to any lot, building or structure. Except where otherwise required in this Code, regulations governing the height, location and opacity of fences also apply to walls, hedges or landscaping used in lieu of a fence or in combination with a fence. A fence includes all elements of the structure, including the base, footings, supporting columns, post, braces, gates, structural members, or any other of its appendages.

**Fertilizer Manufacturing and Processing**

Any place where a commercial fertilizer, soil conditioner, or plant amendment is manufactured, produced, compounded, mixed, blended, or in any way altered chemically or physically.

**Fertilizer Storage**

A building, structure, area, or facility used for the keeping, holding, or warehousing of fertilizer products, whether in bulk or packaged form, including dry, liquid, or anhydrous materials, prior to distribution or application. This use may include accessory activities such as loading, unloading, blending, and repackaging, but does not include on-site land application of fertilizer as part of a principal agricultural use.

**Final Plat**

The final map of all or a portion of a subdivision, which is presented for final approval.

**Final Stabilization**

Condition reached when all ground surface disturbing activities at the site have been completed, and uniform vegetative cover has been established with an individual plant density of at least seventy 70 percent of pre-disturbance levels, or equivalent permanent, physical erosion reduction methods have been employed.

**Financial Institution**

Establishments like banks and credit unions that provide retail banking services, mortgage lending, and similar financial services to individuals and businesses. This includes those institutions engaged in the on-site circulation of cash and check-cashing facilities, but shall not include bail bond brokers. This classification also includes automated teller machines (ATM) located within a fully enclosed space or building, or along an exterior building wall intended to serve walk-up customers only.

**Fire Chief**

The chief of staff or top employee of a fire protection district.

**Fire District**

A special district created according to state statutes to provide fire protection and prevention services to property within Adams County.

**Fire Station**

An establishment used for the storage of fire trucks and emergency medical vehicles, which also contains office space and living quarters for firefighting personnel.

**Firewood Sales, Storage, and Splitting**

A commercial establishment or area for the purpose of firewood sales, splitting, and storage.

**Fireworks**

Only those items not prohibited by Colorado law (*see* C.R.S. § 24-33.5-2001), which include toy caps that do not contain more than twenty five hundredths of a grain of explosive compound per cap, sparklers, trick matches, cigarette loads, trick noise makers, toy smoke devices, and novelty auto alarms.

**Fireworks Stand**

A temporary structure permitted by these standards and regulations for the sale of or dispensing of fireworks.

**Fish Hatchery**

A commercial establishment where fish eggs are hatched and fish are raised and sold for use in stocking streams and lakes, or for food.

**Flag**

Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols.

**Flammable Gas**

Gas that has no flash point and will ignite without preheating of any kind.

**Flea Market**

An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.

**Fleet Operator**

Any person or entity that owns, leases, controls, manages, or dispatches(i) ten (10) or more motor vehicles, trailers, or pole trailers registered as a fleet, or (ii) ten (10) or more commercial vehicles in excess of 10,000 lbs. gross vehicle weight.

**Fleet Parking**

The parking, storage, or staging of fleet vehicles or ten (10) or more commercial vehicles in excess of 10,000 lbs. gross vehicle weight when the vehicles are not actively engaged in service or transportation activities.

**Fleet Use**

A land use involving the dispatch, parking, storage, staging, loading, maintenance, or management of fleet vehicles or ten (10) or more commercial vehicles in excess of 10,000 lbs. gross vehicle weight.

**Fleet Vehicle**

A motor vehicle, trailer, or pole trailer owned, leased, or controlled by a fleet operator and registered pursuant to C.R.S. § 42-3-125.

## Flood-Related Definitions (from Definition of "100-Year Flood" to Definition of "Water Surface Elevation")

The Flood-Related Definitions are for floodplain management purposes and are intended to be consistent with definitions in the National Flood Insurance Program minimum requirements and the minimum standards of the State of Colorado. These Flood-Related Definitions do not apply to other defined terms with the same name but a different meaning contained within this Chapter. When used in connection with floodplain management regulations, the following terms have the following meanings:

### 100-Year Flood [Flood-Related Definition]

A flood having a recurrence interval that has a one-percent chance of being equaled or exceeded during any given year (1-percent-chance-annual flood). The terms "base flood," "one-hundred-year flood" and "one percent chance flood" are synonymous with the term "100-year flood." The term does not imply that the flood will necessarily happen once every one hundred years.

### 100-Year Floodplain [Flood-Related Definition]

The area of land susceptible to being inundated as a result of the occurrence of a one-hundred-year flood.

### 500-Year Flood [Flood-Related Definition]

A flood having a recurrence interval that has a 0.2-percent chance of being equaled or exceeded during any given year (0.2-percent-chance-annual-flood). The term does not imply that the flood will necessarily happen once every five hundred years.

### 500-Year Floodplain [Flood-Related Definition]

The area of land susceptible to being inundated as a result of the occurrence of a five-hundred-year flood.

### Addition [Flood-Related Definition]

Any activity that expands the enclosed footprint or increases the square footage of an existing structure.

### Alluvial Fan Flooding [Flood-Related Definition]

A fan-shaped sediment deposit formed by a stream that flows from a steep mountain valley or gorge onto a plain or the junction of a tributary stream with the main stream. Alluvial fans contain active stream channels and boulder bars, and recently abandoned channels. Alluvial fans are predominantly formed by alluvial deposits and are modified by infrequent sheet flood, channel avulsions and other stream processes.

### Area of Shallow Flooding [Flood-Related Definition]

A designated Zone AO or AH on the County's Flood Insurance Rate Map (FIRM) with a one percent chance or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

### Base Flood [Flood-Related Definition]

The flood which has a one percent chance of being equaled or exceeded in any given year (also known as a 100-year flood). This term is used in the National Flood Insurance Program (NFIP) to indicate the minimum level of flooding to be used by the County in its floodplain management regulations.

**Base Flood Elevation (BFE) [Flood-Related Definition]**

The elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

**Basement [Flood-Related Definition]**

Any area of a building having its floor sub-grade (below ground level) on all sides.

**Channel [Flood-Related Definition]**

The physical confine of stream or waterway consisting of a bed and stream banks, existing in a variety of geometries.

**Channelization [Flood-Related Definition]**

The artificial creation, enlargement or realignment of a stream channel.

**Code of Federal Regulations (CFR) [Flood-Related Definition]**

The codification of the general and permanent Rules published in the Federal Register by the executive departments and agencies of the Federal Government. It is divided into 50 titles that represent broad areas subject to Federal regulation.

**Colorado Water Conservation Board (CWCB) [Flood-Related Definition]**

The State of Colorado's primary water policy agency housed within the Department of Natural Resources.

**Conditional Letter of Map Revision (CLOMR) [Flood-Related Definition]**

FEMA's comment on a proposed project, which does not revise an effective floodplain map, that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodplain.

**Critical Facility or Critical Facilities [Flood-Related Definition]**

This a structure or related infrastructure, but not the land on which it is situated, as specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains in Colorado (2 CCR § 408-1), that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the County at any time before, during and after a flood. Critical Facilities are classified under the following categories: (1) Essential Services; (2) Hazardous Materials; (3) At-Risk Populations; and (4) Vital to Restoring Normal Services. Essential services facilities include public safety, emergency response, emergency medical, designated emergency shelters, communications, public utility plant facilities, and transportation lifelines.

(1) Essential Services Facilities. These facilities consist of:

a. Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage, and emergency operation centers);

b. Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions, and non-ambulatory surgical structures but excluding clinics, doctors' offices, and non-urgent care medical structures that do not provide these functions);

c. Designated emergency shelters;

d. Communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio, and other emergency warning systems, but excluding towers, poles, lines, cables, and conduits);

e. Public utility plant facilities for generation and distribution (hubs, treatment plants, substations and pumping stations for water, power and gas, but not including towers, poles, power lines, buried pipelines, transmission lines, distribution lines, and service lines); and

f. Air Transportation lifelines (airports (municipal and larger), helicopter pads and structures serving emergency functions, and associated infrastructure (aviation control towers, air traffic control centers, and emergency equipment aircraft hangars).

Specific exemptions to this category include wastewater treatment plants (WWTP), Non-Potable water treatment and distribution systems, and hydroelectric power generating plants and related appurtenances. Owners of these facilities are encouraged to meet the spirit of Rule 6(D) of the Rules and Regulations for Regulatory Floodplains in Colorado when practicable in order to protect their own infrastructure and to avoid system failures during extreme flood events. Emergency restoring plans following major flood events should be considered as a prudent addition to operation and maintenance plans for those facilities.

Public utility plant facilities may be exempted if it can be demonstrated to the satisfaction of the Board that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same utility or available through an intergovernmental agreement or other contract) and connected, the alternative facilities are either located outside of the 100-year floodplain or are compliant with this rule, and an operations plan is in effect that states how redundant systems will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Board on an as-needed basis upon request.

(2) Hazardous materials facilities. The facilities include facilities that produce or store highly volatile, flammable, explosive, toxic and/or water-reactive materials.

These facilities may include:

a. Chemical and pharmaceutical plants (chemical plant, pharmaceutical manufacturing);

b. Laboratories containing highly volatile, flammable, explosive, toxic and/or water-reactive materials;

c. Refineries;

d. Hazardous waste storage and disposal sites; and

e. Above ground gasoline or propane storage or sales centers.

Facilities shall be determined to be Critical Facilities if they produce or store materials in excess of threshold limits. If the owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a Material Safety Data Sheet (MSDS) on file for any chemicals stored or used in the work place, AND the chemical(s) is stored in quantities equal to or greater than the Threshold Planning Quantity (TPQ) for that chemical, then that facility shall be considered to be a Critical Facility. The TPQ for these chemicals is: either 500 pounds or the TPQ listed (whichever is lower) for the 356 chemicals listed under 40 C.F.R. § 302 (2010), also known

as Extremely Hazardous Substances (EHS); or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Health and Environment. OSHA requirements for MSDS can be found in 29 C.F.R. § 1910 (2010). The Environmental Protection Agency (EPA) regulation "Designation, Reportable Quantities, and Notification," 40 C.F.R. § 302 (2010), and OSHA regulation "Occupational Safety and Health Standards," 29 C.F.R. § 1910 (2010), are incorporated herein by reference and include the regulations in existence at the time of the promulgation of these Rules, but exclude later amendments to or editions of the regulations.

Specific exemptions to this category include: (i) Finished consumer products within retail centers and households containing hazardous materials intended for household use, and agricultural products intended for agricultural use; (ii) Buildings and other structures containing hazardous materials for which it can be demonstrated to the satisfaction of the local authority having jurisdiction by hazard assessment and certification by a qualified professional (as determined by the local jurisdiction having land use authority) that a release of the subject hazardous material does not pose a major threat to the public; and (iii) Pharmaceutical sales, use, storage, and distribution centers that do not manufacture pharmaceutical products. These exemptions shall not apply to buildings or other structures that also function as Critical Facilities under another category outlined in this DSR.

(3) At-Risk Population Facilities. These facilities include medical care, congregate care, and schools.

These facilities consist of:

a. Elder care (nursing homes);

b. Congregate care serving 12 or more individuals (day care and assisted living); and

c. Public and private schools (pre-schools, K-12 schools), before-school and after-school care serving 12 or more children).

(4) Facilities Vital to Restoring Normal Services, including government operations.

These facilities consist of:

a. Essential government operations (public records, courts, jails, building permitting and inspection services, community administration and management, maintenance and equipment centers); and

b. Essential structures for public colleges and universities (dormitories, offices, and classrooms only).

These facilities may be exempted if it is demonstrated to the Floodplain Administrator that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the 100-year floodplain or are compliant with this rule, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Floodplain Administrator on an as-needed basis upon request.

**Development [Flood-Related Definition]**

Any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials within the Floodplain Overlay District.

**DFIRM Database [Flood-Related Definition]**

Database (usually spreadsheets containing data and analyses that accompany DFIRMs). The FEMA Mapping Specifications and Guidelines outline requirements for the development and maintenance of DFIRM databases.

**Digital Flood Insurance Rate Map (DFIRM) [Flood-Related Definition]**

FEMA digital floodplain map. These digital maps serve as "regulatory floodplain maps" for insurance and floodplain management purposes.

**Elevated Building [Flood-Related Definition]**

A non-basement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the flow of the water, and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

**Exceptional Hardship [Flood-Related Definition]**

Unique, unusual circumstances specific to the property involved where the strict application of these regulations may result in extreme hardship to the owner. The unique, unusual physical circumstances must be unique to that property and not be shared by adjacent parcels or be typical of other lots in the neighborhood. The hardship must relate to the property itself, not merely to the owner's personal preferences or financial circumstances.

**Existing Manufactured Home Park or Subdivision [Flood-Related Definition]**

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before May 1, 1990.

**Expansion to an Existing Manufactured Home Park or Subdivision [Flood-Related Definition]**

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**Federal Register [Flood-Related Definition]**

The official daily publication for Rules, proposed Rules, and notices of Federal agencies and organizations, as well as executive orders and other presidential documents.

**FEMA [Flood-Related Definition]**

Federal Emergency Management Agency, the agency responsible for administering the National Flood Insurance Program.

**Flood or Flooding [Flood-Related Definition]**

A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of water from channels and reservoir spillways;
2. The unusual and rapid accumulation or runoff of surface waters from any source; or
3. Mudslides or mudflows that occur from excess surface water that is combined with mud or other debris that is sufficiently fluid so as to flow over the surface of normally dry land areas (such as earth carried by a current of water and deposited along the path of the current).

**Flood Control Structure [Flood-Related Definition]**

A physical structure designed and built expressly or partially for the purpose of reducing, redirecting, or guiding flood flows along a particular waterway. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

**Flood Hazard Area Designation Study [Flood-Related Definition]**

A flood hazard area designation study (FHAD) is a detailed engineering evaluation that identifies local flood risks, calculates storm water flow capacities, and maps exact floodplain boundaries along streams and rivers.

**Flood Insurance Rate Map (FIRM) [Flood-Related Definition]**

An official map of the County, on which the Federal Emergency Management Agency has delineated both the Special Flood Hazard Areas and the risk premium zones applicable to the County.

**Flood Insurance Study (FIS) [Flood-Related Definition]**

The official report provided by the Federal Emergency Management Agency. The report contains the Flood Insurance Rate Map as well as flood profiles for studied flooding sources that can be used to determine Base Flood Elevations for some areas.

**Flood Profile [Flood-Related Definition]**

A graph or a longitudinal profile drawing showing the relationship of the water surface elevation of a flood event to location along a stream or river.

**Floodplain or Flood-Prone Area [Flood-Related Definition]**

Any land area susceptible to being inundated as the result of a flood, including the area of land over which floodwater would flow from the spillway of a reservoir.

**Floodplain Administrator [Flood-Related Definition]**

The person designated by these standards and regulations to administer and enforce the County's floodplain management regulations.

**Floodplain Management [Flood-Related Definition]**

The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

**Floodplain Management Regulations [Flood-Related Definition]**

Zoning regulations, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a stormwater management ordinance) and other applications of police power. The

term describes such federal, state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

**Floodplain Use Permit [Flood-Related Definition]**

A permit required before construction or development begins within the Floodplain Overlay District. Permits are required to ensure that proposed development projects meet the requirements of the NFIP and the County's floodplain management regulations.

**Floodplain Use Permit Variance [Flood-Related Definition]**

A grant of relief to a person from the requirements of the County's floodplain management regulations when specific enforcement would result in unnecessary hardship, which, therefore, permits construction in a manner that would otherwise be prohibited by this DSR.

**Floodproofing [Flood-Related Definition]**

Any combination of structural and/or non-structural additions, changes, or adjustments to properties and structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**Floodway [Flood-Related Definition]**

The channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one-half foot (six inches). Letters of Map Revision to existing floodway delineations may continue to use the floodway criteria in place at the time of the existing floodway delineation.

**Freeboard [Flood-Related Definition]**

The vertical distance in feet above a predicted water surface elevation intended to provide a margin of safety to compensate for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood such as debris blockage of bridge openings and the increased runoff due to urbanization of the watershed.

**Functionally Water Dependent Use [Flood-Related Definition]**

A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

**Highest Adjacent Grade [Flood-Related Definition]**

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**Historic Structure [Flood-Related Definition]**

Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
    a. By an approved state program as determined by the Secretary of the Interior; or
    b. Directly by the Secretary of the Interior in states without approved programs.

**Letter of Map Revision (LOMR) [Flood-Related Definition]**

FEMA's official revision of an effective Flood Insurance Rate Map (FIRM), or Flood Boundary and Floodway Map (FBFM), or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA).

**Letter of Map Revision Based on Fill (LOMR-F) [Flood-Related Definition]**

FEMA’s modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway.

**Levee [Flood-Related Definition]**

A man-made embankment, usually earthen, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding. For a levee structure to be reflected on the FEMA FIRMs as providing flood protection, the levee structure must meet the requirements set forth in 44 CFR § 65.10.

**Levee System [Flood-Related Definition]**

A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

**Lowest Floor [Flood-Related Definition]**

The lowest floor of the lowest enclosed area (including basement). Any floor used for living purposes which includes working, storage, sleeping, cooking and eating, or recreation or any combination thereof. This includes any floor that could be converted to such a use such as a basement or crawl space. The lowest floor is a determinate for the flood insurance premium for a building, home or business. An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

**Manufactured Home [Flood-Related Definition]**

A structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term “manufactured home” does not include a “recreational vehicle”.

**Manufactured Home Park or Subdivision [Flood-Related Definition]**

A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**Mean Sea Level [Flood-Related Definition]**

For purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which Base Flood Elevations shown on the County's Flood Insurance Rate Map are referenced.

**Material Safety Data Sheet (MSDS) [Flood-Related Definition]**

A form with data regarding the properties of a particular substance. An important component of product stewardship and workplace safety, it is intended to provide workers and emergency personnel with procedures for handling or working with that substance in a safe manner, and includes information such as physical data (melting point, boiling point, flash point, etc.), toxicity, health effects, first aid, reactivity, storage, disposal, protective equipment, and spill-handling procedures.

**National Flood Insurance Program (NFIP) [Flood-Related Definition]**

FEMA's program of flood insurance coverage and floodplain management administered in conjunction with the Robert T. Stafford Relief and Emergency Assistance Act. The NFIP has applicable Federal regulations promulgated in Title 44 of the Code of Federal Regulations. The U.S. Congress established the NFIP in 1968 with the passage of the National Flood Insurance Act of 1968.

**New Construction [Flood-Related Definition]**

The construction of a new structure (including the placement of a mobile home) or facility or the replacement of a structure or facility which has been totally destroyed.

**New Manufactured Home Park or Subdivision [Flood-Related Definition]**

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after May 1, 1990.

**No-Rise Certification [Flood-Related Definition]**

A record of the results of an engineering analysis conducted to determine whether a project will increase flood heights in a floodway. A No-Rise Certification must be supported by technical data and signed by a registered Colorado Professional Engineer. The supporting technical data should be based on the standard step-backwater computer model used to develop the 100-year floodway shown on the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM).

**Physical Map Revision (PMR) [Flood-Related Definition]**

FEMA's action whereby one or more map panels are physically revised and republished. A PMR is used to change flood risk zones, floodplain and/or floodway delineations, flood elevations, and/or planimetric features.

**Recreational Vehicle [Flood-Related Definition]**

1. A vehicle that is:
2. Built on a single chassis;
3. 400 square feet or less when measured at the largest horizontal projections;
4. Designed to be self-propelled or permanently towable by a light duty truck; and
5. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Special Flood Hazard Area [Flood-Related Definition]**

The land in the floodplain within the County subject to a one percent or greater chance of flooding in any given year, i.e., the 100-year floodplain.

**Start of Construction [Flood-Related Definition]**

The date the building permit was issued, including Substantial Improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a Substantial Improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**Structure [Flood-Related Definition]**

A walled and roofed building, including a gas or liquid storage tank, which is principally above ground, as well as a manufactured home.

**Substantial Damage [Flood-Related Definition]**

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure just prior to when the damage occurred.

**Substantial Improvement [Flood-Related Definition]**

Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before “Start of Construction” of the improvement. The value of the structure shall be determined by the County. This includes structures which have incurred “Substantial Damage”, regardless of the actual repair work performed. For the purposes of this definition, the term “Substantial Improvement” does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions; or
2. Any alteration of a “historic structure” provided that the alteration will not preclude the structure's continued designation as a “historic structure.”

**Threshold Planning Quantity (TPQ) [Flood-Related Definition]**

A quantity designated for each chemical on the list of extremely hazardous substances that triggers notification by facilities to the State that such facilities are subject to emergency planning requirements.

**Water Surface Elevation [Flood-Related Definition]**

The height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

**Floor Area, Commercial/Industrial**

The total area of floor space within interior walls of a structure, excluding basement.

**Floor Area, Residential**

Total area of a dwelling excluding basement, carport or garage.

**Flour Mill**

A mill for grinding grain into flour.

**Flow Rate**

The volume of water moving past a particular point during a given time period that is reported as cubic feet per second (cfs) or cubic meters per second (cfs).

**Flowing Waterways**

To include rivers, streams (perennial, intermittent or ephemeral), creeks, floodplains, including estuaries and/or Colorado Parks and Wildlife (CPW) mapped High-Priority Habitat, which could include canals.

**Food Processing and Storage**

An industrial establishment used to process, package, and store food product, excluding the killing and dressing of any flesh or fowl. Retail sales of food product are permitted as an accessory use for off premise consumption.

**Food Truck Park**

A privately owned, outdoor site where one (1) or more mobile food vendors operate concurrently or in rotation, with shared infrastructure such as seating, restrooms, trash facilities, and power supply.

**Foot-Candle**

A unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot.

**Foster Family Care**

A home designated by the Courts, Social Service Department, or other competent authority for care and/or education of children under the age of 18 years unrelated to the foster parents by blood, adoption, or marriage.

**Forestry and Silviculture**

The management, cultivation, harvest, and/or reforestation of forests.

**Fragile Soils**

Those soils which (1) have not been under tillage within the five years previous to the filing of an application for a permit to till fragile soils under these regulations, and (2) are designated as Class VI or Class VII soils in the Soil Survey of Adams County, Colorado published by the United States Department of Agriculture in cooperation with the Colorado Agricultural Experiment Station in October, 1974, and any other subsequent soil survey of Adams County issued by the above-named agency.

**Freight Hauling Service**

A business that transports goods, products, or raw materials from one place to another using trucks, ships, rail, vans, and similar methods. Such businesses typically provide logistical services for customers which involves the management and oversight of the movement of goods, products, or raw materials between transportation modes or at transfer sites.

**Frontage Roads**

Those roads lying between a controlled access street or highway and adjacent property that provide access to said property.

**Fueling Station**

A structure or property on or in which the principal use is the retail sale of gasoline, oil, or other fuel for motor vehicles and which may include, as an incidental use, a convenience store, the retail sale and installation of vehicle accessories, the making of minor repairs, and facilities for washing and servicing of not more than three vehicles completely enclosed in a structure.

**Fugitive Dust**

A solid, airborne particulate matter—mostly soil, sand, or construction materials—that escapes into the atmosphere from sources other than a chimney, vent, or exhaust stack.

**Functional Artificial Turf**

Artificial turf that is:

(a) Located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough; or

(b) A component of a product designed and approved by a professional engineer for civil infrastructure projects, including but not limited to:
(i) Covers for solid waste facilities and brownfield sites; and
(ii) Revetments for slopes, channels, levees, and dams.

**Functional Turf**

Turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough.

**Funeral Home / Mortuary**

An establishment with facilities for the preparation of the deceased for burial or cremation to include embalming, for the viewing of the body, and for funerals. Also known as a Mortuary.

**Fur Farm**

An agricultural operation where fur-bearing animals are kept, raised, bred, or slaughtered for the purposes of commercial sale.

## G

**Gallery**

An establishment that displays and may sell art, but that does not derive more than 50 percent of its income from the display and sale of objects of art.

**Galvanizing of Metal**

See “Enameling, Lacquering, or Galvanizing of Metal”.

**Garage, Motor Vehicle Repair and Service**

An establishment or area used for the repair, rebuilding, reconstruction, painting, inside storage, or servicing of vehicles or a portion thereof up to 1-1/2 ton factory rated capacity, but which does not include the storage or dismantling of wrecked motor vehicles or storage of junk.

**Garage, Private**

A structure that is accessory to a dwelling and which is used for the parking and storage of vehicles owned and operated by the residents of the dwelling, and which is not a separate commercial enterprise available to the public.

**Garage Sale**

A sale of old or used belongings held at a private residence.

**Garden Plot**

An assigned space reserved for the use of an organized group of community members for the purpose of gardening. The garden plot shall be managed and maintained by the active participation of the gardeners themselves.

**Gas or Liquefied Petroleum Gas Storage**

An industrial establishment or area for the storage of gas or liquefied petroleum gas in approved portable metal cylinders for above-ground storage.

**Gas Migration**

The movement of combustible gases through porous soil.

**Gas Processing Plant**

Any establishment and appurtenant facilities utilized in the gas stripping process or coal gasification process to obtain a refined product.

**Golf Course**

A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters.

**Golf, Miniature**

A tract of land for playing miniature golf which is played with a putter and golf ball in which each hole constitutes an obstacle course consisting of alleys, tunnels, bridges and the like through which the ball must be driven to hole it.

**Government Administration Office**

A facility focused on the provision of a public service that is public in nature and serves a wide range of needs and patrons. This definition includes but is not limited to, county buildings, a courthouse, a driver's license facility, or a Social Security Administration office.

**Governmental Acquisition**

Acquisition of land or property rights by eminent domain, condemnation, negotiated purchase in lieu of condemnation, or other involuntary transfer for a public purpose.

**Graffiti**

Any writing, printing, marks, signs, symbols, figures, designs, inscriptions or other drawings which are scratched, scrawled, painted, drawn, or otherwise placed on any exterior surface of a structure, wall, fence, sidewalk, curb, or other permanent structure on public or private property which have the effect of defacing the property.

**Grain Elevator**

A structure in which grain is stored and handled by means of mechanical elevator and conveyor devices, for the eventual transferal to trucks, train cars, or other forms of transportation.

**Grain Mill**

A facility where grain, such as corn, wheat, rye, oats, or barley, is ground into flour.

**Grassed Waterway / Sod Waterway**

A natural or constructed waterway or outlet shaped or graded and established in suitable vegetation as needed for the safe disposal of runoff from a field, diversion, terrace, or other structure.

**Greenhouse**

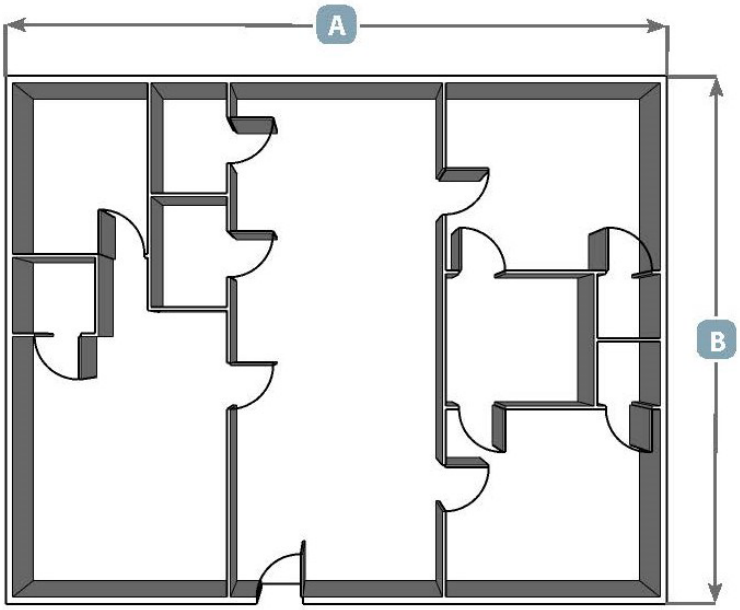
A structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants.

**Gross Density**

The number of dwelling units (“B”) divided by total gross acres of a development (“A”).

**Gross Floor Area**

The total area of all the floors of a building, including finished basements, attached garages, intermediately floored tiers, mezzanines, and similar elements, as measured from the exterior surfaces of the outside walls of the building, computed by the multiplication of the exterior dimensions of the building (“A”) and (“B”).




**Ground Floor Area of Principal Building**

The area, in square feet, of the ground floor of the principal building on the lot measured by the extreme outside dimensions of the structure.

**Group Home**

A general term that describes a residence operated as a single use, licensed or operated by a governmental entity, where authorized supervisory personnel are present on the premises for the purpose of providing physical assistance and/or other supportive services to individuals needing special care or rehabilitation.

**Group Home, FHAA**

A residential dwelling or facility where persons are living, together with staff, as a single housekeeping unit where care, supervision, and/or treatment is provided for the exclusive use of residents protected by the provisions of the federal Fair Housing Act Amendments of 1988, codified at 42 U.S.C. Ch 45, or by any similar legislation of the State of Colorado, including, but not limited to, a facility providing housing for people experiencing disabilities, mental health conditions, or developmental disabilities.

1. A “Group Home (FHAA) - Large” is a facility designed for and occupied by nine or more residents living together.
2. A “Group Home (FHAA) - Small” is a facility designed for and occupied by no more than eight residents living together.

**Group Residential Facility**

A residential dwelling or facility where persons are living, together with staff, as a single housekeeping unit where supportive services are provided but that does not meet the definition of an FHAA Group Home.

1. A “Group Residential Facility, Large” is a facility designed for and occupied by nine or more residents living together.

2. A "Group Residential Facility, Small" is a facility designed for and occupied by no more than eight residents living together.

**Guard Dogs**

Any dog placed within an enclosure, on a commercial or industrial zoned lot, for the protection of persons or property by attacking or threatening to attack any unauthorized person found within the enclosure patrolled by the dog.

**Guard House**

A structure, located on a private road or on private property for the purpose of manually or electronically regulating and monitoring pedestrian and/or vehicular traffic into a development or neighborhood and promoting security within the development or neighborhood; provided however, a guardhouse shall include only those structures that are not designed or used for sleeping or living purposes.

**Guest House**

An accessory dwelling attached or unattached to a principal dwelling, used to house guests of the occupants of the principal dwelling, and which shall not be rented or leased, or held in ownership by other than the owner of the principal dwelling.

**Gun and Archery Range**

An establishment designed to provide practice in the use of firearms and bow and arrow under controlled conditions so public health and safety are protected. Gun and archery ranges may include the sale of firearms, bows, arrows, associated equipment or supplies, food, and sanitary facilities.

**Gymnastics, Dance Studio, or Martial Arts Facility**

Any establishment primarily operated for the purpose of teaching gymnastics, dance, or a form or forms of self-defense, such as judo or karate.

# H

**Halfway House**

A facility which houses residents which have been sent subject to criminal corrective action by means of any sentence, suspended sentence, probation, parole, work release, conditional release from prison, jail, or other correction facility, deferred judgment, deferred prosecution, criminal diversion program, or similar order, program, condition, or requirements imposed, arranged, or ordered by any referring agency resulting from any criminal charge or conviction. Also known as: transitional house or diversion center.

**Hard-Surfaced Material**

A durable, all-weather surface constructed of concrete, asphalt, pavers, or other comparable material designed to support vehicular loads and prevent dust, erosion, and rutting. Crushed stone, gravel, recycled asphalt millings, or similar loose or unbound materials shall not be considered hard-surfaced unless stabilized or treated to provide a dust-free, compacted surface approved by the County Engineer.

**Hazardous Materials**

Includes, but is not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts or metallo-organic derivatives; coal, tar acids such as phenol and cresols and their salts and all radioactive materials and wastes.

**Hazardous Waste**

Any hazardous material so defined in C.R.S. § 25-15-101 (9), and any waste that requires special handling to avoid illness or injury to persons or damage to property.

**Hazardous Waste Disposal Site**

A disposal site as defined in C.R.S. § 30-20-101(8).

**Hazardous Waste Treatment Facility**

A treatment of hazardous waste incidental to the primary use occurring on-site, such as substances necessary to manufacture or process certain materials, or substances that are by-products of a manufacturing or repair process.

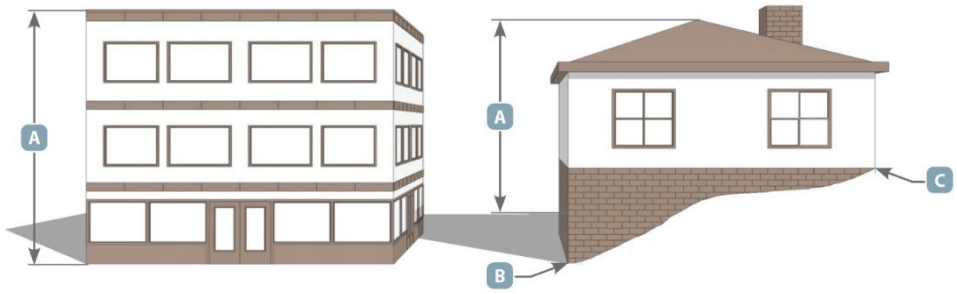
**Health Spa**

A commercial establishment providing instruction or equipment designed to promote or improve the health of clients.

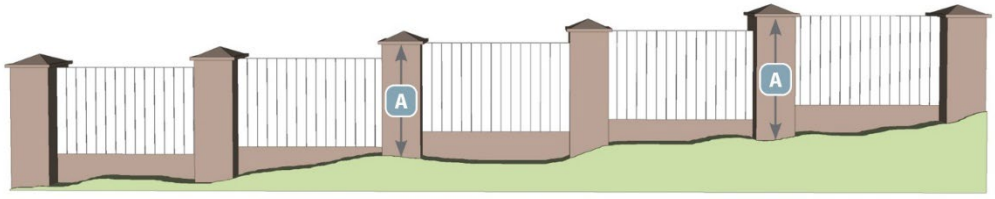
**Height, Building and Structure**

**Height of Buildings:** The vertical distance from the grade level of that portion of a parcel covered by the building to the highest point of the coping of a flat roof, the deck line of a mansard roof, or to the midpoint between the ridge and the eves of a gable, hip, or gambrel roof ("A"). Asymmetrical or dynamic roof forms shall be measured from the grade level to the highest point of the building, as measured with a flat roof.

**Height of Buildings on Sloped Lots**: The height shall be measured as the vertical distance from the average ground level to the topmost point of the roof ("A"). The average ground level shall be determined by adding the lowest ("B") and highest ("C") points at the building wall and dividing by two.




**Height of Structure:** The vertical distance between the ground immediately adjacent to the structure and the highest point on the structure, e.g., as shown as "A" in this fence illustration.



**Heliport**

An area, either at ground level or elevated on a structure, licensed and approved for the landing and takeoff of helicopters, and any appurtenant structures or facilities which may include parking, waiting room, refueling, maintenance, repair, or storage facilities.

**Hemp Farm**

Land used for the growing, cutting, baling storage, and packaging of industrial hemp.

**Hemp Manufacturing and Extraction**

The act of taking the cultivated hemp plant and extracting cannabidiol (CBD) oil to then add said oil to already manufactured products and/or manufacturing products containing the CBD oil. This use also includes the manufacture of products from cultivated hemp such as rope and textiles. Hemp for these purposes shall be industrial hemp as defined in C.R.S. § 35-61-101(7) that means a plant of the genus Cannabis and any part of the plant, whether growing or not, containing a delta-9 tetrahydrocannabinol (THC) concentration of no more than three-tenths of one percent on a dry weight basis.

**High Occupancy Building Unit**

Means any School, Nursing Facility as defined in C.R.S. § 25.5-4-103(14), hospital, life care institutions as defined in C.R.S. § 11-49-101, or correction facility as defined in C.R.S. § 17-1-102(1.7), provided the facility or institution regularly serves 50 or more persons; or an operating child care center as defined in C.R.S. § 26.5-5-303.

**High Priority Habitat**

Habitat areas or applicable buffer areas identified, maintained, defined, and/or delineated by Colorado Parks and Wildlife (CPW) where measures have been identified to avoid, minimize, and mitigate adverse impacts to wildlife have been identified to protect breeding, nesting, foraging, migrating, or other uses by wildlife.

**High Rise**

A multifamily dwelling greater than three stories in height and requiring an elevator for access to upper floors.

**High-Water Use Turf**

Turf grass species or blends that require frequent irrigation to maintain healthy growth and color during the growing season and are classified by Colorado State University (CSU) Extension, Denver Water, or another recognized Colorado water conservation authority as high-water or non-drought-tolerant species.

**Home Occupation**

A business, profession, occupation or trade conducted for personal gain or support of the residential occupation and conducted within a residential building or accessory structure to a residential use.

**Hoop House**

An unheated greenhouse, most commonly constructed with arches of plastic or metal.

**Horse Trailer Sales and Rental**

A commercial establishment or area for the purpose of horse trailer sales and rental.

**Hospital**

An establishment that provides medical or surgical care and treatment for the sick and the injured, where overnight stays are routine, and may include necessary accessory facilities such as laboratories, outpatient, or training facilities.

**Hospital/Clinic**

A facility that provides medical, surgical, or emergency care to patients, including general and specialty hospitals, urgent care centers, and medical or dental clinics. Patients may be examined, diagnosed, or treated, and such facilities may include in-house laboratory, imaging, or surgical services. This use does not include facilities primarily devoted to alcoholism or drug rehabilitation, or central service facilities such as stand-alone pharmacies or medical laboratories.

**Hospitality Business**

A Marijuana Hospitality Business or Retail Marijuana Hospitality and Sales Business, as defined.

**Hotel or Motel**

A commercial establishment, which offers lodging accommodations to the general public and provides additional services such as restaurants, meeting rooms, and recreation facilities. A hotel or motel shall provide a minimum of six guestrooms.

**Household Pets**

Domesticated dogs and cats, small animals (rabbits, guinea pigs, hamsters, chinchillas, mice, and fish), reptiles (non-venomous only), and birds (parakeets, canaries, cockatiels, parrots) kept in cages, which are customarily kept in the home.

**Hydrozone**

The grouping of plant materials based on their microclimate needs and water requirements.

## I

**Illicit / Illegal Discharge**

Any direct or indirect discharge to the storm drainage system that is not composed entirely of stormwater as defined in Adams County Ordinance No.11, as amended.

**Impact Fee Administration**

The person or persons designated by the County Manager to administer the road impact fee regulations.

**Impervious Area**

Developed area with covering or pavement that prevents the land's natural ability to absorb and infiltrate typical precipitation and irrigation events. Impervious areas include, but are not limited to; roof tops, walkways, patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous non-pervious pavement or covering.

**Impound Yard**

Use of any property for the temporary outdoor storage of towed vehicles by a towing service operator that are to be claimed by the titleholder or their age.

**Improvement**

Any man-made, immovable item that becomes part of, is placed upon, or is affixed to a structure or lot.

**Improvements Agreement**

An agreement/contract setting forth the plan, method, and parties responsible for construction of any required public improvements shown in final project documents, together with collateral, which is sufficient, in the judgment of the Board of County Commissioners, to make reasonable provision for the completion of said improvements in accordance with design and time specifications.

**Incidental Sales**

Retail sales and the sale of food on the premises where retail activities and food sales is not a primary reason to frequent the establishment, but where goods and food is offered for purchase as a convenience to the customer.

**Incinerator**

An engineered apparatus used to burn waste substances and in which all the combustion factors, temperature, retention time, turbulence and combustion air, can be controlled.

**Inclusion**

The process by which a Special District's boundaries are altered through the addition of real property.

**Increase in Nonconformity**

Any alteration to a nonconforming structure that intensifies, expands, or enlarges the aspects of the structure that do not comply with current dimensional standards. This includes, but is not limited to: (1) extending any portion of the structure further into a required setback; (2) adding floor area, including a second story, within a required setback; (3) increasing building or structure height when height is the nonconforming element; and (4) enclosing previously open areas (such as porches or decks) located within a required setback.

**Increasing the Existing Design Capacity**

The addition of any buildings, structures, or other property which creates an increase in the capacity of the facility, beyond which was approved in the original application, but shall not apply to technological modifications or minor apparatus which increase capacity without an increase in resource consumption, pollutant discharge, or noise levels.

**Indoor Racquet Game Courts**

An indoor facility containing one or more courts designed for racquet sports such as tennis, squash, racquetball, or badminton.

**Indoor Recreational Center**

A facility established primarily to provide exercise and recreational services, such as dance studios, martial art schools, arts or crafts studios; or exercise or health clubs, bowling alleys or gymnasium-type facilities for such activities as tennis, basketball or competitive swimming.

**Indoor Skating Rinks**

An enclosed facility designed and used for ice skating, roller skating, or other types of skating activities.

**Indoor Sports Arenas**

A fully enclosed facility or building, typically with a large, central open space surrounded by tiered seating, designed to host various athletic competitions, training programs, and events

**Indoor Swimming Pool**

An enclosed facility containing a swimming pool used for recreational, instructional, competitive, or therapeutic purposes.

**Inert Fill Material for Grading**

Uncontaminated, natural earthen material including sand, loam, crushed rock, soil, and/or rock or stones either singularly or in combination, that does not contain putrescible or hazardous matter, liquid or hardened cementitious material, brick, concrete, metal materials, asphalt or asphalt pieces, or any chemical substance in concentrations above residential screening levels for soil contaminants as specified by the Colorado Department of Public Health and Environment.

**Inert Fill Material for Landfilling**

As defined in C.R.S. § 25-15-101(9), non-water soluble, non-putrescible, stable, inorganic, non-hazardous, non-leaching solid material that is uneconomic or impractical to reuse or recycle and that is visibly free of oil, adhesives, stains, paint, metal materials, and free of contaminants based on the knowledge of the source of the material or on representative sampling and analysis of such material. Inert fill material for landfilling purposes includes brick, ceramic, cement cured for more than 60 days, concrete, masonry, bituminous concrete, asphalt fragments which are not located within the water table, rock and dirt. Street sweepings from street cleaning machines are not considered inert material and are instead considered solid waste.

**Infectious Waste**

Any material as defined in C.R.S. § 25-15-402(1). This includes waste capable of producing an infectious disease and requires the consideration of certain factors as described in state statutes necessary for induction of disease. Generally, the waste must contain pathogens with sufficient virulence and quantity so that exposure to the waste by a susceptible host could result in disease.

**Inhabited**

The use of any vehicle, trailer, recreational vehicle, tiny home on wheels, or other movable structure for living purposes. A structure or vehicle is considered inhabited when any person sleeps in it; prepares or consumes meals; bathes or toilets; or connects the vehicle or structure to utilities (water, sewer, or electrical) for personal living use. “Inhabited” does not include use solely as an office, studio, workshop, storage area, or similar non-residential purpose where no overnight stays or living functions occur.

**Injection Well**

Any Class II wells used for the exclusive purpose of injecting fluids or gas from the surface for enhanced oil recovery or the disposal of E&P Wastes.

**Inoperable Vehicle**

A vehicle that is not “roadworthy”.

**Institutional Residential Facility**

Institutional residential facilities include convents or monasteries; nursing homes; assisted living facilities; congregate care facilities; hospitals/clinics; foster homes; sanitariums; convalescent homes; protective living facilities; boarding/rooming houses; and sheltered care homes.

**International Airport Clear Zone**

An area devoted to those uses identified in Article IV of the Intergovernmental Agreement on a New Airport. See Appendix D.

**Invasive Plant Species**

Plants that are not native to the State of Colorado and that: (a) are introduced into the State accidentally or intentionally; (b) have no natural competitors or predators in the State because the State is outside of their competitors' or predators' range; and (c) have harmful effects on the State's environment or economy or both.

# J

**Jail**

Facilities for the processing and confinement of persons held in lawful custody.

**Junk**

Any manufactured goods, appliances, fixtures, furniture, machinery, motor vehicle or trailer which is abandoned, demolished or dismantled, and such discarded or generally unusable material as scrap metal, scrap material, waste, bottles, tin cans, paper, garbage, boxes, crates, rags, used lumber, building materials, motor vehicles, machinery parts, and used tires (these are by way of example and not by way of limitation).

# K

**Kennel/Cattery, Commercial**

Facilities where four or more animals of the canine or feline family are kept, maintained, sheltered or boarded for compensation.

**Kennel/Cattery, Private**

Premises where more than the maximum allowable number of dogs and/or cats are kept for the private, non-commercial enjoyment of the owner(s). This does not include offspring less than five months of age belonging to one of the adult animals. Boarding dogs and/or cats other than those animals owned by the resident and/or owner and immediate family is prohibited.

**Kindergarten**

Any facility providing an educational program for children only for the year preceding their entrance to the first grade, whether such facility is called a kindergarten, nursery school, preschool, or is called by any other name. The term shall not include any facility licensed as a foster family home under the provisions of this DSR.

# L

**Landfill**

A disposal site or facility employing an engineered method of disposing of solid waste, including demolition and construction debris. For purposes of this code, the term landfill shall also apply to any solid waste disposal site and facility or any type of hazardous waste disposal site and facility.

**Landscape Storage Yard**

An unenclosed portion of the lot or parcel upon which a landscape business owner maintains a principal office or a permanent business. Designation of the lot or parcel as a landscape storage yard would allow this area to be used to store and maintain construction equipment and other materials customarily used in the trade.

**Landscaped Area**

Land set aside for the purpose of planting and maintaining trees, shrubs, ground cover or grasses, as well as associated ornamental nonliving materials.

**Landscaping**

Landscaping shall mean those plants and associated nonliving ornamental materials, which are permitted in Div. 4-04, *Landscaping and Buffering*.

**Large-Scale Energy Project**

Large-Scale Energy Project shall mean any facility or installation designed for the commercial generation of electricity, thermal energy, or other forms of power primarily for off-site consumption, and not principally for on-site use, including, but not limited to, solar energy facilities, wind energy conversion systems, battery or energy storage facilities, geothermal facilities, biomass facilities, or other renewable or non-renewable energy generation systems. A Large-Scale Energy Project shall include associated infrastructure such as substations, transformers, transmission lines, access roads, and energy storage components. For purposes of this DSR, a Large-Scale Energy Project shall be deemed to exist where the facility:

(1) Occupies more than 2 acres of land area; or
(2) Has a nameplate generating capacity of 1 megawatt (MW) or greater; or
(3) Is designed to supply energy principally for the electric grid or other off-site end users.

Small-scale or accessory energy systems intended primarily to serve on-site residential or agricultural uses shall not be considered Large-Scale Energy Projects.

**Larger Common Plan of Development or Sale**

Contiguous area where multiple, separate and distinct construction activities may be taking place at different times on different schedules but remain related. Contiguous means construction activities located in close proximity to each other, within ¼ mile. This includes phased projects, projects with multiple filings or lots, and projects in a contiguous area that may be unrelated but still under the same contract or same plan. If a construction project disturbs less than one acre, but is part of a common plan of development or sale, the disturbed area of the entire plan within the MS4 Permitted Area must be considered in determining SWQ Permit and/or Post-Construction Stormwater requirements, and all portions of the project must be covered.

**Legal Lot**

A designated unit of land that has been legally subdivided through a recorded plat or subdivision, and typically meets the requirements for development under zoning regulations.

**Legislative Rezoning**

A Zoning Map Amendment that applies broadly to multiple properties, is often initiated by a government entity, and is considered a legislative action rather than a site-specific, quasi-judicial action.

**Level Of Service**

A qualitative measure describing operational conditions, from "A" (best) to "F" (worst), within a traffic stream or at intersections, which is quantified for road segments by determination of a volume to capacity ratio (V/C), which is a measurement of the amount of capacity of a road which is being utilized by traffic.

**Library, Public**

An establishment operated by a public agency or nonprofit organization used to keep literary and artistic materials, such as books, periodicals, newspapers, pamphlets, and prints, for reading, reference, or borrowing.

**License**

(a) To grant a license or registration pursuant to this DSR; and/or (b) (i) Official or legal permission to do a specific thing; with (ii) Proof of permission granted in the form of a document.

**Licensed Hospitality Business**

A Marijuana Hospitality Business or Retail Marijuana Hospitality and Sales Business.

**Licensed Premises**

The premises specified in an application for a license under this DSR, which are owned or in possession of the licensee and within which the licensee is authorized to cultivate, manufacture, distribute, consume or sell marijuana in accordance with the provisions of this DSR and in accordance with the provisions of the Colorado Marijuana Code and any rules adopted pursuant thereto.

**Licensee**

A person licensed or registered pursuant to this DSR.

**Licensing Regulations**

The Adams County Licensing Regulations as adopted by the Adams County Board of County Commissioners.

**Lift Station**

A part of a wastewater collection system in which a wet well collects sewage flows from gravity lines (lines that move sewage in a downward direction using the force of gravity) and is then pumped (through a pressurized "force main") to a higher elevation so that it can be released into another gravity line and ultimately flow to a wastewater treatment plant. See also Wastewater Treatment Plant.

**Light Trade and Technical Uses**

The fabrication, assembly, packaging, or repair, rental, or servicing of any commodity, the sale of which is permitted within the subject zoning district.

**Limited Access Areas**

Subject to the provisions of C.R.S. § 44-10-1001, means a building, room or other contiguous area upon the licensed premises where regulated marijuana is consumed, grown, cultivated, stored, weighed, packaged, sold, or possessed for sale, under control of the licensee, with limited access to only those persons licensed by the State Licensing Authority and those visitors escorted by a person licensed by the state licensing authority. All areas of ingress or egress or limited access areas must be clearly identified as such by a sign as designated by the state licensing authority.

**Limited Equipment Rentals**

The rental of equipment primarily intended for individual use and minor residential gardening and construction projects. This use category does not include the rental, storage, or maintenance of large construction equipment. Such vehicles are restricted to the broader use category of vehicle/equipment sales and rentals.

**Liner Building**

A building used to screen a surface parking lot, parking garage, or commercial or industrial building from the street providing the street face with a common edge that has doors and windows opening onto the sidewalk.

**Link**

That portion of a street defined by a node at each end or at one end. Approved stubs to adjacent property are considered links. However, alleys are not considered links.

**Linseed Oil, Shellac, and Turpentine Manufacturing or Refinery**

An industrial establishment or area for the purpose of manufacturing or refining linseed oil, shellac, or turpentine.

**Liquor Store**

A state-licensed, retail establishment selling packaged alcoholic liquors (including beer, wine, and spirituous liquors) for consumption off-site. Liquor store does not include restaurants, taverns, or bars.

**Livestock and Poultry**

Domestic animals of types customarily raised or kept on farms or ranches for profit or other productive purposes.

**Livestock and Poultry Confinement Operation**

An operation for the growing, feeding and fattening of livestock and/or poultry for commercial purposes, where the animals are confined within a closed structure; and/or the animals are kept within permanent corrals, pens, or yards; and these animals have been, are, or will be stabled or confined and fed or maintained for a total of 45 consecutive days or more in any 12-month period.

**Loading or Unloading Space**

An off-street area used for the temporary parking of a commercial vehicle for the loading or unloading of merchandise or materials.

**Local Street**

See Appendix A.

**Local and Interurban Passenger Transit**

A facility or service providing local or regional passenger transportation by bus, shuttle, streetcar, or similar vehicles operating on fixed routes or schedules.

**Local Licensing Authority**

The Board of County Commissioners of the County of Adams, Colorado, or its designee.

**Local Street (Residential or Industrial)**

A street designed for local service with no through traffic that may have stop signs or traffic signals.

**Location**

A particular parcel of land that may be identified by an address or other descriptive means.

**Lodges, Fraternal and Social Organizations**

An establishment used by an organization of persons joined together for a common purpose or interest.

**Lodging, Extended Stay**

A lodging establishment offering suites with living, kitchen, and sleeping areas.

**Logistics Center, Heavy**

A wholesaling, warehousing, and/or distribution use that provides a central location for receiving, storing and distributing raw materials, semi-finished goods, or finished goods. Heavy logistic centers may be warehouses in which goods are stored (a.k.a. "product warehouses"), or truck terminals in which goods are transferred between trucks or between trucks and trains or other transportation modes (a.k.a. "truck terminals"), or moving warehouses (including indoor storage of portable on-demand storage containers), or wholesaling operations (but not wholesale membership clubs in which memberships are available to the general public). Heavy logistic centers are expected to generate at least 50 truck trips per day.

**Logistics Center, Light**

A wholesaling, warehousing, and/or distribution use that provides a central location for receiving, storing and distributing raw materials, semi-finished goods, or finished goods. A logistic center may be warehouses in which goods are stored (a.k.a. "product warehouses"), or wholesaling operations (but not wholesale membership clubs in which memberships are available to the general public). Logistic centers are expected to generate fewer than 50 truck trips per day.

**Lot**

A single designated parcel, tract, or area of land established by a recorded subdivision plat or a separate parcel of land that existed as such prior to May 5, 1972.

**Lot Area**

The total horizontal area included within lot lines, computed by the multiplication of the width of the lot ("A") by its depth ("B").

**Lot, Corner**

A lot or parcel of land abutting two or more streets at their intersection, or upon two parts of the same streets forming an interior angle of less than 135 degrees. The setback shall be the same as a front setback for all corner lots.

**Lot Coverage**

The area of a lot occupied by impervious cover, including buildings, pavement, and rooftops, ("A" and "B") that prevents the infiltration of water into the soil, expressed as a percentage of the lot area.

**Lot Depth**

The horizontal distance between the front lot line to the rear lot line measured from the midpoint of the front lot line to the midpoint of the rear lot line.

**Lot, Double Frontage**

A lot, other than a corner lot, which has frontage on more than one street. Within residential or agricultural zone districts, accessory structures on double-fronting lots shall be required to meet the minimum setbacks for the primary structure of the particular zone district.

**Lot, Flag**

A lot where access to the public road is by a narrow, private, right-of-way.

**Lot Frontage**

Any lot line of a lot abutting a street or public right-of-way.

**Lot, Interior**

A lot with one frontage on a dedicated public right-of-way, other than an alley.

**Lot Line**

A line of record bounding a lot, which divides one lot from another lot or from a public or private street or any other public space.

**Lot Lines, Front**

The lot line separating a lot from a street right-of-way. For corner or double frontage lots, there shall be as many front lot lines as there are frontages on street rights-of-way.

**Lot Lines, Rear**

The lot line opposite and most distant from the front lot line; or in the case of triangular or otherwise irregularly shaped lots, the Chief Building Official shall designate the rear and side lot lines by address.

**Lot Width**

**Interior Parcels**: For an interior parcel, the horizontal distance ("A") between the side lot lines, measured at the required front setback line. (See Lot Area)

**Cul-De-Sac Parcels:** For a cul-de-sac parcel, the lot width is measured at the front setback line along an arc ("A") parallel to the right-of-way of such cul-de-sac or curved street. Such lots shall also be laid out so that their lot frontage, as measured on the arc of such right-of-way line, is not less than 50 percent of the required lot as measured at the building setback line.

**Lot, Zoning**

A lot or a series of contiguous lots, not separated by a street or other right-of-way, designated by their owner as a tract to be used, developed, built upon as a unit, under single ownership and control.

**Low-Impact Development**

A set of techniques and design strategies used to manage stormwater runoff and minimize the environmental impact of development. It aims to mimic natural hydrologic conditions by emphasizing infiltration, evaporation, and transpiration of rainwater, rather than relying solely on traditional drainage systems.

**Lowest Floor**

The lowest floor of the lowest enclosed area including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, structure access or storage, in an area other than a basement area, is not considered lowest floor of a structure, provided said enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of the regulation.

**Lumber Mill**

A commercial establishment or area equipped with machinery for the purpose of dressing logs or lumber or modifying the shape or size of the lumber in any way.

# M

**Malodorous Condition**

An odor reading greater than the permitted odor standard allowed by state statutes or regulations. Odor readings will be taken to determine whether such conditions exist. The odor readings shall be made by an agent certified in Odor Intensity Rating by the Colorado Department of Public Health and Environment by use of a Barneby Cheney Scentometer. The reading shall be taken at any location on or outside the permit boundary.

**Major Energy Facilities**

Transmission lines, power plants, and substations; gas processing plants, and related storage areas providing fossil fuels, manufactured gas, or other petroleum derivatives; microwave installations; and pipelines above ground in excess of one mile in length.

**Major Energy Facility Operation Applicant**

Any individual, partnership, corporation, association, company, or other public or corporate body, including any political subdivision, agency, instrumentality, or corporation of the state, engaged in the operation of a public utility and/or major energy facilities.

**Major Repairs**

Work or renovation estimated to cost more than 50 percent of the market value of the structure to be renovated. The costs of renovation or repair or replacement shall mean the fair market value of the materials and services necessary to accomplish such renovation, repair or replacement and no person may seek to avoid the intent of Sec. 14-01-02 by doing such work incrementally.

**Major Road System**

All arterial and collector roads within unincorporated Adams County, excluding state and federal highways.

**Manufactured Home**

A structure manufactured pursuant to the authority of the "National Manufactured Housing Construction and Safety Standards Act (42 U.S.C § 4501 *et seq*., as amended) that is transferable in one or more sections and which is built on a permanent chassis off site, with wheels and axles that are a temporary means of transport of the unit to its site. Manufactured homes are designed to be used with or without a permanent foundation. The sections of the home when assembled must have dimensions of at least eight by 40 feet, excluding hitches and transport apparatus. All mobile homes manufactured after June 15, 1976 and that meet federal standards are considered manufactured homes.

**Manufactured Home Park**

A tract of land under individual or corporate ownership with two or more spaces for lease or rent upon which individual manufactured home residences are placed and used for residential purposes.

**Manufactured Home Sales Lot**

An establishment or area for the sales of manufactured homes.

**Manufactured Home Subdivision**

A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**Manufacturing, General**

Establishments engaged in the mechanical or chemical transformations of materials or substances into new products including the assembling of components, parts, the manufacturing of products, and the blending of materials such as lubricating oils, plastics, resins, or liquors.

**Manufacturing of Small Components and Instruments**

An establishment or area for the purpose of assembly and production of small components and instruments.

**Marijuana**

Medical Marijuana and Retail Marijuana as those terms are defined herein.

**Marijuana Business**

Any medical marijuana center, optional premises cultivation operation, medical marijuana-infused products manufacturer, retail marijuana store, retail marijuana cultivation facility, retail marijuana products manufacturer and retail marijuana testing facility.

**Marijuana Hospitality Business**

An entity licensed pursuant to this DSR and pursuant to C.R.S. § 44-10-101 *et seq*., to permit the use or consumption of marijuana within a Consumption Area.

**Marijuana Hospitality Mobile License**

An entity licensed to permit the use or consumption of marijuana within a Mobile Premises.

**Marquee**

Any permanent roof-like structure projecting beyond, and supported by the wall of a structure, generally designed and constructed to provide protection from the weather.

**Massage Facility**

Refer to Ordinance No. 18, *Massage Facility Licensing Ordinance*.

**Material Modification (Special District Service Plans)**

A basic or essential change to the method of providing services, including the exclusion or addition of services.

**Material Piles**

Outdoor storage of loose materials in piles, e.g. construction aggregate piles (sand, gravel, crushed stone, recycled concrete or asphalt, etc.) and landscape material piles (topsoil, compost, mulch, etc.), in heights that exceed the limit allowed for regular outdoor storage. This definition specifically excludes scrap metal, salvage, garbage, debris, refuse, as well as any landfill approved by Adams County and the state of Colorado.

**Material Resource Recovery Facility (MRRF)**

A facility used to collect, sort, and consolidate recyclable materials including computers, paper, paperboard, glass, plastic, and aluminum, for use as raw material to produce new items at other locations, including interim facilities. This activity may include incidental storage, office, and maintenance facilities.

**Maturity**

For the purposes of these standards and regulations, maturity shall mean five years after planting for shrubs, 10 years after planting for trees, and one year after planting for ground covers. Large trees shall be those which typically reach a height of over 20 feet at maturity, and ornamental trees shall mean those which typically reach a height of 20 feet or under at maturity.

**Medical Marijuana**

An Infused product means a product created through a process by which cannabis, cannabinoids, or cannabis concentrates are directly incorporated into an existing product to create a cannabis product, e.g., an edible (such as a baked good or tincture) or a topical (such as a lotion, salve, or soap) product.

**Medical Marijuana Business**

A medical marijuana store, medical marijuana products manufacturing operation, or an optional premise cultivation operation.

**Medical Marijuana Product**

A product infused with medical marijuana that is intended for use or consumption other than by smoking, including, but not limited to edible products, ointments, and tinctures.

**Medical Marijuana Products Manufacturer**

A person licensed pursuant to this DSR and to C.R.S. § 44-10-101 *et seq*. to operate a business as described in these regulations and as is also described in C.R.S. § 44-10-503.

**Medical Marijuana Store**

A person licensed pursuant to this DSR and pursuant to C.R.S. § 44-10-101 *et seq*. to operate a business as described in this DSR and as is further described in C.R.S. § 44-10-501 that sells medical marijuana to registered patients or primary caregivers as defined in Section 14 of Article XVIII of the Constitution of the State of Colorado, but is not a primary caregiver.

**Medical or Dental Clinic or Office**

A building or portion of a building containing the offices and associated facilities of one or more practitioners providing medical or dental services for outpatients only, with or without shared or common spaces and equipment.

**Message Center, Electronic Changeable Copy**

A part of a sign that displays electronic static images, static graphics, or static pictures, with or without textual information. Such a sign may be changed or altered by electronic means on a fixed display screen composed of a series of lights including light emitting diodes (LED's), fiber optics, light bulbs, or other illumination devices within the display area where the message is displayed.

**Message Center, Manual Changeable Copy**

A part of a sign that displays letters, symbols, or numerals that can be changed by a human being who physically removes or rearranges such letters, symbols or numerals.

**Microbrewery**

An establishment where malt liquors are manufactured and packaged on or off premises, manufacturing more than 5,000 but less than 60,000 barrels of malt liquor on its licensed premises each calendar year.

**Micro Cell**

Shall include "micro wireless facility" and shall be defined by C.R.S. § 29-27-402(3.5).

**Micro-winery**

A business that manufactures 5,000 to 10,000 cases of vinous liquors per year.

**Microwave Installation**

Any non-mobile facility and appurtenant facilities transmitting or receiving microwave energy to a location, or from a location other than the structure to which the device is attached, and any addition thereto increasing the existing design capacity. Microwave installations with towers less than 90 feet in height and/or utilizing less than one acre in size for tower installation shall be exempt from this definition.

**Mineral Deposits of Commercial Quantity and Quality**

Natural mineral deposits of limestone, coal, gravel, sand, and quarry aggregate for which extraction is or will be commercially feasible and for which it can be demonstrated by geologic, mineralogical, or other scientific data, the deposit is of significant value to the County.

**Mining**

The development or extraction of a mineral from its natural occurrences on affected land. The term includes, but is not limited to: open mining and surface operation and the disposal of refuse from underground and in-situ mining. The term includes the following operations on affected lands: transportation concentration; milling; evaporation; and other processing. The term does not include: the exploration and extraction of natural petroleum in a liquid or gaseous state by means of wells or pipe or the extraction of geothermal resources.

**Mixed-Use Development**

A single building containing residential and non-residential uses comprised of commercial/retail or industrial.

**Mixed-Use, Horizontal**

A development that contains both commercial and residential uses that share common features, that may include, but is not limited to, parking, access, building design features, or common open or amenity space.

**Mixed-Use, Vertical**

A building that contains both commercial and residential uses with permitted nonresidential uses on the first floor and permitted residential uses on the upper floors.

**Mobile Food Vendor**

A vehicle-mounted or towed unit used to prepare, serve, and/or sell food or beverages.

**Mobile Home**

A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation, and which has not been certified under the "National Manufactured Housing Construction and Safety Standards Act" (42 U.S.C. § 4501 *et seq*., as may be amended). Mobile homes have not been produced since 1976. See also "Manufactured Home". Mobile homes and mobile home parks are prohibited uses.

**Mobile Home Park**

A parcel of land, under single ownership, planned and improved for the placement of mobile homes, where each mobile home is designed, arranged and intended to be occupied by one living unit, located on a single or multiple lots, being the principal use of the lot, and not connected to any other residence. Mobile homes and mobile home parks are prohibited uses.

**Mobile Office Structure**

A factory-fabricated, transportable building that is designed to arrive at a site ready for occupancy, except for minor unpacking, anchoring, and connection to utilities, and designed for removal to and installation at other sites.

**Mobile Premises**

A licensed premises operated by a Marijuana Hospitality Business in a motor vehicle, which includes any self-propelled vehicle that is designed primarily for travel on the public highways and that is generally and commonly used to transport persons and property over the public highways or a low-speed electric vehicle; but does not include electrical assisted bicycles, electric scooters, low-power scooters, wheelchairs, or vehicles moved solely by human power.

**Mobile Storage Container**

A sealed, contained mini-mobile storage used for the purpose of temporary storage of goods and materials, excluding roll-off trash collection containers.

**Model Home**

A dwelling representative of other dwellings offered for sale or lease, or to be built in an area of residential development within the County. A model home is used for the sole purpose of selling similar units within the same development and used for this purpose only until all developments are sold.

**Modular Home**

A factory built home, other than a mobile home, which meets all of the following requirements: is designed only for erection or installation on a site-built permanent foundation; is not designed to be moved once so erected or installed; is designed and manufactured to comply with a nationally recognized model building code or an equivalent local code, or with a state or local modular building code recognized as generally equivalent to building codes for site-built housing. Such units shall provide all of the accommodations necessary to be a dwelling unit and shall be connected to all utilities in conformance with applicable regulations. The term modular home does not include a recreational vehicle.

**Modular Non-Residential Unit**

A factory-built structure not built on-site, which is not designed for residential use or human habitation.

**Monopole Tower**

A structure designed and constructed to support antenna or antennas for the purpose of providing telecommunications services and which consists solely of a stand-alone ground mounted support pole, pipe, or other solid structure. A monopole tower shall not include any tower supported or attached to guy or support wires. A monopole tower is not a lattice tower.

**Monument**

A rebar, being a minimum of 5/8” inch in diameter and a minimum of thirty inches in length, with a durable cap bearing the Colorado registration number of the surveyor responsible for the establishment of said marker securely affixed to the top of each rebar.

**Mortuary**

An establishment with facilities for the preparation of the deceased for burial or cremation to include embalming, for the viewing of the body, and for funerals. Also known as Funeral Home or Funeral Parlor.

**Mover**

The drilling contractor or trucking contractor actually transporting the drilling rig for the operator.

**Movie Theatre**

A building or portion of a building used for the indoor exhibition of motion pictures to the public, typically featuring one or more auditoriums with fixed seating. This use does not include facilities regularly used as classrooms at educational institutions or any sexually-oriented businesses.

**Moving and Transfer Company**

A commercial establishment, which moves and transfers items.

**Multi-Well Site**

As it relates to Oil and Gas Operations, a common well pad from which multiple wells may be drilled to various bottomhole locations.

**Municipal Separate Storm Sewer System (MS4)**

Any public owned conveyance or system of conveyances of stormwater that discharge to State Waters and is designed for or used for collecting or conveying stormwater. The MS4 is not a combined sewer, and is not part of a Publicly Owned Treatment Works (POTW). Examples include, but are not limited to; roads with drainage systems, roadside ditches, curbs, gutters, man-made channels, ditches, catch basins, municipal streets, storm drainage facilities (detention or retention ponds) storm sewer infrastructure (pipes, manholes, culverts, inlets/drains), and conveyances that are owned or operated by the County through agreement, contract, direct ownership, easement or right-of-way and are for the purpose of managing floodplains, stream banks and channels. This term may also be referred to as “storm drainage system”.

**Municipal Separate Storm Sewer System (MS4) Permit**

State or federal stormwater discharge permit that regulates discharges from Municipal Separate Storm Sewer Systems (MS4) for compliance with Clean Water Act regulations.

**Municipal Separate Storm Sewer System (MS4) Permitted Area, Adams County**

Area within unincorporated Adams County’s Urbanized Area, including projected Adams County’s Growth Area (if applicable), designated based on census information, which is revised and adopted as part of the Adams County’s MS4 Permit application and renewal permit process.

**Mural**

A hand-produced work of visual art applied directly upon, or affixed directly to an exterior wall of a building.

**Museum**

A profit or non-profit, commercial or non-commercial establishment operated as a repository for a collection of nature, scientific, or literary curiosities, objects of interest, or works of art, not including the regular sale or distribution of the objects collected.

# N

**National Pollutant Discharge Elimination System (NPDES)**

The national program under Section 402 of the Clean Water Act that regulates of discharges of pollutants from point sources to waters of the U.S.

**Natural Hazard**

A geologic, wildlife, or flood condition that is adverse to past, current, or foreseeable construction or land use and constitutes a significant hazard to public health and safety or to property.

**Natural Lake or Pond**

A body of standing water, usually at least six feet deep, that was created by natural processes.

**Natural Medicine**

Any of the following substances: Psilocybin; Psilocin; Dimethyltryptamine; Ibogaine; and Mescalin. It does not include the synthetic analogs of any of the listed substances.

**Natural Medicine Business**

Any of the following entities licensed pursuant to the Colorado Natural Medicine Code in Article 50 to Title 44 of the Colorado Revised Statutes: Natural Medicine Healing Center; Natural Medicine Cultivation Facility; Natural Medicine Manufacturing Facility; and Natural Medicine Testing Facility.

**Natural Medicine Cultivation Facility**

A facility that is licensed by the state licensing authority for the cultivation of natural medicine products pursuant to the Colorado Natural Medicine Code, C.R.S. § 44-50-101 *et seq*., and associated state rules.

**Natural Medicine Healing Center**

A facility that is licensed by the state licensing authority for natural medicine that administers natural medicine to patients on site pursuant to the Colorado Natural Medicine Code, C.R.S. § 44-50-101 *et seq*., and associated state rules.

**Natural Medicine Facilitator**

A person who is twenty-one years of age or older, has the necessary qualifications, training, experience, and is licensed by the state licensing authority to practice the facilitation of natural medicine.

**Natural Medicine Manufacturing Facility**

A facility that is licensed by the state licensing authority for manufacturing of natural medicine products pursuant to the Colorado Natural Medicine Code, C.R.S. § 44-50-101 *et seq*., and associated state rules.

**Natural Medicine Testing Facility**

A facility that is licensed by the state licensing authority for testing of natural medicine products pursuant to the Colorado Natural Medicine Code, C.R.S. § 44-50-101 *et seq*., and associated state rules.

**Nature Preserve**

An outdoor facility that preserves or protects a critical environmental feature or other natural feature and that may or may not be open to the public.

**Neighborhood, Community, or Recreational Center**

A place to be used as a place of meeting, recreation, or social activity.

**Neighborhood Indoor Uses**

A small-scale indoor facility intended to serve the daily needs of surrounding residential areas. These uses are typically low-impact, walkable destinations that operate primarily indoors and generate minimal noise, traffic, or outdoor activity.

**No Till or Slot Planting**

A conservation tillage system in which the soil is left undisturbed prior to planting. Planting is completed in a narrow seedbed approximately one to three inches wide. Weed control is accomplished primarily with herbicides. Residue from the preceding crop is to be retained on the soil surface with the exception of that buried by the drill.

**Node**

The terminus of a street or the intersection of two or more streets, except that intersections that use a roundabout shall not be counted as a node.

**Noncombustible Building Construction**

A material of which no part will ignite, burn, support combustion, or release flammable vapors when exposed to fire or heat. Any material conforming to the County's Building Codes shall be considered noncombustible, or a material having a structural base of noncombustible materials as defined above, with a surfacing material not over 1/8 inch thick which has a flame spread rating of 50 or less. the primary structural elements—including the framing, exterior walls, interior bearing walls, floors, and roofs—are made entirely of materials that will not ignite, burn, support combustion, or release flammable vapors when exposed to fire or heat

**Nonconforming Conditions**

An activity of a building, sign, fence, structure, or a portion thereof which lawfully existed before the adoption or amendment of these standards and regulations, but which does not conform to all of the regulations contained in these standards and regulations, or amendments thereto, which pertain to the zone district in which it is located.

**Nonconforming Lot**

A lot, the area, dimensions or location of which were lawful at the time the lot was created, but which fail to conform to the current standards and regulations due to adoption, revision, amendment, or government acquisition.

**Nonconforming Manufactured or Mobile Home Park**

A mobile home park lawfully created prior to January 1, 1980, that may or may not be located in the Mobile Home Dwelling Zone District and is recognized as an established mobile home park by the County Treasurer's Office.

**Nonconforming Sign**

Any sign, the area, dimensions or location of which were lawful at the time the sign was erected, but which fail to conform to the current standards and regulations due to adoption, revision or amendment.

**Nonconforming Structure**

Any structure for which the size, dimensions or location of which was lawful when erected or altered, but which fails to conform to the current standards and regulations due to adoption, revision or amendment.

**Nonconforming Use**

A use or activity, which was lawful when, originally established, but which fails to conform to the current standards and regulations due to adoption, revision, amendment, or government acquisition.

**Nonconformity, Dimensional**

A nonconforming situation that occurs when any one of the following items does not conform to the standards and regulations applicable to the zone district in which the property is located:

1. The height, size, or minimum floor area of a structure;
2. The relationship between an existing structure or structures and other structures; or
3. The lot lines of a parcel.

**Nonfunctional Artificial Turf**

Artificial turf that is not functional artificial turf.

**Nonfunctional Turf**

Turf that is not functional turf. Nonfunctional turf includes turf located in a street right-of-way, parking lot, median, or transportation corridor. Nonfunctional turf does not include turf that is designated to be part of a water quality treatment solution required for compliance with federal, state, or local agency water quality permitting requirements that is not irrigated and does not have herbicides applied.

**Nonhazardous Materials**

Materials not defined as “Hazardous Materials” or “Hazardous Waste” in this DSR.

**Nonliving Material**

Material associated with landscaping such as lava rock, washed river rock, wood chips, and other similar nonliving decorative material.

**Non-Site Related Improvements**

Road capital improvements and right-of-way dedications for roads on the County’s major roadway system. Roadway improvements identified in the Division regarding Road Impact Fees are not site-related improvements.

**Nude Model Studio**

Any place where a person appears in a state of nudity or displays “specified anatomical areas” and is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other persons.

**Nudity or State of Nudity**

The appearance of human bare buttock, anus, male genitals, or the areola or nipple of the female breast; or a state of dress which fails to opaquely and fully cover human buttocks, anus, male or female genitals, pubic region or areola or nipple of the female breast.

**Nurseries**

Land and/or greenhouses used to raise flowers, shrubs, trees, grass, and/or other plants for the primary purpose of commercial sale.

**Nursery School**

See “Day Care Center, Child”.

**Nursing Home**

A health establishment, which provides nursing care under the direction of a Colorado, licensed physician to patients who, for reason of illness or physical infirmities, are unable to care for themselves.

**Nursing or Medical School**

A tertiary educational institution or professional school that teaches medicine or nursing, and awards a professional degree for physicians or nurses.

# O

**Obstruction**

Any dam, wall, embankment, levee, dike, pile, abutment, soil material, bridge, conduit, culvert, building, wire, fence, refuse, fill, structure or other matter in, along, across, or projecting into any channel which may impede, retard, or change the direction of the flow of water, either in itself or by catching debris carried by such water, or that is placed where the flow of water might carry the same downstream.

**Off-Premise Advertising Devices**

Signs advertising an establishment, merchandise, service, or entertainment, that is not sold, produced, manufactured, or furnished at the property on which the sign is located. These signs are commonly referred to as billboards.

**Offending Vegetation**

Weeds, noxious weeds as defined by the Colorado Department of Agriculture and/or as identified for mandated control and enforcement by the County Weed Manager, and any species identified by the County Weed Manager. Areas for cultivation of crops shall not be considered landscaping or offending vegetation.

**Office, Bail Bond**

A business whose primary purpose is to act as a surety to secure the presence of an accused person at a court proceeding in a criminal manner.

**Office Flex**

A type of development designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, wholesale operations, and including but not limited to craft manufacturing, warehouse, and distribution uses.

**Off-Site Directional Sign**

A sign, which directs attention to a business, commodity, service, activity or product, sold, conducted, or offered off the premises where such sign is located. An Off-Site Directional Sign shall be used to advertise a business, commodity, service, campaign, drive, or special event, which is located within 1,000 feet of the property on which the sign is placed.

**Off-Street Parking Space**

An area of 300 square feet, which shall include the parking space and the necessary area for ingress and egress.

**Oil and Gas Facility**

The definable area of maximum disturbance where an applicant intends to locate oil and gas wells, equipment or improvements, or additional supporting equipment upstream of the custody transfer point, used or installed for the exploration, extraction, production, withdrawal, treatment, or processing of crude oil, condensate, or natural gas.

**Oil and Gas Well Drilling and Production**

The drilling for and production of gas and oil, along with the installation of pumps, tanks, pits, treaters, and separators and other equipment.

**On-Site Wastewater Treatment System**

An absorption system of any size or flow, or a system or facility for collecting, storing, treating, neutralizing, stabilizing, or disposing of sewage which is not part of or connected to a sewage treatment works. An on-site wastewater treatment system with a designed capacity to receive more than 2,000 gallons per day is considered to be a domestic wastewater treatment works and subject to State Health and Adams County Health Department Regulations.

**Open Area**

Any real property in single or joint ownership with no structures.

**Open Space**

Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such lands.

**Open Space, Active**

Open space that may be improved and set aside, dedicated, designated, or reserved for recreational facilities such as swimming pools, play equipment for children, ball fields, court games, picnic tables, etc.

**Operations**

The business activities that a Hospitality Business engages in to provide a service to their customers.

**Operator**

The mineral estate owner, the mineral estate lessee, drilling contractor, production company, or any party or parties acting on behalf of any of the above.

**Ore Dump or Elevator**

A depository of barren rock from a mine and ore that was rejected as too poor to ship to a mill.

**Outdoor Advertising Sign**

See “Billboard”.

**Outdoor Consumption Area**

A Consumption Area that is outdoors and surrounded by a sight-obscuring wall, fence, hedge, or other opaque or translucent barrier.

**Outdoor Concerts and Events**

An outdoor establishment or facility used to accommodate an audience at public meetings or artistic performances, which usually includes a stage and seating.

**Outdoor Display**

The unenclosed display or sale of finished products actively available for sale. This definition includes, but is not limited to, lawn equipment, storage sheds, plants, propane tanks, ice machines, and similar items. This definition does not include products in shipping boxes, crates, on pallets, or other shipping containers, which are considered outdoor storage.

**Outdoor Sales Event**

The outdoor sale of goods for a short-term event and includes tent and parking lot sales, hail damage repair, sidewalk sales, and similar uses, but specifically excludes residential garage or yard sales, roadside stands, flea markets, and farmers' markets.

**Outdoor Storage**

The placement of materials, stock, supplies, shipping containers, mobile storage containers, machines, operable vehicles, equipment, manufacturing materials, or chattels of any nature that are not kept in a structure having at least four walls and a roof, for a continuous period of 24 hours or more. Outdoor storage shall not include:

A. Items for the general public such as new and used cars, recreational vehicles, boats, landscape stock or related materials, or rental automobiles where such items are permitted for sale in the district in which they are located;

B. Outdoor parking of motor vehicles regularly used in connection with the operation of an establishment or parked for less than 48 hours for maintenance;

C. The storage of wrecked or inoperable vehicles in association with an approved automobile or bus repair use or automobile towing and storage yard use.

**Overall Development Plan**

A plan, map, and supporting materials required by these standards and regulations that outlines general, rather than detailed, development intentions and depicts a proposed subdivision in schematic form.

**Owner**

Any person who alone, jointly, or severally with others:

1. Has a legal, possessory or equitable interest in a dwelling unit, with or without accompanying actual possession thereof; or
2. Acts as the agent of a person having a legal, possessory or equitable interest in a dwelling or dwelling unit thereof; or
3. Is the general representative or fiduciary of an estate through which a legal or equitable interest in a dwelling unit is administered.

# P

**Painting and Body Shop**

An establishment or area for the purpose of the replacement, painting, restoration, welding, rebuilding or refinishing of vehicle parts or body components of automobiles, trucks, and other motor vehicles.

**Parcel**

A unit of land recorded in public land records for taxation, ownership, or legal description purposes.

**Park, Private**

Land within or related to a development, not individually owned or dedicated for public use but generally owned and maintained by a homeowner's association, that is designed and intended for the common use or enjoyment of the residents of the development and their guests, and may include such complementary structures and improvements as are necessary and appropriate. Private parks may include trail areas, gardens, scenic areas, buffer areas, pools, tennis courts, playgrounds, and clubhouses.

**Parking Area**

A site or portion of a site devoted to the parking of motor vehicles including parking spaces, aisles, access drives, and landscaped areas.

**Parking Garage**

A multi-level covered structure that provides primary parking to the public.

**Parking Lot, Commercial**

A parking lot or parking garage for public parking for a fee, not including parking lots or garages operated as an accessory use in association with a residential, commercial, or industrial business. See "Automobile Parking Lot".

**Parking, Shared**

Joint use of a parking lot or area for more than one principal use.

**Parks, Public**

A tract of land designed for and used by the public for active or passive recreation, which may include structures containing athletic facilities, cooking facilities, and restrooms. Incidental sales related to active uses or temporary uses are permitted.

**Pawnbroker**

Defined in accordance with C.R.S. § 29-11.9-101. Used motor vehicles, used clothing, and nonprofit establishments are excluded from the provisions of this definition.

**Pawn Shop**

A retail sales establishment where a pawnbroker regularly engages in or solicits business.

**Penal Institution**

The use of land for the confinement or safe custody of persons as a result of a legal process and may include attendance centers established for persons sentenced to serve periods of community service.

**Pennant**

Any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

**Percent of New Trips Factor**

The percentage of peak hour trips which a proposed land use will generate that constitutes new or additional trips added to the County's major roadway system. Those trips that do not represent additional trip ends shall not be counted as new or additional trips. Pass-by trips and diverted trips do not constitute new trips.

**Permanent**

For the purpose of these standards and regulations, the term "permanent" shall mean any use or structure lasting for a period of five years or longer.

**Permanent Grass**

A conservation system in which native grass has been left untilled or reseeded to native or adapted/introduced grasses.

**Permanent Monument**

Any structure of masonry and/or metal placed on or in the ground, including those exclusively placed for surveying reference, which meet the requirements of state law.

**Permanent Structures**

Existing structures constructed after issuance of a valid building permit(s) by Adams County and occupied after the issuance of a valid Certificate(s) of Occupancy by Adams County.

**Permit**

An express written and formal approval, including any conditions of approval, to conduct a use allowed by a Certificate of Designation, Conditional Use, Special Use, Temporary Use, Domestic Sewage Sludge Application Permit, or other written and formal approvals adopted as a part of these standards and regulations.

**Permit Issuing Authority**

The entity authorized by these standards and regulations to issue a permit for a particular type of land use (the Director of Community and Economic Development for zoning review approval and temporary uses, Board of Adjustment for special uses, or Board of County Commissioners for conditional uses).

**Permitted Use**

A use permitted by right in a zone district. The use must comply with all applicable performance standards for the use or uses and all County and State regulations to be permitted.

**Person**

An individual, corporation, partnership, association, firm, other legal entity, state or political subdivision thereof, federal agency, state agency, municipality, commission, interstate body or other organization recognized by law and acting as either the owner or as the owner's agent.

**Philanthropic Institution**

An entity whose mission is to provide monetary, technical assistance, or other items of value for religious, charitable, scientific, literary, or educational purposes.

**Pit**

As it relates to Oil and Gas Operations, a subsurface earthen excavation (lined or unlined), or open top tank, used for oil or gas exploration or production purposes for retaining or storing substances associated with the drilling or operation of oil and gas wells. Pits may include drilling pits, production pits, reserve pits and special purpose pits as defined in COGCC Rules.

**Plains Area of Adams County**

For purposes of these standards and regulations, the Plains Area of Adams County shall mean those areas east of the areas designated for urban uses in the Airport Environs Plan. Separated by a line as follows: I-76 from the Weld County line to 152nd Avenue, then east to Watkins Mile Road, then south to 124th Avenue, then east to Quail Run Mile Road, then south to 80th Avenue, then east to Manila Mile Road, then south to 72nd Avenue, then east to Schumaker Mile Road, then south to the Arapahoe County line.

**Planned Unit Development (PUD)**

A zoning district guided by a planned development plan and developed as a coordinated unit to allow for greater flexibility and creativity in site design in exchange for additional public benefits.

**Planning Commission**

Planning Commission shall mean the Adams County Planning Commission, appointed by the Board of County Commissioners pursuant to C.R.S. § 30-28-103.

**Plant Nurseries and Greenhouses**

An establishments engaged in growing, cultivating, and selling plants, flowers, shrubs, trees, or other vegetation, either wholesale or retail, for transplanting or ornamental use.

**Plat**

A map or maps together with supporting documentation of certain described land prepared in accordance with these standards and regulations as an instrument which shall be filed with the Adams County Clerk and Recorder for providing a permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels of land within a subdivision. The plat, when recorded by the Adams County Clerk and Recorder, becomes the legal instrument whereby the location and boundaries of separate parcels of land within a subdivision are identified.

**Playgrounds and Play Fields**

Designated play areas and/or fields to be used for active and passive recreation for all ages including amenities such as swings, slides, sand boxes, water "spray grounds", volleyball sand courts, hard court play surfaces, open fields, and the like.

**Plaza**

An open space that may be improved and landscaped, usually surrounded by streets or buildings.

**Plugging**

As defined by the State of Colorado Energy and Carbon Management Commission (ECMC) Rules and Regulations.

**Police Station**

An establishment used for administration of police operations, the dispatch of police personnel and vehicles, and the incarceration of criminals.

**Polycyclic Aromatic Hydrocarbons (PAH)**

A large group of carbon-hydrogen organic compounds formed from the incomplete burning of coal, oil, gas, garbage, tobacco, and wood, as well as during high-temperature cooking.

**Polychlorinated Biphenyls (PCBs)**

A group of manmade chemicals that were used in various products like electrical equipment and paints until their production was banned in the U.S. in 1979 following research that concluded that such chemicals persist in the environment, accumulate in the food chain, and can cause health problems such as cancer, immune system damage, and developmental issues.

**Pollutant**

Pollutants may include, but are not limited to, any dredged spoil, dirt, slurry, solid waste, incinerator residue, sewage, sewage sludge, sediment, garbage, trash, chemical waste, biological nutrient, biological material, radioactive material, heat, wrecked or discharged equipment, rock, sand, or any industrial, municipal or agriculture waste, paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes; yard wastes including grass clippings and leaves; refuse, rubbish, garbage, litter, or other discarded or abandoned objects; accumulations that may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; pet wastes; wastes and residues that result from constructing a building or structure, concrete washout waste; wastes and residues that result from mobile washing operations; noxious or offensive matter of any kind, and any soil, mulch, or other type of landscaping material.

**Pollution**

Man-made, man-induced, or natural alteration of the physical, chemical, biological, and/or radiological integrity of water. Pollution includes the presence of any foreign substance (organic, inorganic) in water or wastewater which in sufficient concentration tends to degrade its quality so as to constitute a hazard or impair the usefulness or quality of the water to a degree which may not create an actual hazard to the public health but which does adversely and unreasonably affect such waters for their designated use.

**Pool Hall**

A facility wherein the principal use or activity is billiards, pool, or snooker, regardless of the number of billiard, pool or snooker tables.

**Post Office**

An office or station of a government postal system at which mail is received and sorted, from which it is dispatched and distributed, and at which stamps are sold or other services rendered.

**Poultry Farm**

An agricultural operation where chickens, turkeys, ducks, geese, or other domestic fowl are kept, raised, bred, or slaughtered for eggs or meat for the purposes of commercial sale.

**Power Plant**

Any electrical energy generating facility and appurtenant facilities which utilize a substation prior to distribution to a consumer, or any addition thereto, increasing the existing design capacity, except portable generators used in emergency situations.

**Pre-Application Conference (Special District Service Plan Review)**

A scheduled meeting between the applicant and one or more members of the District Review Team. The representative of the District Review Team and one staff person from the Development Review Section of the Community and Economic Development Department must attend this meeting. At the pre-application conference, the proposed District, the state statutes, and these regulations shall be discussed in detail.

**Premises**

A distinct and definite location, which may include a building, a part of a building, a room or any other definite contiguous area.

**Preschool**

See “Day Care Center, Child”.

**Primary Residence**

Primary residence means a residence which is the usual place of return for housing as documented by at least two of the following: motor vehicle registration, driver's license, Colorado state identification card, voter registration, tax documents, or a utility bill. A person can only have one primary residence.

**Principal Structure or Use**

The main or primary purpose for which a structure or land is used, and to which all other uses on the property are accessory.

**Prison**

A secure, government-operated correctional facility used for the confinement, custody, and supervision of individuals convicted of crimes or awaiting trial.

**Private Room**

A room in an adult motel that is not a peep booth, has a bed and a bath in the room or adjacent room, and is used primarily for lodging.

**Private Streets**

Those streets located on private land maintained by private entities and generally restricted to private use.

**Pro Forma (Special District Service Plan)**

A presentation of all projected expenses to be incurred and revenues to be generated by a proposed Special District showing the year-end financial status of the Special District for each year from the organization of the Special District until the repayment of all proposed debt.

**Professionally Prepared (Special District Service Plan Review)**

Meeting the standards set for Special District service plans by the District Review Team, to include, but not limited to, quality of map preparation, organization, and readability.

**Prohibited Animal**

Any animal which is ordinarily found in an unconfined state and is usually not kept as a household pet, including, but not limited to, lions, tigers, cheetahs, panthers, leopards, cougars, mountain lions, ocelots, any wild members of the genus felis, lynx, bobcats, foxes, minks, skunks, raccoons, bears, non-human primates, wolves and coyotes; poisonous lizards, poisonous and/or constrictor snakes; lethal toads and arachnids (spiders, scorpions and tarantulas). "Prohibited Animal" shall not include domestic ferrets (Mustelia furo), livestock, or household pets as defined herein. Alleged domestication of any prohibited animal shall not affect its status under this definition. The determination of prohibited animal status for an animal not listed herein will be made by the Director of Community and Economic Development.

**Property (or Home) Owners' Association**

A private, non-profit corporation or property owners for the purpose of owning, operating, and maintaining various common properties and facilities (except that as this definition relates to a condominium project, the property owners' association does not own the common property/facilities, it operates and maintains them on behalf of the condominium owners).

**Property, Non-Participating**

A parcel of land for which the owner has not entered into any written agreement with the owner or operator of a wind energy facility and has not consented to the placement of wind energy facilities or to reduced development standards.

**Property, Participating**

Participating Property means a parcel of land for which the owner has entered into a written agreement with the owner or operator of a wind energy facility that authorizes the placement of wind energy facilities or associated infrastructure on the parcel and may include consent to reduced setback, noise, or other development standards.

**Protective Living Facilities**

Housing where the residents are assigned to the facility and are under the protective care of the county, state, or federal government. This use includes: jails or prisons; work release; psychiatric hospitals; and comparable facilities.

**Public Improvement**

Any improvement, facility or service together with its associated public site or right-of-way necessary to provide transportation, drainage, public or private utilities, energy or similar essential services.

**Public Sewer and Water Facilities**

Those sewer and water facilities of a municipality or special district authorized by Title 32 of the Colorado Revised Statutes.

**Public Service**

A use that provides public services, including police stations, post offices, and fire stations, as well as other municipal services that are not utilities. The phrase “public service” also includes conservation agencies. The phrase does not include office uses.

**Public Streets**

Any streets or highways recognized by the public agency having jurisdiction over them.

**Public Utility**

Improvements, which include gas lines, water mains, sanitary storm sewerage, electrical cables and lines, telephone cables and lines, telecommunication facilities and lines, or other facilities of a similar nature.

**Public Utility Storage, Yards, and Service Installments**

An area used for storage for establishments engaged in public services or utilities.

**Public Water Supply Well**

A well or system of wells that provide water via piping or other constructed conveyances for human consumption to at least 15 service connections or serves an average of at least 25 people for at least 60 days each year.

**Putrescible Waste**

Those solid wastes that contain organic matter capable of being decomposed by microorganisms, and of such character and proportion as to be capable of attracting or providing food for birds or disease vectors.

# Q

**Quarry**

A place where rock, ore, stone, sand, and similar materials are excavated for sale or for off-site use.

**Quasi-Judicial Rezoning**

A site-specific Zoning Map Amendment that applies to a single property or a limited number of properties and is considered a quasi-judicial action rather than a legislative action.

# R

**Radio and TV Broadcasting Station**

A structure with electronic equipment that generates and amplifies a carrier radio or TV wave, modulates it, and radiates the resulting signal from an antenna.

**Radio or TV Broadcasting Towers**

A structure intended for transmitting or receiving radio or television communications that may include parabolic dishes or microwave relay dishes mounted on the tower.

**Railroad Terminal**

A facility used for the transfer of passengers and freight to other modes of transportation.

**Railroad Transportation**

Facilities and rights-of-way used for the operation of passenger or freight trains, including tracks, switching yards, sidings, stations, terminals, maintenance areas, and related support facilities necessary for rail service. This use does not include passenger or freight terminals intended primarily for truck or bus operations.

**Railroad Yard**

An area of land, a portion of which is covered by a system of train tracks, used for the classifying, switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of train cars, trains, engines, locomotives, and rolling stock.

**Ranching**

Land used for grazing livestock for the primary purpose of obtaining a monetary profit.

**Reach**

A hydraulic engineering term to describe longitudinal segments of a stream or river. A reach will generally include the segment of the floodplain where flood heights are primarily controlled by manmade or natural floodplain obstructions or restrictions. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most likely be a reach.

**Real Estate Agents, Brokers, and Management**

An office that employs licensed professionals who represent buyers, sellers, property owners, and lessees in real estate transactions. It includes any administrative support staff or managers also employed at the location.

**Real Estate Office (Temporary)**

The use of an office or model home for the purpose of selling or leasing new homes incidental to a new development.

**Rear Lot Line**

See "Lot Lines, Rear".

**Recovery Residence**

A "recovery residence" as that term is defined in C.R.S. § 27-80-129(1)(b)(I). A recovery residence may be either a Group Home, FHAA or a Group Residential Facility, but in either instance, it is a residential use.

**Recreational Uses**

Recreational uses include active and passive recreational services and parcels open to the public, such as parks, open spaces, trails, playfields, and the like. Incidental sales associated with recreational uses is permitted. These recreational opportunities are meant to serve the recreational and social interaction needs of the residents of all ages, economic situations, and physical conditions, and include publicly owned lands, open spaces, trails, playfields, and the like.

**Recreational, Indoor Uses**

An enclosed facility which offers active recreation opportunities, such as indoor swimming, tennis courts, racquetball, handball, and the like. This use may include incidental eating and drinking areas, incidental sales, and staff offices.

**Recreational, Outdoor Uses**

An area or facility where any portion of the recreation activity takes place outside including swimming pools, game courts, and playgrounds. This use may include incidental eating and drinking areas, incidental sales, and staff offices.

**Recreational Vehicle**

A vehicle that is:

A. Built on a single chassis;
B. Four hundred-square feet or less when measured at the largest horizontal projections;
C. Designed to be self-propelled or permanently towable by a light duty truck; and
D. Not designed primarily for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Recyclable Materials**

A type of material subject to reuse or recycling. Recyclable materials include metal, glass, cloth, paper, plastic, or any other material which presently has a commercial use or value as a commodity, raw material, or feedstock and is intentionally separated from a waste stream for reprocessing or remanufacture. Recyclable materials do not include any material meeting the definition of a hazardous waste under C.R.S. § 25-15-101(6), any material meeting the definition of an infectious waste under Section C.R.S. § 25-15-402(1), any material meeting the definition of a putrescible waste, or any other materials likely to contaminate ground water, create off-site odors, or otherwise pose a threat to human health or the environment as a result of processing, reclaiming, recycling, storage prior to recycling, or use of the material.

**Recycling**

The action or process of converting waste into reusable material.

**Recycling Collection Facility**

A bin or other weather-tight container enclosed with a door or lid for the acceptance by donation, redemption, or purchase of recyclable material for transshipment to a recycling center, or an industrial processing facility.

- A small recycling collection facility does not occupy a permanent building and does not contain the processing activities of a large recycling facility.
- A large recycling collection facility may occupy a permanent structure, may also accept used motor oil in accordance with applicable health and safety regulations, and may include such power-driven light processing including aluminum foil and can compacting, baling, plastic shredding, or other light processing activities necessary for efficient temporary storage and shipment of material.

**Recycling Facility**

Operators and owners claiming exclusion from Certificate of Designation Regulations by operating facilities, or sites receiving solid waste materials, for the purpose of processing, reclaiming, or recycling solid waste materials, including but not limited to metals, paper, plastics, organics, asphalt, and concrete. The exclusion requires submittal of a design and operations plan to the Community and Economic Development Department, which will be reviewed in accordance with the recyclable materials criteria.

**Redevelopment**

Improvements to a site that is already substantially developed with 35 percent or more of existing impervious area. Improvements include the creation or addition of impervious area (including removal and/or replacement), to include the expansion of a building footprint or addition or replacement of a structure; structural development including construction, replacement of impervious area that is not part of a routine maintenance activity; and land disturbing activities. Depending on the scale of the redevelopment activity, a Stormwater Quality (SWQ) Permit and/or post-construction stormwater requirements may be required.

**Reduced-till (Minimum-till)**

A tillage and planting system that meets at least 1,000 pounds flat small grain residue equivalent for wind erosion control and at least 30 percent ground cover for water erosion control.

**Reference Tag**

Any type of permanent tag bearing the Colorado registration number of the surveyor responsible for the establishment of said marker.

**Refuse Transfer Facility**

Any facility that accepts garbage, trash, rubbish, debris and other types of discarded or waste materials for the purposes of collection, temporary storage, or transfer to other locations for disposal.

**Religious Institution**

Structures or places in which worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held, together with its accessory buildings and uses (including buildings used for educational and recreational activities), operated, maintained, and controlled under the direction of a religious group. Accessory uses include school facilities, parking, caretaker's housing, pastor's housing, and group living facilities such as convents. Examples include churches, temples, synagogues, and mosques.

**Rental Services**

A retail establishment that rents to the general public merchandise, such as furniture, appliances, and similar goods that are housed inside a building.

**Repair**

The non-routine process of restoring by replacing a part or putting together what is torn or broken. This term shall also mean the non-routine process of restoring to a sound and serviceable state through correction of a specific failure or unserviceable condition.

**Research, Development, Testing Laboratories**

Research, development, and testing laboratories that do not involve the mass manufacture, fabrication, processing or sale of products. Such uses shall not violate any odor, dust, smoke, gas, noise, radiation, vibration, or similar pollution standards as specified herein.

**Residence**

A place of primary habitation. For the purposes of these standards and regulations, the terms residence and dwelling are interchangeable.

**Resort**

A set of buildings and uses that shall include overnight accommodations, restaurants, and indoor and outdoor entertainment.

**Restaurant, Conventional**

An eating/drinking establishment where the principal business is the sale of food and beverages in a ready-to-consume state where beer, wine, spirits, and other liquors may be produced on the premises as an accessory use. A conventional restaurant may have a drive-through and pick-up window for orders that are phoned in or ordered online; however, customers shall not place orders on-site and outdoor menu boards are not located on-site. A restaurant with a drive-through or pick-up window for orders placed on-site is considered a fast food restaurant.

**Restaurant, Fast Food**

An eating/drinking establishment that provides a drive-through and pick-up facility for placing and receiving orders and may be either: (1) a free-standing operation; or (2) a non-free-standing operation incorporated into a building within which one or more other compatible and complimentary uses exist, and whose principal business is the sale of pre-prepared or rapidly prepared food to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, and whose design or principal method of operation includes two or more of the following characteristics:

A. The elimination, in whole or in part, of table service, thus requiring customers to place orders at a counter where the orders are filled;

B. The food is usually served in edible containers or in paper, plastic, or other disposable containers;

C. The facilities for on premises consumption of food are insufficient for the volume of food sold by the restaurant; or

**Restricted Access Area**

A designated and secure area within a Licensed Premises in a Retail Marijuana Hospitality and Sales business where Retail Marijuana is sold to consumers, processed for sale, and displayed for sale, and where no one under the age of 21 is permitted.

**Retail Marijuana**

Marijuana that is grown, tested, manufactured, and/or sold pursuant to the provisions of these regulations, the Colorado Marijuana Code and Section 16 of Article XVIII of the Colorado Constitution, that is cultivated, manufactured, distributed, or sold by a licensed retail marijuana business. If the context requires, retail marijuana includes retail marijuana concentrate and retail marijuana products.

**Retail Marijuana Business**

A retail marijuana store, a retail marijuana cultivation facility, a retail marijuana product manufacturing facility, a retail marijuana hospitality and sales business, a marijuana hospitality business, or a retail marijuana testing facility as set forth in Section 16 of Article XVIII of the Colorado Constitution and as may be more fully defined in the Colorado Marijuana Code.

**Retail Marijuana Code**

C.R.S. § 44-10-101 *et seq*. and any rules or regulations promulgated thereunder.

**Retail Marijuana Cultivation Facility**

A person licensed pursuant to this DSR and the Colorado Marijuana Code as defined therein and in Section 16 of Article XVIII of the Colorado Constitution.

**Retail Marijuana Hospitality and Sales Business**

An entity licensed to (1) purchase Retail Marijuana from a Retail Marijuana Business, (2) Transfer Retail Marijuana to consumers, and (3) permit the use or consumption of Retail Marijuana Transferred to a consumer within the Restricted Access Area.

**Retail Marijuana Products Manufacturer**

A person licensed pursuant to this DSR and the Colorado Marijuana Code as defined therein.

**Retail Marijuana Store**

A person licensed pursuant to this DSR and the Colorado Marijuana Code as defined therein.

**Retail Marijuana Testing Facility**

Shall have the meaning ascribed to it by state law.

**Retirement Home**

An establishment used as a multiple dwelling residence for retired persons in separate dwelling units with limited accessory services such as recreation and other common facilities, and may include nursing or hospital care.

**Revegetation**

The reseeding or planting of native or introduced plant species adapted to the land site and have been approved by the Soil Conservation District Board.

**Riding Stable or Academy**

Any establishment where horses are boarded and cared for; where instruction in riding, jumping, and showing is offered; and/or where horses may be hired for riding. A riding stable or academy may also be an accessory use in the operation of a club, association, ranch, or similar establishment.

**Right-of-way (ROW)**

The legal or physical corridor reserved for transportation purposes. It includes the portion used for vehicle travel, plus shoulders, sidewalks, drainage areas, utilities, landscaping, slopes, and other areas within the public or private transportation easement.

**Riparian Plant Community**

A plant community associated with watercourses in Adams County. Riparian plant communities shall be delineated using the "Field Guide to the Wetland and Riparian Plan Associations of Colorado" (Colorado Natural Heritage Program, Colorado State University, 2003).

**River**

The South Platte River and Clear Creek.

**Road Capital Improvement**

Includes transportation planning, preliminary engineering, engineering design studies, land surveys, alignment studies, right-of-way acquisition, engineering, permitting, and construction of all necessary features for any road construction project on a road on the County's major road system, undertaken to accommodate traffic resulting from new traffic-generating land development activity. Road capital improvements shall include but not be limited to: (a) construction of new through lanes, (b) construction of new bridges, (c) construction of new drainage facilities in conjunction with new road construction; (d) purchase and installation of traffic signals, including new and upgraded signalization, (e) construction of curbs, gutters, sidewalks, medians and shoulders, (f) construction of turn lanes, and (g) widening of existing roads.

**Roadside Stand**

A temporary structure used primarily to sell products produced on the property.

**Roadworthy**

A condition in which a motor vehicle has sufficient power and is fit to operate on the roads and highways of this state after visual inspection by appropriate law enforcement authorities. In order to be roadworthy, such vehicle, in accord with its design and use, shall have all major parts and systems permanently attached and functioning and shall not be repaired in such a manner as to make the vehicle unsafe. "Major parts and systems" shall include, but not be limited to, the body of a motor vehicle with related component parts, engine, transmission, tires, wheels, seats, exhaust, brakes, and all other equipment required by Colorado law for the particular vehicle.

**Rock Climbing Wall**

A feature at a sports center or in a gymnasium fitted with attachments to simulate a rock face for climbing practice.

**Rodeo**

See "Equestrian Arena, Commercial" and "Equestrian Arena, Personal".

**Roof Sign**

Any sign painted, erected, or constructed wholly on and over the roof of a structure, supported by the roof structure, or extending vertically above the highest portion of the roof.

**Rural Street**

Section line roads function in similar capacity to arterials, although may not have the levels of traffic. Paved and gravel rural roads can function in a similar manner as collector or local streets in rural areas.

# S

**Safe Parking Site**

A location that provides individuals and families who are experiencing homelessness and living in their vehicle a dedicated, safe place to park.

**Sale or Sell**

Includes to exchange, barter, or traffic in, to solicit or receive and order except through a licensee licensed under this DSR, to deliver for value in any way other than gratuitously, to peddle or possess with intent to sell, or to traffic in for any in for any consideration promised or obtained directly or indirectly.

**Sales and Office Trailer**

A temporary residential sales office used in conjunction with a residential development or subdivision.

**Salvage Yard**

A building, structure, parcel of land, or portion thereof, where two or more motor vehicles not in running condition, or parts thereof, are stored in the open and are not being restored to operation; or any land, building, or structure used for wrecking or storing of such motor vehicles or farm machinery, or parts thereof, stored in the open and not being restored to operating condition.

**Sanatorium**

A hospital used for treating chronic and long-term illness and various nervous and mental disorders.

**Sanitary Landfill/Solid Waste Disposal**

A site for the disposal of refuse on land without creating a nuisance or hazard to public health and safety by utilizing the principles of engineering to confine the refuse to the smallest practical area, reduce it to the smallest practical volume, and regularly cover it with a layer of earth on a daily or more frequent basis.

**Savings and Loan Institutions**

See “Financial Institutions”.

**Scenic View**

A view from a highway or from private property of a natural setting that contains one or more of the following: mountains, valleys, rivers, wetlands, farmlands, or other open spaces.

**School**

A public or private educational establishment for children between kindergarten and 12th grade.

**School, College or University**

A public or private institution of higher learning (beyond grade 12) providing courses as approved by the Colorado Department of Education.

**School, Commercial**

A structure or group of structures where instruction is given to pupils in arts, religion, crafts, philosophy, or trades, and is operated as a commercial enterprise.

**Schools, Primary and Secondary, Public or Private**

A school for any grades between the first and twelfth grade teaching accredited courses of instruction as approved by an agency of the State of Colorado.

**Scrap Processing or Shredding Yard**

A use involving the coordination, scheduling, and management of freight and cargo transportation for others, without the physical handling or storage of goods on-site. Typical activities include freight forwarding, shipping brokerage, logistics management, and other transportation arrangement services that facilitate the movement of goods by air, rail, water, or highway.

**Seasonal Sales**

The temporary sale of goods or products associated with the season or a cultural event, such as the sale of Christmas trees, pumpkins, or seasonal produce. Such sales typically take place in locations not devoted to such sales for the remainder of the year.

**Seismic Operations**

As it relates to Oil and Gas Operations, all activities associated with acquisition of seismic data including but not limited to surveying, shothole drilling, recording, shothole plugging and reclamation.

**Self Storage**

A facility that contains separate storage spaces that are accessed from inside or outside a building. The storage spaces may be of various sizes and are leased or rented on an individual basis.

**Semi-nude**

A state of dress in which clothing covers no more than the genitals, pubic region, and areola of the female breast, as well as portions of the body covered by supporting straps or devices.

**Semi-Volatile Organic Compound (SVOC)**

A class of chemicals with properties between those of highly volatile organic compounds (VOCs) and less volatile substances. They are characterized by their moderate vapor pressure and higher boiling points, leading them to be more likely solids or liquids at lower temperatures and to partition between gas, particle, and dust phases. Common sources of SVOCs include pesticides, flame retardants, personal care products, and chemicals from manufacturing, and they can be found in both indoor and outdoor environments. (US EPA).

**Senior Center**

A building or part of a building used as a place of meeting, recreation, or social activity for persons 55 or older that is operated as a nonprofit.

**Septage**

A liquid or semisolid that includes normal household wastes, human excreta, and animal or vegetable matter in suspension or solution generated from a residential, commercial, or industrial septic tank system.

**Service Plan**

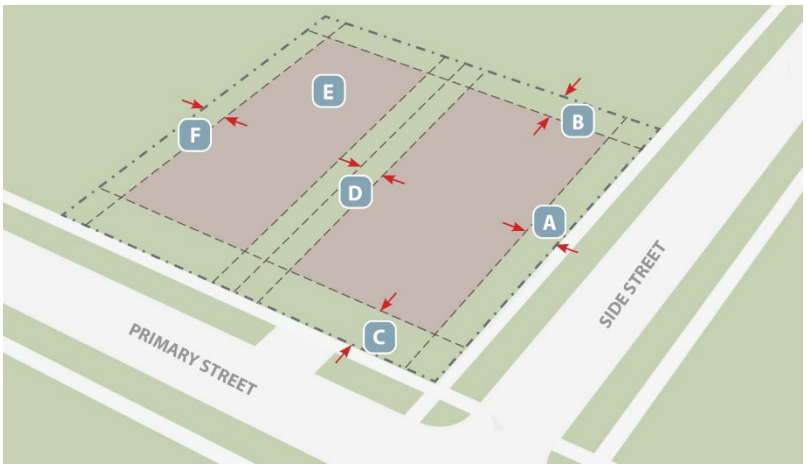
The documentation submitted to Adams County by an applicant proposing the organization of a Special District, including text, maps, charts, and tables, and containing all the information required in the Colorado Revised Statutes and these standards and regulations.

**Service Provider, Special District Service Plan**

Any municipal or quasi-municipal organization, which currently has or plans to have the ability to provide any or all of the services proposed in the service plan under review.

**Setback**

The horizontal distance of a required private open area at grade between the outer wall of a building or structure and the adjoining property lines, or, in the case of an abutting private street, the back-of-curb, unoccupied and unobstructed by any portion of a structure from the ground upward. The front ("C") and rear ("B") setbacks span the entire width of the property. The interior side ("D"), and corner ("A") setbacks extend from the required front setback line to the required rear setback line.




**Setback Line**

A line defining the minimum front, side, and rear yard requirements.

**Setback Line, Front**

The setback required between a building and the front property line of the lot on which the building is located, extending along the full length of the front property line between the side property lines.

**Settlement**

The lowering of the top grade of the landfill due to further compaction of the soil and the decomposition of organic matter.

**Sewage Sludge**

A combination of liquid wastes that may include chemicals, house wastes, human excreta, animal or vegetable matter in suspension or solution, and other solids in suspension or solution that is discharged from a dwelling, building, or other establishment.

**Sexual Encounter Establishment**

A business or commercial establishment, as one of its primary business purposes, offers, for any form of consideration, a place where two or more persons may congregate, associate, or consort for the purpose of "specified sexual activities" or the exposure of "specified anatomical areas" or activities when one or more of the persons is in a state of nudity or seminude. An adult motel will not be classified as a sexual encounter establishment by virtue of the fact it offers private rooms for rent.

**Sexually Oriented Business**

An adult arcade, adult bookstore, adult novelty shop, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, sexual encounter establishment, or nude model studio. The definition of sexually oriented businesses shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

**Shelter, Emergency**

An immediate and temporary place for individuals and families without a home to stay that provides support services and short-term stabilization.

**Sheltered Care Home**

A residential dwelling or facility providing room, board, and supervised care for individuals who do not require continuous medical or nursing services but may need assistance with daily living activities, personal care, or protective oversight.

**Shooting Range**

See "Gun and Archery Range".

**Short-Term Rental**

A residential dwelling that is rented, leased, or licensed (in the real estate, not regulatory, meaning of that term) for compensation, direct or indirect, as lodging accommodations in periods of 30 consecutive days or fewer. Short-term rentals shall be occupied by (a) primary resident(s) for at least 180 calendar days of the year. Short-term rentals shall be an accessory use to a principal use of residential.

**Shoulder**

The graded part of the right-of-way that lies between the edge of the main pavement (main traveled way) and the curb line.

**Side Lot Line**

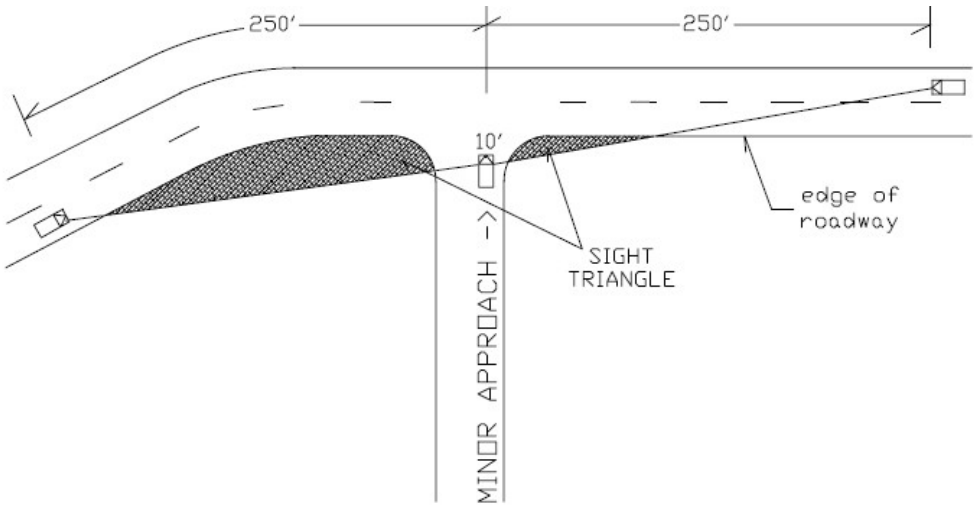
Any property line of a lot other than front or rear lot lines.

**Sidewalk**

A paved path provided for pedestrian use and usually located at the side of a road within the right-of-way, which meets specifications set forth in these standards and regulations.

**Sight Distance Triangle**

An area that includes that portion of public right-of-way and any private property within the shaded area depicted below based on the metrics in Table 16-02-1, *Sight Distance Triangle Measurements*, below. The vertical dimensions of the site distance triangle 30 inches above finished grade and eight feet above sidewalk elevation and 12 feet above road elevation. The sight distance triangle shall be measured from the center of the nearest approach lane at a point 10 feet behind the curb, edge of pavement, or edge of traveled roadway to the center of the nearest approaching traffic lane for each direction. In situations with a higher volume or speed, or projected higher volume of three or more axle, truck trailer combinations, this measurement should be increased to 15 feet behind curb or edge of roadway. The image below shows a sight distance triangle using a posted speed of 25 mph.




| Table 16-02-1, Sight Distance Triangle Measurements | | | | | |
|---|---|---|---|---|---|
| Posted Speed Limit (MPH) | Minimum Sight Distance | Grade Correction Distance (Feet) | | | |
| | | **Upgrades** | | **Downgrades** | |
| | | **3%** | **6%** | **3%** | **6%** |
| 25 | 250 ft. | 0 ft | -10 ft. | +10 ft. | +20 ft. |
| 30 | 300 ft. | 0 ft | -10 ft. | +10 ft. | +20 ft. |
| 35 | 350 ft. | -10 ft. | -15 ft. | +10 ft. | +35 ft. |
| 40 | 400 ft. | -10 ft. | -20 ft. | +30 ft. | +40 ft. |
| 45 | 450 ft. | -15 ft. | -30 ft. | +25 ft. | +55 ft. |
| 50 | 500 ft. | -20 ft. | -40 ft. | +30 ft. | +70 ft. |
| 55 | 550 ft. | -35 ft. | -75 ft. | +40 ft. | +90 ft. |

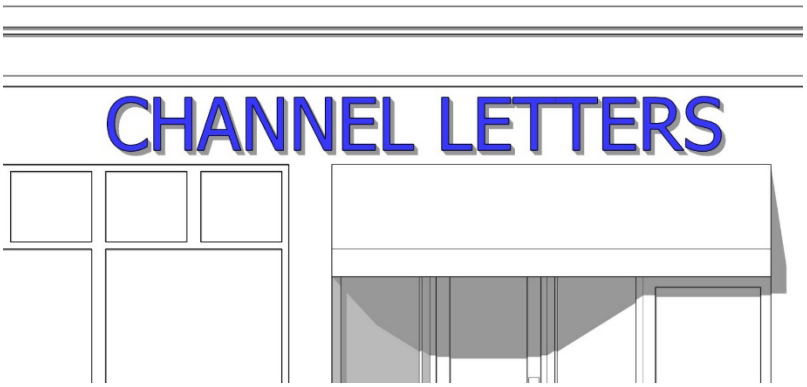
## Sign

Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person, or entity, institution, organization, business, product, event, or location, to communicate information to the public. The term includes structures and objects that are erected or placed on a property or structure to attract attention or to advertise.

## Sign Area

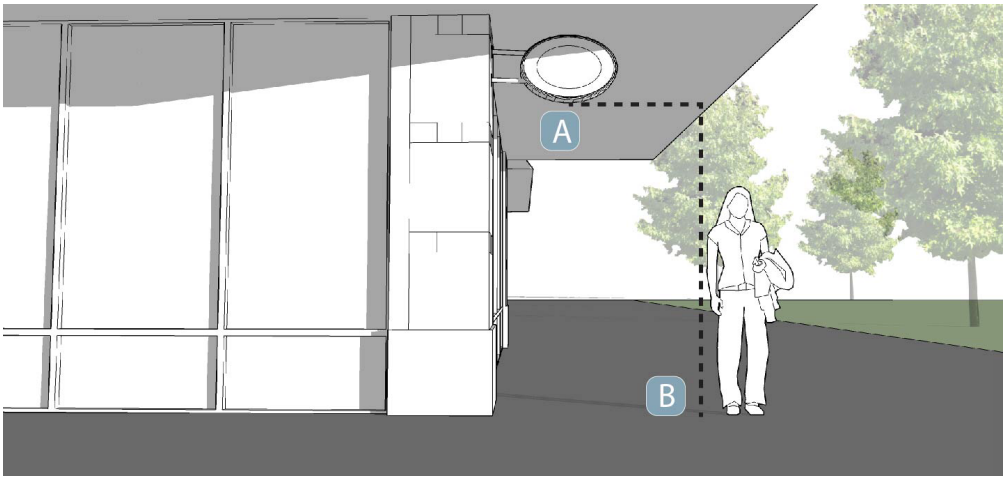
**Cabinet Signs:** Where a sign is enclosed in a frame or cabinet, the area of the entire surface of the sign face within a single continuous perimeter enclosing the extreme limits of the sign and not passing through or between any adjacent elements of the sign. That perimeter does not include any structural or framing elements lying outside the limits of the sign face unless such elements consist of a corporate logo that is part of the face, frame, or cabinet of the sign.

**Channel Letters:** Where a sign consists of individual letters, words, or symbols attached to a surface, the area of the smallest rectangle that completely encompasses all such letters, words, or symbols and any accompanying background of a color different than the color of the wall or sign face.




**Sign Clearance**

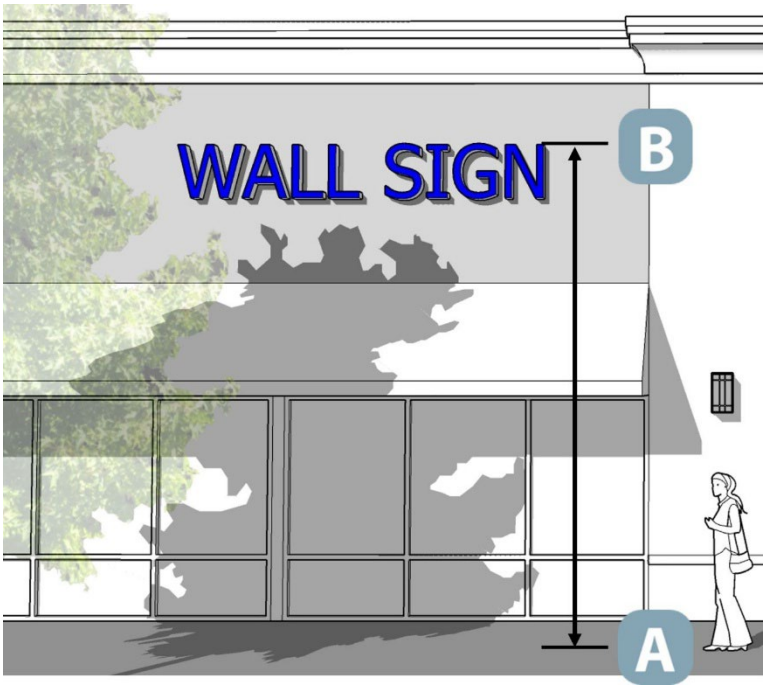
The distance between the bottom of a sign ("A") and the nearest point on the surface under it ("B").




**Sign Height**

**Freestanding Sign Height:** The vertical distance from the base of the sign's supportive structure at its point of attachment to the ground ("A") to the highest point of the sign structure ("B").

**Wall Sign Height:** The vertical distance from the point where the supporting wall meets the ground ("A") to the top of the highest point of the wall sign ("B").




**Sign Setback**

The shortest distance ("A") from each property line to the leading edge of the sign.

**Sign, Animated**

Any sign or part of a sign which changes physical position by any rotation or which gives the visual impression of such movement or rotation through special effects including, but not limited to, lights.

**Sign, Awning**

A sign painted, printed or attached flat against the surface of an awning. For the purposes of determining the maximum permitted sign area, only the area encompassing the graphic representation of the message shall be counted.

**Sign, Banner**

A temporary sign made of fabric or any nonrigid material with no enclosing framework.

**Sign, Canopy**

Canopy sign means a sign that is mounted to the front or side fascia of a canopy (such as for fuel sales) and contained completely within that fascia.

**Sign, Changeable Copy**

A sign with the capability of content change by means of manual or remote input that includes the following types:

A. Manually Activated means a Changeable sign whose message copy or content can be changed manually on a display surface.

B. Electrically Activated means a Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. For the purposes of this Code, Electrically Activated Changeable Signs shall be classified as Electronic Message Centers.

**Sign, Elevated**

A sign that is elevated by a support or multiple supports that are narrower than the sign face.

**Sign, Feather**

A temporary sign that contains a harpoon pole or staff driven into the ground for support.

**Sign, Freestanding**

A sign that is erected or mounted on its own self-supporting permanent structure or base detached from any supporting elements of a building.

**Sign, Hanging**

A sign suspended from the ceiling of an arcade, marquee, or canopy.

**Sign, Incidental**

A sign without a commercial message, usually informational, that has a purpose secondary to the use of the lot on which it is located, such as “no parking,” “entrance,” “loading only,” telephone,” and other similar directives.

**Sign, Marquee**

A sign that may include changeable copy sign components on the fascia of a projecting sign that is supported from a building wall, without pillars or posts, and extends beyond the building, building line, or property line.

**Sign, Monument**

A freestanding sign with the entire base of the sign structure affixed to the ground.

**Sign, Portable**

A temporary sign that is not attached to the ground, a building, or other structure, but does not include a Vehicle-mounted sign or a sidewalk A-Frame sign.

**Sign, Post**

A temporary sign, the face of which is affixed to a post installed on the ground.

**Sign, Projecting**

A sign attached to a building or extending in whole or in part greater than 12 inches or more horizontally beyond the surface of the building to which the sign is attached.

**Sign, Sidewalk A-Frame**

A temporary sign constructed to form a two-faced sign with supports that are connected at the top and separated at the base, forming an “A” shape.

**Sign, Stake**

A temporary single or double-sided freestanding sign on a rigid or semi-rigid material affixed to a metal frame that can be pushed into the ground by a single person.

**Sign, Subdivision Entry**

A freestanding sign, or a sign mounted to or engraved on a screening wall or fence, at the entrance of a development.

**Sign, Temporary**

A sign to be displayed for a limited period of time.

**Sign, Vehicle-Mounted**

A sign displayed upon a trailer, van, truck, automobile, bus, railroad car, tractor, semi-trailer or other vehicle, whether or not such vehicle is in operating condition.

**Sign, Wall**

A sign displayed upon or against the wall of a building or structure where the exposed face of the sign is in a plane parallel to the plane of the wall or parapet roof extension and extends not more than 12 inches horizontally from the face of the wall.

**Sign, Window**

A sign that is painted on, applied or attached to, the interior of a window, that can be seen through the window from the exterior of the structure. Merchandise included in a window display shall not be considered to be a sign.

**Significant Change**

A change consisting of or relating to the essential nature, fundamental or characteristic part or quality of the approved Certificate of Designation.

**Site Plan**

An accurately scaled development plan that illustrates the existing conditions on a land parcel as well as depicting details of a proposed development. Site Plan review (formerly referred to as a Change in Use Permit application) is the formal County review process where a project's detailed layout is examined to verify compliance with this DSR.

**Site Related Improvements**

Road capital improvements and right-of-way dedications, which provide direct access to the development. Direct access improvements include, but are not limited to the following: (a) driveways and streets leading to and from the development; (b) right and left lanes leading to those driveways and roads; (c) one through lane; (d) curb, gutter and sidewalks where applicable, (e) acceleration and/or deceleration lanes (f) traffic control measures for those driveways; and (g) internal streets. Credit is not provided for site-related improvements under the terms of this Regulation.

**Site Selection**

The process for determining the location of major facilities.

**Site Specific Development Plan**

A land use approval that grants vested rights in accordance with C.R.S. § 24-68-103. For the purposes of these regulations and standards, the following approvals are deemed "site specific development plans": Exemptions from Subdividing, Final Plats, Preliminary Development Plan (PDP), Final Development Plan (FDP), Major Subdivision, Minor Subdivision. In addition, the following approvals are intentionally omitted from the definition of a "site specific development plan": Preliminary Plat (Major Subdivision), Conditional Use Permits, Overall Development Plan (ODP), Rezoning, Site Plan, Special Use Permits, Temporary Use Permits, and Variances.

**Sixty Ldn**

The standard established for maximum noise exposure in the residential areas of Adams County. This measurement of sound is computed by following the methods described in Appendix A of Federal Aviation Regulation, Part 150, and concerning Airport Noise Compatibility Planning.

**Small Cell**

Shall include "small cell facility" and shall be defined by C.R.S. § 29-27-402(4).

**Small Cell Facility**

Shall mean any of the following: A wireless service facility that meets the following qualifications:

A. Each antenna is located inside an enclosure of no more than three cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than three cubic feet;

AND

B. Primary equipment enclosures are no larger than 17 cubic feet in volume as measured on the exterior surface of the enclosure. The following associated equipment may be located outside of the primary equipment enclosure and, if so located, is not included in the calculation of equipment volume: Electric meter, concealment, telecommunications demarcation box, ground-based enclosures, back-up power systems, grounding equipment, power transfer switch, and cut-off switch;

OR

C. A micro wireless facility.

**Social Organizations**

See "Lodges, Fraternal, and Social Organizations."

**Sod Farm**

Land used for the growing of turfgrass sod for the primary purpose of commercial sale.

**Soil Conservation District**

Soil Conservation District in Adams County organized pursuant to C. R. S. Section 35-70-101(ff).

**Solar System**

Any device or structural design feature whose primary purpose is to provide for the collection, storage, or distribution of solar for space heating, space cooling, electricity generation, or water heating.

*Roof-mounted solar system*: A solar system that is structurally mounted to the roof of a building or structure not solely designed to support the solar system.

*Ground-mounted solar system*: A solar system that is structurally mounted to the ground and is not roof-mounted. Ground-mounted systems include parking lot or parking canopy solar.

**Solar System, Large-Scale**

A Solar System that encompasses 320 acres or more of surface area.

**Solar System, Medium-Scale**

Solar Systems that encompass greater than 35 and less than 320 acres of surface area.

**Solar System, Small-Scale**

Solar Systems that encompass less than 35 acres of surface area.

**Solid Waste**

Material such as garbage, refuse, sludge of sewage disposal plants, mill tailings, mining wastes, junk automobiles and parts thereof, and other discarded solid waste material, including solid wastes resulting from industrial, commercial, and community activities, but does not include agricultural wastes. "Solid Waste" does not include any solid or dissolved materials in domestic sewage, or agricultural wastes, or solid or dissolved materials in irrigation return flows, or industrial discharges which are point sources subject to permits under the provisions of the "Colorado Water Quality Control Act," C. R. S. Article 8 of Title 25, or materials handled at facilities licensed pursuant to the provisions on radiation.

**Solid Waste Disposal Site**

The location and facilities at which the collection, storage, treatment, utilization, processing, and/or final disposal of solid wastes occur control in C R. S. Article 11 of Title 25.

**Solid Waste Disposal Site and Facility**

The location and/or facility at which the deposit and final treatment of solid wastes occur.

**Soup Kitchen**

A public or charitable institution that, as an integral part of the normal activities of the institution, maintains an established operation to provide food to persons in need on a regular basis.

**Special District**

A special service district organized under and existing by virtue of, the provisions of C. R. S. Title 32.

**Special Sign**

Any sign incidental to the development or promotion of real estate properties and subdivisions.

**Special Use**

A non-permanent exception from these standards and regulations for use of land, structures, or both approved by the Board of Adjustment.

**Specified Anatomical Areas**

As used herein means and includes any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areola; or
2. Human male genitals in a discernibly turgid state even if completely and opaquely covered.

**Specified Sexual Activities**

As used herein means and includes any of the following:

1. The fondling or other intentional touching of human genitals, pubic region, buttocks, anus or female breasts;
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
3. Masturbation, actual or simulated;
4. Human genitals in a state of sexual stimulation, arousal or tumescence; or
5. Excretory functions as part of or in connection with any of the activities set forth in subdivisions (1) through (4) of this subsection.

**Standards, Development**

Standards and regulations pertaining to the physical development of a site including requirements pertaining to yards, heights, lot area, fences, walls, landscaping area, access, parking, signs, setbacks, and other physical requirements.

**Standards, Performance**

Regulations and criteria established to control the operation of a use, including noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, dust, radio-activity, electrical disturbance, heat, glare, or other factors generated by or inherent in uses of land or structure.

**Stacking**

A space that accommodates one passenger motor vehicle waiting in a queue to obtain a service or other activity.

**Start of Construction**

This term is to be used for assistance in determination of substantial improvement, and means the date the Building Permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days following the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or, the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or as part of the main structure. This definition shall not imply permits are not required for grading or excavation work.

**State Licensing Authority**

The authority created for the purpose of regulating and controlling the licensing of the cultivation, manufacture, distribution, testing and sale of marijuana in this State pursuant to the Colorado Marijuana Code.

**Stockyard**

An enclosure with pens and sheds connected to a slaughterhouse, railroad, or market for the temporary keeping of livestock.

**Storage**

The keeping of machinery, equipment, vehicles, including recreational vehicles, parts, materials, or other goods at the same location for a period of time in excess of 72 hours.

**Storage Area**

Any non-mobile facility used for keeping possessions, belongings, goods, materials or other items, including appurtenant facilities utilized to store fossil fuels, manufactured gas, or other petroleum derivatives for eventual distribution capacity.

1. Private: Items are stored by the owner on the owner's property.
2. Commercial: A fee is charged for the service of storing items for others.

**Storage Capacity of a Floodplain**

The volume of space above an area of floodplain land that can be occupied by floodwater of a given stage at a given time, regardless of whether the water is moving. Storage capacity tends to reduce downstream flood peaks.

**Storage Structure**

An enclosed structure used for the keeping of possessions, belongings, goods, materials or other items.

1. Private: A structure is used for storing items by the owner on the owner's property.
2. Commercial: A fee is charged for the use of the structure for storing items for others.

**Storage Yard**

An outdoor area used for the keeping of possessions, belongings, goods, materials or other items in which the items are screened from view in accordance with these standards and regulations.

**Stormwater**

Precipitation-induced surface runoff. Stormwater is any surface flow, runoff, or drainage occurring during or following any form of natural precipitation event and resulting there from and consisting entirely of water from natural precipitation events.

**Stormwater Quality (SWQ) Permit**

Permit issued by Adams County for the unincorporated portions of the County located within the County's MS4 Permitted Area. The SWQ Permit, when required by County Regulations, is in addition to, and does not replace the State CDPS Stormwater Discharge Permit for Construction Activities.

**Story**

That part of a structure between the surface of a floor and the ceiling immediately above.

**Stream**

A continuous body of surface water, which is neither the South Platte River nor Clear Creek, that is flowing within the bed and banks of a channel.

**Strip Cropping**

Growing crops in a systematic arrangement of strips or bands to reduce wind and water erosion. To counteract wind erosion, the rows of wind-resisting crops are arranged at angles to offset adverse wind effects. To counteract water erosion, the strips are on or near the contour of the land. The crops are arranged so that a strip of grass or a close-growing crop is alternated with a no-till, reduced-till, clean-till or fallow strip.

**Structure**

Anything constructed, erected, located or placed on the ground, excepting mailboxes, ornamental light fixtures, flag and utility poles, static masts and lightning rods, railroad trackage, or ground covering not more than six (6) inches above ground level.

**Structure Height**

Refer to the definition of "height, building or structure".

**Structure, Permanent**

Any structure resting on and attached to its footings or foundation, excluding manufactured homes.

**Structure, Attached**

Two or more structures that (a) are connected by a common wall or party wall; (b) are connected by a common roof; and (c) share building materials and architectural design. Attached structures shall be structurally integrated and provide clear paths of egress and ingress between each unit.

**Structure, Detached**

Any structure having no common wall or party wall with another structure and no common roof with another structure. Bridges, tunnels, breezeways, and other similar means of connecting one structure to another shall not, for the purpose of these regulations, be considered to constitute a common or party wall.

**Subdivider**

Any person, firm, partnership, joint venture, association, corporation, or other entity who participates as owner.

**Subdivision or Subdivided Land**

The division of land into two or more surface lots, tracts, parcels, separate interests, or interests in common, unless exempted from the term "subdivision" or "subdivided land" as set forth in Sec. 5-01-02(C).

**Subdivision Improvements Agreement**

See Improvements Agreement.

**Subject Property**

Property for which a Conservation Plan Permit is sought.

**Substance Abuse Treatment Facility, Inpatient Residential**

Structures and land used for the treatment of alcohol or other drug abuse where one or more patients are provided with care, meals, and lodging.

**Substance Abuse Treatment Facility, Outpatient Clinic**

Structures and land used for the treatment of alcohol or other drug abuse where neither meals nor lodging is provided.

**Substantial Damage**

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**Substantial Improvement**

Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed. For the purposes of this definition, the term substantial improvement does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are necessary to assure safe living conditions; or

2. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

**Substation**

Any facility designed to provide switching, voltage transformation or voltage control required for the transmission of electricity at 115 kilovolts or more, and any addition thereto increasing the existing design capacity.

**Sufficient Service (Special District Service Plan Review)**

Service adequate in terms of technical, mechanical, organizational, and operational criteria, to meet the public need as proposed in the Special District service plan under review.

**Support Activities for Air Transportation**

This use category engages in providing services to the air transportation industry. These services include airport operation, air traffic control, aircraft maintenance and repair services, aircraft storage, ferrying aircraft, aircraft refueling, fuel storage, flight kitchens, and fixed base operators.

**Suspended Sign**

A sign suspended from the underside of a horizontal plane surface and is supported by such surface.

**Swimming Pool (Public and Private)**

A water-filled enclosure or splash pad constructed for swimming or wading, swimming, or water-oriented recreation. A public swimming pool is constructed for use by the general public for swimming or wading, swimming, or water-oriented recreation, including those operated as a business and those constructed and maintained by the County. A private swimming pool is intended for use by the residents and guests of a single household, a multi-family development, a subdivision, the members and guests of a club, or the patrons of a hotel or motel.

# T

**Tasting Room**

An area devoted to the sampling, and sales thereof, of wine or beer produced on or off premises.

**Telephone Exchange**

A building that is used exclusively for the transmission and exchange of telephone signals.

**Television or Radio Transmission Tower**

A structure set up for the purpose of transmitting and receiving radio and television signals.

**Temporary Display Structure**

Any structure used only for display of retail sales items and does not require a Building Permit.

**Temporary Sign**

Any sign used only temporarily and is not permanently mounted.

**Temporary Stands**

Those structures permitted by these standards and regulations for the sale or dispensing of fireworks and will be referred to as “Stands”.

**Temporary Use**

A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

**Tennis or Pickleball Facility**

An indoor establishment where the general public may come to play tennis, racquetball, and similar sports.

**Terracing**

An earth embankment, channel, or combination ridge and channel constructed across the slope.

**Textile or Cloth Manufacture**

An establishment or area for the purpose of manufacturing textiles or cloth.

**Theater**

A structure, room, or outdoor area for the presentation of plays, motion pictures, or other dramatic performances.

1. Indoor: A theater entirely contained within a structure.
2. Outdoor/Drive-in: A theater located partially or entirely outdoors, within a roofed structure having sides open to the outdoors, or within a tent.

**Thrift Store**

A store that derives the majority of its sales from donated previously used merchandise such as clothing, furniture, appliances, household goods, sporting goods, recreational equipment, or other merchandise not considered to be antique.

**Tillage**

The practice of plowing or disking or any other mechanical or chemical preparation of the land for the purpose of producing a crop for harvest by any means other than grazing of animals.

**Timbering and Logging**

The growth and harvest of forest tree species on a production cycle of ten years or more.

**Tiny Home**

A tiny home is a permanent structure that is constructed on or off site and placed on a foundation (as defined in Section 3-05-13) for one or more persons' year-round living with a floor area between 100 and 400 square feet, excluding any lofts.

**Tiny Home Village**

Residential occupancy of multiple relocatable temporary buildings containing only sleeping units, combined with one or more separate buildings containing eating, bathing, toilet and gathering facilities for common use, all located on the same zone lot. Tenancy is typically 30 days or longer.

**Tire Store**

A business where the principal use is the sale or installation of new, used, or retread tires or tubes. Any land or structures with a primary or principal use of tire collection, reduction, or transfer shall not be considered a tire store.

**Trade Schools**

Educational facilities which are publicly or privately operated and provide training for trades, such as welding, automobile mechanic, dog grooming, barbers, etc.

**Traveled way**

The portion of the right-of-way actually used for vehicle travel, whether paved or unpaved. It does not include shoulders, sidewalks, drainage areas, utilities, or other parts of the ROW that are not used for vehicle travel.

**Topography**

Configuration of the land surface elevation; the graphic delineation or portrayal of that configuration in map form, as by lines of constant elevation called contour lines.

**Total Maximum Daily Load (TMDL)**

Calculation of the maximum amount of a pollutant that a water body can receive and still meet water quality standards, and an allocation of that amount to the pollutant's sources. A TMDL includes Waste Load Allocations (WLAs), Load Allocations (LAs), Margin of Safety (MOS), and accounts for seasonal variations. (Refer to Section 303(d) of the Clean Water Act and 40 C.F.R. 130.2 and 130.7).

**Towing Service**

The business of transporting, towing, or recovering with a wrecker, tow truck, rollback or car carrier any vehicle not owned by the operator of the wrecker, tow truck, rollback or car carrier for which the operator directly or indirectly receives compensation or other personal gain.

**Tractor Trailer**

The vehicle formed by combining a trailer and a truck-tractor.

**Traditional Farming**

See “Tillage”

**Traffic-Generating Development**

Land development designed or intended to permit a use of the land containing more dwelling units or floor space than the most intensive use of the land within the 12 months prior to the commencement of Traffic-Generating Development in a manner, which increases the generation of vehicular traffic. The land development will be in accordance with the application and permitting procedures outlined in these regulations. Commencement of a traffic generating development occurs upon the issuance of a Building Permit following approval of a development permit as defined by these regulations.

**Trailer**

(Including semi-trailers) A non-motorized vehicle that is pulled by a motorized vehicle for the purpose of transporting equipment, commodities, or for similar purposes.

**Trailer, Truck Sales and Service**

An establishment or area for the purpose of trailer and truck sales, service, and repair.

**Training Schools (Aircraft Operations and Services)**

This use category includes educational facilities which are publicly or privately operated and provide training for aviation maintenance, aircraft dispatch, aviation management, flight training, avionics, and related programs for the aviation and aerospace industry.

**Trampoline Park**

Any place of business that operates for the purpose of offering the recreational use of a trampoline court for a fee.

**Transfer Station**

A facility at which waste material is stored on an interim basis (less than 90 days) while awaiting transportation to a final disposal or treatment site. The waste is generally brought in on one type of collection vehicle and transferred to a larger vehicle at such a site.

**Transmission Lines**

Any electric transmission lines and appurtenant facilities which transmits electricity at 115 kilovolts or more and addition thereto, increasing the existing design capacity.

**Transmission Shop**

An establishment or area for the purpose of sales, service, repair, or replacement of motor vehicle transmissions.

**Transportation Services**

A facility or use providing passenger or freight transportation for the public or for commercial purposes. Typical uses include taxi or rideshare dispatch centers, shuttle or limousine services, charter bus facilities, or similar operations involving the storage, dispatch, and maintenance of vehicles used to transport people or goods. This use does not include railroad facilities, airports, or trucking and freight terminals.

**Transportation Terminal**

A facility for the receipt, transfer, short-term storage, and dispatching of goods transported by truck. Unlike Distribution Centers, these establishments commonly utilize a cross-dock facility and may also include the accessory uses of warehouse, storage or parking or trucks awaiting cargo, as well as facilities for the light servicing of trucks. Included in this definition would be express and other mail and package distribution facilities, including such facilities operated by the U.S. Postal Service, other than a traditional post office.

**Travel Agency and Ticket Sales**

An agency that makes the necessary arrangements for travelers, especially the booking of airline tickets and hotel rooms.

**Tree Farm**

Land used to raise or harvest trees for wood products, such as lumber, posts and poles, fuel wood, and Christmas trees where forest products are sold on-site or transported to market. Tree farms typically operate on a production cycle of ten years or less.

**Trip**

A one-way movement of vehicular travel from an origin (one trip end) to a destination (the other trip end).

**Trip, Diverted**

A trip already on a particular route for a different purpose, diverting travel to a particular land use.

**Trip Generation**

The attraction or production of trips caused by a certain type of land development.

**Trip, Pass-By**

A trip already on a particular route for a different purpose which simply stops at another particular land use.

**Truck**

A motorized vehicle of greater than one-ton carrying capacity with two or more axles, including tractor-trailer combinations and buses; or any vehicle equipped with a body designed to carry property over the public highways and generally and commonly used for such transport of cargo rather than passengers. This term shall also include truck-tractors, trailers, semi-trailers when used in combination, but excludes two-axle, four-tired vehicles that may be classified as a truck for registration purposes, but which have operating characteristics similar to those of a passenger car.

**Truck Repair**

The process or operation of repairing trucks, including major work on engines or transmissions.

**Truck Stop**

A structure or land intended to be used primarily for the sale of fuel for trucks and usually incidental service or repair of trucks. This includes a group of facilities consisting of those uses and attendant eating, sleeping, or truck parking facilities. As used in this definition, the term “truck” includes any vehicle whose maximum gross weight is more than 10,000 pounds.

**Truck, Trailer Sales and Service**

An establishment or area for the purpose of trailer and truck sales, service, and repair.

**Truck-Tractors**

A motorized vehicle with two or more axles that is used to pull a trailer for purposes of carrying property over the public highways and generally and commonly used for such transport of cargo rather than passengers. Truck-tractors may be operated in combination with, or separate from, a trailer.

**Trucking and General Warehousing**

A use involving storage, warehousing, and distribution activities that are part of the operation of a light industrial or heavy industrial facility, and parcel service drop-off locations that are part of a parcel service processing facility. Trucking also includes facilities for the service and storage of trucks and large equipment, excluding the storage or processing of salvage materials.

**Turfgrass**

Continuous plant coverage consisting of nonnative grasses or grasses that have not been hybridized for arid conditions and which, when regularly mowed, form a dense growth of leaf blades and roots.

# U

**Underground Fuel Storage for Use on the Property**

A container located below ground level and designed to hold fuel for vehicles or equipment used on the property where the container is located.

**United States Post Office**

A facility designated or licensed by the federal government to sell U.S. postage stamps and U.S. postal products and accept mail and packages for delivery.

**University**

An Institution of higher learning typically for students who have graduated high school, that offer courses of general or specialized study leading to a degree.

**Unoccupied Structure Feature**

Unoccupied structure features shall only be as large as necessary to achieve the intended function of the feature and shall not exceed the minimum required dimensions as defined in the Adams County Building Codes. These features shall not include space for living, sleeping, eating, cooking, bathrooms, storage or similar space. The unoccupied structure feature may exceed the maximum height by no more than twenty feet. The feature shall also be set back from the perimeter of the building at least five feet.

**Upholstery Service**

An establishment or area for the purpose of sales, service, cleaning, or repair of upholstery.

**Urban Adams County**

For purposes of these standards and regulations, Urban Adams County shall mean those areas west of the Airport Environs Plan, and including the urban uses identified in the Airport Environs Plan. Separated by a line as follows: I-76 from the Weld County line to 152nd Avenue, then east to Watkins Road, then south to 124th Avenue, then east to Quail Run Road, then south to 80th Avenue, then east to Manila Road, then south to 74th Avenue, then east to Schumaker Road, then south to the Arapahoe County line.

**Urgent Care**

An establishment that provides unscheduled, ambulatory walk-in care outside of a hospital emergency room.

**Use**

Use of property allowed to carry on under these standards and regulations in a particular district.

**Use by Right**

Use of land, structures, or both, which is authorized by the zone district classification.

**Useful Life**

Useful life, with respect to a building or other asset, means the amount of time that something is in good enough condition to be used. The useful life of a fence, for example, is an estimate of the fence's expected years in which it can function in the manner intended by the manufacturer. The remaining useful life of a fence is the number of years it is intended to function minus the number of years since it was installed. Factors that affect the useful life of an asset such as a fence include maintenance practices, technological advances, environmental conditions, usage intensity, and quality of materials. (See "Asset Useful Life: Definition and Accounting Basics," Netgain, November 26, 2023.)

**Utilities**

A category of uses containing major or minor infrastructure that serves a site, a development, or the County at large.

*Major Utilities* consist of public or private infrastructure serving the general community, that may or may not be maintained or regulated by a public or municipal entity, possibly having on-site personnel, and include: Electrical substation; Electric generation plant; Solar panel array (large scale); Telecommunication tower; Water or wastewater treatment plant; and other uses that the Director interprets to be functionally similar to a use in this use type.

*Minor Utilities* consist of public or private infrastructure serving a limited area with no on-site personnel and include: Co-located telecommunication antenna; Public or municipally owned utilities; Solar panel array (small scale); Stormwater retention or detention facility; Telephone exchange; and other uses that the Director interprets to be functionally similar to a use in this use type.

**Utility Lines**

All electrical, communication, cable television wiring, coaxial, fiber optic, water, sewer, natural gas, or other such physical system connections.

**Utility Production or Processing Facility**

See "Major Facilities".

**Utility Substation**

A facility used to receive, transform, regulate, or distribute electrical, gas, water, or telecommunications services. This includes electrical substations, switchyards, transformer stations, transmission lines, and related infrastructure necessary for the transmission and distribution of utilities from generation or supply points to end users.

# V

**Vacation Campground**

An outdoor area providing space for vacationers to live on a temporary basis in either tents, tent trailers, or recreational vehicles. A campground may also include an area with rental cabins, but its primary function is to accommodate visitors providing their own shelter.

**Vacation Rental**

A single-family attached or detached residential dwelling where the principal use is for the rental, lease, or license (in the real estate, not regulatory, meaning of that term) for compensation, direct or indirect, of lodging accommodations for periods of 30 consecutive days or fewer. Vacation rentals are not occupied by the same residents for more than 180 calendar days per year.

**Vacation of a Plat, Right-of-Way, or Public Easement**

Recorded plats, rights-of-way, or public easements made null and void by action of the Board of County Commissioners pursuant to these standards and regulations.

**Variance**

Permission to depart from a particular zoning requirement because the physical characteristics or unusual circumstances of a specific property make strict compliance unusually difficult or burdensome, provided the departure does not undermine the purposes of the zoning regulations or substantially harm the public or neighboring properties.

**Vehicle**

A device capable of moving itself, or of being moved, from place-to-place upon wheels or tracks.

**Vehicle, Commercial**

A vehicle used to transport goods or passengers for profit, hire or otherwise to further the purposes of a business, commercial enterprise or public service.

**Vehicle/Equipment Sales and Rentals**

Repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boards, including the sale, installation, and servicing of related equipment and parts. This use includes auto repair shops, body and fender shops, wheel and brake shops, and tire sales and installation. This use excludes junk yards, vehicle dismantling or salvage, and tire retreading or recapping.

**Vehicle-Miles of Travel**

The combination of the numbers of vehicles traveling during a given time period and the distance (in miles) traveled.

**Vehicle Repair, Major**

The complete repair of automobiles, motorcycles, and light trucks that may include body repair, fender work, or engine repair. In no case shall major vehicle repair include repair of heavy equipment or trucks.

**Vehicle Servicing, Minor**

The limited repair of automobiles, motorcycles, and light trucks that may include tune-ups, brakes, mufflers, automobile glass replacement, and other minor repair customarily done in service stations, but in no case shall minor vehicle repair include auto/truck body and fender work or repair of heavy equipment or trucks.

**Vehicle Storage**

The storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreational vehicles. Vehicle storage includes only the storage of operable vehicles.

**Vending / Produce Stand**

A concession stand, vending stand, cart service, or other facility at which food, drinks, or other products or related items are sold. Farmer's market also falls under the same category.

**Veterinarian Clinic or Office**

An establishment that provides medical treatment and care to animals, and which may include temporary or overnight boarding of animals that are recuperating from treatment.

**Volatile Organic Compound (VOC)**

Gases emitted from certain solids or liquids. VOCs include a variety of chemicals, some of which may have short- and long-term adverse health effects.

**Voluntary Cleanup and Redevelopment Program (VCRP)**

The Voluntary Cleanup and Redevelopment Program in the Colorado Department of Public Health & Environment was created in 1994 to facilitate the redevelopment and transfer of contaminated properties. The program provides timely (45 days) review of cleanup plans submitted by property owners.

# W

**WWTS**

Wastewater Treatment System.

**Waste Disposal Site**

See “Waste Impoundment”.

**Waste Impoundment**

Any pit, pond, lagoon, trench, or basin used for the storage, treatment, or disposal of solid waste.

**Waste Processing Facility**

A site or structure in which waste materials are collected, stored on a temporary basis, separated by material, compacted and/or treated in preparation for some use or for shipment to a final disposal or additional treatment site. Such facilities may include, but are not limited to, transfer stations; operations where sorting, crushing, grinding, chipping, and baling occur; and sterilizers, incinerators, and composting operations. Disposal, intentional or not, is not permitted at such a facility unless the disposal activity is separately addressed in a permit. In addition, all of the definitions listed in C. R. S. 30-20-101 and the regulations promulgated pursuant to the Solid Waste Disposal Sites and Facilities Act, and C. R. S. 25-15-101, and the Colorado Hazardous Waste Regulations as promulgated by the Colorado Department of Public Health and Environment are hereby incorporated in these standards and regulations.

**Water Bodies**

See Waters of the State of Colorado.

**Water and Sewer Treatment Plant**

A facility for the treatment of water to ensure health standards are met prior to its distribution for human use which complies with state and federal standards.

**Water Purification Plant**

Portion of a public water system which treats or improves the physical, chemical or bacteriological quality of the system's water to bring the water into compliance with state board of health standards.

**Water Quality Control Volume (WQCV)**

The volume equivalent to the runoff from an 80$^{th}$ percentile storm; meaning that 80 percent of the most frequently occurring storms are fully captured and treated while larger events are partially treated.

**Water Storage**

A closed facility for the storage of water.

**Water Supply System**

The County's reservoirs, canals, ditches, flumes, laterals, pipes, pipelines, and other surface facilities and systems constructed or installed for the collection, impoundment, storage, transportation, or distribution of drinking water. It includes water pump stations, water purification plants, water storage, and all other components used by the County in the collection, treatment, and distribution of drinking water.

**Water Surface Profile**

A water surface profile is a graph that shows the relationship between the vertical elevation of the top of the floodwater and of the streambed with the horizontal distance along the stream channel or other watercourse.

**Water-Wise Landscaping**

A reduced water usage landscape achieved through the use of good planning and design, limited turf areas, soil improvements, efficient irrigation, mulching, low water use plants, and appropriate turf material.

**Watercourse**

A channel, natural depression, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir, or lake in which storm runoff and flood water flows either regularly or infrequently. This includes major drainageways for carrying urban storm runoff.

**Waters of the State of Colorado**

Any and all surface waters which are contained in or flow in or through the State of Colorado, including, but not limited to, streams, lakes, rivers, ponds, wells, impounding reservoirs, watercourses, watercourses that are usually dry, springs, drainage systems, and irrigation systems, all sources of water such as snow, ice, and glaciers; and all other bodies or accumulations of water, surface and underground, natural or artificial, public or private, located wholly or partially within or bordering upon this state and within the jurisdiction of this state. This does not include waters in sewerage systems, waters in treatment works of disposal systems, waters in potable water distribution systems, and all water withdrawn for use until use and treatment have been completed. This definition includes water courses that are usually dry.

**Weed**

Any underbrush, bush, shrub, or plant material greater than nine inches in height that:

- Ordinarily grows without cultivation; not in planting beds or otherwise in a controlled manner; or not for the purpose of food production; and
- Is allowed to grow in such a manner or extent that it causes or is likely to cause a public hazard or nuisance, or is unacceptably offensive in light of community standards of cleanliness or generally accepted neighborhood aesthetics.

**Welding Shop**

An establishment or area for the purpose of welding.

**Well**

As it relates to Oil and Gas Operations, an Oil or Gas well for purposes of exploration and production.

**Well Site**

As it relates to Oil and Gas Operations, a definable area where an Operator has disturbed or intends to disturb the land surface in order to locate an Oil and Gas well facility, and includes a Production Site.

**Wetlands**

An area where water is at, near, or above the land surface long enough to support aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. Delineation of wetlands in the County shall be according to the 1989 Army Corps of Engineers definition of jurisdictional wetlands. This definition excludes irrigation-induced wetlands.

**Wildlife Sanctuary**

A protected area established for the preservation, study, and management of wildlife and their habitats, where activities are limited to conservation, education, research, and passive recreation.

**Wind Energy Conversion System, Small**

A localized setup that uses a wind turbine to turn the wind's movement into clean electricity for homes, farms, or small businesses and that typically produces 100 kilowatts (kW) or less of electricity.

**Wind Turbine, Small**

Any mechanism, including blades, rotors, or other moving surfaces, designed for the purpose of converting wind into mechanical or electrical power and that typically produces 50 kilowatts (kW) or less of electricity. For purposes of this DSR, also included are towers, tower bases, guy wires, and any other structures necessary for installation of the wind turbine system.

**Winery**

An establishment that manufactures vinous liquors which may include a restaurant or samples venue that sells the winery's products, including retail sales.

**Wireless Communication Facility (WCF)**

A facility used to provide personal wireless services as defined at 47 U.S.C. § 332(c)(7)(C); or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies. A WCF does not include a facility entirely enclosed within a permitted building where the installation does not require a modification of the exterior of the building; nor does it include a device attached to a building, used for serving that building only and that is otherwise permitted under other provisions of this DSR. A WCF includes an antenna or antennas, including without limitation, directional, omnidirectional and parabolic antennas, support equipment, and towers. A WCF does not include the support structure to which the WCF or its components are attached if the use of such structures for WCFs is not the primary use. A WCF does not include mobile transmitting devices used by wireless service subscribers, such as vehicle or hand-held radios/telephones and their associated transmitting antennas, nor does it include other facilities specifically excluded from the coverage of this DSR.

**Wireless Communication Tower**

A self-supporting monopole structure constructed from grade which supports any cables, wires, lines, wave guides, antennas, and any other equipment or facilities associated with the transmission or reception of communications, including cellular/PCS towers and microwave communication facilities.

**Wool Scouring**

The process of preparing and washing a batch of raw sheep's wool to remove impurities such as grease, dirt, and suint.

# X

# Y

**Yard Sale**

See “Garage Sale”.

**Youth Center**

A public building used as a place of meeting, recreation, or social activity for persons 18 years old or younger that is operated as a nonprofit.

# Z

**Zoning Review**

A review performed by planners in the Development Review Section of the Community and Economic Development Department as part of the Building Permit or Site Plan review process to determine conformity with the requirements of these standards and regulations. This review is under the authority of the Director of Community and Economic Development, and the approval of a Building Permit requires a positive zoning review approval.

**Zoo**

A facility with indoor and outdoor settings where living, typically wild, animals are kept especially for public exhibition.

# APPENDIX A. LEGACY DISTRICTS

A. **Generally.** Legacy districts are zone districts that were in effect in the previous version of the DSR. Such districts shall continue to be in effect where they were in place prior to the effective date of this DSR but are no longer eligible for a Zoning Map Amendment to establish a new zone of such a type in the County.

B. **Mobile Home (MH) District.**

1. *Permitted and Conditional Uses.* Table A-1, below, lists the land uses that are permitted by right in the Mobile Home (MH) District, subject to building permit review and approval, and additional land uses that require Conditional Use Permit from the Board of County Commissioners and building permit review and approval.
2. *Permitted Accessory Uses.* See Div. 3-02, *Use Categories*, for lists of common accessory uses associated with each category of principal uses. The following accessory uses are permitted in the MH District, subject to building permit review and approval.
   a. Residential accessory uses.
   b. Institutional accessory uses.
   c. Recreational accessory uses.
3. *Permitted Special / Temporary Uses.* Special uses are permitted in a Mobile Home Dwelling District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Mobile Home Dwelling District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.
4. *Prohibited Uses.* All uses not expressly identified as permitted uses in the Table A-1, below, or determined to be permitted by the Director pursuant to Section 2-05-01, *Use Table Legend and Instructions,* of these standards and regulations, are prohibited.

| Table A-1, Permitted (P) and Conditional (C) Uses | |
|---|---|
| Permitted Uses | |
| Aquarium | Membership Organizations |
| Arboretums | Miscellaneous Retail except Fuel Dealers |
| Areas for Hiking | Miscellaneous Services |
| Botanic Garden | Nature Areas |
| Commercial-Residential Mixed-Use Development | Physical Fitness Center |
| Commercial Retail | Playgrounds and Playfields |
| Food Stores | Picnic Areas |
| Furniture and Home Furnishings Stores | Public Areas for Active Recreational Activities |
| Garden Plots | Recreation-oriented Parks |
| General Merchandise Stores | Restaurants |
| Greenhouses (retail) and Greenhouses with Garden Supplies | Services |
| | Social Services (except Care Facilities) |
| Health Services | Solar Energy Facility, Small-scale |
| Legal Services | |
| Conditional Uses | |
| Accessory Dwelling Unit | Indoor Swimming Pools |
| Boarding/Rooming Houses | Institutional Care |

| Table A-1, Permitted (P) and Conditional (C) Uses | |
|---|---|
| Permitted Uses | |
| Branch Libraries | Manufactured Home Park |
| Convalescent Homes | Multi-Family Dwelling |
| Convents or Monasteries | Museum |
| Day Care Centers (Day or Nursery Schools) (Adult or Child) | Neighborhood Community or Recreational Centers |
| Emergency Service Buildings or Garages | Neighborhood Indoor Uses |
| Extraction Uses | Nursing homes |
| Foster Homes | Pool Arcade |
| Golf Course/Driving Range, Commercial | Protective Living Facilities |
| Government Offices | Places of Worship |
| Group Home for the Developmentally Disabled | Public or Private Primary and Secondary Schools (excluding Trade Schools) |
| Group Home for the Elderly | Public Service |
| Group Living Facility (1 to 5 persons) | Sanitariums |
| Group Living Facility (in excess of 5 persons) | Sheltered Care Homes |
| Group Living Facility (with more than 1 registered sex offender) | Single-Family Dwelling |
| Gymnasiums | Tiny Home Villages |
| Hospitals/Clinics | Two-Family Dwelling |
| Indoor Recreational Uses | Universities |
| Indoor Racquet Game Courts (I.E. Handball, Racquetball, Tennis) | Utility Substations or Transmission and Distribution Facilities |
| Indoor Recreational Centers | Vacation Rental |
| Indoor Skating Rinks (Ice or Roller) | Video Arcade |

| Table A-2, *MH, Mobile Home District Dimensional Standards* | |
|---|---|
| **Standard** | **Dimensions** |
| **Lot and Building Dimensions** | |
| **Minimum Parcel Size** | 40 ac. |
| **Minimum Lot Size** | 5,000 sf. |
| **Minimum Lot Width** | |
| - Mobile Home < 20 ft. wide | 45 ft. |
| - Mobile Home > 20 ft. wide | |
| **Minimum Floor Area of MH and Accessory Dwellings** | 600 sq. ft. |
| **Building Height** | 20 ft. |
| **Building Setbacks** | |
| - Minimum Front | 20 ft. |
| - Minimum Side Corner | 20 ft. |
| - Minimum Side, where side includes an Accessory Structure | 17 ft. |
| - Minimum Side, with no Accessory Structure | 5 ft. |
| - Minimum Rear | 15 ft. |
| **Street Side and Section Line Setbacks** | |

| Table A-2, *MH, Mobile Home District Dimensional Standards* | |
|---|---|
| **Standard** | **Dimensions** |
| - Arterial street | 40 ft. |
| - Collector and local street | 20 ft. |
| - Section Line Arterial | 60 ft. |
| - Section Line[1] | 100 ft. |
| - Other District Boundaries | 100 ft. |
| **Accessory Structure Setbacks and Dimensions** | |
| - Front Setback (Minimum) | 20 ft. |
| - Side Corner Setback (Minimum) | 20 ft. |
| - Side Setback (Minimum) | 5 ft. |
| - Rear Setback (Minimum) | 5 ft. |
| - ROW Setback (Minimum) | 20 ft. |
| - Section Line Setback[1] (Minimum) | 100 ft. |
| - Accessory Structure Height (Maximum) | 10 ft. |
| - Accessory Structure Coverage (Maximum) | 600 sf. |
| - Floor Area of Dwellings | 5 ft. |
| - Height of an Accessory Structure | 10 ft. |

**TABLE NOTES**:
sf = Square Feet | ft. = Feet | du = Dwelling Unit

1. A variance may be permitted if the Department of Public Works determines no additional right-of-way is required.

B. [Reserved.]

# APPENDIX B. PLANT LIST

A. **Trees.**

1. *Types.* Table B-1 lists approved shade, ornamental, and evergreen tree species including the botanical name, common name, and varieties.
2. *Right-of-Way, Water-wise, and Fire Resistance.* Table B-1 denotes if the tree is approved to be located in the ROW (R), if the tree is a water-wise species (WW), and if the tree is fire resistant (FR).
3. Hydrozone. The Hydrozone column denotes the tree's hydrozone placement of High (H), Moderate (M), or Low (L).

**Table B-1, Approved Tree List**

| Botanical Names | Common Name | Varieties | ROW / Water-wise / Fire Resistant | Hydrozone |
|---|---|---|---|---|
| **Shade Trees** | | | | |
| Acer campestre | Hedge Maple | | | |
| *Acer glabrum var. diffusum | Rocky Mountain Maple | | N | |
| Acer grandidentatum | Bigtooth Maple | Manzano, Schmidt | R/X | L |
| Acer griseum | Paperbark Maple | | | |
| *Acer negundo | Sensation Boxelder | 'Sensation' | N | |
| Acer platanoides | Norway Maple | Schwedler, Emerald Queen, Jade Glen | R | M |
| Acer rubrum | Red Maple | Red Sunset | R | M |
| Acer saccharinum | Silver Maple | Autumn Splendor, Balista, Caddo, Green Mountain, John Pair, Legacy | | M |
| Acer tataricum | Tartarian Maple | | R/WW | L |
| Aesculus Arguta | Texas Horse Chestnut | | R/WW | L |
| *Alnus tenuifolia | Thinleaf/ Mountain Alder | | FR | M |
| Catalpa Speciosa | Western Catalpa | | R/WW | M |
| *Celtis reticulata | Hackberry | | R/WW/N | L |
| Fraxinus Pennsylvanica Lanceolata | Green Ash | Marshall Seedless, Summit, Patmore | R/WW | L |
| Gleditsia Triancanthos Inermi | Honeylocust | Skyline, Sunburst, Moraine, Imperial, Shademaster | R/WW/FR | L |
| Gymnocladus Dioicus | Kentucky Coffeetree | | R/WW | L |
| Platanus Occidentalis | Sycamore | | R | M |
| *Pinus ponderosa ssp. scopulorum | Ponderosa Pine | | N | |
| *Populus x. acuminata | Lanceleaf Cottonwood | | N | M |
| *Populus angustifolia | Narrowleaf Cottonwood | | | |

| Table B-1, Approved Tree List | | | | |
|---|---|---|---|---|
| Botanical Names | Common Name | Varieties | ROW / Water-wise / Fire Resistant | Hydrozone |
| *Populus deltoides ssp. monlifera | Plains Cottonwood | | N | |
| Quercus Alba | White Oak | | R | M |
| Quercus Borealis | Northern Red Oak | | R | M |
| Quercus Gambelii | Gambel Oak | | R/WW | L |
| Quercus Macrocarpa | Bur Oak | | R/WW | L |
| Quercus Robur | English Oak | | R | M |
| Tilia Americana | American Linden | | R | M |
| **Ornamental Trees** | | | | |
| Acer Ginnala | Amur Maple | | | M |
| Acer Glabrum | Rocky Mountain Maple | | FR | M |
| Aesculus Glabra | Ohio Buckeye | | R/WW | L |
| Catalpa Ovata | Chinese Catalpa | | | M |
| Cercis Canadensis | Redbud | | | M |
| *Crataegus Species | Hawthorn | Washington, Downy, Cockspur | FR | M |
| Koelreutaria Paniculata | Golden Raintree | | R/WW | L |
| Malus Species | Crabapple (varieties resistant to fire) | Dolga, Royalty, Radiant, Etc. | FR | M |
| Populus Tremuloides | Aspen | | N | M |
| Prunus Newport | Newport Plum | | | M |
| Prunus Virginiana Melanocarpa | Canada Red Cherry | | R | M |
| Sorbus Aucuparia | European Mountain Ash | | R | M |
| Tilia Cordata | Littleleaf Linden | Greenspire, Glen Leven | R | M |
| **Evergreen Trees** | | | | |
| Abies Concolor | White Fir | | | M |
| *Juniperus communis ssp. alpina | Common juniper | | | |
| Juniperus Scopulorum | Rocky Mountain Juniper | | WW | L |
| Juniperus Virginiana | Eastern Red Cedar | | WW | L |
| Magnolia x soulangiana | Saucer Magnolia | | | H |
| Picea Pungens Glauca | Colorado Blue Spruce | | | M |
| Pinus Aristata | Bristlecone Pine | | WW | L |
| Pinus Cembroides Edulis | Pinyon Pine | | WW | L |
| Pinus Nigra | Austrian Pine | | R | M |
| Pinus Ponderosa | Ponderosa Pine | | R/WW | L |
| Pinus Sylvestris | Scotch Pine | | | M |

| Table B-1, Approved Tree List | | | | |
|---|---|---|---|---|
| Botanical Names | Common Name | Varieties | ROW / Water-wise / Fire Resistant | Hydrozone |
| *Sabina (Juniperus) scopulorum | Rocky Mountain Juniper | | N | |

B. **Shrubs.**

1. *Types.* Table B-2 lists approved shade, ornamental, and evergreen tree species including the botanical name and common name.
2. *Size.* The size of the shrub is denoted in the third column of Table B-2 where T = Tall, M = Medium, and S = Short.
3. *Water-wise.* Table B-2 denotes if the shrub is a water-wise speciesin this DSR.

| Table B-2, Approved Shrub List | | | | |
|---|---|---|---|---|
| Botanical Names | Common Name | Size | Water-wise/ Fire Resistant | Hydrozone |
| **Deciduous Shrubs** | | | | |
| Amelanchier alnifolia | Serviceberry | T | WW/FR | L |
| Berberis Thunbergia[1] | Japanese Barberry | M, S | WW | L |
| Caragana Arborescens | Siberian Peashrub | T | WW | L |
| Caryopteris Clandonensis | Bluemist Spirea | S | WW | L |
| *Cercocarpus Montanus | Mountain Mahogany | M | WW/N | L |
| *Cercocarpus ledifoliius | Cutleaf Mountain Mahogany | M | WW/N | |
| *Chrysothamnus sp. | Rabbitbursh | M | WW/N | L |
| *Cornus Stolonifera | Red & Yellowtwig Dogwood | T | N | M |
| Cornus Alba | Variegated Dogwood | M | | M |
| Cotoneaster Acutifolia | Peking Cotoneaster | M | | M |
| Cotoneaster Divaricata | Spreading Cotoneaster | S | WW | L |
| Euonymus Alatus[1] | Burning Bush | M | | M |
| Ligustrum Vulgare | Common Privet | M | | M |
| *Lonicera Compacta Nana | Dwarf Honeysuckle | S | N | M |
| Lonicera Zabeli | Zabel's Honeysuckle | T | | M |
| Physocarpus monogynus | Ninebark | M, T | N | M |
| Pentaphylloides floribunda | Potentilla (Cinquefoil) | S | WW/N | L |
| *Prunus Americana | American Plum | T | WW/N | L |
| *Prunus Besseyi | Sand Cherry | M | WW/N | L |
| Prunus Cistena | Cistena Plum | M | | M |
| Rhamnus sp.[1] | Buckthorn | T | | M |

| Table B-2, Approved Shrub List | | | | |
|---|---|---|---|---|
| Botanical Names | Common Name | Size | Water-wise/ Fire Resistant | Hydrozone |
| *Rhus aromatica ssp. trilobata | Sumac | M, T | WW/N | L |
| Ribes Alpinum | Alpine Currant | S | WW | L |
| Ribes Aureum | Golden Currant | M | WW | L |
| Ribes cereum | Wax Current | S | WW/N | |
| Rosa Foetida | Shrub Rose | M | WW | L |
| *Rosa Woodsii | Wood's (or Wild) Rose | S | WW/N | |
| Salix sp. | Willow | M, T | | M |
| Salvia Yangii | Russian Sage | S, M | | M |
| *Sambucus sp. | Elder | T | N | M |
| *Shepherdia Argentea | Silver Buffaloberry | T | WW/N | L |
| Spirea sp. | Spirea | S, M | | M |
| *Symphocarpus sp. | Snow & Coralberry | S | WW/N | L |
| Syringa sp. | Lilac | T | WW | L |
| Viburnum sp. | Viburnum | T | | M |
| **Evergreen Shrubs** | | | | |
| Arctostaphylos patula | Manzanita, Bearberry | S, M | WW | L |
| Artemisia cana | Silver Sagebrush | S | | M |
| Juniperus Chinensis | Pfitzer & Gold Tip Juniper | M, T | WW | L |
| Juniperus Horizontalis | Spreading Junipers | S | WW | L |
| Juniperus Sabina | Tammy, Buffalo & Broadmoor Juniper | M | WW | L |
| Mahonia Aquifolium | Oregon Grape | S, M | | M |
| Pinus Mugo | Mugo Pine | M | WW | L |
| Pyracantha sp. | Pyracantha | M, T | | M |
| Yucca sp. | Yucca | S | WW | L |

Table Legend:
L = indicates a low water requiring species
VL = indicates a very low water requiring species
S = indicates a small shrub (less than four feet in height)
M = indicates a medium sized shrub (four to seven feet in height)
T = indicates a tall shrub (over seven feet in height)
FR = Fire resistant species

C. **Groundcover.**

1. *Types.* Table B-3 lists groundcover species including the botanical name and common name.
2. *Water-wise.* Table B-3 denotes if the groundcover is a water-wise species in this DSR.

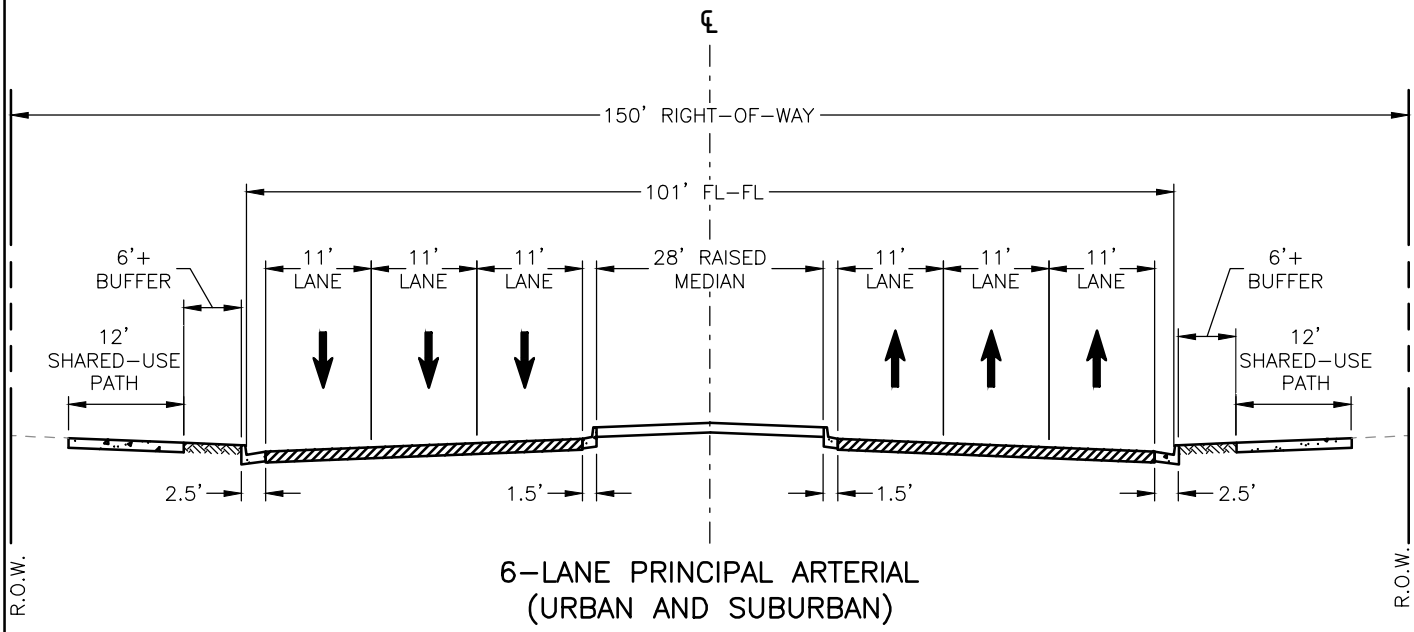
| Table B-3, Approved Ground Cover List | | | | |
|---|---|---|---|---|
| Botanical Names | Common Name | Water-wise | Notes | Hydrozone |
| Arctostaphylos Uva-Ursi | Kinnikinnick | | Evergreen | L |
| Ajuga Reptans | Ajuga | | Evergreen | |
| Antennaria Rosea | Pussytoes | WW | | L |
| Artemesia | Silvermound | WW | | |
| Cerastium Tomentosum | Snow-In-Summer | WW | Evergreen | |
| Convallaria Majalis | Lily of the Valley | | Shaded Areas | |
| Dianthus Deltoides | Maiden Pink | | | |
| Delosperma Nubigenum | Hardy Iceplant | WW | | L |
| Euonymus Fortunei | Wintercreeper | | Evergreen | |
| Mahonia Repens | Creeping Grapeholly | WW | Evergreen | L |
| Phlox Sublata | Creeping Phlox | | | L |
| Polygonum Affine | Himalayan Border Jewel | WW | | |
| Sedum Species | Sedum (Stonecrop) | WW | Evergreen | |
| Thymus Pseudolanuginosus | Wooly Thyme | WW | | |
| Vinca Minor | Periwinkle | | Evergreen, Shaded Areas | |

Table Legend:
L= indicates a low water requiring species
VL = indicates a very low water requiring species

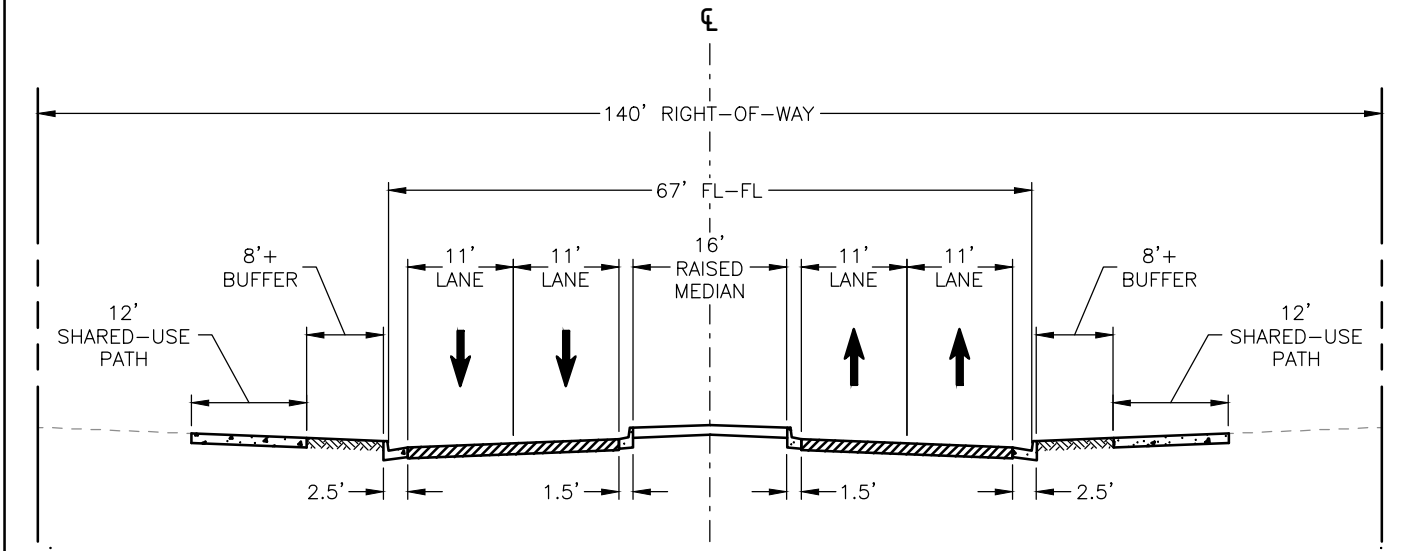
| Table B-3, Approved Grasses, Turfgrasses, and Sedges List | | | | |
|---|---|---|---|---|
| Botanical Names | Common Name | Water-wise | Notes | Hydrozone |
| Bouteloua gracilis | Blue Grama | WW | Grass | L |
| Buchloe dactyloides | Buffalo Grass | WW | Grass | VL |
| Agropyron cristatum | Crested Wheatgrass | WW | Grass | L |
| Bromus inermis | Smooth Brome | WW | Grass | L |
| Cynodan dactylon x C. transvaalensis | Tahoma 31 Bermuda Grass | WW | Grass | L |
| Agrostis palustris | Bentgrass | | Turfgrass | H |
| Poa praetensis | Bluegrass | | Turfgrass | H |
| Festuca ovina duriuscula | Hard Fescue | | Grass | M |
| Lolium perenne | Perennial Ryegrass | | Grass | M |
| Festuca rubra | Red Fescue | | Grass | M |
| Festuca arundinacea | Tall Fescue | | Grass | M |
| Poa arachnifera | Texas Hybrid Bluegrass | | Grass | M |

| Table B-3, Approved Grasses, Turfgrasses, and Sedges List | | | | |
|---|---|---|---|---|
| Botanical Names | Common Name | Water-wise | Notes | Hydrozone |

Table Legend:
L= indicates a low water requiring species
VL = indicates a very low water requiring species



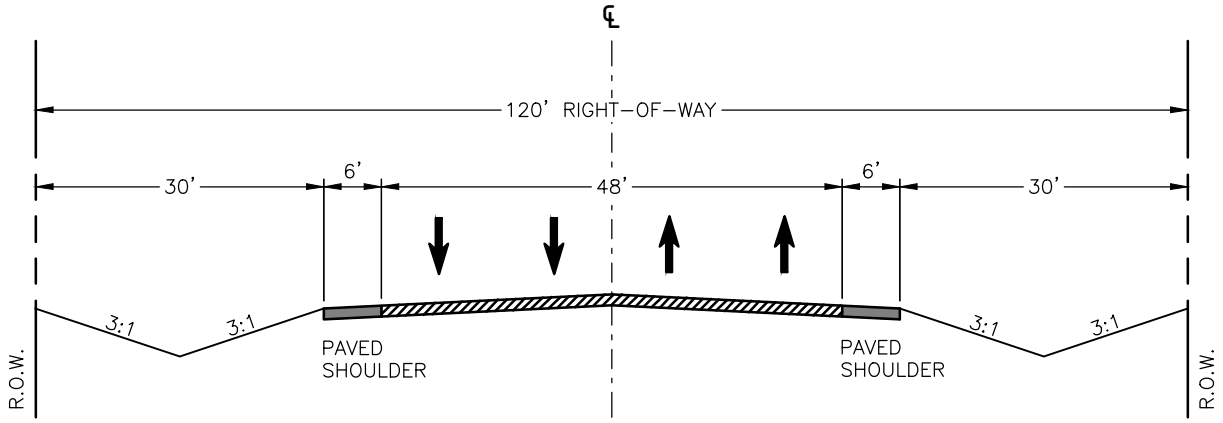

6-LANE PRINCIPAL ARTERIAL
(URBAN AND SUBURBAN)



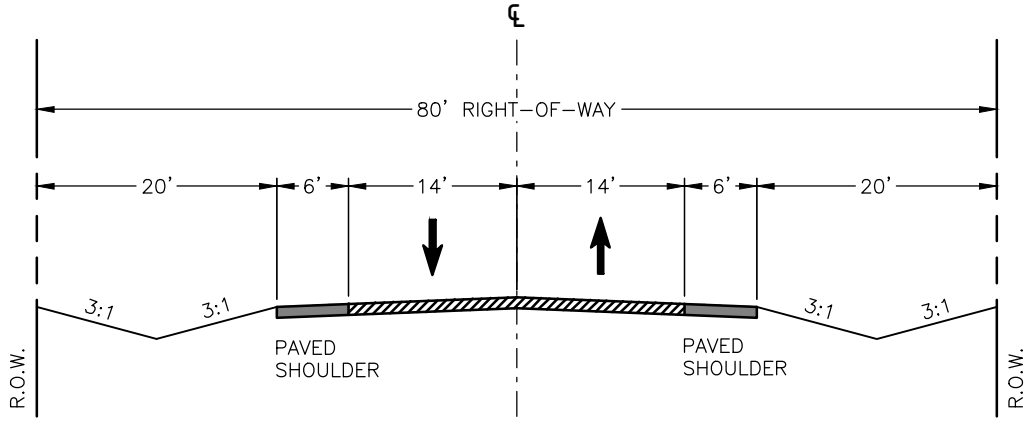

4-LANE PRINCIPAL ARTERIAL
(URBAN AND SUBURBAN)

NO SCALE

| | | |
|---|---|---|
| ADAMS COUNTY PUBLIC WORKS | TYPICAL CROSS SECTIONS | |
| 4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601 | REVISION DATE: 10/22/25 / FILE NAME: TYP-PRINCIPALARTERIAL | FELSBURG HOLT & ULLEVIG JANUARY 2026 |



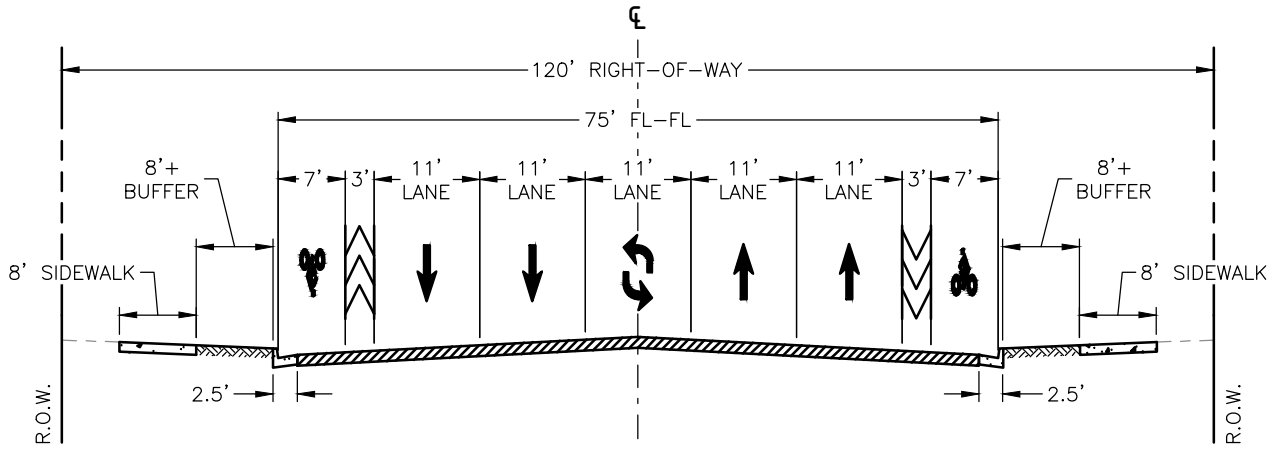

RURAL PRINCIPAL ARTERIAL/RURAL ARTERIAL
4 LANES



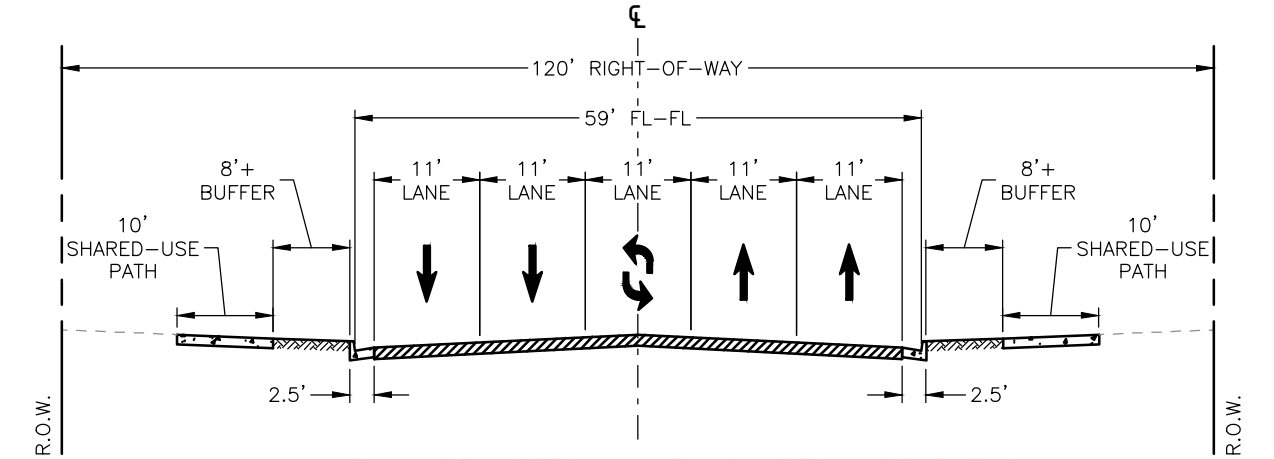

RURAL ARTERIAL
2 LANES

NO SCALE

| | | |
|---|---|---|
| ADAMS COUNTY PUBLIC WORKS | TYPICAL CROSS SECTIONS | |
| 4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601 | REVISION DATE: 10/22/25 / FILE NAME: TYP-RURALARTERIAL | FELSBURG HOLT & ULLEVIG JANUARY 2026 |



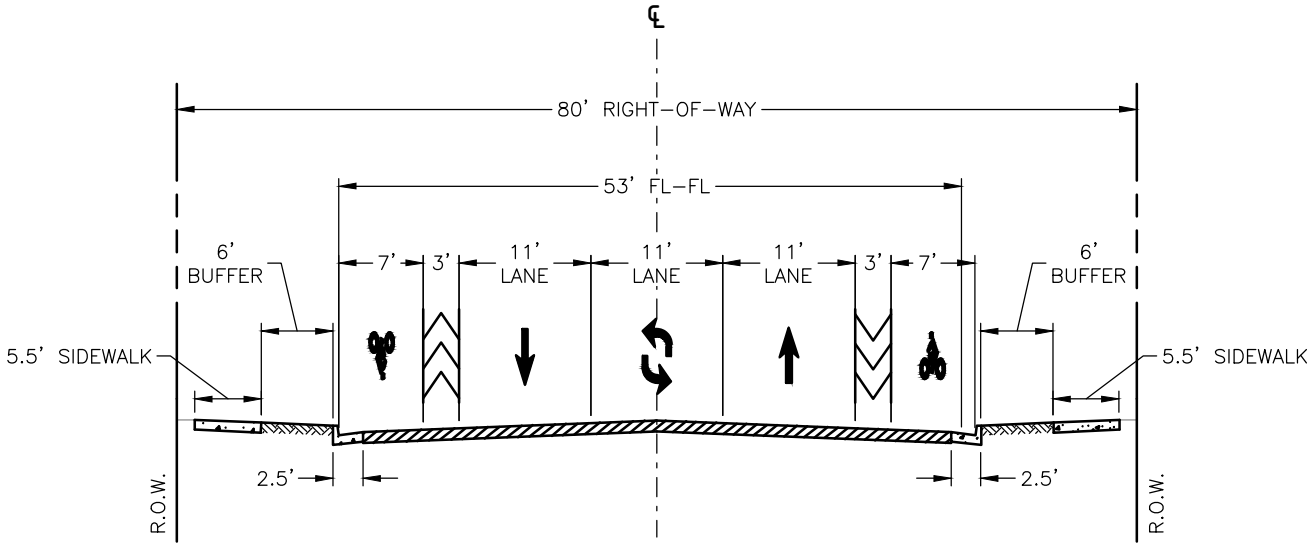

4-LANE MINOR ARTERIAL WITH SEPARATED BIKE LANES
(URBAN AND SUBURBAN)




4-LANE MINOR ARTERIAL WITH SHARED-USE PATHS
(URBAN AND SUBURBAN)

NO SCALE

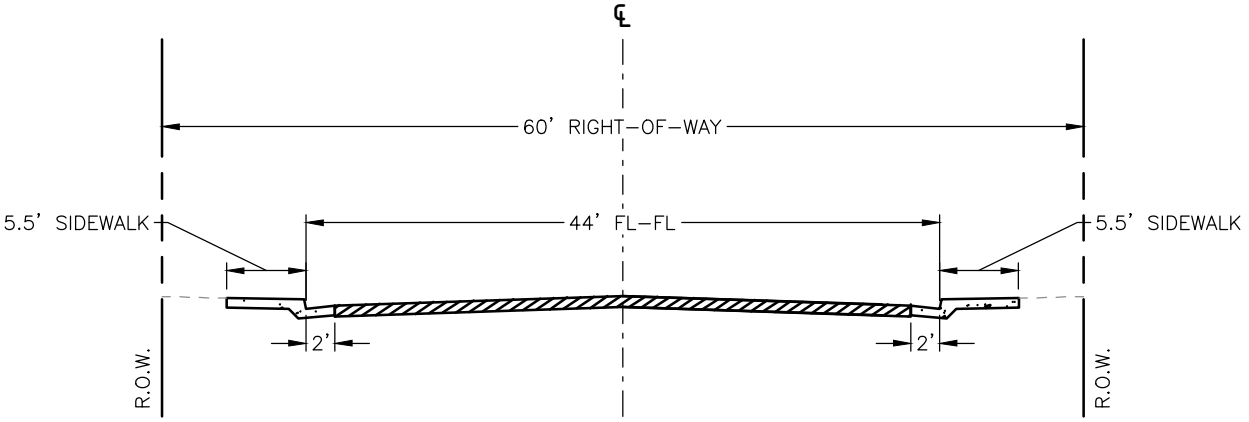
| | | |
|---|---|---|
| ADAMS COUNTY PUBLIC WORKS | TYPICAL CROSS SECTIONS | |
| 4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601 | REVISION DATE: 10/22/25 / FILE NAME: TYP-MINORARTERIAL | FELSBURG HOLT & ULLEVIG JANUARY 2026 |



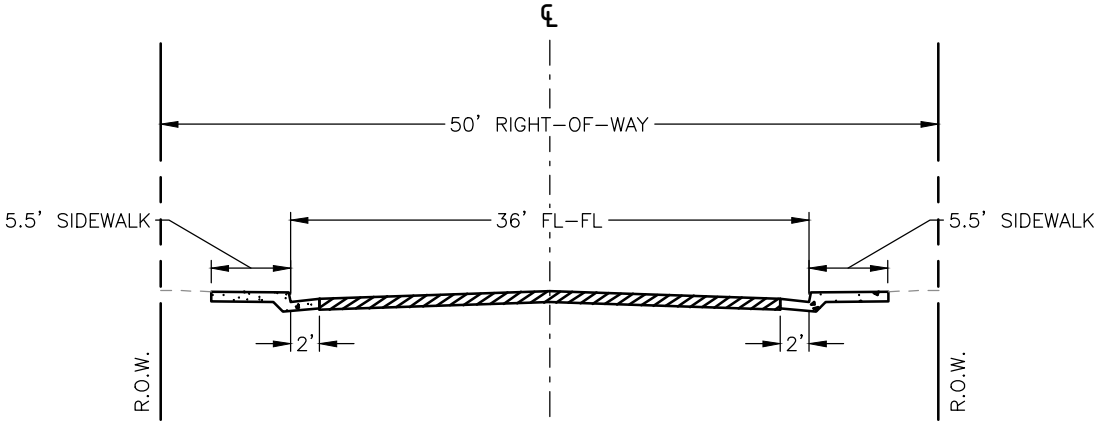

2-LANE COLLECTOR WITH CENTER LEFT TURN LANE AND SEPARATED BIKE LANES (URBAN AND SUBURBAN)

NO SCALE

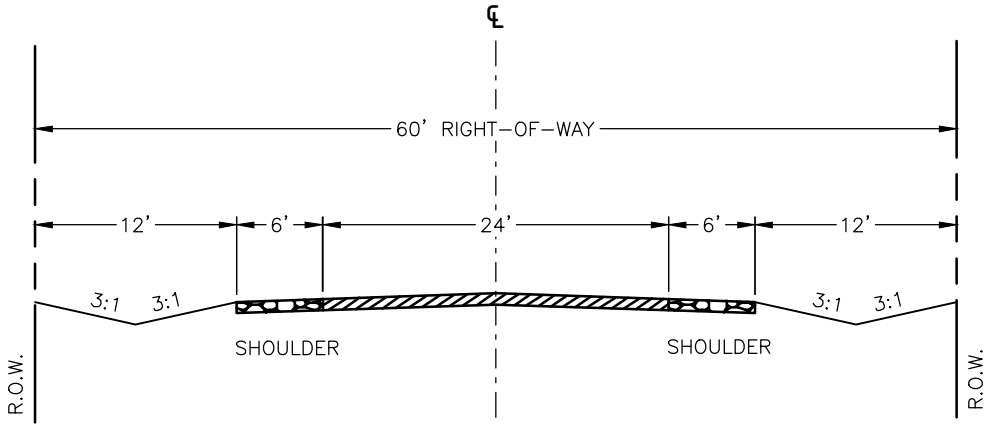
| | | |
|---|---|---|
| ADAMS COUNTY PUBLIC WORKS | TYPICAL CROSS SECTIONS | |
| 4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601 | REVISION DATE: 10/22/25 / FILE NAME: TYP-COLLECTOR | FELSBURG HOLT & ULLEVIG JANUARY 2026 |




LOCAL – INDUSTRIAL & COMMERCIAL



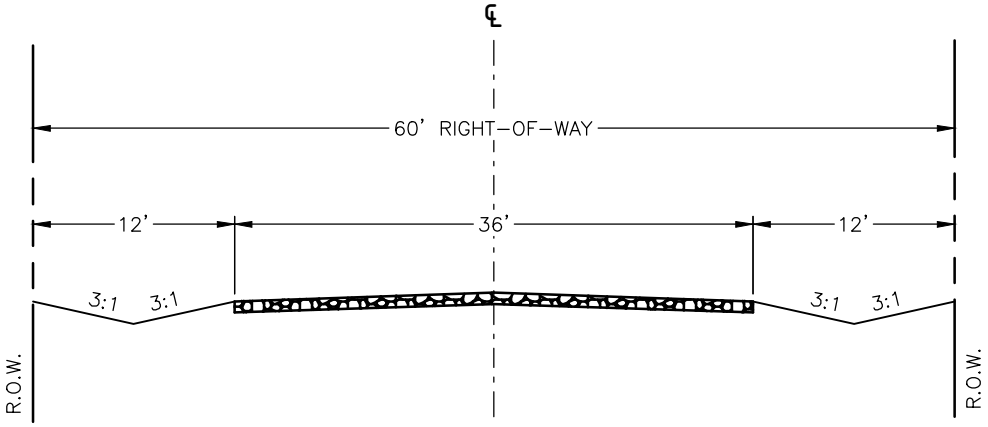

LOCAL – RESIDENTIAL




LOCAL – RESIDENTIAL, RURAL

NO SCALE

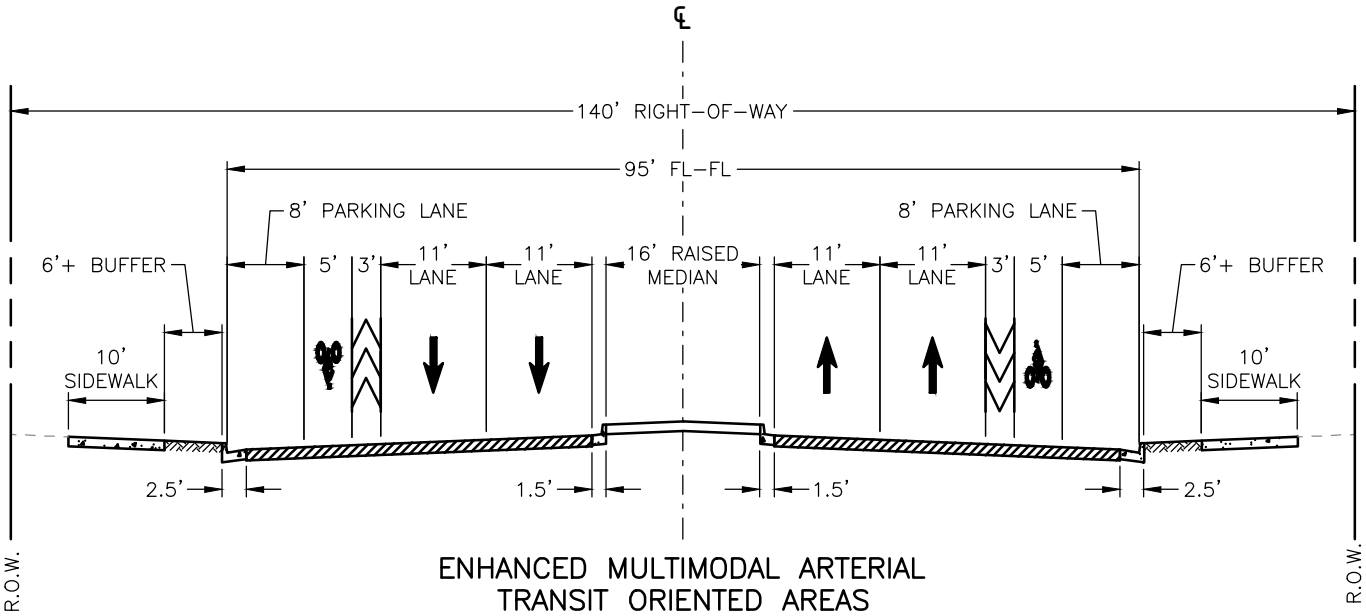
| | | |
|---|---|---|
| ADAMS COUNTY<br>PUBLIC WORKS | TYPICAL<br>CROSS SECTIONS | |
| 4430 S. ADAMS COUNTY PKWY.<br>BRIGHTON, CO 80601 | REVISION DATE: 10/22/25<br>FILE NAME: TYP-LOCAL_1 | FELSBURG HOLT & ULLEVIG<br>JANUARY 2026 |



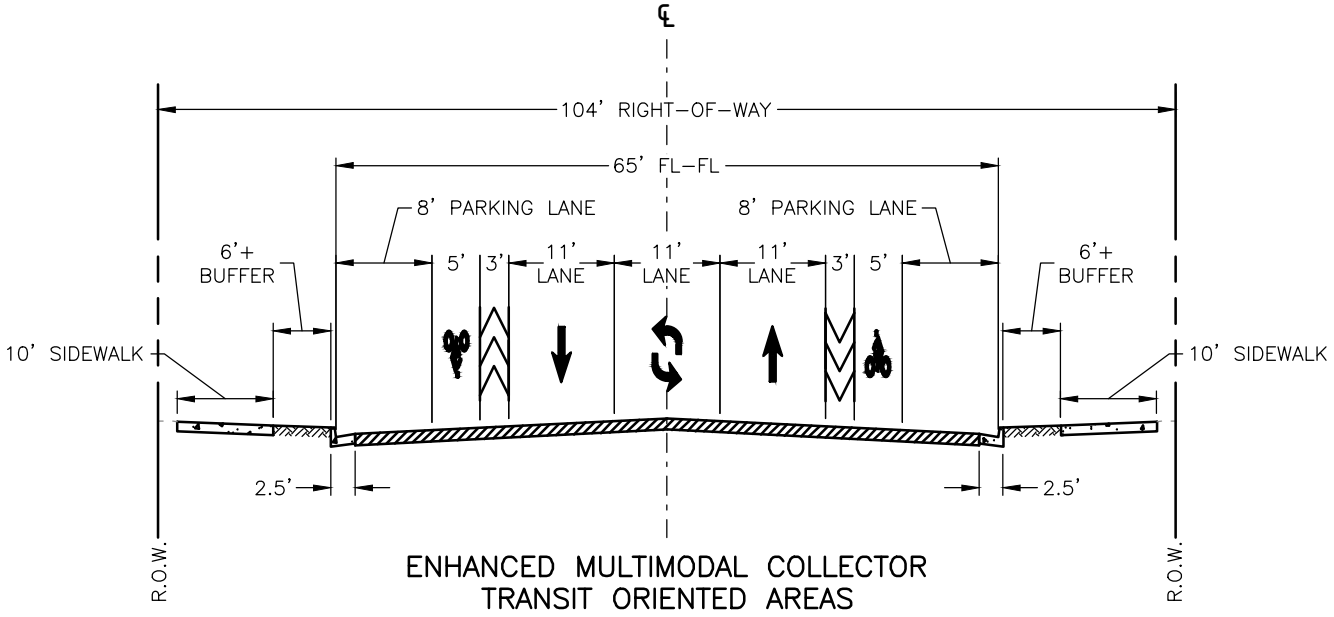

LOCAL – RESIDENTIAL, RURAL UNPAVED

NO SCALE

| | | |
|---|---|---|
| ADAMS COUNTY<br>PUBLIC WORKS | TYPICAL<br>CROSS SECTIONS | |
| 4430 S. ADAMS COUNTY PKWY.<br>BRIGHTON, CO 80601 | REVISION DATE: 10/22/25<br>FILE NAME: TYP-LOCAL_2 | FELSBURG HOLT & ULLEVIG<br>JANUARY 2026 |




ENHANCED MULTIMODAL ARTERIAL
TRANSIT ORIENTED AREAS

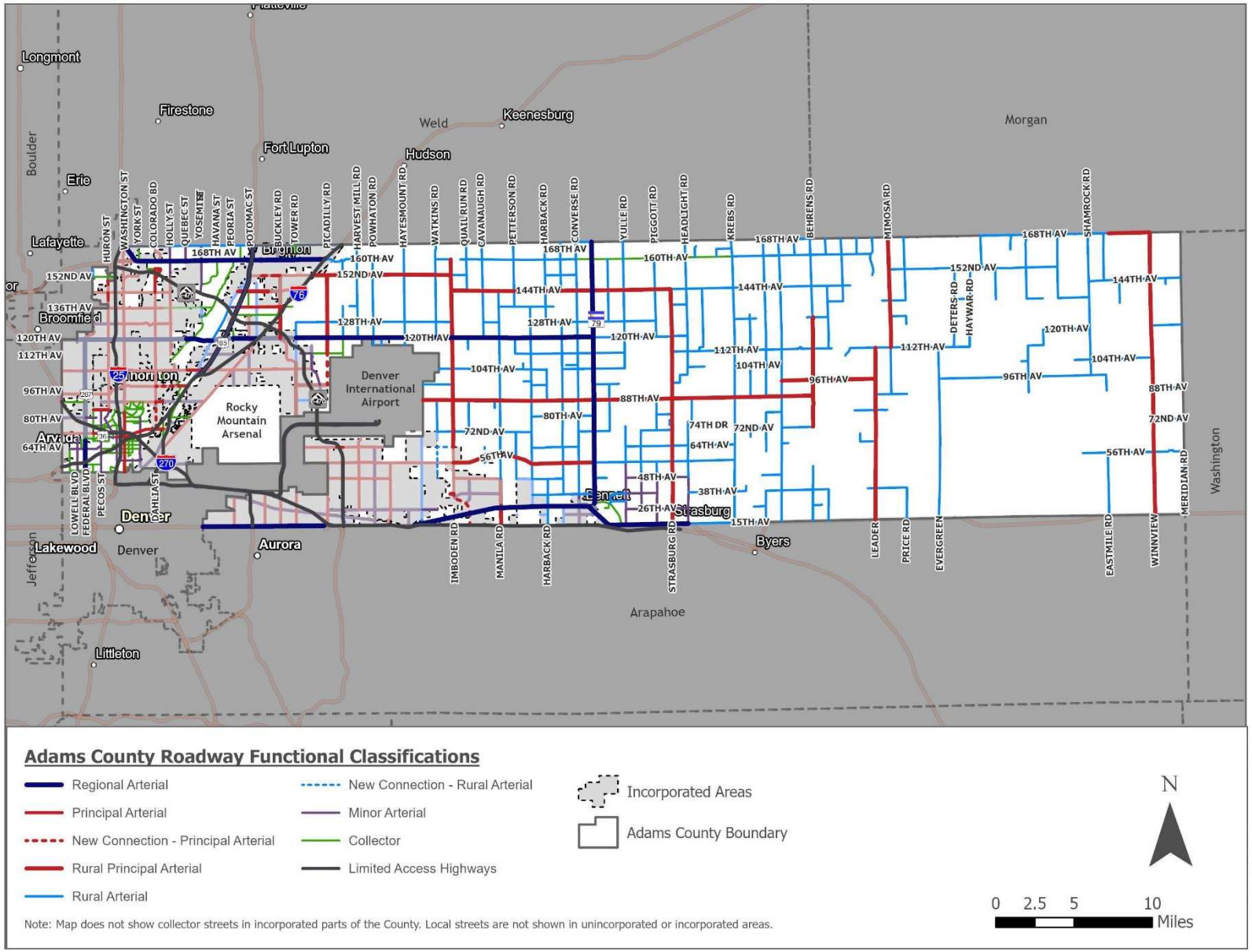



ENHANCED MULTIMODAL COLLECTOR
TRANSIT ORIENTED AREAS

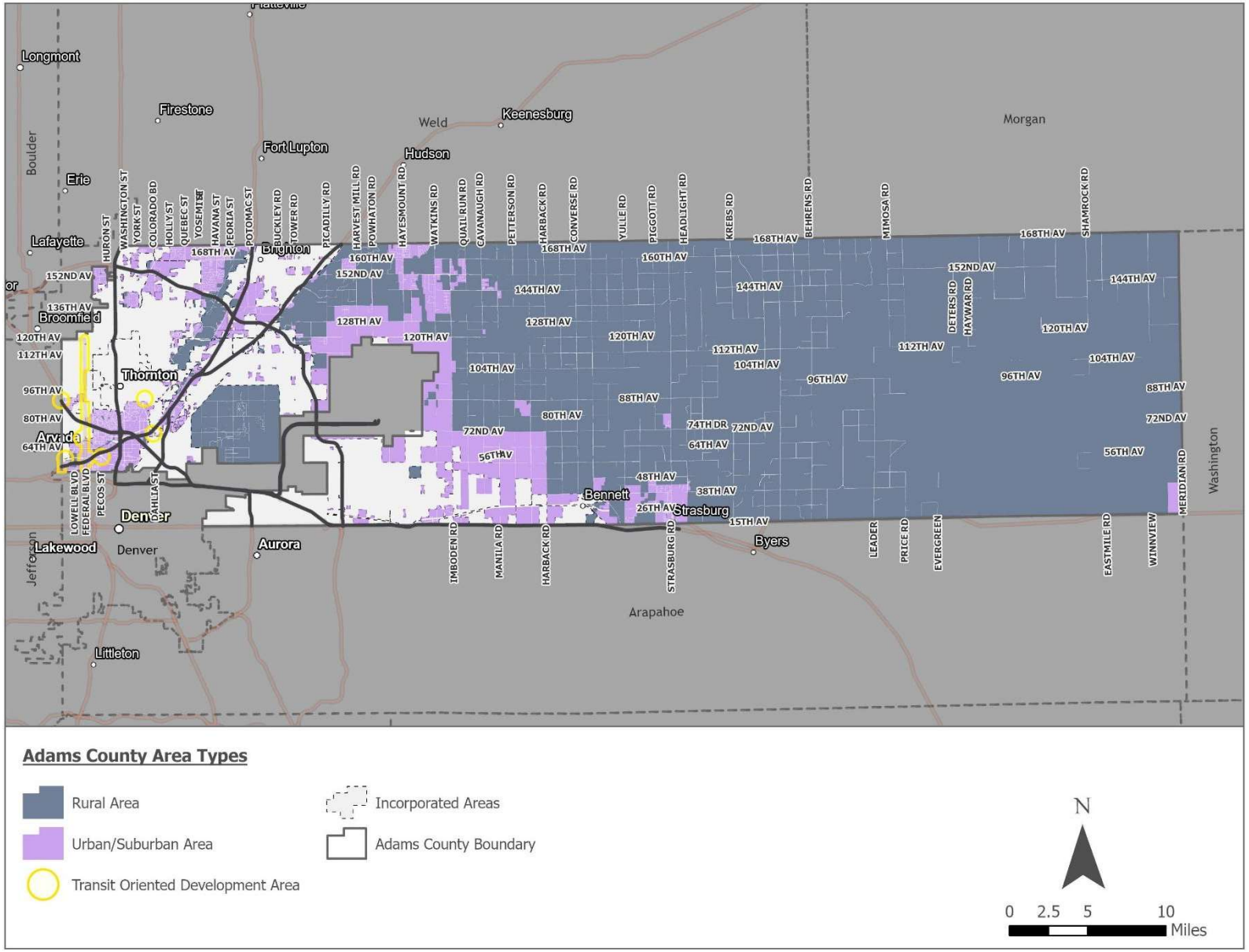
NO SCALE

| | | |
|---|---|---|
| ADAMS COUNTY PUBLIC WORKS | ENHANCED MULTIMODAL CROSS SECTIONS | |
| 4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601 | REVISION DATE: 10/22/25 / FILE NAME: TYP-ENHANCEDMULTIMODAL | FELSBURG HOLT & ULLEVIG JANUARY 2026 |

## Figure 1. Adams County Roadway Functional Classifications



## Figure 2. Adams County Area Types



## Figure 3. Adams County Area Types – Western Area

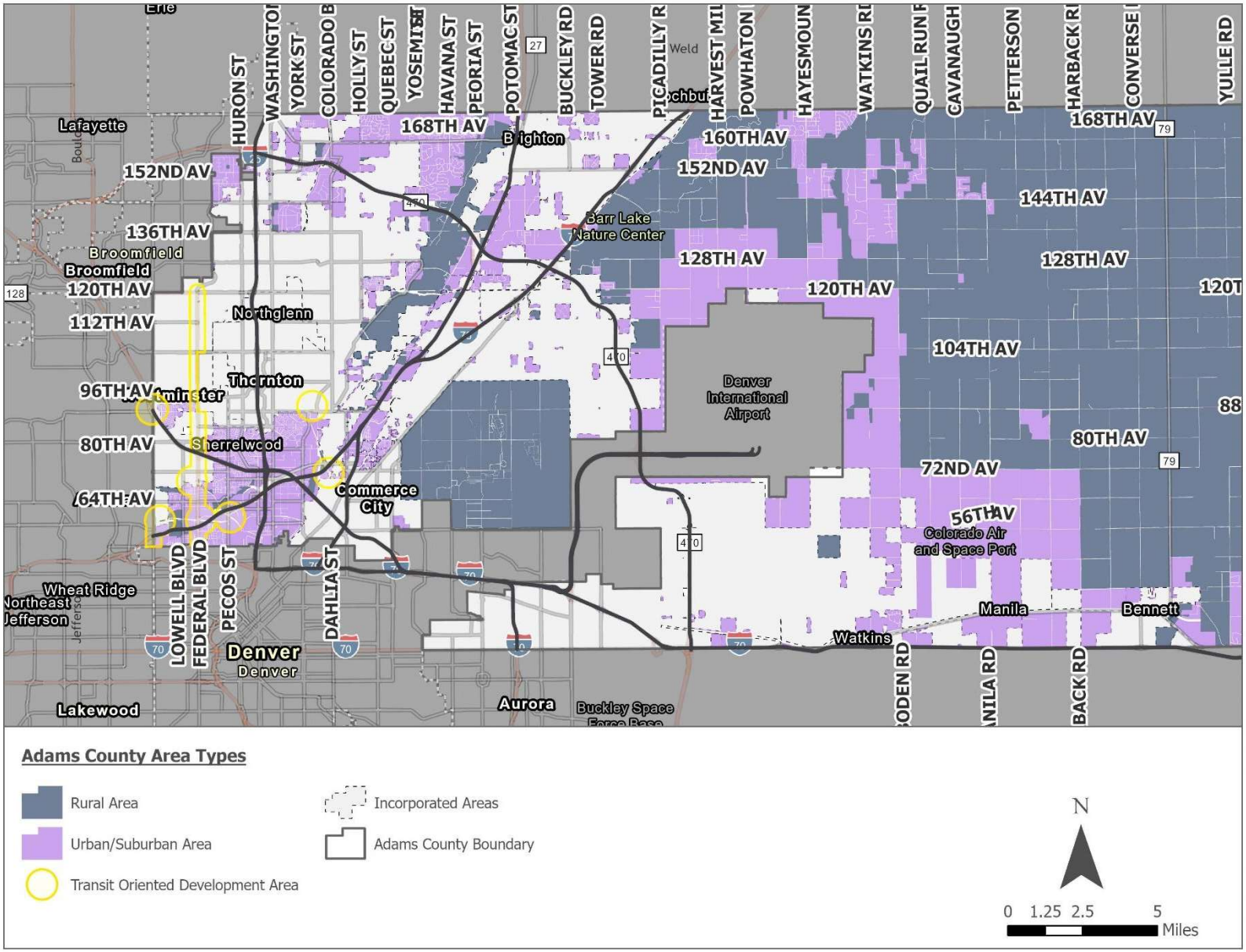


Exhibit 2.2: Link to New Zoning Map

To view the proposed changes to the Zoning Map, please follow this link:

https://publicinput.com/DSOdraft#tab-80150

| Parcel Number | Existing Zone District |
|---|---|
| 0181334306005 | R-1-A |
| 0181333402015 | C-4 |
| 0181334300009 | C-4 |
| 0181333425001 | C-5 |
| 0181333423007 | C-5 |
| 0181333301001 | C-3 |
| 0181333420021 | C-3 |
| 0181333421007 | C-5 |
| 0181333420008 | C-4 |
| 0181333421013 | C-1 |
| 0181333424027 | C-3 |
| 0181334300024 | C-4 |
| 0181300001001 | C-4 |
| 0181334203005 | R-1-A |
| 0181334306001 | R-1-A |
| 0181334203003 | R-1-A |
| 0181334203004 | R-1-A |
| 0181334203001 | R-1-A |
| 0181334203002 | R-1-A |
| 0181333101001 | C-0 |
| 0181731301001 | C-5 |
| 0181700000097 | C-3 |
| 0181731300004 | C-2 |
| 0181934300001 | C-1 |
| 0181936416012 | C-5 |
| 0181936416008 | C-5 |
| 0156707403015 | C-3 |
| 0156928002001 | C-5 |
| 0157110001001 | C-3 |
| 0157110002001 | C-3 |
| 0157112100006 | C-2 |
| 0157113000005 | C-3 |
| 0157113000024 | C-4 |
| 0157113000084 | C-4 |
| 0157134001002 | C-5 |
| 0157134000022 | C-5 |
| 0157134002004 | C-2 |
| 0157134401001 | C-5 |
| 0157134000042 | C-2 |
| 0157134000041 | C-2 |
| 0157134002003 | C-2 |
| 0157134001005 | C-5 |
| 0157134001006 | C-5 |

| | |
|---|---|
| 0157134001001 | C-5 |
| 0157135300001 | C-3 |
| 0157302002002 | C-5 |
| 0171919413005 | C-4 |
| 0171919413033 | C-4 |
| 0171920325015 | C-4 |
| 0171925201001 | C-4 |
| 0171926206001 | C-3 |
| 0171926302005 | C-2 |
| 0171926302006 | C-1 |
| 0171926325003 | C-5 |
| 0171926103036 | C-1 |
| 0171926329002 | C-4 |
| 0171927302010 | C-2 |
| 0171926416149 | C-4 |
| 0171926416143 | C-4 |
| 0171926329001 | C-4 |
| 0171927302001 | C-0 |
| 0171927303010 | C-1 |
| 0171927303001 | C-2 |
| 0171927304011 | C-0 |
| 0171927305034 | C-1 |
| 0171927305001 | C-2 |
| 0171927302009 | C-5 |
| 0171927400012 | C-4 |
| 0171928201007 | C-4 |
| 0171928410023 | C-3 |
| 0171928401001 | C-4 |
| 0171928301001 | C-0 |
| 0171928307074 | C-0 |
| 0171928410024 | C-0 |
| 0171929405001 | C-2 |
| 0171932105001 | C-0 |
| 0171933323001 | C-0 |
| 0171933323001 | C-0 |
| 0171933119020 | C-0 |
| 0171933413017 | C-4 |
| 0171933301021 | C-0 |
| 0171933413012 | C-0 |
| 0171933414005 | C-4 |
| 0171933300007 | C-4 |
| 0171933300022 | C-0 |
| 0171933300022 | C-0 |
| 0171933413016 | C-4 |

| | |
|---|---|
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| 0171934309030 | C-1 |
| 0171934318011 | C-0 |
| 0171934407002 | C-3 |
| 0171934407016 | C-3 |
| 0171935103008 | C-0 |
| 0171935103009 | C-4 |
| 0171934407018 | C-5 |
| 0171934403011 | C-0 |
| 0171934407017 | C-5 |
| 0171934407014 | C-4 |
| 0171934405001 | C-3 |
| 0171934100009 | C-4 |
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| 0171935302054 | C-5 |
| 0171935233005 | C-4 |
| 0171935200021 | C-5 |
| 0171936200020 | C-4 |
| 0171936202001 | C-5 |
| 0172101000015 | C-2 |
| 0172102002017 | C-4 |
| 0172110003001 | C-4 |
| 0172115003003 | C-5 |
| 0172116002001 | C-5 |
| 0172132307014 | C-1 |
| 0172120011008 | C-4 |
| 0172129302018 | C-5 |
| 0172129303019 | C-4 |
| 0172129311004 | C-1 |
| 0172129311016 | C-1 |
| 0172129310004 | C-1 |
| 0172129403037 | R-1-A |
| 0172129404014 | C-5 |
| 0172129404002 | C-4 |
| 0172131401004 | C-5 |
| 0172131102023 | C-3 |
| 0172131400004 | C-4 |
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| 0172132107001 | C-5 |
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|---|---|
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| 0182504100081 | C-1 |
| 0182505317018 | C-0 |
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| 0182505408001 | C-5 |
| 0182505407003 | C-5 |
| 0182516222014 | C-4 |
| 0182506409002 | R-1-A |
| 0182506300014 | CO |
| 0182506400045 | R-1-A |
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| 0182508302008 | C-4 |
| 0182508302002 | C-4 |
| 0182508101002 | C-5 |
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| 0182509400013 | C-5 |
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| 0182518230010 | C-1 |
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| | |
|---|---|
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| 0171936204002 | C-5 |
| 0181334306003 | R-1-A |
| 0181334306004 | R-1-A |
| 0181334306006 | R-1-A |
| 0181333424002 | C-2 |
| 0181334306007 | R-1-A |
| 0181334306008 | R-1-A |
| 0181334306009 | R-1-A |
| 0181334306010 | R-1-A |
| 0181334306011 | R-1-A |
| 0181334306012 | R-1-A |
| 0181334306013 | R-1-A |
| 0181334306014 | R-1-A |
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| 0181333422005 | C-4 |
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| 0181333425002 | C-5 |
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| 0181333422014 | C-4 |
| 0181333422008 | C-4 |
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| | |
|---|---|
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| 0181334300023 | C-4 |
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| 0181334304001 | C-4 |
| 0181333411006 | C-3 |
| 0181333410008 | C-5 |
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| 0157134000068 | C-2 |
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| 0157134002006 | C-2 |
| 0157134000032 | C-2 |
| 0157134000074 | C-2 |
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| 0171920325025 | C-1 |
| 0171920325019 | C-1 |
| 0171920325024 | C-1 |
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| 0171920325018 | C-1 |
| 0171920325017 | C-1 |
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| 0171920325021 | C-1 |
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| 0171926408021 | C-4 |
| 0171926408020 | C-4 |
| 0171926325002 | C-5 |
| 0171927403017 | C-4 |
| 0171927403020 | C-4 |
| 0171927400007 | C-4 |
| 0171928200034 | C-4 |

| | |
|---|---|
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| 0171928201006 | C-4 |
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| 0171928307020 | C-0 |
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| 0171928401003 | C-2 |
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| 0171928200022 | C-4 |
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| 0171933413014 | C-4 |
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| 0171933414008 | C-4 |
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| 0171933414004 | C-4 |
| 0171933400004 | C-4 |
| 0171933414016 | C-4 |
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| 0171933414007 | C-4 |
| 0171933414011 | C-4 |
| 0171933414018 | C-4 |
| 0171933415002 | C-4 |
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| 0171933307032 | C-4 |
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| 0171933307034 | C-4 |
| 0171933415055 | C-4 |
| 0171933307037 | C-4 |
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| 0171933307040 | C-4 |
| 0171933307030 | C-4 |
| 0171933307028 | C-4 |
| 0171933307029 | C-4 |
| 0171933415005 | C-4 |

| | |
|---|---|
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| 0171933400001 | C-4 |
| 0171933415001 | C-4 |
| 0171933307039 | C-4 |
| 0171933307038 | C-4 |
| 0171933307033 | C-4 |
| 0171933415006 | C-4 |
| 0171933415008 | C-4 |
| 0171933415010 | C-4 |
| 0171933415009 | C-4 |
| 0171934405027 | C-3 |
| 0171934301005 | C-3 |
| 0171935100013 | C-5 |
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| 0171934119001 | C-3 |
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| 0171936203001 | C-5 |
| 0171936200018 | C-4 |
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**Adams County**
**Development Standards Overhaul (DSO) – Phase 1**
**Stakeholder Engagement Report 2024 – FINAL**

# INTRODUCTION

The Adams County Development Standards Overhaul (DSO) project aims to comprehensively review and modernize the Development Standards and Regulations (DSR) governing development in unincorporated Adams County. Through community and stakeholder engagement facilitated by third-party contractors, Peak Facilitation Group (Peak), the Adams County Planning Department sought feedback on four key land use code categories: residential and subdivision standards, environment and sustainability standards, commercial and industrial standards, and process and governance improvements. For a comprehensive list of the locations, mediums, and dates where Adams County Planning staff advertised community engagement events, workshops, and meetings, please refer to Appendix 1: Community Engagement Advertisement Details.

Following the conclusion of the preliminary engagement stage, County staff will use all feedback received from stakeholders and the community to inform draft updates to the code. These updates will be made in accordance with the project's guiding principles, which are:

- Align with the Advancing Adams Comprehensive Plan (2022).
- Conduct meaningful and inclusive engagement with the public and stakeholders.
- Increase housing choice.
- Address economic and climate resiliency.
- Identify and remove redundancies and conflicts.
- Improve the development process.
- Encourage fairness and equity.
- Ensure compliance with federal and state laws.

# ENGAGEMENT REPORT GUIDE

- The following report and appendices present comments, issues, and ideas from participants engaged by Adams County staff.
- The report begins with an overview of the cumulative engagement activities hosted by County staff. The rest of the report is organized by stakeholder group, engagement activity, and key themes. Feedback is categorized into two main stakeholder groups: industry-focused and community-focused.
- Each section outlines engagement results, with detailed information available in the appendices.

# OVERVIEW OF ENGAGEMENT EFFORTS

Adams County engaged stakeholders through meeting sessions, online tools, and surveys. Participants had the opportunity to provide feedback on consistent topics across all these mediums. Details of the engagement activities are described below.

## *Meetings*

Adams County hosted a series of events in January, February, and March of 2024 to gather feedback on the land use code in unincorporated areas. These events included the information shown in the following table.

| MEETING | DATE AND TIME | LOCATION | NUMBER OF ATTENDEES |
|---|---|---|---|
| **Neighborhood Meetings** | | | |
| **Meeting 1** | January 10, 2024<br>6 pm-8 pm | Bennett Community Center | 2 |
| **Meeting 2** | January 17, 2024<br>6 pm-8 pm | Virtual | 0 |
| **Meeting 3** | March 12, 2024<br>6 pm-8 pm | Adams County Government Center | 11 |
| **Industry Workshops** | | | |
| **Residential and Subdivision Standards** | February 6, 2024<br>9 am-12 pm | Virtual | 16 |
| **Environment and Sustainability Standards** | February 7, 2024<br>1 pm–4 pm | Virtual | 17 |
| **Commercial and Industrial Standards** | February 8, 2024<br>9 am–12 pm | Virtual | 22 |
| **Process and Governance Improvements** | February 15, 2024<br>1 pm-4 pm | Virtual | 4 |
| **Open Conversation** | February 16<br>9 am-12 pm | Virtual | 6 |
| ***Total participant count*** | | | **78** |

### *Surveys*

In addition to neighborhood meetings and industry workshops, Adams County developed and conducted community- and industry-focused surveys throughout the same months to gather feedback on the land use code. Sixteen industry stakeholders completed the industry-focused survey, while 113 community members participated in the community survey.

### *Online Engagement Input*

In November 2023, upon initiating the project, the Adams County Planning Department launched information regarding the land use code update and engagement efforts on the Engage with Adams County website. The public contributed input or upvoted existing contributions on an idea board housed on the County's online portal, "PublicInput." Through this platform, participants shared their perspectives and highlighted topics and issues they deemed important for the land use code update.

The top ten most upvoted topics are listed from highest to lowest below, with a comprehensive list in Appendix 2: PublicInput Idea Board Public Contributions.

- Stormwater management (drainage design and quality)
- Conservation easements (preservation of open space, water, and wildlife habitat)
- Alignment of future land use and zoning districts
- Landscaping requirements (biodiversity, xeriscaping, and native plants)
- Housing diversity (choice and type) and affordability
- Renewable energy (solar and wind)
- Urban design standards (land use transitions, visual appearance, and aesthetics)
- Agriculture preservation (re-generation, sustainability, and innovation)

- Water conservation (usage, efficiency, groundwater requirements, and surface run-off capture)
- Traffic, parking, and roadway standards

This list reflects the prominent topics discussed by participants and emphasizes the broader themes and concerns expressed through online engagement.

## OVERVIEW OF INDUSTRY STAKEHOLDER FEEDBACK

### *Industry Stakeholders, Survey, and Workshop Topics*

Adams County Planning staff developed a survey tailored to industry stakeholders, soliciting their input on preferred discussion topics for the virtual workshops. Survey participants represented various organizations and stakeholder groups, including industrial property owners, business operators, developers, architects, storage facility owners, and other businesses as permitted within an industrial zone district. A complete list of survey participants is available in Appendix 3: Industry Stakeholder Survey Results.

Throughout the five workshops, industry stakeholders contributed input on the following topics and preferred themes identified as preferences in the survey results.

- **RESIDENTIAL AND SUBDIVISION STANDARDS:** Density, mixed-use zoning, transit-oriented development (TOD), and agriculture uses
- **ENVIRONMENT AND SUSTAINABILITY STANDARDS:** Design incentives, multi-modal transportation, stormwater management and water conservation, usage, efficiency, and groundwater
- **COMMERCIAL AND INDUSTRIAL STANDARDS:** Permitted uses, permitting process, and performance standards
- **PROCESS AND GOVERNANCE IMPROVEMENTS:** Permitted uses, permitting process, and permits

## INDUSTRY STAKEHOLDER SUGGESTIONS

Participants addressed key questions regarding the current land use code at each industry stakeholder workshop. Specifically, stakeholders identified aspects within the code that should remain unchanged and described areas not functioning optimally. Additionally, stakeholders suggested modifications or improvements to fix perceived problems within the code. These suggestions are summarized, organized by theme and topic, and presented below. For a comprehensive overview of feedback on each topic, please refer to the detailed summary in Appendix 4: Industry Stakeholder Workshop Comments.

| RESIDENTIAL AND SUBDIVISION STANDARDS |
|---|
| ***DENSITY*** |
| • Refine setback regulations and standards to maximize urban density efficiently.<br>• Include interdependent water availability and density related requirements.<br>• Review subdivision regulations (Section 5-03-02-02-01) to achieve compatibility with urban development.<br>• Clarify use-by-right provisions to optimize property use. |
| ***MIXED-USE ZONING*** |
| • Evaluate the effectiveness of the County's mixed-use zone.<br>• Develop more mixed-use zones and horizontal use exceptions.<br>• Consider vertical use requirements for context sensitivity. |

- Provide density bonuses for affordable housing.
- Revisit Sections 3.18-06-0-01 and -02 to ensure they meet housing diversity needs in urban areas.

***TRANSIT-ORIENTED DEVELOPMENT (TOD)***

- Consider alternative unit density in TOD areas.
- Review parking standards in TOD areas in comparison to other communities in the region (e.g., eliminate parking minimums, establish parking maximum).
- Explore the addition of electric vehicle charging regulations.

***AGRICULTURAL USES***

- Review uses that are conditionally allowed in A1-zoned and consider adding more uses by right to diversify activities and support agriculture.
- Increase the emphasis in the Advancing Adams Comprehensive Plan (2022) on protecting and preserving small agricultural heritage areas (e.g., A-1) within unincorporated areas of Adams County, not just large-scale agricultural producers (e.g., crops, pasture grass, etc.).
- Maintain A-1 zoned areas to protect the lifestyle of these properties.
- Identify the discrepancies between the A-1 codes and the transitions to RE-zoned properties.

## ENVIRONMENT AND SUSTAINABILITY STANDARDS

***DESIGN INCENTIVES***

- Develop a prescriptive list and require new buildings to incorporate at least one green design feature.
- Implement a sustainability point system involving a ranking system for different design incentives.
- Expand the current development code to allow more economically viable solutions.
- Conduct cost-benefit analyses for any proposed code changes.
- Consider requiring a third-party Social Impact Study as part of the development application process to assess non-financial impacts and benefits in projects.
- Consider the use of low-water native plants in landscaping criteria.
- Address environmental injustices in new regulations.
- Incorporate provisions to prioritize the restoration and protection of native plants.
- Consider state-designated species in site development plans and involve the Department of Natural Resources.
- Align the Adams County Advancing Adams Comprehensive Plan (2022)'s environmental planning section with the Colorado State Wildlife Action Plan.

***MULTI-MODAL TRANSPORTATION***

- Improve community engagement, especially for marginalized communities.
- Improve connectivity requirements for biking and pedestrian infrastructure in new developments.

### *STORMWATER MANAGEMENT*

- Strengthen stormwater management requirements for low-impact development techniques.
- Ensure regulations are cost-effective and provide meaningful benefits rather than just incremental improvements.
- Formalize allowances for underground stormwater detention with appropriate maintenance requirements.
- Increase coordination between local and federal government agencies.
- Account for the long-term impacts on the environment and humans.

## COMMERCIAL AND INDUSTRIAL STANDARDS

### *PERMITTED USES*

- Avoid imposing additional restrictions on outdoor storage regulations.
- Clarify permitted uses for a manager's residence within the industrial zoning category.
- Prioritize connectivity and consistency, particularly concerning the definition and application of accessory dwellings in industrial zones.
- Explore cost-effective screening methods and ways to enhance the visual appearance of industrial properties.
- Aim to improve the visual impression of industrial properties in Adams County by considering locating outdoor storage in specific areas of the property rather than prominently displaying it at the front.
- Prioritize improvement of or more consistent enforcement of existing regulations rather than introducing new ones.

### *PERFORMANCE STANDARDS*

- Utilize a "common sense" approach when applying development standards and evaluate projects based on their individual merits rather than applying blanket regulations.
- Consider the specific context of each project location.
- Balance regulatory requirements with the practical needs of industrial businesses and the economic impact on the community.
- Prioritize enforcement of existing regulations rather than introduce more regulations.
- Conduct more staff on-site visits and direct observation of properties for informed decision-making.
- Incorporate flexibility into the land use code to allow for exceptions or alternative solutions without the need for formal variance or adjustments.

## PROCESS AND GOVERNANCE IMPROVEMENTS

### *PERMITS*

- Change the code to regulate solar energy facilities through performance standards rather than conditional use permits if it streamlines the process.
- Reassess the permit structure to better align the application re-submittal timeline with the lifecycle of buildings and contracts. This will reduce risks of violations and costs to developers.

## NEIGHBORHOOD AND COMMUNITY OUTREACH

### *Overview of Neighborhood and Community Survey and Open Houses*

Adams County Planning staff designed a neighborhood and community survey published on PublicInput from January through March 2024. Staff also hosted two in-person and one virtual meeting. Staff developed the content of the survey and open houses to parallel one another; the same questions in the survey were transferred into station activities for open house participants. The cumulative responses of both engagement activities are reported below.

***Note:*** *The responses and data vary slightly due to differences in question formats between the survey and in-person stations, as well as variations in the number of respondents per question.*

### *Demographics*

The demographics of the plurality of participants engaged in this process are listed below. For comprehensive engagement data, please refer to the Demographics section in Appendix 5: Community Survey and Open House Results.

- 30% are in the age range of *31-40 years old.*
- The topmost engaged zip codes were *80221, 80022, and 80601*.
- 86% of participants *own property.*
- 82% of participants who own property *own single-family homes.*
- 52% of participants *live in Adams County.* 38% of participants *live and work* in Adams County.

## *Housing Diversity & Affordability*

Community members shared their preferences about the future of housing diversity and affordability in unincorporated areas of Adams County.

### Housing Type Preferences

Participants indicated whether they would prefer to see more, the same, or less of specific housing types. The following table illustrates *the most frequently chosen response and its associated percentage based on the total number of responses for each housing type.* Participants also provided open-ended comments regarding any housing type. For additional details on participants' preferences and comments, please refer to the Housing, Urban Design, and Aesthetics section in Appendix 5: Community Survey and Open House Results.

| PREFER TO SEE MORE | PREFER TO SEE THE SAME | PREFER TO SEE LESS |
|---|---|---|
| • **Single-family** (56%)<br>• **Accessory dwelling units (ADUs)** (46%) | • **Duplex** (38%)<br>• **Townhomes** (42%) | • **Modular homes** (41%)<br>• **Tiny homes** (46%)<br>• **Multi-family** (48%)<br>• **Mixed-use** (41%) |

**Regulations**
Participants indicated their level of satisfaction with Adams County's ADU and modular home regulations. The majority of respondents (53%) indicated *a lack of knowledge about the ADU and modular home regulations.*

Participants also offered suggestions for Adams County to improve regulations pertaining to various housing types, including ADUs and modular homes, and housing affordability overall. Three themes emerged from their responses:

- *Address concerns about community character and livability.*
- *Revise administrative processes within Adams County and analyze the drivers of costs to developers and property owners.*
- *Establish consistent code enforcement.*

## *Housing, Urban Design, and Aesthetics*

Community members shared their preferences regarding urban design and aesthetics, detailing aspects they desire or wish to avoid in the future of unincorporated areas of Adams County.

**Building Design Preferences**
Participants described their preferences for neighborhood building design components. The following table presents *open-ended comments categorized by themes for each listed design component*. The comments provided in the table are presented verbatim. To see additional comments unrelated to the following design components see the Housing, Urban Design, and Aesthetics section in Appendix 5: Community Survey and Open House Results.

| DESIGN COMPONENT | PREFERENCES |
|---|---|
| **Shape** | ***Architectural diversity with some uniformity***<br>• Homes that are squared and uniformed.<br>• A neighborhood with a variety of shapes and architectural diversity.<br>• I like seeing consistent design and color in a neighborhood.<br>• Not all the same buildings but similar sidings and roofs.<br>• Homes are designed with Victorian and Edwardian styles.<br>• Individuality and less modern buildings that have no character.<br><br>***Integration of urban and rural elements***<br>• Areas of rural uses mixed with urban designs.<br>• New modern architecture is ugly, please make sure new designs are cohesive with existing surrounding structures. Also do not lose the "farm life" historical background of Adams County. Design with common sense. |
| **Color** | ***Color diversity with some constraints***<br>• Homes that use neutral colors.<br>• Homes that reflect the aesthetics of the community.<br>• Diversity in color of homes is nice, though if home is a bright color, it sets the tone of the neighborhood off. |

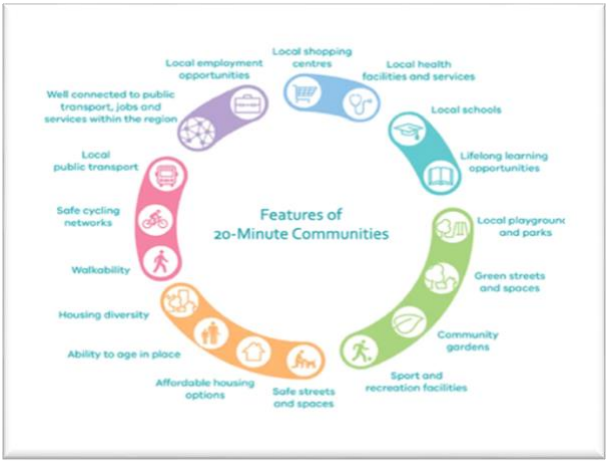
| | |
|---|---|
| **Height** | ***Balanced density***<br>• Increase height if necessary for higher density.<br>• Ranch homes. Dislike tall apartment building of more than four stories.<br><br>***Preservation of views***<br>• Residents should have views from their second story windows and balconies.<br>• Do not want tall buildings blocking views.<br>• I do not want to lose my view of the mountains. This is why I did not purchase a home in a more populated area (Denver, Aurora, Commerce City). I purchased my home in Thornton to enjoy the scenery and the height of an apartment complex is definitely an eye sore. Perhaps, consider building homes to allow more families to enjoy the view. |
| **Proximity to Other Homes** | ***Spacing and variability***<br>• Housing needs more spacing between each other.<br>• I prefer not seeing housing in a straight line with no variability between units that are very close together.<br>• I do not like seeing houses that are right on top of each other.<br>***Conforming to zoning***<br>• Base proximity on zoning.<br>• Create buildings that fit into the community and offer mixed-use options that allow for living and shopping. |
| **Landscaped Areas** | ***Water conserving and xeriscaped areas***<br>• Landscapes with mature trees.<br>• Homes with xeriscape areas.<br>• Natural and water conserving landscapes.<br>• More landscaping requiring less resources to maintain.<br>• Properties should have lots of trees and greenspaces other than water-sucking grass.<br>• Houses that have natural/xeriscaping are so much better for the environment and our natural flora and fauna.<br><br>***Maintenance of greenery***<br>• Properties with well-maintained vegetation and trees (e.g., few dead vegetation).<br>• Spaces that have trees and greenery.<br>• Yards with flowers not modern art.<br>• Environmentally friendly landscape that will be easy for people to maintain over the years and as they age. Limit use of lawns due to watering needs and also if it dies it is very expensive to replace.<br>• Buildings that are landscaped and kept up!!! Do not just plant trees or shrubs and never water them! |

| | |
|---|---|
| **Material** | ***Preference for specific materials***<br>• Use brick.<br>• Use metal.<br>• Use concrete.<br>• Do not use corrugated metal that will be left to rust.<br>• Use adobe.<br>• Use environmentally friendly material.<br>• Use copper, wood, and greenery to build homes.<br>• Natural materials with a modern twist: Concrete, steel, and glass are classic modern materials, but incorporating them in unexpected ways can keep things fresh. Integration with nature: Modern design does not shy away from nature, it embraces it. Think native plants, sustainable landscaping practices, and blurring the lines between the built environment and the natural world. |

**Parking in Adams County**
Participants provided open-ended comments regarding any aspect of parking in Adams County that was of interest or concern to them. The overarching themes recommended by the majority of participants include *accommodating large vehicles, being considerate to one's neighbors, improving County infrastructure, increasing parking availability, and regulating abandoned cars.* For a comprehensive list of comments, refer to the Housing, Urban Design, and Aesthetics section in Appendix 5: Community Survey and Open House Results.

## *20-minute Communities*

The Advancing Adams Comprehensive Plan (2022) includes the concept of 20-minute Communities. These types of communities are walkable, mixed-use, and transit-oriented places where people can live, work, and play at all stages of their lives, with close access to most of their daily needs. The benefits of 20-minute Communities include vibrant neighborhoods, a stronger sense of community, more viable local businesses and commerce, lower emissions, and shorter commuting time.




**20-minute Community Features Preferences**
Community members indicated their top three preferences for 20-minute community features they wish to see implemented in Adams County in the future based on the image above. The most frequently indicated features include *safe streets and spaces (30%), local schools (23%), and walkability (21%).*

Participants also identified opportunities for ways that 20-minute Community features can improve their current community. For the entire list of comments, refer to the 20-minute Community section in Appendix 5: Community Survey and Open House Results. In the open-ended responses, four themes emerged:

1. *Establish essential goods, services, and economic opportunities in closer proximity to homes.*
2. *Improve public infrastructure for safety and connectivity.*

3. *Maintain existing communities; they are adequate "as is."*
4. *Provide a variety of amenities.*

Participants indicated whether they prefer the County to require, incentivize, or consider certain 20-minute Community features as "not important." *The most frequently chosen features and their associated percentage based on the total number of responses per feature* are shown in the table below. For detailed information on participants' preferences, refer to the 20-minute Community section in Appendix 5: Community Survey and Open House Results.

| SHOULD BE REQUIRED | SHOULD BE INCENTIVIZED | NOT IMPORTANT |
|---|---|---|
| • **Improved safety** (e.g., walkability and lighting) (85%)<br>• **Amenities** (e.g., open spaces, plazas, gyms, and parks) (63%)<br>• **Increased or improved green spaces** (59%)<br>• **Accessible and age-friendly designs** (50%)<br>• **Connectivity** (48%) | • **Flexible and temporary uses** (e.g., pop-ups, community gardens, and cultural activities) (57%)<br>• **Small healthcare facilities** (46%)<br>• **Missing middle housing** (41%)<br>• **Affordable housing units** (41%)<br>• **Low-income housing units** (39%)<br>• **Ground level and street-facing uses** (e.g., pedestrian-only areas and dining/seating) (40%) | **Ground level and street-facing uses** (e.g., pedestrian-only, dining, and seating areas) (40%) |

## *Green Design, Sustainability, Landscaping, and Water Conservation*

Participants indicated whether they prefer the County to require, incentivize, or consider certain green design features as "not important." The table below shows the *most frequently chosen category and associated percentage based on the total number of responses per category*, none of which were considered "not important" by the majority. For green design or sustainability feature-related suggestions from community members, refer to the Green Design, Sustainability, Landscaping, and Water Conservation section in Appendix 5: Community Survey and Open House Results.

| SHOULD BE REQUIRED | SHOULD BE INCENTIVIZED |
|---|---|
| • **Stronger tree preservation/tree cover** (69%)<br>• **Low-energy outdoor lighting (LEDs)** (52%)<br>• **Pollinator-friendly and water-efficient landscaping** (63%)<br>• **Low-impact development** (e.g., stormwater management) (66%) | • **Green infrastructure** (e.g., green roof systems) (49%)<br>• **Solar readiness** (60%)<br>• **Green building certification** (e.g., LEED and Energy Star) (52%)<br>• **Electric vehicle charging stations** (49%)<br>• **Energy efficient fixtures and design** (51%) |

**Current Efforts and Willingness to Change**

Community members also shared their current efforts and willingness to change green designs, sustainability, landscaping, and water conservation on their property in unincorporated areas of Adam County.

***Properties with Xeriscaped Areas***

- *52% of respondents have xeriscaped areas* on their property.

- Community members indicated xeriscaped areas on their property based on the following list: whole back yard, whole front yard, part of the back yard, part of the front yard, or entire property. The most frequently indicated xeriscaped area on a property is *part of one's backyard.*
- The most frequently indicated reason for transitioning part of their property to a xeriscaped area was because of *water conservation.*

***Willingness to Transition to Xeriscaped Areas***

- *48% of respondents do not have xeriscaped areas* on their property.
- Participants most frequently indicated that they would be willing to *transition their whole property* to xeriscape based on the following list: whole back yard, whole front yard, part of the back yard, part of the front yard, or entire property.
- The most frequently indicated concern with transitioning part of their property to a xeriscaped area is *cost.*
- Most respondents indicated they would be willing to transition their property *within six months to two years*.
- Most respondents indicated they would be willing to transition their property *within three months to one year* *if offered a dollar-per-dollar match to their investment.*

Community members provided suggestions for changes to Adams County regulations on xeriscaped areas. The overarching themes from their responses include:

- *Encourage and regulate water conservation and xeriscaping.*
- *Emphasize community-wide environmentally friendly efforts.*
- *Provide support and resources for homeowners, considering accessibility and affordability barriers.*

## *Permitted Uses (Home-based Businesses and Agricultural Use)*

Community members shared their experiences and concerns regarding home-based businesses and agricultural uses in unincorporated areas of Adams County. For the full list of comments, please refer to the Permitted Uses section in Appendix 5: Community Survey and Open House Results.

**Home-based Businesses**

When asked what, if any, type of home-based business an individual would want Adams County to allow on residential properties, three themes emerged from respondents' comments.

- *Specific examples:* The three most frequently mentioned home-based business examples provided were *children's daycare; barber, hair and nail salons; and food production and catering.*
- *Conditional support:* Community members *expressed support* for home-based businesses as long as the businesses minimally disrupt the neighborhood, respect neighbors, are environmentally responsible, and comply with zoning regulations.
- *Concerns:* Community members also *expressed concerns* regarding the negative impacts on the neighborhood's quality of life, frustrations with a perceived lack of response or action from Adams County on non-compliant uses/ zoning enforcement, and a preference for maintaining the residential character of their neighborhood.

When asked about their perspective on Adams County's current home-based business regulations, *73% of respondents expressed a lack of familiarity with the current regulations.*

**Additional Uses and Flexibility**
Participants expressed desires for additional uses on their property, irrespective of current regulations. The overarching themes highlighted by the community include *incorporating more agricultural uses, encouraging local entrepreneurship, and creating flexible mixed development uses.*

**Experiences with Development Applications**
Eleven percent of respondents indicated they had submitted a development application to Adams County. Those of the eleven percent provided information on the type of application they submitted and their experience submitting through Adams County. One response indicated a positive experience. The other six responses indicated difficulties with the process. For the detailed list of responses, please refer to the Permitted Uses (Home-Based Businesses and Agricultural Use) section in Appendix 5: Community Survey and Open House Results.

**Agricultural-zoned Property**
Fifteen percent of respondents indicated they farm or own an agricultural-zoned property. Of the eleven percent, two responses from agricultural-zoned property owners indicated that the County should increase the number of horses allowed on their properties. When asked what factors would support economic viability and sustainability on farms in Adams County, responses suggested:

- Protecting the ability to store vehicle accessories for farm operations.
- Facilitating easier cell tower development.
- Allowing produce sales, livestock keeping, horse boarding, and nurseries with public access.
- Considering the larger global economies that affect family farms.

## *Community "Genie in a Bottle" Wishes*

Community members described three wishes that they desire to see in unincorporated areas of Adams County. The overarching themes from their comments are listed below. For the full list of comments, please refer to the Genie in a Bottle section in Appendix 5: Community Survey and Open House Results.

| First Wish | Second Wish | Third Wish |
|---|---|---|
| • Improve walking infrastructure.<br>• Improve specific infrastructure components.<br>• Assess zoning impacts.<br>• Change interactions with the public.<br>• Balance individual property owners and neighborhood desires. | • Improve public spaces and infrastructure.<br>• Improve regulations, permits, and civic engagement.<br>• Consider environmental tradeoffs for different land uses. | • Improve public spaces and infrastructure.<br>• Improve county processes.<br>• Consider individual property owners and neighborhood desires.<br>• Consider social and economic impacts for residents. |

## Summary and Next Steps

The engagement results presented above will be presented to the Board of County Commissioners and will inform technical code update amendments in Phase 2 of the project.

For details on the project timeline and additional engagement opportunities on draft text amendments, please consult the project website for the most current information: https://publicinput.com/landusecodeupdate.

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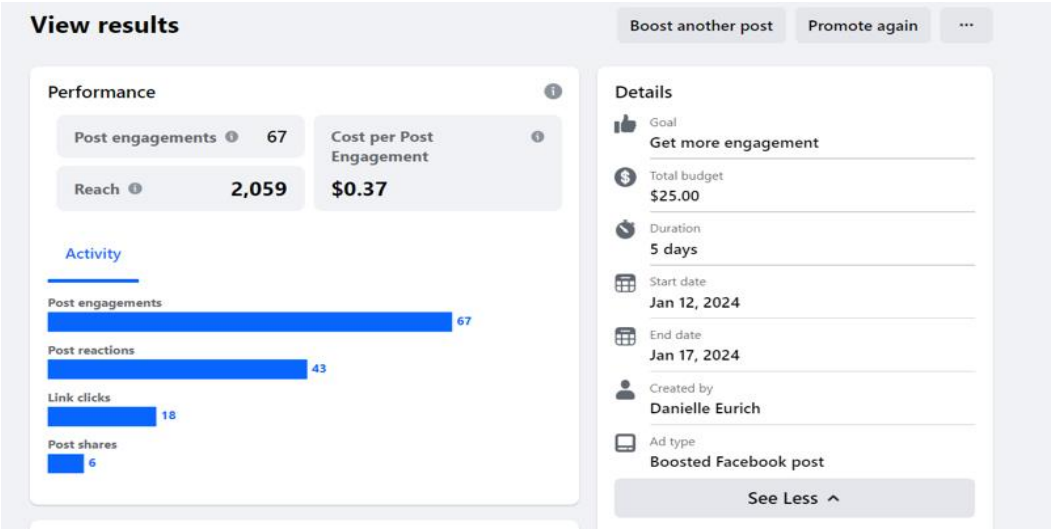
## APPENDIX 1: Community Engagement Advertisement Details

**SOCIAL MEDIA**

1) **Facebook posts** (shown below) on the following dates:
   - Dec. 11, 2023 LINK
   - Dec. 28, 2023 LINK
   - Jan. 16, 2024 LINK
   - Jan. 29, 2024 LINK
   - Feb. 22, 2024 LINK
   - March 11, 2024 LINK
   - March 14, 2024 LINK

2) **Targeted/boosted Facebook ad** (shown below) from Jan. 12-17, 2024



3) **Instagram post** (shown below) from March 13, 2024

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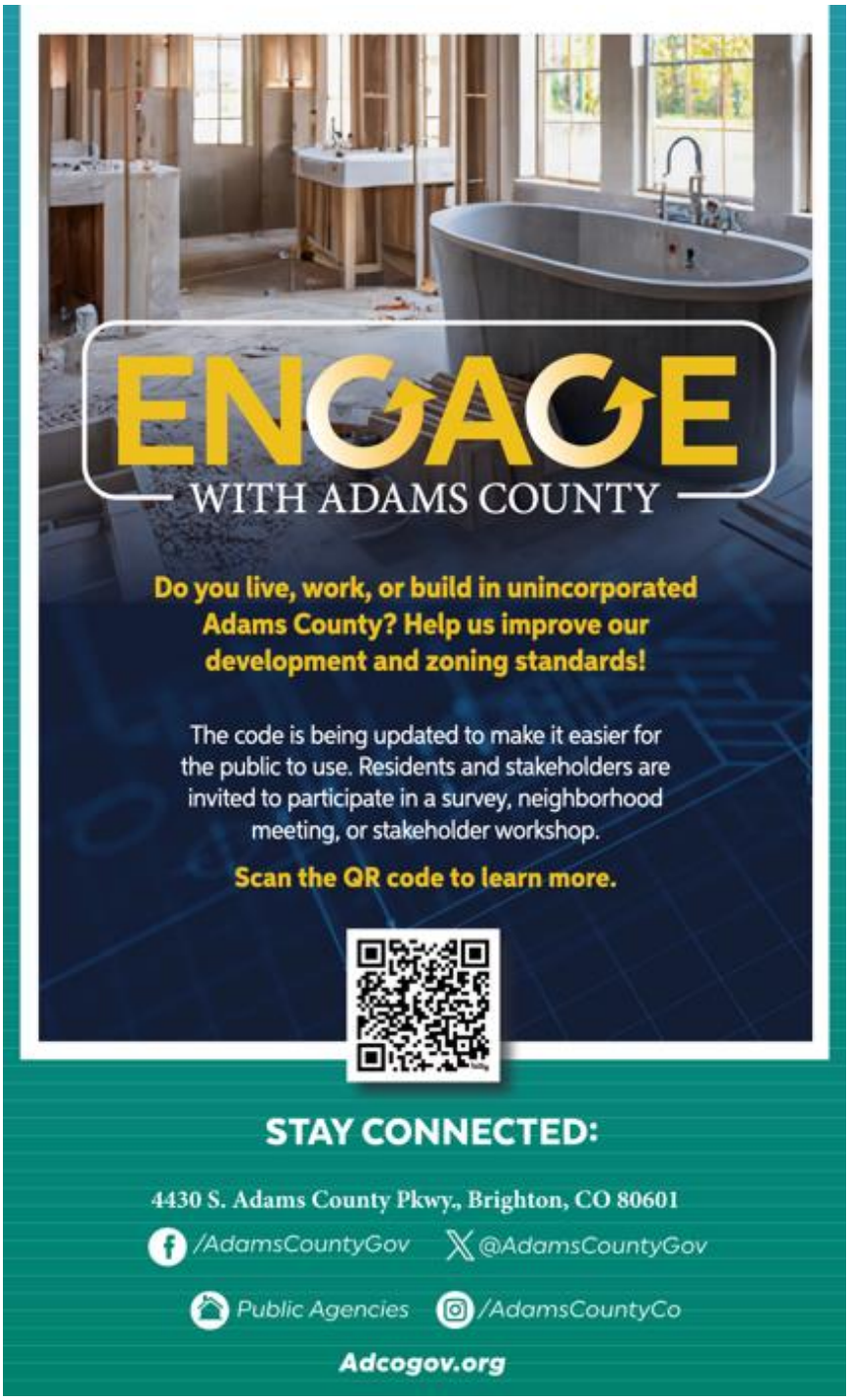
**COMMUNITY OUTLETS/NEWSPAPERS**

4) **Targeted Nextdoor post** (shown below) to unincorporated Adams County residents on Jan. 12, 2024 non-working LINK due to the platform set-up.

**5) I-70 Scout ad** (shown below) from Jan. 22-28, 2024, and Jan. 29-Feb. 4, 2024



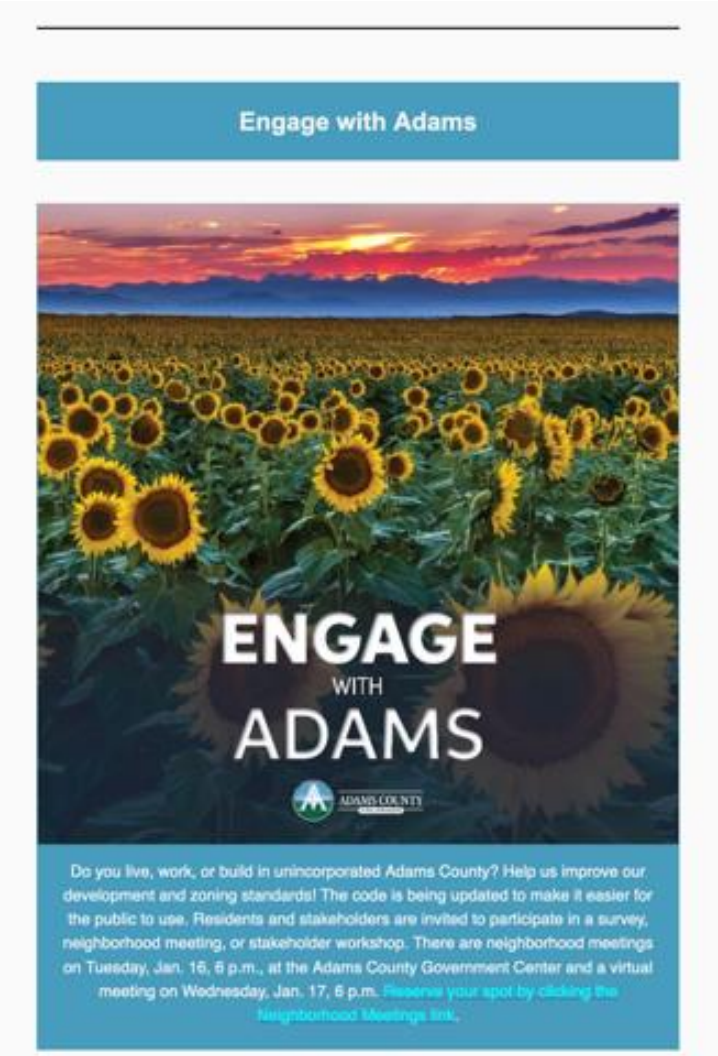
**6) Colorado Community Media web banners*** (shown on the following page)
*from Jan. 15-2, 2024, and Feb. 12-26, 2024*

| Advertisement | Impressions | Hovers | Clicks | CTR |
|---|---|---|---|---|
| Engage With Adams 300 x 250 | 119,619 | **736** | **9** | **.01%** |
| Engage With Adams 300 x 600 | 16,763 | **48** | **2** | **.01%** |
| Engage With Adams 728 x 90 | 6,865 | **125** | **2** | **.03%** |

**Includes: Brighton Standard Blade, Commerce City Sentinel Express, Northglenn-Thornton Sentinel Arvada Press, Westminster Window*

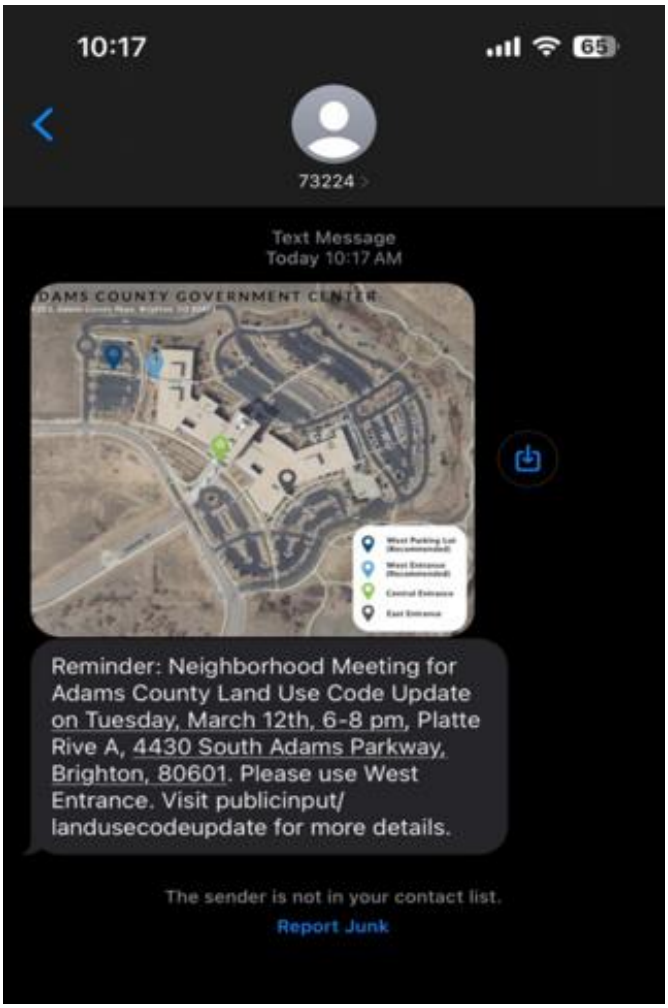
*Colorado Community Media web banners*

7) **Absolutely Adams newsletters** (shown below) on Dec. 15, 2023, Jan. 3, 2024, and Jan. 16, 2024, distributed by notifications@communications.adcogov.org




8) **Adams County Employee Newsletter** during the week of January 29, 2024

9) **Text Message Alert System** (shown below) on March 11, 2024, to 122 project subscribers.



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**10) Public Notices** (shown below) posted the third week of December 2024 at the following locations:

- Anythink locations – all in the list HERE
- EXCEPT mobile, Wright Farms, Bennet, Coffee House, Pearl Pack
- Adams County Government Center DMV
- Adams County Government Center Clerk and Recorders office
- Adams County Government Center One Stop Counter & waiting area
- Bennett Townhall
- Bennett DMV
- Bennett Community Centre
- Gas stations and food stores in Bennett and Strasburg

**PUBLICINPUT PROJECT WEBSITE STATISTICS**

**11)** Public Input Land Use Code Update **website views: 2,665**
Website participant: 214
Project update subscribers: 126

## APPENDIX 2: PublicInput Idea Board Public Contributions

| PUBLICINPUT IDEA BOARD CONTRIBUTIONS | |
|---|---|
| ***What should be considered in the land use code update?*** | |
| **Comment** | **Upvotes** |
| Stormwater management (drainage design and quality) | **19** |
| Conservation easements (preservation of open space, water, and wildlife habitat). | **19** |
| Alignment of future land use and zoning districts | **18** |
| Landscaping requirements (biodiversity, xeriscaping, native plants) | **16** |
| Housing diversity (choice and type) and affordability | **15** |
| Renewable energy (solar and wind) | **15** |
| Urban design standards (land use transitions, visual appearance, and aesthetics) | **15** |
| Agriculture preservation (re-generation, sustainability, and innovation) | **13** |
| Water conservation (usage, efficiency, groundwater requirements, surface run-off capture) | **13** |
| Traffic, parking and roadway standards | **13** |
| Green building techniques (energy usage, alternative energy) | **12** |
| Community resiliency (climate change adaptation and mitigation) | **11** |
| Subdivision regulations and process | **11** |
| Consistency with Adams County long-range plans (e.g. Sustainability Plan, 2022, Economic Development Plan, 2023, upcoming Balanced Housing Plan Update, Hazard Mitigation Plan, 2020, Neighborhood Plans, etc.) | **10** |
| Overlays (Flood, Natural Resource Conservation Overlay (NRCO) | **9** |
| Compliance with federal and state regulations (e.g. Fair Housing Act, Right to Farm Act) | **9** |
| Hazard mitigation (wildfire, flooding, storms) | **9** |
| To create a regulatory environment that is competitive to receive Low-Income Housing Tax Credit-funded affordable housing developments, Adams County needs to provide lower parking ratios for developments serving people 80% AMI and below (that is because LIHTC-funded developments are leased by household and not by roommate occupancy- thus significantly reducing the number of cars on-site). Additionally, households earning 60% of AMI and below often cannot afford more than one vehicle, further supporting the need for reduced parking requirements. Notably, parking represents a significant expense in the development process. Adams County also needs a development review process that can be completed administratively within 12 months (meaning from site plan to building permit issuance) in accordance with the rules outlined by the Colorado Housing & Finance Authority rules for LIHTC award. Without these two big changes, Adams County will not be a competitive county to receive LIHTC investments and be unable to meet the housing needs of its residents. | **9** |
| Electric Vehicle (EV) infrastructure (charging stations, parking, and new build requirements) | **8** |
| Performance standards (special, temporary, agricultural, residential, institutional, industrial, mixed-use, commercial, and recreational uses) | **8** |
| Process and administrative improvements | **8** |

| | |
|---|---|
| Would like to see further discussion of how ADCO is protecting species losses as identified with the State Wildlife Action Plan and cooperatively working with DRCOG and the Mile High Compact. | **7** |
| Transfer of Development Rights (program re-evaluation) | **6** |
| Encouragement of mixed-use development, walkability, transit access, and pedestrian safety, and development of design practices that prioritize safety and alternative mobility options. | **6** |
| Land Dedication Fee (methodology and rates) | **5** |
| Access design | **5** |
| Properties should be required to get a permit for sheds, a lot of properties have multiple sheds. | **4** |
| Siting (where a building or use is located on a parcel of land) | **4** |
| Adams County needs to keep accountability for properties of residential, business, and commercial. | **3** |
| Update zoning classification based on actual usage. A fully built-out sub-division zoned as a farm does not make sense. | **2** |

## APPENDIX 3: Industry Stakeholder Survey Results

### Industry Stakeholder Survey - Topic Preferences

Project Engagement

| VIEWS | PARTICIPANTS | RESPONSES | COMMENTS |
|---|---|---|---|
| 195 | 16 | 199 | 24 |

* What organization or stakeholder group do you represent?

- Denver Regional Council of Governments (DRCOG) — 2 months ago
- Individual — 2 months ago
- Industrial Property Owner — 2 months ago
- Property owners, business operators, and a wide variety of developers — 2 months ago
- Norris Design — 3 months ago
- McLin Commercial and its subsidiaries, property owners — 3 months ago
- Scraps Ltd — 3 months ago
- Shopworks Architecture — 3 months ago
- Storage Facilities and specifically Recreational Vehicle Storage Facilities/Businesses as Permitted within an Industrial 1 (I-1) Zone District — 4 months ago
- Adams County Planning — 4 months ago

*Please identify the three topics of greatest interest to you related to *Commercial and Industrial Standards*:

| | | |
|---|---|---|
| 63% | Permitted uses | 10 |
| 56% | Permitting process | 9 |
| 38% | Performance standards | 6 |
| 31% | Outdoor storage | 5 |
| 25% | Landscaping | 4 |
| 25% | Visual & aesthetics | 4 |
| 19% | Green technology and design | 3 |
| 19% | Other | 3 |
| 13% | Siting | 2 |

16 Respondents

* Please identify the three topics of greatest interest to you related to **Residential Subdivision Standards**:

| | | |
|---|---|---|
| 38% | Density | 6 |
| 38% | Mixed-use zoning | 6 |
| 31% | Agricultural uses and standards | 5 |
| 25% | Development incentives (e.g. density bonus, sustainability menu) | 4 |
| 25% | Subdivision regulations and process | 4 |
| 25% | Urban design & aesthetics | 4 |
| 19% | Green design and sustainability | 3 |
| 19% | Housing affordability | 3 |
| 19% | Transit-Oriented Development | 3 |
| 13% | Community amenities | 2 |
| 13% | Housing Diversity | 2 |
| 13% | Landscaping | 2 |
| 13% | Public land dedication fee and Cash-in-lieu fees | 2 |
| 13% | Other | 2 |
| 0% | 20-minute communities | 0 |
| 0% | Home-based businesses | 0 |
| 0% | Transfer of Development Rights program | 0 |

16 Respondents

*Please identify the three topics of greatest interest to you related to *Environment and Sustainability Standards*:

| | | |
|---|---|---|
| 38% | Design incentives | 6 |
| 31% | Multi-modal transportation | 5 |
| 31% | Stormwater management | 5 |
| 31% | Water conservation, usage, efficiency, and groundwater | 5 |
| 25% | Climate change adaptation and mitigation | 4 |
| 19% | Landscaping | 3 |
| 19% | Parks and open space | 3 |
| 13% | Agriculture (e..g preservation, regeneration, sustainability, innovation) | 2 |
| 13% | Green Infrastructure | 2 |
| 13% | Overlay Updates (Natural Resource Conservation Overlay, Flood Overlay) | 2 |
| 13% | Other | 2 |
| 6% | Conservation easements | 1 |
| 6% | Electric Vehicle parking and infrastructure | 1 |
| 6% | Natural hazard mitigation | 1 |
| 6% | Renewable energy (i.e. solar, wind, thermal) | 1 |
| 0% | Green building techniques | 0 |

16 Respondents

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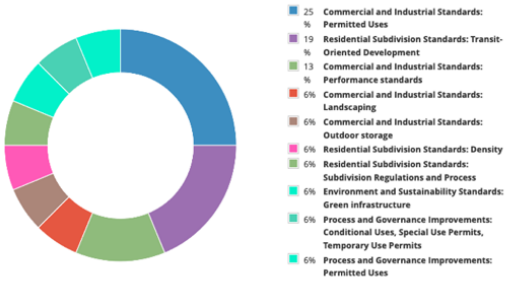
*Please identify the three topics of greatest interest to you related to *Process and Governance Improvements*:

| | | |
|---|---|---|
| 63% | Permitting process | 10 ✓ |
| 56% | Permitted Uses | 9 ✓ |
| 38% | Conditional Uses, Special Use Permits, Temporary Use Permits | 6 ✓ |
| 25% | Performance Standards | 4 ✓ |
| 25% | Variances | 4 ✓ |
| 19% | Equity Lens | 3 ✓ |
| 19% | Engineering process/related requirements | 3 ✓ |
| 13% | Alignment with Federal/State regulations | 2 ✓ |
| 13% | Definitions | 2 ✓ |
| 13% | Other | 2 ✓ |
| 6% | Transfer of Development Rights (Program Re-Evaluation) | 1 ✓ |

16 Respondents

* Of all the topics identified, please select **ONE** topic that is the most important to you:




*Please list any additional topics that you would like to see included or provide any additional comments:

Parking standards
2 months ago

The role of county government in making business easier to conduct in the business (and hence jobs) in the county.
2 months ago

Looking forward to this!
3 months ago

waste diversion requirements & goals for residential, commercial, C&D
3 months ago

Need to have an affordable housing parking ratio (80% AMI and below) that matches industry standards based on best practice. Need to have a development review process where applicants can complete site plan and building permit concurrently in 12 months or less for affordable housing developments.
3 months ago

Please see comments as provided with my RSVP for Commercial and Industrial Standards.
4 months ago

Great Survey
4 months ago

N/A
4 months ago

## APPENDIX 4: Industry Stakeholder Workshop Comments

### ENVIRONMENT AND SUSTAINABILITY STANDARDS

#### DESIGN INCENTIVES

***What is working?***

There is support for the streamlined two-hour inspection timeframe.

***Challenges and Concerns***

- Environmental racism persists with the lack of inclusion of tribal voices in policy decisions.
- Native plants are declining across tribal and ancestral lands.
- Developers and property owners will face increased costs from more stringent regulations.
- Developers and property owners will incur higher costs for limited improvements.
- Cities annexing wildlife habitat land is a concern, as unincorporated Adams County residents may bear the costs of habitat maintenance if the county fails to mitigate these annexations.

***Suggestions for Code Update***

- Develop a prescriptive list and require new buildings to incorporate at least one green design feature.
- Implement a sustainability point system involving a ranking system for different design incentives.
- Expand the current development code to allow more economically viable solutions.
- Conduct cost-benefit analyses for any proposed code changes.
- Consider requiring a third-party Social Impact Study as part of the development application process to assess non-financial impacts and benefits in projects.

- Consider the use of low-water native plants in landscaping criteria.
- Address environmental injustices in new regulations.
- Incorporate provisions to prioritize the restoration and protection of native plants.
- Consider state-designated species in site development plans and involve the Department of Natural Resources.
- Align the Adams County Advancing Adams Comprehensive Plan (2022)'s environmental planning section with the Colorado State Wildlife Action Plan.

| MULTI-MODAL TRANSPORTATION |
|---|
| ***Challenges and Concerns*** |
| • Road safety concerns for pedestrians and cyclists, especially in communities near industrial areas, are significant.<br>• The application of concepts like 20-minute communities uniformly without considering different land uses and contexts is problematic.<br>• The difficulty in implementing multi-modal transportation in industrial areas due to challenges with employee commutes is a notable concern. |
| ***Suggestions for Code Update*** |
| • Improve community engagement, especially for marginalized communities.<br>• Improve connectivity requirements for biking and pedestrian infrastructure in new developments. |

| STORMWATER MANAGEMENT |
|---|
| ***Challenges and Concerns*** |
| Potential higher costs for property owners and developers to implement underground systems instead of above-ground options. |
| ***Suggestions for Code Update*** |
| • Strengthen stormwater management requirements for low-impact development techniques.<br>• Ensure regulations are cost-effective and provide meaningful benefits rather than just incremental improvements.<br>• Formalize allowances for underground stormwater detention with appropriate maintenance requirements.<br>• Increase coordination between local and federal government agencies.<br>• Account for the long-term impacts on the environment and humans. |

| RESIDENTIAL AND SUBDIVISION STANDARDS |
|---|
| **DENSITY** |
| ***What is working?*** |
| The code's clarity regarding density in municipal and unincorporated areas and building height (e.g., Westminster station) is effective. |

| ***Challenges and Concerns*** |
|---|
| • The interaction of setbacks and other standards creates regulatory hurdles and competition for space on a site plan, which deters projects from maximizing community benefits and density objectives.<br>• Open space and retention area requirements are two examples that prevent maximizing the density the code intends to achieve.<br>• Examples of how these regulatory hurdles and space limitations impact stakeholders include increasing risk, costs, and time on multiple hearings, writing additional Planned Unit Developments (PUDs), and the uncertainty that projects will be approved after all the previous efforts.<br>• The by-right code is unclear enough for landowners to utilize and maximize their total rights for their property. |
| ***Suggestions for Code Update*** |
| • Refine setback regulations and standards at an administrative level or through by-rights to correct aspects currently preventing full maximization of density in urban areas of the County.<br>• Write into the code interdependent water availability and density related requirements.<br>• Review the section of subdivision regulations (Section 5-03-02-02-01 setback) to achieve compatibility with urban development.<br>• Improve the code's language about use-by-rights to clarify the way landowners utilize and maximize their property. |

## MIXED-USE ZONING

### *Challenges and Concerns*

- Vertical mixed-use requirements restrict the first floor to commercial use, the second floor to offices, and the top floors to residential space, which prevents flexible or opportunistic uses at each level.
- The mixed-use district is new and needs a first-time evaluation to determine whether it is working as intended.
- The County emphasizes the necessity for a variety of housing options in mixed-use district codes, yet code 3.18-06-0-01 specifies a minimum density of 35 dwelling units per acre, while code "-02" sets the maximum density at the same level.

### *Suggestions for Code Update*

- Conduct an evaluation of whether the mixed-use zone is accomplishing its objectives.
- Modify vertical use requirements that are more context-sensitive.
- Develop more mixed-use zones and horizontal use exceptions.
- Provide density bonuses for affordable housing.
- Revisit codes 3.18-06-0-01 and -02 to evaluate whether the minimum and maximum unit requirements in this district adequately address the full spectrum of housing diversity needs in urban areas of Adams County.

## TRANSIT-ORIENTED DEVELOPMENT

### *Challenges and Concerns*

- Few TOD projects have existed in the County since the TOD code was adopted in 2015. The upfront design and investment requirements to rezone an area for TOD make

developers uneasy that they are taking risks without certainty that a project will be approved.

- A commissioner previously expressed concern about a site plan with too few parking spaces even though the number met the County's requirements.
- The code's language regarding the frequency at which elevations must change for various housing types is unclear, causing confusion about its interpretation even internally across the county departments.
- The Planning Commission does not understand parking and project costs well, whereas the Commissioners do. There is a misalignment between them regarding parking.

***Suggestions for Code Update***

- Consider alternative unit density in TOD areas.
- Review parking standards in TOD areas in comparison to other communities in the region (e.g., eliminate parking minimums, establish parking maximum).
- Explore the addition of electric vehicle charging regulations.

**AGRICULTURAL USES**

***Challenges and Concerns***

- The County is losing historical A1-zoned lands.
- In order for agriculturally zoned areas to remain viable, they need more conditionally allowed uses and a shorter approval process for conditional uses.
- Some commercial uses could be useful for supplemental income in agriculturally zoned areas.
- Neighbors are trying to rezone their traditional agricultural land to RE so that they can subdivide and sell it for a higher profit.
- The Comprehensive Plan does not well define or discuss A-1 properties in detail, although it does define large agricultural properties.

| ***Suggestions for Code Update*** |
|---|
| • Review uses that are conditionally allowed in A1-zoned and consider adding more uses by right to diversify activities and support agriculture.<br>• Increase the emphasis in the Comprehensive plan on protecting and preserving small agricultural heritage areas (e.g., A-1) within unincorporated areas of Adams County, not just large-scale agricultural producers (e.g., crops, pasture grass, etc.).<br>• Maintain A-1 zoned areas to protect the lifestyle of these properties.<br>• Identify the disconnects between the A-1 codes and the implementation/ transfer to RE-zoned properties. |

## COMMERCIAL AND INDUSTRIAL STANDARDS

| **PERMITTED USES** |
|---|
| ***What is working?*** |
| • The clarity, cleanliness, and expansiveness of definitions related to permitted uses are notable.<br>• Adams County staff is supportive. |
| ***Challenges and Concerns*** |
| The code lacks clarity and consistency, particularly concerning the definition and application of accessory dwellings in industrial zones. |

| ***Suggestions for Code Update*** |
|---|
| • Avoid imposing additional restrictions on outdoor storage regulations.<br>• Clarify permitted uses for a manager's residence within the industrial zoning category.<br>• Prioritize connectivity and consistency, particularly concerning the definition and application of accessory dwellings in industrial zones.<br>• Explore cost-effective screening methods and ways to enhance the visual appearance of industrial properties.<br>• Aim to improve the visual impression of industrial properties in Adams County by considering locating outdoor storage in specific areas of the property rather than prominently displaying it at the front.<br>• Prioritize improvement of or more consistent enforcement of existing regulations rather than introducing new ones. |
| ***Specific Suggestions for Code Update*** |
| • Add a new provision, numbered 5, to development standard 3-2-03 to include "dwelling, accessory" or "residential, accessory" as permitted uses in industrial zones.<br>• Amend the use chart 3-07-01 under residential uses for industrial zones to include "dwelling, accessory" to the list of permitted uses to recognize the need for managers' residences in industrial areas.<br>• Revise developmental standard 4-03-05-01 to make space for a new provision. Renumber existing provision 11 to become provision 12 and add a new provision, numbered 11, to permit "dwelling, accessory" in industrial zones. |

| PERMITTING PROCESS |
|---|
| ***What is working?*** |
| • The permitting process demonstrates flexibility with variances, allowing for tailored solutions to unique circumstances.<br>• The permitting process operates smoothly and efficiently when a developer is already in the system. |
| ***Challenges and Concerns*** |
| • Staff turnover often results in changes in perspectives and interpretations, which may lead to setbacks in ongoing projects.<br>• The lack of clarity and guidance in the permitting process, particularly concerning understanding the requirements for proposed projects, can be challenging for applicants to navigate. |

| PERFORMANCE STANDARDS |
|---|
| ***What is working?*** |
| The process operates smoothly and efficiently when a developer is already in the system. |
| ***Challenges and Concerns*** |
| • The extensive landscape requirements are impractical and do not align with goals for conserving resources.<br>• Performance standards, especially screening requirements, impact the ability to maintain outdoor storage within industrial facilities. |

- Proposed regulations that impose limitations on outdoor storage, such as requiring storage to be moved within a certain time frame, pose challenges for industrial users who require semi-permanent outdoor storage for materials and equipment.

***Suggestions for Code Update***

- Utilize a commonsense approach when applying development standards and evaluate projects based on their individual merits rather than applying blanket regulations.
- Consider the specific context of each project location.
- Balance regulatory requirements with the practical needs of industrial businesses and the economic impact on the community.
- Prioritize enforcement of existing regulations rather than introduce more regulations.
- Conduct more staff on-site visits and direct observation of properties for informed decision-making.
- Incorporate flexibility into the land use code to allow for exceptions or alternative solutions without the need for formal variance or adjustments.

## PROCESS AND GOVERNANCE IMPROVEMENTS

**PERMITTED USES**

No comments.

**PERMITTING PROCESS**

No comments.

**PERMITS**

| ***What is working?*** |
| --- |
| Performance standards are well-defined for conditional use permits for solar energy facilities, and the process is clear. |
| ***Challenges and Concerns*** |
| CUP and discretionary permits expire every 10 years, which does not align with developers' operational processes and contracts and leads to increased project risks and financing challenges. |
| ***Suggestions for Code Update*** |
| • Change the code to regulate solar energy facilities through performance standards rather than CUPs if it streamlines the process.<br>• Reassess the permit structure to better align the application re-submittal timeline (e.g., from every 10 years) with the lifecycle of buildings and contracts, reducing risks and costs to developers. |

## APPENDIX 5: Community Survey And Open House Results

**ATTENDANCE**
*Participants:* 126

**STATION AND SURVEY OUTCOMES**
***DEMOGRAPHICS***

| Question | Response | | |
|---|---|---|---|
| | ***Age Range*** | ***Number of Responses*** | ***Percent of Participants*** |
| *What is your age?* | **31-40 years old** | **35** | **31%** |
| | 51-60 years old | 26 | 23% |
| | 41-50 years old | 20 | 18% |
| | 61-70 years old | 18 | 16% |
| | 20-30 years old | 8 | 7% |
| | 71-80 years old | 7 | 6% |
| | 81+ years old | 0 | 0% |
| | Prefer not to say | 0 | 0% |
| | **Total Respondents** | | **114** |

| | ***Zip Code*** | ***Number of Responses*** | ***Percent of Participants*** |
|---|---|---|---|
| *What is your zip code?* | 80221 | 18 | 17% |
| | 80022 | 14 | 13% |
| | 80601 | 11 | 10% |
| | 80229 | 9 | 9% |
| | 80603 | 8 | 8% |
| | 80602 | 7 | 7% |
| | 80031 | 6 | 6% |
| | 80234 | 4 | 4% |
| | 80233 | 3 | 3% |
| | 80640 | 3 | 3% |
| | 80003 | 2 | 2% |
| | 80023 | 2 | 2% |
| | 80102 | 2 | 2% |
| | 80136 | 2 | 2% |
| | 80241 | 2 | 2% |
| | 80260 | 2 | 2% |
| | 80643 | 2 | 2% |
| | 75701 | 1 | 1% |
| | 76209 | 1 | 1% |
| | 80010 | 1 | 1% |

| | | | |
|---|---|---|---|
| | 80019 | 1 | 1% |
| | 80021 | 1 | 1% |
| | 80030 | 1 | 1% |
| | 80103 | 1 | 1% |
| | 80642 | 1 | 1% |
| | **Total Respondents** | | **105** |

| | *Category of Response* | *Number of Responses* | *Percent of Participants* |
|---|---|---|---|
| *Do you rent or own property in Adams County?* | **I own property in Adams County.** | **95** | **86%** |
| | I rent property in Adams County. | 10 | 9% |
| | I do not rent and do not own property in Adams County. | 0 | 4% |
| | Other | 1 | 1% |
| | **Total Respondents** | | **110** |

| | *Category of Response* | *Number of Responses* | *Percent of Participants* |
|---|---|---|---|
| *What type of property do you own?* | **Single-family home** | **88** | **82%** |
| | Commercial | 6 | 6% |
| | Multi-family complex | 3 | 3% |
| | Mixed-use | 0 | 0% |
| | Duplex | 2 | 2% |
| | Townhouse | 2 | 2% |
| | Industrial | 2 | 2% |
| | Manufactured home | 2 | 2% |
| | Mobile home | 1 | 1% |
| | Other | 1 | 1% |
| | Modular home | 0 | 0% |
| | Accessory Dwelling Unit (ADU) | 0 | 0% |
| | Tiny home | 0 | 0% |
| | **Total Respondents** | | **107** |

| | *Category of Response* | *Number of Responses* | *Percent of Participants* |
|---|---|---|---|
| *Do you live or work in Adams County?* | **I live in Adams County.** | **58** | **52%** |
| | I live and work in Adams County. | 42 | 38% |
| | I work in Adams County. | 11 | 10% |
| | I do not live and do not work in Adams County. | 1 | 1% |

***HOUSING, URBAN DESIGN, AND AESTHETICS***

| Question | Response | | | | | |
|---|---|---|---|---|---|---|
| *Please indicate the types of housing styles that you prefer to see more of, the same, or less in Adams County.* | ***Housing Type*** | ***Number of Responses Per Housing Type*** | | | ***Total Number of Responses Per Housing Type*** | ***Percent of the Most Frequently Chosen Response per Housing Type*** |
| | | ***I prefer to see more of...*** | ***I prefer to see the same of...*** | ***I prefer to see less of..*** | | |
| | Modular Homes | 20 | 26 | **32** | 78 | **41%** |
| | Duplex | 23 | **30** | 25 | 78 | **38%** |
| | Single-family | **47** | 22 | 15 | 84 | **56%** |
| | Accessory Dwelling Units (ADUs) | **37** | 19 | 24 | 80 | **46%** |
| | Tiny homes | 26 | 17 | **36** | 79 | **46%** |
| | Townhouses | 21 | **33** | 25 | 79 | **42%** |
| | Multi-Family | 22 | 21 | **40** | 83 | **48%** |
| | Mixed-use | 25 | 20 | **31** | 76 | **41%** |

| Question |
|---|
| *Please share your thoughts on any of the previously mentioned housing types in Adams County.* |
| **Responses** |

***Modular Homes***
**Proponents of More**

- The example shown is attractive.
- I am concerned about the lowest common denominator.

**Proponent of Less**
bullets? Allow fewer trailer parks.

***Duplex***
**Proponents of More**
bullets? A variety of housing types is needed.

***Single-family***
**Proponent of More**
I would like to see more single-family homes with fenced in yards for children and dogs. Home ownership with private yards give owners a sense of pride and belonging. Being outdoors in your own yard gives neighbors a great opportunity to get to know their neighbors and form healthy neighborhoods. We need more safety in our neighborhoods.

**Proponents of Less**

- Less or more approved open space or space the houses out.
- Sherrelwood has plenty of single-family; more architectural diversity is needed.
- This seems to be the dominant housing type in Adams County by a large margin.

***Tiny homes***

**Proponents of More**

- We need tiny homes, modular homes, and ADU to help with housing issues.
- I think tiny homes are a great option. It is nice to see some growth in the area, but I think we have hit our max capacity that our water can sustain while also leaving enough for farmers.

**Proponents of Less**

- I am not a big fan of tiny homes. Instead, make a larger home and break out multiple units in it. This seems like an old idea of having a single-family dwelling for everyone.
- Hate the tiny homes. They are so stupid and wasteful.
- It seems like construction of tiny and modular homes are lacking in quality. We are also lacking affordable housing so multifamily and townhouses would be helpful. Other than that, I feel folks should be able to have freedom of choice for housing.

***Multi-Family***

**Proponents of More**

- More multi-family with ground floor retail space
- Definitely need more multi-family especially affordable housing
- More in the right spot
- Would be a great way to reduce housing costs

**Proponent of Less**

People with single family homes that they work really hard for do not want multifamily and mixed use within the same neighborhood, especially neighborhoods that are established and have been around for years. It causes values to go down and brings crime to the area. This is proven.

***Mixed-use***

**Proponent of More**

- The more, the merrier.
- Would love to see a lot more mixed-use development, especially in Sherrelwood.
- I think mixed use would be nice to create walkable communities.
- In our area of Adams County, sandwiched between Westminster, Denver, and Arvada, there is a huge opportunity to develop the area into a cultural hub with the G line train running along currently industrial / wetland areas.
- This area is ripe for development with mixed usage bringing in new business and providing more leisure opportunities to the residents in the area.
- It is a shame to see development prioritized to single-family or duplex-style homes continuing a pattern of low access to neighborhood businesses and continued car reliance.
- This area could be very nice and attractive to middle/high income earners, particularly as they are priced out of Denver and the Highlands area.

- As a homeowner, more mixed-use means less driving and errands, shops and cafes right outside your door, a vibrant community with events and activities, increased property values, and a more sustainable and environmentally friendly neighborhood. Sounds pretty sweet, right?
- We need more attainable housing that is part of mixed-use developments.

**Proponent of Less**
My biggest concern is affordable housing, in whatever form that takes. I personally do not like the look of mixed-use buildings.

***Non-Housing Type Specific Comments***
**Density**

- It is too crowded in north Commerce City. And the taxes are way too high with all the new developments.
- There are too many apartments in Thornton.
- Adams County is not listening to us. They are allowing too many developers to disregard SB 35 and build inferior housing that are too close together that do meet federal regulations.
- I am thinking these questions are more geared towards future development of subdivisions with HOA's and covenants, not so much to those in unincorporated Adams and those that have small acreages that are zoned A-1 residential. But, putting in more duplexes, townhouses, multi-family and mixed use really opens the areas up to a LOT of traffic and unsafe ROW areas such as the apartments/condos across the street from the King Soopers in Brighton at 50th and Bridge. Cramming as many people as possible into small areas is dangerous and irresponsible planning.
- I moved to Thornton to enjoy the family-lifestyle. I enjoy that the Residential areas are quiet and well-kept. I believe the roads are already not large enough to hold (family) residential areas. Add in single units and multi-family units and congestion will only increase and schools will require additional support. It is important to consider conserving and tending to what we already have (potholes, decreasing traffic congestion, conserving environment and habitat for animals) before adding more to the area. Increasing the population will only drive folks away. I enjoy what Thornton is now, and it could use improvements. These improvements will not ever happen with added structures.
- Create more density but overall, more housing needed.

**Resident Needs**

- Healthy blends of all the types of houses are needed. Additionally, jobs to support those rooftops are necessary in the community so we do not just build "Bedroom" communities like Reunion has become.
- We need it all and the type of housing depends on the location.
- I have never seen a tiny house village in Adams County.
- We want our home values to go up not down.
- I would love to see a tapestry that meets everyone's personal needs.
- With the boomer generation aging, we are going to need more housing that is conducive to their mobility needs. Patio homes would be a wonderful addition to our community and would provide much needed housing accommodations to our senior residents.
- We need more affordable housing. Less short-term rentals and houses owned by corporations.
- Colorado just needs more housing approved more quickly. Make it easier for people to get homes!

| Question | Response | |
|---|---|---|
| | ***Category*** | ***Written Responses*** |
| *When you walk around a neighborhood, what building design components do you enjoy seeing?* | Shape | ***Architectural diversity with some uniformity***<br>• Homes that are squared and uniformed.<br>• A neighborhood with a variety of shapes and architectural diversity.<br>• Seeing consistent design and color in a neighborhood.<br>• Not all the same buildings but similar sidings and roofs.<br>• Homes are designed with Victorian and Edwardian styles.<br>• Individuality and less modern buildings that have no character.<br><br>***Integration of urban and rural elements***<br>• Areas of rural uses mixed with urban designs.<br>• New modern architecture is ugly, please make sure new designs are cohesive with existing surrounding structures. Also do not lose the "farm life" historical background of Adams County. Design with common sense. |
| | Proximity to other homes | ***Spacing and variability***<br>• Housing needs more spacing between each other (6 responses).<br>• I prefer not seeing housing in a straight line with no variability between units that are very close together.<br>• I do not like seeing houses that are right on top of each other.<br><br>***Conforming to Zoning***<br>• Base proximity on zoning (2 responses).<br>• Create buildings that fit into the community, and offer mixed use options that allow for living and shopping. |
| | Color | ***Color diversity with some constraints***<br>• Use neutral colors (2 responses).<br>• Reflect the aesthetics of the community.<br>• Diversity in color of homes is nice, though if home is a bright color, it sets the tone off of the neighborhood. |
| | Landscaped areas | ***Water conserving and xeriscaped areas***<br>• Landscapes with mature trees (2 responses).<br>• Homes with xeriscape areas (2 responses).<br>• Natural and water conserving landscapes.<br>• More landscaping requiring less resources to maintain.<br>• Properties should have lots of trees and greenspaces other than water-sucking grass.<br>• Houses that have natural/xeriscaping are so much better for the environment and our natural flora and fauna.<br><br>***Maintenance of Greenery***<br>• Properties with well-maintained vegetation and trees (e.g., few dead vegetation).<br>• Spaces that have trees and greenery. |

| | | |
|---|---|---|
| | | • Yards with flowers not modern art.<br>• Environmentally friendly landscape that will be easy for people to maintain over the years and as they age. Limit use of lawns due to watering needs and also if it dies it is very expensive to replace.<br>• Buildings that are landscaped and kept up!!! Do not just plant trees or shrubs and never water them! |
| | Height | ***Balanced density***<br>• Increase height if necessary for higher density.<br>• Ranch homes. Dislike tall apartment building of more than four stories.<br><br>***Preservation of views***<br>• Residents should have views from their second story windows and balconies.<br>• Do not want tall building blocking views.<br>• I do not want to lose my view of the mountains. This is why I did not purchase a home in a more populated area (Denver, Aurora, Commerce City). I purchased my home in Thornton to enjoy the scenery and the height of an apartment complex is definitely an eye sore. Perhaps, consider building homes to allow more families to enjoy the view. |
| | Material | ***Preference for specific materials***<br>• Use brick (4 responses).<br>• Use metal (2 responses).<br>• Use concrete (2 responses).<br>• Do not use corrugated metal that will be left to rust.<br>• Use adobe.<br>• Use environmentally friendly material.<br>• Use copper, wood, and greenery to build homes.<br>• Natural materials with a modern twist: Concrete, steel, and glass are classic modern materials, but incorporating them in unexpected ways can keep things fresh. Integration with nature: Modern design does not shy away from nature, it embraces it. Think native plants, sustainable landscaping practices, and blurring the lines between the built environment and the natural world. |
| | Other | • Create more mixed industrial and agricultural uses.<br>• Allow for balconies and front porches.<br>• Maintain industrial uses in those areas.<br>• Establish consistent materials, color, and design but not cookie cutter.<br>• Develop with modern and sustainable designs and energy efficiencies.<br>• Create family homes.<br>• Single family homes with giant lots/acreage, wide streets, mix of only 1 or 2 story buildings with professional landscaping.<br>• I like seeing different types of architecture and style- modern designs with wood and metal, Victorian, craftsman, old buildings being repurposed instead of torn down.<br>• Create clean and modern looking homes. |

| | | |
|---|---|---|
| | | • Would be really cool to see some type of grant program or something by the County to give to residents to fix/maintain fences. They are extremely expensive to fix or maintain and many people leave them broken which causes the entire area to look less cared for. People want to have nice homes but the cost of maintaining a home has become incredibly unaffordable for most people.<br>• Modern styles that incorporate natural elements-things that celebrate the beauty of Colorado, xeriscaping. |
| **Note:** *The survey participants were asked to rank categories in order of most importance.* Out of 27 respondents their priorities are listed in order of most to least importance: material, proximity to other buildings, landscaping, shapes, color, and height. | | |

| **Question** |
|---|
| *If you had a magic wand and could change one thing about parking in Adams County, what would you change and why?* |
| **Responses**<br>**Note:** The themes are ordered by the frequency a respondent mentioned it. Themes most frequently mentioned are listed at the top and the least frequently mentioned themes are listed last. The verbatim comments are not listed in any particular order. |
| ***Considerations for Large Vehicles***<br>• Small businesses and starting entrepreneurs are discouraged at best and prohibited in most cases from parking large vehicles, trucks, and equipment in Adams County, and I would change that to be more friendly with those trying to start their own business.<br>• Way less dumb curbs to make the parking lot look nicer when in reality they just make it more difficult to drive around especially if you have a big vehicle.<br><br>***Considerations to Neighbors***<br>• No cars on the front lawn, meaning they are on a driveway or on the street.<br>• Make people use their own garage and driveways for parking.<br>• Well, we only own one car. But we get a lot of vehicles parking in front of our home day and night. I would vote for a regulation which says you need the permission of the homeowner to park overnight in front of someone's home.<br>• Parking overweight vehicles on residential streets and in open space areas.<br>• There is a lack of parking and narrow roads in front of residential areas.<br>• I would wish that there was a limit on the number of cars someone could park in their neighborhood. We have a neighbor that works for a landscaping business, and they have multiple trucks with trailers parked on our street in addition to their own personal vehicles. It takes up all the street parking and makes the roads by our house very narrow. Two cars can barely pass and there was a fender bender there the other day where two cards scraped each other. The HOA said they cannot do anything about it because it was a County area of jurisdiction or something (we did not specifically ask; it was brought up in passing at a meeting). It would be nice if there was a limit to commercial vehicles or something.<br>• Less commercial vehicles in residential areas. |

***Infrastructure & Availability***

- No paid parking allowed. No one should have to pay to park somewhere.
- Potholes (3)
  - Fixing the streets so we can park where there are not any potholes.
  - Actual roads that are kept and not full of potholes.
  - Maintain property to prevent wear and tear on vehicles (e.g. potholes).
- Strive for clean air and water. Please.
- More available parking in the newly developed areas of Adams County.
- Houses are too close to each other which puts limits on street parking.
- More handicap parking.
- Stop developing open space when existing development are abandoned and unused.
- Make all parking lots smooth and with obvious parking lines and direction of travel.
- Enforce the "no parking" zones.

***Abandoned Cars***

- Control abandoned cars on the streets or street parking in residential neighborhoods.
- That the county would enforce current code/laws. There are so many unregistered expired cars everywhere.

***Keep Parking "As Is," and Focus Efforts Elsewhere***

- I think parking is fine.
- I w change anything about parking. If anything, I would increase the accessibility to paths and experience as a walker (water fountains, trash/recycle, benches, distress button, increased lighting, improved landscape). This would keep many off the roads and reduce the need to increase/enlarge parking lots.
- Add trash cans to the areas.
- Increase speed control and maintenance of areas for high visibility of pedestrians.
- I do not have any problems with parking in Adams County.
- Having space to lock up bikes.
- I would make connectivity to the wider transit network reliable and robust enough that we could, without controversy, remove minimum parking requirements.
- Establish more public transit options.

***HOUSING DIVERSITY & AFFORDABILITY***

| Question | Response | | |
|---|---|---|---|
| | ***Category*** | ***Number of Responses*** | ***Percent of Total Participants*** |
| *How satisfied are you with the Adams County ADUs and modular homes regulations?* | **I do not know enough about Adams County's ADUs and modular homes regulations.** | **43** | **53%** |
| | I am entirely satisfied with Adams County's ADUs and modular homes regulations | 1 | 1% |
| | I am somewhat satisfied with Adams County's ADUs and modular homes regulations. | 6 | 7% |

| | | | |
|---|---|---|---|
| | I feel neutral about Adams County's ADUs and modular homes regulations. | 20 | 25% |
| | I am somewhat dissatisfied with Adams County's ADUs and modular homes regulations. | 6 | 0% |
| | I am entirely dissatisfied with Adams County's ADUs and modular homes regulations. | 5 | 6% |
| | **Total Respondents** | | **81** |

| **Question** |
|---|
| *Do you have any suggestions for ways that Adams County can improve the regulations to support ADUs, modular homes, other housing types, and housing affordability generally?* |
| **Responses** |

***Communities' Character and Livability***

- Locate these type of housing options near accessible mass transit and employment opportunities, not in rural communities.
- Do not do it. Look at Denver and various cities in California.
- Keep in mind that those like us worked hard to afford a little space between our neighbors after living on top of one another most of our lives. Please choose carefully where the crammed together are to live and play.
- There are too many apartments.
- Naturally I want to protect nice neighborhoods such a mine, but I am willing to compromise for affordable housing.
- Accessory uses should not be discouraged.
- Establish more open space to offset all the growth.
- It is important when you are looking to add affordable housing that you consider the measures that will need to take place to ensure that all areas of the community are supported (schools, traffic congestion, adding increased walking/biking paths, pedestrian bridges for increased accessibility and safety when walking). These areas requiring affordable housing should have funding and supportive efforts in place before construction begins otherwise it is a failed effort.
- If people need "affordable housing" than they can move to where It is less expensive to live, Like I had to when I was buying my first house. We do NOT need to bring "affordable housing" TO the more expensive, nicer areas!
- I guess making it easier for the everyday person to buy, not just the rich developers. Properties should be built to be sold to individuals and families, not just rented by big property management companies.
- Please limit the amount of "For Rent" product and focus on for sale properties. Previously working for a multi-family developer, I know the ins and outs of this pyramid structure. Allowing this product continues to make the rich richer and keeps the constraints tight on the consumer.
- I think ADUs are a great option for affordable housing.
- I highly support diversity of housing options to both address housing need, reduce cost barriers for those looking for housing, and as an opportunity to improve the quality of the surrounding areas. I cannot stress how much I would support any development leading to walkable locally owned restaurants and bars, etc.; It is currently a drag that I have to get in a car to get to anything worthwhile in the area, and this is something that we are constantly considering as a potential reason to leave Adams County.

***Administrative Processes, Costs, and other Considerations***

- Increase eligibility.
- Define how to find the pathways for ADUs on a Planned Unit Development site.
- They should be more accessible and more easily permitted.
- Less restrictions the better to promote more housing options.
- If the quality is good, it is just another way of building a house. Quality control is paramount, however.
- Stop making more regulations for building. Housing would be more affordable if building and zoning issues did not create such large financial obstacles for property owners.
- Typically, people may own the unit, but not the property it sits on. Prices have been SOARING for lot rentals. A close friend's lot rental is more than my mortgage payment!
- Provide a way to obtain lower interest starter loans to help cover the first 20% down payment and avoid the pricey insurance required for any smaller payment.
- Reduce regulations of modular purchase and transportation.
- Enable a quicker turn around for transport permits and other requirements.
- Diversity of home type is not only important but makes an area more interesting to look at. I think we need to reconsider the tight regulations on tiny homes and keep water usage and green practices at the front of our minds.
- Make it easy for any homeowner to add an ADU, limit the use of ADU's for short-term rentals (e.g., AirBnB).

***Code Enforceability***

- Make sure building inspections are properly done. Not like the ones in midtown that are too close together and are completely constructed of wood.
- ADU's will be abused by those that put them in or people that put them in and move and sell their house to a large family and next thing you know there are 20 people living in a single-family residence. Not sure how modular homes are environmentally friendly, but the wording sells. Economically, yes because they're cheap. But again, you get too many people in too small of an area and It is a safety issue and irresponsible planning. And as for the ADU's, the county cannot get people to follow basic land use codes as it is, particularly those that are zoned A-1 residential. What makes you think people are going to follow updated land use codes when the code agents and courts aren't even following the current codes with loopholes?
- I have started seeing more and more homeless people and some unsavory characters roaming in our areas that have no business being there. The walking trails area between the King Soopers and neighboring condos at Independence/ Wadsworth now have homeless putting up tents behind the realtor office. We need to see some police units patrolling occasionally which are rarely ever seen.

***20-MINUTE COMMUNITIES***

| Question | Response | |
|---|---|---|
| *Which three features of 20-minute Communities shown in this image do you value the most?* | ***Category*** | ***Percent of Most Valued Features*** |
| | **Safe streets and spaces** | **30%** |
| | **Local schools** | **23%** |
| | **Walkability** | **21%** |
| | **Green streets and spaces** | 16% |
| | **Affordable housing options** | 15% |
| | **Local shopping centers** | 11% |
| | **Housing diversity** | 10% |
| | **Local playgrounds and parks** | 9% |
| | **Local public transit** | 9% |
| | **Safe cycling networks** | 8% |
| | **Well connected to public transport, jobs, and services within the region** | 8% |
| | **None of the above** | 8% |
| | **Sports and recreation facilities** | 7% |
| | **Ability to age in place** | 7% |
| | **Local health facilities and services** | 5% |
| | **Community gardens** | 4% |
| | **Local employment opportunities** | 4% |
| | **Lifelong learning opportunities** | 3% |
| | **Other** | 0% |
| | ***Total Respondents*** | **79** |

| **Question** |
|---|
| *What is lacking in your current community that Adams County could address using the 20-minute Community framework?* |
| **Responses** |
| ***Essential Goods, Services, and Economic Opportunities***<br>• Grocery stores that are closer than 4.5 miles<br>• Grocery, diverse retail, and restaurants' safety<br>• Shopping for necessities (e.g., Home Depot, Petco, Walmart, etc. are all 20 minutes away via car.)<br>• Most of these are supported by having a healthy mix of employment and rooftops. Economic development is the key to accomplishing these characteristics.<br>• Affordable housing: It seems very difficult to own a home when making less than $100k/year. Most homes in the area are going for $400k minimum, and more for single-family.<br>• There are many food deserts in the southwestern portion of Adams County. This is an area where many lower income families live. Attracting affordable and healthy grocery options would be a community benefit.<br>• The community lacks homes for seniors that do not cost over $300,000.<br><br>***Adequate "As Is"***<br>• Nothing is missing. |

- Adams County has been good in keeping open spaces and parks.
- This is a complete joke. NOTHING is lacking in my community. I live in a really nice area with nice houses and acreage. Take your 20-minute cities and build them out by DIA.
- I am very impressed with the County's work! Once I became informed with everything happening within the county, I am satisfied with their areas of focus.

***Infrastructure Improvements for Safety and Connectivity***

- Improve lighting for safety.
- Public knowledge of water analysis. Specifically where leakage of fracking pipelines throughout our neighborhood. 56th to be exact to Suncor. Analysis of cancer deaths and diagnosis of cancers, asthma, emphysema within Adams County and Globeville and all with properties connected with the refinery pipelines to the refinery.
- Safe streets and spaces and walkability are not here. Sidewalks are not safe. Public transit is confusing. No connectivity. No affordable housing or ability to age in place.
- Public transportation and bike friendly commute options.
- Pave the streets. Keep overweight vehicles off our residential streets and speeding. Plow our streets; just because we are rural with ditches and no sidewalks does not mean you can forget us. Spray for mosquitos. Clean out our ditches.
- Trash all over the place, making it unpleasant to walk anywhere.
- Trash cans and community clean-up efforts.
- It would be nice if there was a more diverse selection of restaurants and if the ADCO fairgrounds would get the indoor arena rebuilt so people who own horses have a place to go ride all year round especially in the winter months.
- More and better open space are a huge benefit for all. Public transport as it exists today is way too expensive. Lower cost or even free cost would greatly increase participation and therefore greatly reduce traffic and all traffic problems. I believe free public transportation pays for itself many times over, but few communities have the courage to do it.
- In my residential area there is a newer recreation center (Riverdale). However, there is a need for pedestrian safety and paths to and from the residential area to the center. Increased lights or access to a crossing path that is not a quarter of a mile apart from one another. I also see that a lot of the area's habitat is not properly maintained. Yes, there are folks who are hired to maintain the landscape, but it does not mean that it occurs.
- Walkability: For instance, on 120th avenue between Peoria and Tower there are really no sidewalks, but Prairie View Middle and High Schools are there. I see kids walking that and it seems like a safety hazard.
- There is a large homeless population so the lack of affordable housing results in not feeling as safe within the community.
- Safety has gone down over the last 5 years and is continuing to get worse. We have too many of the same kinds of businesses (e.g., 3 McDonalds and 3 Taco Bells, 10 taco places), public transit is limited, walkability is ok but could be better.
- We need safer streets (e.g., establish speed bumps).
- The items with the lowest barrier to entry would be to improve walkability/access to public transit/bikability. The pedestrian and bike infrastructure are extremely poor compared to the surrounding areas and discourages community engagement and improvement. 64th Ave could be a great corridor for walking and biking to amenities situated along Clear Creek Park and reservoir areas. Given that there is already some development present for parks and recreation, it would be a boon to utilize more of the area as mixed-use and

further increase the attractiveness of the area. Adding more housing diversity through mixed-use would bring more interest and investment and improve the experience of existing residents.

***Amenities***

- We live in unincorporated Adams. Being part of a city would be beneficial.
- Establish community garden opportunities.
- Places for teens to go. They have nothing to do in North Commerce City besides walk from 120th Chambers to 104th and Chambers to just eat. They get restless and bored.
- A lack of access to groceries, open spaces, safe spaces for youth, and small businesses.
- Green streets, amenities, and good restaurants are lacking.
- Local employment to complete the concept of live, work, play in your neighborhood.
- There is little ability to age in home, a need for more green space, and limited places to shop.
- If a person lives in the Welby area there is NOTHING! The only development is that of warehouses that sit empty. No walking paths, no nearby grocery stores, only fast-food restaurants, no recreation center or community centers; It is a concrete jungle.
- Local retailers, public transit are lacking.
- Not much variation of restaurants and independent shops.
- There is a lack of shops and parks.
- A Super Walmart and senior discount at Bison Ridge Rec. Center.
- Lacking retail options and walkability to parks.
- Neighborhood is surrounded by industrial area, there is one park but that is it. Would love more access to walkable amenities. Right now, I would not feel safe walking around the main streets that lead out of the neighborhood. Clean up old lots or business that have not been in use. Our house and neighborhood are amazing, however when you get out onto the main streets there are only industrial businesses and two strip clubs within a close distance. Also, I would like to see other grocery and food options besides fast food.
- The community lacks safe cycling networks, access to public transit, and bars and restaurants within easy walking distance.
- There is little retail and difficult walkability. No affordable housing. Very limited public transit.
- The County's walkability is low.

**Question**

*Do you think the following 20-minute community features should be required, incentivized, or are not important for new development in Adams County?*

| ***Category*** | ***Number of Responses*** | | | | |
|---|---|---|---|---|---|
| | ***Should be required*** | ***Should be incentivized*** | ***Not Important*** | ***Cumulative Preferences Per Category (row)*** | ***Percent of the Most Frequently Chosen Response per Category*** |
| Increased or improved green spaces | **42** | **23** | 6 | 71 | **59%** |
| Accessible and age-friendly designs | **37** | 31 | 6 | 74 | **50%** |

| | | | | | |
|---|---|---|---|---|---|
| Connectivity | **32** | 26 | 8 | 66 | **48%** |
| Missing middle housing | 18 | **26** | 19 | 63 | **41%** |
| Affordable housing units (e.g., minimum %) | 22 | **29** | 16 | 67 | **43%** |
| Low-income housing units (e.g., minimum %) | 17 | **25** | 22 | 64 | **39%** |
| Amenities (e.g., open spaces, plazas, gyms, parks) | **46** | 21 | 6 | 73 | **63%** |
| Ground level and street-facing uses (e.g., pedestrian-only areas and dining/seating) | 26 | **27** | 15 | 68 | **40%** |
| Live/work units and spaces | 9 | 5 | **31** | 45 | **69%** |
| Small healthcare facilities | 18 | **33** | 21 | 72 | **46%** |
| Flexible and temporary uses (e.g., pop-ups, community gardens, cultural activities) | 15 | **37** | 13 | 65 | **57%** |
| Improved safety (e.g., walkability, lighting) | **63** | 9 | 2 | 74 | **85%** |

| **Question** |
|---|
| *Please list any other features you think the County should consider requiring or incentivizing in new development in Adams County.* |
| **Responses** |
| • Grocery and retail that is affordable and markets to the entire community.<br>• Consider creating clean streets, necessary shopping in walking/biking distance (Walmart, PetSmart, Home Depot/Lowe's, Target), restaurants.<br>• Incentivize technology campuses. |

***GREEN DESIGN, SUSTAINABILITY, LANDSCAPING & WATER CONSERVATION***

| **Question** | | | | | |
|---|---|---|---|---|---|
| *Do you think the following green design features should be required, incentivized, or are not important for new development in Adams County?* | | | | | |
| ***Category*** | ***Number of Responses*** | | | | |
| | ***Should be required*** | ***Should be incentivized*** | ***Not Important*** | ***Cumulative Preferences Per Category (row)*** | ***Percent of the Most Frequently Chosen Response per Category*** |
| *Stronger tree preservation/tree cover* | **48** | 19 | 3 | 70 | **69%** |
| *Green infrastructure (e.g., green roof systems)* | 16 | **34** | 19 | 69 | **49%** |
| *Solar readiness* | 14 | **42** | 14 | 70 | **60%** |
| *Green building certification (e.g., LEED, Energy Star)* | 19 | **35** | 13 | 67 | **52%** |
| *Low energy outdoor lighting (LEDs)* | **36** | 22 | 11 | 69 | **52%** |
| *Electric vehicle charging stations* | 10 | **35** | 27 | 72 | **49%** |
| *Energy efficient fixtures and design* | 28 | **37** | 7 | 72 | **51%** |
| *Pollinator-friendly and water-efficient landscaping* | **45** | 23 | 4 | 72 | **63%** |
| *Low impact development (e.g., stormwater management)* | **46** | 17 | 7 | 70 | **66%** |

| **Question** |
|---|
| *Please list any other green design or sustainability features you think the County should consider requiring or incentivizing in new development in Adams County* |
| **Responses** |
| • Leave undeveloped land undeveloped.<br>• Increase home insulation.<br>• Install solar panels on streetlights. |

| **Question** | **Response** | |
|---|---|---|
| *Do you currently have any xeriscape areas on your property?* | **Yes** | **40** |
| | No | 37 |
| | ***Category*** | ***Number of Responses*** |
| | **Part of my backyard** | **20** |

| | | |
|---|---|---|
| *If you indicated YES to the question above, what area of your property is currently xeriscape?* | Part of my front yard | 13 |
| | Entire front yard | 8 |
| | Whole property | 7 |
| | Entire backyard | 4 |
| *If you transitioned part of your property to a xeriscape area, what aspect(s) were you most concerned about?* | ***Category*** | ***Number of Responses*** |
| | **Water conservation** | **24** |
| | Cost | 17 |
| | Environmental ethics | 11 |
| | Aesthetics | 10 |
| | Time | 9 |
| | Purchased the property this way | 6 |
| | Other | 3 |
| | Regulation requirements | 2 |
| *If you indicated NO to the first question, Which part of your property, if any, would you be willing to change to xeriscape areas in an effort to conserve water?* | ***Category*** | ***Number of Responses*** |
| | **Whole property** | **38** |
| | Part of my front yard | 20 |
| | Part of my backyard | 19 |
| | Entire front yard | 17 |
| | None | 16 |
| | Entire backyard | 12 |
| *Please consider the amount of property that you indicated you are willing to transition to xeriscape. In what time frame would you be willing to transition?* | ***Category*** | ***Number of Responses*** |
| | **6 months - 1 year** | **17** |
| | 1-2 years | 16 |
| | 3-6 months | 12 |
| | Never | 10 |
| | 2-3 years | 5 |
| | 3-5 years | 4 |
| | 5+ years | 4 |
| *For the amount of property, you indicated that you are willing to transition to xeriscape; what time frame would you be willing to transition to xeriscape if you were offered a dollar-per-dollar match to your investment?* | ***Category*** | ***Number of Responses*** |
| | **3-6 months** | **20** |
| | 6 months - 1 year | 16 |
| | 1-2 years | 12 |
| | Never | 10 |
| | 3-5 years | 1 |
| | 5+ years | 3 |
| | 2-3 years | 0 |
| *When considering transitioning the landscape on your property to xeriscape, what aspect(s) are you most concerned about?* | ***Category*** | ***Number of Responses*** |
| | **Cost** | **44** |
| | Time | 24 |
| | Water conservation | 22 |
| | Aesthetics | 21 |
| | Complexity | 17 |
| | Regulation requirements | 13 |

| | | |
|---|---|---|
| | Environmental ethic | 11 |
| | Other | 3 |

| Question |
|---|
| *Based on your experience, please share any suggestions you may have about changes to Adams County regulations regarding landscaping and/or xeriscaping.* |
| **Responses** |

- Encourage and require waterwise landscaping requirements.
- Use Colorado State University extension office landscape conservation vegetation guide.
- I would love to add more xeriscape areas but so expensive to hire it to be done when I cannot do it on my own.
- Please plant trees!
- A great idea is to mandate some xeriscape landscaping.
- I understand not wanting properties to be totally uncared for but having a yard that is more natural and taller than a couple inches should not lead to a write up and possible fine.
- I am very interested in converting more space on our property to be xeriscape, but it is fairly difficult to achieve alone as a homeowner. Any resources available would be great, such as lists of local plants that are pollinator friendly that could be broken down by: time of year they are colorful / height / how deep roots will form (particularly to manage water pooling against foundations!). If the county were to provide any guidance on composting or provide community spaces / county wide capacity, then these could directly aid homeowners trying to make these conversions.
- Assistance of some form in planning how to xeriscape my whole yard would be wonderful!
- All new housing should be required to implement xeriscape areas.
- I would vote for some requirements, especially new construction or remodel.
- I think it should be required in all new home developments especially in the right of ways. Encourage and help to reduce homeowners' green yards by 50 percent. ENFORCE homeowners to follow watering schedule. It is not fair to people in a development who do their best to reduce and their neighbor is watering lawns, sidewalks, and driveways daily.
- I do not know if this is possible but telling HOAs to stop requiring folks to have green lawns. We were given a fine for having a brown lawn when we first moved into our house. The previous homeowners did not care for it, and it was the peak of summer when it was like 105 degrees for days. That lawn was not coming back. Luckily when we went to fight the fine the HOA said they do allow xeriscape, and we would not be fined since it was our first "offense," however as new homeowners that was not financially possible to rip out the entire front yard. It would be nice if there was some ordinance that said green lawns cannot be a HOA requirement; it is not good for the environment and an unrealistic expectation for homeowners.
- Probably too controversial, but it would be a good idea to ban glyphosates and other harmful management solutions. The health impacts to humans should be stressed along with negative impacts to the ecosystem.

# Adams County
# Development Standards Overhaul (DSO) – Phase 1
# Stakeholder Engagement Report 2024
# Appendices

***PERMITTED USES (HOME-BASED BUSINESSES AND AGRICULTURAL USE)***

| **Question** |
|---|
| *What additional uses would you like to be able to have on your residential property?* |
| **Responses** |
| • Allow chickens (2 responses).<br>• None, it is residential for a reason.<br>• Allow for more flexibility within R-1-C and other residential areas to allow for corner store retail.<br>• Allow retail/ commercial uses in garages and in residential zone districts.<br>• Establish community gardens.<br>• Create children's play areas.<br>• Allow music outdoor arena and petting zoo.<br>• We were forced to stop our auto detailing business at our house. This business should be allowed in my opinion.<br>• Ability to build multifamily and ADUs.<br>• Ability to board more than two horses per acre on A-1 zoned properties would be nice.<br>• Ability to use outdoor storage and accessory uses.<br>• Multi-family dwelling or a commercial-residential development / mixed-use that has apparel/accessory, food, general merchandise, fitness, and restaurants. |

| **Question** |
|---|
| *If you are unsure whether a use that you desire on your property is allowed, please share that use.* |
| **Responses** |
| • Allow barber or salon in detached building, music outdoor arena, and petting zoo.<br>• Allow boarding of more than 2 horses per acre on A-1 zoned properties.<br>• I am unsure, yet we at Sunstream Condominiums have no children access areas.<br>• Not sure what exactly applies, but I have heard that sometimes zoning codes do not allow childcare on commercial sites due to zoning. As companies look for ways to improve recruiting and retention of employees, offering on-site care - for children or perhaps seniors - might be a good option. I would encourage you to consider how this might be possible in the code revisions. |

| **Question** |
|---|
| *What, if any, type of home-based businesses would you want Adams County to allow on residential properties?* |
| **Responses** |
| ***Specific Examples***<br>• Daycare (mentioned 6 times) –because we do not have enough affordable places to go.<br>• Barber, Hair Salon, Nail Salon (mentioned 3 times) –possibly a one person only barber shop or salon, with no signage in the yard.<br>• Food production and catering should be allowed (mentioned 3 times).<br>• Offering auto detailing from our properties.<br>• Keeping A-1 zoned properties as primarily agricultural businesses. |

- There should be trucking opportunities.
- Allow more flexibility for short- and long- term rental income.
- Tax preparation, insurance, or businesses that do not have customers coming and going.
- Allow consulting, therapy, and art studio businesses.
- Uses currently falling under: business park uses, reasonable uses under light industry, light manufacturing or processing.
- Allow any use.
- Allow education, crafts, and trades.
- These times are changing with the advent of remote work.

***Considerations of the Neighborhood***

- Any business that positively impacts the local community is okay, as long as it does not negatively affect the neighborhood (e.g., increasing traffic, noise, hours of operation outside of 7AM -4 PM or 8 AM-5 PM, loitering, and trash).
- I cannot say other than the business should not disrupt other people's rights and freedoms.
- Allow any home business that does not harm the community environmentally or socially.
- Allow any business that adds value and convenience to the neighborhood.
- Allow any home business which does not burden existing facilities (e.g., roads, water, electricity).
- Allow businesses as long as it does not increase vehicle traffic in a residential neighborhood as it increases wear and tear, along with pollution to neighborhood.
- Home businesses that keep aesthetics of community intact, and which are water wise and energy efficiency.
- Any as long as there is no negative effect/look on the outside appearance of the home and it does not disturb neighbors.
- Yes, to an extent. As a neighbor to someone who runs a business out of their home I would not feel as comfortable having random people constantly coming and going, but I also believe that people should be able to conduct business from their homes based on the services provided. I also think it should not affect the yard. I would not like my neighbor to have business related property all over their yard.
- Businesses that do not harm neighbors (e.g., many cars stopping by a property or park on the street) are fine.
- Any business that does not interfere with their neighbors' rights to enjoy their homes outdoors and that does not encroach or cause a nuisance and that is within the zoned land use code.
- Not home-based businesses that are loud or bring a lot of traffic/cars. Please no.
- Generally, think that reasonable businesses should be allowed, reasonable including but not limited to noise, pollution, traffic, waste, significant alteration of character.
- I think people should be allowed to run any legal business at their house if it does not affect other people's lives. If there are any complaints the business should be allowed to alter operations to satisfy neighbors.

***Dissent Towards Home-based Businesses***

- Stop allowing heavy trucks and repair operations and junkyards unless in zoned commercial and industrial areas. What are these individuals washing out or off of these tractors and trailers directly into our aquifers? Road damages also.
- I do not think home based businesses are a good idea.
- Many buyers are trying to turn these properties into car repair and auto storage, junk/salvage lots, construction supply storage, trucking businesses, and large truck storage. The list goes on about the violations or those unwilling to follow the codes, and nothing is being done. Some go to court, and they get told "put up a

fence so your neighbors cannot see and go about your business" as a work around to keep using their A-1 zoned property as a commercial site. All while the rest of the neighborhood abides by the codes.

- We have several home-based businesses in my neighborhood. Some cause increased local traffic I do not like. Some cause massive quantities of parked vehicles - I do not like. Have not personally had issues with noise related to home businesses so far.
- No tire stores as a home-based business. There is one in Great Rock, Brighton. Have called in several times and county won't do anything about it!!!!
- None.

| Question | Responses | |
|---|---|---|
| *Adams County wants to improve and clarify the regulations for home-based businesses. What is your perspective on the County's current home-based business regulations?* | ***Category*** | ***Number of Responses*** |
| | **I do not know enough about the regulations.** | **48** |
| | I agree with some of the regulations. | 7 |
| | I disagree with some of the regulations. | 5 |
| | I disagree with all regulations. | 3 |
| | I feel neutral about the regulations. | 2 |
| | I agree with all the regulations. | 1 |

| Question | Response | |
|---|---|---|
| *Have you ever submitted a development application to Adams County?* | **No** | **56** |
| | Yes | 7 |
| | **Total** | **63** |

| Question |
|---|
| *Please write:*<br>*a) the type of development application you submitted.*<br>*b) your experience while submitting a development application to Adams County.* |
| **Responses** |

- We added an outbuilding to our 1-acre property that is similar in size and design to our neighbors. Our experience was mixed. Eventually the outbuilding was approved after having to appear before the Board of County Commissioners. However, when County staff come to inspect, they told us we had to demolish free-standing storage shed which was already on the property when we bought it. We agreed to make changes for the fire code and were allowed to retain the building.
- Rezone: some of the requirements in the application were not applicable to the rezone we were doing (vacant land rezoning requiring traffic impact and discharge surveys).
- I submitted a Conditional Use Permit for agricultural property to operate commercial business. I found the process to be more difficult than becoming a commercial airline pilot for Frontier Airlines.
- I submitted a new business permit without changes; it was difficult to get the building department to understand that no changes were happening.
- I had a poor experience submitting a Conditional Use Permit.

- Construction of a church: The County would not accept it because of the intergovernmental agreements with Commerce City. Working with Commerce City, Adams County, and the water district was a nightmare!
- I love the planning commission. They are so insightful!

| Question | Response | |
|---|---|---|
| *Do you farm or own an agricultural-zoned property?* | **No** | **53** |
| | Yes | 9 |

| Question |
|---|
| *Please describe any experiences when you have been limited by what you could do on your property from an agricultural/farming perspective.* |
| **Responses** |
| • The limited number of horses allowed on property, which also limits the number of horse trailers to be parked on individual owners boarding on said property.<br>• I am only allowed 2 horses per acre on my property. |
| **Question** |
| *What factors would support economic viability and sustainability on farms in Adams County?* |
| **Responses** |
| • The ability to store vehicles accessory to farm operations should be protected.<br>• Allow easier cell tower development (e.g., 3-year approval).<br>• Make available produce sales, livestock keeping, horse boarding and nurseries with public access.<br>• Family farms are the exception rather than the rule, especially in today's economic climate. A few years ago, I attended a meeting where many farmers lamented the little dollar per acre price they would receive if they sold. All this to say, there are larger (global) economic factors that affect economics and sustainability of farms, not just in Adams County. |
| **Question** |
| *Do you have any other feedback related to home-based businesses in Adams County?* |
| **Response** |
| People follow the land use codes for their areas and apply for permits (approval) to have said business ran from their property. |

# Adams County
# Development Standards Overhaul (DSO) – Phase 1
# Stakeholder Engagement Report 2024
# Appendices

***GENIE IN A BOTTLE***

| Question |
|---|
| *If a genie granted you 3 wishes regarding changes to land use and development in Adams County, what would you wish for?* |
| **First Wish Responses** |
| ***Walking Infrastructure Improvements***<br>• Offer more walkable mixed-use areas in Sherrelwood.<br>• Create better spaces to walk in nature.<br>• More and better open space.<br>• Bridges, Bridges, Bridges! They are horrendous down Wadsworth before reaching Midway. I am truly fearful every time I crossover those bridges in this area!<br>• I want to see more mature trees, lining the streets, in parks, everywhere. Also, walkable neighborhoods.<br>• Transform Adams County into a vibrant network of walkable, bikeable communities. We already have trails that connect Brighton, Denver, Aurora, and Golden but imagine if these could be combined with expansive bike lanes crisscrossing the county, connecting with dedicated bus lanes and RTD, letting you breeze past traffic to reach any corner of the metro area. E-scooters and e-bikes should be regulated but highly encouraged to make the last mile to public transit.<br>• Establish more connectivity and walkability.<br><br>***Other Infrastructure Improvements***<br>• Longer lease periods on cell tower sites. Service sucks, particularly east of Strasburg, and cell/Wi-Fi providers will not go state of the art with anything under a 30-year term.<br>• Maintain industrial character in industrial areas.<br>• More trees in medians, streets, and parks. There is a lot of commercialism in Commerce City, which is great, but adding trees would help with aesthetics, emissions, and privacy.<br>• Establish more water features.<br>• More disc golfing options.<br><br>***Zoning Impacts***<br>• Better understanding which agricultural parcels are best suited to convert to housing and/or mixed-use development.<br>• Encourage development to locate in incorporated towns and cities.<br>• I wish my CUP could be permanently zoned Commercial, My land is zoned A3 and my CUP is five years. I am taxed commercially, but planning says it is improbable to be rezoned Commercial, but I do not understand why, if I meet all the requirements.<br>• Keep industrial and trucking company in industrial and commercial areas.<br>• Stop trucking industries in everything but commercial and industrial areas along the corridors that can provide water cleanup.<br>• Use existing space before developing open spaces.<br>• Limit how long Walmart can sit on open space without developing it.<br>• Less heavy industry.<br>• For the county to keep up what they had before adding ill planned development. |

- Stop reducing the amount of Industrial zoned property that has been so instrumental to Adams County's success over the decades.
- Increased space for land to be that - land.
- Better blend of economic development and support of existing businesses. Do not try to discourage industrial, transportation, logistics, and energy jobs and companies.
- No more dentists or medical centers! We do not need 12 dentists within 5 blocks! More restaurants (not the same old chains).
- Less industrial projects and more green spaces, and business for shopping, fitness classes, cafes, etc. It would be cool to see areas like Old Town Arvada with small local businesses and walkable areas.
- Moving forward with only mixed-usage plans.

***County Interactions with the Public***

- More strongly enforced code violations.
- Enforce noise complaints, dogs out of control, trashed front yards, and junk in front yards (e.g., old cars).
- More engagement and notice to county residents regarding land use and development plans.
- More community and family events in north Thornton.
- Code enforcement that actually enforces code violations with higher fees for said violations handled in a timelier manner.

***Individual Property-Owner and Neighborhood Considerations***

- Allow people to run any legal business at their house.
- More flexibility to build multi-family, more flexibility to build ADU, and more flexibility to allow home-based small businesses.
- Require trees and shrubs to be cut back on corners, very hard to see around or over these.
- Housing for our elders, including accessory units.
- Trash pick-ups.
- Easier and cheaper way to build or transport a house for the little guy.
- I would make houses farther apart and with the option of having larger backyards.
- No live bands or discos outside where there are houses in unincorporated Adams County. We need a noise ordinance for unincorporated Adams County.

| Second Wish Responses |
|---|
| ***Improvements to Public Spaces and Infrastructure***<br>• Require way more trees in all instances! Make trees a priority element of all development proposals.<br>• Fix busy streets such as Broadway St. and 70th Ave., accessibility to I-25 from 70th Ave., and add a sidewalk on Broadway St. between highway 30 and 70th Ave.<br>• Bike paths near 144th from Washington to Holly on the south side.<br>• More shopping options near 104th & Tower or Reunion. There's no walkable/bikeable shopping on the east side of Tower Road.<br>• More places for kids/teens to hang out.<br>• Free public transportation.<br>• Build small parks.<br>• Improve the flow and aesthetic appearance of the roundabout located at Highway 7 and US 85.<br>• Improving walkability/bike-ability of neighborhoods.<br>• I'd conjure up a tapestry of mixed-use havens. Picture bustling hubs where apartments seamlessly blend with shops, breweries, and restaurants. Think open-air terraces buzzing with conversation, sidewalk cafes spilling onto vibrant streets, all within a stone's throw of your cozy mid-density apartment. These hubs w just be destinations, they'd be the beating heart of our community.<br><br>***Regulations, Permits, and Civic Engagement Considerations***<br>• I am required to give permanent right-of-way dedications to operate under a Conditional Use Permit. Planning says it is unlikely to be rezoned. I wish I was Commercially zoned as I meet all the requirements.<br>• Clarify zoning regulations overall, including the uses and limitations.<br>• Property owners should be fined for unruly tenants.<br>• Engagement from Adams County officials and, appropriate local and state officials for speed, traffic, and safety enforcement.<br>• Remove all HOAs. No one should tell you how your house is supposed to look. It is your house.<br>• More community say in what gets developed and where with better consideration of surrounding already established residents.<br>• Provide reasonable solutions for property owners to operate without having to ask permission from the Commissioners and Planning staff every few years.<br>• Overall, less regulation.<br>• No target practice on properties that are under 5 acres. Especially AR-15. My neighbor has 3 acres and does target practice facing our home.<br><br>***Environmentally Friendly Considerations***<br>• Water is valuable, so let us remember that.<br>• Fewer warehouses and more parks and green spaces.<br>• Leave open spaces for wildlife.<br>• Stop building and instead have more greenery, gardens, xeriscaping, trees, a space for bees and other animals to thrive.<br>• Increase trash cans. |

| Third Wish Responses |
|---|
| ***Public Spaces & Infrastructure Suggestions***<br>• Do something cool with the water tower on Elmwood (e.g., paint a mural similar to the water tower in Thornton).<br>• Establish a recreation center near 144th.<br>• Please get the trash picked up and potholes fixed.<br>• Library within walking distance to the house.<br>• Ensure ample parking.<br>• Land/building/parking improvements in many areas of Adams County which would draw a variety of stakeholders willing to invest in and create "20 Minute Communities."<br>• Unleash a wave of green spaces. Lush parks with winding trails would snake through the county. Open meadows would offer respite from the urban buzz, while green roofs would cool the cityscape and provide havens for pollinators.<br><br>***County Processes***<br>• A reasonable review of development plans with county, local residents, and state officials to understand proposed development(s) and the reason(s) why those things have to happen around the proposed location. Are all impacts being considered?<br>• Stop increasing development fees and making it difficult to do business in Adams County. Get off the "green" agenda.<br><br>***Individual Property-Owner and Neighborhood Considerations***<br>• Require water saving landscaping.<br>• Allow us to detail at our house again so we can be closer to our children and let our children be involved in our business.<br>• Do something about so many vehicles parked on the street, especially overnight.<br>• Cleaning up dilapidated / abandoned property and generally maintaining a standard of appearance for high traffic areas (64th Ave, Federal, for example.).<br>• No pit bulls. My neighbor's pit bull attacked my husband last year and animal control did nothing about it.<br>• No tire stores in residential agriculture neighborhoods.<br><br>***Social and Economic Impacts***<br>• Minimum wage jobs for teens or volunteer programs to clean up the city would make Adams County a much more enjoyable place to live.<br>• Developers and funding do not always get the final word.<br>• Community events for trash clean up. |

| | |
|---|---|
| **From:** | Naso, Kela A. |
| **To:** | Lia Campbell |
| **Subject:** | RE: [EXTERNAL]: Request for Comment: PRC2026-00016 Development Standards Overhaul Text Amendments and Zoning Map Amendments |
| **Date:** | Tuesday, September 8, 2026 7:38:27 AM |
| **Attachments:** | image002.png<br>image004.png<br>image005.png |

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

Hi Lia,

Apologies for the delay. Denver Water has no comment on the Development Standards Overhaul.

Thank you,

**Kela Naso** | Engineering Sr. Specialist
**Denver Water** | t: 303-628-6302
denverwater.org | denverwater.org/TAP

DENVER WATER

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**From:** Lia Campbell <LCampbell@adamscountyco.gov>
**Sent:** Friday, August 14, 2026 1:29 PM
**To:** Lia Campbell <LCampbell@adamscountyco.gov>
**Subject:** [EXTERNAL]: Request for Comment: PRC2026-00016 Development Standards Overhaul Text Amendments and Zoning Map Amendments

> Some people who received this message don't often get email from lcampbell@adamscountyco.gov. Learn why this is important

Good afternoon,

This email is going out to all of the Adams County referral agencies. I reached out to you all at the end of June to ask for comments on our Development Standards Overhaul project. I am reaching out again for a final opportunity to provide comments on the case. If you wish to include comments on the below described case, please do so by **September 4, 2026.**

Adams County is in the process of a comprehensive update of its Development Standards and Regulations (DSR). In conjunction with the DSR update, Adams County is initiating a Zoning Map Amendment to align the zoning map with the new regulations. The Zoning Map Amendments will consolidate the six commercial zone districts into three districts, rezone all

the R-1-A zoned properties to R-1-C, and rezone the one Conservation Overlay zoned property to the Public Lands zone district.

**EXPLANATION OF PROPOSED ZONING MAP CHANGES**:

●**Commercial zone districts**: The intent of these zoning map amendments is to consolidate zone districts that are currently governed by functionally identical land use standards. Consolidating the districts from six to three makes the underlying zone district land use standards easier for property owners to follow and more efficient for the County to administer. Existing C-0 or C-1 zoned properties will become Neighborhood Commercial; existing C-2 or C-3 will become General Commercial; and existing C-4 or C-5 will become Heavy Commercial.

●**R-1-A zone district**: The intent of this zoning map amendment is to clean up the zoning map, as the R-1-A zone district is currently governed by the R-1-C zone district standards. This is essentially a housekeeping change.

●**Conservation Overlay:** The intent of this zoning map amendment is to clean up the zoning map. There is only one property zoned Conservation Overlay, so we are getting rid of this zone district and rezoning that property to Public Lands. This is essentially a housekeeping change.

You can review the draft of the proposed Development Standards and Regulations and the zoning map changes at this link: https://publicinput.com/j80053

Please note that the linked draft does will not reflect the changes made to incorporate the comments I have already received from some of you. I have reached out to the entities that have sent me comments and let them know how those comments were addressed. If you sent me comments and did not receive a response from me, please let me know and I will make sure to address your comments.

Thank you very much for your time. Please let me know if you have any questions.

**Lia Campbell**
Senior Long Range Planner, Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601
o: 720.523.6949 | lcampbell@adamscountyco.gov | adamscountyco.gov

**Project Name:** Development Standards Overhaul Text Amendments and Zoning Map Amendments

**Project Number:** RE2026-107
**Date Received:** 08/14/2026

**Jurisdiction:** Adams County
**Due Date:** 09/04/2026

**Addressing Comments:**
No Comments

**Engineering Comments:**
No Comments

**Planner Comments:**
No Comments

**From:** Dan Biro
**To:** Lia Campbell
**Subject:** RE: Request for Comment: PRC2026-00016 Development Standards Overhaul Text Amendments and Zoning Map Amendments
**Date:** Thursday, August 20, 2026 6:59:25 AM
**Attachments:** image002.png
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image013.png
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You don't often get email from dan.biro@thorntonco.gov. Learn why this is important

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

Hi Lia,

Fire Department has no comments on the proposed zoning map changes.

Regards,
Dan

**Dan Biro, P.E.**

***DEPUTY FIRE MARSHAL***
***THORNTON FIRE DEPARTMENT***

***303-538-7663***
***303-538-7660***
***720-212-4244***
***Dan.Biro@ThorntonCO.gov***
***gocot.net/Fire***
***2300 Thornton Parkway, Thornton CO 80229***

---

**From:** Lia Campbell <LCampbell@adamscountyco.gov>
**Sent:** Friday, August 14, 2026 1:29 PM
**To:** Lia Campbell <LCampbell@adamscountyco.gov>
**Subject:** (External) Request for Comment: PRC2026-00016 Development Standards Overhaul Text Amendments and Zoning Map Amendments

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Senior Long Range Planner, Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601
o: 720.523.6949 | lcampbell@adamscountyco.gov | adamscountyco.gov

| | |
|---|---|
| **From:** | Emily Wood |
| **To:** | Lia Campbell |
| **Subject:** | RE: Request for Comment: PRC2026-00016 Development Standards Overhaul Text Amendments and Zoning Map Amendments |
| **Date:** | Tuesday, September 15, 2026 11:10:44 AM |
| **Attachments:** | image001.png<br>image003.png<br>image005.png<br>image006.png<br>image007.png |

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

Good morning Lia,
Thank you for including United Power's requirements into Div. 4-04 Landscaping and Buffering in 4-04-01 General Provisions, Section P: Utilities. At this time, we have no further comments.
Thank you,

**Emily Wood, RWA**
Right of Way Agent II
**O:** 720-685-5605 | efore@unitedpower.com

**United Power** | 500 Cooperative Way, Brighton, CO 80603
News | Careers | Social | www.unitedpower.com

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**From:** Lia Campbell <LCampbell@adamscountyco.gov>
**Sent:** Friday, September 11, 2026 7:35 PM
**To:** Lia Campbell <LCampbell@adamscountyco.gov>
**Subject:** RE: Request for Comment: PRC2026-00016 Development Standards Overhaul Text Amendments and Zoning Map Amendments

**CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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Good evening,

Thank you to everyone who has given me comments on this project.

I am writing to let you all know that the latest draft of the DSO is complete, reflecting the comments you have given us (if applicable). You can view the latest draft here.

Please let me know if you have any final comments/questions/concerns about the proposal by October 2, 2026.

Thank you!

**Lia Campbell**
Senior Long Range Planner, Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601
o: 720.523.6949 | lcampbell@adamscountyco.gov | adamscountyco.gov

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**Sent:** Friday, August 14, 2026 1:29 PM
**To:** Lia Campbell <LCampbell@adamscountyco.gov>
**Subject:** Request for Comment: PRC2026-00016 Development Standards Overhaul Text Amendments and Zoning Map Amendments

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Thank you very much for your time. Please let me know if you have any questions.

**Lia Campbell**
Senior Long Range Planner, Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601
o: 720.523.6949 | lcampbell@adamscountyco.gov | adamscountyco.gov

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American Petroleum Institute
Colorado

COGA
COLORADO OIL & GAS ASSOCIATION

August 27, 2026

Adams County
Board of County Commissioners
4430 South Adams County Parkway
Brighton, CO 80601

Dear Board of County Commissioners,

The American Petroleum Institute Colorado (API Colorado) and the Colorado Oil and Gas Association (COGA) appreciate the opportunity to provide comments on Adams County's (the County) latest draft development standards regulations issued on August 7, 2026, specifically those addressing oil and gas development.

API Colorado is a division of the American Petroleum Institute, which represents all facets of the natural gas and oil industry. API Colorado's more than 600 members produce, process, and distribute most of the nation's energy. COGA is a nationally recognized trade association that promotes the expansion of Rocky Mountain natural gas markets, supply, and transportation infrastructure through its growing and diverse membership.

Colorado continues to boast some of the most robust regulations in the oil and natural gas industry. Following the passage of Senate Bill 19-181, each year, multiple state agencies, including the Colorado Energy and Carbon Management Commission (ECMC) and the Public Utilities Commission (PUC), hold a number of rulemakings to protect public health, safety, welfare, the environment and wildlife resources. While Senate Bill 19-181 granted local governments authority to regulate the surface impacts of oil and gas operations, it did so with an important qualifier: regulations must be both reasonable and necessary and supported by substantial evidence.

Although the most recent draft improves upon the prior draft and includes updates for clarity and enhanced implementation, several challenges remain. Among the other issues listed below, one critical item is to allow for the 2,000' setback to be presumed inapplicable where the platted residential lot does not anticipate inhabitation prior to drilling. API Colorado and COGA urge the County to align its regulations with state rules by adopting consistent definitions, standards, and practices. Clear guidance will support operators in meeting requirements in an efficient and effective manner. For these reasons, we suggest the following revisions:

**<u>CHAPTER 3 SPECIFIC USE STANDARDS</u>**

**3-09-06.C.1. Access.**

This section states: "Oil and gas operations shall avoid or minimize impacts to the physical infrastructure of the County transportation system." API Colorado and COGA request the County add "or mitigate" to the phrase "avoid or minimize." This is consistent with other variations of the phrase in the Code.

**3-09-06.C.4.b) Administrative Waiver from Setback requirements for Existing Residences or Platted Residential Lots.**
This section allows an Operator to seek an administrative waiver from the setback requirements if the Operator receives written consent or a waiver from each primary resident and property owner within the setback. It then lists several criteria Staff will evaluate to determine if the administrative waiver should be granted. However, if the lot is merely platted with no residents living within the lot, the waiver should be presumed to be granted, regardless of waiver or consent from the property owner(s) where the platted residential lot does not anticipate inhabitation prior to drilling. The criteria become inapplicable and do not require evaluation because there are no residents, and none are anticipated, who could be affected by drilling.

**3-09-06.C.4.c) Administrative Waiver from Setback Requirements for Environmentally Sensitive Areas (ESA).**
The proposed provisions regarding Environmentally Sensitive Areas (ESAs) raise several questions regarding implementation and coordination with existing state permitting processes. This provision authorizes the County to evaluate the "level of best management practices, facility design considerations, and control measures" proposed for a facility. Operators routinely develop these materials as part of the ECMC Oil and Gas Development Plan (OGDP) process, where they are reviewed by ECMC staff and relevant state agencies. Since county approval may precede final ECMC action, the County should clarify how its review will be coordinated with the ECMC process. In particular, the County should explain whether information prepared for an OGDP may be submitted to satisfy County requirements, whether the County intends to apply standards different from those used in the ECMC process, and how any conflicts between County and ECMC determinations would be resolved. Similarly, the proposed mitigation provisions authorize the County to impose additional mitigation measures as a condition of granting an administrative waiver. The County should clarify how these requirements will interact with mitigation measures already developed through the ECMC permitting process and in consultation with Colorado Parks and Wildlife (CPW).

API Colorado and COGA also request clarification of the following language "…and hydraulically upgradient of, at a significantly lower topographic elevation or relief of, or otherwise physically isolated, as determined by the Director of Community and Economic Development, from an ESA..." More specifically, the trades seek clarity around what "physically isolated" means. The trades suggest it should be clarified that sites downgradient do not trigger the setback. Further, the trades request that the measures in 3-09-06.C.4.c.2.a.-c. be "may be required" instead of "shall" be required.

**3-09-06 C.10.b) Emergency preparedness plan.**
The phrase "a format suitable for input into the County's GIS system" is vague and may result in inconsistent requests. We recommend specifying the information sought, such as GIS data consistent with information submitted to the PUC.

**3-09-06 C.13 Well Plugging and Abandonment, Workover Operations, and Subsequent Operations.**
The addition of the phrase "workover operations" in this section could lead to confusion. For example, as currently written, the section could be interpreted to require notices of intent to abandon and brass plaques for all workover operations. To avoid confusion, we recommend creating a separate paragraph pertaining only to workover operations labeled as new 3-09-06 C.14 and containing the workover-specific provisions currently contained in 3-09-06 C.13.e) and f).

**3-09-06 C.31. Gathering Lines**

The County's proposed language requires operators to submit GIS information regarding pipeline location, line status, and operator information. We note this information is submitted to the Pipeline and Hazardous Materials Safety Administration (PHMSA) and the Colorado Public Utilities Commission under PUC Rule 11100(c). Requiring operators to submit the same information to the County creates an unnecessary duplication of existing reporting requirements. Furthermore, the PUC's Pipeline Safety Program makes portions of this information publicly available through its online mapping system while maintaining protections for more detailed data, which local governments may access by entering into the appropriate confidentiality agreements with the PUC. The portions which are not publicly available are not publicly available for cause, namely safety reasons. Where appropriate, the information should similarly be held confidentially by the County and not available through Colorado Open Records Act requests.

**<u>CHAPTER 13 DEVELOPMENT REVIEW PROCEDURES</u>**

**13-03-02. Conditional Use Permit Procedures, General**

API Colorado and COGA have similar concerns in this section regarding pipeline mapping requirements. The term "pipelines" is broad and undefined. ECMC regulations distinguish among flowlines, crude oil transfer lines, gathering lines (which ECMC does not regulate, other than having extremely limited jurisdiction to address exploration and production waste spills), produced water transfer systems, and other facilities. Flowlines themselves include multiple categories, including wellhead lines and on-location production piping. API Colorado and COGA requests that the County clearly define the facilities covered by this provision.

Additionally, several mapping-related provisions in the draft rules would benefit from language clarifying that GIS data is informational only and is not intended to replace Colorado's one-call notification system, 811. We recommend incorporating language that aligns with the PUC rules, which state:

> *11100. Submission of Reports and Notices - General.*
> (c)(III)(C) …the Commission will keep all such GIS data confidential
> (c)(III)(D) This data will not be used in lieu of Colorado 811 locates and is subject to civil penalties set forth in and fines assessed pursuant to §§ 9-1.5-104.4 or 9-1.5-104.5, C.R.S.

API Colorado and COGA further recommend that the County attach a standardized disclaimer to all submitted GIS data identifying the submission date and expressly stating that the data should not be used in lieu of Colorado 811 notification prior to any subsurface disturbance.

We also note that Section 3-09-07 C.2.b. appropriately recognizes the confidentiality protections available under C.R.S. § 24-72-204 for certain GIS information submitted for emergency preparedness purposes. However, similar protections do not appear in other sections requiring submission of GIS data. API Colorado and COGA propose extending consistent confidentiality language to all provisions requiring submission of pipeline or facility GIS data to ensure consistent protection of sensitive infrastructure data.

Finally, the provisions addressing pipeline data in Chapters 3 and 13 do not identify how the County intends to secure, maintain, or manage the submitted data. Since this information may include sensitive infrastructure location information, COGA and API Colorado request that the County clarify its data governance procedures, including security protocols, access controls, confidentiality protections, and

quality assurance measures that ensure data is entered accurately. We suggest the County consider confidentiality agreements with operators to further safeguard data. Additionally, the County should specify how often operators must submit updated information. If submitted annually, API Colorado and COGA recommend aligning the deadline with the PUC's established March submittal deadline. Without this clarification, operators lack certainty regarding the scope of the obligation and the handling of sensitive information once submitted.

**CHAPTER 16 WORD USAGE**

**16-02 General Terms Defined**

*Environmentally Sensitive Areas*

API Colorado and COGA request the County confirm that "designated outside activity area[s]" refer to those areas meeting the ECMC definition of "Designated Outside Activity Area[s]."

*High Priority Habitat*

API Colorado and COGA are concerned that the proposed definition of "High Priority Habitat" introduces unclear language that differs from, and expands upon, the definition adopted by the ECMC. The proposed definition first refers to habitat areas and "applicable buffer areas." However, the ECMC rules respecting protection of wildlife include only one reference to buffers. ECMC Rule 1202.a.(8) deals with vegetation removal and it provides that if an active nest is located by an operator during pre-construction work, the operator must provide a buffer zone around active bird nests. It is unclear from the County's proposal whether the County plans to adopt other buffer zones beyond what the ECMC adopted in close coordination with CPW.

Additionally, the draft definition references habitat and buffers identified, defined, or delineated by CPW but does not reference the High Priority Habitat mapping adopted by the ECMC following consultation with CPW. This may lead to a county definition that is at odds with the ECMC's definition of high priority habitat. To provide consistency and regulatory certainty, API Colorado and COGA recommend adopting the ECMC's existing definition:

> High Priority Habitat means habitat areas identified by Colorado Parks and Wildlife where measures to Avoid, Minimize, and Mitigate Adverse Impacts to wildlife have been identified to protect breeding, nesting, foraging, migrating, or other uses by wildlife. Maps showing, and spatial data identifying, the individual and combined extents of the High Priority Habitats will be provided by CPW and attached to this Rule as Appendix VII. The Commission will provide the maps on its website.

*Oil and Gas Facility*

API Colorado and COGA also request clarification regarding the proposed revision to the definition of "Oil and Gas Facility." The ECMC definition focuses on equipment and improvements used or installed at an oil and gas location. The County's proposed definition instead focuses on the "definable area of maximum disturbance" and expands the scope to include activities such as "withdrawal" and "treatment."

It is unclear whether these additional terms are intended to encompass facilities beyond traditional upstream operations, including midstream activities. The proposed language creates uncertainty regarding the scope of facilities subject to County regulation. Lastly, in the most recent revision to the

draft rules, the phrase "additional supporting facilities" was added, which significantly broadens this definition. To clarify the scope of the draft definition, API Colorado recommends aligning the County's definition with the ECMC definition of oil and gas facility.

API Colorado and COGA appreciate the County's willingness to engage stakeholders throughout this process. We look forward to working with County staff in developing standards for continued safe and reliable operation within Adams County. Thank you.

Sincerely,

Carly West
Executive Director
API Colorado

Lynn Granger
President & CEO
COGA

**From:** Ara Cruz
**To:** Lia Campbell
**Subject:** Comment in regard to PRC2026-00016
**Date:** Tuesday, September 29, 2026 5:41:19 PM

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You don't often get email from aracruzpoet@gmail.com. Learn why this is important

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

Lia,
I am writing after briefly reviewing the proposed changes that affect my property at 70 Del Norte St, Denver, CO 80221

Since my property taxes increased and I have to pay an extra $200 on top of my monthly mortgage payment, I thought I would take this time to advocate for my neighbors and myself. Our road off of Bannock St (between Del Norte St and Cragmore St) that extends to Del Norte is a mess (numerous potholes). I have heard the excuse that sections of the road belong to different entities (at least 1 hasn't existed for years). Over 20 townhomes are along this road. Almost all of us are Brown and Spanish-speaking. We feel abandoned by the county, especially after our property taxes have increased so dramatically. I will attend both public hearings to raise this concern in person. I will also talk to my neighbors. Something needs to be done.

Sincerely,

Ara Cruz

**RE: PRC2026-00016: Development Standards and Regulations Update**

Dear Ms. Campbell, Members of the Adams County Planning Commission, and Members of the Board of County Commissioners,

COSSA Institute appreciates the opportunity to comment on the proposed update to the Adams County Development Standards and Regulations (DSR). Our comments focus on several provisions related to solar energy and battery energy storage systems (BESS).

**1. Clarify the Relationship Between Large-Scale Energy Projects and Solar and BESS Uses**

The proposed DSR separately identifies solar energy systems and Battery Energy Storage System Facilities as specific uses, while the definition of "Large-Scale Energy Project" also expressly includes solar and battery storage. This creates conflicting classifications. A Large-Scale Energy Project includes a facility that occupies more than two acres, has a capacity of at least 1 MW, or principally serves the electric grid or other off-site users. At the same time, Medium-Scale Solar is defined as more than 35 acres but less than 320 acres, with separate zoning treatment.

As a result, the same solar project may simultaneously qualify as Medium-Scale Solar and a Large-Scale Energy Project even though the use tables assign different approval processes in some zoning districts. Similar conflicts can occur for other scales. The overlap also appears unnecessary because solar and BESS already have their own use classifications and development standards. Where the County intends certain Large-Scale Energy Project requirements to apply, those requirements can be directly cross-referenced, as the solar standards already do for decommissioning and financial assurance.

**COSSA Institute recommends removing solar energy systems and Battery Energy Storage System Facilities from the Large-Scale Energy Project definition/applicability.**

**2. Revise the Battery Energy Storage System Facility Definition**

The definition of "Battery Energy Storage System Facility" describes systems that are connected to an energy generation source and store energy produced by that source. This does not clearly account for standalone battery storage facilities that charge directly from the electric grid and later discharge electricity back to the grid.

We recommend revising the definition to clearly include both co-located and standalone BESS. A simple clarification would be to state that a Battery Energy Storage System Facility may receive and store energy **from**

**the electric grid or from a generation source**. Recent standalone BESS applications in Adams County indicate that the County already interprets its regulations to accommodate these facilities. So, this does not appear to present a permitting barrier, but the updated DSR provides an opportunity to clarify the language and avoid future uncertainty.

**3. Reconsider Fixed BESS Separation Requirements**

Section 3-06-02 requires BESS facilities to be located at least 200 feet from residential uses or structures and at least 100 feet from other off-site uses or structures. The same section also requires compliance with NFPA 855 and other applicable codes. **COSSA Institute recommends removing the blanket 200-foot and 100-foot separation requirements and relying on applicable fire, building, electrical, and energy storage safety standards, including NFPA 855.**

Modern BESS safety is addressed through standards covering equipment design, listing, installation, thermal runaway, fire propagation, emergency response, and system-specific separation. UL 9540 and UL 9540A testing also provide information that can be used to evaluate system performance and appropriate installation configurations. A fixed land use separation requirement does not account for differences in battery chemistry, enclosure design, system size, fire protection, tested performance, or other site-specific factors. Requiring additional distance regardless of system design may unnecessarily restrict viable sites without providing a corresponding safety benefit.

Where setbacks are needed to address other impacts, such as noise or visual compatibility, those issues can be addressed directly through standards designed for those purposes.

Sincerely,

Jeremiah Garrick

COSSA Institute - Director of Community Engagement

*An Adams County Resident*

Community & Economic Development Department
Economic & Community Vitality Division
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
EMAIL EconomicDevelopment@adamscountyco.gov
adamscountyco.gov

# REQUEST FOR COMMENTS AND PUBLIC HEARING NOTIFICATION

Case Name: Development Standards Overhaul Text Amendments and Zoning Map Amendments
Case Number: PRC2026-00016
Planning Commission Hearing Date: Thursday, October 22, 2026 at 6:00 PM
Board of County Commissioners Hearing Date: Tuesday, November 17, 2026 at 9:30 AM

August 28, 2026

Public hearing have been set by the Adams County Planning Commission and Board of County Commissioners to consider the following: (1) Text Amendments to comprehensively update the Adams County Development Standards and Regulations (DSR); (2) Zoning Map Amendments to align the new standards with the official zoning map. The Text Amendments will repeal and replace the current DSR. The Zoning Map Amendments will consolidate the six commercial zone districts into three districts, rezone all the R-1-A zoned properties to R-1-C, and rezone the one Conservation Overlay zoned property to the Public Lands zone district.

You are receiving this letter because (i) you own property that is being rezoned; (ii) you occupy a property that is being rezoned ; or (iii) your property is located within 600 feet of one of the properties being rezoned.

Please forward any written comments on this case to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. You can also email your comments to Lia Campbell at LCampbell@adamscountyco.gov or provide comments over the phone by calling (720) 523-6949. **The deadline to submit comments is Friday, September 18th, 2026.**

The public hearings will be held in the Adams County Hearing Room of the Adams County Government Center located at 4430 S. Adams County Parkway, Brighton, CO 80601. These proceedings will be a public hearing and any interested parties may attend and be heard. If you require any special accomodations (*e.g.*, wheelchair accessibility, an interpreter for the hearing impared, etc.), please contact the Adams County Community and Economic Development Department at (720) 523-6800.

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

The full draft of the proposed Development Standards and Regulations and the new Zoning Map can be found at *publicinput.com/DSOdraft*, or via the QR code on the back of this letter. The land use standards for each zone district can be found in Chapter 2 of the draft.

**FOR MORE INFORMATION:**
Please reach out to me at LCampbell@adamscountyco.gov or (720) 523-6949 for more information or with any questions.

Lia Campbell

Lia Campbell
Senior Long-Range Planner

Escanee el código QR o visite
publicinput.com/AdamsCoDSOesp

Scan QR code or visit
publicinput.com/DSOdraft

# AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Brighton Standard Blade, a publication that is a "legal newspaper" as that phrase is defined for the city of Brighton, for the County of Adams, in the state of Colorado, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

**Publication Dates:**

- Oct 8, 2026

**Notice ID:** pZLwEcoaZJovB43SNIHf
**Notice Name:** BSB 4684 Case Number: PRC2026-00016 Overhau
**Publication Fee:** $38.66

*Anjana Bhadoriya*

Agent

**VERIFICATION**
State of Florida
County of Orange

Signed or attested before me on this: 10/08/2026

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

**Case Name:** Development Standards Overhaul Rezoning and Text Amendments
**Case Number:** PRC2026-00016
**Planning Commission Hearing Date:** October 22, 2026, at 6 p.m.
**Board of County Commissioners Hearing Date:** November 17, 2026, at 9:30 a.m.
**Case Manager:** Lia Campbell, Senior Long-Range Planner, LCampbell@adamscountyco.gov 720.523.6946
**Request:** (i) Text Amendments to comprehensively update the Adams County Development Standards and Regulations (DSR), and (ii) Zoning Map Amendments to align the new standards with the official zoning map.
**Parcel Number (s):** Unincorporated Adams County
**Applicant:** Adams County Community and Economic Development Department 4430 S. Adams County Parkway Brighton, Colorado 80601
**Public Hearings Location:** 4430 S. Adams County Pkwy., Brighton, CO 80601

Please visit publicinput.com/DSOdraft for up-to-date information and the full text of the proposed request. More information about the proposed zoning map amendment can be found at publicinput.com/DSOdraft under the "Zoning Map Changes" tab.

Legal Notice No. BSB 4684
First Publication: October 8, 2026
Last Publication: October 8, 2026
Publisher: Brighton Standard Blade

NOTARY PUBLIC • STATE OF FLORIDA •

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

COMMERCE CITY
SENTINEL EXPRESS

# AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Commerce City Sentinel Express, a publication that is a "legal newspaper" as that phrase is defined for the city of Commerce City, for the County of Adams, in the state of Colorado, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

**Publication Dates:**

- Oct 8, 2026

**Notice ID:** mlHSkP2eunHiDxj1hGiK
**Notice Name:** CCX 2121 Case Number: PRC2026-00016 Overhaul
**Publication Fee:** $38.66

*Anjana Bhadoriya*

Agent

**VERIFICATION**
State of Florida
County of Orange

Signed or attested before me on this: 10/08/2026

Notary Public
Notarized remotely online using communication technology via Proof.

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

PUBLIC NOTICE

**Case Name:** Development Standards Overhaul Rezoning and Text Amendments
**Case Number:** PRC2026-00016
**Planning Commission Hearing Date:** October 22, 2026, at 6 p.m.
**Board of County Commissioners Hearing Date:** November 17, 2026, at 9:30 a.m.
**Case Manager:** Lia Campbell, Senior Long-Range Planner, LCampbell@adamscountyco.gov 720.523.6946
**Request:** (i) Text Amendments to comprehensively update the Adams County Development Standards and Regulations (DSR), and (ii) Zoning Map Amendments to align the new standards with the official zoning map.
**Parcel Number (s):** Unincorporated Adams County
**Applicant:** Adams County Community and Economic Development Department 4430 S. Adams County Parkway Brighton, Colorado 80601
**Public Hearings Location:** 4430 S. Adams County Pkwy., Brighton, CO 80601

Please visit publicinput.com/DSOdraft for up-to-date information and the full text of the proposed request. More information about the proposed zoning map amendment can be found at publicinput.com/DSOdraft under the "Zoning Map Changes" tab.

Legal Notice No. CCX 2121
First Publication: October 8, 2026
Last Publication: October 8, 2026
Publisher: Commerce City Sentinel Express

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver )
State of Colorado )
)

The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:
1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
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2. The Denver Post is a newspaper of general
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newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in The Denver Post
on the following date(s):

**October 6, 2026**

Nicole Maestas
Signature

Subscribed and sworn to before me this
7 day of October, 2026.

Lisa Schmidt
Notary Public

(SEAL)

LISA SCHMIDT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254037346
MY COMMISSION EXPIRES OCTOBER 08, 2029

In accordance with Sec. 106 of the Programmatic Agreement, AT&T proposed existing antennas being replaced with new antennas at 101 University Boulevard, Denver, CO. 80206. Please direct comments to Gavin L. at 818-391-0449 regarding the site COL01398.
10/6/26

**CNS-4084314#**

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| ABERDEEN METROPOLITAN DISTRICT NO 2 | VANDER | BARBARA | 7400 E ORCHARD RD SUITE 3300 | | GREENWOOD VILLAGE | CO | 80111 | 303 770-2700 | |
| Aberdeen Metropolitan District, No. 1 | Vander Wall | Barbara | Seter & Vander Wall, P.C. | 7400 E Orchard Rd, Suite 3300 | Greenwood Village | CO | 80111 | 303-770-2700 | svw@svwpc.com |
| Adams 12 Five Star Schools | Botelho | Michael | 1500 E. 128th Ave. | | Thornton | CO | 80241 | 720-972-4289 | Michael.A.Botelho@adams12.org |
| ADAMS ARAPAHOE SCHOOL DISTRICT 28J | Hensley | Joshua | 15701 E 1ST AVE STE 206 | | AURORA | CO | 80011 | 303-365-7812 | jdhensley@aurorak12.org |
| Adams County Addressing | Cortez | Ian | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 720.523.6800 | icortez@adamscountyco.gov |
| Adams County Assessor | Grondalsky | Margaret | 4430 S Adams County Pkwy | C2100 | Brighton | CO | 80601 | 720.523.6712 | Subdivisions only: MGrondalski@adamscountyco.gov |
| Adams County Assessor | Munoz | Sandy | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | (720) 523-6038 | smunoz@adcogov.org |
| Adams County Assessor | Thurtell | Yvonne | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | (720) 523-6038 | Subdivisions only: YThurtell@adamscountyco.gov |
| Adams County Budget & Finance Director | Duncan | Nancy | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 720-523-6276 | nduncan@adcogov.org |
| Adams County CED , Development Engineering | Engineering | Devt. Services | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 720-523-6800 | Contact Person May Vary Depending on Case |
| Adams County CED Dept. (Building Safety) | Blair | Justin | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 720-523-6825 | JBlair@adcogov.org |
| Adams County CED Environmental Services Division | Grant | Megan | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 720-523-6986 | mgrant@adamscountyco.gov |
| Adams County CEDD Administrative | Maldonado | Gina | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 720-523-6823 | gmaldonado@adcogov.org |
| Adams County CEDD Community Development | Scheere | Melissa | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 720.523.6200 | mscheere@adcogov.org |
| Adams County CEDD E-Permit Center | Ulibarri | Megan | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 720-523-6848 | mulibarri@adcogov.org |
| Adams County CEDD Economic Development | Rouse | Ethan | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 720-523-6820 | erouse@adcogov.org |
| Adams County Code Compliance Officer | Ellis | Ryan M | 4430 S. Adams County Parkway | | Brighton | CO | 80601 | 720-523-6908 | rmellis@adcogov.org |
| Adams County Constituent Services | Barela | Megan | 4430 S. Adams County Pkwy | | Brighton | CO | 80220 | 720.523.6997 | mbarela@adcogov.org |
| Adams County CSWB Animal Management | Lerch | Annette | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 303-288-3294 | alerch@adcogov.org |
| Adams County CSWB Neighborhood Services Division | Moslet | Stacey | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 720-523-6856 | smoslet@adamscountyco.gov |
| Adams County Fire Protection District | Even | Whitney | 7980 Elmwood Ln. | | Denver | CO | 80221 | 303-539-6862 | referrals@acfpd.org |
| Adams County Fire Protection District | Even | Whitney | 7980 Elmwood Lane | | Denver | CO | 80221 | 303-539-6802 | referrals@acfpd.org |
| Adams County Government, County Attorney's Office | Daggett | Sally | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 720-523-6352 | sdaggett@adamscountyco.gov |
| Adams County Human Services Department | McDougal | Katie | 11860 Pecos St | | Westminster | CO | 80234 | 720.523.2909 | kmcdougal@adcogov.org |
| Adams County Parks, Open Space and Cultural Arts Department (POSCA) | Egan | Nolan | 9755 Henderson Rd. | | Brighton | CO | 80601 | (303) 637-8005 | negan@adamscountyco.gov |
| Adams County POSCA Extension Office | Hammond | Eric | 9755 Henderson Rd | | Brighton | CO | 80601 | 303-637-8100 | ehammond@adcogov.org |
| Adams County Public Works Construction Inspection | - | - | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 720-523-6965 | Send to Case Engineer |
| Adams County Public Works Right-of-Way | Chang | Tha | 4430 S. Adams County Pkwy. | | Brighton | CO | 80601 | 720-523-6811 | tchang@adamscountyco.gov |
| Adams County Public Works Transportation & Mobility Planner | Sender | Josh | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 720-523-6931 | jsender@adcogov.org |
| Adams County Regional Economic Partnership | Hough | Lisa | 12000 N. Pecos St., Ste 100 | | Westminster | CO | 80234-3493 | 303-453-8517 | lisa.hough@adamscountyrep.com |
| Adams County Riverdale Animal Shelter | Wilde | Stephanie | 12155 Park Blvd | | Brighton | CO | 80601 | 720-523-7907 | swilde@adcogov.org |
| Adams County School District 14 | Rodriguez | Matt | 4211 E 68th Ave | | Commerce City | CO | 80022 | 303.853.7901 | mschwart@adams14.org |
| Adams County Sheriff | Claps | Gene | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 303-655-3295 | GClaps@adamssheriffco.gov |
| Adams County Sheriff | Connections | Community | 4430 S Adams County Pkwy | | Brighton | CO | 80601 | 303-655-3283 | communityconnections@adamscountyco.gov |
| Adams County Surveyor | Douglass | Bryan | | | | | | 720-289-0494 | surveyor@adcogov.org |
| Adams County Treasurer | Villagran | Alex | 4430 S. Adams County Pkwy. | | Brighton | CO | 80601 | 720.523-6162 | Subdivisions only: alvillagran@adamscountyco.gov |
| Adams East Development Co., LLC | Finley | Ms. Ronna | P.O. Box 551 | | East Lake | CO | 80614 | 303 920-8530 | |
| Adams East Metropolitan District | HOLDINGS LLC | 160TH AVENUE | 5460 S QUEBEC STREET SUITE 110 | | GREENWOOD VILLAGE | CO | 80111 | . | |
| ADCO CONSULTING | Fleming | Robert | 2090 E. 104TH AVE., #202 | | THORNTON | CO | 80233 | 720.231.5822 | |
| Adcom911 | Wilson | Teneyia | 7321 Birch St | | Commerce City | CO | 80022 | 303.227.7101 | twilson@adcom911.org |
| Allen Ditch | Cooper | Aly | 9755 Henderson Rd | | Brighton | CO | 80601 | 303-637-8157 | acooper@adamscountyco.gov |
| Aloha Beach | Gillan | Perditta | 3124 W 62nd Ave | | Denver | CO | 80221 | 303-459-0234 | perditta@comcast.net |
| AMBER CREEK METROPOLITAN DISTRICT | VANDER | BARBARA | 7400 E ORCHARD RD, SUITE 3300 | | GREENWOOD VILLAGE | CO | 80111 | 303 770-2700 | |
| APEX | SCHMIDTLINE | DAVE | 4955 E. 74TH AVE. | | COMMERCE CITY | CO | 80022 | 303-287-7140 | |
| Arapahoe County Public Works & Development – Planning Division | Reynolds | Jason | 6924 S. Lima St. | | Centennial | CO | 80112 | 720-874-6650 | referrals@arapahoegov.com |
| Arvada Fire Department | Parker | Steven | 7903 Alison Way | | Arvada | CO | 80005 | 303-424-3012 | steven.parker@arvadafire.com |
| Aspen Hills Metropolitan District | Vander Wall | Barbara | Seter & Vander Wall, P.C. | 7400 E Orchard Rd, Suite 3300 | Greenwood Village | CO | 80111 | 303.770.2700 | svw@svwpc.com |
| Aurora Fire Rescue | Wright | Steven | 15151 E Alameda Pkwy | Suite 4100 | Aurora | CO | 80012-1553 | 303-326-8991 | sdwright@auroragov.org |
| AURORA POST OFFICE | ROSS | RICK | 16890 E ALAMEDA PKWY | | AURORA | CO | 80017-9998 | 303-227-5462 | |
| Barr Lake State Park | Seubert | Michelle | 13401 Piccadilly Rd | | Brighton | CO | 80603 | 303-655-1495 | michelle.seubert@state.co.us |
| Bennett Fire Protection District #7 | Connor | Captain Caleb J | 355 4th St | | Bennett | CO | 80102 | 303-532-7733 | CalebConnor@BennettFireRescue.org |
| Bennett Fire Protection District #7 | Flamini | Victoria | 355 4th St | | Bennett | CO | 80102 | 720-893-7673 | victoriaflamini@bennettfirerescue.org |
| Bennett Parks & Recreation District | Schaub | Leila | 455 S 1st Street | | Bennett | CO | 80102-0379 | 303-644-5040 | director@bennettrec.org |
| Bennett School District 29J | Purdy | Robin | 615 7th St. | | Bennett | CO | 80102 | 303-644-3234 Ext: 8203 | robinp@bsd29j.com |
| Berkeley Neighborhood Association | Carter | Wendy | 4420 W 52nd Pl | | Denver | CO | 80212 | (303) 888-6350 | berkeleyneighborhoodassoc@gmail.com |
| Berkeley Sanitation District | Whitehair | Sharon | 1600 W 12th Ave | | Denver | CO | | (303)628-6620 | berkeleywater@gmail.com |
| Berkley Shores Metro District | Ripko | Peggy | 141 Union Blvd. | Ste. 150 | Lakewood | CO | 80228 | 303-987-0835 | pripko@sdmsi.com |
| BOULDER COUNTY | FOGG | PETE | P.O. BOX 471 | | BOULDER | CO | 80306 | 303-441-3930 | |
| Boulder Valley Conservation District | McKracken | Vanessa | 9595 Nelson Rd | Box D | Longmont | CO | 80501 | 720.378.5521 | BLDRVALLEYANDLONGMONTCDS@GMAIL.COM |
| Box Elder Estates Home Owners Association | Larson | Todd | 3190 S. Vaughn Way | Suite 550 | Aurora | CO | 8023480014 | 720.571.1440 | tlarson@serviceplusc m.com |
| Box Elder Estates Homesite Subdivision | Larson | Todd Andrew | Lanewood Street | | Brighton | CO | 80603 | - | accounting@serviceplusc m.com |
| Box Elder Water & Sanitation District | Pogue | Alan D. | c/o Icenogle, Seaver, Pogue | 4725 S. Monaco St., Ste. 360 | Denver | CO | 80237 | 303-867-3006 | apogue@ISP-law.com |
| Brantner Ditch | Cooper | Aly | 9755 Henderson Rd | | Brighton | CO | 80601 | 303-637-8157 | acooper@adamscountyco.gov |
| BRIGHTON FIRE DISTRICT | Bednarcik | Elizabeth | 500 S 4th Ave | 3rd Floor | Brighton | CO | 80601 | (303) 659-4101 | planreviews@brightonfire.org |
| BRIGHTON POSTMASTER | Post Office | Brighton | 90 N 4TH AVENUE | | BRIGHTON | CO | 80601 | | 0 |
| Bromley Park Metro District | Raup | Misty | 6399 S Fiddlers Green Circle | 2001 16th Street, Ste 1700 | Denver | CO | 80202 | 303-779-4525 | mraup@claconnect.com |
| Burlington Ditch | Cooper | Aly | | | | CO | | 303-637-8157 | acooper@adamscountyco.gov |
| Burlington Ditch Reservoir & Land Company | DeLisio | Jeff | 80 S 27th Ave | | Brighton | CO | 80601 | 303-659-7373 X312 | projects@farmersres.com |
| Byers Fire Protection District | Disher | Chief Michael | PO Box 85 | | Byers | CO | 80103 | 303-822-5208 | mdisher@byersfire.org |
| BYERS SCHOOL DISTRICT 32J | TURRELL | TOM | 444 E FRONT ST | | BYERS | CO | 80103 | 303-822-5292 x1111 | turrell.tom@byers.k12.co.us |
| Cavanaugh Hills & Cavanaugh Heights Home Owners Association | Borquez | John | 14540 Avery Way | | Keenesburg | CO | 80643 | 720-301-0749 | johnborquez64@gmail.com |
| Central Colorado Water Conservancy District | Ray | Randy | 3209 W 28th Street | | Greeley | CO | 80634 | 970-330-4540 | rray@ccwcd.org |
| Century Link | Easement | NRE | | | | CO | | 303.518.3360 | PLTs ONLY: nre.easement@centurylink.com |
| Century Link | Osbourne | Joseph | | | | CO | | 303.518.3360 | RCUs only: joseph.osborne@centurylink.com |
| Century Link | Team | Network Real Estate | | | | CO | | 303.518.3360 | VSPs ONLY: relocations@lumen.com |
| Century Link, Inc | Miller | Ken | 5325 Zuni St, Rm 728 | | Denver | CO | 80221 | 303.518.3360 | RCUs ONLY: kenneth.r.miller@lumen.com |
| City & County of Denver | Nurmela | Sarah | 201 W Colfax Ave | Dept 205 | Denver | CO | 80202 | 720-865-2790 | Development.Services@denvergov.org |
| City & County of Denver | Nurmela | Sarah | 201 W Colfax Ave | #205 | Denver | CO | 80202 | 720-865-2705 | Development.Services@denvergov.org |
| City of Arvada | Smetana | Rob | 8101 Ralston Rd | | Arvada | CO | 80002 | (720)898-7444 | rsmetana@arvada.org |
| City of Aurora | Department | Planning and Business Development | 15151 E Alameda Pkwy | #3600 | Aurora | CO | 80012 | 303-739-7121 | planningreferral@auroragov.org |
| City of Brighton - Urban Renewal Authority | . | . | 22 S 4th Ave, 3rd Floor | | Brighton | CO | 80601 | 303-655-2066 | lgonzales@brightonco.gov |
| City of Brighton Planning | McDowell | Shannon | 500 S 4th Ave | | Brighton | CO | 80601 | 303-655-2015 | SMcDowell@brightonco.gov |
| City of Broomfield | Bertanzetti | Anna | 1 Decomes Dr | | Broomfield | CO | 80020 | (303)438-6399 | planning@broomfield.org |
| City of Commerce City | Yusuf | Omar | 7887 E 60th Ave | | Commerce City | CO | 80022 | 303-289-3693 | oyusuf@c3gov.com |
| CITY OF DACONO | Doering | Mark | 512 CHERRY ST | | DACONO | CO | 80514 | 303-833-2317 X125 | MDoering@CityofDacono.com |
| City of Federal Heights | Lubanovic | Stephanie | 2380 W 90th Ave | | Federal Heights | CO | 80260 | 303.412.3530 | planning@fedheights.org |
| City of Federal Heights | Williams | Tim | 2380 W 90th Ave | | Federal Heights | CO | 80260 | 303-428-3558 | planning@fedheights.org |
| City of Northglenn | Svoboda | Brook | 11701 Community Center Drive | | Northglenn | CO | 80233-8061 | 303-450-8937 | bsvoboda@northglenn.org |
| City of Thornton | Campbell | Warren | 9500 Civic Center Dr | | Thornton | CO | 80229 | 303-538-7278 | developmentsubmittals@thorntonco.gov |
| City of Thornton | Kaiser | James | 12450 Washington St | | Thornton | CO | 80241 | 720.977.6210 | jim.kaiser@thorntonco.gov |
| City of Westminster | Gan | Alexander | Public Works & Utilities | 4800 W 92nd Ave | Westminster | CO | | 303.658.2272 | agan@cityofwestminster.us |
| City of Westminster (Planning) | McConnell | John | 4800 W. 92nd Ave. | | Westminster | CO | 80031 | 303-658-2474 | planning@cityofwestminster.us |
| Colorado 811 - Utility Notification Center | Sanchez | Carla | 16361 Table Mountain Pkwy | | Golden | CO | 80403 | 303-232-1991 | csanchez@co811.org |
| Colorado Agriculture Ditch | Cooper | Aly | | | | CO | | 303-637-8157 | acooper@adamscountyco.gov |
| Colorado Agriculture Ditch | Stockton | Matt | 9755 Henderson Rd | | Brighton | CO | 80601 | 303-637-8005 | matt.stockton@thorntonco.gov |

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|---|---|---|---|---|---|---|---|---|---|---|
| Colorado Air and Space Port | Kloska | Jeff | 5200 Front Range Airport | | Watkins | CO | 80137-7131 | 303-261-9100 | | jkloska@adcogov.org |
| Colorado Department of Agriculture | Gurr | Jenifer | 305 Interlocken Pkwy | | Broomfield | CO | 80012 | 303.869.9000 | | jenifer.gurr@state.co.us |
| Colorado Department of Public Health & Environment (CDPHE) | Hackett | Sean | 4300 S Cherry Creek Dr | | Denver | CO | 80246 | 303.692.3662 | | cdphe_localreferral@state.co.us |
| Colorado Department of Public Health & Environment (CDPHE) - Air Pollution Control Division | Coffin | Richard | 4300 Cherry Creek Drive S | | Denver | CO | 80246-1530 | 303-692-3127 | | cdphe_localreferral@state.co.us |
| Colorado Department of Public Health & Environment (CDPHE) - Hazardous Materials/Waste Management | Johannes | Caren | 4300 Cherry Creek Drive South | HMWMD-SWIM-B2 | Denver | CO | 80246-1530 | 303-692-3347 | | cdphe_localreferral@state.co.us |
| Colorado Department of Public Health & Environment (CDPHE) - Solid Waste Unit | Johannes | Caren | 4300 Cherry Creek South Dr | HMWMD-CP-B2 | Denver | CO | 80246-1530 | 303.692.3347 | | cdphe_localreferral@state.co.us |
| Colorado Department of Public Health & Environment (CDPHE) - Water Quality Protection District | Icenogle | Bret | 4300 Cherry Creek Drive South | WQCD-B2 | Denver | CO | 80246-1530 | 303-692-3278 | | cdphe_localreferral@state.co.us |
| Colorado Department of Public Health & Environment (CDPHE) - Watershed | Parachini | Dick | 4300 Cherry Creek Drive South | WQCD-DO-B2 | Denver | CO | 80246-1530 | 303-692-3516 | | cdphe_localreferral@state.co.us |
| Colorado Department of Public Health & Environment (CDPHE) Hazardous Materials/Waste Management Division | Johannes | Caren | 4300 Cherry Creek Drive South | HMWMD-HWC-B | Denver | CO | 80246-1530 | 303-692-3347 | | cdphe_localreferral@state.co.us |
| Colorado Department of Public Health & Environment (CDPHE) Radiation Serv Program | Weaver | Kenneth | 4300 Cherry Creek Drive South | LAB. & RADIATION SERV DIVISON | Denver | CO | 80246-1530 | 303-692-3058 | | cdphe_localreferral@state.co.us |
| Colorado Department of Transportation (CDOT) | Eyl | Aaron | 2829 W Howard Pl | 2nd Floor | Denver | CO | 80204 | 303-757-9891 | | cdot_r1access_groupb@state.co.us |
| Colorado Department of Transportation (CDOT) | Eyl | Aaron | 2829 W Howard Pl | 2nd Floor | Denver | CO | 80204 | 303.757.9891 | | cdot_r1access_groupb@state.co.us |
| COLORADO DEPT OF HUMAN SERVICES | OF CHILDCARE | DIVISION | 1575 SHERMAN ST, 1ST FLOOR | | DENVER | CO | 80203-1714 | 303-866-2281 | | |
| COLORADO DEPT OF TRANSPORTATION | BLAKE | JIM | 2000 SOUTH HOLLY STREET | | DENVER | CO | 80222 | 303-757-9629 | | |
| COLORADO DEPT OF TRANSPORTATION | HAYES | PATRICIA | 2000 S. HOLLY | | DENVER | CO | 80222 | 303-377-6602 | | nashat.sawaged@dot.state.co.us |
| COLORADO DEPT OF TRANSPORTATION | LANCASTER | JEFFREY | | | | | | 303-757-9950 | | |
| COLORADO DEPT OF TRANSPORTATION | ZISMAN | INA | 1420 SECOND ST | | GREELEY | CO | 80631 | 970-350-2121 | | |
| Colorado Division of Parks and Wildlife | Parsons | Becca | | 6060 Broadway St. | Denver | CO | 80216 | 303-947-1798 | | rebecca.parsons@state.co.us |
| Colorado Division of Parks and Wildlife | Sorensen | Philip | 6060 Broadway St. | | Denver | CO | 80216 | 303-947-1798 | | philip.sorensen@state.co.us |
| Colorado Division of Water Resources | Comaniciu | Ioana | Office of State Engineer | 1313 Sherman St, Room 818 | Denver | CO | 80203 | 303-866-3581 | | ioana.comaniciu@state.co.us |
| Colorado Geological Survey | Carlson | Jill | 1500 Illinois Street | | Golden | CO | 80401 | 303-384-2643 | | CGS_LUR@mines.edu |
| Colorado Geological Survey: CGS_LUR@mines.edu | Carlson | Jill | Mail CHECK to Jill Carlson | | | CO | | 303-384-2643 | | CGS_LUR@mines.edu |
| COLORADO HISTORICAL SOCIETY | DiPrince | Dawn | 1200 N. BROADWAY | | DENVER | CO | 80203 | (303)866-3392 | | hc_oahp@state.co.us |
| COLORADO INTERNATION CENTER | MURATA | BJ | 141 UNION BLVD., SUITE 150 | | LAKEWOOD | CO | 80228 | 303-987-0835 | | |
| Colorado Interstate Gas Company, L.L.C. | Zieske | Garry | 2 N Nevada Ave | | Colorado Springs | CO | 80903 | (719) 661-1059 | | garry_zieske@kindermorgan.com |
| Colorado Interstate Gas Company, L.L.C. | Zieske | Garry | 2 N Nevada Ave | | Colorado Springs | CO | 8094480903 | (719) 661-1059 | | garry_zieske@kindermorgan.com |
| Colorado Oil & Gas Conservation C | Noto | John | 1120 Lincoln St #801 | | Denver | CO | 80203-2136 | 303-894-2100 | | john.noto@state.co.us |
| Colorado State Electrical Board | Young | Joyce | 1560 Broadway | Suite 1350 | Denver | CO | 80202 | 303-894-2300 | | joyce.young@state.co.us |
| COLORADO STATE FOREST SERVICE | HALL | NORLAND | PO BOX 368 | | FORT MORGAN | CO | 80701-3638 | 970-867-0361 | | nhall@lamar.colostate.edu |
| COLORADO STATE PATROL | ADAMS COUNTY TROOP | . | 8200 NORTH HWY 85 | | COMMERCE CITY | CO | 80022 | 303-289-4760 | | |
| Columbine Ranches Property Owners Association | Beaver | Dan | PO Box 1023 | | Brighton | CO | 80601 | 303-819-5468 | | dbeaver@coloradohazard.com |
| COMCAST | Flores | Miguel | 8490 N UMATILLA ST | | FEDERAL HEIGHTS | CO | 80260 | 720-413-0113 | | Miguel_Flores@comcast.com |
| COMMANCHE CROSSING METRO DISTRICT | DON | HULSE | 1700 Lincoln Street | Suite 2000 | Denver | CO | 80203 | 303 981-8031 | | |
| COMMERCE CITY - GENERAL IMPROVEMENT DISTRICT | MCBROOM | BRIAN | 7887 E. 60th Ave | | COMMERCE CITY | CO | 80022 | 303-289-3683 | | |
| Commerce City North Infra GID | Wilson | Theresa | 7887 E 60th Ave | | Commerce City | CO | 80022 | 303-289-8102 | | twilson@c3gov.org |
| Community Resource Services | Baird | Ellis | 7995 E Prentice Ave | Suite 103E | Greenwood Village | CO | 80111-2710 | 303-381-4960 | | jmeggers@crsofcolorado.com |
| Consolidated Juchem Ditch and Reservoir Company | Fletcher | Thomas | 6595 Tennyson Street | | Arvada | CO | 80003 | 303.263.8876 | | |
| CORE Electric Cooperative | Kaufman | Brooks | 5496 North US Hwy 85 | | Sedalia | CO | 80135 | 720.733.5493 | | BKaufman@core.coop |
| Creekside South Estates | Ripko | Peggy | 141 Union Boulevard | Suite 150 | Lakewood | CO | 80228 | 303-987-0835 | | pripko@sdmsi.com |
| CREEKSIDE SOUTH ESTATES HOMEOWNERS ASSOC. | HEADRICK | THOMAS | 15605 HAVANA WAY | | BRIGHTON | CO | 80602 | . | | |
| Creekside South Estates Metro District | Ripko | Peggy | 141 Union Blvd. | Suite 150 | Lakewood | CO | 80228 | 303-987-0835 | | pripko@sdmsi.com |
| Crestview Water & Sanitation District | Salazar | Courtney | 7145 Mariposa St | | Denver | CO | 80221 | 303-429-1881 | | csalazar@crestviewwater.com |
| Crestview Water & Sanitation District | Terry | Mitchell | PO Box 666 | | Westminster | CO | 80036 | 303-429-1881 | | manager@crestviewwater.com |
| Deer Trail Fire Department | Loveless | Chief Richard | PO Box 257 | | Deer Trail | CO | 80105 | 303.619.7898 | | rloveless.dtfire@gmail.com |
| Deer Trail School District 26J | Buchmann | BJ | PO Box 129 | | Deer Trail | CO | 80105 | 303-769-4421X110 | | bbuchmann@dt26j.com |
| Deer Trail Soil Conservation District | McGhin | Tiffany | 133 W Bijou Ave | | Byers | CO | 80103 | 303-8225257 x101 | | deertraileastadams@cocds.org |
| Denver International Airport Planning & Design | Ayers | Brodie | 8500 Peña Boulevard | | Denver | CO | 80249 | (720) 527-0506 | | denplanningreferrals@flydenver.com |
| DENVER POSTMASTER'S OFFICE | RODRIQUEZ | JOSE | 7300 53PL RM 1108 | | DENVER | CO | 80266 | 720-941-0488 | | jrodriqu@email.usps.gov |
| DENVER REGIONAL COUNCIL OF GOV | BRODERICK | BILL | 1290 BROADWAY | SUITE 700 | DENVER | CO | 80203 | 303 455-1000 | | bbroderick@drcog.org |
| Denver Regional Council of Governments | Chiapella | Geoffrey | 1001 17th St. Suite 700 | | Denver | CO | 80202 | 303-455-1000 | | GChiapella@drcog.org |
| Denver Regulatory Project Office | Downing | Kiel | 9307 S. Wadsworth Blvd. | | Littleton | CO | 80128-6901 | 720-922-3846 | | DenverRegulatoryMailbox@usace.army.mil |
| Denver Water | Naso | Kela | 1600 W 12th Ave | | Denver | CO | 80204 | 303-628-6203 | | InterGovernmentalPlanReview@denverwater.org |
| Denver Water | Naso | Kela | 4455 W 58th Ave | | Arvada | CO | 80002 | 303.477.1914 | | Kela.Naso@denverwater.org |
| Denver Water | Peloquin | Paul | 1600 W. 12th Ave. | | Denver | CO | 80204 | 720-808-3618 | | paul.peloquin@denverwater.org |
| Denver Water | Peloquin | Paul | 1600 W 12th Ave | | Denver | CO | 80204 | 303-628-6203 | | InterGovernmentalPlanReview@denverwater.org |
| Department of Local Affairs | Kirkpatrick | Susan | 1313 Sherman St #500 | | Denver | CO | 80203 | . | | |
| DEPT OF LABOR AND EMPLOYMENT | SECTION | OIL INSPECTION | 633 17TH STREET #400 | | DENVER | CO | 80202-3610 | 303-692-4300 | | |
| DEPT OF NATURAL RESOURCES /CWCB | HAUCK | KEVIN | 721 STATE CENTENNIAL BLDG | | DENVER | CO | 80203 | 303-866-3441 | | joe.busto@state.co.us |
| DEPT. OF AVIATION DENVER INTERNATIONAL AIRPORT | Bill | Poole | 8500 PENA BLVD. | | DENVER | CO | 80249 | 303-342-2601 | | |
| Division of Mining and Reclamation Safety | Eschberger | Amy | Colorado Department of Natural Resources | 1313 Sherman St., #215 | Denver | CO | 80203 | (303) 866-3567 EXT. 8129 | | amy.eschberger@state.co.us |
| Douglas County | Wagner | Classic | 100 Third St | | Castle Rock | CO | 80104 | 303-660-7460 | | PlanReferralRequest@douglas.co.us |
| E-470 AUTHORITY | Davenport | Peggy | 22470 E STEPHEN D HOGAN PARKWAY STE 100 | Engineering & Roadway Maintenance | Aurora | CO | 80018 | 303-537-3737 | | |
| Eagle Creek Metropolitan District | Vander Wall | Barbara | Seter & Vander Wall, P.C. | 7400 E Orchard Rd, Suite 3300 | Greenwood Village | CO | 80111 | | 30 | svw@svwpc.com |
| Eagle Shadow Metropolitan District No 1 | Kaiser | Dani | Spencer Fane | 1700 Lincoln Street, Suite 2000 | Denver | CO | 80203 | 303-839-3800 | | dkaiser@spencerfane.com |
| EAGLE VIEW METRO DIST. | Solin | David | 141 UNION BLVD. | | LAKEWOOD | CO | 80228-1814 | 303-987-0835 | | dsolin@sdmsi.com |
| East Adams Soil Conservation District | McGhin | Tiffany | 133 W Bijou Ave | | Byers | CO | 80103 | 303-822-5257 x 101 | | deertraileastadams@cocds.org |
| East Cherry Creek Valley (ECCV) | Noah | Mac | 6201 South Gun Club Rd | | Aurora | CO | 80016 | 303.693.3800 | | planreviews@eccv.org |
| Eastern Adams County Metropolitan District | Stachelski | Ryan | 270 St. Paul Street, Suite 300 | | Denver | CO | 80206 | 303-371-9000 | | ryan.stachelski@paulscorp.com |
| Eastern Adams County Metropolitan District | Stachelski | Ryan | 270 St. Paul Street | Suite 300 | Denver | CO | 80206 | (303) 371-9000 | | ryan.stachelski@paulscorp.com |
| EASTERN COLO. UTILITY CO. | STOKER | BRENT | P.O. BOX 270868 | | Littleton | CO | 80127 | 303-622-4220 | | |
| Eastern Slope Rural Telephone Asso, Inc | Simmons | Tobe | PO Box 397 | 403 3rd Ave | Hugo | CO | 80821 | 719-743-2460 | | tobes@esrta.com |
| Eastern Slope Rural Telephone Association | Felzien | Clint | PO Box 397 | 403 3rd Ave | Hugo | CO | 80821 | 719-743-2441 | | clintf@esrta.com |
| Eastern Slope Rural Telephone Association | Koch | Renae | 403 3rd Ave | PO Box 397 | Hugo | CO | 80821 | 719-743-2441 | | renaek@esrta.com |
| Eastern Slope Rural Telephone Association | Welp | Bradley | 403 3rd Ave | PO Box 397 | Hugo | CO | 80821 | 719-743-2441 | | bradw@myestech.com |
| EASTLAKE WATER AND SAN. DIST. | HARVEY | RANDY | 9500 Civic Center Drive | | Thornton | CO | 80229 | 303-451-8123 | | |
| El Paso County | Day | Planner of the | 2880 International Cir. | | Colorado Springs | CO | 80910 | 719-520-6944 | | dsd-pod@elpasoco.com |
| Elbert County Community & Development Services | Thompson | Greg | 215 Comanche Street | PO Box 7 | Kiowa | CO | 80107 | 720-595-3608 | | greg.thompson@elbertcounty-co.gov |
| Farmers & Gardners Ditch Company | Bandy | Jeff | Denver Water Board | 1600 W 12th Ave | Denver | CO | 80254 | 303-628-6219 | | Jeff.Bandy@denverwater.org |
| Farmers Reservoir & Irrigation Company | DeLisio | Jeff | 80 S 27th Avenue | | Brighton | CO | 80601 | (303) 659-7373 X312 | | projects@farmersres.com |
| Farmers Reservoir & Irrigation Company | DeLisio | Jeff | 80 S. 27th Ave. | | Brighton | CO | 80601 | (303) 659-7373 X312 | | projects@farmersres.com |
| FCC, FEDERAL COMMUNICATIONS COMMISSION | . | . | PO Box 25446 | Denver Federal Center Building 1A | LAKEWOOD | CO | 80226-1544 | 303-231-5212 | | |
| FEDERAL AVIATION ADMINISTRATION | Sweeney | John | 26805 E 68TH AVENUE, #224 | | DENVER | CO | 80249-6361 | 303-342-1260 | | john.sweeney@faa.gov |
| Federal Emergency Management Agency, Region VIII | Stahnke | Laura | DFC; Building 710A; Box 25267 | | Denver | CO | 80225-0267 | 720-327-9703 | | laura.stahnke@fema.dhs.gov |
| Fermers' High Line Canal | Lower | Cynda | 725 Malley Dr | | Northglenn | CO | 80233 | 303-451-7604 | | |
| FIRST CREEK RANCH METRO DIST. | . | . | c/o Miller & Associates Law Offices, LLC | 1641 California Street, Suite 300 | DENVER | CO | 80202 | 303-285-5320 | | |
| Fisher Ditch Company | Brienza | Giovanni | 2030 E 68th Avenue | | Denver | CO | 80229 | 720-626-9752 | | GBRIENZA@live.com |
| Fisher Ditch Company | Brienza | Ruth & Gene | 2030 E 68th Avenue | | Denver | CO | 80229 | (303) 289-1734 | | gb173@outdrs.net |
| FRONT RANGE METRO DIST. | COLLINS & COCKREL | . | 390 UNION BLVD., SUTIE 400 | | DENVER | CO | 80228 | (303) 986-1551 | | |
| Fulton Ditch Company | Crowley | Jody | Law Offices of Brice Steele, PC | 25 S 4th Ave | Brighton | CO | 80601-3171 | (303) 659-3171 | | jody@steelepc.com |
| GERMAN DITCH CO. & RESERVOIR | HOWARD | JOHN | 8679 WCR 4 | | BRIGHTON | CO | 80603 | (303) 659-0798 | | |
| GOAT HILL | WHITEHAIR | SHARON | 2901 W 63RD | AVE SP:0047 | DENVER | CO | 80221 | 720 480-2831 | | sharonwhitehair@gmail.com |
| GREATROCK NORTH HOA | DRUSE | CYRENA | 28650 E 160TH PL | | BRIGHTON | CO | 80603 | 720-233-8817 | | |
| Greatrock North Water District | Johnson | Lisa | 141 Union Boulevard, Suite 150 | | Lakewood | CO | 80128 | 720-552-3696 | | lisa.johnson@claconnect.com |
| Greatrock Water District | Johnson | Lisa | Clifton Larson Allen, LLP | 8390 E Crescent Pkwy, Ste 300 | Greenwood Village | CO | 80111 | 303.779.5710 | | lisa.johnson@claconnect.com |
| Guardian Angel Neighborhood | Alcaro | Greg | 5353 Columbine St | | Denver | CO | 80229 | 303.477.9220 | | grgalcaro@aol.com |
| Hawk Ridge Subdivision (Northside Mgmt% | Steve | Blackwood | P.O. Box 1324 | | Eastlake | CO | 80614 | 303.280.0474 | | nsmcommunity@gmail.com |
| HAZARDOUS WASTE MGMT | ROTHENMEYER, P.E. | WILLIAM H. | 1595 WYNKOOP ST 8EPR-B | | DENVER | CO | 80202 | 303-312-6045 | | rothenmeyer.william@epa.gov |

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|---|---|---|---|---|---|---|---|---|---|---|
| HAZELTINE HEIGHTS | MOLINARO | SAM | 8450 COUNTER DR. | | HENDERSON | CO | 80640 | 303-288-4210 | | |
| Hazeltine Heights Water & Sanitation | Sabin | Keith | P.O. Box 38 | | Henderson | CO | 80640 | 303-916-3800 | | hhw_sd@comcast.net |
| Henrylynn Irrigation District | Bell | David | 29490 Rd 14 | | Keenesburg | CO | 80643 | 303-536-4702 | | manager@henrylyn.com |
| HERITAGE AT TODD CREEK METRO DIST. | BEUTLER | GARY | 2154 E. Commons Ave. Suite 2000 | | Centennial | CO | 80122 | 303-868-8131 | | |
| Hi-Land Acres Water & Sanitation District | Roos | Richard | 15940 Elmira St | | Brighton | CO | 80602 | 303-619-7903 | | jim0700@comcast.net |
| HIGH FIVE PLAINS FOUNDATION | DOYLE - PRESIDENT | FRANK | 155 NCR 157 | | STRASBURG | CO | 80136 | 303-622-9588 | | frankdoyle@tds.net |
| HIGH LINE CANAL | BARELA | GERI | 1600 W. 12TH AVENUE | | DENVER | CO | 80254 | 303 740-9784 | | |
| HIGH PLAIN WATER USERS ASSOC. | SEYMOUR | RAY | 13955 QUEBEC | | BRIGHTON | CO | 80602 | 720-872-2941 | | |
| HIMALAYA WATE AND SANT. DIST | DALTON | MATHEW | 1700 LINCOLN ST., SUITE 3800 | | DENVER | CO | 80203 | 303-839-3800 | | |
| Hope Ditch Company | Gutierrez | Jeanette | 2531 E 165th Ave | | Brighton | CO | 80601 | 303.650.9758 | | |
| Hope Ditch Company | Gutierrez | Jeanette | 2531 E 165th Ave | | Brighton | CO | 80601 | | 303 | |
| HORSE CREEK METROPOLITAN DISTRICT | . | . | 12000 N WASHINGTON ST #100 | | THORNTON | CO | 80241 | 303-451-6270 | | ddfinley@juno.com |
| HORSE CREEK METROPOLITAN DISTRICT | C/O FINLEY AND CO. INC. | . | 12000 N WASHINGTON ST. | STE 100 | THORNTON | CO | 80241 | 303-451-6270 | | ddfinley@juno.com |
| Hyland Hills Park & Recreation District | Barnhart | Terry | 8801 Pecos St | | Denver | CO | 80260 | 303-650-7507 | | tbarnhart@hylandhills.org |
| INDUSTRIAL PARK | COTTER | KEARBY | 6625 E. 49TH AVE. | | COMMERCE CITY | CO | 80022 | 303-288-1511 | | |
| Jefferson County | Nelson | Nick | 100 JEFFERSON CO PKWY STE 3550 | | GOLDEN | CO | 80419 | (303) 271-8700 | | nnelson@jeffco.us |
| Jefferson Soil Conservation District | Yegert | Mitch | DFC, Bldg 56, Room 2604 | PO Box 25426 | Denver | CO | 80225 | 720-661-1738 | | |
| KERSHAW DITCH COMPANY | PEHR | DAVE | 8787 TURNPIKE DRIVE #280 | | WESTMINSTER | CO | 80030 | 303-427-1516 | | zfppc@earthlink.net |
| Kinder Morgan, Inc | Atwater | Tim | 370 Van Gordon St | | Lakewood | CO | 80228 | 303-914-7705 | | |
| Lost Creek Groundwater Management District | Denning | Todd | | | | | | 970-396-3205 | | LCGWMD@RTDBB.net |
| Lower Clear Creek Ditch Company | Cooper | Aly | 9755 Henderson Rd | | Brighton | CO | 80601 | 303-637-8157 | | acooper@adamscountyco.gov |
| Mapleton School District | Clemons | Tara | 591 E. 80th Ave. | | Denver | CO | 80229 | 303-853-1013 | | TClemons@mapleton.us |
| Mapleton School District #1 | Ciancio | Charlotte | 7350 N Broadway | | Denver | CO | 80221 | 303-853-1015 | | charlotte@mapleton.us |
| McCann Ditch and Reservoir Company | Henley | Ron | 4395 Washington St. | | Denver | CO | 80216 | 303.383.6400 | | |
| Metro Wastewater Recovery | Simmonds | Craig | 6450 York St. | | Denver | CO | 80229 | 303-286-3338 | | csimmonds@metrowaterrecovery.com |
| Mile High Flood District | Carscallen | Shannon | 12575 W. Bayaud Ave. | | Lakewood | CO | 80228 | 303.455.6277 | | submittals@mhfd.org |
| Mile High Water Company | Stone | Harry | PO Box 434 | | Broomfield | CO | 80038 | 303-917-5882 | | lionconsult1@centurylink.net |
| Mile High Water Company | Stone | Harry | PO Box 434 | | Broomfield | CO | 80038 | 303.917.5882 | | stoneracing40@aol.com |
| MOBILE GARDENS | JONES | VERA MARIE | 6250 FEDERAL #29 | | DENVER | CO | 80221 | 303-429-5856 | | |
| Mobile Home Gardens HOA | . | . | 6250 Federal Blvd. | | Denver | CO | 80237 | . | | |
| Morgan County | Hay | Nicole | 231 Ensign Street | Box 596 | Fort Morgan | CO | 80701 | 970-542-3526 | | nhay@co.morgan.co.us |
| Morgan County Quality Water District | Pflager | Kent | P.O. Box 1218 | 17586 MCR 20 | Fort Morgan | CO | 80701 | 970-867-3054 | | kpflager@mcqwd.org |
| Morgan County Rural Electric | Kliesen | Brent | P.O. Box 738 | | Fort Morgan | CO | 80701 | 970-867-5688 | | bliesen@mcrea.org |
| MORGAN COUNTY RURAL ELECTRIC ASSOCIATION | OFFICE | MAIN | P.O. BOX 738 | | FORT MORGAN | CO | 80701 | 970-867-5688 | | customerservice@mcrea.org |
| MOUNTAIN VIEW | HOWARD | JOHN | 3680 E 168TH AVE. | | BRIGHTON | CO | 80601 | 303-452-8595 | | |
| MUSTANG ACRES | GREBENC | J-M | 1364 W. 154TH AVE. | | BROOMFIELD | CO | 80023 | 303-589-6755 | | j-mgrebenc@msn.com |
| Neighborhood Improvement Committee | QUINTANA | LARRY | 7780 MAGNOLIA ST | | COMMERCE CITY | CO | 80022 | | 3039557758 | |
| NORTH FEDERAL HILLS HOMEOWNERS | FOX | NANCY | 2520 W. 66TH PLACE | | DENVER | CO | 80221 | . | | |
| NORTH FEDERAL HILLS HOMEOWNERS | PRICE | ROBIN | 2831 WEST 66TH PLACE | | DENVER | CO | 80221 | 303-428-4453 | | |
| NORTH GATE | POMPONIO | LEONARD | 6856 FEDERAL BLVD. | | DENVER | CO | 80221 | 303-429-1755 | | |
| North Kiowa Bijou Groundwater | McClary | Andrew | PO Box 597 | | Fort Morgan | CO | 80701 | 970-867-5621 | | andy@mcclarylaw.com |
| North Lincoln Water and Sanitation District | - | - | | | | CO | | - | | nlwsdistrict1@gmail.com |
| North Lincoln Water and Sanitation District | Stelzer | Alex | 11990 Grant St. | Suite 550 | Northglenn | CO | 80233 | 805-798-3109 | | alex@juneep.com |
| NORTH METRO FIRE DISTRICT | - | - | | 101 Spader Way | Broomfield | CO | 80020 | 720-887-8217 | | fireprevention@northmetrofire.org |
| North Metro Fire District | Gosselin | Steve | 101 Spader Way | | Broomfield | CO | 80020 | (303) 252-3540 | | sgosselin@northmetrofire.org |
| North Metro Fire Rescue District | Prevention | Fire | 101 Spader Way | | Broomfield | CO | 80020 | 303-252-3540 | | fireprevention@northmetrofire.org |
| North Pecos Water & Sanitation District | Cocozzella | Tony | 6900 Pecos St | | Denver | CO | 80221 | 303-429-5770 | | tcocozzella@northpecoswater.org |
| North Pecos Water & Sanitation District | Salazar | Courtney | 6900 Pecos St | | Denver | CO | 80221 | 303-429-5770 | | ar@northpecoswater.org |
| North Washington Street Water & San Dist | DeMattee | Mike | 3172 E 78th Ave | | Denver | CO | 80229 | 303-288-6664 | | mdemattee@nwswsd.com |
| North Washington Water Users Association | Chameroy | Bruce | PO Box 508 | | Eastlake | CO | 80614-0508 | 303-252-4842 | | bchameroy@yahoo.com |
| NORTHERN METROPOLITAN DISTRICT | COLLINS | JIM | 390 UNION BLVD, SUITE 400 | | DENVER | CO | 80228 | 303-986-1551 | | |
| Northridge Estates at Gold Run HOA | Lussier | Shane | 14901 E Hampden Ave | #320 | Aurora | CO | 80014 | 720.647.6495 | | Shane.Lussier@goodwin-co.com |
| Oliver Ditch | Cooper | Aly | 9755 Henderson Rd | | Brighton | CO | 80601 | 303.637.8005 | | acooper@adamscountyco.gov |
| PERL MACK NEIGHBORHOOD GROUP | MICEK - PRESIDENT | DAN | 7294 NAVAJO ST. | | DENVER | CO | 80221 | 303-428-8557 | | DANMICEK54@COMCAST.NET |
| Pivot Denver Metropolitan District | George | Tom | Spencer Faine, LLLP | 1700 Lincoln St #2000 | Denver | CO | 80203 | 303-839-3708 | | tgeorge@spencerfane.com |
| Pivot Denver Metropolitan District | Mitchell | Matt | 4221 Brighton Blvd | | Denver | CO | 802163719 | 303-298-1111 | | mmitchell@westfield-co.com |
| Pomponio Terrace Metropolitan District | White | Zachary | 2154 E Commons Ave | #2000 | Centennial | CO | 80122 | 303-858-1800 | | zwhite@wbapc.com |
| PRAIRIE CENTER METRO NO. #1 | SISNEROS, P.C. | MCGEADY | 141 Union Boulevard, Suite 150 | | Lakewood | CO | 80228 | 303.592.4380 | | |
| Public Service Company of Colorado (PSCo) dba Xcel Energy | - | - | 1123 W 3rd Ave | | Denver | CO | 80223 | 303.571.3306 | | bdrco@xcelenergy.com |
| Public Service Company of Colorado (PSCo) dba Xcel Energy | Distribution | Referral | 1123 West 3rd | | Denver | CO | 80223 | 303-571-3863 | | ReferralsXcelDistribution@xcelenergy.com |
| PVPOA / PRAIRIE VIEW HOMEOWNERS ASSOC. | HUTCHERSON | DIANA | P.O. BOX 96 | | WATKINS | CO | 80137 | 720 891-2192 | | |
| Quail Hill Homeowners Association | Settergren | Randy | 14602 Kalamath Ct | | Westminster | CO | 80020 | 303.902.1204 | | rsettergren@msn.com |
| Quantum 56 Metro District | AJ | Beckman | | | | | | 303-877-6284 | | aj@publicalliancellc.com |
| REGIONAL AIR QUALITY COUNCIL | LLYOD | KEN | 1445 MARKET ST. #260 | | DENVER | CO | 80202 | 303-629-5450 | | klloyd@raqc.org |
| Regional Economic Advancement Partnership | Cheroutes | Kip | PO Box 711 | | Strasburg | CO | 80136 | 720.587.7501 | | admin@i-70reap.com |
| Regional Economic Advancement Partnership | Cheroutes | Klp | PO Box 711 | | Strasburg | CO | 80136 | 303.204.0479 | | lxc.strategies@gmail.com |
| Regional Transportation District (RTD) | Von Fay | Paul | 1560 Broadway | Suite 700 | Denver | CO | 80202 | 303-299-2317 | | engineering@rtd-denver.com |
| RIVERDALE DUNES METRO DIST. #1 | . | . | 141 UNION BLVD. | | LAKEWOOD | CO | 80228-1814 | 303-987-0835 | | |
| Riverdale Farms Homeowners Association | Hunt | Jonah G | 3250 E 85th Ave | | Thornton | CO | 80229 | 720.221.9780 | | jhunt@ochhoalaw.com |
| Riverdale Peaks Metro District | Solin | David | 141 Union Blvd, Suite 150 | | Lakewood | CO | 80228 | 303-987-0835 | | dsolin@sdmsi.com |
| Rocky Mountain Rail Park Metropolitan District | Fallin | Brian | Spencer Faine, LLLP | 1700 Lincoln St #2000 | Denver | CO | 80203 | 303-872-3451 | | bfallin@rockymountainindustrials.com |
| Rocky Mountain Rail Park Metropolitan District (RMRPMD) | Hostelley | Crystal | Spencer Faine, LLLP | 1700 Lincoln St #2000 | Denver | CO | | 720-614-5213 | | chostelley@rockymountainindustrials.com |
| Rocky Mountain Rail Park Metropolitan District (RMRPMD) | Kelly | Heidi | Spencer Faine, LLLP | 1700 Lincoln St #2000 | Denver | CO | 80111 | 720-614-5213 | | heidi@westlark.com |
| Rocky Mountain Rail Park Metropolitan District (RMRPMD) | McClintock | Mike | Rocky Mountain Industrials | 6200 S. Syracuse Way, Ste. 450 | Greenwood Village | CO | 80111 | 720-614-5213 | | mmcclintock@rockymountainindustrials.com |
| Sable Altura Fire District | Solomon | Rich | 26900 E. Colfax Ave | Space 52 | Aurora | CO | 80018 | 303-364-7187 | | admin@sablealturafire.org |
| Sand Creek Metropolitan District | Stachelski | Ryan | 100 St Paul Street | Suite 300 | Denver | CO | 80206 | 303.371.9000 | | ryan.stachelski@paulscorp.com |
| SECOND CREEK RANCH METRO DIST | SECOND | CREEK | c/o Miller & Associates Law Offices, LLC | 1641 California Street, Suite 300 | DENVER | CO | 80202 | 303-285-5320 | | |
| SHAW HEIGHTS WATER DISTRICT | O'NEAL | LLOYD-PRESIDENT | 8870 Hunter Way | | WESTMINSTER | CO | 80031 | . | | |
| Signal Ditch | Crowley | Jody | Law Offices of Brice Steele, PC | 25 S 4th Ave | Brighton | CO | 80601 | (303) 659-3171 | | jody@steelepc.com |
| SILVER SPRINGS MANAGEMENT SPECIALISTS, INC | HOLDREN | KEVIN | 11002 BENTON ST | | WESTMINSTER | CO | 80020 | n/a | | |
| South Adams County Fire District | Division | Fire Prevention | 6050 Syracuse St | | Commerce City | CO | 80022 | 303-288-0835 | | planreview@sacfd.org |
| South Adams County Fire District | Weigum | Randall | 6050 Syracuse St | | Commerce City | CO | 80022 | 303-288-0835 | | planreview@sacfd.org |
| South Adams County Water & San Dist | Team | Development Review | 10200 E 102nd Avenue | | Henderson | CO | 80022 | 720-206-0530 | | Development@sacwsd.org |
| South Adams County Water & Sanitation District | Jeff | Nelson | 10200 E 102nd Avenue | | Henderson | CO | 80640 | 720.206.0593 | | jnelson@sacwsd.org |
| SOUTH BRIGHTON CITIZEN GROUP | . | . | 14110 BRIGHTON RD. | | BRIGHTON | CO | 80601 | 303-659-6498 | | |
| SOUTH BRIGHTON CITIZEN GROUP | Petrocco | Dave | 14110 BRIGHTON RD | | BRIGHTON | CO | 80601 | 303-659-6498 | | davesr@petroccofarms.com |
| Southeast Weld Fire Protection District | Beach | Chief Tom | 95 W Broadway Ave | | Keenesburg | CO | 80643 | 303-732-4203 | | tbeach@seweldfire.org |
| Strasburg Fire Protection District #8 | Conroy | Patrick | PO Box 911 | | Strasburg | CO | 80136 | 303.775.8515 | | pconroy@svfd8.org |
| Strasburg Fire Protection District #8 | Hines | Liz | PO Box 911 | | Strasburg | CO | 80136 | 303-622-4444 | | lhines@svfd8.org |
| STRASBURG PARKS AND REC DIST. | Graf | Angie | P.O. BOX 118 | | STRASBURG | CO | 80136 | (303) 622-4260 | | angie@strasburgparks.org |
| Strasburg School District 31J | Taylor | Nancy | 56729 E Colorado Ave | | Strasburg | CO | 80136 | 303-622-9211 | | ntaylor@strasburg31j.com |
| Strasburg Water & Sanitation Dist | Griffin | Tracy | PO Box 596 | | Strasburg | CO | 80136 | 303-622-4443 | | strawatersan@tds.net |
| Sturgensweller | Sturgenweller | Gherwin | 555 Happy Canyon Road | Cloud 9 | Brighton | CO | 80601 | 555.416.9875 | | hausenberger@blingfoo.com |
| Sunset Vista Estates Homeowners Association | Quillen | Sarah | 15955 Jackson St | | Brighton | CO | 80602 | 720-971-6145 | | sarah@boulderauto.com |
| TDS TELECOM | LYMAN | JIM | PO BOX 730 | | PAONIA | CO | 81428 | 1-970-872-6056 | | |
| TDS Telecommunications, dba Strasburg Telephone Co | Pahl | Jared | 63070 Nels Anderson Rd | | Bend | OR | 97703 | 541-876-6723 | | Jared.Pahl@tdstelecom.com |
| THE BRIGHTON DITCH COMPANY | ROSENBROCK | DON | PO BOX 185 | | FT. LUPTON | CO | 80621 | 303-659-1987 | | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| THE BRIGHTON LATERAL DITCH COMPANY | DIRECTORS | BOARD OF | PO BOX 413 | | BRIGHTON | CO | 80601 | . | | |
| THE HIGHLAND DITCH CO., INC | BARNES | FRANK | 4322 STATE HWY 66 | | LONGMONT | CO | 80501 | . | | |
| The TOD Group | GROUP | THE TOD | 1431 Euterpe Street | | New Orleans | LA | 70130 | 5047174718 | | |
| THIRD CREEK WATER DISTRICT | THIRD CREEK WATER DISTRICT | . | MIKE DEWEESE | 13830 E 133rd Dr | BRIGHTON | CO | 80601 | 303-588-0541 | | |
| Thornton Fire Department | Harpring | Stephanie | 9500 Civic Center Dr | | Thornton | CO | 80229-4326 | 303-538-7007 | | fireprevention@thorntonco.gov |
| TODD CREEK FARMS HOA/ HOMESTEAD MANAGEMENT | Pepper | Dana | 1499 W 121ST AVE | SUITE 100 | WESTMINSTER | CO | 80234 | 303 232-9200 | | dpepper@associacolorado.com |
| TODD CREEK METRO DISTRICT #2 | . | . | 141 UNION BLVD | SUITE 150 | LAKEWOOD | CO | 80228 | (303) 592-4380 | | dmccoy@sdmsi.com |
| TODD CREEK VILLAGE MASTER ASSOCIATION | BLACKWOOD | KAREN | PO BOX 1324 | SERVICE EAGLE SHADOW SOUTH | EASTLAKE | CO | 80614 | 303 280-0474 | | |
| Todd Creek Village Metropolitan District | Ogé | Jimmy | Equinox Land Group | 10450 E. 159th Court | BRIGHTON | CO | 80602 | (303) 659-8866 | | jimmy@equinoxland.com |
| Todd Creek Village Metropolitan District | Summers | Don | 10450 E. 159th Ct. | | BRIGHTON | CO | 80602 | 303-637-0344 | | don@toddcreekvillage.org |
| TOWER METROPOLITAN DISTRICT | DALTON | MATHEW | 1700 LINCOLN ST SUITE 3800 | | DENVER | CO | 80203 | 303-839-3800 | | |
| Town of Bennett | Hoese | Steven | 355 4th St | | Bennett | CO | 80102 | 303 644-3249 | | shoese@bennett.co.us |
| Town of Bennett - Water & Sanitation District | Martinez | Ricky | 355 4th St. | | BENNETT | CO | 80102 | 303-644-3249 | | rmartinez@bennett.co.us |
| Town of Castle Rock | . | . | 100 N. Wilcox St. | | Castle Rock | CO | 80104 | 720-733-2200 | | planning@crgov.com |
| Town of Erie | Driscoll | Kelly | PO Box 750 | | Erie | CO | 80516 | 303.926.2774 | | kdriscoll@erieco.gov |
| TOWN OF LOCHBUIE | Kennedy | Christopher | 703 WCR 37 Lochbuie | | LOCHBUIE | CO | 80603 | (303) 655-9308 | | ckennedy@lochbuie.org |
| TOWN OF PARKER | . | . | 20120 EAST MAINSTREET | | PARKER | CO | 80138 | 303 840-9792 | | |
| TRANSPORT METROPOLITAN DISTRICT NO. 1 | WHITE | GARY R | c/o White Bear & Ankele | 1805 SHEA CENTER DR, SUITE 100 | HIGHLANDS RANCH | CO | 80129 | 303 858-1800 | | |
| Tri-County Health Department | Lynch | Sheila | 6162 S Willow Dr | Suite 100 | Greenwood Village | CO | 80111 | 720-200-1571 | | landuse@tchd.org |
| Tri-County Health: Mail CHECK to Sheila Lynch | Health | Tri-County | landuse@tchd.org | | | CO | | | 0.720523 | |
| Tri-State Generation and Transmission Association, Inc. | Manager | Lands | 1100 W 116th Ave | | Westminster | CO | 80234 | 303.254.3649 | | sgray@tristategt.org |
| Union Pacific Railroad | Gates | Joe | 1400 Douglas St Stop 1690 | | Omaha | NE | 68179 | 402-544-2255 | | jagates@up.com |
| United Power | Vargas | Zayda | 500 Cooperative Way | | Brighton | CO | 80603 | 303-659-0551 | | platreferral@unitedpower.com |
| United States Postal Service | Eddleman | Jason | | | | | | 303-853-6025 | | Jason.G.Eddleman@usps.gov |
| United States Postal Service | Martinez | Erlinda | 7500 E 53rd Pl Ste 2222 | | Denver | CO | 80266 | 303.853.6694 | | Erlinda.J.Martinez@USPS.gov |
| UNITED WATER | HALFFIELD | DON | 4653 TABLE MOUNTAIN DR. | | GOLDEN | CO | 80403 | 720-497-2125 | | don.halffield@xcelenergy.com |
| UNITED WATER AND SANITATION - PRESIDENT | LEMBKE | ROBERT A. | 8301 E. Prentice Ave. Suite 120 | | GREENWOOD VILLAGE | CO | 80111 | 303-785-3585 | | |
| US Army Program Manager | Scharmann | Charles T. | Rocky Mountain Arsenal, Building 129 | | Commerce City | CO | 80022 | 303.289.0180 | | charles.t.scharmann.civ@army.mil |
| US FISH & WILDLIFE SERVICE | . | . | 134 UNION BLVD | | LAKEWOOD | CO | 80228 | . | | |
| US GEOLOGICAL SURVEY | GEOLOGICAL SURVEY | US | P.O. BOX 25046 Federal Center | | DENVER | CO | 80225 | 303-236-5900 | | |
| VANAIRE SKYPORT CORP. | Gann | Becky | PO BOX 55 | | BRIGHTON | CO | 80601 | 303-654-0697 | | vanaire@comcast.net |
| VANAIRE SKYPORT CORP. 2 | Gann | Becky | THIS ENTRY CREATED TO ADD PEOPLE IN | NOTES FIELD | | CO | | 303-654-0697 | | vanaire@comcast.net |
| VANTAGE ESTATES | JAMES | JERILYN | 30085 E 128TH AVE | | COMMERCE CITY | CO | 80022 | . | | |
| Wadley Farms 3rd Filing, Homestead Management Corp. | Taylor | Joe | 1499 W. 121st Ave., #100, | | Westminster | CO | 80234 | 303-457-1444 | | jwtaylor@homesteadmgmt.com |
| WADLEY FARMS HOA | Olivier | Bob | PO BOX 1208 | | EASTLAKE | CO | 80614 | 303.457.9789 | | wadleyfarmshoa@msn.com |
| Washington County | Leonard | Tammy | 150 Ash Avenue | | Akron | CO | 80720 | 970.345.2701 | | tleonard@co.washington.co.us |
| Welby Citizen Group | Frank | Norma | 7401 Race St | | Denver | CO | 80229 | (303) 288-3152 | | nfrank@coloradolighting.com |
| WELBY HERITAGE FOUNDATION | O'DORISIO | ROBIN | 7403 RACE ST | | DENVER | CO | 80229 | 720 333-8578 | | robinodo@yahoo.com |
| WELCH'S HILLTOP ACRES ARCH. CONTROL | KEIL | FRED | 15373 KIMBARK DRIVE | | BRIGHTON | CO | 80601 | 303-659-5688 | | |
| Welch's Hilltop Acres Architectural Control Committee | Baca | Henry | 15271 Parkview Dr | | Brighton | CO | 80603 | 720-250-8439 | | henrygo1125@gmail.com |
| Weld County | Flesher | Jim | 1402 N. 17th Ave. | | Greeley | CO | 80631 | (970) 353-6100 | | referrals@weld.gov |
| WELD COUNTY SCHOOL DIST. RE-3J | WADE | MARVIN | P.O. BOX 269 | | KEENESBURG | CO | 80643 | 303-536-2000 | | marvin@rebel-net.tec.co.us |
| WEST ADAMS SOIL CONSERVATION DISTRICT | Einspahr | Cindy | 57 W BROMLEY LN | | BRIGHTON | CO | 80601 | (303) 659-7004 #3 | | cindy.einspahr@co.usda.gov |
| WEST ADAMS SOIL CONSERVATION DISTRICT:westadamscd@gmail.com | Email | Referral | Mail CHECK to Ken Koebel | | | | | (303) 659-7004 #3 | | westadamscd@gmail.com |
| WESTLAKE WATER AND SAN. DIST. | GREAVES | DOROTHY | 13751 STUART ST | | BROOMFIELD | CO | 80020 | 303-466-6858 | | |
| Westminster Fire Department | Gagliano | Chief Jim | 9110 Yates St | | Westminster | CO | 80031 | 303.658.4545 | | jgaglian@cityofwestminster.us |
| WESTMINSTER SCHOOL DISTRICT #50 | Campos | Jessica | 7002 Raleigh Street | | WESTMINSTER | CO | 80030 | 720-542-5111 | | jcampos@wps.org |
| WIGGINS SCHOOL DIST. RE50J | LITTLE | DR. SHAROL | 320 CHAPMAN ST | | WIGGINS | CO | 80654 | 970-483-7762 x 202 | | rmiller@wiggins50.k12.co.us |
| Wiggins Telephone Association | Hendri | Terry | PO Box 690 | | Wiggins | CO | 80654 | 970-483-7343 | | |
| Wright Farms Metro District | Erb | Jeffrey E. | 7400 E. Orchard Road | Suite 3300 | Greenwood Village | CO | 80111 | 303-626-7125 | | jerb@erblawllc.com |

10000 BRIGHTON LLC
10000 BRIGHTON RD
HENDERSON CO 80640-8626

11 ELEVEN LLC
868 GREYSTONE LN
CORVALLIS MT 59828-9332

110-160 WEST 84TH AVE TRUST
90 W 84TH AVE
DENVER CO 80260-4808

1161 WORLEY DR LLC
2382 VALLEY PARK BLVD
LARKSPUR CO 80118-7628

120 85 LLC
PO BOX 189
WATKINS CO 80137-0189

12330 BRIGHTON ROAD LLC
891 14TH ST UNIT 3108
DENVER CO 80202-3277

1247 DENVER PARTNERS LLC
C/O ALTERRA PROPERTY GROUP
414 S 16TH ST STE 100
PHILADELPHIA PA 19146-1989

125 VALLEJO PARTNERS LLC
590 35TH AVE
SAN FRANCISCO CA 94121-2708

13 INVESTMENT PARTNERS LLC
PO BOX 630680
HIGHLANDS RANCH CO 80163-0680

1345 CORTEZ L.L.C.
1490 W 121ST AVE STE 201
DENVER CO 80234-3497

13505 E 112TH V1 LLC
C/O CZD ZENITH
45 MAIN ST, STE 506
BROOKLYN NY 11201-1093

143 SADIE LIVING REVOCABLE TRUST
24730 FOOTHILL DR
SALINAS CA 93908-9786

14570 BRIGHTON ROAD LLC
3000 S DECATUR ST
DENVER CO 80236-2709

14595 BRIGHTON ROAD LLC
C/O CHRIS OR SHERRY NESMITH
8200 WYNSTONE CT
WINDSOR CO 80550-8053

1501 HOLDINGS LLC
10281 DOWDLE DR
GOLDEN CO 80403-8615

1513 W 70TH AVE LLC
405 E LABURNUM AVE STE 3 PMB17
RICHMOND VA 23222-2120

1513 W 70TH AVE LLC
405 E LABURNUM AVE STE 3
RICHMOND VA 23222-2134

1591 WAGNER ST LLC
PO BOX 1838
ELIZABETH CO 80107-1838

1616 CHAMPA LLC
1178 HICKORY WAY
ERIE CO 80516-7994

1740 W 53RD DRIVE #B5 LLC
7224 HUNTINGTON RD
INDIANAPOLIS IN 46240-3656

1800 WATKINS ROAD LLC
1666 S UNIVERSITY BLVD STE B
DENVER CO 80210-2834

1819 ASPEN MEADOWS CIRCLE LLC
16175 MCCRORY CT
BRIGHTON CO 80602-8330

2018-1 IH BORROWER LP
2525 W FRYE RD STE 300
CHANDLER AZ 85224-6287

2018-4 IH BORROWER LP
C/O INVITATION HOMES
2525 W FRYE RD STE 300
CHANDLER AZ 85224-6287

2020 LYNN ANN TAYLOR REVOCABLE TRUST
4422 MEADOWLARK DR
NAPA CA 94558-1711

2024-1 IH BORROWER LP
5420 LYNDON B JOHNSON FWY STE 600
DALLAS TX 75240-6230

2035 STREET HOLDINGS LLC
4430 W CASPIAN CIR
LITTLETON CO 80128-2524

2090 OAK LLC
4581 SEDONA LN
DACONO CO 80514-8533

2103 CORONADO PKWY B LLC
PO BOX 12154
DENVER CO 80212-0154

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

2250 W 54TH AVE LLC
11427 ELIOT CT
WESTMINSTER CO 80234-4664

241 CUCHARA LLC
371 EMERSON ST
DENVER CO 80218-3705

2626 SARIKOV LLC
3060 S HAVANA ST
AURORA CO 80014-2621

2721-2741 LLC
8 GARDEN CTR UNIT 2
BROOMFIELD CO 80020-7003

2812 W 66TH LLC
C/O DEERWOODS REAL ESTATE MANAGEMENT
510 E 51ST AVE
DENVER CO 80216-2091

2830 W 64TH AVE LLC
3321 W 71ST AVE
WESTMINSTER CO 80030-5308

2892 W 64TH AVE LLC
35682 HIGHWAY 550
MONTROSE CO 81403-8477

2T GRACE LLC UND 99.5% INT AND
TAG GRACE LLC UND 0.5% INT
290 FILLMORE ST STE 4
DENVER CO 80206-5021

3060 W 67TH AVE LLC
1707 TELLER ST
LAKEWOOD CO 80214-5337

3074 WEST HAWTHORNE PLACE LLC
6885 LOWELL BLVD
DENVER CO 80221-2652

321 W 84TH AVE LLC
ATTN: CFO STEPHEN CARLSON
THORNTON CO 80260-4814

3485 W 68TH LLC
472 LEYDEN ST
DENVER CO 80220-5954

3612 W 90TH PL TRUST
1030 N ROGERS LN STE 121 PMB 2072
RALEIGH NC 27610-6083

4 RIVERS PROPERTIES COMMERCE CITY I LLC
1557 PROMONTORY CIR STE 110
GREELEY CO 80634-9025

4 SKY PROPERTIES LLC
8224 WASHINGTON ST APT 13
DENVER CO 80229-8501

421 WEST 84 LLC
6408 S QUEBEC ST
CENTENNIAL CO 80111-4628

431 LLC
9460 FEDERAL BLVD
FEDERAL HEIGHTS CO 80260-5826

4411 W64TH LLC
7954 E 9TH AVE
DENVER CO 80230-6133

4501 INVESTMENTS LLC
4440 W 52ND PL
DENVER CO 80212-4012

500 EAST 84TH LLC
7730 E BELLEVIEW AVE STE AG1
GREENWOOD VILLAGE CO 80111-2633

518 ASSETS LLC
15726 JOSEPHINE CIR E
THORNTON CO 80602-7732

52ND AVENUE INVESTMENTS LLC
4440 W 52ND PL
DENVER CO 80212-4012

53RD AND TENNYSON LLC
4301 W 53RD AVE
DENVER CO 80212-4020

54 FEDS LLC
5418 FEDERAL BLVD
DENVER CO 80221-6540

5453 SHOSHONE LLC
3745 W 46TH AVE
DENVER CO 80211-1102

5520 FEDERAL PARTNERS LLC
2215 MARKET ST
DENVER CO 80205-2026

5595 FEDERAL PARTNERS LP
6400 S FIDDLERS GREEN CIR STE 1820
GREENWOOD VILLAGE CO 80111-4937

560 E 82ND LLC
395 BELLAIRE ST
DENVER CO 80220-4930

5601 FEDERAL LLC
5555 FEDERAL BLVD
DENVER CO 80221-6599

5602 LOWELL LLC
5895 W 56TH AVE
ARVADA CO 80002-2810

5700 LOGAN STREET LLC
106 WEDGEWOOD DR
CARROLLTON GA 30117-4336

5750 PECOS ST LLC
11063 W MEXICO DR
DENVER CO 80232-6100

5941 EAST 80TH AVENUE TRUST UND 50% INT AND
ADVENTURE VENTURES LLC UND 50% INT
90 W 84TH AVE
THORNTON CO 80260-4808

5981 EAST 82ND AVENUE TRUST
90 W 84TH AVE
THORNTON CO 80260-4808

6000 EAST 74TH PLACE LLC
6869 W 95TH AVE
WESTMINSTER CO 80021-4823

6308 E 72ND AVENUE LLC
C/O JALAL KACMI
6308 E 72ND AVE
COMMERCE CITY CO 80022-2085

6361 EAST 72ND AVENUE LLC
1666 S UNIVERSITY BLVD STE B
DENVER CO 80210-2834

6490 NORTH FEDERAL BOULEVARD LLC
14062 W WARREN DR
LAKEWOOD CO 80228-5918

64TH AVE LLC
3051 W 105TH AVE UNIT 351653
WESTMINSTER CO 80035-3065

6535 YORK LLC
789 N SHERMAN ST STE 660
DENVER CO 80203-3532

6580 FEDERAL LLC
1003 STAR RIDGE RD
GOLDEN CO 80401-8035

6601 WASHINGTON LLC
6601 WASHINGTON ST
DENVER CO 80229-7014

6614 EAST 80TH AVENUE LLC
6869 W 95TH AVE
WESTMINSTER CO 80021-4823

6620 EAST 80TH AVENUE LLC
6869 W 95TH AVE
WESTMINSTER CO 80021-4823

6625 INVESTMENTS LLC
80 E 62ND AVE UNIT 101
DENVER CO 80216-1281

6641 PERRY COURTCO LLC
3418 VALLEJO ST
DENVER CO 80211-3441

6665 WASHINGTON LLC
15507 E 18TH AVE
AURORA CO 80011-4717

66TH AVE LLC
3051 W 105TH AVE UNIT 351653
WESTMINSTER CO 80035-3065

6701 LLC
2700 S BROADWAY STE 300
ENGLEWOOD CO 80113-1502

68 EASTBAY LLC
6740 MEADE CIR UNIT B
WESTMINSTER CO 80030-5306

6806 LOWELL BLVD LLC
472 LEYDEN ST
DENVER CO 80220-5954

6808 LOWELL BLVD LLC
472 LEYDEN ST
DENVER CO 80220-5954

6820 PECOS DEV LLC AND
WELCOME TO REALTY LLC 401K PSP
970 YUMA ST STE 170
DENVER CO 80204-3836

6820 YORK ST LLC
PO BOX 350233
WESTMINSTER CO 80035-0233

6840 MARIPOSA LLC
6932 CORDWOOD CT
BOULDER CO 80301-3601

6845 BROADWAY LLC
11858 BRADBURN BLVD
WESTMINSTER CO 80031-5029

6890 LOWELL LLC
C/O CURT LEROSSIGNOL
1551 LARIMER ST UNIT 902
DENVER CO 80202-1629

6900 LOWELL LLC
333 W HAMPDEN AVE STE 600
ENGLEWOOD CO 80110-2336

6901 BROADWAY LLC
1103 OAK PARK DRIVE SUITE 110
FT COLLINS CO 80525

6908 LOWELL LLC
3333 S BANNOCK ST STE 300
ENGLEWOOD CO 80110-2432

6921 LOWELL BLVD LLC
494 THUNDER RD
EVERGREEN CO 80439-8243

6950 NORTH BROADWAY LLC
2091 CORONADO PKWY N
DENVER CO 80229-6011

6970 OSAGE ST LLC
6959 E KETTLE AVE
CENTENNIAL CO 80112-2505

7 ELEVEN INC
1722 ROUTH ST STE 1000
DALLAS TX 75201-2504

7046 JENNIE DR LLC
2317 W 32ND AVE
DENVER CO 80211-3319

7061 E 80TH LLC
702 EMERALD LN
LAKEWOOD CO 80214-4528

7095 WASHINGTON STREET LLC
2091 CORONADO PKWY N
DENVER CO 80229-6011

70TH AND PECOS LLC
7498 SKYLINE DR
WESTMINSTER CO 80030-5051

7121 RARITAN ST LLC
2540 CALIFORNIA ST
DENVER CO 80205-2930

7137 LIPAN LLC
4775 W 103RD CT
WESTMINSTER CO 80031-2324

7140 ZUNI LLC
38330 ROAD G
MANCOS CO 81328-8917

7156 N PECOS STREET LLC
8745 E 127TH CT
BRIGHTON CO 80602-8111

7211 PECOS ST LLC
PO BOX 1636
ASPEN CO 81612-1636

7220 RARITAN LLC
C/O MIKE MCBRIDE
PO BOX 421
BROOMFIELD CO 80038-0421

7231 RUTH WAY LLC
2168 SHADOW CREEK DR
CASTLE ROCK CO 80104-3461

7240 GREENWOOD LLC
PO BOX 745760
ARVADA CO 80006-5760

7245 PECOS LLC
C/O MR ALAN L BOXER
8400 E PRENTICE AVE NO. 605
GREENWOOD VILLAGE CO 80111

7250 QUIVAS LLC
PO BOX 74
LIVERMORE CO 80536-0074

7291 WORLEY LLC
110 16TH ST STE 1400
DENVER CO 80202-5275

7295 RUTH WAY LLC
2382 VALLEY PARK BLVD
LARKSPUR CO 80118-7628

72ND MARKET PL INC
10951 UNITY PKWY
COMMERCE CITY CO 80022-0664

73 AVE TAHOE TIC LLC
C/O ALLIANCE TAX ADVISORS
6191 N STATE HIGHWAY 161 STE 100
IRVING TX 75038-2290

7340 BRIGHTON LLC
7340 BRIGHTON RD
COMMERCE CITY CO 80022-1503

7340 QUIVAS ST LLC
700 GILPIN ST
STEAMBOAT SPRINGS CO 80487-5269

7371 IVY LLC
7147 S NIAGARA CT
CENTENNIAL CO 80112-1571

73RD AVE TAHOE TIC LLC
C/O ALLIANCE TAX ADVISORS
6191 N STATE HIGHWAY 161 STE 100
IRVING TX 75038-2290

7400 KEARNEY STREET LLC
6400 W COAL MINE AVENUE
LITTLETON CO 80123

7400 LEYDEN LLC
5877 W 117TH PL
WESTMINSTER CO 80020-5973

7401 LYDEN ST LLC
505 HARLAN ST
LAKEWOOD CO 80226-1863

741 WASHINGTON CT LLC
13480 HARRISON CT
THORNTON CO 80241-1411

7440 PECOS LP
1145 REPUBLICAN ST APT 1814
SEATTLE WA 98109-5970

7522 RESTAURANT CORP
PO BOX 867
ESTES PARK CO 80517-0867

7530 LEYDEN STREET TRUST
90 W 84TH AVE
DENVER CO 80260-4808

7550 PECOS ST LLC
6765 E 50TH AVE
COMMERCE CITY CO 80022-4631

7595 CABINS LLC
14270 MEADOWLARK LN
BRIGHTON CO 80601-6850

76 AND 88 LLC
5040 ACOMA STREET
DENVER CO 80216

7620 ACOMA COURT LLC
10210 ROUTT ST
BROOMFIELD CO 80021-6646

7657 QIOVAS ST LLC
621 W MITCHELL AVE
CLOVIS CA 93612-2330

7667 QUIVAS LLC
7250 RARITAN ST
DENVER CO 80221-3146

7667 WASHINGTON ST LLC
10940 S PARKER RD UNIT 501
PARKER CO 80134-7440

7684 NAVAJO LLC
722 MELODY DR
NORTHGLENN CO 80260-5528

7700 YORK ST INVESTMENTS LLC
385 INVERNESS PKWY STE 460
ENGLEWOOD CO 80112-5854

7741 KIMBERLY STREET LLC
6869 W 95TH AVE
WESTMINSTER CO 80021-4823

7770 HOLDINGS LLC
15463 QUIVAS ST
BROOMFIELD CO 80023-7435

7781 KIMBERLY ST LLC
PO BOX 1357
BRIGHTON CO 80601-1357

7796 HOLLYWOOD STREET LLC
6869 W 95TH AVE
WESTMINSTER CO 80021-4823

7850 WASHINGTON STREET CAR WASH LLC
4643 S ULSTER ST STE 1295
DENVER CO 80237-3090

7870 CRESTVIEW LLC
1168 SUNSHINE CANYON DR
BOULDER CO 80302-9725

7903 YORK NO 3 FAMILY TRUST
868 GREYSTONE LN
CORVALLIS MT 59828-9332

7911 NIAGRA STREET TRUST
90 W 84TH AVE
DENVER CO 80260-4808

7921 OLIVE STREET TRUST THE
90 W 84TH AVE
DENVER CO 80260

7940 ONEIDA ST LLC
PO BOX 1357
BRIGHTON CO 80601-1357

7951 ROBIN LLC
10074 VINE CT
THORNTON CO 80229-2386

8020 JASMINE LLC
PO BOX 152
BERTHOUD CO 80513-0152

8041 BRIGHTON RD LLC
2891 S WALDEN ST
AURORA CO 80013-6179

8066 ONEIDA LLC
PO BOX 1060
BRIGHTON CO 80601-1060

8070 BRIGHTON RD LLC
8235 STEELE ST
DENVER CO 80229-5705

8079 CLAY DR LLC
1114 W 125TH DR
WESTMINSTER CO 80234-1764

811 E 83RD PL LLC
2949 W 11TH AVENUE CIR
BROOMFIELD CO 80020-1018

8120 WASHINGTON STREET NO 167 LLC
1010 E 91ST AVE
THORNTON CO 80229-7706

8140 BRIGHTON LLC
8689 MONTE VISTA AVE
NIWOT CO 80503-7186

8148 WASHINGTON ST LLC
8301 SIMMS ST
ARVADA CO 80005-1409

8150-8160 STEELE STREET LLC
8801 I 76 FRONTAGE RD
HENDERSON CO 80640-8239

8152 WASHINGTON STREET NO 183 LLC
1010 E 91ST AVE
DENVER CO 80229-7706

8190 E 88TH AVENUE LLC
PO BOX 598
COMMERCE CITY CO 80037-0598

8281 SOLANA DR LLC
2949 W 11TH AVENUE CIR
BROOMFIELD CO 80020-1018

8296 BRIGHTON RD LLC
1942 BROADWAY STE 314C
BOULDER CO 80302-5213

8330 CLARKSON ST LLC
PO BOX 270523
LOUISVILLE CO 80027-5008

8373 STACY TRUST
899 ARBUTUS CT
GOLDEN CO 80401-6402

8381 CLARK LLC
14640 ZUNI ST
BROOMFIELD CO 80023-6241

8384 MITZE WAY LLC
4730 ELIZABETH ST
DENVER CO 80216-2938

8411 PECOS LLC
4949 BROADWAY ST STE 205
BOULDER CO 80304-0578

844-846 LLC
14000 W 78TH AVE
ARVADA CO 80005-2606

8461 CORONA STREET TRUST
90 WEST 84TH AVE
DENVER CO 80260-4808

851224 LLC
5040 ACOMA ST
DENVER CO 80216-2010

855 E 68TH LLC
4 STAR PT STE 204
STAMFORD CT 06902-8928

875-78TH LLC
9812 WEST UNSER AVE
LITTLETON CO 80128

884 E 78TH LLC
160 VINE ST
DENVER CO 80206-4627

8845 MEADE LLC
2165 KEOTA LN
SUPERIOR CO 80027-8247

88TH AND CIRCLE TRUST
PO BOX 785
HOMINY OK 74035-0785

88TH AVENUE ISLAND LLC
4770 IVY ST
DENVER CO 80216-6440

88TH AVENUE SALES & SERVICE INC
14578 N MEADOW WOODS ST
BRIGHTON CO 80603-8874

90 WEST 84TH AVENUE TRUST
90 WEST 84TH AVE
DENVER CO 80260-4808

96 TOWER INVESTORS LLC
C/O RICHARD A FRANK
4340 E PERRY PKWY
GREENWOOD VILLAGE CO 80121-2197

965 PLATTE RIVER BLVD LLC
7898 S DUDLEY ST
LITTLETON CO 80128-8274

A & B PROPERTY LLC
851 E HIGHWAY 224 UNIT A5
DENVER CO 80229-6853

A AND A LLC
C/O COLORADO PEAK TO PEAK
811 CITY VIEW DR
DENVER CO 80229-4929

A AND A LLC
811 CITY VIEW DR
DENVER CO 80229-4929

A AND A LLC
811 CITY VIEW DRIVE
DENVER CO 80229

A AND R LLC
7754 PARFET ST
ARVADA CO 80005

A M I LLC
13396 GAYLORD STREET
THORNTON CO 80241

A T AND W INC
5370 MAGNOLIA ST
COMMERCE CITY CO 80022-4308

A&B PROPERTIES LLC
851 E HIGHWAY 224 UNIT A 5
DENVER CO 80229-6852

ABBEY OF WESTMINSTER
HOMEOWNERS ASSOCIATION THE
9122 MEADE ST
WESTMINSTER CO 80030-3113

ABERDEEN DEVCO LLC
80 S 27TH AVE
BRIGHTON CO 80601-2602

ABLES TODD AND
HOLDER DERK
8566 MEADOW CREEK DR
HIGHLANDS RANCH CO 80126-2945

ABOUSAEEDI SAEED S AND
ABOUSAEEDI JAMILEH
4508 PROSPECT DR
CASTLE ROCK CO 80108

ABP INVESTMENTS LLC
7261 WASHINGTON ST
DENVER CO 80229-6707

ABP LLC
338 S EMERSON ST
DENVER CO 80209-2214

ACME INDUSTRIAL LLC
5040 ACOMA STREET
DENVER CO 80216

ACONCAGUA LLC
2205 W 136TH AVE STE 106-111
BROOMFIELD CO 80023-9306

ACOSTA GISELLE LOPEZ AND
BARRANDEY ERICA ADRIANA ACOSTA
2111 CORONADO PKWY N # PKYN A
DENVER CO 80229-8059

ACOSTA LUIS A AND
ACOSTA EMINA
1094 THORNCREEK CT
THORNTON CO 80241-3908

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601-8222

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY STE C5000A
BRIGHTON CO 80601-8204

ADAMS COUNTY COLORADO
4430 S ADAMS COUNTY PKWY STE C2436
BRIGHTON CO 80601-8219

ADAMS COUNTY FIRE PROTECTION DISTRICT
8055 WASHINGTON ST
DENVER CO 80229-5818

ADAMS COUNTY HOUSING AUTHORITY
3033 W 71ST AVE STE 1000
WESTMINSTER CO 80030-5440

ADAMS COUNTY SCHOOL DISTRICT NO 1 AKA
MAPLETON PUBLIC SCHOOLS
591 E 80TH AVE
DENVER CO 80229-5806

ADAMS RITA AND
ADAMS JAMES R
1933 HARMONY DRIVE
FORT COLLINS CO 80525

ADDUCCI THOMAS F JOINT REVOCABLE TRUST THE
ND
ADDUCCI CAROLE I JOINT REVOCABLE TRUST THE
581 E 76TH AVE
DENVER CO 80229-6206

ADELANTE COMMUNITY DEVELOPMENT
PO BOX 1627
COMMERCE CITY CO 80037-1627

AGGREGATE INDUSTRIES WCR INC
6211 N ANN ARBOR RD
DUNDEE MI 48131-9527

AGGREGATE INDUSTRIES-WCR INC
6211 N ANN ARBOR RD
DUNDEE MI 48131-9527

AGUAYO CARLOS
5519 LAREDO ST
DENVER CO 80239-7017

AGUILAR ROGELIO
225 WARDEN ST UNIT 1
CENTER CO 81125-9419

AGUIRRE JOSE M.
6865 COLUMBINE ST
DENVER CO 80229-7548

AHC 1 LLC
1641 IRVING ST
DENVER CO 80204-1675

AINSWORTH ENTERPRISES INC
14025 CRABAPPLE RD
GOLDEN CO 80401-1432

AION INVESTMENTS LLC SERIES 3
420 S MARION PKWY #1202
DENVER CO 80209-2542

AKENS JAMIE AND
CHAVEZ TERRILEE
2113 CORONADO PKWY N APT A
DENVER CO 80229-6089

AKINS GREG A AND
AKINS JEANNINE M
5485 TEJON ST
DENVER CO 80221-1464

AKINS GREG A AND
AKINS JEANNINE M
6595 TENNYSON ST
ARVADA CO 80003

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

ALARCON MARGARITA S
7521 LEAH DR NE
ALBUQUERQUE NM 87110-4524

ALCAMO JOHN JEREMY
6357 OTIS STREET
ARVADA CO 80003

ALCOTT STREET ESTATES LLC
PO BOX 141
LECOMPTON KS 66050

ALEGRE DIEGO ANDRE AND
CARDENAS JHOAN ELBANO
2557 S BLACKHAWK ST APT Q202
AURORA CO 80014-1499

ALKASS SANA
1075 LIGHTHOUSE AVE APT 127
PACIFIC GROVE CA 93950-2304

ALLIED WASTE TRANSPORTATION INC
C/OPROPERTY TAX DEPARTMENT
PO BOX 29246
PHOENIX AZ 85038-9246

ALLISON FAMILY MANAGEMENT LLC
769 VALDERRAMA CT
CASTLE ROCK CO 80108-3460

ALLISONS STORAGE LLC
14 INVERNESS DR E STE B212
ENGLEWOOD CO 80112-5618

ALOHA BEACH COMMUNITY
ASSOCIATION INC C/O MSI LLC
11002 BENTON ST
WESTMINSTER CO 80020-3200

ALOHA BEACH DEVELOPMENT CORP
14421 COUNTY ROAD 10
FORT LUPTON CO 80621-8233

ALPHA AND BROWN ENTERPRISES LLC
5650 W QUINCY AVE UNIT 27
DENVER CO 80235-3065

ALPINE LUMBER COMPANY
PO BOX 182163 MS#2
COLUMBUS OH 43218-2163

ALPINE LUMBER COMPANY
PO BOX 182163 MS #2
COLUMBUS OH 43218-2163

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

ALPINE LUMBER COMPANY
10170 CHURCH RANCH WAY SUITE 350
WESTMINSTER CO 80021

ALPINE VISTA CONSTRUCTION LLC
1630 WELTON ST # 902
DENVER CO 80202-4257

ALVARADO CARMIN
7810 KENWOOD ST
COMMERCE CITY CO 80022

ALVARADO DEVELOPMENT LLC
5654 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE CO 80111-2310

ALVAREZ DANIEL CASTRO
403 N DE GAULLE CT
AURORA CO 80018-1585

ALVIZO JUAN
8321 I 76 FRONTAGE RD
COMMERCE CITY CO 80640-7850

AMAR INC
5595 PECOS ST UNIT A
DENVER CO 80221-6409

AMERCO REAL ESTATE COMPANY
PO BOX 29046
PHOENIX AZ 85038-9046

AMERCO REAL ESTATE COMPANY
17187 N LAUREL PARK DR STE 125
LIVONIA MI 48152-2600

AMERICAN ENTERPRISES LTD
PO BOX 65
STRASBURG CO 80136-0065

AMERICAN HOMES 4 RENT PROPERTIES
NINE LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

AMERICAN INDIAN COLLEGE FUND INC
8333 GREENWOOD BLVD
DENVER CO 80221-4488

AN KEDONG
3010 N SPEER BLVD
DENVER CO 80211

ANDERSEN GLEN
4000 SHOSHONE ST
DENVER CO 80211-2239

ANDERSON CAMERON CHRISTIAN ACADEMIA
2105 CORONADO PKWY N APT C
DENVER CO 80229-8004

ANDERSON CHARLES A
PO BOX 266
STRASBURG CO 80136

ANDERSON ELIZABETH
8225 MOORE ST
ARVADA CO 80005-2089

ANDERSON JERI K SMITH
PO BOX 211657
DENVER CO 80221-0380

ANDRADA RICHARD
1420 E RIVER STREET
PUEBLO CO 81001-4442

ANGHEL PETRU AND
ANGHEL TATIANA
10220 W 59TH PL
ARVADA CO 80004-4944

ANMOL KAUR LLC
7710 BRIGHTON RD
COMMERCE CITY CO 80022-1573

ANNE LU CAPITAL LLC
12704 E DICKENSON AVE
AURORA CO 80014-1976

ANTHONY BEN AND
ANTHONY JERIANNE
868 S GRAPE ST
DENVER CO 80246-2332

ANTIKAINEN PROPERTIES LLP
6856 YORK ST
DENVER CO 80229-7342

ANTOKAL ALEX
5212 TENNYSON ST
DENVER CO 80212-4046

ANTONIO PATRICK
3865 W 88TH AVE
WESTMINSTER CO 80031-3504

APEX AUTOS
9853 ZEPHYR DR
WESTMINSTER CO 80021

APPLE KENNETH R
107 W WILLIAM ST
SUPERIOR CO 80027-9643

APPLEBROOK RLLP
1888 N SHERMAN ST STE 500
DENVER CO 80203-1118

AR & MJ FREI LIMITED PARTNERSHIP
C/O INTAX INC
PO BOX 54788
LEXINGTON KY 40555-4788

ARAGON STEVE
427 THISTLE PLACE
LONGMONT CO 80501

ARCHAMBAULT RONALD AND
HEERSCHAP KENNETH JR
2028 DEXTER ST
DENVER CO 80207-3755

ARCHDIOCESE OF DENVER
GUARDIAN ANGELS CHURCH
1300 S STEELE ST
DENVER CO 80210-2526

ARCHDIOCESE OF DENVER
ASSUMPTION OF THE BLESSED VIRGIN MARY
1300 S STEELE ST
DENVER CO 80210

ARCHDIOCESE OF DENVER THE AS TRUSTEE FOR
BENEFIT
OF ASSUMPTION OF THE BLESSED VIRGIN MARY C
HOLIC PARISH-WEL
1300 S STEELE ST
DENVER CO 80210-2526

ARCHULETA LEROY AND
LITTLE TINA
13365 FAIRPLAY ST
BRIGHTON CO 80601-6952

ARD GWENDOLYN
891 CORONADO PKWY
DENVER CO 80229

ARIANA AUTO SALES LLC
1061 E HIGHWAY 224
DENVER CO 80229-6803

ARIAS CARLOS
2467 RAINBOW DR UNIT E
DENVER CO 80229-1905

ARIAS GUSTAVO AND
OCHOA LORENA M
5290 RARITAN ST APT I-1
DENVER CO 80221-6431

ARMELIN DALE PAUL
8091 N BRIGHTON ROAD
COMMERCE CITY CO 80022

ARMENDARIZ REYNALDO
13705 SPRUCE WAY
THORNTON CO 80602-8484

ARMENDARIZ REYNALDO AND
MOLINA MARGARITA M
13705 SPRUCE WAY
THORNTON CO 80602-8484

ARMENDARIZ ROMAN CASTANON AND
CASILLAS ROGELIO ARMENDARIZ
2273 CORONADO PKWY N APT B
DENVER CO 80229-6094

ARMIJO JASON C AND
KNEZ KELLY ANN
8855 LOWELL WAY UNIT 66
WESTMINSTER CO 80031-3556

ARMIJO MANUEL AND
ARMIJO RICHARD
3190 W 65TH AVE
DENVER CO 80221-2104

ARREOLA CARLOS
8570 MCDOUGAL ST
DENVER CO 80229-5152

ARTEAGA SAUL C AND
ARTEAGA ROSALBA
428 E 78TH DR
THORNTON CO 80229-1809

ARZATE LUIS A AND
RUBIO ELIDA
6952 MARIPOSA STREET
DENVER CO 80221

ASHERJACK LLC
1035 E MIDWAY BLVD
BROOMFIELD CO 80020-1516

ASK LLC
5589 S HELENA ST
AURORA CO 80015-4281

ASPEN MEADOWS TOWNHOMES II
OWNERS ASSOCIATION INC
100 SAINT PAUL ST STE 300
DENVER CO 80206-5136

ASPHALT SPECIALTIES CO INC
345 W 62ND AVE
DENVER CO 80216-1048

ASPHALT SPECIALTIES COMPANY INC
345 W 62ND AVE
DENVER CO 80216-1048

ASTORGA CARLA
90 W 84TH AVE
THORNTON CO 80260-4808

ATAYDE HUGO EVARISTO BLANCO
12098 E KANSAS DR APT A
AURORA CO 80012-4287

ATENCIO CYNTHIA AND
ATENCIO DENNIS
961 CORONADO PKWY N
DENVER CO 80229-5404

ATENCIO ERNIE AND
ATENCIO NANCY A
9301 MONACO ST
HENDERSON CO 80640

ATENCIO NANCY A AND
ATENCIO ERNIE
9301 MONACO ST
HENDERSON CO 80640

AUTO ZONE INC
PO BOX 2198 DEPT NO. 8700
MEMPHIS TN 38101

AUTUMN SKY LLC
4440 W 52ND PL
DENVER CO 80212-4012

AVALOS RAMIRO AND
AVALOS CANDICE
5777 S LAREDO CT
CENTENNIAL CO 80015-4032

AVENA ERNESTO AND
AVENA RUIZ MINERVA
2635 E 137TH PL
THORNTON CO 80602-7239

AVERY LEONA S
ATTN R REITER/AVERY REALTY
7140 CANOSA CT
WESTMINSTER CO 80030-5641

AYALA ELENA
8731 DE SOTO
THORNTON CO 80229

AYERS MICHAEL A AND
AYERS MARY L
PO BOX 366
STRASBURG CO 80136-0366

B AND M PROPERTY LLC
7250 IVY ST
COMMERCE CITY CO 80022-1523

B JOHN AND
JAMES MAUREEN E
1050 S MANILA RD
BENNETT CO 80102-8725

BAADE EMILY RUTH
7865 YORK ST APT 1
DENVER CO 80229-6191

BAASCH LEIGHZA IRENE AND
LINDSEY JOSHUA
2287 CORONADO PKWY N
DENVER CO 80229-8068

BACA SARA HOLGUIN AND
BACA OSCAR
14124 E 100TH LN
COMMERCE CITY CO 80022-9590

BAECHLER PATRICIA J
7891 YORK STREET
THORNTON CO 80229

BAF 3 LLC
5001 PLAZA ON THE LK STE 200
AUSTIN TX 78746-1053

BAF ASSETS 2 LLC
5001 PLAZA ON THE LK STE 200
AUSTIN TX 78746-1053

BAGGETT RAYMOND G AND
BAGGETT DIANE M
6320 W 109TH PL
WESTMINSTER CO 80020-3124

BAHENA GABINO M AND
ESCOBAR JACQUELINE
4930 E 77TH AVE
COMMERCE CITY CO 80022-1426

BAILEY LYLE C AND
BAILEY MARILYN A
11221 W 60TH AVE
ARVADA CO 80004-4627

BAILIE ROBERT C LIVING TRUST THE
9634 WESTBURY WAY
LITTLETON CO 80129-6274

BAKER SCHOOL HOLDINGS LLLP
155 S MADISON ST STE 326
DENVER CO 80209-3069

BALBOA PARK HOMES
ASSOCIATION
PO BOX 18263
DENVER CO 80218-0263

BALBOA PARK HOMES ASSOCIATION
C/O BRADFORD ST MANAGEMENT
PO BOX 18263
DENVER CO 80218-0263

BALBOA PARK HOMES ASSOCIATION
C/O WINZENBURG LEFF PURVIS & PAYNE LLP
350 INDIANA ST STE 450
GOLDEN CO 80401-5095

BALBOA PARK HOMES ASSOCIATION INC
11654 HURON STREET NO. 100
DENVER CO 80234

BALDERRAMA CHAVEZ LISSETH AND
OGAZ ELIZABETH
1961 W 82ND PL
DENVER CO 80221-4609

BALDERRAMA LISSETH AND
OGAZ ELIZABETH
1961 W 82ND PL
DENVER CO 80221-4609

BALL PATRICK MICHAEL 1/2 UND INT AND
BALL ANDREA LYNN 1/2 UND INT
3100 SADDLEBROOK CIR
BLUE RIDGE TX 75424-4452

BANJAM PROPERTIES LLC
8474 CHASE DR
ARVADA CO 80003-1200

BANK AND BANK LLP
6780 LUPINE CIR
ARVADA CO 80007-7075

BANKE BONNIE YOUNG
9480 ERNST AVE
LAKEWOOD CO 80226-1029

BANNER HOSPITALITY INC
15413 E POWERS DR
CENTENNIAL CO 80015-4274

BANUELOS BRUNO AND
RUIZ OSCAR
12631 RANDOLPH PL
DENVER CO 80239-6206

BANUELOS JUAN
15625 E 109TH AVE
COMMERCE CITY CO 80022-9866

BANUELOS LEO AND
PEREYRA MARIA D
1300 GOLDEN CIR APT 112
GOLDEN CO 80401-3613

BANUELOS MANUEL E
2273 CORONADO PKWY N APT D
DENVER CO 80229-6094

BANUELOS MELINA A
6591 PECOS STREET
DENVER CO 80221

BAR JP HOLDINGS LLC
3853 57TH ST
BOULDER CO 80301-3017

BARAN DANIEL
3437 20TH ST # B
SAN FRANCISCO CA 94110-2517

BARANWAY JOHN B
35500 E COLFAX AVE APT H-1
WATKINS CO 80137-9012

BARBER TRENT AND
BARBER ANGELA
7610 WOODCHEST ST
STRASBURG CO 80136-8182

BARCLAY HAMPTON S AND
BARCLAY JULIA B
2200 WILSON BLVD STE 120 # 252
ARLINGTON VA 22201-3397

BARDSLEY ALAN
17781 LUCERO WAY
TUSTIN CA 92780-2649

BARELA JENNIFER L AND BARELA DONNA M AND
DURAN PABLO JR
492 BLUE RIDGE RD
GOLDEN CO 80401-9651

BAREROSE TOWNHOMES LLC
5055 S HOLLY ST
ENGLEWOOD CO 80111-1149

BARKMAN BERNDT SARAH
210 MCKINLEY DR
BENNETT CO 80102-8609

BARNES KATHRYN S
PO BOX 47
STRASBURG CO 80136-0047

BARNES MICHAEL A AND
BARNES CYNDE M
24825 E 154TH AVENUE
BRIGHTON CO 80603

BARONIAN FAMILY LIVING TRUST
250 SILVIA CT
LOS ALTOS CA 94024-3839

BARR GINA M
2487 RAINBOW DR APT D
DENVER CO 80229-1907

BARR LAKE INVESTMENTS LLC
9840 E POWERS AVE
GREENWOOD VILLAGE CO 80111

BARRERA JESUS
PO BOX 343
DUPONT CO 80024-0343

BARRIGA PROPERTIES LLC
10890 E 26TH AVE
AURORA CO 80010-1186

BARRIOS GABRIELA
6677 EATON ST
ARVADA CO 80003

BARRON ANTONIO AND
BARRON JUANA MAGALLI
1157 COTTONWOOD AVE
FORT LUPTON CO 80621-2461

BARRON BARBARA FORBES
10888 E 120TH AVE
HENDERSON CO 80640

BARRON BARBARA FORBES
10888 E 120TH AVE
HENDERSON CO 80640-9736

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

BATES CHARLES L III
PO BOX 6 / 56353 WESTVIEW AVE
STRASBURG CO 80136

BAXLEY KIDDER LLC
8448 NELSON DR
ARVADA CO 80005-4726

BB REALTY LLC
5492 S BAHAMA CT
CENTENNIAL CO 80015-4864

BE RENTALS 2 LLC
3217 N RIVERSIDE DR
FLORENCE AZ 85132-7510

BEACH COURT BUILDERS LLC
129 SKYVIEW CT
LOUISVILLE CO 80027-9409

BEAL NATHAN
3021 E 7TH AVENUE PKWY
DENVER CO 80206-3907

BEAUTIFUL LAND LLC
10659 OURAY CT
COMMERCE CITY CO 80022-0567

BEAVERS ROBERT
C/O DAVID & KAREN BEAVERS
1901 COMANCHE CIR
STRASBURG CO 80136-8119

BEAVERS ROBERT REVOCABLE TRUST THE
1901 COMANCHE CIR
STRASBURG CO 80136-8119

BECAY PAUL AND BECAY BARBARA
10440 W 79TH WAY
ARVADA CO 80005-3730

BECHTOLD JEFFERY A AND
BECHTOLD EILEEN G
2101 HARVARD ST
LONGMONT CO 80503-7927

BECKER FREDRICK A AND
BECKER IDA W
14720 AVERY WAY
KEENESBURG CO 80643-4225

BECKMAN ROBERT L AND
BECKMAN MARY H
1746 ASPEN
STRASBURG CO 80136

BEEN ANDREW J
1560 E 84TH AVE
DENVER CO 80229-5515

BEESON NICHOLAS
855 E 78TH AVE APT 32
DENVER CO 80229-5935

BEGEMAN JOSEPH E
1470 JOYCE ST
GOLDEN CO 80401-3027

BEHRMANN LEAH E
4611 PIERCE ST
WHEAT RIDGE CO 80033-3511

BENZEL ROBERT E AND BENZEL BEVERLY J
6696 NIAGARA ST
COMMERCE CITY CO 80022

BERKLEY STORAGE LLC
9235 N UNION BLVD STE 150 PMB # 124
COLORADO SPRINGS CO 80920-7831

BEJARANO RICARDO
18200 E 136TH AVE
BRIGHTON CO 80603-7011

BERDIALES JORGE
6940 YATES
WESTMINSTER CO 80030

BERNAL RICHARD A
1912 SUMAC PL
LONGMONT CO 80501

BEJARANO RICARDO AND
BEJARANO RICARDO
18200 E 136TH AVE
BRIGHTON CO 80603-7011

BERDIALES JORGE
6940 YATES STREET
WESTMINSTER CO 80030

BERRY JAKI D
3251 BARAVALDO CIR
CAPE CORAL FL 33909-5350

BELFON ROBERT F JR AND
HELMEN MELISSA
2125 CORONADO PKWY N
DENVER CO 80229-8066

BERE NICE LLC
2460 S CLAY ST
DENVER CO 80219-5953

BEST BOX BERKLEY CO FED LLC
222 S CENTRAL AVE STE 305
SAINT LOUIS MO 63105-3509

BELIVEAU HOLDINGS LLC
8285 COUNTY ROAD 2
BRIGHTON CO 80603-8906

BERKELEY AT REGIS OWNER LLC
PO BOX 4697
LOGAN UT 84323-4697

BETTER LIFE INVESTMENTS LLC
5866 FLORA WAY
ARVADA CO 80004-3757

BELLE CREEK METROPOLITAN DISTRICT
ATTN MULHERN MRE
2 INVERNESS DR E SUITE 200
ENGLEWOOD CO 80112

BERKELEY AT REGIS OWNER LLC
5505 S 900 E STE 200
MURRAY UT 84117-3563

BETTY J REID TRUST
14510 BRIGHTON RD
BRIGHTON CO 80601-7316

BELLE CREEK PLAZA LLC
5 RICHARDS AVE
DOVER NJ 07801-3926

BERKELEY INVESTMENTS
5400 SHERIDAN BLVD
ARVADA CO 80002-7046

BG RENTALS LLC
16561 KEARNEY CT
BRIGHTON CO 80602-6059

BELLI AVA
20190 EDINBOROUGH PL
PARKER CO 80138-7312

BERKELEY VILLAGE
5400 SHERIDAN BLVD
ARVADA CO 80002-7046

BGE LLC
PO BOX 335
BRIGHTON CO 80601-0335

BENNETT DAVID
PO BOX 1405
WESTMINSTER CO 80036-1405

BERKELEY VILLAGE CENTER LLC
1385 S COLORADO BLVD # A712
DENVER CO 80222-3304

BH SKYLINE OWNER LLC
10630 E BETHANY DR STE B
AURORA CO 80014-2651

BENNETT FIRE PROTECTION
DISTRICT NO 7
355 4TH ST
BENNETT CO 80102-7806

BERKLEY SHORES METROPOLITAN DISTRICT C/O MGS
EADY BECHER PC
C/O SPECIAL DISTRICT MANAGEMENT SERVICES INC
450 E 17TH AVE SUITE 400
DENVER CO 80203-1254

BGS FAMILY TRUST THE
402 E WINDMERE DR
PHOENIX AZ 85048-1981

BILLIE CRAIG TRUST
13393 ELMENDORF PL
DENVER CO 80239-5859

BILLINGER REGINA L
6341 KNOX CT
DENVER CO 80221-1970

BIRCH LEAF DEVELOPERS LP
4260 E EVANS AVE
DENVER CO 80222-4920

BISON TECHNOLOGIES LLC
8912 QUIGLEY ST
WESTMINSTER CO 80031-7508

BISQUE MATTHEW L AND
BISQUE MERRILEE
9113 FERN WAY
GOLDEN CO 80403-8333

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

BKSLANDCO LLC
7000 S YOSEMITE ST STE 115
CENTENNIAL CO 80112-2004

BLACKSTONE RANCH FILING NO 4 HOMEOWNERS ASSOCIATION
C/O GOODWIN AND CO
PO BOX 203310
AUSTIN TX 78720-3310

BLACKSTONE RANCH FILING NO 4 HOMEOWNERS ASSOCIATION
C/O GOODWIN AND CO
100 SAINT PAUL ST STE 300
DENVER CO 80206-5136

BLACKSTONE RANCH HOMEOWNERS ASSOCIATION
4950 S YOSEMITE ST APT F2-506
GREENWOOD VILLAGE CO 80111-1349

BLACKSTONE RANCH HOMESOWNERS ASSOCIATION
3855 LEWISTON ST SUITE 100
AURORA CO 80011

BLADE RUNNER INVESTMENTS LLC
C/O RUSS T DIAMONDS INC
PO BOX 21647
DENVER CO 80221-0647

BLADE SAMPSON PROPERTIES LLC
1250 W 12TH AVE
BROOMFIELD CO 80020-6626

BLAISDELL GENE A AND
BLAISDELL JUSTIN A
1452 YOUNGFIELD ST
GOLDEN CO 80401-4249

BLAUW WILLIAM J AND
BLAUW MARILYN ANN
4300 STRASBURG RD
STRASBURG CO 80136-8005

BLAZEWICZ VERONICA
6211 W 110TH AVE
WESTMINSTER CO 80020-3211

BLAZEWICZ VERONICA M
6211 W 110TH AVE
WESTMINSTER CO 80020-3211

BLEA GEORGE AND
BLEA NANCY
5295 QUIVAS STREET UNIT G-4
DENVER CO 80221

BLEA INVESTMENTS LLC
4986 ALCOTT ST
DENVER CO 80221-1267

BLUELINE 6641 FEDERAL BLVD LLC
2960 CENTER GREEN CT STE 202
BOULDER CO 80301-5406

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

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

BNC METROPOLITAN DISTRICT NO 2
12210 BRIGHTON RD UNIT 8
HENDERSON CO 80640-1002

BO S ASSOCIATION II LLC
8221 E 105TH AVE
HENDERSON CO 80640-8907

BOARD OF COUNTY COMMISSIONERS
COUNTY OF ADAMS
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

BOCKSTAHLER RICHARD A JR AND
BOCKSTAHLER BRIAN A C/O RICHARD
4323 BRIARWOOD DRIVE
THORNTON CO 80233

BODDY RONALD L
9177 LA SALLE PL
WESTMINSTER CO 80031-3312

BOHN CAROL HUDAK AND
BOHN EDDIE ARTHUR
5880 LOWELL BLVD
DENVER CO 80221-1938

BOISE BUILDING SOLUTIONS DISTRIBUTION LLC ATTN TAX DEPT
PO BOX 50
BOISE ID 83728-0050

BOIVIN DAWN
17466 W 69TH AVE
ARVADA CO 80007-6849

BOKHOS HOLDINGS LLC
2222 FOOTHILL BLVD STE 187
LA CANADA CA 91011-1456

BOMNSKIE TRENT AND
BOMNSKIE VICTORIA
2314 BASIL ST
STRASBURG CO 80136-7739

BOND EVA KARINA HARO
11610 GRANT ST
NORTHGLENN CO 80233-2006

BONDS KENNETH J AND
BONDS JACKY L
PO BOX 831
STRASBURG CO 80136

BONGIOVANNI RICHARD M TRUST 1/2 INT AND
BONGIOVANNI DORIS M TRUST 1/2 INT
7255 QUARTZ ST
ARVADA CO 80007-7634

BONNELL HESTER/BONNELL SHELLY AND
HARRIS SHEILA
7391 KRAMERIA DR
COMMERCE CITY CO 80022-1930

BOOM BOX RE LLC
5135 TEJON ST
DENVER CO 80221-1309

BOON JOEL ANDREW
PO BOX 64
STRASBURG CO 80136

BOROUGH STEVEN M
PO BOX 355
DUPONT CO 80024-0355

BOROUGH STEVEN M
PO BOX 282
DUPONT CO 80024-0282

BORREGO FRANK OSCAR JOHN AND
BORREGO DEEDRA RENE
7110 CANOSA CT
WESTMINSTER CO 80030-5641

BOSCH INVESTMENTS LLC
6752 E EXPOSITION AVE
DENVER CO 80224-1509

BOULDER CR APTS LLC
PO BOX 4697
LOGAN UT 84323-4697

BOWIE CT HOLDINGS LLC
1140 US HIGHWAY 287 UNIT 400-142
BROOMFIELD CO 80020-7080

BOYD DENISE A
14908 E CASPIAN PL
AURORA CO 80014-2504

BOYLE ROBERT F AND BARBARA H
FAMILY TRUST
310 GEYER FOREST DR
SAINT LOUIS MO 63122-7113

BOZO PROPERTIES LLC
2993 MARBLE LN
SUPERIOR CO 80027-6048

BPAZ HOLDINGS 9 LLC
C/O BERKELEY PARTNERS
1111 BROADWAY STE 1670
OAKLAND CA 94607-4007

BRATTON BRIAN AND
BRATTON LINDSEY
6800 CLAY ST
DENVER CO 80221-2353

BRAYMAC HOLDINGS LLC
6834 S UNIVERSITY BLVD NO. 249
CENTENNIAL CO 80122-1515

BRAYMAC HOLDINGS LLC
7368 S KIT CARSON ST
CENTENNIAL CO 80122-1457

BRIAR HEIGHTS HOMEOWNERS
ASSOCIATION INC/ C/O D SUCH
1400 W 122ND AVE
WESTMINSTER CO 80030

BRIAR HEIGHTS HOMEOWNERS
ASSOCIATION INC/  C/O D SUCH
1400 W 122ND AVE
WESTMINSTER CO 80030

BRIGHTON RD LLC
4770 IVY ST
DENVER CO 80216-6440

BRIGHTON ROAD HOTEL LLC
750 EL CAMINO REAL
TUSTIN CA 92780-4369

BRINDISI TONY J
9089 LA SALLE PL
WESTMINSTER CO 80030-3312

BRISTLECONE ALLOANCE LLC
1327 CALEDONIA CIR
LOUISVILLE CO 80027-1610

BRITTANY RIDGE AT METRO OWNERS
ASSOCIATION INC C/O HOMEOWNERS CONCERNS
1527 E 131ST PLACE
THORNTON CO 80241

BRITTANY RIDGE SOUTH OWNERS ASSOCIATION
INC/C/O MANAGEMENT SPECIALISTS INC
390 INTERLOCKEN CRES STE 500
BROOMFIELD CO 80021-8041

BRMK DAKIN LLC
C/O RBM REAL ESTATE SOLUTIONS
1120 N LINCOLN ST STE 710
DENVER CO 80203-2137

BROADWAY NORTH HOMEOWNERS ASSOCIATION
11901 W 48TH AVE
WHEAT RIDGE CO 80033-2166

BROADWAY STATION INC
13368 E 99TH PL
COMMERCE CITY CO 80022-9618

BROCK HANS
16010 PIKES PEAK DR
BROOMFIELD CO 80023-8512

BROCKMAN MARVIN CHARLES AND
BROCKMAN GLENNA KAY
PO BXO 73
STRASBURG CO 80136-0073

BRODIGAN PROPERTIES LLC
3485 S GAYLORD CT APT C232
ENGLEWOOD CO 80113-3190

BROPHY-BLOCK REAL ESTATE LLC
1516 QUAIL LN
CASTLE ROCK CO 80104-2804

BROWN CRAIG AND
SCHOLZ EDWARD
472 LEYDEN ST
DENVER CO 80220-5954

BROWN CRAIG C
472 LEYDEN ST
DENVER CO 80220-5954

BROWN-STOSKOPF LLC
3439 HOTTMAN ST
BRIGHTON CO 80601-3428

BROZOVICH LINETTE MAE
12633 IRVING CIR
BROOMFIELD CO 80020-5858

BRUCKNER TRUCK SALES INC
9471 E INTERSTATE 40
AMARILLO TX 79118-6960

BRUNI CHRISTOPHER HENRY
5330 GROVE ST
DENVER CO 80221-6544

BRYAN DOUGLAS H
9 YELLO FLAX
LITTLETON CO 80127

BUCK JEREMIAH J
PO BOX 140196
DENVER CO 80214-0196

BUCKINGHAM MARK M AND
BUCKINGHAM TRACI J
24 SKYE LN
HIGHLANDS RANCH CO 80130-3973

BUCKLEY CONNIE LYN AND
BUCKLEY MARK E
PO BOX 800
MEAD CO 80542-0800

BUDD RENTALS LLC
26264 E FROST PL
AURORA CO 80016-2573

BUENO DANIEL AND BUENO KUMEI
3145 BELAY PT
CASTLE ROCK CO 80108-7858

BUI KATHLEEN AND
BUI DUC VAN
9360 QUAY ST
BROOMFIELD CO 80021-4832

BULLARD CHARLENE A AND
CAMPBELL CHRISTOPHER J
2273 CORONADO PKWY N
DENVER CO 80229-8075

BUNDLES OF BABIES LLC
941 E 88TH AVE
THORNTON CO 80229

BURCON PROPERTIES INC
C/O BURGER KING NO.605 /ATTN RYAN
PO BOX 460189
HOUSTON TX 77056-8189

BURGLIN NICHOLAS AND
BURGLIN CHRISTINE
6780 NAVAJO WAY
DENVER CO 80221-2767

BURKEY MANAGEMENT COMPANY
12021 PENNSYLVANIA ST STE 102
THORNTON CO 80241-3151

BURSKI BRIAN
2101 FRANCES DR
LOVELAND CO 80537-6924

BURSON PAUL J
3459 SHOSHONE ST
DENVER CO 80211-3428

BUSCARELLO DANIEL
2871 COLUMBINE RD
DENVER CO 80221-1281

BUTLER BRANDON
7801 KING ST
WESTMINSTER CO 80030-4234

BYRD SONJA L
1303 E 100TH PL
THORNTON CO 80229-3959

C & L WALKER LLC
980 DAPHNE STREET
BROOMFIELD CO 80020

C A G HOLDING COMPANY
761 W 84TH AVE
THORNTON CO 80260-4825

C&M HOLDINGS LLC
PO BOX 740124
ARVADA CO 80006-0124

CABALLERO JOSE GABRIEL HUERTA
2311 W 92ND AVE LOT 81
DENVER CO 80260-5231

CABRAL JOSE HERRERA
7911 GRANT ST
DENVER CO 80229-5861

CABRAL MIRANDA JOSE MANUEL
3092 W GILL PL
DENVER CO 80219-2810

CABRALES JESUS JAY AND
CABRALES CYNTHIA J
11926 COAL CREEK HEIGHTS DR
GOLDEN CO 80403-8503

CAG PROPERTIES LLC
PO BOX 24
HENDERSON CO 80640-0024

CALDERON-LOPEZ DANIEL
875 E 78TH AVE # 9-2
DENVER CO 80229-5980

CALHOUN GLORIA J
PO BOX 21044
DENVER CO 80221-0044

CALHOUN TARA
PO BOX 245
BYERS CO 80103-0245

CALVO ARTHUR
13564 MARION DR
THORNTON CO 80241-1986

CAMACHO ALYSSA MARIE
2127 CORONADO PKWY N APT C
DENVER CO 80229-8012

CAMACHO SAMUEL AVALOS
4692 GRANT ST
DENVER CO 80216-2717

CAMARENA ELVA I AND
IBUADO JOEL A
849 S VRAIN ST # DT
DENVER CO 80219-2347

CAMARILLO FRED
9656 S PINEBROOK ST
HIGHLANDS RANCH CO 80126

CAMEY OSCAR A
1521 ALTURA BLVD
AURORA CO 80011-5713

CAMPBELL AMANDA
5465 UINTA WAY
DENVER CO 80238-3831

CAMPBELL MICHAEL E AND
CAMPBELL CATHY A
9770 HI LAND CIR
BRIGHTON CO 80602-5630

CAMPBELL RUBY
1764 LONGBRANCH
STRASBURG CO 80136

CAMPOS JOSE SILVA AND
VILLALOBOS EDITH
625 COUNTY ROAD 31
BRIGHTON CO 80603-9577

CANNON LAWRENCE D AND
CANNON VIRGINIA A
13161 SAINT PAUL DR
DENVER CO 80241-2124

CANNON VIRGINIA A
13161 SAINT PAUL DR
DENVER CO 80241-2124

CANTU DANIELA GUADALUPE
3830 S KNOX CT
DENVER CO 80236-6121

CAO SANG CAN AND
DINH ANH LAN
79 POPLAR ST
DANVERS MA 01923-2448

CARAVEO NORMA GRACIELA CONTRERAS
8770 RAINBOW AVE # B4
DENVER CO 80229-1900

CARAZAS LLC
11088 EUDORA WAY
THORNTON CO 80233-5441

CARD FAMILY TRUST THE
PO BOX 435
STRASBURG CO 80136-0435

CARD GEORGE W AND
CARD LINDA J
PO BOX 67
STRASBURG CO 80136-0067

CARD KEVIN M AND
CARD BONITA CELINA
6925 MARIPOSA ST, APT D
DENVER CO 80221-8914

CARDEL WESTMINSTER TOWNHOMES LLC
9110 E NICHOLS AVE STE 120
CENTENNIAL CO 80112-3451

CARDENAS JUDITH P
12122 YORK ST
DENVER CO 80241-3452

CARDINALE MICHAEL R AND
CARDINALE WANDA J
9167 LA SALLE PL
WESTMINSTER CO 80031-3312

CARLSON BAILEY
3873 E 121ST AVE
THORNTON CO 80241-3567

CARMEN LEE-WARE TRUST
1432AD INDIAN VALLEY RD
NOVATO CA 94947-4310

CARNEY SCOTT GIBSON AND
KRANTZ LAURA MARIE
4964 KNOX CT
DENVER CO 80221-1134

CAROL J ROUBIDOUX LIVING TRUST
4473 WELD COUNTY ROAD 61
KEENESBURG CO 80643

CAROL J ROUBIDOUX LIVING TRUST AND
ROUBIDOUX HERMAN R
4473 WELD COUNTY ROAD 61
KEENESBURG CO 80643

CARON SARAH AND
VANDERWERKEN LUKE
1655 LONG BRANCH ST
STRASBURG CO 80136-7733

CARRERO LUIS AND
CARRERO BAILEY HEINZ
1340 W 69TH AVE
DENVER CO 80221-8917

CARRILLO MANUEL AND
CARRILLO GLORIA
6650 KEARNEY STREET
COMMERCE CITY CO 80022

CARRINGTON MORTGAGE SERVICES LLC
500 N STATE COLLEGE BLVD STE 1030 1300N 1400
ORANGE CA 92868-1604

CARROLL VINCENT W AND
CARROLL CLAIRE ELAINE
2001 HWY 7
BRIGHTON CO 80602

CARSTENS BRADLEY M AND
CARSTENS KAMI L
3810 S BANNOCK ST
ENGLEWOOD CO 80110-3609

CARTER ROGER D LIVING TRUST 1/2 INT AND
RUDDEN-CARTER WENDY LIVING TRUST THE 1/2
4440 W 52ND PL
DENVER CO 80212-4012

CARYOH PROPERTY GROUP LLC
281 E 55TH AVE
DENVER CO 80216-1701

CASA REDONDA LLLP
3033 W 71ST AVE STE 1000
WESTMINSTER CO 80030-5440

CASADY INVESTMENTS LLC
2855 W 64TH AVE
DENVER CO 80221-2303

CASILLAS JESUS AND
CASILLAS TERESA
32721 E COLFAX AVE
WATKINS CO 80137-8700

CASITAS HOLDINGS LLC
2195 JAY ST
EDGEWATER CO 80214-1060

CASTILLO ANTONIO
9430 LILLIAN LANE
THORNTON CO 80229

CASTORENA ARLENE
702 EMERALD LN
LAKEWOOD CO 80214-4528

CATELLO KENNETH A AND
CATELLO ALEENA C
7969 YORK ST APT A
DENVER CO 80229-6115

CATHCART DENISE AND
CATHCART FREDERICK JOHN
2129 CORONADO PKWY N APT B
DENVER CO 80229-8013

CATHOLIC HEALTH INITIATIVES COLORADO
C/O TOM FRITZ
9100 E MINERAL CIR
CENTENNIAL CO 80112

CAYLOR JORDAN
2133 CORONADO PKWY N APT C
DENVER CO 80229-6068

CC W64TH AVE LLC
5294 VALLEJO ST
DENVER CO 80221-1489

CDM CAPITAL ASSET GROUP INC
13324 CHANDLER RD
OMAHA NE 68138-3701

CENTER LAND PROPERTIES
7285 GILPIN WAY SUITE 100
DENVER CO 80229

CENTER PLAZA LLC
1480 E 73RD AVE
DENVER CO 80229-6902

CENTERCORE DISTRIBUTION CENTER LLC
1400 WEWATTA ST STE 360
DENVER CO 80202-5549

CERANO PAUBLO MEJIA
7898 S DUDLEY ST
LITTLETON CO 80128-8274

CERVANTES HUMBERTO AND
CERVANTES MARIA
15872 E 48TH PL
DENVER CO 80239-5670

CEWLY LLC
4212 NAVAJO ST
DENVER CO 80211-2532

CF6 PROPERTIES GROUP LLC
2271 W DRY CREEK RD
LITTLETON CO 80120-8048

CFT NV DEVELOPMENTS LLC
1120 N TOWN CENTER DR STE 150
LAS VEGAS NV 89144-6303

CGC LLC
PO BOX 558
TABERNASH CO 80478-0186

CHACON PAVING INC
1701 E 114TH PL
NORTHGLENN CO 80233-2263

CHANRITH OUM AND CHANBO LAKHENA OUM
JOINT REVOCABLE TRUST
14383 N 83RD ST
LONGMONT CO 80503-7885

CHARLOTTE INVESTMENT LLC
1064 S UNION BLVD
LAKEWOOD CO 80228-3312

CHARPENTIER PAUL R TRUST AND
CHARPENTIER KATHRYN R TRUST THE
1601 GARNET STREET
BROOMFIELD CO 80020

CHAU CHRISTINA AND
HAUER DANIEL
2410 W 56TH AVE
DENVER CO 80221-1810

CHAVEZ ANA B
13742 LEYDEN ST
THORNTON CO 80602-9176

CHAVEZ ANA B AND
SILVA FIDENCIO
675 W 152ND AVE
BROOMFIELD CO 80023-9167

CHAVEZ ANGELO DONOVAN
2107 CORONADO PKWY N # PKYN C
THORNTON CO 80229-6065

CHAVEZ ARREOLA BERNARDINIO AND
DE LA CRUZ ASUNCION CATALINA
8315 ACOMA WAY
DENVER CO 80221-4831

CHAVEZ HONEY DAWN
2101 CORONADO PKWY N APT C
DENVER CO 80229-6088

CHAVEZ JOSE/CHAVEZ JOSE JR AND
CHAVEZ CELLIA
15667 E 118TH AVE
COMMERCE CITY CO 80022-9833

CHAVEZ LORETTA
7998 STUART PL
WESTMINSTER CO 80030-4487

CHAVEZ LORETTA
7998 STUART PLACE
WESTMINSTER CO 80030

CHAVEZ SOCORRO
2218 CORONADO PKWY N
DENVER CO 80229-8083

CHAVIRA AURELIO ESPINOZA AND
ESPINOZA MARIA
3070 HAWTHORNE PL
DENVER CO 80221-2129

CHEA ENG V AND
KOR DINA S
3601 W 90TH AVE
WESTMINSTER CO 80030

CHERECK KIM AND
CHERECK CHRIS
650 GOLFERS LN
BARTLETT IL 60103-1536

CHERFEIN JOINT VENTURE LLC
3535 LARIMER ST
DENVER CO 80205-2421

CHEROKEE STREET 8259 LLC
12470 YORK ST UNIT 276
EASTLAKE CO 80614-3011

CHESROWN CHEVROLET LLC
7320 N BROADWAY
DENVER CO 80221

CHESROWN COLLISION CENTER INC
7420 N WASHINGTON STREET
DENVER CO 80229

CHESTELSON JULIAN B AND
CHESTELSON SHEILA
607 ELM CT
DALLAS CENTER IA 50063

CHEUNG HO PANG AND
NGUYEN MYHOA T
10941 E 161ST AVE
BRIGHTON CO 80602-7619

CHILCOAT NATHANIEL D
2123 CORONADO PKWY N # PKYN C
DENVER CO 80229-8065

CHILDRENS OUTREACH THE
6400 W COAL MINE AVE
LITTLETON CO 80123-4501

CHLARJOE CORPORATION
6075 S QUEBEC ST STE 200
ENGLEWOOD CO 80111-4535

CHNGE MORTGAGE TRUST 2023-3 AND
BY WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE
75 BEATTIE PL STE 110
GREENVILLE SC 29601-2183

CHRISTOPHER DORSA LLC
808 E 78TH AVE
THORNTON CO 80229-5934

CHRISTY RICHARD N
3157 W 26TH AVE
DENVER CO 80211-4085

CHUONG KELLY C AND
DENG FAYIN
12155 ADAMS ST
THORNTON CO 80241-2845

CIANCIO FAMILY -- CITY HORIZONS LLC
855 ADAMS ST
DENVER CO 80206-3933

CIO 6640 WASHING STREET LLC
517 SILVER CHASE DR
KELLER TX 76248-1101

CIRELLO MELISSA A
5335 PECOS WAY APT 3-A
DENVER CO 80221-6443

CITY AND COUNTY OF DENVER ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS
1600 W 12TH AVE
DENVER CO 80204-3412

CITY AND COUNTY OF DENVER ACTING BY AND THROUGH ITS
BOARD OF WATER COMMISSIONERS
1600 W 12TH AVE
DENVER CO 80204-3412

CITY OF ARVADA
8101 RALSTON RD
ARVADA CO 80002-2400

CITY OF BRIGHTON
500 S 4TH AVE
BRIGHTON CO 80601-3165

CITY OF BRIGHTON
500 S 4TH AVE
BRIGHTON CO 80601

CITY OF COMMERCE CITY
7887 E 60TH AVE
COMMERCE CITY CO 80022

CITY OF COMMERCE CITY
7887 E 60TH AVE
COMMERCE CITY CO 80022-4199

CITY OF COMMERCE CITY
7887 E 60TH AVENUE
COMMERCE CITY CO 80022

CITY OF COMMERCE CITY THE
7887 E 60TH AVE
COMMERCE CITY CO 80022-4199

CITY OF FEDERAL HEIGHTS
2380 W 90TH AVE
DENVER CO 80221-6799

CITY OF THORNTON
9500 CIVIC CENTER DR
THORNTON CO 80229

CITY OF THORNTON THE
9500 CIVIC CENTER DR
DENVER CO 80229-4326

CITY OF WESTMINSTER
4800 W 92ND AVE
WESTMINSTER CO 80031-6387

CITY OF WESTMINSTER
4800 W 92ND AVE
WESTMINSTER CO 80030-6399

CITY OF WESTMINSTER
4800 W 92ND AVE
WESTMINSTER CO 80031

CITY OF WESTMINSTER
ATTN TAMI BERRY ATTY
4800 W 92ND AVE
WESTMINSTER CO 80030

CITY OF WESTMINSTER BUILDING AUTHORITY
4800 W 92ND AVE
WESTMINSTER CO 80030-6399

CITY OF WESTMINSTER THE
4800 W 92ND AVE
WESTMINSTER CO 80031-6387

CITY OF WESTMINSTER THE
4800 W 92ND AVE
WESTMINSTER CO 80030-6399

CITY OF WESTMINSTER THE
4800 W 92ND AVE
WESTMINSTER CO 80031-6399

CK RENTALS LLC
421 ELLIS WAY
GOLDEN CO 80401-5237

CLARE OF ASSISI HOMES-
WESTMINSTER INC C/O MERCY HOUSING
PO BOX 112819
CARROLLTON TX 75011

CLARK KATHY R AND
FREY SEAN L
11068 W 55TH PL
ARVADA CO 80002-4918

CLAUSSEN DOUGLAS
PO BOX 829
STRASBURG CO 80136

CLEAR CREEK INVESTMENT HOLDINGS LLC
900 CASTLETON RD STE 118
CASTLE ROCK CO 80109-3307

CLEAR CREEK STATION METROPOLITAN
C/O MSI LLC
11002 BENTON ST
WESTMINSTER CO 80020-3286

CLEAR CREEK STATION METROPOLITAN DISTRICT NO
1
C/O MSI LLC
11002 BENTON ST
WESTMINSTER CO 80020-3200

CLEAR CREEK TOD LLC
1364 MOSS ST
NEW ORLEANS LA 70119-2903

CLEARY MICHAEL W
14908 BRIGHTON RD
BRIGHTON CO 80601-7307

CLINICA CAMPESINA/FAMILY HEALTH SERVICES
1345 PLAZA CT NORTH #1A
LAFAYETTE CO 80026

CLOSE RICHARD A
2133 CORONADO PKWY N APT B
DENVER CO 80229-6068

CLUNY LLC
5303 ESPANA STREET
DENVER CO 80249-6684

CMC 3 REAL ESTATE LLC
9885 BRIGHTON RD
HENDERSON CO 80640-8629

CNJ ENTERPRISES LLC
410 N SCOTTSDALE RD STE 1600
TEMPE AZ 85281-0976

CO-JJW HOLDINGS LLC
22729 E EADS CIR
AURORA CO 80016-7896

COAST WENDY WAI CHONG
9654 OGDEN CT
THORNTON CO 80229-7818

COBBLESTONE VILLAGE HOMEOWNERS ASSOCIATION
C/O LCM PROPERTY MANAGEMENT
1776 S JACKSON ST STE 300
DENVER CO 80210-3803

COCHREN EDWARD A
2115 CORONADO PKWY N APT B
DENVER CO 80229-8007

COCOTURNER LLC
23650 E MAPLE HILLS AVE
PARKER CO 80138-5715

COFFEY JOHN J
13770 HIWAY 76
BRIGHTON CO 80603

COLBERT SHELBY J REVOCABLE TRUST
13985 SHANNON DR
BROOMFIELD CO 80023-4245

COLE RICHARD D AND
COLE DEBRA K
PO BOX 224
STRASBURG CO 80136

COLEY ASHLEY J
2139 CORONADO PKWY N APT 14C
DENVER CO 80229-8098

COLLECTIVE PARKS-COTTONWOOD MHC LLC
14320 VENTURA BLVD UNIT 616
SHERMAN OAKS CA 91423-2717

COLORADO AGRICULTURAL DITCH
COMPANY
PO BOX 1072
EASTLAKE CO 80614-1072

COLORADO DEPARTMENT OF
TRANSPORTATION
2000 SOUTH HOLLY ST
DENVER CO 80222-4818

COLORADO DEPARTMENT OF TRANSPORTATION
2829 W HOWARD PL
DENVER CO 80204-2305

COLORADO HOSPITALITY SERVICES INC
10 E 120TH AVE
NORTHGLENN CO 80233-1002

COLORADO HOUSING AND FINANCE AUTHORITY
1 CORPORATE DR STE 360
LAKE ZURICH IL 60047-8945

COLORADO PROPERTY TRUST LLC
PO BOX 14594
SPRINGFIELD MO 65814-0594

COLORADO STATE HIGHWAY
NEED ADDRESS

COLORADO STATE HIGHWAY
2000 S HOLLY ST
DENVER CO 80222-4818

COLORADO STATE LODGE (FRATERNAL ORDER OF POLICE)
8400 ALCOTT ST
WESTMINSTER CO 80031-3819

COMANCHE ACRES LLC
15868 FORTUNE CT
BRIGHTON CO 80603-3839

COMCAST OF COLORADO IX LLC
ATTN PROP TAX DEPT 32ND FLOOR
1 COMCAST CTR
PHILADELPHIA PA 19103-2838

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

COMMERCE CITY STORAGE OWNER LLC
C/O CBRE INVESTMENT MANAGEMENT ACQ LLC
PO BOX 638
ADDISON TX 75001-0638

COMMERCE HEIGHTS LLC
31200 NORTHWESTERN HWY
FARMINGTON HILLS MI 48334-5900

COMMERCE PLACE INC
12210 US HIGHWAY 40
KREMMLING CO 80459-9607

COMMERCE PLACE INC
12210 HIGHWAY 40
KREMMLING CO 80459-9607

COMMERCE PLACE INC
12210 HIGHWAY 40
KREMMLING CO 80459

COMMUNITY PATHWAYS LLC
7305 LOWELL BLVD UNIT 200
WESTMINSTER CO 80030-1709

COMMUNITY RESOURCES AND
HOUSING DEVELOPMENT CORPORATION
7305 LOWELL BLVD UNIT 200
WESTMINSTER CO 80030-1709

COMSTOCK FAMILY TRUST
7971 NIAGARA ST
COMMERCE CITY CO 80022-1133

CONNELLY GLENN AND
KUBICK KENDRICK
2107 CORONADO PARKWAY NO. D
THORNTON CO 80229

CONTINUUM HOUSING LLC
4597 SUNNYSIDE PL
BOULDER CO 80301-1755

CONTRACTORS MIDWEST AND
HOLGUIN ELVIRA
3184 W LONGFELLOW PL
DENVER CO 80221-2148

COOK LONNIE
41659 WAY OF PATIENCE
DEER TRAIL CO 80105

COOPER JAMES AND DENETTE TANYA
8168 WASINGTON ST NO. 47
DENVER CO 80229-5890

COOPER MICHAEL C
2137 CORONADO PKWY N
THORNTON CO 80229-8096

COOPER PROPERTY GROUP LLC
3872 S DALLAS ST UNIT 101
AURORA CO 80014-7422

COOPER PROPERTY GROUP LLC
1600 W 113TH AVE
WESTMINSTER CO 80234-2604

CORDERO JAVIER RODRIQUEZ
7282 WORLEY DR
DENVER CO 80221-2754

CORDOVA LORETTA J
8242 N WASHINGTON ST NO. 42
DENVER CO 80229

CORDOVA MARIA
7027 OTIS ST
ARVADA CO 80003-3601

CORDOVA MARIA S
7027 OTIS ST
ARVADA CO 80003-3601

CORDOVA ROGER ANTHONY AND
CORDOVA KIMBERLY R
16260 N 71ST ST
SCOTTSDALE AZ 85254-1591

CORE PBSFR DENVER LOWELL LLC
C/O CORE PBSFR ACQUISITION VEHICLE LLC
1643 N MILWAUKEE AVE APT 5
CHICAGO IL 60647-5400

COREYARD CAPITAL LLC
7500 E 6TH AVE
DENVER CO 80230-6412

CORONA STREET APTS LLC
PO BOX 1827
DILLON CO 80435-1827

CORONADO RESIDENCES INC
8931 HURON ST
THORNTON CO 80260-6806

CORONADO VILLAS
HOMES ASSOCIATION
1082 CORONADO PKY
DENVER CO 80229

CORPORON JEFF
1201 S PARKER RD STE 104
DENVER CO 80231-2154

CORREA HAROLD FABIAN AND
PARRA SILVIA GUTIERREZ
1317 W 111TH AVE
NORTHGLENN CO 80234-6103

CORSON CODY AND
DOBERSTEIN KAYLA M
2103 CORONADO PKWY N APT D
DENVER CO 80229-8003

CORTEZ ANGELA D
3145 W 40TH AVE
DENVER CO 80211-2008

CORTEZ LILIANA V
5117 SABLE ST
DENVER CO 80239-4155

COSIMI FARMS LP
C/O COSIMI ANTHONY
6728 SEVILLE PLACE NW
ALBUQUERQUE NM 87120

COSNER BETTY KARLENE AND
MARDIS VICKI KARLENE
PO BOX 962
STRASBURG CO 80136-0962

COUNTRY HOME BUILDERS INC
C/O DAVID S SIEGAL
2601 W 54TH AVE
DENVER CO 80221-1603

COUNTS KARLA E
PO BOX 211692
DENVER CO 80221-0383

COUNTY OF ADAMS
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601-8222

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

COUNTY OF ADAMS THE
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601-8222

COVENANT ASSET GROUP LLC
PO BOX 6907
BROOMFIELD CO 80021-0016

COYOTE RIDGE AT STRASBURG
HOMEOWNERS ASSOCIATION
13900 E HARVARD AVE STE 106
AURORA CO 80014-2325

COYOTE RIDGE AT STRASBURG
HOMEOWNERS ASSOCIATION
3855 LEWISTON ST SUITE 100
AURORA CO 80011

CPR TIRE LLC
801 CORONADO PARKWAY
DENVER CO 80229

CR TUSCAN HEIGHTS COMMUNITIES LLC
C/O SARE INVESTMENTS LLC/ DANNY GABRIEL
2100 KETTNER BLVD STE 550
SAN DIEGO CA 92101-1871

CRAFT SETH A
2130 GRAY ST
DENVER CO 80214-1137

CRAIG TORI TAYLOR
2271 CORONADO PKWY N # PKYN C
DENVER CO 80229-8076

CRANDALL HOWARD J JR
PO BOX 357
STRASBURG CO 80136-0357

CREATIVE ESTATES LLC
8400 E CRESCENT PKWY STE 639
GREENWOOD VILLAGE CO 80111-2831

CREGO ADAM
PO BOX 122
STRASBURG CO 80136-0122

CRESPIN LEVI AND
CRESPIN PEARL C
9760 NEWTON ST
WESTMINSTER CO 80031-2634

CRESTONE PEAK RESOURCES WATKINS MIDSTREA
C/O CIVITAS RESOURCES INC-TAX DEPT
555 17TH ST STE 3500
DENVER CO 80202-3923

CRESTVIEW WATER AND SANITATION DISTRICT
PO BOX 666
WESTMINSTER CO 80036-0666

CROM RAYMOND L
PO BOX 33
HENDERSON CO 80640-0033

CRONK BARBARA A
PO BOX 244
STRASBURG CO 80136-0244

CROSSCHECK LLC
1490 W 121ST AVE, STE 201
WESTMINSTER CO 80234-3497

CROSSCHECK LLC
1490 W 121ST AVE STE 201
WESTMINSTER CO 80234-3497

CROWDER DANIEL
1069 NOE RD
LARKSPUR CO 80118-6510

CROWDER DANIEL E
1069 NOE RD
LARKSPUR CO 80118-6510

CROWN HUGHES LTD
928 DINOSAUR DR
ERIE CO 80516-6576

CROWN HUGHES LTD
1942 BROADWAY
BOULDER CO 80302-5213

CRP/LOVETT BROADWAY INDUSTRIAL OWNER LLC
1902 WASHINGTON AVE STE A
HOUSTON TX 77007-6414

CRUSING THROUGH LIFE JOINT TRUST
7692 E 151ST PL
THORNTON CO 80602-7907

CRUZ KASSANDRA SOLIS
2111 CORONADO PKWY N APT C
DENVER CO 80229-8006

CRYSTAL LAKES HOMEOWNERS ASSOCIATION INC
C/O ACM
12345 W ALAMEDA PKWY STE 201
LAKEWOOD CO 80228-2827

CSH PROPERTY ONE LLC
C/O INVITATION HOMES
2525 W FRYE RD STE 300
CHANDLER AZ 85224-6287

CST METRO LLC
PO BOX 52085 DC-17
PHOENIX AZ 85072-2085

CST METRO LLC
C/O CST BRANDS INC
PO BOX 52085 DC-17
PHOENIX AZ 85072-2085

CSWM PROPERTIES LLC
14704 EAGLE RIVER LOOP
BROOMFIELD CO 80023-8747

CUI BO
6076 ELMBRIDGE DR
SAN JOSE CA 95129-3007

CUI WEI AND
YANG XUEMEI
684 GLENARBOR CIR
LONGMONT CO 80504-2333

CUNNINGHAM ROBIN AND
CUNNINGHAM JOHN D
5955 FOX HOLLOW DRIVE
BROOMFIELD CO 80020

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

CUTLER SHIRLEY E
12395 BRIGHTON RD
HENDERSON CO 80640

CX 16-2 LLC
13901 PINEHURST CIR
BROOMFIELD CO 80023-4554

D & G LAND LLC
5470 LINCOLN ST
DENVER CO 80216-1907

D AND D INVESTMENTS LLC
2891 W 114TH CT
DENVER CO 80234-4657

D AND G ANTUNEZ REAL ESTATE LLC
12786 N 4TH ST
PARKER CO 80134-9460

D AND L INVESTMENTS 10 LLC
C/O LORRAINE MC CANN
3707 PALMER RIDGE DRIVE
PARKER CO 80134

D AND L INVESTMENTS 11 LLC
C/O LORRAINE MC CANN
3707 PALMER RIDGE DRIVE
PARKER CO 80134

D AND L INVESTMENTS 3 LLC
C/O LORRAINE MC CANN
3707 PALMER RIDGE DRIVE
PARKER CO 80134

D AND L INVESTMENTS 8 LLC
C/O LORRAINE MC CANN
3707 PALMER RIDGE DRIVE
PARKER CO 80134

D AND L INVESTMENTS 9 LLC
C/O LORRAINE MC CANN
3707 PALMER RIDGE DRIVE
PARKER CO 80134

DAGS LLC
3862 E BRIARWOOD AVE
CENTENNIAL CO 80122-2009

DAIRY QUEEN NO 14 LTD
5130 W 80TH AVE STE 201
WESTMINSTER CO 80030-4447

DALTON RANDY L
1923 BARTON STREET
STRASBURG CO 80136

DAM FAMILY INVESTMENTS LLC
PO BOX 323
HENDERSON CO 80640-0323

DAM NGOC AND
VU HOA
600 BLUE JAY DR
GOLDEN CO 80401-0902

DANIELS JEFFERY W AND
DANIELS MARY J
1371 S QUIVAS ST
DENVER CO 80223-3425

DAPPLE PROPERTIES LLC
4215 CREEKSIDE CT
FORT COLLINS CO 80525-3282

DARNELL WILLIAM
917 WOLFF ST
DENVER CO 80204-2827

DAVEY LYRIS
11887 WASHINGTON ST UNIT 33142
NORTHGLENN CO 80233-7406

DAVID ADAME LLC
PO BOX 350248
WESTMINSTER CO 80035-0248

DAVID R NETTROUR IRREVOCABLE TRUST AND
RANEY BRENDA JOY AND RHINEHART DONNA
6221 ALLISON ST
ARVADA CO 80004-3435

DAVILA MARIA
PO BOX 321 / 8101 IVANHOE ST
DUPONT CO 80024

DAVIS JAMES BERNARD
7135 DEXTER ST
COMMERCE CITY CO 80022-1832

DAVIS JAMES N AND
ROY TERESA M
56588 E COLORADO AVENUE
STRASBURG CO 80136

DAVIS PATRICIA J
9033 LA SALLE PL
WESTMINSTER CO 80030-3310

DAVIS RANDALL J
131 E 11TH PL
BROOMFIELD CO 80020-1205

DAVIS SCOTT W
431 S COUNTY ROAD 173
BYERS CO 80103-9704

DAVIS SHELBI T
3632 S QUINTERO ST
AURORA CO 80013-3028

DAVIS TODD M
23341 E SARATOGA CIR
AURORA CO 80016-5396

DBS VETERINARY SERVICES LLC
17804 E LOYOLA AVE
AURORA CO 80013-3454

DBSW LLC
13195 W 16TH DR
GOLDEN CO 80401-3513

DCF INVESTMENTS #12 LLC
PO BOX 500
STRASBURG CO 80136-0500

DCT PECOS LLC
C/O DCT INDUSTRIAL OPERATING PARTNERSHIP
1800 WAZEE ST
DENVER CO 80202-1577

DDD LLC
5049 UMATILLA ST
DENVER CO 80221-1315

DDJ PROPERTIES LLC
7900 YORK STREET
DENVER CO 80229

DE POURBAIX MICHAL AND
DE POURBAIX ELIZABETH
8636 HOLMAN CIR
ARVADA CO 80005-5957

DE ROCK LEROY
6107 QUAIL COURT
ARVADA CO 80004

DE ROCK LEROY D
6107 QUAIL COURT
ARVADA CO 80004

DEAN VENTURES LLC
8500 ZUNI ST
FEDERAL HEIGHTS CO 80260-5007

DEBNATH SANTANU AND
DEBNATH MANDA
1308 W 67TH AVE
DENVER CO 80221-2682

DEBOER SHELIA A
307 LEONA DRIVE
DENVER CO 80221

DECATUR 14 LLC
400 S BROADWAY
DENVER CO 80209-4289

DEEDS BETH A
8800 GROVE ST
WESTMINSTER CO 80031-3329

DEEMS RICHARD AND
DEEMS KARRON
1284 W 6TH AVE
BROOMFIELD CO 80020-1802

DEENA LLC
7299 S FLANDERS ST
CENTENNIAL CO 80016-2119

DELAURENTIIS GREGORY
6620 LOWELL BLVD
DENVER CO 80221

DELGADO GUILLERMINA HARO
6870 OSAGE ST
DENVER CO 80221-7035

DELNORTE CARWASH LLC
4643 S ULSTER ST STE 1295
DENVER CO 80237-4333

DELUNA BRENDA AND DELUNA JULIA K AND
DELUNA FERNANDA
427 E 77TH PL
DENVER CO 80229-1803

DEMERS JOSEPH F AND
DEMERS TIFFANY A
16581 TIMBER COVE ST
HUDSON CO 80642-7942

DEMERS TIFFANY UND 1/2 INT AND
SEMMEN BROOKE UND 1/2 INT
16581 TIMBER COVE ST
HUDSON CO 80642-7942

DENNIS PROPERTIES LLC
8175 W CLIFTON AVE
LITTLETON CO 80128-5587

DENVER CASITAS LLC
PO BOX 16898
GOLDEN CO 80402-6014

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

DENVER MART INDUSTRIAL PARTNERS JV LLLP
ATTN: MATT MITCHELL
4221 BRIGHTON BLVD
DENVER CO 80216-3719

DENVER MART LLC
PO BOX 2675
TELLURIDE CO 81435-2675

DENVER WASHINGTON ST LLC
250 W MAIN ST STE 101
WOODLAND CA 95695-3686

DEPARTMENT OF TRANSPORTATION
2829 W HOWARD PL
DENVER CO 80204-2305

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO
2829 W HOWARD PL
DENVER CO 80204-2305

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO
ATT AHN PHAN
2829 W HOWARD PL
DENVER CO 80204-2305

DERBY LUMBER AND
SUPPLY COMPANY
6350 E 72ND PL
COMMERCE CITY CO 80022-1701

DET PROPERTY MANAGEMENT
4010 W 98TH PL
WESTMINSTER CO 80031-2631

DETERS CHARLOTTE RUTH
9 E ANIMAS VILLAGE LN
DURANGO CO 81301-7464

DETORRES ZULEMA MORALES
8929 YATES DR
WESTMINSTER CO 80031-3775

DEVONSHIRE SQUARE
HOMEOWNERS ASSOCIATION
2450 E 88TH AVE
DENVER CO 80229-5107

DEVONSHIRE SQUARE HOMEOWNERS
ASSOCIATION C/O J HOLLAND
2467 RAINBOW DR NO. 42
DENVER CO 80229-5184

DEVONSHIRE SQUARE HOMEOWNERS ASSOCIATIO
C/O JAY HOLLAND
2467 RAINBOW DR NO 42
DENVER CO 80229

DEWAYNE L GIMBEL LIVING TRUST
1022 LAMBERT LN
NORTHGLENN CO 80234-3370

DEWELL JOHN B
2020 S MONROE ST APT 502
DENVER CO 80210-3770

DFAMILY LIVING TRUST
6633 QUITMAN CT
ARVADA CO 80003-6901

DIAMOND SHAMROCK STATIONS INC
C/O CST BRANDS INC
PO BOX 691490
SAN ANTONIO TX 78269-1490

DIAZ ERASMO AND
DIAZ ESTELA
1721 W 52ND AVE
DENVER CO 80221

DIAZ MARIA E ROMAN
1856 S MANOR LN
LAKEWOOD CO 80232-7144

DIAZ TRUST
6195 E 121ST DR
BRIGHTON CO 80602-4603

DICKSON LEASING CO LLC
PO BOX 10310
GLENDALE AZ 85318-0310

DIETTE JEFFREY A
9130 HARLEQUIN CIRCLE
FREDERICK CO 80504

DIGERNESS LYLE
5300 WYANDOT ST
DENVER CO 80221-1451

DIGERNESS LYLE O
5300 WYANDOT ST
DENVER CO 80221

DIMASI DONALD L AND
DIMASKI KIM D
6819 TAFT CT
ARVADA CO 80004-2575

DIPAOLO LIVING TRUST
6462 UMBER CIR
ARVADA CO 80007-6839

DIRT ROAD LLC
5040 ACOMA ST
DENVER CO 80216-2010

DITTMER DEAN C
49215 E 88TH AVE
BENNETT CO 80102-9330

DMIK LLC
PO BOX 1224
MORRISON CO 80465-5224

DO MIA
1617 KAPIOLANI BLVD APT 1001
HONOLULU HI 96814-4701

DOAK JULIA
6691 KING ST
DENVER CO 80221-2141

DOAK JULIA E
6691 KING ST
DENVER CO 80221-2141

DOAK MICHAEL J
7727 STUART ST
WESTMINSTER CO 80030-4509

DOAK MIKE
7727 STUART ST
WESTMINSTER CO 80030-4509

DOAN CAC
8600 EHLER PKWY
THORNTON CO 80602-5740

DOAN THANH HAI THI AND
DOAN DOMINIQUE M
11752 W 56TH CIR
ARVADA CO 80002-1408

DOEL GROUP LLC
7756 S DUQUESNE WAY
AURORA CO 80016-1347

DOMENICO HOLDING LLLP
7040 ELIZABETH ST
DENVER CO 80229-7515

DOMINICAN SISTERS OF HOPE
299 N HIGHLAND AVE BLDG 5
OSSINING NY 10562-2327

DON T OFF TRUST
C/O DON T OFF
10495 E 120TH AVE
HENDERSON CO 80640-9742

DONALD DUCK FLEX LLC
200 LIPAN ST
DENVER CO 80223-1318

DORADO FRANCISCO J AND
DORADO LAURA A
7731 KIMBERLY ST
COMMERCE CITY CO 80022-1022

DORRANCE KENNETH D AND
DORRANCE RHONDA
7491 LEYDEN
COMMERCE CITY CO 80022-1353

DOUGLAS SMITH REVOCABLE LIVING TRUST
1023 LAMBERT LN
NORTHGLENN CO 80234-3371

DOUGLAS SMITH REVOCABLE LIVING TRUST AND
CHAD D SMITH REVOCABLE LIVING TRUST
10958 LAMBERT LN
NORTHGLENN CO 80234-3342

DOWD MALACHY
7980 OAK STREET
ARVADA CO 80005

DR MASIAS LIVING TRUST
11146 GAYLORD ST
NORTHGLENN CO 80233-4680

DRAPEAU LAURA JEAN AND
IACOVETTA BARBARA A TRUST THE
4280 HARLAN ST
WHEAT RIDGE CO 80033-5120

DRAW HOLDINGS LLC
1605 UTAH ST
GOLDEN CO 80401-2744

DREILING CLYDE EDWIN AND
DRIELING CONNIE
4550 E 112TH PL
THORNTON CO 80233-2703

DRHOSLER HOLDINGS LLC
8250 BRIGHTON RD
COMMERCE CITY CO 80022-5308

DRP LLC
14081 W 72ND AVE
ARVADA CO 80005-4615

DTI HOLDINGS LLC
8955 W 44TH AVE
WHEAT RIDGE CO 80033-3001

DUPONT DERRICK D AND
DUPONT MIA L
6370 KNOX CT
DENVER CO 80221-1971

DURAN ALICIA M AND
MARTINEZ SALVADOR G
981 CORONADO PKY N
DENVER CO 80229

DURAN FELIPE
9619 W TITAN RD
LITTLETON CO 80125-9317

DURAN RICHARD AND
DURAN BARBARA
PO BOX 18393
DENVER CO 80218-0393

DURBIN JAMES
7830 W 10TH AVE APT 102
LAKEWOOD CO 80214-4156

DURHAM JOHN AND
DURHAM NORVA
10901 BRIGHTON RD
HENDERSON CO 80640-8935

DWF VI ATLAS SFR-CO LLC
2261 MARKET ST # 22721
SAN FRANCISCO CA 94114-1612

DWF VI ATLAS SFR-CO LLC
970 YUMA ST
DENVER CO 80204

DYCUS LYNETTE AND
BACA WILMA J
2447 RAINBOW DR APT A-24
DENVER CO 80229-1904

DYLA THORNTON LLC
2633 ATLANTIC AVE
LONG BEACH CA 90806-2710

E CAPITAL LOAN SPV VIII LLC
1751 RIVER RUN STE 400
FORT WORTH TX 76107-6669

EASON STEPHEN R
4303 QUAIL STREET
WHEAT RIDGE CO 80033

EASON STEPHEN R
4303 QUAIL
WHEAT RIDGE CO 80033

EAST BAY TOWNHOMES HOMEOWNERS ASSOCIATION INC
6740 MEADE CIR # CIT UNIT B
WESTMINSTER CO 80030-5299

EAST BAY TOWNHOMES HOMEOWNERS ASSOCIATION INC
6740 MEADE CIR UNIT B
WESTMINSTER CO 80030-5306

EAST80 PROPERTIES LLC
623 N 16TH PL
BRIGHTON CO 80601-1793

EASTERN SLOPE HOUSING
56175 SUNSET AVE
STRASBURG CO 80136-0557

EBNER DAVID G
5420 ALCOTT ST
DENVER CO 80221-1622

ED AND DAUGHTERS LLC
3755 E 151ST AVE
BRIGHTON CO 80602-7786

EDON INVESTMENTS LLC
5094 PALOMA ST
BRIGHTON CO 80601-5338

EDRIC RYAN REAL ESTATE INVESTMENTS LLC
3996 RED CEDAR DR UNIT A6
HIGHLANDS RANCH CO 80126-8066

EDWARDS ERNEST E
8244 WARD LN
ARVADA CO 80005-5300

EDWARDS THOMAS E
15689 HARVEST CT
BRIGHTON CO 80603

EL PRINCIPITO PROPERTIES LLC
3656 FEDERAL BLVD
DENVER CO 80211-2804

ELEN LLC
6571 S COOK CT
CENTENNIAL CO 80121-3640

ELLIOTT JOSEPH MARION AND
ELLIOTT GLADYS MARIE
6261 LOWELL BLVD
DENVER CO 80221-1945

ELLIOTT KURT E AND
ELLIOTT DIANA L
1689 ARAPAHOE STREET/PO BOX 117
STRASBURG CO 80136

ELM RIVER LLC
3310 NEWTON ST
DENVER CO 80211-3137

ELMS BLESSING LLC
14580 W 56TH PL
ARVADA CO 80002-1154

EMERALD II LLC
2759 CASTLE CREST DR
CASTLE ROCK CO 80104-9752

EP INVESTMENTS LLC
20770 E I-76 FRONTAGE RD
BRIGHTON CO 80603

EQUITY TRUST COMPANY
5633 TABOR CT
ARVADA CO 80002-1400

EQUITY TRUST COMPANY CUSTODIAN FBO ABED ALSAQ
ZZAK ABUKAR IRA
1523 SPRINGTREE CIR
RICHARDSON TX 75082-4723

ERIC AND VALERIE SAYLOR
6910 NAVAJO ST APT C
DENVER CO 80221-7098

ES HOLDCO - 1100 WEST MISSISSIPPI AVENUE LLC
36.20% INT AND
ES HOLDCO - 5894 S ZANG ST LLC 58.64% INT/ES
913 E 75TH AVE
3215 TEJON ST APT 307
DENVER CO 80211-3699

ESCALERA GUSTAVO
2701 W 55TH AVE
DENVER CO 80221-1615

ESCHENBACH STEVEN
2451 KIPLING ST APT 204
LAKEWOOD CO 80215-1481

ESPARZA JOSE JESUS AND
ESPARZA MARIA DE LA LUZ
5500 MONACO STREET
COMMERCE CITY CO 80022

ESPINOZA JOSE BENITO ROBERT AND RODRIGUEZ SAR
MUEL AND
THE ELAINE E RODRIGUEZ FAMILY TRUST
6135 W 75TH PL
ARVADA CO 80003-2857

ESPINOZA RAMON A CAMPOS AND
DIAZ MARIA ELENA ROMAN
1856 S MANOR LN
LAKEWOOD CO 80232-7144

ESPINOZA REEVES SHAUNA AND ET AL
1039 ANCESTRA DR
FOUNTAIN CO 80817-4683

ESQUEDA JOSE
7460 KEARNEY ST
COMMERCE CITY CO 80022-1335

ESQUIVEL JAIME U
8368 CHEROKEE
DENVER CO 80221-4468

ESTRADA DOMINGUEZ IRENE
2870 KEARNEY ST
DENVER CO 80207-2824

ESTRADA JOSE D GONZALES
4705 ELM CT
DENVER CO 80211-1146

ESTRADA LEADAN ARMAN
ESTRADA ALEJANDRA
2239 CORONADO PKWY N APT D
DENVER CO 80229-8000

ESTRELLA APT OWNER LLC UND 83.8441% INT
ESTRELLA CANON APT OWNER LLC UND 16.1559% INT
T C/O CONSERVICE
PO BOX 4697
LOGAN UT 84323-4697

EUBANK 2007 FAMILY TRUST
90 W 84TH AVE
DENVER CO 80260-4808

EURO JG LLC
18577 E HAMILTON DR
AURORA CO 80013-5722

EW GP ASSOCIATES LLC
15301 VENTURA BLVD STE B570
SHERMAN OAKS CA 91403

EWING LILY AND OXLEY BOBBIE
10800 RIVERDALE ROAD
DENVER CO 80233

EWING MICHAEL RYAN AND
BOYCE BRIAN
6336 N ESPANA ST
AURORA CO 80019-2113

EXTREME CLEAN CAR WASH LLC
12095 ELM WAY
DENVER CO 80241-3231

FAHEY DAIVD J AND
FAHEY DIANE E
93 S COUNTY RD 159
STRASBURG CO 80136-9400

FAHEY DAVID J AND
FAHEY DIANE E
93 S COUNTY RD 159
STRASBURG CO 80136-9400

FAHEY DAVID J AND
FAHEY DIANE E
93 S COUNTRY RD 159
STRASBURG CO 80136

FAHEY STABLER AND
FAHEY TANNER AND FAHEY CYNTHIA K
PO BOX 500
STRASBURG CO 80136-0500

FAIRBAIRN LUKE AND
CANIZARES PAULINA RODRIGUEZ
3465 SAULSBURY CT
WHEAT RIDGE CO 80033-6375

FAIRVIEW CO
600 JOSEPHINE ST
DENVER CO 80206-3723

FALBO ANGELA M
7869 W 105TH PL
BROOMFIELD CO 80021-3944

FALBO DAVID W
4995 W 107TH LOOP
WESTMINSTER CO 80031-1981

FALBO MICHAEL A AND
FALBO CHERYL L
11427 ELIOT CT
WESTMINSTER CO 80234-4664

FALK CHARLENE A
1073 MILKY WAY
THORNTON CO 80260-4707

FALL SKY INVESTMENTS LLC
4440 W 52ND PL
DENVER CO 80212-4012

FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION
5600 GRANITE PKWY BLDG VII
PLANO TX 75024-4177

FARMERS RESERVOIR AND IRRIGATION CO
80 S 27TH AVE
BRIGHTON CO 80601-2699

FARRAR SCOTT A AND
FARRAR KRISTI L
5091 W 52ND AVE
DENVER CO 80212-4010

FED53 LLC
3535 LARIMER ST
DENVER CO 80205-2421

FED60 LLC
3535 LARIMER ST
DENVER CO 80205-2421

FED61 LLC
3535 LARIMER ST
DENVER CO 80205-2421

FEDERAL CREDIT LLC
2539 W 39TH AVE
DENVER CO 80211-2105

FEDERALAWF LLC
7059 RUSSELL CT
ARVADA CO 80007-7680

FELDSTEIN ENTERPRISES LP
PO BOX 2079
FOLSOM CA 95763-2079

FELL PROPERTY 3 LLC
6842 VRAIN ST
WESTMINSTER CO 80030-5761

FELLIN HELEN M AND
FELLIN STEVEN
56358 SPRUCE ST
STRASBURG CO 80136-7820

FENICE PARTNERS LLC
3223 W 45TH AVE
DENVER CO 80211-1337

FENNELL NICHOLAS P
16298 W ELLSWORTH DR
GOLDEN CO 80401-6550

FEREBEE DEVIN
2051 S JAY WAY
LAKEWOOD CO 80227-2517

FERN STEVEN L
1765 VALENTIA ST
DENVER CO 80220-2127

FERSTLE DAVID E AND
FERSTLE LORRAINE E
2260 CORONADO PKWY APT C
DENVER CO 80229-6092

FIESTA DEL SOL INC
PO BOX 352124
WESTMINSTER CO 80035

FIGUEROA ELDA N
5905 SHENANDOAH AVE
FIRESTONE CO 80504-5651

FINER FAMILY PROPERTIES LLLP
3555 S SHERMAN ST
ENGLEWOOD CO 80113-3782

FINNEGAN KELSEY ANNE AND
FINNEGAN GAYE MARLENE
8851 LOWELL BLVD APT 68
WESTMINSTER CO 80031-3316

FIP MASTER FUNDING XXV LLC
C/O FUNDAMENTAL INCOME
2425 E CAMELBACK RD STE 800
PHOENIX AZ 85016-4208

FIRST GROWTH LLC
4212 NAVAJO ST
DENVER CO 80211-2532

FIRST INDUSTRIAL LP
8200 PARK MEADOWS DR ST 8226
LONE TREE CO 80124-2746

FIRST SLAVIC CHRISTIAN CHURCH
8092 S OTIS CT
LITTLETON CO 80128

FISCHAHS LLC
288 CLAYTON ST STE 306
DENVER CO 80206-4810

FISCHER CARA J
2133 CORONADO PKWY N
DENVER CO 80229-6069

FISCHER RONALD G AND
FISCHER KATHY M
10990 E 120TH AVE
HENDERSON CO 80640

FITZGERALD CLENDON H TRUST THE
7905 VALLEJO ST
DENVER CO 80221-3853

FITZPATRICK WILLIAM JOHN II
2245 CORONADO PKWY N APT D
DENVER CO 80229-6237

FIVE STARS AUTO SALES LLC
16190 DEL RAY CT
BRIGHTON CO 80603-8431

FKH SFR PROPCO K LP
600 GALLERIA PKWY SE STE 300
ATLANTA GA 30339-5994

FLAMING LARRY 50% INT AND
JANET FLAMING LIVING TRUST
19094 E CHENANGO CIR
AURORA CO 80015-4945

FLAMING LARRY M AND
JANET FLAMING LIVING TRUST
19094 E CHENANGO CIR
AURORA CO 80015-4945

FLATS AT 52ND LLC
C/O JOSH NEWELL
1 N BROADWAY STE 300A
DENVER CO 80203-5929

FLECK ROGER F
7890 LARKWOOD ST
COMMERCE CITY CO 80022-1035

FLEITH ANTON F AND
MC CONNELL RONNIE
7760 YORK ST
THORNTON CO 80229

FLORES BUSTOS PEDRO
6502 E 67TH PL
COMMERCE CITY CO 80022-2870

FLORES JUAN FRANCISCO MUNOZ AND
HERNANDEZ JUANA FLORES
3500 PONTIAC ST
DENVER CO 80207-1626

FLORES JUAN PABLO MUNOZ
3500 PONTIAC ST
DENVER CO 80207-1626

FLORES ZAPATA ANDRES
3008 S EATON ST
DENVER CO 80227

FLOREZ JOSEPH R AND
FLOREZ VIRGINIA M
8154 CONIFER RD
DENVER CO 80221-4520

FLP DOAN TRINH
8358 W 62ND PL
ARVADA CO 80004-3410

FLP THIENHUONG
8358 W 62ND PL
ARVADA CO 80004-3410

FLP TRAMANH
8358 W 62ND PL
ARVADA CO 80004-3410

FOOS LISA A AND
SPARKS DEVIN BRUCE AND SPARKS LONNA THUY
17740 E 136TH AVE
BRIGHTON CO 80603-7021

FOSTER MAX I
2880 COTTONWOOD DR
DENVER CO 80221-3211

FOSTER PROPERTIES LLC
5200 WYANDOT ST
DENVER CO 80221-1405

FOULKE DOUGLAS AND
FOULKE JILL
2734 W 118TH AVE
WESTMINSTER CO 80234-2427

FOURIE ANDRE AND
FOURIE JILL
930 CENTRAL AVE UNIT 218
SAINT PETERSBURG FL 33705-1640

FOURIE PROPERTIES LLC
930 CENTRAL AVE UNIT 218
SAINT PETERSBURG FL 33705-1640

FOURIE PROPERTIES LLC
PO BOX 3276
TRUCKEE CA 96160-3276

FOUST GREGORY E/KAREN A AND
HOWARD ROGER L/JANICE C
11462 E LOUISANA AVE
AURORA CO 80012

FOX PAUL ERIC
PO BOX 318  8050 JASMINE ST
DUPONT CO 80024

FOXFIELD GEARS HOLDINGS LLC
6735 S PITKIN ST
FOXFIELD CO 80016-1538

FREI ASSOCIATES LTD II
5650 E 88TH AVE
HENDERSON CO 80640

FSC INVESTMENTS LLC 2/3 INT ET AL
C/O HZ PROPS CO LLC POPEYES FRIED CHICKEN
4415 HIGHWAY 6
SUGAR LAND TX 77478-4476

FRANCISCO AND KARIN MIRAVAL TRUST
4023 S ROME ST
AURORA CO 80018-3143

FRESQUEZ VICTORIA F
4162 S ZENOBIA ST
DENVER CO 80236-3228

FT GIBSON LLC
1830 E BROADWAY BLVD #124-303
TUCSON AZ 85719

FRANCISCO ANTHONY J AND
FRANCISCO MAGDALENE G
PO BOX 172125
DENVER CO 80217-2125

FRETTER RENTALS
14442 GARFIELD ST
BRIGHTON CO 80602-7738

FUENTE TERESITA DE LA
7618 BANNOCK STREET
DENVER CO 80231

FRANK AND LOU ENTERPRISES LLC
13024 ASH ST
THORNTON CO 80241-3700

FREUND EDWARD F
920 DOLPHIN DR
CAPE CORAL FL 33904-5922

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

FRANK SIMON
2036 HOOKER ST
DENVER CO 80211-5039

FREUND INVESTMENTS LLC
15460 E BATAVIA DR
AURORA CO 80011-4608

FUENTES JESUS M AND
FUENTES ELNORA L
2959 E 123RD AVE
THORNTON CO 80241-3428

FRASE ANDREA
2246 CORONADO PKWY N # PKYN D
DENVER CO 80229-8085

FREYRE DAVID
4301 JASON ST
DENVER CO 80211-2410

FUKUI BRAD AND MUNOZ LENARD
7415 S ALKIRE ST #202
LITTLETON CO 80127-3276

FRAZIER CHRISTA
5950 W 60TH AVE
ARVADA CO 80003-5702

FRICTION CIRCLE FABRICATION LLC
1807 CEDAR RIDGE DR
AUSTIN TX 78741-3902

FULKS JAMES MONTGOMERY JR AND
FULKS JENNY LYNN
9757 HI LAND CIR
BRIGHTON CO 80602-5630

FRAZIER NORMAN C/KATHERINE A TRUSTEES
C/O REFERRAL PROPERTY MANAGEMENT CO
90 W 84TH AVE
DENVER CO 80260-4808

FRIERSON TRUST THE
3321 W 21ST AVE
DENVER CO 80211-5013

FURNITURE ROW COLO LLC
5651 BROADWAY
DENVER CO 80216-1021

FREEBIRD LLC
PO BOX 467
GOLDEN CO 80402-0467

FROST GERALDINE H TRUST THE
PO BOX 23
HENDERSON CO 80640-0023

G&I X VILLAS ON 76TH LLC
C/O DRA ADVISORS LLC
575 5TH AVE FL 38
NEW YORK NY 10017-2422

FREEWAY REAL ESTATE LLC
4301 JASON ST
DENVER CO 80211-2410

FRRE LLC
5651 BROADWAY
DENVER CO 80216-1021

G-RADO INVESTMENTS LLC
2086 MAPLES PL
HIGHLANDS RANCH CO 80129-5495

GA HC REIT II ST ANTHONY NORTH DENVER
MOB II LLC C/O RYAN, LLC
PO BOX 250509
ATLANTA GA 30325-1509

GABRIEL RICHARD B
1535 PEACH CT
BRIGHTON CO 80601-3624

GADGET RECORDS LLC
10578 SKYDANCE DR
HIGHLANDS RANCH CO 80126-8131

GAGLIA GARY L AND
GAGLIA LEONA
14671 PECOS ST
WESTMINSTER CO 80023-6287

GALLAGHER CURT AND
URSINI ANNETTE
11265 ASH CIR
DENVER CO 80233-2641

GALLEGOS ALICIA ESTEF AND
RUEDA FABIO ENRIQUE CHACON
875 E 78TH AVE # 3-20
DENVER CO 80229-5980

GALLEGOS DANIEL J
775 COUNTY ROAD 11
ERIE CO 80516-7704

GALLEGOS DANIEL J AND
GALLEGOS MARCIA J
775 COUNTY ROAD 11
ERIE CO 80516-7704

GALLEGOS JORGE A AND
FONTES AURORA
1568 WILDFLOWER DR
BRIGHTON CO 80601-6512

GALLEGOS REINALDO E
6731 LOWELL BLVD
DENVER CO 80221-2650

GALLEGOS REINALDO E
14970 CLINTON ST
BRIGHTON CO 80602-5671

GALLEGOS REINALDO E AND GALLEGOS MARIANNE ARCI
GALLEGOS HAROLD L AND GALLEGOS ELLEN PRADO
14970 CLINTON ST
BRIGHTON CO 80602-5671

GANDARA JOSEFINA
950 STUART ST
DENVER CO 80204

GANNON KIMBERLY M
12227 MONROE PL
THORNTON CO 80241-3503

GARCIA ALVINEO AND
GARCIA SHATARA
1825 ASPEN MEADOW CIR
FEDERAL HEIGHTS CO 80260-4809

GARCIA CHRISTINA A/NETTROUR DAVID TYLER
FOREST/NETTROUR PAMELA R C/O GRACE MANAGEMENT
2200 E 104TH AVE STE 105
THORNTON CO 80233-4402

GARCIA CYNTHIA A
5073 PERTH CT
DENVER CO 80249-8228

GARCIA DANIEL MENDOZA
10789 WORCHESTER WAY
COMMERCE CITY CO 80022-7023

GARCIA GINGER
2141 CORONADO PKWY N APT C
DENVER CO 80229-6221

GARCIA HAROLD J AND
GARCIA ELIZABETH R
3180 W 76TH AVE # 303B
WESTMINSTER CO 80030-4977

GARCIA JENNIFER C
2487 RAINBOW DR APT B
DENVER CO 80229-1907

GARCIA JEREMEY M AND
TRUJILLO MARGARET M
2241 CORONADO PKWY N APT C
DENVER CO 80229-8014

GARCIA JESSE
366 BELL LN
NORTHGLENN CO 80260-6017

GARCIA JORGE AND
GARCIA ERICA F
5047 ROCKY MOUNTAIN DR
CASTLE ROCK CO 80109-8639

GARCIA JOSE
6821 JORDAN DRIVE
DENVER CO 80221

GARCIA JOSE ALBERTO AND
GARCIA EULALIA
9629 PERRY ST
WESTMINSTER CO 80031-2625

GARCIA LAURIE D
4301 GAYLORD ST
DENVER CO 80216-3800

GARCIA MANUEL AND
GARCIA MARGARITA
6670 DECATUR ST
DENVER CO 80221-2228

GARCIA MARIA ISELA AND GARCIA MANUEL J
29515 E 165TH AVE
BRIGHTON CO 80603-8411

GARCIA NORBERTO CABANAS AND LEZAMA DUVAN
IA GUADALUPE AND
ENRIQUES ACERO LEONOR ADRIANA
4187 E 113TH PL
THORNTON CO 80233-2606

GARCIA YVETTE MONICA AND
SIMENTAL OTILIA
2107 CORONADO PKWY N APT A
DENVER CO 80229-6067

GARDNER ROBERT E/SUSAN A
REVOCABLE TRUST THE
530 HALPIN RD
MIDDLEBURY VT 05753-8668

GARZA MANUEL D JR
7295 IVY ST
COMMERCE CITY CO 80022-1544

GARZA MANUEL D JR AND
GARZA ELVIRA N
7295 IVY ST
COMMERCE CITY CO 80022-1544

GATES LON P
PO BOX 6
WESTMINSTER CO 80036-0006

GAVIN JOAN ELLEN
3601 DYANNA DR
THORNTON CO 80241-2100

GELT TIMBER LODGE FEE OWNER LLC AND SMARTWEB
TIMBER
LODGE LLC AND UHON TIMBER LODGE LLC C/O VCOR
P SERVICES LLC
PO BOX 847
CARLSBAD CA 92018-0847

GEOFF AND ELIZABETH GOOLSBAY LIVING TRUST
1301 W OMAHA PL
BROKEN ARROW OK 74012-0413

GERMAN ENTERPRISE LLC
6381 BEACH ST UNIT D
DENVER CO 80221-2036

GFP CL DENVER 1210 + 1550 LLC AND
C/O EVERWEST ADVISORS LLC
1099 18TH ST STE 2900
DENVER CO 80202-1929

GIANNINO MATTHEW
29945 WOOD DUCK WAY
BUENA VISTA CO 81211-8407

GIBBS DOUGLAS O AND
GIBBS MARY A
2101 CORONADO PKWY N, # PKYN B
DENVER CO 80229-8055

GIBNEY HARRY Z JR
6880 RACE STREET
DENVER CO 80229

GIBRALTAR REALTY CO
600 JOSEPHINE ST
DENVER CO 80206-3723

GIBSON LAURA J
1900 BARTON SPRINGS RD UNIT 2007
AUSTIN TX 78704-1391

GIDLUND EVERETT J
3528 BRANDON JAMES DR
BILOXI MS 39532-9400

GIEBEL RYAN AND
GIEBEL SUNAINA KUMAR
10704 BRYCE LN
LITTLETON CO 80126-7509

GIENGER JACOB G
5611 E KETTLE PL
CENTENNIAL CO 80112-2460

GIESLER KIMBERLY AND
SMITH KEVIN DALE
3835 COUNTY ROAD 82
ELMORE OH 43416-9607

GINGERLY BAKED PROPERTIES LLC
10660 W 62ND PL
ARVADA CO 80004-4823

GIPSON TIMNA RAHESHA
2347 RAINBOW DR # C
DENVER CO 80229-1901

GKT MARKET SQUARE LLC
211 N STADIUM BLVD STE 201
COLUMBIA MO 65203-1161

GLEITZ AND ROSA ENTERPRISES
INC
2970 E 98TH AVE
THORNTON CO 80229-2605

GLISTA ANTHONY L
8349 FOX ST
DENVER CO 80221-4827

GMLM LLC
131 S EUDORA ST
DENVER CO 80246-1134

GOALLINE PARTNERS LLC
8807 W 86TH DR
ARVADA CO 80005-1579

GOBEL FAMILY LIMITED LIABILITY COMPANY
9090 BRIGHTON RD
HENDERSON CO 80640-8235

GODOY ISIDRO
2346 W 53RD PL
DENVER CO 80221

GOEBEL RICHARD M AND
GOEBEL BARBARA J
PO BOX 578160
CHICAGO IL 60657-7303

GOEBEL RICHARD M AND
CHIEN SHIH M
PO BOX 578160
CHICAGO IL 60657-7303

GOLD MESA 15 LLC
6300 E HAMPDEN AVE STE C324
DENVER CO 80222-7678

GOLDBERG RANDI S
2249 GLENARM PL
DENVER CO 80205

GOLDBERG RANDI S
2840 AMES ST
WHEAT RIDGE CO 80214-8520

GOLDEN DERRICK M
2145 CORONADO PARKWAY NO. A
THORNTON CO 80229

GOLIGOSKI DEBRA A
7371 QUIVAS ST
DENVER CO 80221-3143

GOMEZ BERENICE
9999 PECOS ST
THORNTON CO 80260-5907

GOMEZ BLAS
9989 PECOS ST
DENVER CO 80260-5907

GOMEZ DELMA G
114 S 9TH ST
JUNCTION TX 76849-5314

GOMEZ EDUWIGUIZ AND
GOMEZ ESPERANZA
6930 MORRISON DR
DENVER CO 80221-2513

GOMEZ PROANO MARTIN AND
MARTINEZ QUEZADA ALEJANDRA
9588 E 147TH AVE
BRIGHTON CO 80602-5712

GOMEZ THERESA M AND
MONTAGUE AMBER
1920 MC DOUGAL ST
DENVER CO 80229

GOMEZ VIVIAN JR
13607 LAKE AVE
BRIGHTON CO 80603

GONZALES FLORENCE AND
MUFF RICHARD
5841 E 123RD AVE
BRIGHTON CO 80602-8096

GONZALES GILBERT J AND
GONZALES CYNTHIA R
9663 JOSEPHINE PL
THORNTON CO 80229-2562

GONZALES KENNETH J AND
ORTIZ CYNTHIA M
2652 W ROSEMARY LN
DENVER CO 80221-1657

GONZALEZ ARTHUR
7986 N PENNSYLVANIA ST
DENVER CO 80229

GONZALEZ GUDINO FRANCISCO AND
GONZALEZ AIDA A
3302 W 113TH AVE
WESTMINSTER CO 80031-7182

GONZALEZ GUILLERMINA AKA
VILLARREAL GUILLERMINA
10184 VINE CT
THORNTON CO 80229-2387

GONZALEZ HILARIO
10320 W 32ND AVE
WHEAT RIDGE CO 80033-5676

GONZALEZ JORGE A AND
MORALES ELISA B
1740 W 53RD DR UNIT 8
DENVER CO 80221

GONZALEZ LOZANO CRISTINA MABEL
875 E 78TH AVE UNIT 11-2
DENVER CO 80229-5980

GONZALEZ MARIA DEL CARMEN
6195 TENNYSON ST
ARVADA CO 80003-6703

GONZALEZ MARTIN JORGE H
11790 ACOMA ST
NORTHGLENN CO 80234-2908

GONZALEZ MICHAEL
875 E 78TH AVE APT 12-2
DENVER CO 80229-5980

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

GONZALEZ-RAMIREZ JESUS M AND
MENDOZA ALONDRA LOMELI
3310 N MILWAUKEE ST
DENVER CO 80205-4323

GOODRICH VIRGINIA M
2427 DEVONSHIRE CT # 31
DENVER CO 80229-5149

GOODSOLUTIONS INC
4687 RABBIT MOUNTAIN RD # FOAD
BROOMFIELD CO 80020-8107

GOOGINS JOSEPH R
580 E 99TH PLACE
THORNTON CO 80229

GORDON ERICA ANN
6792 NAVAJO WAY
DENVER CO 80221-2767

GORDONS STOUT LLC
C/O LYLE GURLEY
PO BOX 705
HENDERSON CO 80640-0705

GORHAM REVOCABLE TRUST
2495 KENDALL ST
EDGEWATER CO 80214-1045

GOULD RONALD EDWARD JR
PO BOX 303
DUPONT CO 80024-0303

GOVEA LLC
2920 W 73RD AVE
WESTMINSTER CO 80030-5000

GRACE GOSPEL PUBLISHERS INC
PO BOX 21001
DENVER CO 80221

GRAFENDELIA PROPERTIES LLC
PO BOX 1003
STRASBURG CO 80136-1003

GRAHAM RANDALL
6737 GROVE ST
DENVER CO 80221-2635

GRANADOS MARTIN MONDRAGON
11293 KINGSTON ST
COMMERCE CITY CO 80640-7644

GRANIEL CARLOTA AND
GRANIEL ELSA J
1641 W 83RD AVE
DENVER CO 80221-4607

GRAY CYNTHIA L
2271 CORONADO PKWY N # A
DENVER CO 80229-8019

GREEN REMINGTON
PO BOX 201821
DENVER CO 80220

GRF CORPORATION
7461 LOCUST ST
COMMERCE CITY CO 80022-1345

GRIEBAT FAMILY TRUST THE
5010 W 98TH AVE
WESTMINSTER CO 80031

GRIEGO LARRY
2111 CORONADO PARKWAY UNIT D
DENVER CO 80229

GROSS GARY FREDERICK
918 CORONADO PKWY S
DENVER CO 80229-5445

GROSSE LANNY DEAN
8026 E 35TH AVE
DENVER CO 80238-3471

GROSSO ERIC BRIAN
646 S POPLAR ST
DENVER CO 80224-1553

GROVE LIMITED
1578 JASMINE ST
DENVER CO 80220-1535

GTY-PACIFIC LEASING LLC
ATTN ASSET MANAGEMENT
TWO JERICHO PLAZA STE 110 WING C
JERICHO NY 11753

GUATIMAPE LLC
1601 S PERRY ST
DENVER CO 80219-4444

GUERRERO ALEJANDRO AND
PARRA BERTHA ALICIA
9304 PITKIN ST
COMMERCE CITY CO 80022-7199

GUERRERO JOSE
2277 CORONADO PKWY N # PKYN B
DENVER CO 80229-8073

GUERRIERO GARY ANTHONY
898 W TAMARISK ST
LOUISVILLE CO 80027-1050

GUEVARA JACKELINE ZAMBRANO AND
ZAMBRANO STACY DONNA SANCHEZ
2113 CORONADO PKWY N APT B
DENVER CO 80229-6089

GUMPER JULIA L AND GENEREUX MARTIN J
8033 SOUTH CORONA WAY
LITTLETON CO 80122

GURINOVA LYUBOV
2129 CORONADO PKWY N APT C
DENVER CO 80229-8013

GURULE JENELL S
2107 CORONADO PKWY N APT B
THORNTON CO 80229-6067

GURUNG KHAGENDRA AND
GURUNG NABINA
1262 BERGEN PKWY UNIT E100
EVERGREEN CO 80439-9574

GUTIERREZ JUAN FRANSICO AND CATHERINE S
15821 HEADLIGHT RD
STRASBURG CO 80136

GUTIERREZ MANUEL JAVIER AND
GUTIERREZ LAURA
4336 CATHAY ST
DENVER CO 80249-6507

GUTIERREZ MIGUEL
7564 KEARNEY ST
COMMERCE CITY CO 80022-1336

GUTIERREZ MONICA
1950 W 67TH PL
DENVER CO 80221-2620

GUTIERREZ SERGIO
10300 E 145TH AVE
BRIGHTON CO 80602-5700

GUTIERREZ SERGIO
10300 E 145TH AVE
BRIGHTON CO 80602

GYST LLC
8195 KNOX CT
WESTMINSTER CO 80031-4136

H2 RENTALS LLC
970 YUMA ST STE 170
DENVER CO 80204-3836

HAAS VILURA L AND
HAAS WILFRIED J
7271 POPPY WAY
ARVADA CO 80007-7533

HABECK RAY
HABECK KAREN
4854 W 93RD AVE
WESTMINSTER CO 80031-6310

HACK CHRISTOPHER LEE
11755 AIRPORT WAY STE 149
BROOMFIELD CO 80021-2502

HADLOW ROBERT R
2125 CORONADO PKWY N APT A
DENVER CO 80229-8011

HAGEMAN SETH PATRICK AND
HAGEMAN KELLY EILEEN
1435 S BALSAM CT
LAKEWOOD CO 80232-5328

HAGER TODD L
1645 LONG BRANCH ST
STRASBURG CO 80136-7733

HAINEY FAMILY LIMITED PARTNERSHIP
PO BOX 665
WESTMINSTER CO 80036-0665

HALAIKO MARK
855 E 78TH AVE APT 25
DENVER CO 80229-5935

HALEIGH S HOPE INC
6525 GUNPARK DR STE 370-236
BOULDER CO 80301-3346

HALL MIRIAM V AND
WOOD ANDREW Q
405 BELTON ST
CHARLOTTE NC 28209-1832

HAMAR NICHOLAS T AND
HAMAR MELISSA A
11650 W 35TH AVE
WHEAT RIDGE CO 80033-5321

HAMILTON PATRICIA L LIVING TRUST THE
10485 HENDERSON RD
BRIGHTON CO 80601-8111

HAMILTON STEVE D
12125 NEWPORT DR
BRIGHTON CO 80601-8057

HAMILTON STEVE D AND
HAMILTON ERMELINDA
12125 NEWPORT DR
BRIGHTON CO 80602-8057

HANDLER FAMILY PARTNERSHIP I LLLP THE
C/O MAURY HANDLER
65 S COLORADO BLVD
DENVER CO 80246-1040

HANEY VIRGINIA
2575 W 65TH AVE
DENVER CO 80221-2339

HANKS REED A AND
HANKS TONYA M
PO BOX 632
STRASBURG CO 80136-0632

HANKS REED AND
HANKS TONYA
PO BOX 632
STRASBURG CO 80136-0632

HANKS REED AND HANKS TONYA
PO BOX 632
STRASBURG CO 80136

HANLEY HOLDINGS LLC
7204 S URAVAN CT
FOXFIELD CO 80016-1692

HARICK INC
21 INVERNESS WAY EAST
ENGLEWOOD CO 80112-5710

HARMAN-MANAGEMENT CORPORATION
NO.463
PO BOX 572530
SLC UT 84157

HARMS COURTNEY L
1753 ASPEN MEADOW CIR
FEDERAL HEIGHTS CO 80260-4837

HARO FABIAN
7669 SHERMAN PL
DENVER CO 80221-4180

HARO JOEL AND
LLAMAS MIRELLA
7501 BRIGHTON BLVD
COMMERCE CITY CO 80022-1572

HARPER ASHLEY NICOLE
855 E 78TH AVE APT 31
DENVER CO 80229-5935

HARRIS MATTHEW A
2103 CORONADO PKWY N APT A
THORNTON CO 80229-8056

HARRISON TAMMIE DEE AND
MILLER LALEH CHI
3893 W 63RD PL
ARVADA CO 80003-6721

HARROD JAMES CALVIN REVOCABLE
TRUST THE
2220 W 56TH AVE
DENVER CO 80221-6605

HART ERIC S
56990 E 18TH AVE
STRASBURG CO 80136-7850

HART RONALD J
11026 TRACEY CT
NEW PORT RICHEY FL 34654-1517

HARTSOCK STEVEN JAMES AND
ANDRUS KATE RENEE HARTSOCK
4298 W 117TH CT
WESTMINSTER CO 80031-5106

HARTT REBECCA S
14420 BRIGHTON RD
BRIGHTON CO 80601-7347

HASKINS THOMAS G AND
HASKINS RENEE J
3110 LONGFELLOW PL
DENVER CO 80221-2148

HAVEN HILLS LLC
510 E 51ST AVE STE 203
DENVER CO 80216-2004

HAWKES REBEKAH M
2502 DEPEW ST
EDGEWATER CO 80214-1237

HAWKINS HOSTEL LLC
1705 PARKDALE CIR N
ERIE CO 80516-2405

HAWLEY MECHANICAL CORPORATION
8243 W 70TH PL
ARVADA CO 80004-1824

HAZARD LAKE LLC
818 SW 3RD AVE PMB 227
PORTLAND OR 97204

HAZEL HOMES LLC
2548 KEYSTONE DR
EVERGREEN CO 80439-9426

HAZELTINE HEIGHTS WATER AND
SANITATION DISTRICT
P O BOX 38
HENDERSON CO 80640

HAZELTINE VILLAGE HOMEOWNERS ASSOCIATION
INC
PO BOX 254
HENDERSON CO 80640-0254

HC-8451 PEARL STREET LLC
C/O PROPERTY VALUATION SERVICES
14400 METCALF AVE
OVERLAND PARK KS 66223-2989

HDC 4147 W 64TH AVENUE LLLP
2100 N DOWNING ST
DENVER CO 80205-5271

HDT TEN LIMITED LIABILITY COMPANY
6746 S REVERE PKWY STE 125
CENTENNIAL CO 80112-6786

HEARD ELIAS J
2139 CORONADO PKWY N
THORNTON CO 80229-8098

HEFFENGER PEPE R
901 BRONCO RD
DENVER CO 80221-3559

HEGGE JOEL AND
HEGGE KAREN
13320 CHERRY CIR
THORNTON CO 80241-1528

HEIDBRIDER RANDY JR
2121 CORONADO PKWY N APT D
DENVER CO 80229-8010

HEIDENREICH JOSEPHINE
6910 MARIPOSA ST
DENVER CO 80221-7029

HEIN DUSTON
12991 N SIERRA CIR
PARKER CO 80138-8731

HEIN SHARON KAY AND
HEIN SHARLENE
6500-65 RALEIGH ST
ARVADA CO 80003

HEINRICH SHIRLEY J
9057 LA SALLE PL
WESTMINSTER CO 80031

HELZER DAVID M
37061 SOARING EAGLE CIR
SEVERANCE CO 80550-8410

HENDERSHOT DONALD L AND
HENDERSHOT BEVERLY J
10952 W 106TH PLACE
WESTMINSTER CO 80021

HENDERSON COLE W AND
HENDERSON ANTHONY
2235 CORONADO PKWY N
DENVER CO 80229-6230

HENDERSON WATER SKI CLUB LLC
C/O TOM KRUEGER
15037 W 49TH PLACE
GOLDEN CO 80403

HENDRICKSON BRIAN AND
HENDRICKSON PATTI
11910 E TANNER DR
CLAREMORE OK 74019-5771

HEPP MICHAEL J
13937 LEXINGTON PL
WESTMINSTER CO 80023-9386

HEREDIA JOHN C
6318 W 71ST AVE
ARVADA CO 80003-3733

HERMOZ LLC
17040 E 107TH AVE
COMMERCE CITY CO 80022-9571

HERNANDEZ ARELI J FIGUEROA
8869 YUKON ST
WESTMINSTER CO 80021-8605

HERNANDEZ GERARDO
2012 N 191ST AVE
ELKHORN NE 68022-1508

HERNANDEZ JAMES AND
HERNANDEZ DEBORAH
15777 W 83RD AVE
ARVADA CO 80007-6714

HERNANDEZ JUAN AND
HERNANDEZ PAULINA
301 MALLEY DR APT 89
NORTHGLENN CO 80233-2035

HERNANDEZ LETICIA AND
HERNANDEZ JESUS GALINDO
3529 W CONEJOS PLACE
DENVER CO 80204

HERNANDEZ VIRGINIA
5486 UMATILLA ST
DENVER CO 80221-1474

HERON GREGORY W
3126 RALEIGH STREET
DENVER CO 80212

HERRADA EZEQUIEL
5981 E 81ST AVE
DUPONT CO 80204

HERRE MARTIN
265 DILLON RIDGE RD STE C 224
DILLON CO 80435-6009

HERRERA ABSOLOM A
3895 W 88TH AVE
WESTMINSTER CO 80031-3504

HERRERA JORGE ISAAC MEDINA
992 S 4TH AVE APT 100-269
BRIGHTON CO 80601-6802

HERRERA JOSE MANUEL
7911 GRANT ST
DENVER CO 80229-5861

HERRMAN HAROLD L AND HERRMAN VALERIE A TRUST
PO BOX 807
STRASBURG CO 80136-7515

HERRMANN ALEXANDER S AND
SCHERLIN TREVOR B
3620 VALLEY RD
CASPER WY 82604-4982

HI-LAND ACRES WATER AND
SANITATION DISTRICT
PO BOX 0128
BRIGHTON CO 80601-0128

HI-U INN
C/O JFY INC
3601 YORK ST
DENVER CO 80205-3543

HIESTAND JAMES C
6890 LARSH DR
DENVER CO 80221-2539

HIGGINS WILLIAM H AND
HIGGINS RAMONA L
PO BOX 33
STRASBURG CO 80136-0033

HIGH POINT VILLAGE HOMEOWNERS ASSOC
C/O MANAGEMENT SPECIALISTS INC
390 INTERLOCKEN CRESCENT STE 500
BROOMFIELD CO 80021-8041

HIGHTCHEW SALLY ANN FKA
NIVER SALLY ANN
1058 FLAGSTONE RDG
MESQUITE NV 89034-1250

HILDRETH ROGER
18611 FOXHAVEN CT
BRIGHTON CO 80603-9451

HILL JAMES C
9110 WASHINGTON ST
THORNTON CO 80229-4305

HILL JAMES C UND 1/2 INT AND
SOUTHERN JACQUELINE ANN TRUST THE UND 1/2 I
9110 WASHINGTON ST
THORNTON CO 80229-4305

HILL JAMES J AND
HILL KATHLEENA
13830 FRANKLIN ST
BRIGHTON CO 80602-6358

HILL KATHERINE C
2127 CORONADO PKWY UNIT D
THORNTON CO 80229

HILL MATHEW L AND NATALIE L
9110 WASHINGTON ST
THORNTON CO 80229

HILL MATTHEW L
9110 WASHINGTON ST
THORNTON CO 80229-4305

HILL MATTHEW L
9110 WASHINGTON ST
DENVER CO 80229-4305

HILLEN HOLDINGS LLC
2303 FOSSIL TRACE DR
GOLDEN CO 80401-6149

HILLEN WILLIAM D
2303 FOSSIL TRACE DR
GOLDEN CO 80401-6149

HILTON HEAD INVESTMENT COMPANY LLC
PO BOX 450522
AURORA CO 80046

HIMES LISA AND
BIRD LAURIE
7920 NEWPORT ST
COMMERCE CITY CO 80022-1129

HINKLE GERTRUDE I REVOCABLE LIVING TRUST
7293 RUSSELL CT
ARVADA CO 80007-7628

HIRED HAND DENVER LLC
C/O DUCHARME MCMILLEN & ASSOCIATES
PO BOX 80615
INDIANAPOLIS IN 46280-0615

HISAMOTO LORRAINE HIDEKO
2161 E 68TH AVE
DENVER CO 80229-7316

HJB LLC
10010 MOBILE ST
COMMERCE CITY CO 80022-7165

HMR 1 LLC
4045 PECOS ST STE STE 200
DENVER CO 80211-2555

HO SHIH LUNG
307 N MEADOW ST
ITHACA NY 14850-3224

HOBBS CHARLES
2220 BILLINGS ST APT 4
AURORA CO 80011-4259

HOCK CALVIN AND
HOCK KAREN
2516 E 116TH PL
THORNTON CO 80233-2344

HOKR LEROY B
8184 E 159TH CT
THORNTON CO 80602-7532

HOLDCROFT EDWARD O
15487 COUNTY ROAD 12
FORT MORGAN CO 80701-8718

HOLGUIN MOLINA CESAR DARIO AND
HOLGUIN YANEZ TANIA VIANETH
8218 HIGH ST
DENVER CO 80229-5619

HOLGUIN NOEL RIVERA
6 LAKEWOOD HEIGHTS DR
LAKEWOOD CO 80215-4624

HOLGUIN OSCAR AND
GARCIA ELVIRA
3184 LONGFELLOW PLACE
DENVER CO 80221

HOLLAND JOHN
2113 CORONADO PKWY N # C
DENVER CO 80229-6089

HOLLAND ROBERT C
8889 CIRCLE DR
WESTMINSTER CO 80031

HOLLOWAY GLENN
5370 GROVE ST
DENVER CO 80221-6544

HOLST FAMILY TRUST THE
1102 HITCHRACK RD
BAILEY CO 80421-1020

HONG STEVEN
801 JUNIPER AVE
BOULDER CO 80304-1723

HOOD RALPH G
802 KIRBY CT
WATKINS CO 80137-7701

HORNE PEGGY H
2130 WESTLAKE DR
LONGMONT CO 80503-8127

HOUGHTON NATHANIEL AND
HELLER ASHLEY
6788 NAVAJO WAY
DENVER CO 80221-2767

HOUSING AUTHORITY OF THE COUNTY OF ADAMS DBA
UNISON HOUSING PARTNERS
3033 W 71ST AVE STE 1000
WESTMINSTER CO 80030-5440

HOVEN JAMES JAY JR AND
HOVEN SHAWNA M
7820 S HOMESTEADER DR
MORRISON CO 80465-2807

HOWARD NEIL M G
PO BOX 5
STRASBURG CO 80136-0005

HP COLORADO I LLC
C/O TRICON RESIDENTIAL
15771 RED HILL AVE
TUSTIN CA 92780-7333

HUB ACQUISITION LLC
C/O WESTFIELD PROPERTY SERVICES
4221 BRIGHTON BLVD
DENVER CO 80216-3719

HUDOBNIK DIETER MARKUS AND
HUDOBNIK DIETER ALOYS AND HUDOBNIK BETTY KAY
3745 WEST 88TH CT
WESTMINSTER CO 80031

HUERTA-CASILLAS LIZETTE
2137 CORONADO PKWY N APT B
DENVER CO 80229-8097

HUFFMAN FAMILY L P
1965 S LAKE RD
LAKEWOOD CO 80227-3685

HUH TAE NAM AND
HUH WOONG BOK
400 BEAUMONT AVE
PACIFIC GROVE CA 93950

HUIGENS JUDY
PO BOX 96
STRASBURG CO 80136

HUITRON GEORGE AND
HUITRON SUSAN
930 E 132ND DR
DENVER CO 80241-1136

HUIZAR JOSE AND
HUIZAR UBALDA
4345 BANNESTER AVE
EL MONTE CA 91732

HULTGREN PAUL J
343 SPRUCEWOOD CT
LAFAYETTE CO 80026

HUMBLE INVESTMENTS LLC
12804 NEWPORT WAY
THORNTON CO 80602-6955

HURON CENTER PETERMAN PROPERTIES LLC
C/O RIO REAL ESTATE
200 LIPAN ST
DENVER CO 80223-1318

HURON CENTER PETERMAN PROPERTIES LLC
C/O RIO REAL ESTATE
5697 MCINTYRE ST
GOLDEN CO 80403-7401

HURON INVESTMENTS LLC
1509 YORK ST STE 201
DENVER CO 80206-1408

HURTADO JOE I AND
HURTADO JULIA M
3185 LONGFELLOW PL
DENVER CO 80221-2147

HUTCHISON INCORPORATED
OF IOWA
7460 US HWY 85
COMMERCE CITY CO 80022

HUTCHISON INCORPORATED
PO BOX 1158
COMMERCE CITY CO 80022-0158

HUTCHISON INCORPORATED
OF IOWA
PO BOX 1158
COMMERCE CITY CO 80022-0158

HUTCHISON RENTAL EQUIPMENT
7460 U S HIGHWAY 85
COMMERCE CITY CO 80022

HUTTON PARTNERSHIP
2104 RIVERCREST CIR
DENISON TX 75020-3675

HV-MHP LTD LLP ET AL
3 CANON DR
ENGLEWOOD CO 80111

HYDRODIG DENVER LLC
6998 YORK ST
DENVER CO 80229-7343

HYLAND CREEK HOMEOWNERS ASSOCIATION INC
REGISTERED AGENT: MSI, LLC
11002 BENTON ST
WESTMINSTER CO 80020-3286

HYLAND CREEK HOMEOWNERS ASSOCIATION INC
C/O MSI LLC
11002 BENTON ST
WESTMINSTER CO 80020-3200

HYLAND HILLS PARK AND
RECREATION DISTRICT
8801 N PECOS ST
FEDERAL HEIGHTS CO 80260

HYLAND HILLS PARK AND RECREATION
DISTRICT
8801 PECOS ST
DENVER CO 80260-5038

HYLAND PARK HEIGHTS HOMEOWNERS
ASSOCIATION
PO BOX 1061
ARVADA CO 80001

HYRODIG DENVER LLC
6998 YORK ST
DENVER CO 80229-7343

I.K.F.C.INC
3614 61ST ST
BOULDER CO 80301-2904

IBARRA RAUL
PO BOX 140136
DENVER CO 80214-0136

ICC 64TH 1 LLC
8200 S KELLERMAN CIR
AURORA CO 80016-7399

IG LOGISTICS-LIPAN LLC
C/O IMPERIUM CAPITAL LLC
10 E 40TH ST RM 1701
NEW YORK NY 10016-0201

IGBERAESE BENEDICT
2241 CORONADO PKWY N APT D
DENVER CO 80229-8014

IGLESIA APOSTOLICA DE LA FE EN CRISTO
JESUS IN THE UNITED STATES
17310 E 104TH PL
COMMERCE CITY CO 80022-0566

IMAGO DEI GLOBAL COMMUNITIES INC
4455 JASON ST
DENVER CO 80211-2412

IMPERIAL FUND MORTGAGE TRUST 2022-NQM6
500 DELAWARE AVE UNIT 11
WILMINGTON DE 19899-7101

IN SELF STORAGE 24 LLC
5271 S QUEBEC ST
GREENWOOD VILLAGE CO 80111-1804

INARCO CONSTRUCTION LLC
18824 E 97TH PL
COMMERCE CITY CO 80022-2453

INGALLS STANLEY W AND
INGALLS CARMEN C
5646 WYANDOT ST
DENVER CO 80221-1858

INGALLS TROY D
13777 W 59TH PL
ARVADA CO 80004-3745

INGALLS TROY D
13777 W 59TH PL
ARVADA CO 80004

INTEGRITY TRAFFIC HOLDING COMPANY LLC
1559 APEX RD
FRANKTOWN CO 80116-8528

INTERSTATE BUSINESS PARK LLC
3440 YOUNGFIELD ST NO 235
WHEAT RIDGE CO 80033-5245

IOS-PVB - DENVER LLC
5353 WAYZATA BLVD STE 205
MINNEAPOLIS MN 55416-1316

IOV 5871 BROADWAY LLC
6300 N RIVER RD STE 400
ROSEMONT IL 60018-4240

IRLANDO GRACIELA JUANITA GARCIA
1 S OSCEOLA ST
DENVER CO 80219-1829

IRWIN MICHAEL H
PO BOX 157
DUPONT CO 80024-0157

J & J LLC
2692 S NELSON CT
LAKEWOOD CO 80227-2767

J & M COLORADO INVESTMENTS LLC
3941 PALMER RIDGE DR
PARKER CO 80134-5008

J AND C LLC
4535 W 100TH AVE
WESTMINSTER CO 80031-2482

J AND K PROPERTY MANAGEMENT LLC
1570 E 100TH AVENUE
THORNTON CO 80229

J H D S LLC
6363 S NETHERLAND WAY
CENTENNIAL CO 80016

JACKSON DENNIS
1639 QUINCE ST
DENVER CO 80220-1964

JACKSON FAMILY LLC
PO BOX 261243
DENVER CO 80226-9243

JACKSON ROBERT E II
3171 W 95TH AVE
WESTMINSTER CO 80031-2712

JACOBELLIS FAMILY LLC
2872 GREENSBOROUGH DR
LITTLETON CO 80129-1545

JACOBO ERIKA
8051 AND 8081 JASMINE ST
DUPONT CO 80024

JAEN MELISA A AND
JAEN MARCO R
1934 W 38TH AVE
DENVER CO 80211-2202

JAIANTILAL TEJHALL DIPAC
1058 REDBUD CIR
LONGMONT CO 80503-7351

JALOWSKY ED
PO BOX 371407
DENVER CO 80237-5407

JAMES F BLUM LLC
3164 S WHEELING WAY APT 208
AURORA CO 80014-5627

JAMES H WILLIAMS REVOCABLE TRUST
11240 HAWTHORN RDG
FISHERS IN 46037-9034

JAMES NURSERY COMPANY INC
7900 YORK ST
DENVER CO 80229-6113

JAMIEL DENNIS G AND
JAMIEL GAIL M
9085 LOWELL BLVD
WESTMINSTER CO 80030-6425

JARAGOSKE DAUNINE
2974 S PONTIAC ST
DENVER CO 80224-2710

JARAGOSKE DAUNINE R
2974 S PONTIAC ST
DENVER CO 80224-2710

JASPER ENTERPRISES LLC
9001 E 26TH AVE
DENVER CO 80238-2684

JASPER ENTERPRISES LLC
3520 W 92ND AVE STE 100
WESTMINSTER CO 80031-3304

JASPER ENTERPRISES LLC
9001 E 26TH AVE
DENVER CO 80238-2684

JASPER ENTERPRISES LLC
9001 E 26TH AVE
DENVER CO 80238

JASPER FAMILY TRUST
12655 LOCUST WAY
THORNTON CO 80602-4663

JAZWIERSKI PAUL
PO BOX 2284
ARVADA CO 80001-2284

JBG III XFT
14501 S FIGUEROA ST
GARDENA CA 90248-1713

JBTK PARTNERSHIP LTD
C/O ENOCH HOLDINGS LLLP/JERRY BERGLUND
2 COUNTRYSIDE LN
CHERRY HILLS VILLAGE CO 80121-2000

JD & S LLC
40160 E 88TH AVE
BENNETT CO 80102-9610

JD BRIGHTON INC
12020 WHEELING ST
BRIGHTON CO 80601-7181

JDMM RENTALS LLC
11084 CHEROKEE ST
NORTHGLENN CO 80234-3918

JEDIDIAH PROPERTIES LLC
6865 COLUMBINE ST
DENVER CO 80229-7548

JEDIDIAH PROPERTIES LLC
8420 STEELE ST
DENVER CO 80229-5706

JEFFREY AND NICOLE HANEL TRUST
1431 CORING PL
NORTHGLENN CO 80233-6004

JENNIFER TORRES REVOCABLE LIVING TRUST
16488 NICOLE RIDGE RD
SAN DIEGO CA 92127-6181

JEREMY FEIN INC
8799 I 76 FRONTAGE RD
COMMERCE CITY CO 80640-7843

JESSEN LINDA
944 CORONADO PKWY UNIT B
DENVER CO 80229

JH DG 1 LLC
3131 E ALAMEDA AVE UNIT 1108
DENVER CO 80209-3420

JHCH PROPERTIES LLC
4527 E 91ST ST
TULSA OK 74137-2810

JHDS LLC
6363 S NETHERLAND WAY
CENTENNIAL CO 80016

JIM N NGUYEN LIVING TRUST AND
JUDIE N NGUYEN LIVING TRUST
9943 DOWNING CIR
THORNTON CO 80229-7827

JING XIANGBAO AND
YANG LING
1482 SERENE DR
ERIE CO 80516-2450

JMC SOLUTIONS LLC AND
INDIGO INC LLC
8467 CHASE DR
ARVADA CO 80003-1228

JMJC TEN LLC
5652 S DELAWARE ST
LITTLETON CO 80120-1635

JMJC TWO LLC
5652 S DELAWARE ST
LITTLETON CO 80120

JOCOBO ERIKA
8051 AND 8081 JASMINE ST
DUPONT CO 80024

JOE SINGH INC
11830 RALEIGH PL
WESTMINSTER CO 80031-5045

JOHN AND RAE LYNNE HICKS LIVING TRUST
1637 MAIN ST
STRASBURG CO 80136-7541

JOHN E NELSON TRUST
701 COUNTY ROAD 105
CRAIG CO 81625-8900

JOHN MICHAEL GORSKI REVOCABLE LIVING TRUST
3596 LOVELAND AVE
LOVELAND CO 80538-7282

JOHNSTON CHALRES E AND
JOHNSTON JOANN
2041 W 154TH PL
BROOMFIELD CO 80023-7454

JOHNSTON CHARLES S
PO BOX 341
BRIGHTON CO 80601

JOHNSTON JENNIFER LAUREN AND
JOHNSTON KATY NICOLE
1567 YATES ST
DENVER CO 80204-1032

JONAS PATRICIA
7980 CHASE CIR APT G
ARVADA CO 80003-2559

JONES CYNTHIA CAROL
14621 GARFIELD ST
BRIGHTON CO 80602-7739

JONES MARGARET
1957 E 129TH AVE
THORNTON CO 80241-1901

JOOSTEN TYLER
938 CORONADO PKWY S
DENVER CO 80229-5445

JORGE CARDONA
2426 OAK HOLLOW DR
KISSIMMEE FL 34744-2717

JP 75 LLC
1601 BLAKE ST STE 600
DENVER CO 80202-1329

JUAREZ CARLOS CAMACHO AND
GARCIA NABOR RODRIGUEZ
11032 EAGLE CREEK PKWY
COMMERCE CITY CO 80022-9429

JUAREZ EUGENE T AND
JUAREZ KATHY A
5300 VALLEJO ST
DENVER CO 80221-1445

JUAREZ MACARIA
2620 FERN DR
WESTMINSTER CO 80030-5649

JULIE ANN MCPIKE GST TRUST
4430 ZUNI ST
DENVER CO 80211-1517

JUNG AND JB INVESTMENT LLC
6814 N TRAILWAY CIR
PARKER CO 80134-6200

JV PROPERTIES LLC
8214 S JACKSON ST
CENTENNIAL CO 80122-3629

K AND C SISTER LLC
9943 DOWNING CIRCLE
THORNTON CO 80229

K AND M INVESTMENT GROUP LLC
9249 S BROADWAY #200-504
HIGHLANDS RANCH CO 80129-5690

K C S NGUYEN LLC
9943 DOWNING CIR
THORNTON CO 80229-7827

K GLOBAL LLC
PO BOX 564
WESTMINSTER CO 80036-0564

K L WERTH LLC
2555 E 70TH AVENUE
DENVER CO 80229

K&A QOB LLC
PO BOX 1065
SHERIDAN WY 82801-1065

KA INVESTMENT LLC
835 FOXRIDGE WAY
SAN JOSE CA 95133-1460

KAHLER GREGORY L AND
KAHLER JANINE M
3712 W 103RD
WESTMINSTER CO 80031-2404

KANNAPEL AMY
875 E 78 TH AVE UNIT 18
DENVER CO 80229

KARASIK RANDAL BRUCE TRUST THE
4625 W 61ST PL
ARVADA CO 80003-6815

KARIOUK ANNA
11114 W 54TH LN
ARVADA CO 80002-4922

KARIOUK ANNA
2131 CORONADO PKWY N APT D
DENVER CO 80229-6091

KARNS KATHIE E
PO BOX 259
DUPONT CO 80024

KARSTEN LARRY G 1/2 INT AND HAYES LARRY
1/4 INT AND LAUHON JAY AND GLENNA 1/4 IN
10039 DODGE DRIVE
NORTHGLENN CO 80260-6032

KASPAR PHILLIP ROY JR
6340 LOWELL BLVD
DENVER CO 80221-1948

KC TRUST II THE
4096 YOUNGFIELD ST
WHEAT RIDGE CO 80033-3862

KCK ENDEAVORS LLC
4790 VINDALE LN
BYERS CO 80103-8533

KEITH CHALMERS TRUST AND
PAULA CHALMERS TRUST
15711 REASONER DR
BRIGHTON CO 80603-6926

KEJ CORP
8390 ELATI ST
DENVER CO 80221-4489

KEKAKE HALE LLC
ATTN HALEY AND COMPANY
1777 W 68TH AVE
DENVER CO 80221-2565

KEMPF RICHARD A KEMPF TRUST
2405 SANTA FE DR UNIT B
LONGMONT CO 80504-3220

KER MATTHEW
5221 E KENSINGTON AVE
CASTLE ROCK CO 80104

KERCEL TAMMIE L AND
KERCEL ADAM H AND KILBURN SARA E
7820 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4221

KERKSIEK CHARLOTTE
1615 LONGBRANCH/PO BOX 921
STRASBURG CO 80136

KERSCHEN ANASTAYZIA
2277 CORONADO PKWY N APT D
DENVER CO 80229-8021

KEVIL ADAM K
2901 W 81ST AVE NO E
WESTMINSTER CO 80031-4140

KHUN TE AND SAVETH TE TRUST
454 E 131ST AVE
THORNTON CO 80241-1736

KIELY JOHN M
PO BOX 351258
WESTMINSTER CO 80035-1258

KIET ANH NGUYEN LLC
4626 CASTLE CIR
BROOMFIELD CO 80023-4074

KILLEN MICHAEL
6750 AVRUM DR
DENVER CO 80221-2567

KILLEN RE LLC
6750 AVRUM DR
DENVER CO 80221-2567

KIM HYEON KI AND
KIM TONG SUK
7929 YORK ST
DENVER CO 80229-6100

KIM SOO OK AND
KIM MIN U
24741 E BERRY PL
AURORA CO 80016-5857

KINDVALL TRENT
8845 LOWELL WAY # 71
WESTMINSTER CO 80031-3556

KING KAYLEIGH AND
STOKES VICTOR
2131 CORONADO PKWY N APT A
DENVER CO 80229-6091

KING LYNETTA ARCHER
412 CHALET DR
BLACK HAWK CO 80422-8722

KIRBY KIRK LEVI
10221 E 120TH AVE
HENDERSON CO 80640-9745

KIRKMAN JOHN AND
KIRKMAN JENNIFER
10019 ELM ST
FEDERAL HEIGHTS CO 80260-6157

KITTINGER CHARLENE L / GRIFFIN KATHY K/
GRIFFIN DAVID R / GRIFFIN MATTHEW J
PO BOX 132
DUPONT CO 80024-0132

KIWI II CONSTRUCTION INC
27368 VIA INDUSTRIA STE 101
TEMECULA CA 92590-4852

KLEBER DIXIE L AND
KLEBER PHILLIP P
6000 HOLLY STREET
COMMERCE CITY CO 80022

KLEIN NICHOLAS JACOB AND
LONG DANIELLE ELISE
5222 TENNYSON ST
DENVER CO 80212-4042

KLEIN PATRICK THOMAS
PO BOX 281/1553 MONROE ST
STRASBURG CO 80136

KLZ RADIO INC
PO BOX 3003
BLUEBELL PA 19422-0735

KMLT PROPERTIES III LLC
3961 W 102ND AVE
WESTMINSTER CO 80031-2441

KMLT PROPERTIES VI LLC
3961 W 102ND AVE
WESTMINSTER CO 80031-2441

KOCOL THADDEAUS M AND
KOCOL SUSAN
11101 BRIGHTON RD
HENDERSON CO 80640-8931

KOCOL THADDEUS AND
KOCOL SUSAN M
11101 BRIGHTON RD
HENDERSON CO 80640

KOCOL THADDEUS M AND
KOCOL SUSAN
11101 BRIGHTON RD
HENDERSON CO 80640-8931

KOEHLER THOMAS H
21436 INDIAN SPRINGS RD
CONIFER CO 80433

KOEHLER THOMAS H
21436 INDIAN SPRINGS ROAD
CONIFER CO 80433

KOEHLER THOMAS H
21436 INDIAN SPRINGS RD
CONIFER CO 80433-4625

KOGER JENNIFER AND
WAGGONER NATHAN
1570 LONG BRANCH ST
STRASBURG CO 80136-7704

KONO LLC
PO BOX 1224
MORRISON CO 80465

KOONTZ JOSEPH D
2101 CORONADO PKWY N APT A
DENVER CO 80229-6088

KOSHELUPOV NIKOLAY AND
KOSHELUPOVA TATYANA
1940 W 100TH PL
THORNTON CO 80260-6300

KPD PROPERTIES LLC
5500 GREENWOOD PLAZA BLVD STE 220
GREENWOOD VILLAGE CO 80111-2106

KPTPO9 LLC
20831 N 52ND AVE
GLENDALE AZ 85308-9363

KRAMARIC MICHELLE
875 E 78TH AVE APT 14-2
DENVER CO 80229-5980

KRAMER GREGORY JAMES TRUST
10025 BRIGHTON RD
HENDERSON CO 80640-8625

KRAMERIA RETAIL LLC
789 N SHERMAN ST STE 660
DENVER CO 80203-3532

KRAUSE MARILYN AND
KRAUSE STEVEN R
6700 ONEIDA STREET
COMMERCE CITY CO 80022-2854

KREST LLC
8 PHILLIPS RIVER VW
SNOWMASS CO 81654-9049

KROCK PROPERTIES LLC
977 PINEHURST CT
BENNETT CO 80102-8753

KROOK CHRISTOPHER A
2838 FENTON ST
WHEAT RIDGE CO 80214-8115

KRUSE TIFFANY D
1327 JOYCE ST
GOLDEN CO 80401-3026

KTC AUDIO - A LLC
2193 S CHAMBERS RD
AURORA CO 80014-4503

KTN FAMILY TRUST THE
3678 S ZENO WAY
AURORA CO 80013-3538

KUBERT FAMILY TRUST THE
C/O VIRGIL AND BARBARA KUBERT TRUSTEES
8192 W 109TH AVE
WESTMINSTER CO 80021-2800

KUKU LLC
9265 W QUARLES PL
LITTLETON CO 80128-8030

KULP DANIEL JR
35280 HWY 52
ROGGEN CO 80652

KUNIN TIMOTHY A
252 INCA ST
DENVER CO 80223-1327

KUNTZELMAN TOD AND
KUNTZELMAN MARY
5940 QUAIL ST
ARVADA CO 80004-4757

KYLEVOON INVESTMENT LLC THE
8995 W GEDDES PL
LITTLETON CO 80128-4108

L & Z PROPERTY MANAGEMENT LLC
20 CORAL PL
GREENWOOD VILLAGE CO 80111-3463

L AND B REALTY LLP
14903 W 32ND DR
GOLDEN CO 80401-1366

L AND M RENTALS LLC
11043 W MEXICO DR
LAKEWOOD CO 80232-6100

L H LLC
450 CRAWFORD ST
GOLDEN CO 80401-4887

LA JUBILACION LLC
90 W 84TH AVE
DENVER CO 80260-4808

LA LTD
C/O KEELY C DOWNS
1940 S MILWAUKEE ST
DENVER CO 80210-3519

LAGUNA JOSE AND
LAGUNA PAULINA
13011 VALENTIA ST
THORNTON CO 80602-8242

LAKESIDE INN LLC
6251 FEDERAL BLVD
DENVER CO 80221-2005

LAM LINH
2688 S ALLISON ST
LAKEWOOD CO 80227-3203

LAMAI PROPERTIES LLC
6955 N BROADWAY
DENVER CO 80221

LAMCO ASSET COMPANY 2 LLC
401 CONGRESS AVE FL 33
AUSTIN TX 78701-3792

LAMMERS HAROLD R JR
14831 CHAMBERS RD
BRIGHTON CO 80601-6739

LAMSON BETHANY HELAINE AND
LATZKO STEFAN ANDREW
13725 W 6TH PL
GOLDEN CO 80401-4521

LANDMAN-CLARK REVOCABLE TRUST
PO BOX 19707
BOULDER CO 80308-2707

LARATO URSULA ELEANOR
96 LOOKOUT MOUNTAIN RD
GOLDEN CO 80401-9517

LARGE ELIZABETH
7504 SWADLEY ST
ARVADA CO 80005-5328

LARKIN JAMES S AND
LARKIN ERIN T
16151 VERBENA ST
BRIGHTON CO 80602-7552

LARKOWSKI MARK R
PO BOX 137
STRASBURG CO 80136

LAROCQUE MORIAH SYLVIA AND
LAROCQUE ANDREW J
1474 S WARD CT
LAKEWOOD CO 80228-3841

LASCARCO LLC-8091 JASMINE ST-SERIES 3
7253 ROZENA DR
LONGMONT CO 80503-9187

LE ATHENA N AND TRAN SETH T FAMILY TRUST
39 ROGERS CT
GOLDEN CO 80401-6515

LE DANNY AND
LE VAN THI
4225 WEST 65TH AVE
ARVADA CO 80003

LE EMILY MINH
2834 S POPPY ST
MORRISON CO 80465-3025

LE SON AND
LE THUY
2834 S POPPY ST
MORRISON CO 80465-3025

LEA L SAURINI LLC
1089 HIGHLAND PARK DR
BROOMFIELD CO 80020-2471

LECHUGA VICTORIANO
8700 W 51ST AVE
ARVADA CO 80002-4224

LEDERER MELVIN R JR
16679 MAGNOLIA ST
BRIGHTON CO 80602

LEE AND LEE PROPERTIES LLC
630 E 58TH AVE
DENVER CO 80216

LEE DONALD C AND
LONG STEPHANIE M
13981 DOWNING ST
BRIGHTON CO 80602-6347

LEE KUNZ DEVELOPMENT LLC
4096 YOUNGFIELD ST
WHEAT RIDGE CO 80033

LEGACY INDUSTRIES LLC
15 E BELLEVIEW LN # IN
GREENWOOD VILLAGE CO 80121-1406

LEGARDE LISA A
6950 NAVAJO ST APT C
DENVER CO 80221-8902

LEGER PROPERTY GROUP LLC
303 S BROADWAY STE 200-350
DENVER CO 80209-1558

LEMAY ERIC ALLEN AND
LEMAY ERNEST R
1685 LONGBRANCH ST
STRASBURG CO 80136-7733

LEON ROCCO J AND
SHEETS CYNTHIA B
12440 TUCSON ST
HENDERSON CO 80640-9445

LEONE DUSTIN JADE
2145 CORONADO PKWY N
DENVER CO 80229-6224

LEROUX EDWARD AND
LEROUX STACY M
13002 STEELE CT
THORNTON CO 80241

LEROUX EDWARD J AND
LEROUX STACY M
13002 STEELE CT
THORNTON CO 80241-2118

LEROUX LILLIAN N
12926 BIRCH DR
THORNTON CO 80241-3712

LESNIAK JAMES JOSEPH AND
JERGE LESNIAK LISA ANN
3084 SUGARLOAF RD
BOULDER CO 80302-9278

LEUNG CHUNG WAN AND
LUK YIM NGOR
2993 GREENSBOROUGH DR
HIGHLANDS RANCH CO 80129-1543

LEVEL 7 PROPERTY GROUP LLC
7840 W CALEY DR
LITTLETON CO 80123-3562

LEVIN GEORGE AND
GIRARD STEVE
8215 WETHERILL CIR
CASTLE PINES CO 80108-3638

LEVIN GEORGE R AND LEVIN HARRY M
C/O TBC TAX NO.000165
PO BOX 80615
INDIANAPOLIS IN 46280-0615

LEWIS CLYDE E AND LEWIS MARY A
PO BOX 141
STRASBURG CO 80136

LEWIS L S
PO BOX 1840
ENGLEWOOD CO 80150-1840

LEWIS STEVE
5579 PECOS ST
DENVER CO 80221

LEWIS WILLA
PO BOX 353
DUPONT CO 80024-0353

LEWIS WILLA DEAN
PO BOX 353
DUPONT CO 80024-0353

LEYVA JESUS AND CHAVEZ GUADALUPE
5553 LAREDO WAY
DENVER CO 80239-7019

LFE STATION LLC
7163 W 92ND PL
WESTMINSTER CO 80021-4851

LH LLC
450 CRAWFORD ST
GOLDEN CO 80401-4887

LH LLC
601 16TH ST STE C334
GOLDEN CO 80401-1978

LH2 LLC
450 CRAWFORD ST
GOLDEN CO 80401-4887

LHHMT POLKA DOT PROPERTIES LLC
12327 ELM WAY
THORNTON CO 80241-3235

LI 70TH BROADWAY CO RETAIL LP
401 FRANKLIN ST STE 2555
HOUSTON TX 77002-1569

LI-LIU FAMILY TRUST
510 HIMALAYA AVE
BROOMFIELD CO 80020-6095

LIBERTY OILFIELD SERVICES LLC
950 17TH ST STE 2400
DENVER CO 80202-2822

LIN WAN ZHEN
11762 GRAY ST
WESTMINSTER CO 80020-5950

LINDA K SALMONS TRUST
5455 LANDMARK PL UNIT 1107
GREENWOOD VILLAGE CO 80111-1958

LINDSAY MATTHEW AND
LINDSAY MOLLY
2131 CORONADO PKWY N APT C
DENVER CO 80229-6091

LINN JOEL M
111 BAJA SOL DRIVE
SCOTTS VALLEY CA 95066

LITTLE EARL AND SUSAN TRUST
6480 TENNYSON ST
ARVADA CO 80003-6440

LITTLE WANDA L AND
LITTLE BILLY F
PO BOX 144
DUPONT CO 80024-0144

LITZ JOSHUA AND
HILL PATRICIA
2890 COTTONWOOD DR
DENVER CO 80221-3211

LIU FENG YI
7334 WASHINGTON ST
DENVER CO 80229-6302

LKB LLC
8720 E 163RD PL
BRIGHTON CO 80602-7584

LKQ CENTRAL INC
5846 CROSSINGS BLVD
ANTIOCH TN 37013-3129

LMB CAPITAL PARTNERS LLC
905 W 124TH AVE SUITE 200
WESTMINSTER CO 80234

LMC PROPERTIES INC
230 MALL BLVD BLDG 100 RM 7023
KING OF PRUSSIA PA 19406-2902

LMC PROPERTIES INC
230 MALL BLVD BLDG 100 RM M7023
KING OF PRUSSIA PA 19406-2902

LOBO LIMITED LIABILITY
COMPANY
14421 COUNTY ROAD 10
FORT LUPTON CO 80621-8233

LOCMY LLLP
8358 W 62ND PL
ARVADA CO 80004-3410

LOERA CESAR H
2160 SHERRELWOOD DR
DENVER CO 80221-4661

LOF-DOW LLC
C/O PAT DOWDLE
3254 TABOR CT
WHEAT RIDGE CO 80033-5367

LOJ LLC
3535 LARIMER ST
DENVER CO 80205-2421

LOMBARDI ROSEMARY
6866 DUDLEY CIR
ARVADA CO 80004-1761

LOMBARDI VAUGHN MARSHALL
1843 ASPEN MEADOW CIR
FEDERAL HEIGHTS CO 80260-4809

LONG JAMES E
2101 CORONADO PKWY N APT D
DENVER CO 80229-6088

LOOS TERRY DEAN/GRAY VICKI LYN
CO-TRUSTEES OF THE
PO BOX 4
HENDERSON CO 80640-0004

LOPEZ ANDREA
7100 E 69TH PLACE
COMMERCE CITY CO 80022

LOPEZ ANJELINA
3885 W 88TH AVE
WESTMINSTER CO 80031-3504

LOPEZ NISSI AND
LOPEZ JUAN
2347 RAINBOW DR # B
DENVER CO 80229-1901

LOPEZ VINNIE D AND
LOPEZ EVELYN C
6636 W 99TH AVE
WESTMINSTER CO 80021

LOR BEN PROPERTIES LLC
PO BOX 16422
DENVER CO 80216

LOR BLIA YANG AND
LOR BRONG
8868 CIRCLE DR
WESTMINSTER CO 80031-3511

LOSCHEN JILLIAN K
2285 CORONADO PKWY N
DENVER CO 80229-8024

LOVE KEITH AND
LOVE SHANNON
1403 S HUMBOLDT ST
DENVER CO 80210-2318

LOWE THOMAS JAMES
1834 ASPEN MEADOW CIR
FEDERAL HEIGHTS CO 80260-4809

LOWELL SHOPPETTE LLC
10860 E DEMOCRAT RD
PARKER CO 80134-5019

LOWRANCE SHERI LYNN
8236 GRAY CT
ARVADA CO 80003-1838

LOWRY JENNY L AND
LOWRY WILLIAM R
11273 W 67TH AVE
ARVADA CO 80004-2555

LOZANO JUAN CARLOS MARTINEZ AND
CHAVEZ JUAN MARTINEZ
7331 LEYDEN ST
COMMERCE CITY CO 80022-1971

LUCKY BAMBOO HOLDINGS LLC
525 S ELIOT ST
DENVER CO 80219-2921

LUCRETIA B GIBSON TRUST
3613 W 90TH PL
WESTMINSTER CO 80031-3106

LUEVANO INVESTMENTS LLC
3518 W 110TH PL
WESTMINSTER CO 80031-6839

LUNA ELDA
4280 W 66TH AVE
ARVADA CO 80003-6418

LUNA JANESSA
2123 CORONADO PKWY N APT B
DENVER CO 80229-6090

LUNA MARIA I
PO BOX 121
DUPONT CO 80024-0121

LUONG RICHARD AND
LUONG EVE
6681 WARREN DR
DENVER CO 80221-2662

LUTHERAN CHURCH FACILITIES HOLDING CO
C/O HUTCHISON INCORPORATED
PO BOX 1158
ADAMS CITY CO 80022

LUTTRELL RICHARD W AND
LUTTRELL KELLY R
11305 W 77TH DR
ARVADA CO 80005

LYK WELBY LLC
80 N KING ST
HONOLULU HI 96817-5109

LYONS FAMILY TRUST
4431 MAROON CIR
BROOMFIELD CO 80023-4097

LYONS REAL ESTATE HOLDINGS LLC
4431 MAROON CIRCLE
BROOMFIELD CO 80023

M & G RENTALS LLC
8195 KNOX CT
WESTMINSTER CO 80031-4136

M A J PROPERTIES LLC
13802 W WARREN DR
LAKEWOOD CO 80228-4544

M AND J DEVELOPMENT LLC
868 GREYSTONE LN
CORVALLIS MT 59828-9332

M&K PARTNERSHIP LLC
7490 KLINE DR
ARVADA CO 80005-3861

M2 CONCRETE ND EXCAVATING INC
PO BOX 12007
DENVER CO 80212-0007

M4 HOLDINGS LLC AND MOSUN L MAH TRUST UN
UND 1/2 INT AND AMARA LLC UND 1/2 INT
11633 JOSEPHINE ST
THORNTON CO 80233

MA KAM
524 W 128TH DR
WESTMINSTER CO 80234-2817

MA WEI HONG AND
MA MEI CI
6082 S PARIS ST
ENGLEWOOD CO 80111-4120

MAAC PROPERTY LLC
15 S YATES ST
DENVER CO 80219-1726

MACARENO ALBERTANO JACOBO AND
RAMIREZ MARGARITA TOVAR
510 W JESSUP ST
BRIGHTON CO 80601-2937

MACDONALD EQUIPMENT CO
PO BOX 1865
COMMERCE CITY CO 80037-1865

MACDONALD EQUIPMENT CO
7333 HIWAY 85
PO BOX 1865
COMMERCE CITY CO 80037-1865

MACDONALD EQUIPMENT COMPANY
PO BOX 1865
COMMERCE CITY CO 80037-1865

MACHINAL DARLENE
801 W 70TH PL
DENVER CO 80221-3009

MADDOX WAYNE E
7191 BEACH STREET
WESTMINSTER CO 80030

MADERA JUAN P
3140 W 66TH AVE
DENVER CO 80221-2116

MADERA JUAN P AND
MADERA MARGARITA
3140 W 66TH AVE
DENVER CO 80221-2116

MADRID JORGE CURIEL
4075 W 51ST AVE
DENVER CO 80212-2657

MADRID MARIA AND
MADRID ALEXA
5569 CLAY ST
DENVER CO 80221-1634

MADRIL JOE AND
MADRIL BEVERLY
11786 GLENCOE ST
THORNTON CO 80233-1830

MAESTAS SANDRA
PO BOX 2
DUPONT CO 80024-0002

MAG BUILDERS LLC
2750 S BROADWAY
ENGLEWOOD CO 80113

MAHON PAUL D AND
MAHON JANIKA A
9225 OSCEOLA ST
WESTMINSTER CO 80031-3129

MAHONEY JULIE L
2277 CORONADO PKWY NO. A
DENVER CO 80229

MALDONADO GERALDINE
5730 MAGNOLIA ST
COMMERCE CITY CO 80022-4012

MALDONADO LORENZA DORADO AND
POLK CORDELIA
5250 W 53RD AVE LOT 80
ARVADA CO 80002-2849

MALEK HALINA AND
RUZICKA SUSAN
9040 LA SALLE PLACE
WESTMINSTER CO 80031

MALIBU PROPERTIES LLC
11125 E VASSAR DR
AURORA CO 80014

MALOUFF DANIEL A AND
MALOUFF JOAN M
2920 COTTONWOOD DR
DENVER CO 80221-3270

MANCHA ANA LILIA
5551 TEJON ST
DENVER CO 80221

MANCHA BLANCA E AND GALINDO MARTIN
2227 W 37TH AVE
DENVER CO 80211-2919

MANCHA JORGE
2640 WEST 65TH
DENVER CO 80211

MANLEY THERESE A
7375 E PEAKVIEW AVE
CENTENNIAL CO 80111-6701

MANN SHAWN W
PO BOX 784
STRASBURG CO 80136

MANNING BONNIE J
C/O ROBERT MANNING
1201 CABALLO RD TRLR 24
TRUTH OR CONSEQUENCES NM 87901-3081

MANZANARES JESUS AND
MANZANARES DEBRA E
7864 WYANDOT ST
DENVER CO 80221-4243

MAPLETON PUBLIC SCHOOL AKA
ADAMS COUNTY SCHOOL DISTRICT NO 1
7350 BROADWAY
DENVER CO 80221-3610

MARCHESE ANTHONY J AND
MARCHESE KARRIE L
2260 W 56TH AVE
DENVER CO 80221-6605

MARCHESE LAND CO LLC
C/O JERRY J MARCHESE
740 DOWNING WAY
THORNTON CO 80229

MARDIS VICKI KARLENE AND
MARDIS MICHAEL CASEY
PO BOX 387
STRASBURG CO 80136-0387

MARGOLIS LAND COMPANY LLC
410 STRONG ST
BRIGHTON CO 80601-1735

MARIN PETE JR
1777 E 78TH AVE UNIT 231
DENVER CO 80229-5987

MARION TRAVIS AND
MARION JESSICA
1280 MARIPOSA DR
DENVER CO 80221-3407

MARKLEY CHRIS J
5040 ASPEN DR
LITTLETON CO 80123-1502

MARKOVATOR ELEVATOR AND
LIFT COMPANY LLC
8086 PALLADIO CT
LITTLETON CO 80125-1855

MARKOVATOR ELEVATOR AND LIFT COMPANY LLC
8086 PALLADIO CT
LITTLETON CO 80125-1855

MARQUEZ ANTONIO AND
LUNA MARIAM I
14153 KAHLER PL
BROOMFIELD CO 80023-4548

MARQUEZ DANIEL AND
MARQUEZ SUZANNA
2641 W 65TH PL
DENVER CO 80221-2201

MARQUEZ SUSANNA S
7883 YORK ST #1
DENVER CO 80229-6184

MARSH SHANNAN N
926 CORONADO PKWY UNIT A
DENVER CO 80229

MARSHALL RICHARD D AND
MARSHALL CAROL S
6625 S QUEMOY CIR
AURORA CO 80016-2686

MART LODGING LLC
10 E 120TH AVE
NORTHGLENN CO 80233-1002

MART PLAZA LLC
333 PERRY ST STE 307
CASTLE ROCK CO 80104-2434

MARTIN MARIETTA MATERIALS REAL
ESTATE INVESTMENTS INC
PO BOX 54788
LEXINGTON KY 40555-4788

MARTIN MARTY R
8085 N BRIGHTON ROAD
COMMERCE CITY CO 80022

MARTIN RICHARD A 2/3 AND
FROESE MONICA 1/3
288 CAPE SPLIT RD
ADDISON ME 04606-3655

MARTINEZ ADAN AND
MARTINEZ PORFIRIA
3122 E 110TH DR
NORTHGLENN CO 80233-4662

MARTINEZ ALEXIS NICOLE
2235 CORONADO PKWY N APT 44-A
DENVER CO 80229-6230

MARTINEZ BENNIE A AND
MARTINEZ SUSAN M
6421 MAGNOLIA STREET
COMMERCE CITY CO 80022

MARTINEZ DANIEL AND
MONTOYA DARRELLA S
2055 E 99TH AVE
THORNTON CO 80229-2480

MARTINEZ EDWARD
941 CORONADO PKWY N
DENVER CO 80229-5404

MARTINEZ FRANCISCO
8655 MC DOUGAL ST
DENVER CO 80229

MARTINEZ FRANCISCO
2372 W 55TH AVE
DENVER CO 80221-1480

MARTINEZ JOE D AND
MARTINEZ ROSEMARY
461 E 134TH AVE
THORNTON CO 80241-1722

MARTINEZ LINDA D
PO BOX 21604
DENVER CO 80221-0604

MARTINEZ LONNIE G
16299 BLUELEAF PL
PARKER CO 80134-9273

MARTINEZ MARTIN AND
MESTAS DESTENI R
10121 E 160TH PL
BRIGHTON CO 80602-5644

MARTINEZ MARTY A AND
MARTINEZ LORI A
8013 DECATUR ST
WESTMINSTER CO 80030-7220

MARTINEZ UNA AND
MARTINEZ LOUIE E
755 N MADISON ST
WICKENBURG AZ 85390-2202

MARTY LEE BURRIER TRUST
PO BOX 92
STRASBURG CO 80136-0092

MARY ELLEN ITEN FAMILY TRUST
4850 EATON ST
DENVER CO 80212-2719

MASON THOMAS T
PO BOX 211071
DENVER CO 80221-0396

MATHEWS LENTARA PROPERTIES LLC
3518 RICHLAND PARK DR
RICHMOND TX 77406-8148

MATLACK ANTHONY W
6660 DECATUR
DENVER CO 80221

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

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

MATSUMOTO JORDAN T
2125 CORONADO PKWY N # PKYN D
DENVER CO 80229-8066

MATTHAEI MICHAEL AND
MATTHAEI ROBYN
704 ADAMS STREET
STRASBURG CO 80136

MATTHEWS GARY D AND THRUSH VERA
PO BOX 262
DUPONT CO 80024-0262

MAUL DEREK SINDONI AND
MAUL ELIZABETH JANE WATSON
220 GARFIELD ST
DENVER CO 80206-5519

MAUPIN CYNTHIA M
2135 CORONADO PKWY N APT A
DENVER CO 80229-6099

MAURYMANOS LLC
1053 W SHEPPERD AVE
LITTLETON CO 80120-2219

MAVERIK INC
185 S STATE ST STE 800
SALT LAKE CITY UT 84111-1549

MAY DEAN
2945 BRAUN CT
GOLDEN CO 80401-1633

MAY RODNEY GENE AND
MAY BARBARA JEAN
9926 JULIAN CT
WESTMINSTER CO 80031-6749

MAYNE ERIC ANDREW
1785 PARKDALE CIR N
ERIE CO 80516-2405

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

MC BROOM RONALD K AND
MC BROOM DANA L
PO BOX 372
STRASBURG CO 80136-0372

MC CANN TODD BRIAN
PO BOX 440694
AURORA CO 80044-0694

MC CANN TODD BRIAN AND
BLESSINGER-MC CANN CARIN LYNN
PO BOX 440694
AURORA CO 80044

MC CANN TODD BRIAN AND
BLESSINGER-MC CANN CARIN LYNN
PO BOX 440694
AURORA CO 80044-0694

MC CLERKIN FREDDY G AND
MC CLERKIN ANNETTE S
8761 DAWSON ST 5-104
THORNTON CO 80229

MC CLINTOCK NORMA E
18676 W 59TH DR
GOLDEN CO 80403-2117

MC COLLAM NICOLE L
2241A CORONADO PKWY
DENVER CO 80229-8041

MC CRILLIS RAYMOND L AND
MC CRILLIS BEVERLY D
6641 RALEIGH COURT
ARVADA CO 80003

MC DONALD S CORPORATION
ATT DEPT 027 RE TAX
110 N CARPENTER ST
CHICAGO IL 60607-4106

MC DONNELL BARBARA J
2840 COTTONWOOD DR
DENVER CO 80221-3211

MC HENRY KEVIN M
6450 W DAVID DR
LITTLETON CO 80128-5710

MCCAFFREY JEFFREY ALAN JR AND
MCCAFFREY NATALIE
1097 CAMINO ALISOS
FALLBROOK CA 92028-3763

MCCAMMOND DEBRA A
1984 LONG BRANCH ST
STRASBURG CO 80136-7830

MCDONALDS REAL ESTATE COMPANY
C/O BOSELLI INVESTMENTS ATTN: LAUREN ADDY
1130 W 124TH AVE STE 1100
WESTMINSTER CO 80234-1730

MCDONALDS REAL ESTATE COMPANY
C/O BOSELLI INVESTMENTS ATTN: LAUREN ADDY
1130 W 124TH AVE STE 1100
WESTMINSTER CO 80234-1730

MCGINNIS GREGORY T
5226 TENNYSON ST
DENVER CO 80212-4042

MCMILLAN BARBARA
6795 COLORADO BLVD
COMMERCE CITY CO 80022-2220

MCMILLAN ED AND
MCMILLAN JOY
8790 W PHILLIPS RD
BOULDER CO 80301-5502

MCPHERSON PATRICK JOHN
1740 W 53RD DR APT 1-B
DENVER CO 80221-6423

MCSHEEHY MICHAEL C AND
MCSHEEHY DENISE GUIDROZ
4194 W 97TH CT
WESTMINSTER CO 80031-2683

MCTIMBER PROPERTIES LLC
6859 GALAPAGO CT
DENVER CO 80221-2833

MDC 5810 LOGAN ST DENVER LLC
1962 BLAKE ST STE 200
DENVER CO 80202-1298

MDC COAST 6 LLC
C/O 7-ELEVEN INC
3200 HACKBERRY RD
IRVING TX 75063-0131

MEDINA JOSEPH A
1760 W 54TH PL
DENVER CO 80221-1700

MEDINA JOSEPH E AND
MEDINA DORIS R
PO BOX 141
DUPONT CO 80024-0141

MEIER BRYON W
437 HAYLOFT WAY
BRIGHTON CO 80601-4502

MEIER DONNA AND
MEIER-CHAVEZ SHAWNA NICOLE
PO BOX 563
WESTMINSTER CO 80036-0563

MEIER JAMES A AND
MEIER PAMELA J
19801 E 128TH AVE
COMMERCE CITY CO 80022-9303

MENDOZA JESUS AND
MENDOZA JUDY
11253 OAKLAND DR
HENDERSON CO 80640-9298

MENDOZA RAFAEL AND
MENDOZA FLORENCE
1955 E 75TH AVENUE
DENVER CO 80229

MENDOZA RAFAEL AND
MENDOZA FLORENCE
1955 E 75TH AVE
DENVER CO 80229-6513

MENDOZA VICTORIA E
3021 CHASE ST
WHEAT RIDGE CO 80214-8445

MERAZ EDWIN RAYMUNDO AND
MERAZ TANIA DANEIRI GALLEGOS
2285 CORONADO PKWY N # PKYN B
DENVER CO 80229-8069

MESSIAH BAPTIST CHURCH
3241 W 44TH AVE
DENVER CO 80211-1335

METRO WATER RECOVERY
6450 YORK ST
DENVER CO 80229-7407

MEW LLC
1011 S VALENTIA ST, UNIT 52
DENVER CO 80247-6814

MEZA JORGE D
8023 BRYANT STREET
WESTMINSTER CO 80031

MHIP LLC
1801 W DRY CREEK RD
LITTLETON CO 80120-4425

MHP AQUISITIONS LLC
3033 W 71ST AVE STE 1000
WESTMINSTER CO 80030-5440

MI PUEBLO LATIN MARKET INC
C/O JAIME CUEVA
18142 E ADRIATIC PL
AURORA CO 80013-4214

MICHAEL AND JUDI SHUGER REVOCABLE LIVING TRU
ST
15589 SPRUCE CIR
THORNTON CO 80602-8314

MICHAEL F AND MARLENE BRONCUCIA TRUST UND 1/
2 INT AND
MICHAEL F BRONCUCIA MARITAL TRUST UND 1/2 IN
544 SUNDOWN LN
DENVER CO 80221-4470

MICHAEL F BRONCUCIA MARITAL TRUST
544 SUNDOWN LN
DENVER CO 80221-4470

MICHAEL ROSSING AND LAUREN C ROSSING 2026 W
INT TRUST
4602 BELLINGRATH ST
MCFARLAND WI 53558-8754

MICHIELI MICHELLE AND
MICHIELI MARK ANTHONY
1263 COLUMBINE WAY
ERIE CO 80516-2475

MIDAPAD HOLDINGS LLC
5778 S DEPEW CIR
LITTLETON CO 80123-0860

MIDDLEMISS NEIL A AND
ALBA ALISIA M
8029 DECATUR ST
WESTMINSTER CO 80030-7220

MIDDLEMIST GERALDINE K
PO BOX 828
STRASBURG CO 80136-0828

MIDDLETON ROLAND J AND
MIDDLETON SUSAN E
PO BOX 178
STRASBURG CO 80136

MIDTOWN LLC
6465 GREENWOOD PLAZA BLVD STE 700
ENGLEWOOD CO 80111-7103

MIKE A TRUJILLO REVOCABLE LIVING TRUST
10656 URA LN
NORTHGLENN CO 80234-3660

MILE HIGH FLIPS LLC
831 FRASER CT
AURORA CO 80011-7055

MILE HIGH HOLDING LLC
10979 MOLINE ST
COMMERCE CITY CO 80640-7724

MILES LAUREN A
335 YUM YUM TREE LN
BAILEY CO 80421-1844

MILINAZZO RICHARD AND
MILINAZZO MICHELLE K
16358 ELIZABETH ST
THORNTON CO 80602-6663

MILLER DOUGLAS V
2109 CORONADO PKWY NO. D
DENVER CO 80229

MILLER JOHN B AND
MILLER TONIA T
PO BOX 792
BRIGHTON CO 80601-0792

MILLER JOHN B AND
MILLER TONIA T
90 N 4TH AVE UNIT 792
BRIGHTON CO 80601-1881

MILLER JOHN B AND
MILLER TONIA T
16840 E 121ST CIRCLE
BRIGHTON CO 80603

MILLS VONDA
PO BOX 383
DUPONT CO 80024-0383

MINER JOHN
PO BOX 577
CASTLE ROCK CO 80104-0577

MINJARES VINCENTE AND
MINJARES MARIA LUZ
290 GARLAND DR
NORTHGLENN CO 80233-4018

MIRACLE MILE REVOCABLE LIVING TRUST
13717 LOCUST ST
THORNTON CO 80602-6935

MIRANDA HERIBERTO
MIRANDA DANIA
10560 VAUGHN WAY
COMMERCE CITY CO 80022-0701

MITCHELL MAVIS J
9071 ORLEANS ST
DENVER CO 80260-6742

MITCHELL RYAN
8301 SIMMS ST
ARVADA CO 80005-1409

MITO REALTY LLC
10016 W IOWA AVE
LAKEWOOD CO 80232-6328

MLC PROPERTIES INC
13201 E 144TH AVE
BRIGHTON CO 80601-7321

MM & C PROPERTIES LLC
2007 E 98TH PL
THORNTON CO 80229-2479

MN INVESTMENT GROUP LLC
2684 S FENTON CT
LAKEWOOD CO 80227-4016

MOAK ROBERT W AND
MOAK LINDA B
3870 LITTLE VALLEY RD
ESTES PARK CO 80517-6620

MOBILE GARDENS LLC
31200 NORTHWESTERN HWY
FARMINGTON HILLS MI 48334-5900

MOGO REALTY LLC
7900 E DARTMOUTH AVE APT 55
DENVER CO 80231-4265

MOLINA SILVIA
31 BLUE HERON DR
THORNTON CO 80241-1995

MOLINAR STEPHANIE AND
MOLINAR CORONA SILVIA
2243 CORONADO PKWY N
DENVER CO 80229-6234

MONCAYO AYLIN BAEZA
2900 COTTONWOOD DR
DENVER CO 80221-3270

MONTANEZ JOSE LUIS JR
2115 CORONADO PKWY N # PKYN C
DENVER CO 80229-8061

MONTANEZ OMAR AVILA
2239 CORONADO PKWY N # PKYN B
DENVER CO 80229-8089

MONTEFERRANTE ASSET MANAGEMENT LLC
5680 PECOS STREET
DENVER CO 80221

MONTES-MARQUEZ SALVADOR
8051 STUART ST
WESTMINSTER CO 80031-4318

MONTOYA MANUEL AND
PENA VIVIAN
PO BOX 29
CAPULIN CO 81124-0029

MONTOYA TROY E
6665 DECATUR ST
DENVER CO 80221-2227

MOON GULCH LLC
7567 E 154TH CT
THORNTON CO 80602-8509

MOORE TERRI M
8333 ADAMS WAY
DENVER CO 80221-3905

MORALES MARLENA
7862 GRANT ST
DENVER CO 80229-5808

MORALES MICHAEL JOSEPH AND
ORTIZ ALICIA MARIE
2277 CORONADO PKWY N
DENVER CO 80229-8073

MORALES RAFAEL JOAQUIN CHACON
1701 E 114TH PL
NORTHGLENN CO 80233-2263

MORENO HECTOR AND
MORENO NORA
2160 SAMUEL DR
DENVER CO 80221-3158

MORENO MARTIN AND
MORENO ANTONIA
7200 QUIVAS ST
DENVER CO 80221-3142

MORRELL KAGE MICHAEL
6541 S VINE ST APT 203
LITTLETON CO 80121-2743

MORRIS JERRY ET AL
C/O MANNY GARBER, CPA
5105 DTC PKWY STE 230
GREENWOOD VILLAGE CO 80111-2610

MORRIS LEVIN LLC
C/O TACO BELL #165
924 W COLFAX AVE STE 203
DENVER CO 80204-2629

MORRIS TIM G
PO BOX 11955
DENVER CO 80211-0955

MORRIS TIMOTHY G UND 3/4 INT AND
MORRIS VIRIGINIA M UND 1/4 INT
PO BOX 11955
DENVER CO 80211-0955

MORRISON CAMERON
2143 CORONADO PKWY N APT 17D
DENVER CO 80229-6222

MORRISON KAYLA ANN
2137 CORONADO PKWY N
DENVER CO 80229-8096

MORTON JUSTIN M
1830 ASPEN MEADOW CIR
DENVER CO 80260-4809

MOSIER RICK E
PO BOX 746618
ARVADA CO 80006-6618

MOSIER RICKEY E
120 DAVIS DRIVE
TRINITY TX 75862

MOTA GONZALO AND
MOTA VALERIA
1475 S KEARNEY ST
DENVER CO 80224-1942

MOTA JONATHAN DAVID AND
MOTA LAURA MICHELLE
2901 W 81ST AVE, APT A
WESTMINSTER CO 80031-4140

MOUNTAIN STATES TELEPHONE
AND TELEGRAPH CO
PO BOX 182575
COLUMBUS OH 43218-2575

MOUNTAIN VIEW FELLOWSHIP
PO BOX 619
STRASBURG CO 80136-0619

MOUNTAINVIEW ESTATES PROPERTY
ASSOCIATION INC
12345 W ALAMEDA PKWY STE 201
LAKEWOOD CO 80228-2827

MOUSA LLC
11347 RANCH RESERVE PKWY
DENVER CO 80234-2529

MOWINSKI DAN AND
MOWINSKI KIMBERLY
5877 W 117TH PL
WESTMINSTER CO 80020-5973

MOYA MARY D
2117 CORONADO PKY NO. C
DENVER CO 80229

MOYA ROBERTO ANTONIO
2447 RAINBOW DR APT B
DENVER CO 80229-1904

MR ROBERTS MOTORS INC
4 AMBERWOOD LN
LITTLETON CO 80127-2631

MRP CO ST LLC
3271 ARDEN RD
HAYWARD CA 94545-3901

MSH DENVER I LLC
312 PLUM ST STE 875
CINCINNATI OH 45202-2693

MSR LLC II
1280 S PARKER RD STE 100
DENVER CO 80231-2128

MSR LLC II
1280 S PARKER RD
DENVER CO 80231-2128

MTK MANAGEMENT LLC UND 57% INT AND
LMK MANAGEMENT LLC UND 43% INT
828 XENON LN
CASTLE ROCK CO 80108-3087

MUCINO VICTOR T
1665 W 67TH AVE
DENVER CO 80221-2610

MUDGE DENNIS MICHAEL
PO BOX 21725
DENVER CO 80221-0725

MUDGE LINDA LEE TRUST THE
9040 FONTAINE ST
DENVER CO 80260-5178

MULADORE LI LI
MULADORE LOGAN R
5471 BEACH CT
DENVER CO 80221-1625

MULDOON CAITLIN
49 POWDERVIEW DR
CRESTED BUTTE CO 81224-9625

MULLET MAHLON M
2246 CORONADO PKY NO. C
DENVER CO 80229

MUNIZ BENNIE I 1/2 INT AND
MUNIZ ANGELITA AND BIEL ROSITA AND ET AL
12010 BRIGHTON RD
HENDERSON CO 80640-9754

MUNOZ EDGAR JAQUEZ
2287 CORONADO PKWY N # PKYN D
DENVER CO 80229-8068

MUNOZ EFREN R AND
MUNOZ VERONICA
6870 COLUMBINE ST
DENVER CO 80229-7513

MUNOZ RONALDO AND
ECHEVERRIA MELBA
6511 W 98TH DR
BROOMFIELD CO 80021-5442

MURDO LUDWIG LLC
481 W 84TH AVE
THORNTON CO 80260-4815

MURRAY ROSE LEE
115 S YUKON ST
LAKEWOOD CO 80226-1533

MUSGROVE BILLY J AND WINONA R
TRUST THE
1721 W 82ND PL
DENVER CO 80221

MUZYCHENKO MIKHAIL UND 50% INT AND
MUZYCHENKO SERGEY UND 50% INT
9550 W 69TH AVE
ARVADA CO 80004-1967

MV INVESTMNTS AND CONSTRUCTION LLC
1965 NUEVA VISTA DR
DENVER CO 80229-6018

NAHINU SONE
6450 TENNYSON ST NO 7
ARVADA CO 80003-6444

NANCE JACQUELYN AND
NANCE RICHARD
619 ELM PL
COLVILLE WA 99114-9722

NASSAR EZZILDDIN NAJI AAL
1980 LANSING ST
AURORA CO 80010-2524

NATIONAL PAWN LLC
450 CRAWFORD ST
GOLDEN CO 80401-4887

NAVA MAREN TORRES
7561 LEYDEN ST # 3A
COMMERCE CITY CO 80022-1343

NAVA-GOMEZ JESUS A AND
GOMEZ-PROANO ROSA R
9852 JASPER DR
COMMERCE CITY CO 80022-9271

NAVARETTE KENNETH JOHN
2241 CORONADO PKWY N APT B
DENVER CO 80229-8014

NAVARRETE ALONSO
3140 W HAWTHORNE PLACE
DENVER CO 80221

NAVARRETE ALONZO
3161 W 65TH AVE
DENVER CO 80221

NAVARRETE ELIESER
11353 NEWPORT ST
THORNTON CO 80233-5543

NAVARRETE IVAN
3185 W HAWTHORNE PL
DENVER CO 80221-2130

NAVARRETE LETICIA AND
VILLANUEVA DOMINGO
3860 E 117TH AVE
THORNTON CO 80233-1604

NAVARRETE LOYA TOMAS AND NAVARRETE LOYA
ALONSO AND NAVARRETE LOYA OTONIEL
3185 W HAWTHORNE PL
DENVER CO 80221-2130

NAVARRETE LUJAN TOMAS AND
MADERA-NAVARRETE ROSA ELVA
3155 W HAWTHORNE PL
DENVER CO 80221-2130

NAVARRETE LUJAN TOMAS AND
MADERA NAVARRETE ROSA
3155 W HAWTHORNE PL
DENVER CO 80221-2130

NAVARRETE OTONIEL AND
LUJAN TOMAS NAVARRETE
3101 W HAWTHORNE PLACE
DENVER CO 80221

NAVARRETE OTONIEL/ALONSO/TOMAS
3101 W HAWTHORNE PLACE
DENVER CO 80221

NAVARRETE TOMAS
3185 W HAWTHORNE PL
DENVER CO 80221

NAVARRETE-LUJAN TOMAS AND
NAVARRETE-MADERA ROSA ELVA
3155 W HAWTHORNE PL
DENVER CO 80221-2130

NEGOMIR JOHN M AND
NEGOMIR TAMARA
10854 W CALEY AVE
LITTLETON CO 80127-4708

NEIBERGER LINDA LOU
4586 BEACH COURT
DENVER CO 80211

NEIRA THOMAS CHRISTOPHER AND
NEIRA HEATHER L
8290 S COUNTY ROAD 149
BENNETT CO 80102-8206

NELSON ANNE J
17227 W 12TH AVE
GOLDEN CO 80401-2899

NELSON ESTHER M
PO BOX 433
STRASBURG CO 80136-0433

NELSON EVERETT E LIVING TRUST AND
NELSON BARBARA J LIVING TRUST
5364 W 25TH AVE
EDGEWATER CO 80214-1244

NEUES ALEX E AND
NEUES KRISTA R
1845 NUEVA VISTA DR
THORNTON CO 80229-6016

NEUPANE MANORAMA
8156 WASHINGTON ST
DENVER CO 80229-8517

NEW DUX LLC 15.26% INT AND
DUX LIMITED PARTNERSHIP 84.74% INT
288 CLAYTON ST STE 204
DENVER CO 80206-4809

NGUYEN ANH TUYET THI AND
BUI MAU THI
9283 W 103RD AVE
BROOMFIELD CO 80021-5200

NGUYEN BAOPHONG P TRUST 1/2 INT
NGUYEN LANANH TRUST 1/2 INT
6161 WOLFF ST
ARVADA CO 80003-6832

NGUYEN DUYEN NGUYEN
9657 NEWLAND CT
BROOMFIELD CO 80021-5467

NGUYEN FAMILY INVESTMENT PROPERTY 1 LLC
8924 MCCOY PL
WESTMINSTER CO 80031-3512

NGUYEN FAMILY INVESTMENT PROPERTY 2 LLC
8900 CIRCLE DR
WESTMINSTER CO 80031-7500

NGUYEN LIEN K AND
TRAN STEVE
4763 W 117TH AVE
WESTMINSTER CO 80031-7846

NGUYEN LINSAU
2749 SOUTH PIERCE ST
DENVER CO 80227

NGUYEN LOAN
3770 W 103RD DR
WESTMINSTER CO 80031-2450

NGUYEN LOI QUI AND
VO QUY NGOC
8039 CLAY ST
WESTMINSTER CO 80031-4187

NGUYEN MAI TRUST
5425 S FLAT ROCK WAY
AURORA CO 80016-5920

NGUYEN THU THI KIM
7819 TEJON ST
DENVER CO 80221-4216

NGUYEN VAN AND
HOANG CUONG
13797 KEARNEY ST
THORNTON CO 80602-9171

NICHOLS BRIAN ROBERT
2133 CORONADO PKWY N APT A
DENVER CO 80229-6068

NICKESON KRISTOPHER JAMES
9127 LA SALLE PL
WESTMINSTER CO 80031-3312

NIEMELA RONIE R
PO BOX 2683
LITTLETON CO 80161

NIKAIDO KIYOKO G LIVING TRUST
15209 MONTFORD RD
SILVER SPRINGS MD 20905-4230

NLT LLC
16090 W 64TH WAY
ARVADA CO 80007-6982

NOBBE MICHAEL A
7913 YORK ST
DENVER CO 80229

NOBO 58 LLC
2717 S MARION CIR
DENVER CO 80210-5914

NOGA ANATOLIY
2105 CORONADO PKY NO. B
DENVER CO 80229

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

NOMASPO LLC
1313 EVALENA RD
CASTLE ROCK CO 80108-8447

NORAA INVESTMENTS LLC
39673 E 160TH AVE
KEENESBURG CO 80643-4208

NORDLOH JOEL D
PO BOX 42
STRASBURG CO 80136-0042

NOREEN STACY
2105 CORONADO PKWY
DENVER CO 80229

NORTH FEDERAL VALLEY MOTEL LLC
6231 FEDERAL BLVD
DENVER CO 80221-2005

NORTH WASHINGTON SHOPETTE LLC
2200 E 104TH AVE STE 105
DENVER CO 80233-4402

NORTH WASHINGTON WATER
AND SANITATION DISTRICT
3172 E 78TH AVE
DENVER CO 80229

NOVE COMMERCIAL LLC
1960 S SAINT PAUL ST
DENVER CO 80210-3534

NUANES/KING LLC
6530 COLORADO BLVD
COMMERCE CITY CO 80022-2218

NUNEZ MARIO JOSE AND
SPHAR COLLEEN REBECCA
3001 S JOSEPHINE ST
DENVER CO 80210-6045

NYARKO MICHAEL
6320 KNOX CT
DENVER CO 80221-1971

O NEILL CATHY
45700 US HIGHWAY 36
BENNETT CO 80102-8629

O&B RED ROCK LLC
PO BOX 628
PINE CO 80470-0628

OCANA SHANTEL
17196 E 103RD AVE
COMMERCE CITY CO 80022-9058

ODB PROPERTY LLC
1375 DOVER ST
BROOMFIELD CO 80020-1349

ODEA PATRICK DANIEL AND
ODEA CONNOR PATRICK
837 PINE TREE RD W
LAKE ORION MI 48362-2559

OESTMAN ELMER E JR TRUST AND
OESTMAN E DIANE TRUST THE
7993 E 123RD PL
BRIGHTON CO 80602-8285

OHARA MARILYN J
7886 VALLEJO ST
DENVER CO 80221

OIA CAPITAL SERVICES LLC
47 LIMESTONE RD
ARMONK NY 10504-2306

OLAM HOLDINGS I LLC
268 BUSH ST # 49
SAN FRANCISCO CA 94104-3503

OLIG AMANDA M
4350 E 96TH PL
THORNTON CO 80229-3200

OLIVAREZ CARMEN AND
OLIVAREZ-ROBIN CARMEN BIANCA
2818 N 45TH AVE
PHOENIX AZ 85035-2307

OLIVAS DENNIS L
6443 PERRY ST
ARVADA CO 80003-6427

OLIVAS NICOLE K
11125 SETON PL
WESTMINSTER CO 80030-2114

OLIVAS PORFIRIO AND
OLIVAS MARIA DEL CARMEN
11203 EAGLE CREEK PKWY
COMMERCE CITY CO 80022-9433

OLIVAS RODRIGUEZ AARON
7882 TEJON ST
DENVER CO 80221-4260

OLIVER JO MARIE
12320 E 116TH CIRCLE
HENDERSON CO 80640

OLIVER KIMBERLY L
12195 CLERMONT ST
THORNTON CO 80241-3607

OLONA JAMES D
1740 W 53RD DR APT 3
DENVER CO 80221-6423

OLVERA MARIA AND
OLVERA RICARDO
7156 BIRCH STREET
COMMERCE CITY CO 80022

OLVERA RICARDO AND
OLVERA MARIA F
7156 BIRCH STREET
COMMERCE CITY CO 80022

ONETEN INVESTMENT GROUP LLC
9703 COOK ST
THORNTON CO 80229-2821

ONOFREY MARK
1233 ELIZABETH ST
DENVER CO 80206-3219

OPENDOOR PROPERTY TRUST I
1295 W WASHINGTON ST STE 115
TEMPE AZ 85288-1233

ORLANDO SR PROPERTIES LLC
8300 E COLFAX AVE # 100
DENVER CO 80220-2186

ORNELAS NATALIA AND
ORNELAS MARTA
2467 RAINBOW DR # A
DENVER CO 80229-1905

ORNELAS OLGA LIDIA AND
ORNELAS JOSE DE JESUS
3080 CORTONA LN
STOCKTON CA 95212-3142

OROZCO MARIA V
1799 E 96TH WAY
DENVER CO 80229-2415

ORSBORN STUART GREGG
2109 CORONADO PKWY N
DENVER CO 80229-8058

ORTIZ CARLOS
7276 MARIPOSA ST
DENVER CO 80221-2737

ORTIZ ELIZABETH AND
ORTIZ LOUIE
6661 GREEN CT
DENVER CO 80221-2124

OSCS INC
6100 ROUGH RD
CLEBURNE TX 76031-0969

OSTER WILLIAM
18844 COUNTY ROAD 43
LA SALLE CO 80645-9410

OTTERFAM LLC
11940 W 35TH AVE
WHEAT RIDGE CO 80033-3559

OVIEDO CAROLYN M
PO BOX 356
FREDERICK CO 80530-0356

OWEN KENNETH C AND
OWEN CYNTHIA
8540 GOLD PEAK LN UNIT A
HIGHLANDS RANCH CO 80130-7122

OWENS EMERY H II/SHEILA M CO-TRUSTEES OF
THE OWENS LIVING TRUST
27 RIVERVIEW DR
TRABUCO CANYON CA 92679-1412

P STREET III LLC
730 KALAMATH ST
DENVER CO 80204-4403

P WINTERS LLC
967 E 111TH PL
NORTHGLENN CO 80233-3176

PACE MYRNA ARACELI
2109 CORONADO PKWY N APT A
DENVER CO 80229-8005

PACHECO ALEJANDRO JORGE
1720 W 51ST AVE
DENVER CO 80221-1511

PACHECO LUIS M
3940 W BAYAUD AVE
DENVER CO 80219-1826

PACHECO TANIA B DELGADO
4861 JULIAN ST
DENVER CO 80221

PAIZ SAMUEL A
539 FALL RIVER CT
BRIGHTON CO 80601-4677

PANEM ASHLEY
875 E 78TH AVE # 15-3
DENVER CO 80229-5980

PANYA IANN AND
PANYA ONESY
2624 E 97TH AVE
THORNTON CO 80229-2514

PAREDES GORMAN ALSONSO QUINTANA
5995 ONEIDA ST
COMMERCE CITY CO 80022-4033

PARK ADVISORS INC
9800 SHELARD PKWY STE 104
MINNEAPOLIS MN 55441-6451

PARKS JENS AND
HOLT JENNIFER J
2275 BALSAM ST
LAKEWOOD CO 80214-5532

PARVATHA LIVING TRUST
252 WESTERN SKY CIR
LONGMONT CO 80501-8818

PATEL AMY
8901 GALLANT FOX RD
AUSTIN TX 78737-2514

PATRICK EDWARD THOMAS JR LIVING TRUST
5806 E CALLE DE LAS ESTRELLAS
CAVE CREEK AZ 85331-1524

PATTON CHARLES A
3100 KINGSBARNS DR
FLOWER MOUND TX 75028-5668

PAUL JORDAN C
PO BOX 1840
ENGLEWOOD CO 80150-1840

PAYOFF RENTALS LLC
12649 E CALEY AVE STE 120
CENTENNIAL CO 80111-6464

PBP AUTO SERVICE LLC
12001 E 33RD AVE UNIT S
AURORA CO 80010-1416

PCL CONSTRUCTION RESOURCES (USA) INC
ATTN MYRON J LIVINIUK
2000 S COLORADO BLVD STE 2-500
DENVER CO 80222-7908

PDC ENERGY INC
C/O CHEVRON PROPERTY TAX
PO BOX 285
HOUSTON TX 77001-0285

PEAK VISTA COMMUNITY HEALTH CENTERS
3205 N ACADEMY BLVD SUITE 130
COLORADO SPRINGS CO 80917-5101

PEARSON BEN
12230 BRIGHTON ROAD
HENDERSON CO 80640

PECOS I HOLDING ACQUISITION LLC
C/O WESTFIELD PROPERTY SERVICES LLC
4221 BRIGHTON BLVD
DENVER CO 80216-3719

PECOS II HOLDING ACQUISITION LLC
C/O WESTFIELD PROPERTY SERVICES LLC
4221 BRIGHTON BLVD
DENVER CO 80216-3719

PECOS LOGISTICS LOT 1 LLC
4221 BRIGHTON BLVD
DENVER CO 80216-3719

PECOS LOGISTICS LOT 3 LLC
4221 BRIGHTON BLVD
DENVER CO 80216-3719

PECOS PLACE III HOMEOWNERS ASSOCIATION INC
8704 YATES DR STE 210
WESTMINSTER CO 80031-3767

PECOS REAL ESTATE LLC
C/O AUTO CHLOR SYSTEM
746 POPLAR AVE
MEMPHIS TN 38105-4563

PECOS STREET ASSOCIATES AKA PECOS STREET ASSOCIATES LLP
4260 DESIGN CENTER DR
PALM BEACH GARDENS FL 33410-4225

PECOS VILLA LLC
3225 MCLEOD DR STE 777
LAS VEGAS NV 89121-2257

PEDERSEN CATHERINE L
437 W 1ST AVE APT A
DENVER CO 80223-4802

PEKAL EDWARD
2117 CORONADO PKWY NO. 47B
DENVER CO 80229

PENDLETON BONNE LU 1/2 INT AND
PENDLETON BRIAN CLARK 1/2 INT
4579 W 52ND AVE
DENVER CO 80212-4007

PENNETTA MAUREEN E
52 S NEWBERN WAY
AURORA CO 80018-1726

PENNEY RYAN
3400 W 38TH AVE APT 525
DENVER CO 80211-2193

PENNWAY ASSOCIATES IV LLC
PO BOX 2923
KANSAS CITY KS 66110-2923

PENSCO TRUST CO FBO MARILYN BETH LARSON IRA C/O R. WOLFORD, PROPERTY MANAGER
17794 W 77TH LN
ARVADA CO 80007-7993

PENSCO TRUST COMPANY LLC CUSTODIAN FBO MARYBELL TRUJILLO IRA 100%
PO BOX 981012
BOSTON MA 02298-1012

PERES MATTHEW
17002 W 66TH LN
ARVADA CO 80007-7697

PEREZ GRACIA A AND
PEREZ JOSE A
1333 W 70TH AVE APT A
DENVER CO 80221-7021

PEREZ JIMMY J AND
PEREZ KATHRYN
7865 S JACKSON CIR
CENTENNIAL CO 80122-3520

PEREZ MARTINE JOSEPH
1825 APPLEWOOD DR
LAKEWOOD CO 80215-2521

PEREZ MAURICIO
13335 MONACO CT
THORNTON CO 80602-8935

PEREZ PARSONS MONICA R AND
PEREZ JOHN FAMILY TRUST AND PEREZ LISA FAMILY TRUST THE
1290 E KETTLE PL
LITTLETON CO 80122-3015

PERF 88 LLC
5040 ACOMA ST
DENVER CO 80216-2010

PERFORMANCE FOOD GROUP INC
PO BOX 182939
COLUMBUS OH 43218-2939

PERLMUTTER JORDON/PRIMACK SAMUEL/MORRISON WILLIAM J
PO BOX 480070
DENVER CO 80248-0070

PERRIN ROBERT F III
1767 ASPEN MEADOW CIR
FEDERAL HEIGHTS CO 80260-4811

PESTER GLORIA M
1242 LEROY DR
NORTHGLENN CO 80233-3531

PETERMAN BRAD
5697 MCINTYRE ST
GOLDEN CO 80403-7401

PETRA PROPERTIES LLC
PO BOX 871
LAFAYETTE CO 80026-0871

PETROCCO JOSEPH P
14201 IVANHOE ST
THORNTON CO 80602-8336

PFEIFER TIFFANY J
PO BOX 21
BROOMFIELD CO 80038

PFIFFNER PENN R AND
PFIFFNER KAREN E
38 S ZINNIA WAY
LAKEWOOD CO 80228-1628

PFM MANAGEMENT LLC
11391 LEYDEN ST
THORNTON CO 80233-5534

PHAM TRANG
6770 CANOSA ST
DENVER CO 80221-2372

PHAN AMANDA
8358 W 62ND PL
ARVADA CO 80004-3410

PHAN VINCE H AND
PHAM NGOC T
952 KOSS ST
ERIE CO 80516-5415

PHELPS BRIAN E AND
SHUMATE JENNIFER
763 ARROWHEAD ST
STRASBURG CO 80136-9332

PHU NEAL SACHS AND
PHU DOMADI
10957 AMMONS ST
BROOMFIELD CO 80021-2686

PIERCE NICHOLAS
6784 NAVAJO WAY
DENVER CO 80221-2767

PIERSON-PROPERTIES LLC
7969 PECOS ST
DENVER CO 80221-3930

PINCHAS LIMITED LIABILITY
COMPANY
1400 GLENARM PL NO. 201
DENVER CO 80202-5033

PINCHAS LIMITED LIABILITY COMPANY
C/O JOSEPH WEILMINSTER P M
1400 GLENARM PLACE SUITE 201
DENVER CO 80202

PINEDO ANTHONY AND
PINEDO FERNANDO
2274 CORONADO PKWY N # PKYN A
THORNTON CO 80229-8001

PINETREE FINANCIAL CORPORATION
155 MADISON ST
DENVER CO 80206-5433

PINKNEY SHANNON J
2245 CORONADO PKWY N
DENVER CO 80229-6236

PINNACLE CHARTER SCHOOL BUILDING CORPORATION
8412 HURON ST
THORNTON CO 80260-4836

PINNACLE CHARTER SCHOOL INC
1001 W 84TH AVE
FEDERAL HEIGHTS CO 80260-4717

PIONEER MHP LLC 86% INT AND
WAYSIDE COLORADO LLC 14% INT
49 SW FLAGLER AVE STE 201
STUART FL 34994-2148

PIPELINE REALTY-DENVER LLC
2330 HOLMES RD
HOUSTON TX 77051-1014

PIRODDI VELMA ANNE
7678 S LOCUST ST
CENTENNIAL CO 80112-2403

PLATINUM AUTOMOTIVE LLC
9833 E EXPOSITION AVE
DENVER CO 80247-1911

PLATINUM REALTY GROUP LLC
16616 E FLOYD AVE
AURORA CO 80013-2002

PLATTE RIVER VALLEY LLC
300 N WASHINGTON ST
DENVER CO 80203-4220

POLLEY PROPERTIES LLC
PO BOX 532
PARKER CO 80134-0506

POMPONIO TERRACE METROPLITAN DISTRICT
C/O WHITE BEAR AND ANKELE
2154 E COMMONS AVE STE 2000
CENTENNIAL CO 80122-1880

POMPONIO TERRACE METROPOLITAN DISTRICT
C/O WHITE BEAR ANKELE TANAKA & WALDRON
2154 E COMMONS AVE STE 2000
CENTENNIAL CO 80122-1880

PONCE GAIL LEIGH
2237 CORONADO PKWY N APT C
THORNTON CO 80229-6233

PONTIAC GIP LLC
1760 PLATTE ST STE 100
DENVER CO 80202-1081

PORRAS AGUSTIN AND
PORRAS MARIA
10129 GRANBY DRIVE
COMMERCE CITY CO 80022

PORTILLO BLANCA AND
BUSTAMANTE MIGUEL A DIAZ
6871 WARREN DR
DENVER CO 80221-2583

PORTILLO CARLOS RODRIGUEZ
795 E EGBERT ST
BRIGHTON CO 80601-2144

PORTILLO MANUEL GARCIA
2710 W 66TH PL
DENVER CO 80221-2218

POSTON DANIEL MARK
PO BOX 203
STRASBURG CO 80136-0203

POTT MICHAEL AND
POTT LYNNE AS TRUSTEES
11580 W CENTER
LAKEWOOD CO 80226-2515

POTTER CHARLES JR
2139 CORONADO PKWY N UNIT 14B
DENVER CO 80229-8098

POULSON MICHAEL
8720 BRIGHTON RD
COMMERCE CITY CO 80022-5313

POZOS FIDELIA
8050 MARSHALL CT
ARVADA CO 80003-1708

PRADO-VERA SOCORRO AND
PRADO-VERA EDUARDO
1945 NUEVA VISTA DR
DENVER CO 80229-6018

PREMIER CAPITAL GROUP LLC
1795 W YALE AVE
ENGLEWOOD CO 80110-1137

PREMIER INTERNATIONAL LLC
4813 S YOUNGFIELD ST
MORRISON CO 80465-1264

PRENTICE JULIA AND
PRENTICE MATHEW J
3943 W 63RD PL
ARVADA CO 80003-6741

PRESBYTERIAN CHURCH (USA)
OF STRASBURG
PO BOX 300
STRASBURG CO 80136-0300

PRICE AMANDA AND PRICE ALLEN AND
GOODENOW PAXTON AND GOODENOW AUSTIN
8021 W 51ST AVE
ARVADA CO 80002-4301

PRICE DANIEL E AND
PRICE TONI T
9009 LA SALLE PL
WESTMINSTER CO 80030-3310

PRICE THOMAS R J ET ALS
770 IOWA AVE
STRATTON CO 80836-1327

PRIETO TOLEDO JOSE SAUL AND
PRIETO TOLEDO SILVIA AKA SILVA
298 S 14TH AVE
BRIGHTON CO 80601-2306

PRIME PROPERTY GROUP LLC
2710 W MANSFIELD AVE
ENGLEWOOD CO 80110-8638

PRINCIPALIS LLC
4656 CAMINO PERDIDO
GOLDEN CO 80403-7714

PRK PROPERTIES LLC
773 S 7TH AVE
BRIGHTON CO 80601-3215

PROJECT SATURN FUND V LLC
C/O OAK STREET REAL ESTATE CAPITAL LLC
125 S WACKER DR STE 1220
CHICAGO IL 60606-4430

PROMEETHEA LLC
6899 PECOS ST UNIT A-2
DENVER CO 80221-7089

PROPER PINT LLC
2079 W 44TH AVE
DENVER CO 80211-1520

PROPERTY TREE LLC
PO BOX 630304
LITTLETON CO 80163-0304

PROSPECTIVE CAPITAL LLC
9654 W 56TH PL
ARVADA CO 80002-2110

PROSPER FARMS INVESTMENTS LLC
5641 BROADWAY
DENVER CO 80216-1021

PROV 356 LLC
610 REDSTONE DR
BROOMFIELD CO 80020-6079

PROVEST LLC
5786 LOGAN CT
DENVER CO 80216-1405

PUBLIC SERVICE CO OF COLORADO
C/O PROPERTY AND LOCAL TAXES
PO BOX 1979
DENVER CO 80201-1979

PUBLIC SERVICE COMPANY
PO BOX 1979
DENVER CO 80201-1979

PUBLIC SERVICE COMPANY OF COLORADO
ATTN: MANAGER
1800 LARIMER ST STE 400
DENVER CO 80202-1402

PUGNETTI FAMILY TRUST THE
450 E 76TH AVE
DENVER CO 80229-6205

PURCHASING FUND 2023-2 LLC
1007 S CONGRESS AVE # 1
AUSTIN TX 78704-8707

PURK PROPERTIES LLC
29892 TROUTDALE PARK PL
EVERGREEN CO 80439-7730

PUSKARICH SARA A
6459 KINLOCK RD
MADILL OK 73446-6610

PVGG PROPERTIES LLC
PO BOX 21469
DENVER CO 80221-0469

QI VITALITY ACUPUNCTURE AND WELLNESS CENTER LLC
106 W 1ST ST
JULESBURG CO 80737-1502

QIAN DONGQIU AND
CHEN YAN
PO BOX 270215
LOUISVILLE CO 80027-5003

QRC COMMERCIAL LLC
6557 LAMAR ST
ARVADA CO 80003-4643

QRS SC LLC
2929 ARCH ST STE 1703
PHILADELPHIA PA 19104-2857

QUAINTANCE HEATHER MARIE
11445 QUIVAS WAY
DENVER CO 80234-2620

QUANTUM LLC
PO BOX 1522
EASTLAKE CO 80614-1522

QUIKRETE COMPANIES INC THE
C/O DMA
PO BOX 80516
INDIANAPOLIS IN 46280

QUIKTRIP CORPORATION
4705 S 129TH EAST AVE
TULSA OK 74134-7005

QUINBY AARON AND QUINBY PETER AND
QUINBY SARA
2235 CORONADO PKWY N # PKYN B
DENVER CO 80229-6230

QUINLAN GARY L AND
QUINLAN CYNTHIA L
8045 CLAY ST
WESTMINSTER CO 80030-4187

QUINN ERIN
5290 RARITAN ST APT I-6
DENVER CO 80221-6431

QUINONEZ FRANCISCO JAVIER ORTEGA
2125 CORONADO PKWY N APT B
DENVER CO 80229-8011

QUINTANA MONTE A
2886 W 111TH AVENUE
WESTMINSTER CO 80234

QUINTANA SHARON L AND
QUINTANA MICHAEL A
7895 IDLEWILD ST
COMMERCE CITY CO 80022-1085

QUINTERO MONZON MA AUDULIA AND
PLAZA BERNABE
2283 S XAVIER ST
DENVER CO 80219-5009

QUIROZ ALFONSO ARNAIZ
1241 MARIPOSA DR
DENVER CO 80221-3406

QUIVAS STREET LLC
4600 W MONCRIEFF PL
DENVER CO 80212-1604

R CARTER INVESTMENTS LLC
4440 W 52ND PL
DENVER CO 80212-4012

R-SQUARED 7955 YORK LLC
121 CASTLE PINES AVE APT 762
JOHNSTOWN CO 80534-9072

RADOBENKO NICKOLAS AND
RASMUSSEN CHELSEY
1823 E WILBUR AVE
DALTON GARDENS ID 83815-9574

RAEL RANDY J
1751 ASPEN MEADOWS DR
FEDERAL HEIGHTS CO 80260

RAINBO BREAD COMPANY
13155 NOEL RD STE 100
DALLAS TX 75240-5050

RALEIGH FLATS HOMEOWNERS ASSOCATION INC
PO BOX 4318
ENGLEWOOD CO 80155-4318

RALEIGH LUCAS
2936 N VINE ST
DENVER CO 80205-4636

RAMES INVESTMENTS LLC
1616 E 101ST AVE
THORNTON CO 80229-3973

RAMI INC
1414 JUMANA LOOP
APOLLO BEACH FL 33572-2913

RAMIREZ  ANGELICA M
3601 W 64TH AVE
ARVADA CO 80003-6501

RAMIREZ CAROLYN AND
RAMIREZ PORFIRIO
2239 CORONADO PKWY N APT A
DENVER CO 80229-8000

RAMIREZ JOSE AND
GUZMAN MANUELA
2463 MEADOWBROOK DR
DENVER CO 80221-3238

RAMIREZ MAGDALENA TARANGO
2930 W 80TH AVE
DENVER CO 80221-3891

RAMIREZ MARIA
3076 W 114TH LOOP
WESTMINSTER CO 80031-7155

RAMIREZ MONTIEL STEPHANIE
6695 GREEN CT
DENVER CO 80221-2124

RAMOS LILONI SALVINA
8770 CORONA ST APT 204
DENVER CO 80229-4736

RAMOS LORENZO
1720 W 54TH PL
DENVER CO 80221-1700

RAMOS ROSA M
5553 RARITAN WAY
DENVER CO 80221-1770

RAMOS ROSEMARY
2833 W 65TH PL
DENVER CO 80221-2250

RAMPENTHAL KALE PHILLIP AND
RAMPENTHAL LAUREL ANN
6776 NAVAJO WAY
DENVER CO 80221-2767

RANES FRANK H AND KANETA JAN C AND
KANETA JEAN
2347 RAINBOW DR # A
DENVER CO 80229-1901

RANGEL CARDENAS NILYBETH
4400 S SYRACUSE ST UNIT 1304
DENVER CO 80237-3288

RANGEVIEW LIBRARY DISTRICT
5877 E 120TH AVE
THORNTON CO 80602-8054

RAPP MARK T
254 S 21ST AVE
BRIGHTON CO 80601

RARITAN 6 LLC
2855 ROCK CREEK CIR
SUPERIOR CO 80027-4611

RASUL LAILUMA
6842 E 131ST DR
THORNTON CO 80602-6950

RATLIFF DAVID A
16748 E SMOKY HILL RD APT 9C-302
CENTENNIAL CO 80015-2495

RAY ANGELA J AND
RAY KENNETH P
8325 FOX ST
DENVER CO 80221-4827

RAY INVESTMENT GROUP LLC
8309 FOX ST
BROOMFIELD  CO 80023

REAL ESTATE CO LLC
14770 ORCHARD PKWY UNIT 402
WESTMINSTER CO 80023-9140

RED LION PROPERTIES LLC
808 E 78TH AVE
DENVER CO 80229-5934

RED ROCK DEVELOPMENT LLC
4337 MT SNEFFELS ST
BRIGHTON CO 80601-6554

REDEEMER TEMPLE
3701 W 64TH AVE
ARVADA CO 80003-6503

REDEMPTION EQUITY SOLUTIONS LLC
3120 W 40TH AVE
DENVER CO 80211

REDESIGNING DENVER LLC
1551 LARIMER ST APT 1805
DENVER CO 80202-1634

REDT CAPITAL PARTNERS LLC
4260 E EVANS AVE
DENVER CO 80222-4920

REEFER WARE LLC
3535 LARIMER ST
DENVER CO 80205-2421

REES MARCUS LEE AND REES DEBRA JEAN AND
JOHNSON GALE
7308 CHRISTY AVE NE
ALBUQUERQUE NM 87109-4023

REGIONAL TRANSPORTATION DISTRICT
1600 BLAKE ST
DENVER CO 80202

REGIONAL TRANSPORTATION DISTRICT
C/O DENVER TRANSIT OPERATORS
5151 FOX ST
DENVER CO 80216-1821

REGIS UNIVERSITY
3333 REGIS BLVD
DENVER CO 80221-8926

REGIS UNIVERSITY
3333 REGIS BLVD NO. B-4
DENVER CO 80221

REGIS UNIVERSITY
3333 REGIS BLVD MAIL CODE A 20
DENVER CO 80221-1099

REGIS UNIVERSITY
3333 REGIS BLVD MAIL CODE A-20
DENVER CO 80221

REGIS UNIVERSITY
3333 REGIS BLVD
DENVER CO 80221

REGIS UNIVERSITY
3333 REGIS BLVD B4
DENVER CO 80216

REGON2 LLC
909 W 62ND AVE
DENVER CO 80221-2409

REHAK LISA
PO BOX 13573
DENVER CO 80201-3573

REILLY JEFFERY
5291 E 131ST DR
THORNTON CO 80241-2333

REM INVESTMENT GROUP LLC
1942 BROADWAY STE 314C
BOULDER CO 80302-5213

REMMENGA R RICHARD AND
REMMENGA NANCY
6701 E 72ND AVENUE
COMMERCE CITY CO 80022

RENDON ROBERTO D
7661 OSAGE ST
DENVER CO 80221-3428

RENNICK ALAN L AND
RENNICK ELIZABETH A
24581 E 156TH AVE
BRIGHTON CO 80603

RENTERIA ROSENDO VETANCOURTH AND
RENTERIA NICOLAS BETANCOURT
6410 E 66TH PL
COMMERCE CITY CO 80022-2719

RENTERIA SERGIO RUIZ AND
RUIZ MARIA DEL CARMEN
4510 MILWAUKEE ST
DENVER CO 80216-4132

REPLOGLE BILLY L AND
REPLOGLE AYAKO
PO BOX 21124
DENVER CO 80221

RESHETAR HEATHER
2260 CORONADO PKWY N
DENVER CO 80229-8086

RETAIL RENTALS LLC
700 COLORADO BLVD NO. 340
DENVER CO 80206

RETOROKA LLC
PO BOX 632
STRASBURG CO 80136-0632

REUNION METROPOLITAN DISTRICT
C/O CLIFTON LARSON ALLEN LLP
2001 16TH ST STE 1700
DENVER CO 80202-5023

REVIVAL 72 LLC
791 KENDALL CT
LAKEWOOD CO 80214-2328

REYES BARBARA ANN AND
SANCHEZ MARIA ELENA
6690 CLERMONT ST
COMMERCE CITY CO 80022-2391

REYES CRISTHIAN GASTELUM
1011 CORONADO PKWY N
DENVER CO 80229-5406

REYES JOSE A DONATO
2115 CORONADO PKWY N APT D
DENVER CO 80229-8007

RFM PROPERTIES LLC
701 W 64TH AVE
DENVER CO 80221-2884

RHINER GERALD AND
MACHINAL DEBROAH
5015 W 69TH AVE
WESTMINSTER CO 80030-5711

RHINER GERALD AND
MACHINAL DEBORAH
5015 W 69TH AVE
WESTMINSTER CO 80030-5711

RICARDY KAYLA AND
BASELICE CONOR
10127 FOREST CT
THORNTON CO 80229-3424

RICE RACHEL
705 W 6TH AVE
BROOMFIELD CO 80020-3416

RICHARDSON FLYERS LTD
21 INVERNESS WAY EAST
ENGLEWOOD CO 80112-5710

RICHPORT THORNTON LLC
18W140 BUTTERFIELD RD STE 940
OAKBROOK TERRACE IL 60181-4851

RICHTER HANS C AND
SANCHEZ KRISTY A
442 GRAHAM CIR
ERIE CO 80516-3608

RICHTER WILLIAM BRUCE AND
RICHTER LAVAUGHN GAIL
PO BOX 594
STRASBURG CO 80136-0594

RICO ANGELA
2235 CORONADO PKWY N # PKYN 44D
DENVER CO 80229-6230

RIFFE DAVID EUGENE AND
DOZAL-TERRONES SELENE I
7070 KRAMERIA ST
COMMERCE CITY CO 80022-2033

RIGGS BYRON L TRUST THE
4020 W 66TH AVE
ARVADA CO 80003-6414

RIGGS BYRON L TRUST UA THE
4020 WEST 66TH AVE
ARVADA CO 80003

RINGSBY TERMINALS INC
1801 W COLFAX AVE
DENVER CO 80204-2421

RIOS DANIEL AND
SANCHEZ MARIA
1735 BURDICK EXPY E
MINOT ND 58701

RISAS REAL ESTATE AND EQUIPMENT LLC
9457 S UNIVERSITY BLVD # 302
HIGHLANDS RANCH CO 80126-4976

RIVERA GLORIA N AND
RIVERA ESPINOZA OCTAVIANO
1421 CARROL CT
THORNTON CO 80229-3654

RJ ENTERPRISES NO 3 LLC
13749 COUNTY ROAD 8
FORT LUPTON CO 80621-8344

RJT TRUST
10943 MEADE WAY
WESTMINSTER CO 80031-2129

RKVZ 401K PLAN
2241 S HOYT CT
LAKEWOOD CO 80227-2215

ROBBINS GORDON E AND
ROBBINS PAMELA J
PO BOX 802
STRASBURG CO 80136

ROBERGE BOYD H JR
9520 WORCHESTER CT
PEYTON CO 80831-6832

ROBERT K DALLAS REVOCABLE TRUST
8831 RUTGERS ST
WESTMINSTER CO 80031-3535

ROBERTS GLENN M AND
ROBERTS CATHERINE M
8065 IVY ST / PO BOX 419
DUPONT CO 80024-0419

ROBERTS SHAWN
2260 CORONADO PKWY N
DENVER CO 80229-8086

ROBILLARD CHRISTOPHER P
1013 COUNTY ROAD 7
ERIE CO 80516-7906

ROBINSON LYDIA AND
ROBERSON MARLANDO
7810 LOCUST CT
COMMERCE CITY CO 80022-1155

ROBISON LACEY
121 CASTLE PINES AVE APT 762
JOHNSTOWN CO 80534-9072

ROBLES DANIEL REALZOLA
20624 E GIRARD PL
AURORA CO 80013-8952

ROCHA ALBERTO
121 BRONCO ROAD
DENVER CO 80221

ROCK & RAIL LLC
PO BOX 54788
LEXINGTON KY 40555-4788

ROCKY MOUNTAIN TRANSLOAD
4475 E 74TH AVE STE 202
COMMERCE CITY CO 80022-1406

RODAN ENTERPRISES LLC
7948 TROTTER LN
LONE TREE CO 80124-9755

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

RODRGUEZ AARON OLIVAS
7882 TEJON ST
DENVER CO 80221-4260

RODRIGUEZ BEATRICE MICHELLE
4903 VALLEJO ST
DENVER CO 80221-1361

RODRIGUEZ EFRAIN
5021 FILLMORE ST
DENVER CO 80216-2522

RODRIGUEZ EFRAIN AND
RODRIGUEZ MARIA
5021 FILLMORE ST
DENVER CO 80216-2522

RODRIGUEZ EMMANUEL J AND
RODRIGUEZ VERONICA M
4291 JULIAN ST
DENVER CO 80211-1609

RODRIGUEZ JOSE M
1435 KOKAI CIR
DENVER CO 80221-3998

RODRIGUEZ KARLA
2113 CORONADO PKWY N
DENVER CO 80229-8060

RODRIGUEZ MANUELA O AND
PERCASTEGUI BALDERRAMA OLIVIA
2239 CORONADO PKWY N APT C
DENVER CO 80229-8000

RODRIGUEZ MONIQUE L
2137 CORONADO PKWY N APT D
DENVER CO 80229-8097

RODRIGUEZ ROGELIO RONQUILLO
10791 BRIGHTON RD
HENDERSON CO 80640-8939

RODRIGUEZ TERESA E
1390 SHERIDAN BLVD
DENVER CO 80214-3009

RODRIGUEZ VERONICA D
2204 CORONADO PKWY N
DENVER CO 80229-8082

RODRIGUEZ YVONNE B
7171 WARREN DR
DENVER CO 80221-2577

ROGERS JEROD TAYLOR AND
ROGERS ANI SHAHMIRZAEIAN
2870 W PARKSIDE PL
DENVER CO 80221-1417

ROGERS LYNN A
7531 KRAMERIA ST
COMMERCE CITY CO 80022-1339

ROJAS OROZCO RODOLFO AND
ROJAS OROZCO ADRIANA M
1743 VIRGINIA DR
FORT LUPTON CO 80621-7623

ROMERO ANTHONY DAVID
934 CORONADO PKWY S
DENVER CO 80229-5445

ROMERO DENISE O
1395 W 78TH CIR
DENVER CO 80221-3993

ROMERO EDWARD ALEX
7520 BROADWAY APT 107
DENVER CO 80221-8221

ROMERO JOSE ALBERTO MENDOZA AND
SALCIDO ESTER REBEKAH
2040 E 66TH AVE
DENVER CO 80229-7422

ROMERO JOSEPH PHILLIP
936 CORONADO PKWY S
DENVER CO 80229-5445

ROMERO MARTHA LYNN
2285 CORONADO PKWY N
DENVER CO 80229-8069

ROMERO MELISSA
2287 CORONADO PARKWAY N UNIT B
DENVER CO 80229-8068

ROMERO PETE JR AND
PICASO SHANNON
12131 BEACH ST
WESTMINSTER CO 80234-2974

ROMERO SALVADOR ALCANTAR AND
MARCELENO MA DE JESUS AGUILERA
6353 KNOX CT
DENVER CO 80221-1970

RONALD AND HEIDI ZUHLKE TRUST
41660 US HIGHWAY 36
BENNETT CO 80102-7859

ROSALES JOSE L
16161 POPLAR ST
BRIGHTON CO 80602-6081

ROSALES JUAN CARLOS GOMEZ
8463 KALAMATH ST
DENVER CO 80260-4770

ROSALES YENI AND
WELCH CAMERON
16825 E 111TH DR
COMMERCE CITY CO 80022-8954

ROSEBEN HS LLC
615 GARLAND WAY
BRENTWOOD CA 94513-2632

ROSEMONT OWNER LLC
C/O SECURITY PROPERTIES INC
2315 4TH AVE STE 400
SEATTLE WA 98121-3244

ROSS FAMILY REVOCABLE TRUST
12926 W 61ST CIR
ARVADA CO 80004-3966

ROSS MICHAEL C
PO BOX 12043
DENVER CO 80212-0043

ROTHFUSS ROBERT M JR
462 RIO RANCHO WAY
BRIGHTON CO 80601-3419

ROWLAND RICK
2250 SONORA WAY
RAMONA CA 92065

ROY AND LINDA FUNK REVOCABLE TRUST
C/O ROY EUGENE FUNK AND LINDA MARIE FUNK
PO BOX 215
BYERS CO 80103-0215

ROYBAL JUAN ESTEBAN
3520 E 118TH AVE
THORNTON CO 80233-1516

ROZALES VICTORIA REBECCA AND
SCARPELLA DEBRA ANN
3076 W 54TH AVE
DENVER CO 80221

ROZALES VICTORIA REBECCA AND
SCARPELLA DEBRA ANN
3076 W 54TH AVE
DENVER CO 80221-6502

ROZEL INVESTMENT CO
C/O FDI MANAGEMENT
12145 SUMMIT CT
BEVERLY HILLS CA 90210-1326

RRM INVESTMENTS 12 LLC
1880 VERNON LN
SUPERIOR CO 80027-8163

RRM INVESTMENTS 8 LLC
1880 VERNON LN
SUPERIOR CO 80027-8163

RS XII NM DENVER OWNER 1 LP
717 N HARWOOD ST STE 2800
DALLAS TX 75201-6525

RSWWS PROPERTIES LLC
6401 FEDERAL BLVD
DENVER CO 80221-2317

RTW MANAGEMENT LLC
3236 ARAPAHOE ST
DENVER CO 80205-2739

RUBY TERESA ANN
PO BOX 11482
DENVER CO 80211

RUDDEN MICHAEL J
5205 TENNYSON ST
DENVER CO 80212-4045

RUFINO VICENTE
7751-7753 IDLEWILD ST
COMMERCE CITY CO 80022

RUIZ ALFONSO LARA AND
LARA MARIA A
6603 E 135TH PL
THORNTON CO 80602-8518

RUIZ ERNESTO HERNANDEZ AND
CHAVARIA ELEUTERIO
2141 CORONADO PKWY N # PKYN B
DENVER CO 80229-6220

RUIZ RACHEL A AND
CASTANEDA MELISSA L
10168 IDALIA ST
COMMERCE CITY CO 80022-9385

RUNGE BILLIE MARIE
9405 OBERON RD
ARVADA CO 80004-5265

RUSSELL CRAIG
811 CITY VIEW DR
DENVER CO 80229-4929

RUSSELL CRAIG
811 CITY VIEW DRIVE
DENVER CO 80229

RUVALCABA CRISTINA I
7131 LARSH DR
DENVER CO 80221-2544

RYNO WASHINGTON LLC
7290 KIPLING ST
ARVADA CO 80005-3858

S & G INVESTMENT GROUP LLC
57949 E HARVARD PL
STRASBURG CO 80136-8243

S U S BRIGHTON LTD 1/2 INT/WHITE JAMES/
BARBARA M 1/2 INT C/O READY MIXED CONCRE
5775 FRANKLIN ST
DENVER CO 80216-1521

SACCOMANO JAMES C
750 E 75TH PL
DENVER CO 80229-6404

SADDLER MICHAEL G AND
SADDLER FLORINDA G
PO BOX 203
DUPONT CO 80024-0203

SAELEE THORNTON LLC
5154 S COOLIDGE ST
AURORA CO 80016-4023

SAENZ LORENA
2 FEDERAL BLVD
DENVER CO 80219-1510

SAFI MOHAMMAD N AND
SAFI SHUKRIA H
5799 LAS ROSAS DR
PARKER CO 80134-6189

SALAZAR CRISTOBAL AND
SALAZAR MARIA E
11202 KINGSTON ST
HENDERSON CO 80640-7645

SALDANA ESTELA
2001 CORONADO PKWY N
THORNTON CO 80229-6011

SALLINGER TODD UND 50% INT AND
PAUL JORDAN C UND 50% INT
PO BOX 1840
ENGLEWOOD CO 80150-1840

SALTER JEFFREY CRAIG AND
SALTER LISA MARIE
2166 W 116TH AVE
DENVER CO 80234-2634

SALVATION ARMY THE
PO BOX 2369
DENVER CO 80201

SALVIDREZ REAL ESTATE LLC
72309 E COUNTY ROAD 22
BYERS CO 80103-9525

SALZ JOSHUA A
13110 W 58TH AVE
ARVADA CO 80002-1116

SAMPSON FAMILY LIMITED PARTNERSHIP
PO BOX 468
BRIGHTON CO 80601

SAMUDIO SONJA AND
SAMUDIO GUILLERMO
2302 LEGACY LN
NEW SMYRNA BEACH FL 32168-9328

SAN MARTIN CABALLERO LLC
333 E 76TH AVE
DENVER CO 80229-6209

SAN MIGUEL 24 LLC
7340 E CALEY AVE STE 225
CENTENNIAL CO 80111-6710

SANCHEZ ERMILO
5295 E 129TH AVE
THORNTON CO 80241-2346

SANCHEZ JUDY ANN
237 FOX ST
DENVER CO 80223-1323

SANCHEZ MONIQUE
2271 CORONADO PKWY N APT D
DENVER CO 80229-8019

SANCHEZ PATRICIA DAWN AND
RODRIGUEZ LISHA R
2347 RAINBOW DR APT C
DENVER CO 80229-1901

SANCHEZ RONALD T
6643 KING ST
DENVER CO 80221-2141

SANCHEZ TORRES GERARDO
8164 WASHINGTON ST, APT 66
DENVER CO 80229-5889

SANCHEZ VICENTE LEE
15140 XENIA ST
THORNTON CO 80602-5802

SANCHEZ VILLALOBOS JOHANA AND
GOMEZ ALEX
11521 E 118TH AVE
HENDERSON CO 80640-7428

SANDERS CHRIS
932 FULTON ST
AURORA CO 80010-3918

SANDHU FAMILY LLC
2344 COUNTRY CLUB LOOP
DENVER CO 80234-2666

SANDOVAL VICTOR M
490 CUCHARA STREET
DENVER CO 80221

SANTIAGO YARIELYS NICOLE RIVERA AND
GUTIERREZ ANCUDY TROCHE AND IRIZARRY ADDA
RY SANTIAGO
7945 YORK ST APMT # 2
DENVER CO 80229-8934

SANTOS MIGUEL
PO BOX 12
DUPONT CO 80024-0012

SANTUAE CHRISTOPHER ALAN
SANTUAE THEODORE A
19 COTTONWOOD CT
PALM COAST FL 32137-4310

SARASWATI LLC
9975 WADSWORTH PKWY # K2271
WESTMINSTER CO 80021-4296

SARGENT CARISSA
14578 W 3RD AVE
GOLDEN CO 80401-5277

SARIKOV 888 LLC
3060 S HAVANA ST
AURORA CO 80014-2621

SARMIENTO HEIDI
2427 RAINBOW DR NO 29
DENVER CO 80229-5193

SARMIENTO JOSE ANTONIO JR
6382 E 136TH PL
THORNTON CO 80602-6900

SARON LUTHERAN CHURCH OF
STRASBURG
PO BOX 964
STRASBURG CO 80136-0964

SARON LUTHERAN CHURCH OF STRASBURG
PO BOX 964
STRASBURG CO 80136

SARON LUTHERAN CONGREGATION
PO BOX 964
STRASBURG CO 80136-0964

SASAKI FAMILY PARTNERSHIP LLLP
697 VOILES DR
BRIGHTON CO 80601-3322

SAWAQED NATALI
7711 IDLEWILD ST
COMMERCE CITY CO 80022-1043

SAWIN ROBERT
179 S 500 W
GREENFIELD IN 46140-8644

SAYAVONG BOUN AND
SAYAVONG THIB
7241 AVRUM ST
DENVER CO 80221-3137

SBGM LAND TRUST (DATED 12/24/2008)
PO BOX 306
PINE CO 80470-0306

SCHAYE CLARA
1859 28TH ST APT 362
DENVER CO 80216-5253

SCHILLING DALE
6479 YUKON ST
ARVADA CO 80004-3458

SCHOCO OIL INC
725 S MAIN ST
BRIGHTON CO 80601-3047

SCHOOL DIST NO 31
ADMINISTRATION BLDG
STRASBURG CO 80136

SCHOOL DIST NO.31
56729 COLORADO AVE
STRASBURG CO 80136-7809

SCHOOL DIST NO.31
PO BOX 207
STRASBURG CO 80136-0207

SCHOOL DISTRICT NO.1
C/O OPERATIONS DEPT.
591 E 80TH AVE
DENVER CO 80229-5806

SCHOOL DISTRICT NO.14
5291 E 60TH AVE
COMMERCE CITY CO 80022-3203

SCHOOL DISTRICT NO.50
C/O SANDRA MCCLURE
7002 RALEIGH ST
WESTMINSTER CO 80030-5996

SCOTT BUFFY SUE
7341 IVY ST
COMMERCE CITY CO 80022-1524

SDJ GROUP LLC
1554 S COLUMBINE ST
DENVER CO 80210-2823

SECURITY AND SAFE OF COLORADO INC
3030 W 67TH AVE
DENVER CO 80221-2602

SECURITY REALTY COMPANY
600 JOSEPHINE ST
DENVER CO 80206-3723

SEELEY DONALD A AND SEELEY SHERI R
8675 MC DOUGAL
THORNTON CO 80229

SEGALL EDAN
5216 TENNYSON ST
DENVER CO 80212-4042

SEIFERT DEBRA M
8124 WASHINGTON ST NO. 25-165
DENVER CO 80229-5850

SEING MONICA
2301 BLUE CYPRESS DR
RICHARDSON TX 75082-3321

SEJ ASSET MANAGEMENT AND INVESTMENT COMP
C/O ECOVA INC
PO BOX 2440
SPOKANE WA 99210-2440

SEMMEN FAMILY LIMITED
PARTNERSHIP THE
15082 JOSEPHINE ST
THORNTON CO 80602

SEMMEN FAMILY LLC
15082 JOSEPHINE ST
THORNTON CO 80602-7358

SEOANE ARMANDO
2121 E 84TH AVE
THORNTON CO 80229

SERRANO GRACE M
1411 NEUTRINO DRIVE
MURFREESHORO TN 37129

SFG ISF II DENVER W 64TH
C/O STONEMONT FINANCIAL GROUP THREE ALLIANCE
CENTER
3550 LENOX RD STE 1700
ATLANTA GA 30326-4334

SFG ISF RMS COLORADO LLC
3280 PEACHTREE RD NE STE 2770
ATLANTA GA 30305-0021

SFP-E LLC
20900 COOLEY RD
BEND OR 97701-3406

SFR 2025-2 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN CA 92780-7333

SG 25 AND 26 LLC
10657 E IDA AVE
ENGLEWOOD CO 80111-3930

SHADE WESLEY MICHAEL AND
SHADE ARISSA RENEE
2127 CORONADO PKWY N APT A
DENVER CO 80229-8012

SHAHAMAT CYNTHIA
11040 YARROW ST
WESTMINSTER CO 80021-2624

SHANGHAI LAND INVESTMENT LLC
C/O AW FINANCIAL SERVICES LLC
1930 N SHERMAN ST
DENVER CO 80203-1116

SHARMA N K
2920 RANCH RESERVE LN
DENVER CO 80234-2686

SHARP KYLE AND
SHARP BRIANA
2119 CORONADO PKWY N APT B
THORNTON CO 80229-8009

SHARPE KEITH UND 1/2 INT AND
SHARPE GREGORY W UND 1/2 INT
7141 E 80TH AVENUE
COMMERCE CITY CO 80022

SHEA HOMES LIMITED PARTNERSHIP
9380 STATION ST STE 600
LONE TREE CO 80124-6830

SHEERAN RAY P ET AL
7757 YORK ST
DENVER CO 80229-6612

SHELAFO AND STEWART FAMILY TRUST THE
2559 S FRANKLIN ST
DENVER CO 80210-5109

SHELBOURN MARVIN AND
SHELBOURN SONDRA
12283 PICADILLY RD
COMMERCE CITY CO 80022-9658

SHELDON HERMAN GRANDCHILDRENS LP ET AL
C/O TAX DEPT 24856 - 7-11 INC
PO BOX 2440
SPOKANE WA 99210-2440

SHELDON MOLLY AND
SHELDON STEPHANIE
1013 SPOTTSWOOD AVE
NORTH LAS VEGAS NV 89081-6666

SHELEST RICHARD
52671 E 19TH AVE
STRASBURG CO 80136-8084

SHENOUDA WAEL F
6621 KING ST
DENVER CO 80221-2141

SHERER PATRICIA
1642 BURTON ST
STRASBURG CO 80136-7703

SHERIDAN INDUSTRIAL LLC
4433 W 29TH AVE # 007
DENVER CO 80212-3032

SHERWOOD JAMES HAROLD SR AND
SHERWOOD TERRILL LYNN
PO BOX 648
COMMERCE CITY CO 80037-0648

SHILOH 157 LLC
561 BEAR PEAK CT
ERIE CO 80516-9116

SHILOH 174 LLC
561 BEAR PEAK CT
ERIE CO 80516-9116

SHILOH 194 LLC
561 BEAR PEAK CT
ERIE CO 80516-9116

SHILOH 62 LLC
561 BEAR PEAK CT
ERIE CO 80516-9116

SHILOH 63 LLC
561 BEAR PEAK CT
ERIE CO 80516-9116

SHILOH HOMEOWNERS ASSOC INC
PO BOX 29102
THORNTON CO 80229-0102

SHILOH HOMEOWNERS ASSOC INC
1310 S CHAMBERS RD
AURORA CO 80017-4045

SHIPMAN JOSHUA AND
SHIPMAN CATHERINE GUMARO
1832 ASPEN MEADOW CIR
FEDERAL HEIGHTS CO 80260-4809

SHOBACK HOLDINGS LLC
909 E 75TH AVE
DENVER CO 80229-6401

SHOCO ENTERPRISES INC
PO BOX 867
BRIGHTON CO 80601-0867

SHOCO ENTERPRISES INC
PO BOX 867
BRIGHTON CO 80601

SHOJI TYKO
6009 GRANITE CT
FREDERICK CO 80516-9090

SHOULDERS RUTH H
19335 HIDDEN PINES DR
NORMAN OK 73026-7307

SHRESTHA BISTA N AND
SHRESTHA MANILA
1630 GILPIN ALY
ERIE CO 80516-2714

SHRI HANUMAN PROPERTIES LLC
9051 I 76 FRONTAGE RD
HENDERSON CO 80640-8239

SHUCK ELIZABETH SUE AND
TEDDY TYLER NICHOLAS
283 E 3RD PL
BYERS CO 80103-9755

SHURTLEFF JOSEPH AND
SHURTLEFF MINDY
PO BOX 55
HENDERSON CO 80640-0055

SI-PHI HOLDING COMPANY LLC
89 N IRVINGTON ST
AURORA CO 80018-4613

SID-MAR PROPERTIES WEST
5062 YATES CIR
BROOMFIELD CO 80020-5758

SIERRA VISTA INVESTMENTS LLC
110 E AZALEA AVE
FOLEY AL 36535-2540

SIGNAL SFR LLC
2261 MARKET ST STE 22721
SAN FRANCISCO CA 94114-1612

SILESPI LLC
5353 W ILIFF DR
LAKEWOOD CO 80227-3996

SILVA FIDENCIO RUIZ AND
CHAVEZ ANA BERTHA AND SILVA ANAPAULA
675 W 152ND AVE
BROOMFIELD CO 80023-9167

SILVER DOUBLES LLC
C/O TOM KENNEDY
13989 N RUNNING BROOK LN
MARANA AZ 85658-4502

SILVER PROPERTIES CO LLC
ATTN: KENT C THOMPSON
PO BOX 6896
LINCOLN NE 68506-0896

SIMMONS HANNAH AND
SIMMONS ROXANNE
160 JOHN REZZA DR
NORTH ATTLEBORO MA 02763-4052

SIR GEORGE LLC
8 PHILLIPS RIVER VW
SNOWMASS CO 81654-9049

SITAULA PRAKASH AND
PARAJULI KABITA
3380 E 140TH PL
THORNTON CO 80602-8887

SKY22 LLC
26927 E DAVIES PL
AURORA CO 80016-7520

SLIDERITE INC
11413 E 118TH PL
HENDERSON CO 80640-7417

SLOHI PROPERTIES LLC
4519 BRIARDALE ST
SAN ANTONIO TX 78217-1328

SMITH BRUCE A LIVING TRUST AND
SMITH SUSAN M LIVING TRUST
18623 HILL LAKE DR
JOHNSTOWN CO 80534-8478

SMITH CLIFFORD P
1729 ARAPAHOE ST/PO BOX 552
STRASBURG CO 80136

SMITH DANIEL
6640 PERRY CT
ARVADA CO 80003-6429

SMITH DONALD R AND
SMITH DENISE E
9186 LA SALLE PLACE
WESTMINSTER CO 80031

SMITH EMMALEE V
532 OAKWOOD DR APT D103
CASTLE ROCK CO 80104-1630

SMITH FAMILY TRUST
4898 S ARGONNE ST
AURORA CO 80015-4924

SMITH KIMBERLY NICOLE AND
UBALLE ISAIAH DANIEL
6321 KNOX CT
DENVER CO 80221-1970

SMITH SHAWN
6670 LOWELL BLVD APT 1
DENVER CO 80221-2166

SMITH TONI M
10753 N MONTANE DR
BROOMFIELD CO 80021-4064

SNM LIVING TRUST
4411 E SIDE CANYON TRL
CAVE CREEK AZ 85331-6220

SNOKE NATHAN AND
SNOKE HOLLY
3416 SHERIDAN RD
PEKIN IL 61554-2657

SOK SE AND
SOK CHHANG YEAN
10990 NEWLAND ST
BROOMFIELD CO 80020

SOKOL ROBERT JOHN
4015 S BOSTON ST
DENVER CO 80237-1911

SOL SUN CAPITAL LLC AND
THREE EVERGREENS II LLC
1420 MOSS ROCK PL
BOULDER CO 80304-1500

SOLDATI SERIES LLC SERIES 4
7255 QUARTZ ST
ARVADA CO 80007-7634

SOLE JOHN I
2821 WEST 64TH AVENUE
DENVER CO 80221

SOLIS JESSICA RUBY
2103 CORONADO PKWY N # PKYN C
DENVER CO 80229-8056

SOLIS MARIANO AND
RODALES GENOVEVA
8548 FENTON ST
ARVADA CO 80003-1330

SOLORZANO DAMIAN G
3934 YATES ST
DENVER CO 80212-2213

SOR ALEX
2135 CORONADO PKWY N # PKYN D
DENVER CO 80229-8088

SOTELO HERIBERTO
8461 CORONA ST
DENVER CO 80229-4905

SOTO JESUS
6065 QUEBEC ST
COMMERCE CITY CO 80022-4145

SOTO-JUAQUEZ CRUZ
160 MCKINLEY DR
BENNETT CO 80102-8608

SOUKOP JERRY L AND
SOUKOP SUSAN M
12711 MADISON CT
THORNTON CO 80241-2821

SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT
6595 E 70TH AVE
COMMERCE CITY CO 80022-2009

SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT
PO BOX 597
COMMERCE CITY CO 80037-0597

SPAETH KRISTINA
2148 BOUQUET DR
WINDSOR CO 80550-3622

SPAETH TOM
3200 S WADSWORTH BLVD # C # 1-137
LAKEWOOD CO 80227-5022

SPANO FAMILY HOLDING LLC
5780 LOWELL BLVD
DENVER CO 80221-1936

SPARROW DONAVON N AND
BARRON BARBARA J
10888 E 120TH AVE
HENDERSON CO 80640-9736

SPENCE RYLEE AND
LOA RACHAEL
964 CHEROKEE ST
STRASBURG CO 80136-8046

SPENCER BRADY J AND
SPENCER AMANDA R
2119 CORONADO PKWY N APT C
DENVER CO 80229-8009

SPENCER DARRELL P
1364 ELMER DRIVE
NORTHGLENN CO 80233

SPERA S BEST LLC
PO BOX 639
GOLDEN CO 80402-0639

SPERAS BEST LLC
2450 SHOOTING STAR WAY
EVANS CO 80620-9245

SPIRIT SPE PORTFOLIO 2012-4 LLC
C/O SPORTSMAN WAREHOUSE
1475 W 9000 S
WEST JORDAN UT 84088-9404

SPRINGBROOK LLLP
7200 S ALTON WAY STE A310
CENTENNIAL CO 80112-2253

SPRUCED UP LLC
16748-9C E SMOKEY HILL ROAD NO. 240
CENTENNIAL CO 80015

SPS OIL FIELD SERVICE
PO BOX 304
BRIGHTON CO 80601

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

SRE COLORADO 1 LLC
4401 COLWICK RD
CHARLOTTE NC 28211-2311

SRP SUB LLC
C/O INVITATION HOMES
2525 W FRYE RD STE
CHANDLER AZ 85224-6285

STALLSWORTH DELBERT L
PO BOX 44
DUPONT CO 80024

STALLSWORTH DELBERT LEE
PO BOX 95
DUPONT CO 80024-0095

STALLSWORTH JANE LOUISE DAHLIN
PO BOX 95
DUPONT CO 80024-0095

STAMM ROBERTA L
C/O GREGG STAMM
5300 COLUMBINE LN
DENVER CO 80221-1284

STAMPFL MAYLENE ANNE
7296 LARSH DR
DENVER CO 80221-3140

STANDARD INDUSTRIES INC
3500 S WEST TEMPLE
SALT LAKE CITY UT 84115

STANLEY VINCENT LOPEZ STANLEY JOE LOPEZ
LOPEZ SUNNIE RAE EDWINA
6751 GREET CT
DENVER CO 80221

STAR BORROWER SFR4 LP
591 W PUTNAM AVE
GREENWICH CT 06830-6005

STAR BORROWER SFR6 L P
591 W PUTNAM AVE
GREENWICH CT 06830-6005

STATE HIGHWAY DEPT
2000 S HOLLY ST
DENVER CO 80222-4818

STATE HIGHWAY DEPT
2829 W HOWARD PL
DENVER CO 80204-2305

STATE OF COLORADO DEPT OF
GAME AND FISH
NEED ADDRESS

STATE OF COLORADO FBO COLORADO
DEPARTMENT OF HUMAN SERVICES
4112 KNOX CT
DENVER CO 80211

STATE OF COLORADO FBO COLORADO
C/O DEPT OF HUMAN SERVICES
4112 S KNOX CT
DENVER CO 80236-3103

STATE STORAGE COLORADO LLC
7808 E CHERRY CREEK SOUTH DR STE 108
DENVER CO 80231-3230

STATE STORAGE COLORADO LLC
228 PARK AVE S STE 85473
NEW YORK NY 10003-1502

STATE STORAGE COLORADO LLC
C/O HIGH NOON ASSOCIATES LLC
4565 AUHAY DR
SANTA BARBARA CA 93110-1705

STAY JOHN AND STAY JOLENE AND
BATE DAMIAN S
2542 W 107TH PL
WESTMINSTER CO 80234-3192

STEBRAL CAMERON
2129 CORONADO PKWY N
DENVER CO 80229-8092

STEELE TOBY J
PO BOX 270135
FORT COLLINS CO 80527-0135

STEINMEYER JOHN W AND
STEINMEYER MARY C
7669 S EATON WAY
LITTLETON CO 80128-5928

STEVENS DALE
6861 JULIAN ST
DENVER CO 80221-2611

STEVENS DAVID J AND JENNIFER M
79 S ELDRIDGE WAY
GOLDEN CO 80401-5317

STEVENSON PROPERTIES COMMERCE CITY LLC
C/O SPEC BUILDING CORP
2840 ROE LN
KANSAS CITY KS 66103-1543

STILLWATER HOMEOWNERS ASSOCIATION INC
783 VALLEJO STREET
DENVER CO 80204

STINSON H T JR AND
STINSON PHYLLIS J
5516 TEJON ST
DENVER CO 80221-1436

STITES OLIVIA L AND
STITES RANDY JW
7350 W 95TH AVE
BROOMFIELD CO 80021-4829

STONEBRAKER CORPORATION
843 W 126TH PL
DENVER CO 80234-1748

STONEBURNER ANNE
2269 CORONADO PKWY N
DENVER CO 80229-8077

STOR LEON A
9625 W 32ND AVE
WHEAT RIDGE CO 80033-5771

STORAGE TRUST PROPERTIES LP
C/O DEPT. PTAX
PO BOX 25025
GLENDALE CA 91221-5025

STRASBURG COMMUNITY CHURCH
PO BOX 556
STRASBURG CO 80136

STRASBURG ESTATES LLC
21097 E NICHOLS PKWY
AURORA CO 80016-1931

STRASBURG FIRE PROTECTION DISTRICT NO 8
PO BOX 911
STRASBURG CO 80136-0911

STRASBURG METROPOLITAN PARKS AND
RECREATION DISTRICT
1932 BURTON ST
STRASBURG CO 80136

STRASBURG METROPOLITAN PARKS AND
RECREATION DISTRICT
1932 BURTON ST
STRASBURG CO 80136-7814

STRASBURG SANITATION AND WATER
DISTRICT
7400 E ORCHARD RD STE 3300
GREENWOOD VILLAGE CO 80111-2545

STRASBURG SCHOOL DISTRICT 31-J
56729 COLORADO AVE
STRASBURG CO 80136-7809

STRASBURG SCHOOL DISTRICT 31J
PO BOX 207
STRASBURG CO 80136

STRASBURG SCHOOL DISTRICT NO 31-J
PO BOX 207
STRASBURG CO 80136-0207

STRASBURG WATER AND
SANITATION DIST
7400 E ORCHARD RD STE 3300
GREENWOOD VILLAGE CO 80111-2545

STRASBURG-DENVER COMPANY LLC
1360 S POTOMAC ST
AURORA CO 80012-4505

STRASSBURGER ERIC AND
STRASSBURGER CHANIN
3574 S HUDSON ST
DENVER CO 80237-1045

STRATTON CONNIE C
8132 WASHINGTON STREET NO 151
THORNTON CO 80229

STREAM HOLDINGS LLC
1749 NE MIAMI CT
MIAMI FL 33132-1192

STRONG CAPITAL V LP
5910 N CENTRAL EXPY STE 1650
DALLAS TX 75206-5159

STUART STREET ARVADA LLC
8431 NELSON CT
ARVADA CO 80005-4725

STUART STREET LLC
PO BOX 18985
DENVER CO 80218-0985

STURTEVANT RICHARD
3560 OTIS ST
WHEAT RIDGE CO 80033-6449

SUAZO LISA AND
EVANS SCOTT
1416 STUART ST
DENVER CO 80204-1245

SUBLETTE JACOBS PROPERTIES LLC
6681 S WINDERMERE ST
LITTLETON CO 80120-3253

SUITTER JACOB AND
SUITTER JOLANTA
6874 CANOSA ST
DENVER CO 80221-2373

SUN DEVELOPMENT LP
C/O PETROLEUM WHLSALE /JENNIFER ARNOLD
PO BOX 4456
HOUSTON TX 77210

SUNG MEIYI
783 CARBONATE LN
ERIE CO 80516-6580

SUNGWOO INC
32691 E COLFAX AVE
WATKINS CO 80137-8727

SUPER QWIK STOP INC
2543 S BISCAY COURT
AURORA CO 80013

SUTTON D C SHAD D
8391 CLARKSON ST
DENVER CO 80229-5481

SUTTON SHAD
8391 CLARKSON ST
DENVER CO 80229-5481

SUTTON SHAD DEVON AKA
SUTTON SHAD D
8391 CLARKSON ST
DENVER CO 80229-5480

SW DEV STNL 70TH & BROADWAY LLC
C/O STABLEWOOD PROPERTIES
111 CONGRESS AVE STE 500
AUSTIN TX 78701-4076

SWANK WALTER C
14475 COUNTY ROAD 2
BRIGHTON CO 80603-9746

SWEETMAN KEVIN
SWEETMAN JOLENE
11920 BRIGHTON RD
HENDERSON CO 80640-9322

SWINK BRYAN S AND
SWINK SUNNI L
2121 CORONADO PKWY N APT B
DENVER CO 80229-8010

SYDNOR RYAN
4903 FOUNTAIN ST
BOULDER CO 80304-4363

SYYC INC
13320 RED DEER TRL
BROOMFIELD CO 80020-5558

SZE JEREMY J AND
BRANDAO-SZE MARIA EUGENIA BASTOS
2141 CORONADO PKWY N # PKYN D
DENVER CO 80229-6220

T AND G FEDERAL LLC
6301 FEDERAL BLVD UNIT 3
DENVER CO 80221

TABAKOV COURTNEY DENISE
6082 ROBB ST
ARVADA CO 80004-4481

TABARK LLC
20474 E LAYTON AVE
AURORA CO 80015-5460

TADIGIRI DURGA AND
THUMMA DASREDDY
15270 HURON ST
BROOMFIELD CO 80023-6385

TAFOYA BERNICE TRUST
7635 EL PASO CIR
DENVER CO 80221-3404

TALAMANTES IVONNE HERRERA
9846 CEYLON CT
COMMERCE CITY CO 80022-2403

TALDER DAVID AND
TALDER MYRA
738 GOLD WAY
SUPERIOR CO 80027-6061

TALDER MYRA AND
TALDER DAVID
738 GOLD WAY
SUPERIOR CO 80027-6061

TAMMAM AMY
3015 BOND DR
MERRICK NY 11566-5124

TANG VAN NGOC-THANH
3480 E 100TH CT
THORNTON CO 80229-3547

TANGEMAN KAREN K AND
TANGEMAN ALAN
PO BOX 532
STRASBURG CO 80136

TANGEMAN LOREN E AND
TANGEMAN KIMBERLY A
PO BOX 643
STRASBURG CO 80136

TAPIA INC
2690 S FEDERAL BLVD
DENVER CO 80219-6032

TARIN CO
6420 NEWTON ST
ARVADA CO 80003-6448

TARIN MAYRA DIAZ
1075 MARSHALL ST
LAKEWOOD CO 80214-1919

TAYLOR NONA M
PO BOX 175
STRASBURG CO 80136-0175

TAYLOR RICHARD H
6968 UPHAM STREET
ARVADA CO 80003

TBK BANK SSB
207 1ST AVE
LA SALLE CO 80645-3220

TDE INVESTMENTS LLC
PO BOX 492
PATAGONIA AZ 85624-0492

TDSO HOLDINGS LLC
6161 LOWELL BLVD
DENVER CO 80221

TEBBEN BRITTANY
TEBBEN DAVID
10051 E PAMPA AVE
MESA AZ 85212-2348

TEBBEN DAVID B AND
TEBBEN BRITTANY J
10051 E PAMPA AVE
MESA AZ 85212-2348

TEJADA GUEVARA HELMER O AND
SANDOVAL SANDRA
9142 MEADE ST
WESTMINSTER CO 80031-3113

TEJON HEIGHTS OWNERS ASSOCIATION INC
C/O HARMONY MANAGEMENT GROUP INC
3046 MAGNOLIA ST
DENVER CO 80207-2903

TENNYSON HOLDINGS LLC
4380 HARLAN ST STE 101
WHEAT RIDGE CO 80033-4748

TENNYSON PARK HOMEOWNERS ASSOCIATION INC
C/O VILLAGE HOMES OF COLORADO INC
6 W DRY CREEK CIR NO. 200
LITTLETON CO 80120

TESCHNER HEATHER
VASQUEZ DANIEL
5336 GROVE ST
DENVER CO 80221-6544

TH BERKELEY VILLAS LLC
8350 E CRESCENT PKWY STE 450
GREENWOOD VILLAGE CO 80111-2997

TH CLEAR CREEK LLC
8350 E CRESCENT PKWY STE 450
GREENWOOD VILLAGE CO 80111-2997

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

THAO SANDY V AND
MOUA SAY
180 BLUE BONNET DR
BRIGHTON CO 80601-4509

THE 3MB TRUST
PO BOX 208
STRASBURG CO 80136-0208

THE 4 LINDYS TRUST
29400 E 165TH AVE
BRIGHTON CO 80603-8468

THE 711 DOWNING TRUST
3200 S WADSWORTH BLVD STE C-108
LAKEWOOD CO 80227-5022

THE ALBERT B LUCERO FAMILY TRUST
4996 MALAYA ST
DENVER CO 80249-7647

THE ANGELINA HELEN LUCERO TRUST
23 MAPLEWOOD RD
ASHEVILLE NC 28804-2844

THE ARCHDIOCESE OF DENVER
1300 SOUTH STEELE ST
DENVER CO 80210

THE ARNOLD FAMILY TRUST ET AL
25 LAGUNA PL
LONG BEACH CA 90803-4437

THE AS FAMILY REVOCABLE TRUST
5106 MIDNIGHT CT
ALLEN TX 75002-1848

THE BERZINS FAMILY TRUST
222 S SALEM CT
AURORA CO 80012-1301

THE BORCHERDING TRUST
9723 CYPRESS POINT CIR
LONE TREE CO 80124-3103

THE BORRMANN 1983 LIVING TRUST UND 50% INT A
ND
BORRMANN GARY R UND 25% INT AND BORRMANN
L F UND 25% INT
503 CAUDILL RD
CORRALITOS CA 95076-6312

THE BREES FAMILY TRUST
585 BRYANT ST
FALLS CITY OR 97344-9775

THE BROOKS TRUST
4144 TENNYSON ST APT 16
DENVER CO 80212-2297

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

THE DELMA RIVERA LIVING TRUST
6600 NEWPORT ST
COMMERCE CITY CO 80022-2835

THE DEMJB TRUST
PO BOX 2
STRASBURG CO 80136-0002

THE DENVER ROCK ISLAND RAILROAD
3400 E 56TH AVE
COMMERCE CITY CO 80022-3620

THE EUGENE H WATREN REVOCABLE TRUST
3443 S PARFET CT
DENVER CO 80227-4217

THE MSC TRUST
PO BOX 617
STRASBURG CO 80136-0617

THE SUSAN M WOODMANSEE REVOCABLE TRUST A
WOODMANSEE WARREN W
8130 ALBERT CT
DENVER CO 80221-3907

THE GENEVIEVE SANCHEZ LIVING TRUST
710 S HARDY DR APT 6201
TEMPE AZ 85281-3459

THE NETZER GROUP LLC
8849 FOXFIRE ST
FIRESTONE CO 80504-7822

THE T C ADDUCCI TRUST
11375 NEWPORT ST
THORNTON CO 80233-5543

THE J AND A TRUST
923 OLD WAGON TRAIL CIR
LAFAYETTE CO 80026-7090

THE PALMQUIST FAMILY TRUST
3160 CHERRYRIDGE RD
ENGLEWOOD CO 80113-6057

THE VAN H. LE AND HUYNH LE T. DANG LIVING TR
UST
5773 GLENSTONE DR
HIGHLANDS RANCH CO 80130-8001

THE J N STONE TRUST
1051 ASH CT
THORNTON CO 80229-4520

THE PETER A PIETREWICZ TRUST
8801 ITHACA WAY
WESTMINSTER CO 80031-3342

THE VICTOR JAVED TRUST
2529 DEVONSHIRE CT APT 63
DENVER CO 80229-5188

THE JAMES AND JEANNE CATLIN LIVING TRUST
6 AVOCET CIR
THORNTON CO 80241-4106

THE REMINGTON LLC
241 HIMALAYA AVE
BROOMFIELD CO 80020-6050

THF PRAIRIE CENTER DEVELOPMENT LLC
C/O THF REALTY INC
211 N STADIUM BLVD STE 201
COLUMBIA MO 65203-1161

THE KLEBER FAMILY TRUST
6000 HOLLY ST
COMMERCE CITY CO 80022-3321

THE RILEY TRUST
8770 E BEARS PATH RD
TUCSON AZ 85749-9570

THI NGUYEN LETTOAN AND
DINH PETER NHAT MINH
15526 E 118TH AVE
COMMERCE CITY CO 80022-9831

THE LIVING TRUST OF GEORGES M MELEKA AND ATHA
F H MELEKA
780 S THRASHER WAY
ANAHEIM CA 92807-4432

THE RODRIGUEZ-CHRISP FAMILY TRUST
11704 W 81ST AVE
ARVADA CO 80005-2902

THIARA MANJIT S
10867 OURAY ST
COMMERCE CITY CO 80022-0638

THE MALEA LAMB REVOCABLE LIVING TRUST
PO BOX 653
STRASBURG CO 80136-0653

THE SECRETARY OF VETERANS AFFAIRS
C/O DEPT OF VETERANS AFFAIRS LOAN GUARANTY S
ERVICE
3401 W END AVE STE 760W
NASHVILLE TN 37203-1042

THIEME SARAH AND
THIEME IAN
2287 CORONADO PKWY N
DENVER CO 80229-8068

THE MCC AMIGOS LLC
12404 PARK CENTRAL DR STE 250S
DALLAS TX 75251-1810

THE STEPHEN NOBLITT FAMILY TRUST
14958 MADISON ST
BRIGHTON CO 80602-7783

THOEN RAINY L AND THOEN JAMES L
3461 W 37TH AVE
DENVER CO 80211-2736

THE MEASE FAMILY TRUST
8801 E 54TH AVE
DENVER CO 80238-3855

THE STRASBURG YARD LLC
12058 COUNTY ROAD 194
BENNETT CO 80102-9208

THOMAS B MARTINEZ MARITAL TRUST
4630 GROVE ST
DENVER CO 80211-1131

THOMAS CHARLES E
3091 W 63RD AVENUE
DENVER CO 80221

THOMAS MARY A
2246 CORONADO PARKWAY NO. B
DENVER CO 80229

THOMAS NICHOLAS AND
LINDSAY ABIGAIL
9125 LOWELL COUIRT
WESTMINSTER CO 80031-3164

THOMPSON VICKI J LIVING TRUST THE
20684 DEL RAY DR
ECKERT CO 81418-9808

THORFINSON MARLOWE
901 W 69TH AVE
DENVER CO 80221-7044

THORNTON DEVELOPMENT AUTHORITY
9500 CIVIC CENTER DR
DENVER CO 80229-4326

THORNTON SELF STORAGE LLC
9230 FEDERAL BLVD
DENVER CO 80260-5836

THRAILKILL GEORGE D AND
THRAILKILL JESSIE A
7412 OFFENHAUSER DR
RENO NV 89511-1416

THURNER CHELSEA AND
ZUG FABIAN
4945 EASLEY RD
GOLDEN CO 80403-1600

TINKEL DEBORAH
2117 CORONADO PKWY UNIT D
THORNTON CO 80229

TISCHNER CRYSTAL D
3062 MEADE AVE
SAN DIEGO CA 92116-4326

TMA PROPERTIES LLC
6725 W 97TH PL
BROOMFIELD CO 80021-5404

TMP NORTH PECOS PROJECT LLC
C/O TREELINE MULTIFAMILY PARTNERS LTD
2000 S COLORADO BLVD # TOWER 2 # 900
DENVER CO 80222-7900

TN PROPERTIES LLC
6418 W 97TH PL
WESTMINSTER CO 80021-5429

TNT REAL ESTATE LLC
8849 FOXFIRE ST
FIRESTONE CO 80504-7822

TODD CREEK VILLAGE PARK AND RECREATION DISTRICT
C/O SPENCER FANE LLP
1700 N LINCOLN ST STE 2000
DENVER CO 80203-4554

TOLEDO JOSE SAUL PRIETO AND
TOLEDO SILVIA PRIETO
298 S 14TH AVE
BRIGHTON CO 80601-2306

TOLER TROY E
9207 LAMAR ST
WESTMINSTER CO 80031

TON HAO T AND
TRUONG HUYEN
10000 RARITAN WAY
THORNTON CO 80260-6372

TON HAO T AND
TRUONG HUYEN D T
10000 RARITAN WAY
THORNTON CO 80260-6372

TORO WILLIAM AND
PAZ ESTHER MIRELLA LEON
5437 W 97TH PL
BROOMFIELD CO 80020-5678

TORRES AGUSTIN
9301 VINE ST
THORNTON CO 80229-7640

TORRES AGUSTIN
9301 VINE ST
THORNTON CO 80229

TORRES FAMILY TRUST
6550 W OHIO AVE
LAKEWOOD CO 80226-4646

TORRES JOHN M
1780 W 54TH PL
DENVER CO 80221

TORRES MARIA
6840 YORK ST
DENVER CO 80229-7309

TORRES MARIA AND
OROZCO ANGELICA ASHLEY AND BURCIAGA ALEXIENE MUNOZ
6840 YORK ST
DENVER CO 80229-7309

TORRES ROBERTO AND
TORRES NORMA A
6550 W OHIO AVE
LAKEWOOD CO 80226-4646

TORRES ROBERTO C
7610 CONIFER RD
DENVER CO 80221-4139

TORRES ROBERTO C
7610 CONIFER
DENVER CO 80221

TOTAL RP LLC-SERIES CRP
117 EDGEWATER COVE
LAKEWAY TX 78734-3462

TOWER DEVELOPERS INC
1600 S ALBION ST APT 200
DENVER CO 80222-4015

TOWER ROAD INVESTORS LLC
7800 E UNION AVE STE 420
DENVER CO 80237-3325

TRACEY LAUREEN
PO BOX 654
WESTMINSTER CO 80036-0654

TRAN DON HOA
10251 W 59TH AVE APT 1
ARVADA CO 80004-6438

TRAN KHOI
6595 FEDERAL BLVD
DENVER CO 80221-2322

TRAN KHOI
PO BOX 564
WESTMINSTER CO 80036-0564

TRAN KHOI M
1200 W 70TH AVE
DENVER CO 80221-7053

TRAN NHU THI
6260 W 98TH DR
WESTMINSTER CO 80021

TRASH MAHAL COLORADO LLC
6130 HURON ST
DENVER CO 80221-2459

TREMINIO RONALDO EMILIO
2316 HUDSON ST
DENVER CO 80207-3260

TRIMBITAS SORIN
1112 GREENLAND FOREST DR
MONUMENT CO 80132-9353

TRIOLOGY TRUST
2800 COTTONWOOD DR
DENVER CO 80221-3211

TROTSKY GLORIA TRUST 50% INT AND
LINDA STEVENSON TRUST 50% INT
1150 JASMINE ST
DENVER CO 80220-4549

TRUE NORTH INVESTMENTS INC
429 LAUREL ST
STEAMBOAT SPRINGS CO 80487-2508

TRUJILLO ANTHONY
6295 E 120TH AVE
BRIGHTON CO 80602-8044

TRUJILLO ANTHONY
6925 E 120TH AVE
BRIGHTON CO 80602-8061

TRUJILLO ANTHONY B AND
TRUJILLO JENNIFER A
10677 URA LANE
NORTHGLENN CO 80234

TRUJILLO ESTEVAN MIGUEL JR AND
TRUJILLO DAMINIKA MARIE
2143 CORONADO PKWY N APT C
DENVER CO 80229-6222

TRUJILLO FAMILY TRUST THE
13622 MONROE ST
THORNTON CO 80602-8718

TRUNKENBOLZ LLC
3504 N PRICKLY PEAR LN
FLORENCE AZ 85132-8861

TRUST OF WILLIAM AND PATRICIA MANDEL
4072 19TH ST
SAN FRANCISCO CA 94114-2562

TT ESTATES LLC
1901 LEROY DR STE C
NORTHGLENN CO 80233-3634

TT OF FEDERAL PROPERTY LLC
505 S FLAGLER DR STE 1400
WEST PALM BEACH FL 33401-5952

TUCCI JENNA
2141 CORONADO PKWY N
THORNTON CO 80229-6220

TUNNELL LISA ANN
8335 DOVER WAY
ARVADA CO 80005-2424

TURNER DRIVE LLC
1498 W 136TH LN
BROOMFIELD CO 80023-7404

TURNER GARY L AND TURNER RUTH E TRUSTEES
OF THE TURNER FAMILY TRUST
PO BOX 505
STRASBURG CO 80136-0505

TURNER JAMES AND
OWENS ELENA
2285 TROUT RD
STRASBURG CO 80136-7582

TURNER REBECCA M AND
TURNER JEFFREY S
2173 FIRST LIGHT CT
WINDSOR CO 80550-3458

TURNER RUTH E
PO BOX 505
STRASBURG CO 80136-0505

TURNPIKE INDUSTRIAL LP
3333 MICHELSON DR STE 950
IRVINE CA 92612-5689

TWO FUSES LLC
145 N HUMBOLDT ST
DENVER CO 80218-3931

TYLER ENTERPRISES LLC
PO BOX 1544
GRAND LAKE CO 80447-1544

U-STORE-IT LP
PTA USI NO. 769
5 OLD LANCASTER RD
MALVERN PA 19355-2132

UBS INVESTMENTS LLC
PO BOX 2117
CENTENNIAL CO 80161-2117

UC TEJON LLC
10657 E IDA AVE
ENGLEWOOD CO 80111-3930

UNION PACIFIC RAILROAD COMPANY
C/O PROPERTY TAX DEPARTMENT
1400 DOUGLAS STOP 1690
OMAHA NE 68179-1640

UNION PACIFIC RAILROAD COMPANY
C/O PROPERTY TAX DEPT
1400 DOUGLAS ST MS 1640
OMAHA NE 68179-1001

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

UNITED STATES OF AMERICA
7998 DONEGAN DR
MANASSAS VA 20109-2870

UNKNOWN OWNERSHIP

UNREIN PATRICIA ANN
11500 PEORIA ST
HENDERSON CO 80640-9126

UPCHURCH DENISE/UPCHURCH MATTHEW R AND
UPCHURCH BRITTNEY F/UPCHURCH BETHANEY M
12271 BRIGHTON RD
HENDERSON CO 80640-9749

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

URIBE-SERRANO LAURA
7805 CREST DR
LAKEWOOD CO 80214-5614

URRUTIA ROBERTO CONTRERAS
948 CORONADO PKWY S
DENVER CO 80229-5445

US WESTERN INVESTMENT LLC
8753 YATES DR STE 200A
WESTMINSTER CO 80031-6947

V GIRLS PROPERTIES LLC
4740 W 105TH DR
WESTMINSTER CO 80031-1974

V-CO ENTERPRISES INC
12650 TUCSON ST
HENDERSON CO 80640

V-CO ENTERPRISES INC
12650 TUCSON ST
HENDERSON CO 80640-9443

VALDEZ MICHAEL V
5345 GROVE ST
DENVER CO 80221

VAN AIRE SKYPORT
CORPORATION
PO BOX 55
BRIGHTON CO 80603

VAN AIRE SKYPORT CORPORATION
PO BOX 55
BRIGHTON CO 80601-0055

VANGRUNSVEN ALISA
542 RICEBIRD DR
VISTA CA 92083-3052

VANTIVE GROVE DUP LLC
6400 W CEDAR PL
LAKEWOOD CO 80226-2113

VARECO 7121-7141 SAMUEL LLC
2243 CURTIS ST
DENVER CO 80205-2520

VARELA GENEVIEVE G
5433 SHOSHONE ST
DENVER CO 80221-1722

VARGAS CARDENAS TIFFANY SARAHI
875 E 78TH AVE APT 10-2
DENVER CO 80229-5980

VARGAS DEBBIE AND
VARGAS ALI
750 S EXMOOR RD
BYERS CO 80103-9821

VASILS TOY BOX LLC
1001 CRAIG RD STE 115
SAINT LOUIS MO 63146-5293

VASQUEZ ISABEL AND
VASQUEZ EVELYN
5420 RARITAN WAY
DENVER CO 80221-1736

VASQUEZ MONIQUE
2273 CORONADO PKWY N #C
DENVER CO 80229-8075

VAUGHN HARLEY W AND
DARROW BRITTANY D
1001 CORONADO PKWY N
DENVER CO 80229-5406

VAZQUEZ DANIELA LUJAN
3560 MARTIN LUTHER KING BLVD
DENVER CO 80205-4979

VAZQUEZ MAHELET DE ANDA AND
OLIVAS IVAN JESUS ESTRADA
2109 CORONADO PKWY N # PKYN B
DENVER CO 80229-8058

VEB-CO PROPERTIES LLC
5246 PLAINSBURG RD
LE GRAND CA 95333-9726

VELIKOVA-GANDJEVA ANETA DIMITROVA AND
GANDJEV RANGUEL TODOROV
855 E 78TH AVE APT 30
DENVER CO 80229-5935

VENEZIA DITCH AND RESERVOIR COMPANY
C/O THOMAS FADDUCCI
581 E 76TH AVE
DENVER CO 80229-6206

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

VICKERS PETROLEUM CORPORATION
C/O AD VALOREM TAX DEPT
PO BOX 690110
SAN ANTONIO TX 78269-0110

VIGIL GARY T AND QUINTANA SHARON AND
LUCERO KAREN AND DENNEY DIANE
7961 IDLEWILD ST
COMMERCE CITY CO 80022-1058

VIGIL JENNIE REBECCA
1363 STUART ST
DENVER CO 80204-1242

VIGIL JORDAN L
5290 RARITAN ST APT I-2
DENVER CO 80221-6431

VIGIL LEONARD
7961 IDLEWILD ST
COMMERCE CITY CO 80022-1058

VIGIL MARY V
PO BOX 247
DUPONT CO 80024-0247

VILLA FRANCISCO
2565 W 55TH AVE
DENVER CO 80221-1611

VILLA MARIA INC
C/O MERCY HOUSING
PO BOX 112819
CARROLLTON TX 75011

VILLA P1 ALPINE LLC
1 LETTERMAN DR STE C3500
SAN FRANCISCO CA 94129-1494

VILLA P1 ZUNI LLC
1 LETTERMAN DR # C3500
SAN FRANCISCO CA 94129-1494

VILLALOBOS EDITH AND
CAMPOS JOSE SILVA
625 COUNTY ROAD 31
BRIGHTON CO 80603-9577

VILLALOBOS HECTOR M AND
AREVALO CARMEN L
5472 LINCOLN ST
DENVER CO 80216-1744

VILLALOBOS PROPERTIES LLC
5472 LINCOLN ST
DENVER CO 80216-1744

VILLALOBOS RIGOBERTO CERVANTES
6320 E 72ND AVE
COMMERCE CITY CO 80022

VIZCARRA PACHECO PERLA J
855 E 78TH AVE APT 29
DENVER CO 80229-5935

VO LY
6621 RALEIGH CT
ARVADA CO 80003-6437

VOSBURG JOANNA LEIGH
855 E 78TH AVE APT 27
DENVER CO 80229-5935

VPDF UPLANDS LLC
C/O VARDE PARTNERS INC
2000 N CLAY ST STE 300
DENVER CO 80211-5171

VSM PROPERTIES LLC
1144 15TH ST FL 40TH
DENVER CO 80202-2569

VT LOWELL STORAGE LLC
6885 LOWELL BLVD
DENVER CO 80221-2652

VUE PHENG
3623 W 90TH PL
WESTMINSTER CO 80031-3106

VXA HOLDINGS LLC
2509 W 108TH PL
WESTMINSTER CO 80234-3148

W 53RD LLC
3200 S WADSWORTH BLVD # C # 1-137
LAKEWOOD CO 80227-5022

W 55TH PL PROPERTIES LLC
1000 W 47TH AVE
DENVER CO 80211-2313

W W GRAINGER INC
C/O PARADIGM TAX GROUP
PO BOX 800729
DALLAS TX 75380-0729

W71P LLC
5697 XENON CT
ARVADA CO 80002-1313

WAFFLE HOUSE INC (NO.606)
ATTN TAX DEPT
PO BOX 6450
NORCROSS GA 30091-6450

WAGERS PROPERTIES LLC
1555 ROCKMONT CIR
BOULDER CO 80305-6822

WAGNER MARIA INEZ
PO BOX 200126
DENVER CO 80220-0126

WAGNER MARK S AND
WAGNER PAMELA A
PO BOX 462131
AURORA CO 80046-2131

WAHRMAN DANIEL E
PO BOX 291
STRASBURG CO 80136

WAL-MART REAL ESTATE BUSINESS TRUST
WALMART INC ATTN: PROPERTY TAX DEPT
PO BOX 8050 MS 0555
BENTONVILLE AR 72716-0555

WALDRON PATRICK J AND
WALDRON MICHAEL T
1554 S ZANG CT
LAKEWOOD CO 80228-3765

WALKER PROPERTY GROUP INC
420 E 58TH AVE SUITE 200
DENVER CO 80216-1402

WALL JULIAN PEREZ HIGHT KING
2115 CORONADO PKWY N # PKYN A
THORNTON CO 80229-8061

WALLACE JULIE AND
WALLACE ERIC D
2218 CORONADO PKWY NO. C
DENVER CO 80229

WANGMO SONAM
12734 UTICA CIR
BROOMFIELD CO 80020-5783

WANGMO SONAM AND
GURUNG PEMA LAMA
12734 UTICA CIR
BROOMFIELD CO 80020-5783

WARD JOHN R AND
WARD KIM MICHELLE
2111 CORONADO PKWY N # PKYN B
DENVER CO 80229-8059

WARREN JANE E
8184 WASHINGTON ST APT 19-122
DENVER CO 80229-5455

WARREN STEVEN A
3633 W 90TH PL
WESTMINSTER CO 80030-3106

WARREN STEVEN A AND
WARREN DONNA J
2399 N FRONTIER LANE
FRANKTOWN CO 80116

WASH SQUARE 121 LLC
7535 HILLTOP CIR
DENVER CO 80221-3452

WASHINGTON CAR WASH LLC
4643 S ULSTER ST #1295
DENVER CO 80237-2853

WASHINGTON COMMERCE CENTER LLC
C/O COMPTON DANDO, INC
12445 E 39TH AVE UNIT 202
DENVER CO 80239-3454

WASHINGTON GARDENS BPT LLC UND 50% AND
WASHINGTON GARDENS RANDALL LLC UND 50% C/
OMPTON DANDO INC
12445 E 39TH AVE UNIT 202
DENVER CO 80239-3454

WATKINS HOSPITALITY LLC
10 E 120TH AVE
NORTHGLENN CO 80233-1002

WATSON JOHN D
3489 W 72ND AVE
WESTMINSTER CO 80030-5305

WATTLES REAL ESTATE PARTNERS LLC
321 W 84TH AVE SUITE A
THORNTON CO 80260

WATTS GABRIELA A
1169 S DOWNING ST
DENVER CO 80210-1714

WATUMULL PROPERTIES CORP
307 LEWERS ST STE 600
HONOLULU HI 96815-2364

WEBB FREDERICK R
PO BOX 1089
FREDERICK CO 80530-1089

WEBSTER DESIREE AND
WATTS CHARLES
5842 S PEARL ST
CENTENNIAL CO 80121-1133

WEEDER MICHELE M
PO BOX 163
STRASBURG CO 80136-0163

WEI EMMA
1773 W 52ND CT APT K
DENVER CO 80221-1717

WEI SUM YUEN LLC
2477 LAKE ISLE LN
BROOMFIELD CO 80023-6534

WEINGARTEN BRYAN AND
WEINGARTEN VERONICA
401 E 80TH AVE
DENVER CO 80229-5804

WELAND TODD P
6750 YORK ST
DENVER CO 80229-7307

WELBY RANCH LLC
PO BOX 247
EASTLAKE CO 80614-0247

WELLTON MORTGAGE COMPANY
6045 W MANSFIELD AVE UNIT 245
DENVER CO 80235-3019

WELSH ANNA MYRLE ET AL
10660 W 60TH AVE
ARVADA CO 80004-4602

WELTON MORTGAGE COMPANY
6045 WEST MANSFIELD AVENUE UNIT 245
DENVER CO 80235

WENDOLYN L DAUENBAUGH IRREVOCABLE TRUST
5115 LAUREL VALLEY CIR
ELIZABETH CO 80107-9116

WENDOLYN L DAVENBAUGH IRREVOCABLE TRUST
5115 LAUREL VALLEY CIR
ELIZABETH CO 80107-9116

WENSTON WILLY/ROSA AND
ERIS MONICA
3032 HILLTOP DR
VENTURA CA 93003-1021

WERNER BRENT R
2237 CORONADO PARKWAY NO. D
THORNTON CO 80229

WERNER ENTERPRISES INC
PO BOX 45308
OMAHA NE 68145-0308

WERSHAW FAMILY TRUST
1566 WINONA CT
DENVER CO 80204-1143

WERTH JOYCE
1901 HOYT STREET
LAKEWOOD CO 80215

WERTH SUBDIVISION CO LLC
10796 ZUNI DR
WESTMINSTER CO 80234

WESTERN TRADING COMPANY INC
3555 S SHERMAN ST
ENGLEWOOD CO 80113-3782

WESTERN TRANSPORT LLC
1331 17TH ST STE 1000
DENVER CO 80202-1566

WESTMINSTER HOUSING AUTHORITY
4800 W 92ND AVE
WESTMINSTER CO 80030

WESTMINSTER HOUSING AUTHORITY
4800 W 92ND AVENUE
WESTMINSTER CO 80031

WESTMINSTER JSK LLC
C/O BMC INVESTMENTS
3003 E 3RD AVE STE 201
DENVER CO 80206-5120

WESTMINSTER JUDO CLUB
PARENTS ASSOCIATION THE
3260 W 112TH CIRCLE
WESTMINSTER CO 80031-2529

WESTMINSTER PUBLIC SCHOOLS
7002 RALEIGH ST
WESTMINSTER CO 80030-5914

WHEAT RIDGE GROUP LLC
2916 THOUSAND OAKS ST
BILLINGS MT 59102-0763

WHIPPLE BENJAMIN M
920 CORONADO PKWY S
DENVER CO 80229-5445

WHISPER PINES LLC
4833 FRONT ST # B218
CASTLE ROCK CO 80104-7902

WHITE FENCE PROPERTIES LLC
PO BOX 12157
DENVER CO 80212-0157

WHITE TRACIE L
10944 LARRY DRIVE
NORTHGLENN CO 80233

WHITE WILLIAM R
7828 VANCE DR STE 103
ARVADA CO 80003-2125

WIELAND DAVID M
11325 E 162ND DR
BRIGHTON CO 80602-7654

WIELAND DAVID M AND
WIELAND CRYSTAL L
11325 E 162ND DR
BRIGHTON CO 80602-7654

WIELGUS ANDREW
360 W WASHINGTON AVE UNIT 606
MADISON WI 53703-2768

WIGGINS JESSE
26900 E CEDAR AVE
AURORA CO 80018-1817

WILDERNESS ONE LLC
PO BOX 1261
ELIZABETH CO 80107-1261

WILEY JESSICA LYNNE
8175 HORIZON DR
SHAKOPEE MN 55379-9603

WILKINS MELODY L
PO BOX 382 8150 IVY ST
DUPONT CO 80024

WILLARD WILLIAM JEAN AND JUDITH MARIE
C/O JAMES C HILL
9110 N WASHINGTON ST
THORNTON CO 80229

WILLETT JAMES HAMPTON
19252 W 84TH AVE
ARVADA CO 80007-7284

WILLIAMS CAROL M
2900 W 65TH AVE APT 4
DENVER CO 80221-2359

WILLIAMS EMILY S AND
DURA CHRISTOPHER W
1670 YARROW ST
LAKEWOOD CO 80214-6031

WILLIAMS FAMILY TRUST 2004
PO BOX 52
MENDOCINO CA 95460-0052

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

WILMOTH GREGORY
2820 COTTONWOOD DR
DENVER CO 80221-3211

WILSON ABBEY
2135 CORONADO PKWY N APT B
DENVER CO 80229-6099

WILSON JOEL A
2243 CORONADO PKWY N APT B
DENVER CO 80229-6235

WINKLEPLECK P ROSS JR AND
WINKELPLECK CHARLOTTE E
PO BOX 135
STRASBURG CO 80136-0135

WINTER THOMAS MORGAN AND
MADRID MARLA MARIE AND WINTER JULINA MAE
PO BOX 843
STRASBURG CO 80136-0843

WITEMEYER HAZEN
6797 MEADE CIR
WESTMINSTER CO 80030-5374

WOLFE SAMUEL ALAN AND
KERR BRANDON MICHAEL
10754 BELLE CREEK BLVD
HENDERSON CO 80640-7507

WONG HOI KWAN HENRY
1725 HEIRLOOM ST
DAVIS CA 95616-1395

WONG KIN WAH AND
WONG HOOI LING
10349 S ROYAL EAGLE ST
HIGHLANDS RANCH CO 80126

WONG STEPHEN C
5039 FENWOOD DRIVE
HIGHLANDS RANCH CO 80130

WOOD CHRISTOPHER
6630 NEWTON CT
ARVADA CO 80003-6421

WOODARD TIMOTHY T AND
WOODARD JULIE M
9056 LA SALLE PL
WESTMINSTER CO 80030-3311

WORMER NOONAN REVOCABLE TRUST
9555 W 53RD PL
ARVADA CO 80002-2939

WORTH CLAY O AND
WORTH CLAUDIA R
4650 OAK ST
WHEAT RIDGE CO 80033-2648

WPC - CORPORATE II LLC
307 LEWERS ST 6TH FLOOR
HONOLULU HI 96815

WPC CLEAR CREEK LLC
307 LEWERS ST STE 600
HONOLULU HI 96815-2364

WPC-CORPORATE I LLC
307 LEWERS STREET 6TH FLOOR
HONOLULU HI 96815-2357

WRCN LLC
C/O TBC TAX NO.021274
PO BOX 80615
INDIANAPOLIS IN 46280-0615

WRIGLEY REALTY INVESTMENT LLC
1990 S DEPEW ST # 140005
DENVER CO 80227-3741

WROCK LLC
5545 FEDERAL BLVD
DENVER CO 80221-6541

WSM REAL ESTATE INVESTMENTS LLC
1601 S SHERIDAN ST
WICHITA KS 67213-1339

WSTI HOLDING LLC
525 RANDALL AVE STE 100 PMB 988
CHEYENNE WY 82001-2772

WYANDOT 5251 LLC
5251 WYANDOT ST APT 4
DENVER CO 80221-1478

XIA YIJIA
7291 QUIVAS ST
DENVER CO 80221-3141

XS HOLDINGS LLC
17843 E MAPLEWOOD CIR
AURORA CO 80016-3124

XTREME LINERS OF COLORADO CORP
6451 XAVIER CT
ARVADA CO 80003-6540

XXVII HOLDINGS 2 LLC
30 N GOULD ST STE R
SHERIDAN WY 82801-6317

YAABTAL INVESTMENTS CO LLC
6891 RUTH WAY
DENVER CO 80221-2552

YAMAGUCHI JOANNE
PO BOX 6118
BOULDER CO 80306-6118

YANCEY ERICA
5400 SHERIDAN BLVD LOT 32
ARVADA CO 80002-7029

YANEZ COLLEEN
6302 LAKEPOINT PL
PARKER CO 80134-5906

YANG-O ROURKE WENDY
1952 JULIAN WAY
DENVER CO 80204-5600

YASINI MOHAMMAD M AND
NOOR LATIFA
12542 LOCUST WAY
THORNTON CO 80602-4655

YOHO ENTERPRISES LLC
9001 E 26TH AVE
DENVER CO 80238-2684

YORK ROBERT EDWARD 3/4 INT AND
YORK JEAN MARIE 1/4 INT
5690 CLEAR CREEK DR
DENVER CO 80212-2834

YORKTOWN HOMES ASSOC INC
C/O MANAGEMENT SPECIALISTS
8670 WOLFF CT NO. 150
WESTMINSTER CO 80030-3692

YORKTOWN HOMES ASSOCIATION
C/O MANAGEMENT SPECIALISTS
8670 WOLFF CT NO. 150
WESTMINSTER CO 80030-3692

YOUNGER VIOLA M
1243 VISTA DEL MONTE DR
MESQUITE NV 89027-2589

YU XIN QI
5221 LANTANA LN
BROOMFIELD CO 80023-4621

YU XIUYANG AND
LU WEINING
1622 FARMINGTON AVE APT 5
UNIONVILLE CT 06085-1231

Z53 LP
720 S COLORADO BLVD STE 500S
DENVER CO 80246-1904

ZAKHEM N MARWAN AND
ZAKHEM RIAD N
3300 S CLAY ST
ENGLEWOOD CO 80110-1928

ZAMAN FARAKH AND
ZAMAN REBECCA
5245 IROQUOIS AVE
EWA BEACH HI 96706-3218

ZAMORA MARIA
22776 ALICE STREET
HAYWARD CA 94541

ZAVALA JOSE GUADALUPE
581 E 77TH AVE
DENVER CO 80229-1821

ZAZUETA CECILIA
2121 CORONADO PKWY N APT C
DENVER CO 80229-8010

ZEIDAN SAMIR J
15567 E RADCLIFF PL
AURORA CO 80015-4419

ZEIGLER GEORGE L AND
ZEIGLER JO ANN
3150 W CHALFONT DR
TUCSON AZ 85742-0035

ZERABURUK TEDROS ABRAHAM
1230 S PARKER RD STE 219
DENVER CO 80231-2119

ZHENG INVESTMENTS LLC
14140 IVANHOE ST
THORNTON CO 80602-8337

ZHENG JIAN WEI
15226 BERNARD CT
HACIENDA HEIGHTS CA 91745-3300

ZIEGLER PENELOPE M
2265 S DEPEW ST
DENVER CO 80227-3973

ZIGAN HOMEOWNERS ASSOCIATION
10801 E 124TH AVE
BRIGHTON CO 80601-7114

ZIMBELMAN DANIEL E
2601 W 52ND AVE
DENVER CO 80221-1255

ZOU DANDING AND
YANG SU
2237 SANTA FE DR
LONGMONT CO 80504-2312

BECKER PATRICIA M
OR CURRENT RESIDENT
6731 GREEN CT
DENVER CO 80221-2631

JAUREGUI BURCIAGA RAFAEL AND
JAUREGUI YENNIFER
OR CURRENT RESIDENT
6509 E 79TH PL
COMMERCE CITY CO 80022-1167

RODRIGUEZ LEONARD
OR CURRENT RESIDENT
2280 OAK PL
THORNTON CO 80229-7910

10000 BRIGHTON LLC
OR CURRENT RESIDENT
10000 BRIGHTON RD
HENDERSON CO 80640-8626

10001 BRIGHTON LLC
OR CURRENT RESIDENT
10001 BRIGHTON RD
HENDERSON CO 80640-8625

1101 W 36TH LLC
OR CURRENT RESIDENT
481 E 66TH AVE
DENVER CO 80229

14880 BRIGHTON LLC
OR CURRENT RESIDENT
14880 BRIGHTON RD
BRIGHTON CO 80601-7310

2091 N CORONADO PKWY LLC
OR CURRENT RESIDENT
2091 CORONADO PKWY N
DENVER CO 80229-6011

21 BRONCO ROAD LAND TRUST
OR CURRENT RESIDENT
21 BRONCO RD
DENVER CO 80221-3621

2240 W 54TH LLC
OR CURRENT RESIDENT
2240 W 54TH PL
COMMERCE CITY CO 80022

3755 PROPERTY LLC
OR CURRENT RESIDENT
3755 W 69TH PL
WESTMINSTER CO 80030-6008

4 SKY PROPERTIES LLC
OR CURRENT RESIDENT
8224 WASHINGTON ST APT 13
DENVER CO 80229-8501

4 SKY PROPERTIES LLC
OR CURRENT RESIDENT
8168 WASHINGTON ST APT 49
DENVER CO 80229-5890

54 FEDS LLC
OR CURRENT RESIDENT
5418 FEDERAL BLVD
DENVER CO 80221-6540

5591 E 72ND AVE LLC
OR CURRENT RESIDENT
5591 E 72ND AVE
COMMERCE CITY CO 80022-1519

6141 FEDERAL BLVD LLC
OR CURRENT RESIDENT
6141 FEDERAL BLVD
DENVER CO 80221

6308 E 72ND AVENUE LLC
C/O JALAL KACMI
OR CURRENT RESIDENT
6308 E 72ND AVE
COMMERCE CITY CO 80022-2085

6422 VRAIN ST LLC
OR CURRENT RESIDENT
6422 VRAIN ST
ARVADA CO 80003-6533

6460 E 73RD AVE LLC
OR CURRENT RESIDENT
6460 E 73RD AVE
COMMERCE CITY CO 80022-1709

6601 WASHINGTON LLC
OR CURRENT RESIDENT
6601 WASHINGTON ST
DENVER CO 80229-7014

7255 IVANHOE ST LLC
OR CURRENT RESIDENT
7255 IVANHOE ST
COMMERCE CITY CO 80022-1531

7340 BRIGHTON LLC
OR CURRENT RESIDENT
7340 BRIGHTON RD
COMMERCE CITY CO 80022-1503

7538 BANNOCK LLC
OR CURRENT RESIDENT
7538 BANNOCK ST
DENVER CO 80221-3604

7716 DURANGO STREET TRUST
OR CURRENT RESIDENT
7716 DURANGO ST
DENVER CO 80221-4147

8060 CLAY DRIVE LLC
OR CURRENT RESIDENT
8060 CLAY DR
WESTMINSTER CO 80031-4181

8203 HIGH LLC
OR CURRENT RESIDENT
8203 HIGH ST
DENVER CO 80229-5618

824 E 78TH LLC
OR CURRENT RESIDENT
824 E 78TH AVE
DENVER CO 80229-5934

8310 WA LLC
OR CURRENT RESIDENT
8310 WASHINGTON ST
DENVER CO 80229-5408

8358 SHOSHONE STREET LLC
OR CURRENT RESIDENT
8358 SHOSHONE ST
DENVER CO 80221-4632

842 FRSS LLC
OR CURRENT RESIDENT
842 E 78TH AVE
DENVER CO 80229-5934

8700 DE SOTO STREET TRUST
OR CURRENT RESIDENT
8700 DE SOTO ST
DENVER CO 80229-4977

8801 LOWELL BLVD LLC
OR CURRENT RESIDENT
8801 LOWELL BLVD
WESTMINSTER CO 80031-3316

911 E 75TH LLC
OR CURRENT RESIDENT
911 E 75TH AVE
DENVER CO 80229-6401

A A AND E ENTERPRISES LLC
OR CURRENT RESIDENT
7490 PECOS STREET
DENVER CO 80221

A&B PROPERTY LLC
OR CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A5
DENVER CO 80229-6853

ABEL PYPE ANTHONY AND
ABEL PYPE JESSICA
OR CURRENT RESIDENT
3461 W 68TH PL
DENVER CO 80221-2621

ABEYTA ADRIAN A AND
PAYAN ALMA
OR CURRENT RESIDENT
5211 TEJON ST
DENVER CO 80221-1465

ABEYTA KENNETH
OR CURRENT RESIDENT
7030 ALAN DR
DENVER CO 80221-2525

ABEYTA KENNETH ALLEN JR
OR CURRENT RESIDENT
8141 BRIGHTON RD
COMMERCE CITY CO 80022-5314

ABEYTA KUSONDRA
OR CURRENT RESIDENT
7925 YORK ST APT 3
DENVER CO 80229-6162

ABEYTA RACHELLE A
OR CURRENT RESIDENT
7642 OSAGE ST
DENVER CO 80221-3429

ACERO ALMA G AND
ACOSTA GASCA DIANA A
OR CURRENT RESIDENT
8091 IVY ST
DUPONT CO 80024-5010

ACEVEDO JOSE O
OR CURRENT RESIDENT
7380 LEYDEN ST
COMMERCE CITY CO 80022-1928

ACEVEDO ROBERT ROJAS AND
ORTEGA SEVERIANO ROJAS
OR CURRENT RESIDENT
5423 PECOS ST
DENVER CO 80221-6400

ACEVEDO SALVADOR AND
ACEVEDO ROBERTO
OR CURRENT RESIDENT
1195 W 70TH AVE
DENVER CO 80221-7050

ACEVEDO-CASAS SALVADOR
OR CURRENT RESIDENT
6565 NEWTON ST
ARVADA CO 80003-6450

ACKER TIFFANY
OR CURRENT RESIDENT
6630 KING ST
DENVER CO 80221-2142

ACOSTA EUGENE J AND
ACOSTA LINDA J
OR CURRENT RESIDENT
7645 PENNSYLVANIA COURT
THORNTON CO 80229

ACOSTA FRANCISCO J
OR CURRENT RESIDENT
8760 CORONA STREET UNIT 103
THORNTON CO 80229

ACOSTA JOSE G TORRES
OR CURRENT RESIDENT
7881 NIAGARA ST
COMMERCE CITY CO 80022-1131

ACOSTA LUIS EVER TORRES AND
RODRIGUEZ OCTAVIO TORRES
OR CURRENT RESIDENT
7741 IDLEWILD ST
COMMERCE CITY CO 80022-1043

ACOSTA PEDRO H
OR CURRENT RESIDENT
7930 PONTIAC ST
COMMERCE CITY CO 80022-1146

ACUNA JOHANNA AND
ACUNA JASMIN
OR CURRENT RESIDENT
6821 BROADWAY
DENVER CO 80221-2878

ADAMS CHRIS AND
ADAMS AMY
OR CURRENT RESIDENT
7649 CONIFER RD
DENVER CO 80221-4125

ADAMS COUNTY FIRE PROTECTION DISTRICT
OR CURRENT RESIDENT
8055 WASHINGTON ST
DENVER CO 80229-5818

ADAMS LENNIE R AND
ADAMS JULIE A TRUST THE
OR CURRENT RESIDENT
6584 E 80TH AVE
COMMERCE CITY CO 80022-1114

ADAMS MICHAEL
OR CURRENT RESIDENT
1630 W 67TH CIR
DENVER CO 80221-2637

ADAMS NORMA B
OR CURRENT RESIDENT
8371 CLARKSON ST
DENVER CO 80229-5434

ADDUCCI THOMAS F JOINT REVOCABLE TRUST THE AND
ADDUCCI CAROLE I JOINT REVOCABLE TRUST THE
OR CURRENT RESIDENT
581 E 76TH AVE
DENVER CO 80229-6206

ADINOLFE NICK
OR CURRENT RESIDENT
1883 ASOKA ST
STRASBURG CO 80136-7708

AFMZS LLC
OR CURRENT RESIDENT
7310 BROADWAY
DENVER CO 80221-3610

AGHO OSE A AND
AGHO AUGUSTINE O
OR CURRENT RESIDENT
1742 W 52ND CT
DENVER CO 80221-1717

AGL CONSTRUCTION COMPANY
OR CURRENT RESIDENT
7302 IVANHOE STREET
COMMERCE CITY CO 80022

AGUERO-SIZEMORE VICKY LYNN
OR CURRENT RESIDENT
7951 IVYWOOD ST
COMMERCE CITY CO 80022-1077

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

AGUILAR CRISTINA AND
AGUILAR OLIVIA AND AGUILAR KAREN
OR CURRENT RESIDENT
8100 JASMINE ST
COMMERCE CITY CO 80022

AGUILAR DE JUAREZ MARTHA AND
JUAREZ KARLA
OR CURRENT RESIDENT
7971 ONEIDA ST
COMMERCE CITY CO 80022-1141

AGUILAR FRANCISCO AND
DEL CAMPO LESLY MARTIN
OR CURRENT RESIDENT
2125 ASOKA ST
STRASBURG CO 80136-7732

AGUILAR PORFIRIO
OR CURRENT RESIDENT
7421 LEYDEN STREET
COMMERCE CITY CO 80022

AGUILAR WALDO H AND
AGUILAR AURORA T
OR CURRENT RESIDENT
7669 CONIFER RD
DENVER CO 80221

AGUILERA ANA CRYSTAL AND
CARRILLO ANA LUISA
OR CURRENT RESIDENT
2853 W 67TH PL
DENVER CO 80221-2225

AGUIRRE ANDREW AND
AGUIRRE SHERRY JO
OR CURRENT RESIDENT
8721 DE SOTO ST
DENVER CO 80229-4978

AGUIRRE DANIEL DURAN
OR CURRENT RESIDENT
2569 DEVONSHIRE CT APT 69
DENVER CO 80229-8600

AGUIRRE FERNANDO A
OR CURRENT RESIDENT
8031 EMERSON ST
DENVER CO 80229-5907

AHR ROBERT K II AND
FLOYD-AHR SHARON L
OR CURRENT RESIDENT
8288 CHEROKEE ST
DENVER CO 80221-4466

AHROON BRET M
OR CURRENT RESIDENT
2371 W 54TH PL
DENVER CO 80221-1483

AITKEN ROGER L AND
AITKEN CYNTHIA L
OR CURRENT RESIDENT
7607 BANNOCK ST
DENVER CO 80221-4103

AKINS GREG A AND
AKINS JEANNINE M
OR CURRENT RESIDENT
6595 TENNYSON ST
ARVADA CO 80003

AKINS GREGORY AND
AKINS CHAM
OR CURRENT RESIDENT
7642 PENNSYLVANIA CT
THORNTON CO 80229-1822

AKINS LONNIE R
OR CURRENT RESIDENT
8701 JOLENE DR
DENVER CO 80229-8221

ALANIZ MIGUEL A ROSALES
OR CURRENT RESIDENT
7613 NAVAJO ST
DENVER CO 80221-3424

ALARCON ALVARO ADAME
OR CURRENT RESIDENT
7400 KRAMERIA ST
COMMERCE CITY CO 80022-1338

ALBA STEPHANIE ANNE MARIE
OR CURRENT RESIDENT
2218 CORONADO PKWY N APT B
DENVER CO 80229-6083

ALBERT JEREMIAH DAVID
OR CURRENT RESIDENT
101 CORTEZ ST
DENVER CO 80221-3681

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

ALBU ROMULUS LEONARD
OR CURRENT RESIDENT
8760 CORONA ST APT 204
DENVER CO 80229-4700

ALCALA MARCELLA
OR CURRENT RESIDENT
8172 WASHINGTON ST APT 112
DENVER CO 80229-5891

ALCANTAR ROGELIO RUIZ AND
GARCIA DE RUIZ BERTHA
OR CURRENT RESIDENT
8270 BRIGHTON RD
COMMERCE CITY CO 80022-5308

ALDER CHLOE AND
PETERS JACOB
OR CURRENT RESIDENT
6640 GROVE ST
DENVER CO 80221-2127

ALDRICH TIM A AND
ALDRICH MARSHA L
OR CURRENT RESIDENT
6524 QUITMAN ST
ARVADA CO 80003-6433

ALEMAN TITO L AND
ALEMAN NELLIE
OR CURRENT RESIDENT
1289 W 69TH AVE
DENVER CO 80221-7013

ALEXANDER EMMANUEL
OR CURRENT RESIDENT
8132 WASHINGTON ST APT 146
DENVER CO 80229-5856

ALEXANDER JOHNNIE L
OR CURRENT RESIDENT
7110 ZUNI ST
DENVER CO 80221-2576

ALFARO HEYZER ROGER
OR CURRENT RESIDENT
8330 ZUNI ST APT 214
DENVER CO 80221-4691

ALFARO JAIRO ALAN MEDRANO AND
ALFARO DEREK ALEJANDRO MEDRANO
OR CURRENT RESIDENT
8280 BRIGHTON RD
COMMERCE CITY CO 80022-5308

ALFIERI ANDREW
OR CURRENT RESIDENT
1040 W 70TH PL
DENVER CO 80221-3032

ALI HALO
OR CURRENT RESIDENT
7121 ZUNI ST
DENVER CO 80221-7403

ALIRES TOMAS F AND
WILSON HEATHER
OR CURRENT RESIDENT
2100 E 68TH AVE
DENVER CO 80229-7317

ALLEE DAVID B
OR CURRENT RESIDENT
7931 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

ALLEN AUGUSTA R
OR CURRENT RESIDENT
8091 EMERSON ST
DENVER CO 80229-5907

ALLEN COURTNEY A
OR CURRENT RESIDENT
1010 E 75TH PL
DENVER CO 80229-6403

ALLEN JOAN C
OR CURRENT RESIDENT
1685 ADAMS ST
STRASBURG CO 80136-7544

ALLEN JORDAN M AND
DAVIS VINCE
OR CURRENT RESIDENT
2064 ASOKA ST
STRASBURG CO 80136-7705

ALLEN LEANNE S AND
WEEDMAN KAREN L
OR CURRENT RESIDENT
10026 YAMPA CT
COMMERCE CITY CO 80022-9050

ALLEN-JOSH CAROL
OR CURRENT RESIDENT
56387 OAK AVE
STRASBURG CO 80136

ALLENSWORTH MADELINE AND
PETERSON JASON
OR CURRENT RESIDENT
6461 OSCEOLA ST
ARVADA CO 80003-6422

ALLEY NATHAN AND
ALLEY BRUCE
OR CURRENT RESIDENT
8865 MEADE CT
WESTMINSTER CO 80031-3567

ALLISON RACHEL AND
ALLISON DERRICK
OR CURRENT RESIDENT
7893 YORK ST APT 2
DENVER CO 80229-6179

ALMARAZ TORRES JESUS MANUEL
OR CURRENT RESIDENT
6400 RALEIGH ST
ARVADA CO 80003-6435

ALMEIDA BIENVENIDO MUNOZ AND
MOLINA DORA
OR CURRENT RESIDENT
7961 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

ALONSO CESAR AND
GARCIA HUIZAR YOSELI
OR CURRENT RESIDENT
7909 YORK ST # UNIT C
DENVER CO 80229-8919

ALONSO JESUS EDUARDO OLIVAS
OR CURRENT RESIDENT
1120 ERIE ST
DENVER CO 80221-3734

ALONZO JESUS T JR
OR CURRENT RESIDENT
7991 IVYWOOD ST
COMMERCE CITY CO 80022-1077

ALTERNATIVE CHOICES AUTOS LLC
OR CURRENT RESIDENT
6501 FEDERAL BLVD
DENVER CO 80221-2308

ALVARADO ALEXIS
OR CURRENT RESIDENT
8330 ZUNI ST APT 213
DENVER CO 80221-4691

ALVARADO JUSTICE AND
PEREA JESSICA RENE AND PEREA HAZEL
OR CURRENT RESIDENT
7600 KEARNEY DR
COMMERCE CITY CO 80022-1316

ALVARADO PONCIANO
OR CURRENT RESIDENT
7250 RARITAN STREET
DENVER CO 80221

ALVARADO TRACY
OR CURRENT RESIDENT
3175 W HAWTHORNE PL
DENVER CO 80221-2130

ALVAREZ JAIME
OR CURRENT RESIDENT
2863 W 65TH PL
DENVER CO 80221

ALVAREZ JUAN C
OR CURRENT RESIDENT
1011 OAK PL
THORNTON CO 80229-7743

ALVAREZ MARGARITA AND
PASILLAS FERNANDO VILLARREAL
OR CURRENT RESIDENT
7990 IVYWOOD ST
COMMERCE CITY CO 80022-1078

ALVAREZ OMAR H
OR CURRENT RESIDENT
6604 E 80TH AVE
COMMERCE CITY CO 80022-1116

ALVAREZ TRUJILLO IVETTE AMAIRANIA AND
TRUJILLO BERMEO MAYTE
OR CURRENT RESIDENT
1301 WORLEY DR
DENVER CO 80221-2749

ALVAREZ WILFREDO AND
GENAO-HOMS MARIA JOSEFINA
OR CURRENT RESIDENT
8835 MEADE ST
WESTMINSTER CO 80031-3565

ALVIDREZ PEDRO F
OR CURRENT RESIDENT
7274 NAVAJO ST
DENVER CO 80221

ALZAMILY ZAINAB
OR CURRENT RESIDENT
3883 W 63RD PL
ARVADA CO 80003-6721

AMAYA JOSEFINA AND
AMAYA LESLIE M
OR CURRENT RESIDENT
7180 RARITAN ST
DENVER CO 80221-2551

AMAYA LORENA A AND
GIL FREDY A MIRANDA
OR CURRENT RESIDENT
7556 TURNER DR
DENVER CO 80221-3433

AMBROSO BOBBI
OR CURRENT RESIDENT
9168 KNOX CT
WESTMINSTER CO 80031-3309

AMERICAN INDIAN COLLEGE FUND INC
OR CURRENT RESIDENT
8333 GREENWOOD BLVD
DENVER CO 80221-4488

AMERICAN STORAGE TRAILER
LEASING INC
OR CURRENT RESIDENT
8701 BRIGHTON RD
COMMERCE CITY CO 80022-5300

AMIRTO GREGORY PAUL AND
SMEREK BRADLEY SAM
OR CURRENT RESIDENT
1599 ADAMS ST
STRASBURG CO 80136-7509

ANAYA JOSE A
OR CURRENT RESIDENT
240 CUCHARA STREET
DENVER CO 80221

ANDERIAN NADER K AND
ANDERIAN DOLORES F
OR CURRENT RESIDENT
8343 NAVAJO ST
DENVER CO 80221-3988

ANDERSEN CURT AND
SHELL AIMEE
OR CURRENT RESIDENT
2875 W 65TH PL UNIT B
DENVER CO 80221-2247

ANDERSEN CYNTHIA L AND
MARTINELLI DANIEL J
OR CURRENT RESIDENT
891 W 70TH AVE
DENVER CO 80221-7048

ANDERSEN MICHAEL
OR CURRENT RESIDENT
7933 YORK ST APT 1
THORNTON CO 80229-6158

ANDERSON ADRIAN
OR CURRENT RESIDENT
7655 TURNER DR
DENVER CO 80221-4231

ANDERSON ALEXIS RENEE AND
WILLIAMSON DANIEL
OR CURRENT RESIDENT
2041 OAK PL
THORNTON CO 80229-4601

ANDERSON ANGELA MARIE
OR CURRENT RESIDENT
7931 QUEBEC ST
COMMERCE CITY CO 80022-1227

ANDERSON ARTHUR E AND
ANDERSON BEATRICE M
OR CURRENT RESIDENT
8285 ELATI ST
DENVER CO 80221-4477

ANDERSON CLARK A
OR CURRENT RESIDENT
8051 DECATUR ST
WESTMINSTER CO 80030-7216

ANDERSON CLIFFORD BRUCE
OR CURRENT RESIDENT
7705 SHERMAN ST
DENVER CO 80221-4176

ANDERSON JOHN STERLING AND
CASTELLANO IZZY A
OR CURRENT RESIDENT
3190 W HAWTHORNE PL
DENVER CO 80221-2131

ANDERSON KRISTIN M AND
RUIZ PARRILLA ENRIQUE
OR CURRENT RESIDENT
8378 SHOSHONE ST
DENVER CO 80221-4632

ANDERSON LAURA E AND
SECORD MICHAEL RYAN AND SECORD AMY
OR CURRENT RESIDENT
1050 E 89TH AVE
THORNTON CO 80229-7733

ANDERSON LEROY F
OR CURRENT RESIDENT
6660 HOOKER ST
DENVER CO 80221-2135

ANDERSON MARKUS
OR CURRENT RESIDENT
7925 YORK ST APT 2
THORNTON CO 80229-6162

ANDERSON MICHAEL A
OR CURRENT RESIDENT
9221 KNOX CT
WESTMINSTER CO 80031-2737

ANDERSON TRACIE L AND
KOENEMAN TIMOTHY
OR CURRENT RESIDENT
8816 OSCEOLA ST
WESTMINSTER CO 80031-3574

ANDRADE ISMAEL AND
GUTIERREZ JOSEFA HINOJOS
OR CURRENT RESIDENT
7521 LEYDEN ST
COMMERCE CITY CO 80022-1360

ANDRADE JUAN AND DOMINGUEZ ROSARIO
OR CURRENT RESIDENT
7677 QUIVAS ST
DENVER CO 80221-4225

ANDRADE MOTA RENEE ANN
OR CURRENT RESIDENT
7295 QUIVAS ST
DENVER CO 80221-3141

ANDREW LAWRENCE J JR
OR CURRENT RESIDENT
8125 CITY VIEW DR
DENVER CO 80229-5601

ANDREWS BRIANNE AND
ANDREWS SCOTT
OR CURRENT RESIDENT
56428 E 22ND PL
STRASBURG CO 80136-7579

ANDREWS JOSHUA
OR CURRENT RESIDENT
8058 CLAY DR
WESTMINSTER CO 80031-4181

ANDREWS MARY LOU
OR CURRENT RESIDENT
6850 PECOS ST
DENVER CO 80221-7002

ANDRUS JARRET LEE AND
ANDRUS SANDRA RUTH
OR CURRENT RESIDENT
6432 UTICA ST
ARVADA CO 80003-6500

ANGEL JEANNETTE D
OR CURRENT RESIDENT
2260 STACY DR
DENVER CO 80221-4638

ANGELO CHRISTOPHER AND
CROCKETT BREANNA
OR CURRENT RESIDENT
2714 W 68TH AVE
DENVER CO 80221-2326

ANGUIANO CESAR MARTINEZ AND
ROMAN LESHLEY M MARTINEZ
OR CURRENT RESIDENT
6975 MARIPOSA ST APT B
DENVER CO 80221-8910

ANGUIANO RODRIGO
OR CURRENT RESIDENT
24880 GREEN DR
BRIGHTON CO 80603-8961

ANGUIANO TOPETE JOSE ALFONSO AND
ANGUIANO ALFONSO
OR CURRENT RESIDENT
7232 WORLEY DR
DENVER CO 80221-2754

ANKERHOLZ JESSE AND
KRUGER GRETCHEN
OR CURRENT RESIDENT
6747 RARITAN DR
DENVER CO 80221-2613

ANMOL KAUR LLC
OR CURRENT RESIDENT
7710 BRIGHTON RD
COMMERCE CITY CO 80022-1573

ANNETTE CHAVEZ TRUST
OR CURRENT RESIDENT
7915 YORK ST APT 1
DENVER CO 80229-6169

ANSAH TIMOTHY
OR CURRENT RESIDENT
1750 W 52ND CT
DENVER CO 80221-1575

ANTHONY DIMITRI
OR CURRENT RESIDENT
561 E 82ND DR
DENVER CO 80229-5851

ANTHONY SHARON K AND
TURNER JAMISON
OR CURRENT RESIDENT
1081 ERIE ST
DENVER CO 80221-8308

ANTOKAL ALEX
OR CURRENT RESIDENT
5212 TENNYSON ST
DENVER CO 80212-4046

ANTUNEZ LUIS A AND
RAMOS SILVIA ZACARIAS
OR CURRENT RESIDENT
6961 OSAGE ST
DENVER CO 80221-7036

AOS INVESTMENTS LLC
OR CURRENT RESIDENT
8298 CHEROKEE ST
DENVER CO 80221-4466

APAU FRANCIS AND
OFOSU-ADU FRANCES
OR CURRENT RESIDENT
18354 E 100TH PL
COMMERCE CITY CO 80022-9041

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

APODACA ANDREA M
OR CURRENT RESIDENT
2920 COTTONWOOD DR
DENVER CO 80221-3270

APODACA DEBRA J
OR CURRENT RESIDENT
1841 SAMUEL DR
DENVER CO 80221-3103

APODACA PHILLIP T
OR CURRENT RESIDENT
5231 PECOS ST
DENVER CO 80221-6426

APODACA VENTURA LUJAN AND
APODACA VENTURA
OR CURRENT RESIDENT
7681 OSAGE ST
DENVER CO 80221-3428

APOSTOLIC ASSEMBLY OF THE FAITH IN
CHRIST JESUS
OR CURRENT RESIDENT
8333 ACOMA WAY
DENVER CO 80221

APPLEGATE STEVEN F
OR CURRENT RESIDENT
7151 RUTH WAY
DENVER CO 80221

APPS MICHAEL A
OR CURRENT RESIDENT
8330 ZUNI ST NO. 112
DENVER CO 80221-4690

APPUGLISE RICHARD JAMES AND
APPUGLISE ESTHER MARIE
OR CURRENT RESIDENT
7111 ZUNI ST
DENVER CO 80221-7403

APS MANAGEMENT GROUP LLC
OR CURRENT RESIDENT
2210 N WATKINS RD
WATKINS CO 80137-6845

AQUIAR NICOLE PALMER AND
PALMER DUANE EUGENE
OR CURRENT RESIDENT
8810 E 105TH CT
HENDERSON CO 80640-7502

ARANDA DALE A AND
BRUNEAU GLORY M
OR CURRENT RESIDENT
7161 BERTHOUD ST
WESTMINSTER CO 80030-5632

ARANDA DANIEL
OR CURRENT RESIDENT
6840 AVRUM DR
DENVER CO 80221-2529

ARANDA FABIAN
OR CURRENT RESIDENT
7760 IDLEWILD ST
COMMERCE CITY CO 80022-1042

ARAUZ YANIRA AND
ARAUZ RUDY
OR CURRENT RESIDENT
7921 VALLEY VIEW DR
DENVER CO 80221-3846

ARCE RYAN
OR CURRENT RESIDENT
5340 RARITAN ST UNIT 4
DENVER CO 80221-6434

ARCHER JAMES E AND
ARCHER MARGARET C
OR CURRENT RESIDENT
7160 LARSH DR
DENVER CO 80221-2545

ARCHER LU ANN
OR CURRENT RESIDENT
2181 OAK PL
DENVER CO 80229-4603

ARCHER ZACHARY RICHARD AND
BARKER LECIA JANE
OR CURRENT RESIDENT
2160 OAK PL
THORNTON CO 80229-4604

ARCHIBEQUE ANNA PAULINE
OR CURRENT RESIDENT
850 W 70TH AVE
DENVER CO 80221-7049

ARCHULETA BARBARA J
OR CURRENT RESIDENT
8140 WASHINGTON ST 133
WESTMINSTER CO 80229

ARCHULETA CHRISTOPHER JOHN
OR CURRENT RESIDENT
8180 WASHINGTON ST APT 126
DENVER CO 80229-5893

ARCHULETA DAVID A AND
ARCHULETA MARGARET D
OR CURRENT RESIDENT
1661 W 83RD AVE
DENVER CO 80221

ARCHULETA DOINICIA LYNN
OR CURRENT RESIDENT
7901 VALLEY VIEW DR
DENVER CO 80221-3846

ARCHULETA KARL D
OR CURRENT RESIDENT
7171 ZUNI ST
DENVER CO 80221-7403

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

ARCHULETA TOMAS V
OR CURRENT RESIDENT
7536 TURNER DR
DENVER CO 80221-3433

ARELLANO CAROL AND
ARELLANO STEVEN
OR CURRENT RESIDENT
7966 PENNSYLVANIA ST
DENVER CO 80229-5880

ARELLANO HUMBERTO SALVADOR HUIZAR AND
GUTIERREZ EMMA GONZALEZ AND HUIZAR SALVADOR
OR CURRENT RESIDENT
1071 E 88TH AVE
THORNTON CO 80229-4575

ARELLANO JOAQUIN AGUIRRE
OR CURRENT RESIDENT
41 BRONCO RD
DENVER CO 80221-3621

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

ARENAS FRANCISCO II AND
ARENAS MARGARET E
OR CURRENT RESIDENT
140 CRAGMORE ST
DENVER CO 80221-3690

ARENIVAR JOSE DANIEL CARDENAS
OR CURRENT RESIDENT
14425 SCOTT DR
BRIGHTON CO 80601-7376

ARGUELLO RITA S
OR CURRENT RESIDENT
7580 BANNOCK ST
DENVER CO 80221

ARIAS GUSTAVO AND
OCHOA LORENA M
OR CURRENT RESIDENT
5290 RARITAN ST APT I-1
DENVER CO 80221-6431

ARIAS GUSTAVO AND
OCHOA LORENA M
OR CURRENT RESIDENT
2216 W MOFFAT PL
DENVER CO 80221-1443

ARIAS MARINO
OR CURRENT RESIDENT
928 CORONADO PKWY S UNIT B
DENVER CO 80229-5445

ARIAS SILVIA FLOR AND
MOTA KIMBERLY
OR CURRENT RESIDENT
7300 QUIVAS ST
DENVER CO 80221-3144

ARISPE CHARLIE T AND
ARISPE REBECCA
OR CURRENT RESIDENT
7040 RARITAN ST
DENVER CO 80221-2549

ARMENDARIZ ARELLANES GABRIEL Y
OR CURRENT RESIDENT
7991 GREEN CT
WESTMINSTER CO 80030-4224

ARMENDARIZ BECERRA LUIS AURELIO
OR CURRENT RESIDENT
8329 QUIVAS WAY
DENVER CO 80221-4629

ARMENTA RALPH AND ARMENTA CONNIE
OR CURRENT RESIDENT
7981 IVYWOOD ST
COMMERCE CITY CO 80022-1077

ARMIJO ADELINE AND
ARMIJO JOYCE
OR CURRENT RESIDENT
3190 W 65TH AVE
DENVER CO 80221-2104

ARMIJO RAE ANN AND
LODWICK STEPHEN J
OR CURRENT RESIDENT
7941 CLARKSON CT
DENVER CO 80229-5914

ARMIJO RICHARD AND
ARMIJO JOYCE AND ARMIJO CORNELIA
OR CURRENT RESIDENT
6735 GROVE ST
DENVER CO 80221-2635

ARMIJO ROQUE HERMAN JR AND
ZARATE SHARON REAE
OR CURRENT RESIDENT
3075 W HAWTHORNE PL
DENVER CO 80221-2128

ARMSTRONG JENNIFER LYNN AND
ARMSTRONG DOUGLAS
OR CURRENT RESIDENT
2569 DEVONSHIRE CT APT 72
DENVER CO 80229-5195

ARMSTRONG JOHN MICHAEL
OR CURRENT RESIDENT
7615 SHERMAN ST
DENVER CO 80221-4174

ARMSTRONG KENNETH C AND
ARMSTRONG BETTY L
OR CURRENT RESIDENT
8345 TEJON STREET
DENVER CO 80221

ARNOLD DIAN LYNN
OR CURRENT RESIDENT
56248 E 22ND PL
STRASBURG CO 80136-7581

ARNOLD JAMIE AND
GOMEZ MANUEL
OR CURRENT RESIDENT
8160 IVY ST
DUPONT CO 80024-5011

ARNOLD JAMIE LEE AND
ARNOLD CHRISTINE LYNN
OR CURRENT RESIDENT
2094 ASOKA ST
STRASBURG CO 80136-7705

ARNOLD KEVIN WAYNE AND
CURTI JORDAN CLARISSA-RENEE
OR CURRENT RESIDENT
9820 E 160TH PL
BRIGHTON CO 80602-5618

ARNOLD MICHAEL
OR CURRENT RESIDENT
2021 OAK PL
THORNTON CO 80229-4601

ARREDONDO ABEL
OR CURRENT RESIDENT
5510 GROVE STREET
DENVER CO 80221

ARREDONDO JESSICA
OR CURRENT RESIDENT
8330 ZUNI ST APT 102
DENVER CO 80221-4688

ARREDONDO YOLANDA
OR CURRENT RESIDENT
1771 W 53RD PLACE UNIT 4
DENVER CO 80221

ARREOLA GABRIEL AND
SANTILLANO SERENA R
OR CURRENT RESIDENT
7991 NIAGARA ST
COMMERCE CITY CO 80022

ARRIAGA JAIME AND
ARRIAGA LETICIA G
OR CURRENT RESIDENT
7851 ROBIN LN
DENVER CO 80221-3812

ARRIETA ESTHER E
OR CURRENT RESIDENT
2891 COLUMBINE RD
DENVER CO 80221-1281

ARRIETA RAYMUNDO FABIAN JALOMA
OR CURRENT RESIDENT
20 CORTEZ ST
DENVER CO 80221-3618

ARRIETA-SERRANO THERESA
OR CURRENT RESIDENT
6610 HOOKER ST
DENVER CO 80221-2135

ARROYOS EDUARDO
OR CURRENT RESIDENT
7468 QUIVAS ST
DENVER CO 80221-3414

ARROYOS MELISSA
OR CURRENT RESIDENT
8357 FOX ST
DENVER CO 80221-4827

ARRUE DAYANA A ARRUE
OR CURRENT RESIDENT
8255 SOLANA DR
DENVER CO 80229-5432

ARTEAGA JOSE J RUVALCABA
OR CURRENT RESIDENT
3150 W 66TH AVE
DENVER CO 80221-2116

ARTEAGA SAUL C AND
ARTEAGA ROSALBA
OR CURRENT RESIDENT
431 E 76TH AVE
DENVER CO 80229-6204

ASHLEIGH KOCHER AND
BEASLEY CRAIG JOSEPH JR
OR CURRENT RESIDENT
10052 ZENO ST
COMMERCE CITY CO 80022-9055

ASHMORE JANE P
OR CURRENT RESIDENT
440 E 80TH AVE
DENVER CO 80229-5874

ASMUSSEN ZACHARY J
OR CURRENT RESIDENT
2043 W 52ND PL
DENVER CO 80221-1410

ASPEN LLC
OR CURRENT RESIDENT
983 E 73RD AVE
DENVER CO 80229-6816

ASTORGA JAIME AND
PRIETO BECKY ANAHI
OR CURRENT RESIDENT
80 CAMPO ST
DENVER CO 80221-3606

ATANASOV ISKREN
OR CURRENT RESIDENT
8847 LOWELL WAY
WESTMINSTER CO 80031-3556

ATENCIO ANTHONY R AND
ATENCIO ALICE W
OR CURRENT RESIDENT
8908 NORWICH ST
WESTMINSTER CO 80030-7502

ATENCIO CAROL VIVIAN
OR CURRENT RESIDENT
7651 OSAGE ST
DENVER CO 80221-3428

ATENCIO CHARLENE A
OR CURRENT RESIDENT
2698 W 68TH AVE
DENVER CO 80221

ATENCIO EDWARD GENE
OR CURRENT RESIDENT
9104 LOWELL CT
WESTMINSTER CO 80031

ATENCIO LILLIAN F
OR CURRENT RESIDENT
8314 CHARLOTTE WAY
DENVER CO 80221-3971

ATENCIO LINDA MAE
OR CURRENT RESIDENT
8248 PEARL ST
DENVER CO 80229-5883

ATHER SABBIR AND
ZULALI AAYSHAH
OR CURRENT RESIDENT
464 E 77TH PL
DENVER CO 80229-1801

ATILANO LUIS A ACOSTA
OR CURRENT RESIDENT
7995 IVYWOOD ST
COMMERCE CITY CO 80022-1077

ATKINSON LETICIA
OR CURRENT RESIDENT
6410 NEWTON STREET
ARVADA CO 80003

AURAN JACOB
OR CURRENT RESIDENT
7213 NAVAJO ST
DENVER CO 80221-2740

AURIT JESSE AND
AURIT CHRISTINE
OR CURRENT RESIDENT
8822 OSCEOLA ST
WESTMINSTER CO 80031-3574

AUSTIN ANDREW CLAUDE
OR CURRENT RESIDENT
7961 GREEN CT
WESTMINSTER CO 80030-4224

AUTHIER TRAVIS DUANE AND
AUTHIER CHEYENNE
OR CURRENT RESIDENT
2140 ANCE ST
STRASBURG CO 80136-7812

AVALOS FELIX M AND
AVALOS IMELDA AND AVALOS TENA JULIA HAYDEE
OR CURRENT RESIDENT
8289 CHEROKEE ST
DENVER CO 80221-4465

AVALOS RAMON AYALA
OR CURRENT RESIDENT
7930 GREEN CT
WESTMINSTER CO 80030-4225

AVENDANO ALBERTO AND
SANCHEZ GABRIEL AND AVENDANO GABY
OR CURRENT RESIDENT
8861 RACE ST
THORNTON CO 80229-4605

AVENT CHRISTOPHER A AND
TYLER DAWN
OR CURRENT RESIDENT
8864 MEADE ST
WESTMINSTER CO 80031-3563

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

AVILA JUAREZ ALBERTO
OR CURRENT RESIDENT
7421 BRONCO RD
DENVER CO 80221-3536

AVILA NANCY A
OR CURRENT RESIDENT
6051 E 82ND AVE
COMMERCE CITY CO 80022

AVILA SERGIO MOTA
OR CURRENT RESIDENT
2486 RAINBOW DR APT 154
THORNTON CO 80229-5150

AVITIA NOE L
OR CURRENT RESIDENT
8181 PENNSYLVANIA WAY
DENVER CO 80229-5847

AVRAM ISAAC C AND
EBRIGHT DAVID J
OR CURRENT RESIDENT
9103 MEADE ST
WESTMINSTER CO 80031-3111

AWASS MARY
OR CURRENT RESIDENT
980 W 70TH PL
DENVER CO 80221-3031

AYALA GUADALUPE
OR CURRENT RESIDENT
8349 VALLEJO ST
DENVER CO 80221-4647

AYALA MAYRA LIZETT
OR CURRENT RESIDENT
7540 LEYDEN ST
COMMERCE CITY CO 80022-1344

AYERS JOSHUA
OR CURRENT RESIDENT
1765 ADAMS ST
STRASBURG CO 80136-7503

AYLWARD PHILLIP BRADLEY AND
STONE MADISON NICOLE
OR CURRENT RESIDENT
1571 W 68TH LN
DENVER CO 80221-2760

B AND M PROPERTY LLC
OR CURRENT RESIDENT
7250 IVY ST
COMMERCE CITY CO 80022-1523

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

BAADE EMILY RUTH
OR CURRENT RESIDENT
7865 YORK ST APT 1
DENVER CO 80229-6191

BABCOCK SHERRY A AND
BABCOCK LANCE W
OR CURRENT RESIDENT
7921 IVYWOOD ST
COMMERCE CITY CO 80022-1077

BACA ANTHONY E
OR CURRENT RESIDENT
7967 YORK STREET UNIT 3
THORNTON CO 80229

BACA BEVERLY J
OR CURRENT RESIDENT
7910 GREEN CT
WESTMINSTER CO 80030-4225

BACA CAROLYN S
OR CURRENT RESIDENT
2897 W 55TH AVE
DENVER CO 80221-1615

BACA JOSEPH AND BACA VALERIE
OR CURRENT RESIDENT
7170 ALCOTT ST
WESTMINSTER CO 80030-5625

BACA TERRANCE D AND
RAEL ELOISE MARIE AND BACA ANGELINA
OR CURRENT RESIDENT
7679 PENNSYLVANIA CT
THORNTON CO 80229-1822

BACA-ESPINOZA VICENTE
OR CURRENT RESIDENT
7682 OSAGE ST
DENVER CO 80221-3429

BACHMAN ROGER W
OR CURRENT RESIDENT
8160 WASHINGTON ST NO. 71
DENVER CO 80229-5888

BACHTEL ALEAH AND
BACHTEL JARED
OR CURRENT RESIDENT
8691 JOLENE DR
DENVER CO 80229-8220

BACK JACK D JR
OR CURRENT RESIDENT
9112 MEADE ST
WESTMINSTER CO 80031-3113

BACKSTROM JERRY AND
BACKSTROM JILANN
OR CURRENT RESIDENT
15400 HARVEST RD
BRIGHTON CO 80603-3805

BAEZA EDNA ZULEMA FRANCO
OR CURRENT RESIDENT
3080 W LONGFELLOW PL
DENVER CO 80221-2146

BAEZA MARIBEL
BAEZA SAYRA YVETTE
OR CURRENT RESIDENT
7221 RARITAN ST
WESTMINSTER CO 80221-3145

BAHENA BACILIZA DURAN AND
CERVANTES ANTONIO
OR CURRENT RESIDENT
6475 CLAY ST
DENVER CO 80221-2332

BAIK LINDA AND
KIRK SHANE C
OR CURRENT RESIDENT
5305 RARITAN WAY
DENVER CO 80221-1713

BAILEY MADILYNN
OR CURRENT RESIDENT
8325 ELATI ST
DENVER CO 80221-4479

BAILEY SAMUEL G AND
BAILEY RACHEL
OR CURRENT RESIDENT
9065 LASALLE PL
WESTMINSTER CO 80031-3310

BAIN MAVERICK AND
WHETSTONE ANITA
OR CURRENT RESIDENT
2205 W 54TH AVE
DENVER CO 80221-1427

BAIR CODI MARIE
OR CURRENT RESIDENT
5461 ZUNI ST
DENVER CO 80221-1456

BAIR MATTHEW ROBERT
OR CURRENT RESIDENT
2900 W 80TH AVE
DENVER CO 80221-3863

BAIRD LINDSAY AND
WELSH CHRISTIE
OR CURRENT RESIDENT
1465 W 68TH AVE
DENVER CO 80221-2681

BAKEN DENNIS AND
BAKEN KARLA
OR CURRENT RESIDENT
56257 E 23RD AVE
STRASBURG CO 80136

BAKER CATHY M AND
DANIELS ROBERT W
OR CURRENT RESIDENT
57030 E 18TH AVE
STRASBURG CO 80136-7805

BAKER J SAMANTHA
OR CURRENT RESIDENT
880 W 70TH PLACE
DENVER CO 80221

BAKER NICHOLAS JORY AND
ROSALES BRITTANY LEA
OR CURRENT RESIDENT
7596 TURNER DR
DENVER CO 80221-3433

BAKER SKYE
OR CURRENT RESIDENT
2951 W 55TH AVE
DENVER CO 80221-1619

BALAGAT SAMANTHA
OR CURRENT RESIDENT
8825 MEADE ST
WESTMINSTER CO 80031-3565

BALBUENA MARIA M
OR CURRENT RESIDENT
7628 BANNOCK ST
DENVER CO 80221-4105

BALDERAS CARLOS AND
BALDERAS GLORIA
OR CURRENT RESIDENT
6415 QUITMAN STREET
ARVADA CO 80003

BALDERAS DANIELA SANCHEZ
OR CURRENT RESIDENT
6789 GREEN CT
DENVER CO 80221-2631

BALDERRAMA JANETTE ALEJANDRA
OR CURRENT RESIDENT
7170 QUIVAS ST
DENVER CO 80221-2547

BALDIZAN MAX P JR
OR CURRENT RESIDENT
1960 LARRY CT
DENVER CO 80229-5039

BALDUCKI BRYAN
OR CURRENT RESIDENT
3180 W 65TH AVE
DENVER CO 80221-2104

BALES CINDY A
OR CURRENT RESIDENT
8740 CORONA ST APT 103
DENVER CO 80229-4714

BALES KIM
OR CURRENT RESIDENT
2082 ANCE ST
STRASBURG CO 80136-7849

BALISTRERI BLOCKS 103 AND 104
PARTNERSHIP
OR CURRENT RESIDENT
6700 WASHINGTON ST
DENVER CO 80229-7017

BALISTRERI JOSEPH JOHN TRUST
OR CURRENT RESIDENT
6700 WASHINGTON ST
DENVER CO 80229-7017

BALISTRERI JULIE A
OR CURRENT RESIDENT
2070 E 68TH AVE
DENVER CO 80229

BALL DENNIS JR AND
BALL TRESA
OR CURRENT RESIDENT
1940 W 73RD PL
DENVER CO 80221-3114

BALLHAGEN LAWRENCE M
OR CURRENT RESIDENT
6520 TENNYSON ST
ARVADA CO 80003-6442

BALLHAGEN LAWRENCE M AND
BALLHAGEN PATRICIA
OR CURRENT RESIDENT
6450 TENNYSON ST APT 9
ARVADA CO 80003-6444

BALLINA FELIPE A AND
MYHAVER KALLY L
OR CURRENT RESIDENT
1812 W 68TH AVE
DENVER CO 80221-2506

BALLINGER SEAN M AND
HURD ADRIENNE
OR CURRENT RESIDENT
1639 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4846

BALTZ JON R
OR CURRENT RESIDENT
181 CORTEZ ST
DENVER CO 80221-3681

BANDA HECTOR H
OR CURRENT RESIDENT
2020 CLEO ST
DENVER CO 80229-5603

BANKS ESTES AND
BANKS MARY
OR CURRENT RESIDENT
2279 W 52ND AVE
DENVER CO 80221-1404

BANKSON JASEN AND
BANKSON ABBY
OR CURRENT RESIDENT
9211 KING WAY
WESTMINSTER CO 80031-2735

BANUELOS ANTONIO AND
BANUELOS SARA
OR CURRENT RESIDENT
8346 FOX ST
DENVER CO 80221-4415

BANUELOS HERRERA GUADALUPE
OR CURRENT RESIDENT
7811 IDLEWILD ST
COMMERCE CITY CO 80022-1082

BANUELOS MARTHA AND
ALTAMIRANO JESUS E
OR CURRENT RESIDENT
5270 VALLEJO WAY
DENVER CO 80221-1400

BANUELOS RICARDO
OR CURRENT RESIDENT
7830 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4221

BANUELOS ROBERTO AND
BANUELOS MA GABRIELA
OR CURRENT RESIDENT
8050 CLARKSON CT
DENVER CO 80229-5906

BANUELOS RODRIGO AND
GARCIA MICHELLE
OR CURRENT RESIDENT
7951 YORK ST APT 3
DENVER CO 80229-6149

BANUELOS TRANSITO LUNA
OR CURRENT RESIDENT
7971 HOLLYWOOD STREET
COMMERCE CITY CO 80022

BAR PROPERTIES LLC
OR CURRENT RESIDENT
3080 W 63RD AVE
DENVER CO 80221-1964

BARAJAS ADAM
BARAJAS MARY
OR CURRENT RESIDENT
8857 LOWELL WAY
WESTMINSTER CO 80031-3556

BARAJAS ANTONIO
OR CURRENT RESIDENT
2427 RAINBOW DR APT 28
THORNTON CO 80229-5193

BARAJAS EDMUND R AND
BARAJAS PAMELA R
OR CURRENT RESIDENT
8389 VALLEJO ST
DENVER CO 80221-4647

BARAJAS JOANN AND
BARAJAS GENE
OR CURRENT RESIDENT
7371 LEYDEN ST
COMMERCE CITY CO 80022-1927

BARAJAS RAYMOND AND
BARAJAS DENNIS AND BARAJAS VERA M
OR CURRENT RESIDENT
1081 DAKIN ST
DENVER CO 80221-3705

BARBER BONNIE
OR CURRENT RESIDENT
5308 STUART STREET
DENVER CO 80212

BARBER PAULA M
OR CURRENT RESIDENT
7390 KRAMERIA STREET
COMMERCE CITY CO 80022

BARBERO MICHELLE
OR CURRENT RESIDENT
7921 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4222

BARELA ANTOINETTE M
OR CURRENT RESIDENT
6430 OSCEOLA ST
ARVADA CO 80003-6423

BARELA CINDY REBECCA
OR CURRENT RESIDENT
7971 ROSLYN ST
COMMERCE CITY CO 80022-1233

BARELA MARIO M AND
HERNANDEZ ROBERTA L
OR CURRENT RESIDENT
5325 RARITAN WAY
DENVER CO 80221-1713

BARELA MARVIN LEE
OR CURRENT RESIDENT
7610 LEYDEN LN
COMMERCE CITY CO 80022-1320

BARILLAS ANA MARITZA
OR CURRENT RESIDENT
7830 GROVE ST
WESTMINSTER CO 80030-4288

BARKLEY JOSH AND
BAILEY KINSEY
OR CURRENT RESIDENT
1581 W 68TH LN
WESTMINSTER CO 80221-2760

BARNES BETTY L
OR CURRENT RESIDENT
9200 JULIAN WAY
WESTMINSTER CO 80031-2732

BARNES TIMOTHY MILLER AND
BARNES PATRICIA ANN
OR CURRENT RESIDENT
10061 E 160TH PL
BRIGHTON CO 80602-5644

BARNETT DIANE M
OR CURRENT RESIDENT
1597 MONROE ST
STRASBURG CO 80136-7502

BARNETT/BISTLINE LLC
OR CURRENT RESIDENT
6851 PECOS ST
DENVER CO 80221-7001

BARNHARDT TAYLOR AND
LACKEY EVAN
OR CURRENT RESIDENT
2738 W 68TH AVE
DENVER CO 80221-2326

BARNICK TROY JAMES
OR CURRENT RESIDENT
7981 NEWPORT ST
COMMERCE CITY CO 80022-1128

BARRAGAN MARIA ELENA
OR CURRENT RESIDENT
3460 MOSKO CT
DENVER CO 80221-2658

BARRAZA ELVIRA
OR CURRENT RESIDENT
821 E 83RD PL
DENVER CO 80229-5410

BARRAZA JOAQUIN AVILA
OR CURRENT RESIDENT
2271 MCDOUGAL ST
DENVER CO 80229-5074

BARRAZA OLIVAREZ GUILLERMO
OR CURRENT RESIDENT
6881 AVRUM DR
DENVER CO 80221-2528

BARRAZA XAVIER
OR CURRENT RESIDENT
8076 JASMINE ST
COMMERCE CITY CO 80022

BARRERA ELIAS JR AND
PACHECO LEONA A
OR CURRENT RESIDENT
8075 IVANHOE STREET
DUPONT CO 80024

BARRERA FIDEL
OR CURRENT RESIDENT
5501 SHOSHONE STREET
DENVER CO 80221

BARRETT MICHAEL E AND BARRETT DIANE M
OR CURRENT RESIDENT
1391 W 71ST PL
DENVER CO 80221-7201

BARRIGA ANA M TORRES DE
OR CURRENT RESIDENT
8176 WASHINGTON ST APT 113
DENVER CO 80229-5892

BARRIOS ERICK A
OR CURRENT RESIDENT
600 E 76TH AVE
DENVER CO 80229-6208

BARRIOS MIGUEL GUERRERO AND
RAMIREZ SILVIA LOPEZ
OR CURRENT RESIDENT
2820 W 67TH PL
DENVER CO 80221-2226

BARRIOS OSCAR FALCON AND BARRIOS HERNAN DAVID
ON AND
VIDALES CLAUDIA JUDITH RODRIGUEZ AND PINEDA
RODOLFO BARRIOS
OR CURRENT RESIDENT
8278 LORETTA DR
DENVER CO 80221-4421

BARRIOS SANCHEZ ERICK ARTURO AND
CAZARES JAQUEZ GUADALUPE
OR CURRENT RESIDENT
645 E 78TH AVE
DENVER CO 80229-1818

BARRON EMMA N
OR CURRENT RESIDENT
6655 KNOX CT
DENVER CO 80221-2143

BARRON YANETH HERMOSILLO
OR CURRENT RESIDENT
1131 E 88TH AVE
THORNTON CO 80229-4576

BARTEL CLARE
OR CURRENT RESIDENT
7686 SHERMAN PL
DENVER CO 80221-4181

BARTFAI MATTHEW J AND
BARTFAI TAYLOR M
OR CURRENT RESIDENT
2025 BASIL ST
STRASBURG CO 80136-7725

BARTH CHRISTOPHER JOHN AND
BARTH DIANNA JEAN
OR CURRENT RESIDENT
8164 LOGAN ST
DENVER CO 80229-5840

BARTLESON AUSTIN NEAL
OR CURRENT RESIDENT
8837 MEADE ST
WESTMINSTER CO 80031-3565

BARTON DONNA L
OR CURRENT RESIDENT
1840 W 74TH WAY
DENVER CO 80221

BARTON T OLSON TRUST
OR CURRENT RESIDENT
1653 W 52ND CT
DENVER CO 80221-1718

BASCHLINE GERALDINE M
OR CURRENT RESIDENT
7150 QUIVAS ST
DENVER CO 80221-2547

BASSETT LAUREN
OR CURRENT RESIDENT
8740 CORONA ST APT 203
DENVER CO 80229-4714

BATEMAN KEVEN AND CAROL L
OR CURRENT RESIDENT
7911 IDLEWILD ST
COMMERCE CITY CO 80022

BATES SUSAN IMMROTH
OR CURRENT RESIDENT
6980 ALAN DR
DENVER CO 80221-2523

BATT EUGENE
OR CURRENT RESIDENT
9188 KNOX CT
WESTMINSTER CO 80030-3309

BATTS NICHOLAS AND
BATTS BARBARA
OR CURRENT RESIDENT
10091 E 160TH PL
BRIGHTON CO 80602-5644

BAUER ROSE MARY AND
BAUER KEVIN E
OR CURRENT RESIDENT
8051 CLAY DR
WESTMINSTER CO 80031-4180

BAUMGARDNER BRIAN ALLEN
OR CURRENT RESIDENT
5261 PECOS ST
DENVER CO 80221-6426

BAUMGARTNER BROCK AND
BUYSERIE LINDSAY
OR CURRENT RESIDENT
6809 DECATUR ST
DENVER CO 80221-2328

BAUTISTA EMMANUEL SOLIS AND
BAUTISTA CAROLINA SOLIS
OR CURRENT RESIDENT
7396 KEARNEY ST
COMMERCE CITY CO 80022-1965

BAUTISTA FELICIA M
OR CURRENT RESIDENT
9198 KNOX CT
WESTMINSTER CO 80030-3309

BAUTISTA JAVIER BUENDIA
OR CURRENT RESIDENT
3520 W 66TH AVE
DENVER CO 80221-2123

BAUTISTA JOSE ALONSO PEREYRA AND
OLALDE FERNANDO AND BAUTISTA ANA BERENICE PEREYRA
OR CURRENT RESIDENT
8170 BRIGHTON RD
COMMERCE CITY CO 80022-5306

BAYLESS DENNIS D
OR CURRENT RESIDENT
8791 DE SOTO ST
DENVER CO 80229-4978

BAYLON JOSE M AND BAYON MARTHA AND
BAYON TERESA Y
OR CURRENT RESIDENT
6741 GREEN CT
DENVER CO 80221-2631

BAYLON JOSE MIGUEL AND
BAYLON MARTHA
OR CURRENT RESIDENT
6760 GREEN CT
DENVER CO 80221-2632

BAYLON JOSE MIGUEL JR
OR CURRENT RESIDENT
6771 GREEN CT
DENVER CO 80221-2631

BAYLON MARTHA
OR CURRENT RESIDENT
6770 GREEN CT
DENVER CO 80221-2632

BEACH ALISA
OR CURRENT RESIDENT
6970 ALAN DR
DENVER CO 80221-2523

BEACH DOUGLAS
OR CURRENT RESIDENT
6696 KNOX CT
DENVER CO 80221-2144

BEAIDA DARLA
OR CURRENT RESIDENT
1552 MONROE ST
STRASBURG CO 80136-7511

BEARD CHARLES V AND BEARD KIMBERLY
OR CURRENT RESIDENT
8351 EMERSON ST
DENVER CO 80229-5416

BEARD JOHN P AND
BEARD DRU
OR CURRENT RESIDENT
6690 KNOX CT
DENVER CO 80221-2144

BEARD THOMAS EUGENE AND
BEARD ELISA JUDITH
OR CURRENT RESIDENT
6375 QUITMAN CT
ARVADA CO 80003-6750

BEASLEY TERRY
OR CURRENT RESIDENT
8128 WASHINGTON ST APT 154
DENVER CO 80229-5855

BEATTY BENJAMIN
OR CURRENT RESIDENT
5400 PRIMROSE LN
DENVER CO 80221-1653

BEATTY MARIA E
OR CURRENT RESIDENT
5961 E 80TH AVE
COMMERCE CITY CO 80022

BEAUPREZ JOHN L JR AND
BEAUPREZ NICCI T
OR CURRENT RESIDENT
15585 EDNA DR
BRIGHTON CO 80603-8950

BECERRA MARIA
OR CURRENT RESIDENT
7960 ROSLYN ST
COMMERCE CITY CO 80022-1234

BECERRA-MARQUEZ HUGO
OR CURRENT RESIDENT
8155 CITY VIEW DR
DENVER CO 80229-5601

BECKER ANTHONY AND
BECKER COURTNEY AND BECKER MICHELLE
OR CURRENT RESIDENT
2141 E 88TH AVE
THORNTON CO 80229-7944

BECKER BRIANNA
OR CURRENT RESIDENT
3529 W 63RD AVE
DENVER CO 80221-2038

BECKER WILLIAM ANTHONY AND
BECKER LAURA M
OR CURRENT RESIDENT
5336 COLUMBINE LN
DENVER CO 80221-1284

BECKMAN ROBERT L AND
BECKMAN MARY H
OR CURRENT RESIDENT
1746 ASPEN ST
STRASBURG CO 80136-7706

BEDNAR KENNETH L
OR CURRENT RESIDENT
7001 RARITAN ST
DENVER CO 80221-2548

BEECHICK ANDREW AND
BEECHICK JANICE M
OR CURRENT RESIDENT
6410 RALEIGH ST
ARVADA CO 80003-6435

BEEMAN BRANDON
OR CURRENT RESIDENT
2192 ASOKA ST
STRASBURG CO 80136-7734

BEEN ANDREW JEREMY
OR CURRENT RESIDENT
8152 WASHINGTON ST APT 186
DENVER CO 80229-5886

BEHLOW MARNAE
OR CURRENT RESIDENT
1732 ASPEN MEADOWS CIR
DENVER CO 80260-4802

BEHRENS KEVIN SHANE
OR CURRENT RESIDENT
1890 COMANCHE CIR
STRASBURG CO 80136-8101

BEHRENT CATHERINE I
OR CURRENT RESIDENT
7981 POPLAR ST
COMMERCE CITY CO 80022-1223

BEIERLE JENNIFER SUSAN
OR CURRENT RESIDENT
2387 RAINBOW DR APT 18
DENVER CO 80229-5148

BELARDO-FLOWERS ADRIENNE L AND
DREHER JAMES
OR CURRENT RESIDENT
8049 DECATUR ST
WESTMINSTER CO 80031

BELEGRATIS TASOS
OR CURRENT RESIDENT
3145 W 53RD AVE
DENVER CO 80221-6565

BELISLE DAVID L AND
BELISLE TERESA M
OR CURRENT RESIDENT
7622 PENNSYLVANIA CT
DENVER CO 80229-1822

BELLACOSA HENRY C III AND
BELLACOSA JUANITA J III
OR CURRENT RESIDENT
8790 NORWICH ST
WESTMINSTER CO 80030-6911

BELLIO DERALD LEE
OR CURRENT RESIDENT
6620 NEWTON CT
ARVADA CO 80003-6421

BELLIO MICHAEL L
OR CURRENT RESIDENT
4360 W 66TH AVE
ARVADA CO 80003-6420

BENAVIDEZ ADRIENNE H
OR CURRENT RESIDENT
5303 COLUMBINE LN
DENVER CO 80221-1285

BENBOW LUKE
OR CURRENT RESIDENT
9074 LOWELL CT
WESTMINSTER CO 80031-3163

BENDT SUSAN M
OR CURRENT RESIDENT
4535 W 64TH CIR
ARVADA CO 80003-6547

BENEGAS BRIAN
OR CURRENT RESIDENT
8270 RALPH LN
DENVER CO 80221

BENES NATHANIEL D
OR CURRENT RESIDENT
5461 BEACH COURT
DENVER CO 80221

BENESCH CATHERINE R
OR CURRENT RESIDENT
1612 MONROE ST
STRASBURG CO 80136-7512

BENESCH JONATHAN P
OR CURRENT RESIDENT
1573 MONROE ST
STRASBURG CO 80136

BENITEZ MIGUEL E AND
PEREZ JULIA CRUZ PEREZ
OR CURRENT RESIDENT
7941 YORK ST APT 3
DENVER CO 80229-6154

BENNETT VERONICA S
OR CURRENT RESIDENT
8371 RALPH LN
DENVER CO 80221-3962

BENSON ERIK S
OR CURRENT RESIDENT
5331 PRIMROSE LN
DENVER CO 80221-1252

BENSON JONATHAN
OR CURRENT RESIDENT
2877 W 55TH AVE
DENVER CO 80221-1615

BENTLEY BRETT
OR CURRENT RESIDENT
6620 HOOKER ST
DENVER CO 80221-2135

BERGERS DEBORAH D
OR CURRENT RESIDENT
6565 MEADE CT
ARVADA CO 80003-6447

BERLIN CHRISTINA M
OR CURRENT RESIDENT
7971 NEWPORT ST
COMMERCE CITY CO 80022-1128

BERNAL ANTONIO
OR CURRENT RESIDENT
2290 W 54TH PL
DENVER CO 80221-1466

BERNAL ELIAS
OR CURRENT RESIDENT
2300 W 54TH PL
DENVER CO 80221-1466

BERNARD BRENDA R
OR CURRENT RESIDENT
8144 WASHINGTON ST APT 192
DENVER CO 80229-5859

BERRUM GARCIA BERTIN AND
BERRUM MARIA LAURA
OR CURRENT RESIDENT
7630 PECOS ST
DENVER CO 80221-3454

BERRY ERICA
OR CURRENT RESIDENT
8069 CLAY DR
WESTMINSTER CO 80031-4178

BERRY MALACHI
OR CURRENT RESIDENT
8168 WASHINGTON ST APT 46
DENVER CO 80229-5890

BERT AND MARITA MATISSEN TRUST
OR CURRENT RESIDENT
6650 PERRY CT
ARVADA CO 80003-6429

BERTE ADAM ISAAC AND
BERTE MORGAN KAYE
OR CURRENT RESIDENT
6415 RALEIGH ST
ARVADA CO 80003-6434

BESSETTE MARC ROLAND AND
BESSETTE JASON ANTHONY
OR CURRENT RESIDENT
6740 MEADE CIR UNIT E
WESTMINSTER CO 80030-5306

BETTALE MARCOS THOMAS
OR CURRENT RESIDENT
7961 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4222

BETTIS MICHELLE AND
BETTIS JAMES
OR CURRENT RESIDENT
7960 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

BEUTEN DARRELL AND
BEUTEN CATHERINE
OR CURRENT RESIDENT
8266 CONIFER RD
DENVER CO 80221-4528

BEVILACQUA ROBERT
OR CURRENT RESIDENT
1795 W 67TH PL
DENVER CO 80221-2617

BIALEK LAWRENCE
OR CURRENT RESIDENT
7962 GRANT ST
DENVER CO 80229-5800

BIBA KAYLEE
OR CURRENT RESIDENT
1740 W 53RD DR UNIT 4
DENVER CO 80221-6428

BIELE CRAIG E
OR CURRENT RESIDENT
7917 YORK ST APT 1
DENVER CO 80229-6166

BIERMAN ANITA R AND
BIERMAN JENNAFER A/MICHAEL H
OR CURRENT RESIDENT
6483 STUART ST
ARVADA CO 80003-6454

BIGBY RACHEL
OR CURRENT RESIDENT
3121 W 63RD AVE
DENVER CO 80221-1963

BIGLEY LINDA L
OR CURRENT RESIDENT
1441 MARIGOLD DR
DENVER CO 80221-3939

BILLINGER REGINA L
OR CURRENT RESIDENT
6341 KNOX CT
DENVER CO 80221-1970

BILLINGTON REBECCA
OR CURRENT RESIDENT
3011 W 53RD AVE
DENVER CO 80221-6563

BILLS KEVIN B AND
BILLS KAREN M
OR CURRENT RESIDENT
5309 COLUMBINE RD
DENVER CO 80221-1279

BILLY EARL THOMAS JR TRUST
OR CURRENT RESIDENT
7171 QUIVAS ST
DENVER CO 80221-2546

BILSBORROW STEWART
OR CURRENT RESIDENT
8731 DAWSON ST APT 101
THORNTON CO 80229-4986

BINSTEIN SOPHIE
OR CURRENT RESIDENT
1824 W 68TH AVE
DENVER CO 80221-2506

BINVERSIE KAITLYN E
OR CURRENT RESIDENT
8156 WASHINGTON ST APT 56
DENVER CO 80229-5887

BIRD CHARLES RAY AND
BIRD LAURIE A
OR CURRENT RESIDENT
7920 NEWPORT ST
COMMERCE CITY CO 80022-1129

BISHOP LAUREN
OR CURRENT RESIDENT
9280 KNOX CT
WESTMINSTER CO 80031-2738

BISSELL VICKI S
OR CURRENT RESIDENT
1141 WORLEY DR
DENVER CO 80221

BISTA BASANT AND
BISTA MINA KUMARI
OR CURRENT RESIDENT
9173 MEADE ST
WESTMINSTER CO 80031-3111

BISTRANIN WILLIAM M
OR CURRENT RESIDENT
7590 LEYDEN ST
COMMERCE CITY CO 80022-1344

BITTING PATRICK AND
BITTING CHELSEA
OR CURRENT RESIDENT
3095 W 55TH AVE
DENVER CO 80221-6517

BITZKOWSKI LAURIE
OR CURRENT RESIDENT
2540 W 65TH AVE
DENVER CO 80221-2324

BLACKHAWK RICHARD AND
MOORE DAWN AND MOORE DONALD G JR
OR CURRENT RESIDENT
970 E 89TH AVE
THORNTON CO 80229-4582

BLACKSHER KARON AND
BLACKSHER KELLY
OR CURRENT RESIDENT
56402 E 23RD AVE
STRASBURG CO 80136-7586

BLALOCK STEVEN DALE AND
BLALOCK MEGAN
OR CURRENT RESIDENT
3080 W 55TH PL
DENVER CO 80221-6526

BLANCO JOSE ALEXANDER RAMIREZ
OR CURRENT RESIDENT
1861 ANCE ST
STRASBURG CO 80136-7845

BLANCO STEVEN GLEEN AND
BONILLA BARCENAS ARELI
OR CURRENT RESIDENT
8123 LOGAN ST
DENVER CO 80229-5841

BLANKENSHIP JENNIFER
OR CURRENT RESIDENT
7547 LEYDEN ST
COMMERCE CITY CO 80022-1343

BLANTON WILL
OR CURRENT RESIDENT
6931 HURON ST
DENVER CO 80221-7057

BLEA DELORM I AND
BLEA PATRICIA
OR CURRENT RESIDENT
7909 YORK ST APT A
DENVER CO 80229-6174

BLESKAN MATTHEW
OR CURRENT RESIDENT
5430 BEACH CT
DENVER CO 80221-1626

BLEYENBERG LARRY AND
BLEYENBERG PATRICIA
OR CURRENT RESIDENT
1955 E 77TH AVE
DENVER CO 80229-6521

BLISS WILLIAM G AND
BLISS CHARLENE M
OR CURRENT RESIDENT
12460 BRIGHTON RD
BRIGHTON CO 80601-7350

BLOCK MARTIN ANDREW AND
DURAN JULIE PAULITTE
OR CURRENT RESIDENT
8170 IVY ST
DUPONT CO 80024-5011

BLODGETT AMBER AND
TUBBS ETHAN
OR CURRENT RESIDENT
8332 ADAMS WAY
DENVER CO 80221-3906

BLOESCH JAMES F
OR CURRENT RESIDENT
6525 QUITMAN ST
ARVADA CO 80003-6432

BLOOM CASSANDRA J AND
BLOOM JUSTIN D
OR CURRENT RESIDENT
7964 LOGAN ST
DENVER CO 80229-5866

BLUEBAUGH DAVID R AND
BLUEBAUGH JENCY L
OR CURRENT RESIDENT
1051 E 88TH AVE
THORNTON CO 80229-4575

BLUHM EMILIA
OR CURRENT RESIDENT
8132 WASHINGTON ST APT 152
DENVER CO 80229-5856

BOANE ROBERT D
OR CURRENT RESIDENT
7111 RUTH WAY
DENVER CO 80221-2558

BOERMAN ANDREW AND
BOERMAN AMANDA
OR CURRENT RESIDENT
8070 DECATUR ST
WESTMINSTER CO 80031-4170

BOGOTT AMBER G
OR CURRENT RESIDENT
8378 WYANDOT ST
DENVER CO 80221-4654

BOHL GERALD G AND
BOHL SANDRA L
OR CURRENT RESIDENT
8291 BLUEBELL WAY
DENVER CO 80221-4410

BOHN CAROL HUDAK AND
BOHN EDDIE ARTHUR
OR CURRENT RESIDENT
5880 LOWELL BLVD
DENVER CO 80221-1938

BOKHOVEN MARK AND
BOKHOVEN CHELSEY
OR CURRENT RESIDENT
5415 PRIMROSE LN
DENVER CO 80221-1652

BOLANOS VICTOR AND
CORTEZ REINA
OR CURRENT RESIDENT
8361 DELAWARE ST
DENVER CO 80221-4475

BOLLA GREGORY
OR CURRENT RESIDENT
201 CORTEZ ST
DENVER CO 80221-3619

BOLLIG LEONARD J JR
OR CURRENT RESIDENT
7170 BEACH ST
WESTMINSTER CO 80030-5629

BOLTON BRIAN WAE AND
BRASHER BRYAN ROBERT
OR CURRENT RESIDENT
6440 STUART ST
ARVADA CO 80003-6453

BOLTON EMILY ELIZABETH
OR CURRENT RESIDENT
8380 STACY DR
DENVER CO 80221-4642

BONDS ALICE J
OR CURRENT RESIDENT
56181 WESTVIEW AVE
STRASBURG CO 80136-7712

BONDS CORY W AND
BONDS TINA MARIE
OR CURRENT RESIDENT
1575 ADAMS ST
STRASBURG CO 80136-7509

BONDS TOMMY G AND
BONDS CARRIE G
OR CURRENT RESIDENT
1562 MONROE ST
STRASBURG CO 80136

BONGARD KELLE R AND
BONGARD JEROMIE S
OR CURRENT RESIDENT
1634 LONGBRANCH ST
STRASBURG CO 80136-7704

BONILLA ROBERT
OR CURRENT RESIDENT
6650 GREEN CT
DENVER CO 80221-2125

BONNELL CHRISTOPHER KEVIN AND
BONNELL TRISHA ANN
OR CURRENT RESIDENT
7055 RARITAN ST
DENVER CO 80221-2548

BONNELL HESTER /HARRIS SHEILA AND
BONNELL SHELLY
OR CURRENT RESIDENT
7381 KRAMERIA DR
COMMERCE CITY CO 80022-1930

BONNELL HESTER/BONNELL SHELLY AND
HARRIS SHEILA
OR CURRENT RESIDENT
7391 KRAMERIA DR
COMMERCE CITY CO 80022-1930

BONNER DANIEL J
OR CURRENT RESIDENT
1480 W 69TH AVE
DENVER CO 80221-7018

BONNER RAE JEANNE
OR CURRENT RESIDENT
8328 WYANDOT ST
WESTMINSTER CO 80221-4654

BONUEL CHRIS
OR CURRENT RESIDENT
5533 RARITAN WAY
DENVER CO 80221

BORJON GLORIA R
OR CURRENT RESIDENT
7271 RARITAN ST
DENVER CO 80221

BORQUEZ LUCIA AND
BORQUEZ CONRAD R
OR CURRENT RESIDENT
2120 W 52ND PL
DENVER CO 80221-1408

BORREGO LINDA MARIE
OR CURRENT RESIDENT
9315 LOWELL BLVD
WESTMINSTER CO 80031-3101

BORREGO VANESSA S
OR CURRENT RESIDENT
7271 QUIVAS ST
DENVER CO 80221-3141

BORTZ GRANT S
OR CURRENT RESIDENT
5225 STUART ST
DENVER CO 80212-4043

BORUNDA ANTONIA RODRIGUEZ
OR CURRENT RESIDENT
8172 WASHINGTON ST APT 108
DENVER CO 80229-5891

BOSWELL CHERISH
OR CURRENT RESIDENT
6620 KING ST
DENVER CO 80221

BOTEN KELLY DALE AND
BOTEN KYLE MCRAE
OR CURRENT RESIDENT
8176 WASHINGTON ST APT 116
DENVER CO 80229-5892

BOUCHEZ PANDORA A
OR CURRENT RESIDENT
7957 PEARL ST
DENVER CO 80229-5879

BOUDREAUX GEOFFREY MICHAEL
OR CURRENT RESIDENT
9211 JULIAN WAY
WESTMINSTER CO 80031-2731

BOWEN BRAD R AND
BOWEN WILLIAM H JR
OR CURRENT RESIDENT
8379 KATHERINE WAY
DENVER CO 80221-4613

BOWEN EVANGELINE M
OR CURRENT RESIDENT
8451 CLARKSON ST
DENVER CO 80229-4931

BOWERS JESSIE AND
WHITNEY AVERY
OR CURRENT RESIDENT
2140 STACY DR
DENVER CO 80221-4636

BOWSER JAMES ERIC AND
BOWSER TAMMIE LOUISE
OR CURRENT RESIDENT
8358 CHEROKEE ST
DENVER CO 80221-4468

BOYCE BRANDON PATRICK
OR CURRENT RESIDENT
1555 W 68TH AVE
DENVER CO 80221-2759

BOYCE MARLENA K
OR CURRENT RESIDENT
981 DRAKE ST
DENVER CO 80221-8303

BOYD CAITLIN A
OR CURRENT RESIDENT
7151 WARREN DR
DENVER CO 80221-2577

BOYD SHEKIMA LATEAL
OR CURRENT RESIDENT
7973 YORK ST APT D
DENVER CO 80229-6101

BOYD TANI
OR CURRENT RESIDENT
9231 JULIAN WAY
WESTMINSTER CO 80031-2731

BOYLE EDWARD J AND
BOYLE SUSAN L
OR CURRENT RESIDENT
9158 KNOX CT
WESTMINSTER CO 80030-3309

BR NAVAJO LLC
OR CURRENT RESIDENT
6881 NAVAJO ST
DENVER CO 80221-7030

BRAASCH WILLIAM A AND
BRAASCH ALLEGRA R
OR CURRENT RESIDENT
6403 PERRY ST
ARVADA CO 80003-6427

BRAASCH WILLIAM AND
BRAASCH ALLEGRA
OR CURRENT RESIDENT
6402 PERRY ST
ARVADA CO 80003-6428

BRAIN DAVID
OR CURRENT RESIDENT
1202 LIPAN DR
DENVER CO 80221-3419

BRASE TRAVIS AND
BRASE AMANDA
OR CURRENT RESIDENT
8853 LOWELL WAY
WESTMINSTER CO 80031-3556

BRACKEEN TAUSHA
OR CURRENT RESIDENT
60 DEL NORTE ST
DENVER CO 80221-4109

BRAINARD WALKER J
OR CURRENT RESIDENT
7060 ALAN DR
DENVER CO 80221-2525

BRAUCKSICK HEATHER MONTEZ AND
SCHMEIDERER NICHOLAS EVERETT
OR CURRENT RESIDENT
8266 WASHINGTON ST APT 82
DENVER CO 80229-8508

BRADLEY CHRISTOPHER E
OR CURRENT RESIDENT
6444 QUITMAN ST
ARVADA CO 80003-6431

BRAMBILA NORBERTO GUZMAN AND
BRAMBILA FRIDA ARELY GUZMAN
OR CURRENT RESIDENT
820 EXPLORADOR CALLE
DENVER CO 80229-5910

BRAUN JESSICA E AND
BRAUN GEORGE F IV
OR CURRENT RESIDENT
8242 ADAMS WAY
DENVER CO 80221-3904

BRADLEY ROBIN L AND
KROLL-BRADLEY KAY L
OR CURRENT RESIDENT
8061 CLAY DR
WESTMINSTER CO 80031-4178

BRAMLETT DOYLE JR AND
TYNER LEAH
OR CURRENT RESIDENT
7959 YORK ST APT 3
DENVER CO 80229-6121

BRAVO CARMEN AND
ARRIAGE SERGIO ISIAS
OR CURRENT RESIDENT
8141 PENNSYLVANIA WAY
DENVER CO 80229

BRADLEY SAMANTHA
OR CURRENT RESIDENT
8218 WASHINGTON ST APT 4
DENVER CO 80229-8500

BRAMLETT IAN AND
BOYINGTON ISAMIRA
OR CURRENT RESIDENT
1620 W 74TH WAY
DENVER CO 80221-3401

BRAZZELL FAMILY TRUST
OR CURRENT RESIDENT
3880 W 66TH AVE
ARVADA CO 80003-6410

BRADY CHRISTOPHER DANIEL
OR CURRENT RESIDENT
2225 DEVONSHIRE CT
DENVER CO 80229-8606

BRANCH THOMAS MATTHEW III
OR CURRENT RESIDENT
5221 STUART ST
DENVER CO 80212-4043

BRECKENRIDGE BRANDON ALLAN
OR CURRENT RESIDENT
7935 YORK ST APT 3
DENVER CO 80229-6157

BRADY JEFFREY D AND
BRADY CARLA J
OR CURRENT RESIDENT
6632 HOOKER STREET
DENVER CO 80221

BRANNON FRANKLIN R
OR CURRENT RESIDENT
7951 KIMBERLY ST
COMMERCE CITY CO 80022-1026

BREECE STEVEN P
OR CURRENT RESIDENT
2241 ANCE ST
STRASBURG CO 80136-7836

BRADY MAX AND
CONKEY CHRISTINE
OR CURRENT RESIDENT
7181 ALCOTT ST
WESTMINSTER CO 80030-5624

BRANNON JIMMY JAY T
OR CURRENT RESIDENT
7955 KIMBERLY ST
COMMERCE CITY CO 80022-1026

BREWER CLAIRE ELIZABETH
OR CURRENT RESIDENT
7900 CRESTVIEW LN
DENVER CO 80221-3806

BRADY NICHOLAS AND
BRADY HANNAH
OR CURRENT RESIDENT
8838 OSCEOLA ST
WESTMINSTER CO 80031

BRANSON STEVEN AND
BRANSON RHONDA K
OR CURRENT RESIDENT
8220 BLUEBELL WAY
DENVER CO 80221-4411

BREWER RACHELLE AND
WAMSLEY RAY
OR CURRENT RESIDENT
1596 ARAPAHOE ST
STRASBURG CO 80136-5002

BRADY ROSEMARIE E
OR CURRENT RESIDENT
8135 PENNSYLVANIA ST
DENVER CO 80229-5845

BRANSTETTER CAROLE A AND MASLO JEFFREY A AND
BRANSTETTER VALARIE M
OR CURRENT RESIDENT
7086 INCA WAY
DENVER CO 80221-3045

BRIANZA DEBRA L AND
SCOFIELD GREGG C
OR CURRENT RESIDENT
2120 STACY DR
DENVER CO 80221-4636

BRICENO ISRAEL
OR CURRENT RESIDENT
6881 OSAGE ST
DENVER CO 80221-7034

BRIDE JOSEPH K
OR CURRENT RESIDENT
1941 ANCE STREET
STRASBURG CO 80136

BRIDGES CHARLES
OR CURRENT RESIDENT
6484 QUITMAN ST
ARVADA CO 80003-6431

BRIENZA RUTH
OR CURRENT RESIDENT
2030 E 68TH AVE
DENVER CO 80229-7319

BRIESE NOEL A AND
BRIESE LORETTA O
OR CURRENT RESIDENT
7953 LOGAN ST
DENVER CO 80229-5867

BRINKLEY JASON
OR CURRENT RESIDENT
321 E 82ND DRIVE
DENVER CO 80229

BRIONES LILLIAN R
OR CURRENT RESIDENT
7191 BERTHOUD ST
WESTMINSTER CO 80030-5632

BRISNEHAN COLLEEN T
OR CURRENT RESIDENT
6474 QUITMAN ST
ARVADA CO 80003-6431

BRISNEHAN JAMES L AND
BRISNEHAN KATHLEEN J
OR CURRENT RESIDENT
6482 PERRY ST
ARVADA CO 80003-6428

BRISTOW NICOLE MARIE
OR CURRENT RESIDENT
1631 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260

BROCK ASHLEY
OR CURRENT RESIDENT
8383 NAVAJO ST
DENVER CO 80221-3988

BROCK GRACE C
OR CURRENT RESIDENT
5256 GROVE STREET
DENVER CO 80221

BROCKMAN LUCAS COLE AND
BROWN LEAH L
OR CURRENT RESIDENT
7441 BRONCO RD
DENVER CO 80221-3536

BRONCUCIA JOSEPH A
OR CURRENT RESIDENT
120 E 70TH AVE
DENVER CO 80221-2904

BRONSON COLLEEN A AND
BRONSON CHRISTOPHER L
OR CURRENT RESIDENT
1922 BURTON ST
STRASBURG CO 80136-7814

BROWN AMANDA NICOLE
OR CURRENT RESIDENT
1573 MAIN ST
STRASBURG CO 80136-7510

BROWN CHARLES J
OR CURRENT RESIDENT
14595 TUCSON ST
BRIGHTON CO 80601-7340

BROWN JACQUELYN MICHELE AND
ATKINS JAMES COLEMAN
OR CURRENT RESIDENT
7695 PENNSYLVANIA CT
THORNTON CO 80229-1822

BROWN JUDY M
OR CURRENT RESIDENT
8145 CITY VIEW DR
DENVER CO 80229-5601

BROWN LEE N AND BROWN ALYSSA A
OR CURRENT RESIDENT
8836 OAKWOOD ST
WESTMINSTER CO 80031-3530

BROWN TIFFANY LOUISE
OR CURRENT RESIDENT
10031 YAMPA CT
COMMERCE CITY CO 80022-9050

BROWN ZACHARY KEITH AND
ARENS ASHLEY MARIE
OR CURRENT RESIDENT
7241 QUIVAS ST
DENVER CO 80221-3141

BROWNFIELD ROGER D JR
OR CURRENT RESIDENT
1893 ASOKA STREET
STRASBURG CO 80136

BROWNING STUART E AND
BROWNING TINA S
OR CURRENT RESIDENT
8286 FOX ST
DENVER CO 80221

BROZOVICH ANNA K
OR CURRENT RESIDENT
9052 MEADE ST
WESTMINSTER CO 80031-3112

BRUCE MONTE N AND
GARCIA-BRUCE SALLY
OR CURRENT RESIDENT
7920 ONEIDA ST
COMMERCE CITY CO 80022-1142

BRUCE ROBERT E AND
BRUCE ELIZABETH A
OR CURRENT RESIDENT
1790 W 52ND CT
DENVER CO 80221-1717

BRULE MATTHEW JAMES SAWERS
OR CURRENT RESIDENT
7865 YORK ST APT 2
DENVER CO 80229-6191

BRUNI CHRISTOPHER HENRY
OR CURRENT RESIDENT
5330 GROVE ST
DENVER CO 80221-6544

BRYANT BARBARA ELLEN
OR CURRENT RESIDENT
8072 DECATUR ST
WESTMINSTER CO 80031-4170

BRYANT HARRY A JR AND
BROWN ANN MARIAH
OR CURRENT RESIDENT
6871 MARIPOSA ST
DENVER CO 80221-7081

BRYANT JOHN M
OR CURRENT RESIDENT
6700 CLAY ST
DENVER CO 80221-2337

BRYANT WENDI
OR CURRENT RESIDENT
8254 WASHINGTON ST APT 91
DENVER CO 80229-8506

BUCCIO JOSEPH
OR CURRENT RESIDENT
7201 LARSH DR
DENVER CO 80221-3139

BUCHE CRAIG S
OR CURRENT RESIDENT
8471 STACY DR
DENVER CO 80260-5005

BUCKALLEW NICK AND
BAUER KANDACE
OR CURRENT RESIDENT
3165 W 55TH AVE
DENVER CO 80221-6519

BUCKMASTER MARK AND
MUKHERJI ANANDITA
OR CURRENT RESIDENT
5425 PRIMROSE LN
DENVER CO 80221-1652

BUCKMASTER MEGAN L
BUCKMASTER TIMOTHY
OR CURRENT RESIDENT
8241 PENNSYLVANIA WAY
DENVER CO 80229-5885

BUCKNER WHITNEY
OR CURRENT RESIDENT
8760 CORONA ST APT 203
DENVER CO 80229-4700

BUEB KRISTIN
OR CURRENT RESIDENT
8060 CLARKSON CT
DENVER CO 80229-5906

BUEHLER KRYSTAL
OR CURRENT RESIDENT
8249 GREENWOOD BLVD
DENVER CO 80221-4401

BUENO CARRIE D
OR CURRENT RESIDENT
1652 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260

BUENO DALE A
OR CURRENT RESIDENT
9220 KNOX CT
WESTMINSTER CO 80031

BUENO LUCY A
OR CURRENT RESIDENT
7399 KRAMERIA DR
COMMERCE CITY CO 80022-1930

BUENO MARCIANO AND
BUENO NORMA
OR CURRENT RESIDENT
6821 ALAN DR
DENVER CO 80221-2520

BUGARIN ARTHUR P SR
OR CURRENT RESIDENT
9128 KNOX CT
WESTMINSTER CO 80031-3309

BUI QUINN AND
NGUYEN LINDA AND NGUYEN LAURA
OR CURRENT RESIDENT
8864 NEWTON ST
WESTMINSTER CO 80031-3568

BUJANDA KENNETH HOLGUIN
OR CURRENT RESIDENT
6560 E 79TH PL
COMMERCE CITY CO 80022-1168

BUKSNAITIS LINAS
OR CURRENT RESIDENT
6493 STUART ST
ARVADA CO 80003-6454

BULLIS KENNETH JAMES AND
BULLIS KIRA
OR CURRENT RESIDENT
7781 HOLLYWOOD ST
COMMERCE CITY CO 80022-1008

BULLOCK JAMES MAXIMUS
OR CURRENT RESIDENT
1827 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4809

BUNDLES OF BABIES LLC
OR CURRENT RESIDENT
941 E 88TH AVE
THORNTON CO 80229

BUNDY MARY E TRUST THE
OR CURRENT RESIDENT
7941 KIMBERLY STREET
COMMERCE CITY CO 80022-1026

BUNKER DANIEL L
OR CURRENT RESIDENT
6740 MEADE CIR UNIT F
WESTMINSTER CO 80030-5306

BUNNING JAYLYN J AND
LINENBERGER STEVEN C
OR CURRENT RESIDENT
5310 RARITAN WAY
DENVER CO 80221-1734

BUQUOY MARJORIE CHARLOTTE
OR CURRENT RESIDENT
5405 ELM CT
DENVER CO 80221-1629

BURBACK KRISTEN A
OR CURRENT RESIDENT
8049 DECATUR CT
WESTMINSTER CO 80031-4166

BURCIAGA NOHEMI
OR CURRENT RESIDENT
7697 ELLEN LN
DENVER CO 80221-4107

BURDEN MARSHALL AND
JOHNSON BRITTANY
OR CURRENT RESIDENT
7977 YORK ST APT B
DENVER CO 80229-6135

BURG KEVIN E AND
BURG CYNTHIA A
OR CURRENT RESIDENT
1991 ANCE ST
STRASBURG CO 80136-7847

BURK WILLIAM R
OR CURRENT RESIDENT
2843 W 67TH PL
DENVER CO 80221-2225

BURKE STEPHANIE M AND
BURKE DOMINICK SHAQUON
OR CURRENT RESIDENT
7947 YORK ST APT 2
DENVER CO 80229-6151

BURNETT JANET S
OR CURRENT RESIDENT
7190 BERTHOUD ST
WESTMINSTER CO 80030-5633

BURNS CHRISTOPHER J AND
CRANFORD MACKENZIE K
OR CURRENT RESIDENT
10042 ZENO ST
COMMERCE CITY CO 80022-9055

BURNS KYLE
OR CURRENT RESIDENT
5295 QUIVAS ST UNIT 5
DENVER CO 80221-6438

BURR JERROLD J AND
BURR AMANDA M
OR CURRENT RESIDENT
7861 ROBIN LN
DENVER CO 80221-3812

BURROUGH BENJAMIN AND
PINNELL AMBER
OR CURRENT RESIDENT
1051 OAK PL
THORNTON CO 80229-7743

BURROWS FAMILY TRUST
OR CURRENT RESIDENT
2171 ANCE ST
STRAUSBURG CO 80136

BURROWS KYLE
OR CURRENT RESIDENT
6510 OSCEOLA ST
ARVADA CO 80003-6425

BURTON DONAVON JOSEPH LEE
OR CURRENT RESIDENT
831 CLARKSON CT
DENVER CO 80229-5901

BURTON ELEANOR
OR CURRENT RESIDENT
6740 MEADE CIR UNIT C
WESTMINSTER CO 80030-5306

BURTON TRACY L
OR CURRENT RESIDENT
8750 EDISON ST
DENVER CO 80229-4979

BURTON WINEMA D
OR CURRENT RESIDENT
2301 W 54TH AVE
DENVER CO 80221-1418

BUSCARELLO DANIEL
OR CURRENT RESIDENT
2871 COLUMBINE RD
DENVER CO 80221-1281

BUSH BARBARA A AND
BUSH CHARLES E
OR CURRENT RESIDENT
2180 ANCE ST
STRASBURG CO 80136-7812

BUSHNELL DAVID S
OR CURRENT RESIDENT
6640 QUITMAN CT
ARVADA CO 80003-6901

BUSTAMANTE FRANCISCO JR AND
SANTILLANO NATIVIDAD S MORALES
OR CURRENT RESIDENT
2885 W 65TH PL UNIT A
DENVER CO 80221-2244

BUSTAMANTE MORALES LIDIA AND
BUSTAMANTE BUSTAMANTE MARIA JENIFER
OR CURRENT RESIDENT
1841 W 83RD AVE
DENVER CO 80221-7707

BUSTILLOS ALVINA RASCON AND
GARCIA ARTURO OLIVAS
OR CURRENT RESIDENT
8386 OSAGE WAY
DENVER CO 80221-3952

BUSTILLOS CRISTINA LUCIO
OR CURRENT RESIDENT
7617 GRACE PL
DENVER CO 80221-4113

BUSTILLOS GUIDO E AND
BUSTILLOS ESMERALDA
OR CURRENT RESIDENT
7940 ROBIN LN
DENVER CO 80221-3819

BUSTILLOS HIPOLITO
OR CURRENT RESIDENT
8031 CLARKSON CT
THORNTON CO 80229-5905

BUSTOS CAMACHO JUAN MANUEL
OR CURRENT RESIDENT
9097 LASALLE PL
WESTMINSTER CO 80031-3312

BUSTOS ERASMO AND
BUSTOS GRACIELA
OR CURRENT RESIDENT
7991 QUEBEC ST
COMMERCE CITY CO 80022-1227

BUSTOS LENNY P
OR CURRENT RESIDENT
7635 PENNSYLVANIA CT
DENVER CO 80229-1822

BUTCHER ROBERT AND
BUTCHER DEBORAH
OR CURRENT RESIDENT
6422 PERRY ST
ARVADA CO 80003-6428

BUTLER LETITIA
OR CURRENT RESIDENT
8382 ADAMS WAY
DENVER CO 80229

BUTTERFASS RICKY C AND
SMITH RHONDA J
OR CURRENT RESIDENT
7253 NAVAJO STREET
DENVER CO 80221

C A G HOLDING COMPANY
OR CURRENT RESIDENT
761 W 84TH AVE
THORNTON CO 80260-4825

C AND M INVESTMENTS LLC
OR CURRENT RESIDENT
8326 QUIVAS WAY
DENVER CO 80221-4630

CABRAL AMELIA CABRAL
OR CURRENT RESIDENT
3020 W 66TH AVE
DENVER CO 80221-2114

CABRAL JOSE JUAREZ
OR CURRENT RESIDENT
9700 E 160TH AVE
BRIGHTON CO 80602-7571

CABRERA ADOLPH C JR AND
GALLEGOS TRISHA
OR CURRENT RESIDENT
1821 W 83RD AVE
DENVER CO 80221-7707

CABRERA AMY
OR CURRENT RESIDENT
3551 W 63RD PL
DENVER CO 80221

CABRERA BENAVIDES YANIRA AND
RAFAEL CARDENAS JOSE S
OR CURRENT RESIDENT
7649 PENNSYLVANIA COURT
DENVER CO 80229

CABRERA MIGUEL ZUBIA
OR CURRENT RESIDENT
8369 QUIVAS WAY
DENVER CO 80221-4629

CABRIALES RAMON AND
CABRIALES MARIA
OR CURRENT RESIDENT
4545 W 52ND AVE
DENVER CO 80212-4007

CABRIALES RAUL
OR CURRENT RESIDENT
2765 W 65TH AVE
DENVER CO 80221-2311

CALABRESE CAROL J
OR CURRENT RESIDENT
6441 OSCEOLA ST
ARVADA CO 80003-6422

CALABRESE GLORIA
OR CURRENT RESIDENT
5855 LOWELL BLVD
DENVER CO 80221-1937

CALDERON CARLOS EDUARDO LARA AND
CALDERON DIAZ CLAUDIA GUILLERMINA AND RIOS M
IGUEL ANGEL LARA
OR CURRENT RESIDENT
540 E 82ND DR
DENVER CO 80229-5831

CALDWELL AMANDA
OR CURRENT RESIDENT
7957 YORK ST APT 3
DENVER CO 80229-6122

CALKINS AERON AND
CALKINS KIMBERLY
OR CURRENT RESIDENT
13201 E 144TH AVE
BRIGHTON CO 80601-7321

CALLAGHAN JACOB ANDREW AND
CALLAGHAN WILLIAM ETHAN
OR CURRENT RESIDENT
7280 KRAMERIA ST
COMMERCE CITY CO 80022-1926

CALLAWAY WIL AND
CALLAWAY CHARISSA
OR CURRENT RESIDENT
7634 RARITAN ST
DENVER CO 80221-4230

CALTABIANO NORA R AND
CALTABIANO CARLA N
OR CURRENT RESIDENT
8181 JASMINE STREET
DUPONT CO 80024

CALTON JONATHAN AND
THOMAS JULIE
OR CURRENT RESIDENT
2051 BASIL ST
STRASBURG CO 80136-7715

CAMACHO-GONZALEZ FELIPE
OR CURRENT RESIDENT
8141 JASMINE ST
DUPONT CO 80024-5013

CAMERON KIMBERLY AND
FABER DANIEL
OR CURRENT RESIDENT
4423 W 68TH AVE
WESTMINSTER CO 80030-5855

CAMPBELL CINDY
OR CURRENT RESIDENT
5435 BRYANT ST
DENVER CO 80221-1627

CAMPBELL CRAIG D AND
CAMPBELL DAVID J
OR CURRENT RESIDENT
200 GREENWOOD BLVD
DENVER CO 80221-3644

CAMPBELL DAVID HAROLD AND
CAMPBELL BECKY LEE
OR CURRENT RESIDENT
4381 W 66TH AVE
ARVADA CO 80003-6419

CAMPBELL JACOB JOEL AND
TEMPLETON EMILY LOUISE
OR CURRENT RESIDENT
7131 RARITAN ST
DENVER CO 80221-2550

CAMPBELL RUSSELL J AND
CAMPBELL JULIE A
OR CURRENT RESIDENT
5280 TEJON ST
DENVER CO 80221-1430

CAMPBELL WILLIAM A AND
CAMPBELL JIMEEN P
OR CURRENT RESIDENT
8385 CHARLOTTE WAY
DENVER CO 80221-3910

CAMPOS ENRIQUE A HERNANDEZ
OR CURRENT RESIDENT
24700 E 156TH AVE
BRIGHTON CO 80603-8625

CAMPOS GUILLERMO CORRAL
OR CURRENT RESIDENT
200 CORTEZ ST
DENVER CO 80221-3620

CAMPOS JORGE M AND
CAMPOS LIZ M
OR CURRENT RESIDENT
21 CORTEZ ST
DENVER CO 80221-3617

CAMPOS JOSE LUIS
OR CURRENT RESIDENT
7961 KIMBERLY ST
COMMERCE CITY CO 80022-1026

CANADA DANIEL
OR CURRENT RESIDENT
590 E 77TH DR
DENVER CO 80229-1808

CANALES CHARISE
OR CURRENT RESIDENT
6440 TENNYSON ST APT 16
ARVADA CO 80003-6445

CANCHE JOSE SANTOS MAY
OR CURRENT RESIDENT
8224 WASHINGTON ST APT 11
DENVER CO 80229-8501

CANCHOLA AYALA LUIS C
OR CURRENT RESIDENT
2240 STACY DR
DENVER CO 80221-4638

CANDELARIA ANTHONY A AND
RODRIGUEZ ADRIANA D
OR CURRENT RESIDENT
7330 QUIVAS STREET
DENVER CO 80221

CANDELARIA MARCELLA CHARISSE
OR CURRENT RESIDENT
6941 OSAGE ST
DENVER CO 80221-7036

CANDELARIE JOSE A AND
CANDELARIE BARBARA ANN
OR CURRENT RESIDENT
7925 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

CANDELARIO EDWARD L AND
CANDELARIO CELIA M
OR CURRENT RESIDENT
6991 HURON ST
DENVER CO 80221-7057

CANO CARLOS D AND
DELGADO GLADYS J
OR CURRENT RESIDENT
7897 YORK ST APT 2
THORNTON CO 80229-6177

CANO CINTHIA RUBI URQUIDI AND
MENDOZA CARLOS IVAN RODRIGUEZ
OR CURRENT RESIDENT
6600 E 79TH PL
COMMERCE CITY CO 80022-1166

CANO DEREK
OR CURRENT RESIDENT
8850 HOYT DR
THORNTON CO 80229-4626

CANO DONIVAN AND
GIVEN JANINE M
OR CURRENT RESIDENT
5377 COLUMBINE RD
DENVER CO 80221-1279

CANO FELIPE AND
CANO MA DEL ROSARIO
OR CURRENT RESIDENT
3431 MOSKO CT
DENVER CO 80221

CAO TANG TRONG AND
THE THUAN CAO LIVING TRUST
OR CURRENT RESIDENT
7254 NAVAJO ST
DENVER CO 80221-2741

CAPRIO CARLY SHEA
OR CURRENT RESIDENT
8661 MCDOUGAL ST
DENVER CO 80229-5131

CAPULA RAMIREZ LEONARDO A AND
CAPULA RAMIREZ VIVIAN L
OR CURRENT RESIDENT
7021 RARITAN ST
DENVER CO 80221-2548

CARABETTA PATRICIA A
OR CURRENT RESIDENT
2161 W 52ND AVE
DENVER CO 80221-1406

CARAVAS NICHOLAS
OR CURRENT RESIDENT
2489 DEVONSHIRE CT APT 45
DENVER CO 80229-5194

CARAVEO RAMON PALMA AND
PALMA TONI L
OR CURRENT RESIDENT
7568 QUIVAS ST
DENVER CO 80221-3416

CARBONNEAU DAVID O ADN
CARBONNEAU DORIS I
OR CURRENT RESIDENT
8336 KATHERINE WAY
DENVER CO 80221-4614

CARDENAS BERTHA AVALOS AND
SILVA JORGE
OR CURRENT RESIDENT
7950 ROSLYN STREET
COMMERCE CITY CO 80022

CARDENAS MARIA CLARET ARAQUE
OR CURRENT RESIDENT
7040 ALAN DR
DENVER CO 80221-2525

CARDENAS-HERNANDEZ EMIR
OR CURRENT RESIDENT
2120 ANCE ST
STRASBURG CO 80136-7812

CARDENAS-HERNANDEZ JOEL
OR CURRENT RESIDENT
2063 BASIL ST
STRASBURG CO 80136-7715

CARDIEL LUIS A AND
CARDIEL STEPHANIE L
OR CURRENT RESIDENT
6507 E 79TH PL
COMMERCE CITY CO 80022-1167

CARDONA MYRNA AND
REZA CESAR
OR CURRENT RESIDENT
8309 QUIVAS WAY
DENVER CO 80221-4629

CARELLI MARY JO AND ARY LINDA
OR CURRENT RESIDENT
2840 W 65TH AVE
DENVER CO 80221-2314

CARLSON ANN L
OR CURRENT RESIDENT
7260 LARSH DR
DENVER CO 80221-3140

CARLTON JESSICA
OR CURRENT RESIDENT
7905 YORK ST APT 3
DENVER CO 80229-6171

CARMONA LORENZO ANTONIO
OR CURRENT RESIDENT
7625 TURNER DR
DENVER CO 80221-4231

CARMONA LUCIANO HERRADA
OR CURRENT RESIDENT
7518 QUIVAS ST
WESTMINSTER CO 80221-3416

CARNEAL MICHELLE GORDON
OR CURRENT RESIDENT
3181 W 54TH AVE
DENVER CO 80221-6503

CARNES CHIP AND
CARNES TIANNA
OR CURRENT RESIDENT
2061 W 52ND AVE
DENVER CO 80221-1401

CARNEY TAYLOR
OR CURRENT RESIDENT
1641 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4846

CARPENTER GLEN
OR CURRENT RESIDENT
8055 DECATUR ST
WESTMINSTER CO 80031-4173

CARPIO JOE AND
CARPIO ISABELLE R
OR CURRENT RESIDENT
8371 OGDEN ST
DENVER CO 80229-5430

CARR DAREN G
OR CURRENT RESIDENT
8175 PENNSYLVANIA ST
DENVER CO 80229-5845

CARRANZA GUSTAVO C AND
RAUDALES-GALINDO ROSA
OR CURRENT RESIDENT
1963 BURTON ST
STRASBURG CO 80136-7806

CARRASCO GORGE
OR CURRENT RESIDENT
8278 CHEROKEE ST
DENVER CO 80221-4466

CARRENO JR CESAR ARMANDO AND
CARRENO JENNAH KATHRYN
OR CURRENT RESIDENT
1583 MAIN ST
STRASBURG CO 80136-7510

CARREON CHRISTIAN MANUEL
OR CURRENT RESIDENT
2121 E 89TH AVE
THORNTON CO 80229-7900

CARRERA MARTINEZ ESTEBAN AND
CARRERA MARTINEZ LAURA NELLY
OR CURRENT RESIDENT
1861 SAMUEL DR
DENVER CO 80221-3103

CARRERA REYDECEL LOPEZ AND
CASTILLO REYDECEL LOPEZ
OR CURRENT RESIDENT
8322 ADAMS WAY
DENVER CO 80221-3906

CARRERO LUIS AND
CARRERO BAILEY HEINZ
OR CURRENT RESIDENT
1340 W 69TH AVE
DENVER CO 80221-8917

CARRILLO BEATRIZ AND
CARRILLO BENJAMIN
OR CURRENT RESIDENT
900 W 70TH PL
DENVER CO 80221

CARRILLO BILLY E
OR CURRENT RESIDENT
6820 JULIAN ST
DENVER CO 80221-2646

CARRILLO CALDERA JUAN ADRIAN
OR CURRENT RESIDENT
8218 WASHINGTON ST APT 3
DENVER CO 80229-8547

CARRILLO DAVID J AND
CARRILLO BRENDA E
OR CURRENT RESIDENT
6615 GROVE ST
DENVER CO 80221-2126

CARRILLO GERARDO AND
SALINAS TERESA
OR CURRENT RESIDENT
8385 TEJON STREET
DENVER CO 80221

CARRILLO LUIS AND
CARRILLO SONIA
OR CURRENT RESIDENT
8156 PENNSYLVANIA ST
DENVER CO 80229-5844

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

CARRILLO MARIA
OR CURRENT RESIDENT
2941 COTTONWOOD DR
DENVER CO 80221-3269

CARRILLO PEDRO ARMANDO VIRGEN AND
GARCIA NIDIA ALFARO
OR CURRENT RESIDENT
7700 PECOS ST
DENVER CO 80221-3456

CARRILLO REBECCA L AND
CARRILLO CHRISTOPHER L
OR CURRENT RESIDENT
10062 YAMPA CT
COMMERCE CITY CO 80022-9050

CARRILLO SAMUEL JR AND
CARRILLO GUADALUPE ELENA
OR CURRENT RESIDENT
7000 ALAN DR
DENVER CO 80221-2525

CARRILLO ZENYACE AND
CARRILLO MATTHEW J
OR CURRENT RESIDENT
7761 HOLLYWOOD ST
COMMERCE CITY CO 80022-1008

CARSTEN JAMES R
OR CURRENT RESIDENT
8741 DAWSON ST APT 202
DENVER CO 80229-4938

CARTER JAMES DAVIN AND
CARTER MELINDA A
OR CURRENT RESIDENT
3580 W 64TH AVE
DENVER CO 80221-2168

CARTER ROGER D LIVING TRUST 50% INT AND
RUDDEN-CARTER WENDY LIVING TRUST 50% INT
OR CURRENT RESIDENT
4440 W 52ND PL
DENVER CO 80212-4012

CARVER JEFFREY MATTHEW
OR CURRENT RESIDENT
6341 OSCEOLA WAY
ARVADA CO 80003-6728

CARY ROBYN
OR CURRENT RESIDENT
8230 WASHINGTON ST APT 20
DENVER CO 80229-8502

CASADO JESUS AND
CASADO ELISA M
OR CURRENT RESIDENT
7891 ROBIN LANE
DENVER CO 80221

CASADY INVESTMENTS LLC
OR CURRENT RESIDENT
2855 W 64TH AVE
DENVER CO 80221

CASAL-DATA VICTORIA
BOUMA THIJS
OR CURRENT RESIDENT
8313 NAVAJO ST
DENVER CO 80221-3988

CASANOVA SHALIMAR AND
RAMON JURLEE K
OR CURRENT RESIDENT
8339 KATHERINE WAY
DENVER CO 80221-4613

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

CASAS JOSEFINA CEBALLOS
OR CURRENT RESIDENT
7931 VALLEY VIEW DR
DENVER CO 80221-3846

CASAS JUAN AND
CASAS AMBER R
OR CURRENT RESIDENT
8364 MITZE WAY
DENVER CO 80221-3986

CASAS MANUEL RODARTE
GROUP
OR CURRENT RESIDENT
7977 PEARL STREET
DENVER CO 80229

CASAS MARIA R ARELLANO
OR CURRENT RESIDENT
3160 W 66TH AVE
DENVER CO 80221-2116

CASAS MARIBEL AND
CASAS MARICELA
OR CURRENT RESIDENT
1080 BRONCO RD
DENVER CO 80221-3533

CASAS PETRA BANUELOS
OR CURRENT RESIDENT
190 CORTEZ ST
DENVER CO 80221-3680

CASAUS ANNE J
OR CURRENT RESIDENT
5255 RARITAN WAY
DENVER CO 80221-1702

CASCO JONATHAN AND
WONG JULIA
OR CURRENT RESIDENT
2831 COTTONWOOD DR
DENVER CO 80221-3210

CASIAS ZACHERIAH JOHN AND
GARCIA ANGEL ANNETTE
OR CURRENT RESIDENT
2530 W 65TH AVE
DENVER CO 80221-2324

CASILLAS ANDREA AND
CASILLAS ARLENE AND CASILLAS JORGE
OR CURRENT RESIDENT
2489 DEVONSHIRE CT APT 46
DENVER CO 80229-5194

CASILLAS HUGO
OR CURRENT RESIDENT
7170 WARREN DR
DENVER CO 80221-2578

CASILLAS JESUS AND
CASILLAS TERESA
OR CURRENT RESIDENT
32721 E COLFAX AVE
WATKINS CO 80137-8700

CASILLAS JOSE G MENDOZA AND
GARCIA MARIANA VILLALPANDO
OR CURRENT RESIDENT
8155 PENNSYLVANIA ST
DENVER CO 80229-5845

CASILLAS JOSE SAMUEL AND
CASILLAS PAOLA
OR CURRENT RESIDENT
7959 YORK ST APT 2
DENVER CO 80229-6121

CASILLAS LEROY
OR CURRENT RESIDENT
161 CAMPO ST
DENVER CO 80221-3677

CAST SCOTT GERALD AND
CAST DIANE L
OR CURRENT RESIDENT
2220 STACY DR
DENVER CO 80221-4638

CASTANEDA CESARIO AND
LANDA DE CASTANEDA MARIA G
OR CURRENT RESIDENT
7925 PENNSYLVANIA ST
DENVER CO 80229-5881

CASTANEDA CHRISTOPHER M AND
CASTANEDA ROBERT M/MELBA A
OR CURRENT RESIDENT
9281 KNOX CT
WESTMINSTER CO 80031-2737

CASTANEDA DOMINGUEZ LUZ
OR CURRENT RESIDENT
7980 PONTIAC ST
COMMERCE CITY CO 80022-1146

CASTANEDA EDUARDO MIRANDA
OR CURRENT RESIDENT
7910 PONTIAC ST
COMMERCE CITY CO 80022-1146

CASTANEDA JESSE
OR CURRENT RESIDENT
2061 OAK PL
THORNTON CO 80229-4601

CASTANON PABLO BURCIAGA AND
MARQUEZ MANUELA O
OR CURRENT RESIDENT
8342 ADAMS WAY
DENVER CO 80221-3906

CASTELLANO JONATHAN MICHAEL
OR CURRENT RESIDENT
415 E 76TH AVE
DENVER CO 80229-6204

CASTENADA MARIA B AND
ROJAS IGNACIO
OR CURRENT RESIDENT
181 CAMPO ST
DENVER CO 80221-3677

CASTILLO ARNULFO MALDONADO
OR CURRENT RESIDENT
7800 IDLEWILD ST
COMMERCE CITY CO 80022-1081

CASTILLO BENITO
OR CURRENT RESIDENT
1980 LARRY CT
DENVER CO 80229-5039

CASTILLO FERNANDO BARRAGAN
OR CURRENT RESIDENT
2860 W 65TH PL
DENVER CO 80221-2210

CASTILLO GRADO LUIS CARLOS
OR CURRENT RESIDENT
1863 ASOKA ST
STRASBURG CO 80136-7708

CASTILLO HERNANDEZ ELVIA D
OR CURRENT RESIDENT
7669 LINCOLN WAY
DENVER CO 80221-4119

CASTILLO JERRY C AND CASTILLO BERTHA P
OR CURRENT RESIDENT
6600 STUART CT
ARVADA CO 80003-6438

CASTILLO LEONEL GONZALEZ AND
CARDONA GRISELDA MARQUEZ
OR CURRENT RESIDENT
7941 ROSLYN ST
COMMERCE CITY CO 80022-1233

CASTILLO MAURICIO ROSALES
OR CURRENT RESIDENT
8373 ADAMS WAY
DENVER CO 80221-3905

CASTILLO RAYMOND B II AND
GODARD JULIE K
OR CURRENT RESIDENT
8312 ADAMS WAY
DENVER CO 80221

CASTILLO RODNEY ABRAHAM AND
GONZALEZ CINDY JANET
OR CURRENT RESIDENT
7639 CONIFER RD
DENVER CO 80221-4125

CASTILLO VICENTE LUIS AND
CASTILLO DOLORES
OR CURRENT RESIDENT
2421 W 54TH AVE
DENVER CO 80221-1606

CASTORENA FRANCISCO J AND
CASTORENA OLGA L
OR CURRENT RESIDENT
7301 WORLEY DR
DENVER CO 80221-2755

CASTORENA YESENIA
OR CURRENT RESIDENT
8338 SHOSHONE ST
DENVER CO 80221-4632

CASTRO JOSEPH D AND
CASTRO ANGELA L
OR CURRENT RESIDENT
6950 NAVAJO ST APT D
DENVER CO 80221-8902

CASTRO MARIO
OR CURRENT RESIDENT
6990 NAVAJO ST UNIT C
DENVER CO 80221

CASTRO MATTHEW V
OR CURRENT RESIDENT
6762 ALAN DR
DENVER CO 80221-2500

CASTRO TAMAYO CLAUDIA
OR CURRENT RESIDENT
181 CRAGMORE ST
DENVER CO 80221-3691

CATBAGAN KARA/LUCERO RICHARD E AND
LUCERO BEATRICE/JULIAN
OR CURRENT RESIDENT
9130 NEWTON ST
WESTMINSTER CO 80031-3115

CATBAGAN YVONNE
OR CURRENT RESIDENT
2529 DEVONSHIRE CT APT 66
THORNTON CO 80229-5188

CATELLO KENNETH A AND
CATELLO ALEENA C
OR CURRENT RESIDENT
7969 YORK ST APT A
DENVER CO 80229-6115

CATON PAULINA
OR CURRENT RESIDENT
2240 W 56TH PL
DENVER CO 80221-6607

CATTRON CHRISTOPHER AND
BATTISTA CHRISTINE
OR CURRENT RESIDENT
6460 STUART ST
ARVADA CO 80003-6453

CAZARES MIGUEL A
OR CURRENT RESIDENT
8199 GREENWOOD BLVD
DENVER CO 80221-4401

CB RESOURCES LLC
OR CURRENT RESIDENT
5720 WASHINGTON ST
DENVER CO 80216-1322

CEBALLOS JESUS M AND
CEBALLOS MARISA
OR CURRENT RESIDENT
8291 DELAWARE ST
DENVER CO 80221-4473

CEBALLOS JUAN AND
BARAJAS YUDITH
OR CURRENT RESIDENT
7558 QUIVAS ST
WESTMINSTER CO 80221-3416

CEBALLOS MARGARITA AND
VILLARREAL CYNDY
OR CURRENT RESIDENT
5971 E 82ND AVE
DUPONT CO 80024

CEBALLOS PABLO
OR CURRENT RESIDENT
7505 TURNER DR
WESTMINSTER CO 80221-3432

CEBALLOS PIZARRO MARIA DE LOS ANGELES AND
AGUIRRE CEBALLOS KEVIN
OR CURRENT RESIDENT
1120 W 70TH PL
DENVER CO 80221-3033

CEBALLOS SANCHEZ EDISLEN
OR CURRENT RESIDENT
7477 QUIVAS ST
DENVER CO 80221-3413

CEDAR BAND HOUSING FINANCE AGENCY
OR CURRENT RESIDENT
1516 MAIN ST
STRAUSBURG CO 80136

CELESTINO AVELINA P
OR CURRENT RESIDENT
2940 COTTONWOOD DR
DENVER CO 80221-3270

CENDEJAS JAIME VICTORIA
OR CURRENT RESIDENT
7411 BRONCO RD
DENVER CO 80221-3536

CENICEROS ALFONSO AND
CENICEROS ALFONSO JR
OR CURRENT RESIDENT
7895 ONEIDA ST
COMMERCE CITY CO 80022-1139

CENICEROS CONSUELO P
OR CURRENT RESIDENT
7771 HOLLYWOOD ST
COMMERCE CITY CO 80022-1008

CENICEROS EDGAR IVAN VIRAMONTES AND
VIRAMONTES IVETTE PRICILA
OR CURRENT RESIDENT
101 BOWIE CT
DENVER CO 80221-3603

CENICEROS JESUS O
OR CURRENT RESIDENT
7960 QUEBEC STREET
COMMERCE CITY CO 80022

CERDA ADAN
OR CURRENT RESIDENT
8741 DAWSON ST APT 102
THORNTON CO 80229-4938

CERDA ALEJANDRA AND
PINO PATRICIA RAMOS
OR CURRENT RESIDENT
7996 NEWPORT ST
COMMERCE CITY CO 80022-1129

CERON JAEDEN W
OR CURRENT RESIDENT
7980 IDLEWILD ST
COMMERCE CITY CO 80022-1088

CERRONE JOHN AND
CERRONE GAYLE ANNE
OR CURRENT RESIDENT
970 W 69TH AVE
DENVER CO 80221-7045

CERVANTES ASENCION
OR CURRENT RESIDENT
112 DEL NORTE STREET
DENVER CO 80221

CERVANTES BRAULIO HERNANDEZ AND
CERVANTES LAURA
OR CURRENT RESIDENT
8372 TEJON ST
DENVER CO 80221-4644

CERVANTES CERVANTES JORGE ARMANDO AND
TOVAR ANA M
OR CURRENT RESIDENT
7640 PECOS ST
DENVER CO 80221-3454

CERVANTES HUERTA SARAI
OR CURRENT RESIDENT
7077 LIPAN ST
DENVER CO 80221-3058

CERVANTES MARTIN A AND
LOZA SOFIA QUEZADA
OR CURRENT RESIDENT
6480 E 74TH PL
COMMERCE CITY CO 80022-1349

CERVANTES RAFAEL
OR CURRENT RESIDENT
8249 CHEROKEE ST
DENVER CO 80221-4465

CERVANTES-DIAZ EDUARDO
OR CURRENT RESIDENT
2061 MCDOUGAL ST
DENVER CO 80229-8209

CHABOT AMANDA M
OR CURRENT RESIDENT
8650 JOLENE DR
DENVER CO 80229-5062

CHACON CANO JOSE S AND
PULIDO MARIA G
OR CURRENT RESIDENT
80 CRAGMORE ST
DENVER CO 80221-3628

CHACON ESEQUIEL AND
GREGG BARBARA
OR CURRENT RESIDENT
6540 OSCEOLA ST
WESTMINSTER CO 80003-6425

CHACON FRANCISCO J AND
CHACON BERTHA A
OR CURRENT RESIDENT
6475 RALEIGH STREET
ARVADA CO 80003

CHACON JOSHUA ALEXANDER AND
CHACON JERRICA RAE
OR CURRENT RESIDENT
16033 HI LAND CIR
BRIGHTON CO 80602-7513

CHACON RAUL C AND
CHACON INGRID M
OR CURRENT RESIDENT
3915 W 63RD AVE
ARVADA CO 80003-6719

CHACON ROBERTA AND
CHACON RICHARD
OR CURRENT RESIDENT
1761 W 83RD AVE
DENVER CO 80221-7706

CHACON STEVE ALLEN AND
CHACON LISA ADELE
OR CURRENT RESIDENT
5250 VALLEJO WAY
DENVER CO 80221-1400

CHACON TINOCO JULIO
OR CURRENT RESIDENT
3101 W 65TH AVE
DENVER CO 80221-2103

CHAIREZ DENISE
OR CURRENT RESIDENT
8030 CLARKSON CT
DENVER CO 80229-5906

CHAIREZ HERRERA MARIA GUADALUPE AND
CHAIREZ HERRERA ROSALBA ALEJANDRA
OR CURRENT RESIDENT
3175 W 64TH AVE
DENVER CO 80221-2159

CHAMBERS ROSA L
OR CURRENT RESIDENT
8869 NEWTON ST
WESTMINSTER CO 80031-3569

CHANAN MAIYENG AND
KANTHAVONG KHAMPHENG
OR CURRENT RESIDENT
1241 WORLEY DR
DENVER CO 80221-2748

CHANDLER LESLIE AND
CHANDLER DIANA
OR CURRENT RESIDENT
8324 CHARLOTTE WAY
DENVER CO 80221-3971

CHAPARRO JOSE LUIS
OR CURRENT RESIDENT
6555 FEDERAL BLVD
DENVER CO 80221-2322

CHAPARRO MARIA DEL ROSARIO
OR CURRENT RESIDENT
7990 CRESTVIEW LN
DENVER CO 80221

CHAPARRO-CORONEL JOSE LUIS
OR CURRENT RESIDENT
6575 FEDERAL BLVD
DENVER CO 80221-2322

CHAPLIN MALISSA M
OR CURRENT RESIDENT
2507 RAINBOW DR APT 57
DENVER CO 80229-5187

CHAPMAN CHARLES E AND
CHAPMAN KELLY M
OR CURRENT RESIDENT
3820 W 66TH AVE
ARVADA CO 80003-6410

CHAPMAN CRAIG W
OR CURRENT RESIDENT
1871 SAMUEL DR
DENVER CO 80221-3103

CHAPMAN JASON
OR CURRENT RESIDENT
8248 WASHINGTON ST APT 94
DENVER CO 80229-8505

CHAPMAN JEFFREY A AND
CHAPMAN MARY M
OR CURRENT RESIDENT
5470 PRIMROSE LN
DENVER CO 80221-1653

CHAPMAN ROBERT W
OR CURRENT RESIDENT
7231 RARITAN ST
DENVER CO 80221-3145

CHAUHAN KHEM AND
CHAUHAN HEERA
OR CURRENT RESIDENT
8091 CLAY ST
WESTMINSTER CO 80031-4187

CHAVARIN JENNY LOPEZ AND
CHAVARIN JESUS LOPEZ
OR CURRENT RESIDENT
14555 TUCSON ST
BRIGHTON CO 80601-7340

CHAVARRIA CARLOS AND
KAPPIUS CHELSIE
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 22
DENVER CO 80229-5940

CHAVARRIA LORENZO A AND
CHAVARRIA DONNA L
OR CURRENT RESIDENT
1565 ADAMS STREET
STRASBURG CO 80136

CHAVERRI RANDY
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 7
DENVER CO 80229-5980

CHAVEZ  DELGADO ROSA MARIA AND
CHAVEZ DELGADO CRUZ EDUARDO
OR CURRENT RESIDENT
7751 HOLLYWOOD ST
COMMERCE CITY CO 80022-1008

CHAVEZ ALDO
OR CURRENT RESIDENT
4503 W 52ND AVE
DENVER CO 80212-4007

CHAVEZ ALFREDO AND PAYAN ELMA
OR CURRENT RESIDENT
7296 KRAMERIA ST
COMMERCE CITY CO 80022-1926

CHAVEZ BENJAMIN
OR CURRENT RESIDENT
6977 KIDDER DR
DENVER CO 80221-2842

CHAVEZ BRUNO R
OR CURRENT RESIDENT
8254 WASHINGTON ST APT 88
DENVER CO 80229-8506

CHAVEZ CASTANEDA JESUS
OR CURRENT RESIDENT
6061 E 76TH AVE
COMMERCE CITY CO 80022-1313

CHAVEZ CHELSEY E AND
CHAVEZ SERGIA B
OR CURRENT RESIDENT
980 DRAKE ST
DENVER CO 80221-8315

CHAVEZ DEANNA LEE
OR CURRENT RESIDENT
7608 GRACE PL
DENVER CO 80221-4114

CHAVEZ DELORES V AND
PADIA CHRISTOPHER J
OR CURRENT RESIDENT
8054 CLAY DR
WESTMINSTER CO 80031-4181

CHAVEZ ERIK
OR CURRENT RESIDENT
8260 WASHINGTON ST APT 77
THORNTON CO 80229-8507

CHAVEZ HOMERO AND
GUEVARA CAROLINA CHAVEZ
OR CURRENT RESIDENT
2060 E 68TH PL
DENVER CO 80229

CHAVEZ J ANTONIO
OR CURRENT RESIDENT
9192 MEADE ST
WESTMINSTER CO 80031-3113

CHAVEZ JAVIER BORJA
OR CURRENT RESIDENT
7960 PONTIAC ST
COMMERCE CITY CO 80022-1146

CHAVEZ JESUS IGNACIO AND
CHAVEZ LUZ ALEJANDRA
OR CURRENT RESIDENT
12350 BRIGHTON RD
HENDERSON CO 80640-9748

CHAVEZ JOHN JESSE AND
TRUJILLO DENISE MARIE
OR CURRENT RESIDENT
5455 BRYANT ST
DENVER CO 80221-1627

CHAVEZ JONATHAN
OR CURRENT RESIDENT
7541 LOCUST ST
COMMERCE CITY CO 80022-1347

CHAVEZ JOSE MANUEL MORENO
OR CURRENT RESIDENT
7010 RARITAN ST
DENVER CO 80221-2549

CHAVEZ JUANA
OR CURRENT RESIDENT
15390 HARVEST RD
BRIGHTON CO 80601

CHAVEZ LOMELI CARLOS
OR CURRENT RESIDENT
7880 ROBIN LN
DENVER CO 80221-3870

CHAVEZ LOUIS A
OR CURRENT RESIDENT
8262 GREENWOOD BLVD
DENVER CO 80221-4402

CHAVEZ MARY AND
CHAVEZ MICHELLE M
OR CURRENT RESIDENT
7915 PENNSYLVANIA ST
DENVER CO 80229-5881

CHAVEZ MILDRED/ELIZABETH AND
CHAVEZ MARY THERESA/VINCENT
OR CURRENT RESIDENT
6151 E 76TH AVE
COMMERCE CITY CO 80022-1309

CHAVEZ NATALIE
OR CURRENT RESIDENT
5361 PRIMROSE LN
DENVER CO 80221-1252

CHAVEZ NATHANIEL AUGUSTINE
OR CURRENT RESIDENT
7955 YORK ST APT 3
DENVER CO 80229-6123

CHAVEZ NEPHTALI AND
LEE ROGER
OR CURRENT RESIDENT
585 E 77TH AVE
DENVER CO 80229-1821

CHAVEZ QUIJADA JOSE RAFAEL AND
QUIJADA RAFAELA ESTELA
OR CURRENT RESIDENT
7921 POPLAR ST
COMMERCE CITY CO 80022-1223

CHAVEZ RAMIREZ SEBASTIAN AND
RAMIREZ ARREOLA MARIA LETICIA
OR CURRENT RESIDENT
8344 UMATILLA ST
DENVER CO 80221-4680

CHAVEZ RAMIRO TENA
OR CURRENT RESIDENT
8134 LOGAN ST
DENVER CO 80229-5840

CHAVEZ SANCHEZ VILMA A
OR CURRENT RESIDENT
7150 RUTH WAY
DENVER CO 80221-2559

CHAVEZ SERGIO AND
ARANA CHAVEZ CONCEPCION
OR CURRENT RESIDENT
8050 QUEBEC ST
COMMERCE CITY CO 80022-4905

CHAVEZ YOLANDA
OR CURRENT RESIDENT
4495 W 63RD PL
ARVADA CO 80003

CHEA ENG V AND
KOR DINA S
OR CURRENT RESIDENT
3601 W 90TH AVE
WESTMINSTER CO 80030

CHEN JUNPU AND
LEI JINHE
OR CURRENT RESIDENT
600 E 82ND DR
DENVER CO 80229-5833

CHEN TZER YUH AND
CHEN SU MING-YUH
OR CURRENT RESIDENT
1624 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260

CHEN YAN HONG
OR CURRENT RESIDENT
8330 ZUNI ST APT 109
DENVER CO 80221-4676

CHENG MAN CHUN AND
IP KIT CHING
OR CURRENT RESIDENT
8082 DECATUR ST
WESTMINSTER CO 80030-4171

CHEVARRIA JOSEPH JR
OR CURRENT RESIDENT
7949 YORK ST APT 3
DENVER CO 80229-6150

CHIARAMONTE MARY ANN AND
HACKETT DAVID ALLAN
OR CURRENT RESIDENT
8096 JASMINE STREET
DUPONT CO 80024

CHILDERS BRICE
OR CURRENT RESIDENT
5431 ZUNI ST
DENVER CO 80221-1456

CHINDA THOM F AND
CHINDA DANA
OR CURRENT RESIDENT
4290 W 65TH COURT
ARVADA CO 80003

CHITESTER CHRISTIAN
OR CURRENT RESIDENT
7240 QUIVAS ST
DENVER CO 80221-3142

CHITRALA YASHWANTH AND
SOMA MOUNIKA
OR CURRENT RESIDENT
6770 RARITAN DR
DENVER CO 80221-2676

CHKAUTOVICH PAVLE
OR CURRENT RESIDENT
3470 W 68TH PL
DENVER CO 80221-2622

CHOLAS GREGORY SCOTT AND
CHOLAS STACY FAYE
OR CURRENT RESIDENT
24727 E 154TH CIR
BRIGHTON CO 80603-3894

CHOURY MARY ALICE
OR CURRENT RESIDENT
1970 W 73RD PL
DENVER CO 80221-3114

CHOWNING ERIC J
OR CURRENT RESIDENT
1664 ADAMS ST
STRASBURG CO 80136-7504

CHRIS AGUIRRE LIVING TRUST
OR CURRENT RESIDENT
7026 JENNIE DR
DENVER CO 80221-3017

CHRISTIAN DOUGLAS ARTHUR BRYCE
OR CURRENT RESIDENT
8029 CLAY DR
WESTMINSTER CO 80031-4182

CHRISTIAN JAMES N AND
CHRISTIAN SHELIA
OR CURRENT RESIDENT
7954 LOGAN ST
DENVER CO 80229-5866

CHRISTOPHER DORSA LLC
OR CURRENT RESIDENT
808 E 78TH AVE
THORNTON CO 80229-5934

CHRISTOPHERSON HEATHER
OR CURRENT RESIDENT
6631 OSCEOLA CT
ARVADA CO 80003-6426

CHRISTOPHERSON JEFFREY C
OR CURRENT RESIDENT
1656 ASPEN ST
STRASBURG CO 80136-7710

CHRISTY TERRY L AND
CHRISTY MARILYN L
OR CURRENT RESIDENT
7970 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

CHUCHANIS JACLYN ANN
OR CURRENT RESIDENT
8861 NEWTON ST
WESTMINSTER CO 80031-3569

CHURCH OF GOD PROPHECY
OR CURRENT RESIDENT
1020 W 69TH AVE
DENVER CO 80221

CIANCIO JANICE DORIS AND
JONES ALLEN W
OR CURRENT RESIDENT
2251 E 77TH AVE
DENVER CO 80229

CIRBO ANDRA L AND
CIRBO STEVEN R
OR CURRENT RESIDENT
6433 UTICA ST
ARVADA CO 80003-6544

CISAR CAITLIN AND WOLF KENNEDY
OR CURRENT RESIDENT
9166 LASALLE PL
WESTMINSTER CO 80031-3355

CISNE GISELLE
OR CURRENT RESIDENT
1050 CORONADO PKWY S UNIT A
DENVER CO 80229-5470

CISNEROS CHE RANDOLPH RAMIREZ
OR CURRENT RESIDENT
1281 W 71ST PL
DENVER CO 80221-3019

CISNEROS JODI MARIE
OR CURRENT RESIDENT
8078 DECATUR ST
WESTMINSTER CO 80031-4171

CISNEROS KELLY AND
CISNEROS DAVID
OR CURRENT RESIDENT
8340 RALPH LN
DENVER CO 80221-3963

CISNEROS MANRIQUEZ PAULINA AND
HERNANDEZ CHRISTINA
OR CURRENT RESIDENT
7821 HOLLYWOOD ST
COMMERCE CITY CO 80022-1010

CISNEROS MARCOS AND
CISNEROS ANGEL
OR CURRENT RESIDENT
41 CORTEZ ST
DENVER CO 80221-3617

CISNEROS RANDOLPH RAMIREZ AND
RAMIREZ CHE
OR CURRENT RESIDENT
1261 W 71ST PL
DENVER CO 80221

CISNEROS VICENTA
OR CURRENT RESIDENT
7961 QUINCE ST
COMMERCE CITY CO 80022-1231

CISTONE ANTHONY MICHAEL
OR CURRENT RESIDENT
5240 STUART ST
DENVER CO 80212-4044

CLAICE DELORIS
OR CURRENT RESIDENT
2041 E 68TH AVE
DENVER CO 80229-7318

CLAPPER FAMILY TRUST
OR CURRENT RESIDENT
7081 KALAMATH ST
DENVER CO 80221-3054

CLARK BRIAN AND
CLARK KATHERINE
OR CURRENT RESIDENT
8816 OAKWOOD ST
WESTMINSTER CO 80031-3530

CLARK CHRISTOPHER RAYMOND AND
CLARK HANNAH MARIE
OR CURRENT RESIDENT
6450 TENNYSON ST #8
ARVADA CO 80003-6444

CLARK ISRAEL J II
OR CURRENT RESIDENT
8760 CORONA ST APT 303
DENVER CO 80229-4700

CLARK KRISTEN L
OR CURRENT RESIDENT
8865 OSCEOLA ST
WESTMINSTER CO 80031-3574

CLARK MATTHEW
OR CURRENT RESIDENT
8330 ZUNI ST APT 123
DENVER CO 80221-4674

CLARK MELVIN M/VICKI L
REVOCABLE TRUST THE
OR CURRENT RESIDENT
10381 E 123RD AVE
HENDERSON CO 80640-7436

CLARK NATHANIEL AND
CLARK DIANA
OR CURRENT RESIDENT
56317 E 23RD AVE
STRASBURG CO 80136-7585

CLARK THERESA SARAH AND
SMITH LAURA HADLEY
OR CURRENT RESIDENT
3141 W 65TH AVE
DENVER CO 80221-2103

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

CLEAR AVERY
OR CURRENT RESIDENT
3235 W 55TH AVE
DENVER CO 80221-6521

CLEARY MICHAEL AND
CLEARY JULIA
OR CURRENT RESIDENT
14908 BRIGHTON RD
BRIGHTON CO 80601-7307

CLEGG JOSHUA RANDALL
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 5
DENVER CO 80229-5980

CLEMENTS GARY L/KHERA REBECCA AND
KHERA JAMIL
OR CURRENT RESIDENT
680 E 78TH PL
DENVER CO 80229-5802

CLEPPE JAMES
OR CURRENT RESIDENT
5300 ZUNI ST
DENVER CO 80221-1455

CLIFTON JOHN H AND
DRUMRIGHT JACKLYN MARIE
OR CURRENT RESIDENT
1821 WAGNER ST
STRASBURG CO 80136-7723

CLITES JEFFREY
OR CURRENT RESIDENT
8731 DAWSON ST APT 301
THORNTON CO 80229-4957

CLOUD SAMUEL G
OR CURRENT RESIDENT
2241 STACY DR
DENVER CO 80221-4637

CLOUSE ROSA M AND
BOJORQUEZ ROY A
OR CURRENT RESIDENT
3125 W 64TH AVENUE
DENVER CO 80221

CO RED ROCK MOTEL LLC
OR CURRENT RESIDENT
3050 W 63RD AVE
DENVER CO 80221-1964

CO VENTURE LLC
OR CURRENT RESIDENT
7333 PECOS ST
DENVER CO 80221-2763

COBURN BERTHA A AND
DEFOOR JEFFREY J
OR CURRENT RESIDENT
1632 MONROE ST
STRASBURG CO 80136-7512

COCA LEROY
ROMERO BARBARA M
OR CURRENT RESIDENT
16053 HI LAND CIR
BRIGHTON CO 80602-7513

COCOA MANUELA O AND
COCOA FRANCISCO
OR CURRENT RESIDENT
8299 CHEROKEE ST
DENVER CO 80221-4465

COFFEY BETTY J
OR CURRENT RESIDENT
6472 PERRY ST
ARVADA CO 80003-6428

COHEN JESSIE SARAH AND
MANKLE TAYLOR JEFFREY
OR CURRENT RESIDENT
8346 KATHERINE WAY
DENVER CO 80221-4614

COHEN MAX
OR CURRENT RESIDENT
7692 OSAGE ST
DENVER CO 80221-3429

COHEN MAX
OR CURRENT RESIDENT
6446 NEWTON ST
ARVADA CO 80003-6448

COLE KEATON B
OR CURRENT RESIDENT
4487 W 64TH PL
ARVADA CO 80003-6548

COLLETTE TRISTAN AND COLLETTE WESLEY AND
JIMENEZ-COLLETTE MICHELE
OR CURRENT RESIDENT
1681 W 83RD AVE
DENVER CO 80221-4607

COLLIER MARARET NICOLE AND
COLLIER JONAS
OR CURRENT RESIDENT
2710 W 68TH AVE
DENVER CO 80221-2326

COLLIN JEFFREY AND
HAUSBECK SHEILA
OR CURRENT RESIDENT
1001 DRAKE ST
DENVER CO 80221-3771

COLLINS JOHN DANIEL
OR CURRENT RESIDENT
8305 ACOMA ST
DENVER CO 80221-4537

COLLINS ROBERT SHRYOCK AND
COLLINS JAMIE ROSE HUNTER
OR CURRENT RESIDENT
8109 PEARL ST
DENVER CO 80229-5870

COLORADO KARETE CLUB
OR CURRENT RESIDENT
2955 W 80TH AVE
WESTMINSTER CO 80221-3809

COLORADO RED ROCKS PROPERTIES LLC
OR CURRENT RESIDENT
6941 BROADWAY
DENVER CO 80221-2841

COLORADO STATE LODGE (FRATERNAL ORDER OF
ICE)
OR CURRENT RESIDENT
8400 ALCOTT ST
WESTMINSTER CO 80031-3819

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

COLVIN SHIRLEY M
OR CURRENT RESIDENT
8381 DELAWARE ST
DENVER CO 80221-4475

COLYER MARK A
TRACEY LAUREEN R
OR CURRENT RESIDENT
3451 W 68TH AVE
DENVER CO 80221-2618

COMBS WILLIAM M AND
MARR AMANDA C
OR CURRENT RESIDENT
3441 MOSKO CT
DENVER CO 80221-2657

COMEY CHELSEA AND
GRAY BRANDON
OR CURRENT RESIDENT
9015 LANDER ST
WESTMINSTER CO 80031-3313

COMSTOCK FAMILY TRUST
OR CURRENT RESIDENT
7971 NIAGARA ST
COMMERCE CITY CO 80022-1133

CONCA SUSAN
OR CURRENT RESIDENT
6442 UTICA ST
ARVADA CO 80003-6500

CONKLIN RYAN
OR CURRENT RESIDENT
6760 RARITAN DR
DENVER CO 80221-2676

CONKLIN SHARON AND
BERNAL MICHELLE A
OR CURRENT RESIDENT
1061 DAKIN ST
DENVER CO 80221-3705

CONNEL BRIANA H
OR CURRENT RESIDENT
1942 ANCE ST
STRASBURG CO 80136-7846

CONNELL BRENDAN
CONNELL COURTNEY
OR CURRENT RESIDENT
2901 W 81ST AVE APT B
WESTMINSTER CO 80031-4140

CONSTANS MARY
OR CURRENT RESIDENT
8074 DECATUR ST
WESTMINSTER CO 80031-4170

CONTRERAS JESSE AND
RAMOS ALONDRA
OR CURRENT RESIDENT
160 BOWIE CT
DENVER CO 80221-3603

CONTRERAS MIGUEL
OR CURRENT RESIDENT
2061 E 68TH AVE
DENVER CO 80229

CONTRERAS-LOPEZ BRENDA JOANA
OR CURRENT RESIDENT
7606 SHERMAN PL
DENVER CO 80221-4181

COOK AMANDA LEWIS AND
COOK TYLER SPENCER
OR CURRENT RESIDENT
8156 WASHINGTON ST APT 57
DENVER CO 80229-5887

COOK KALEOONANI A AND
PHILLIPO CHRISTIAN MICHAEL
OR CURRENT RESIDENT
8120 WASHINGTON ST APT 168
DENVER CO 80229-5853

COOK THOMAS L
OR CURRENT RESIDENT
8846 MEADE ST
WESTMINSTER CO 80031-3563

COOK YVONNE
OR CURRENT RESIDENT
7889 YORK ST APT 2
DENVER CO 80229-6181

COOKSEY ALICE WEISS LIVING TRUST THE
OR CURRENT RESIDENT
8365 TEJON ST
DENVER CO 80221

COOLER EDWARD AND
WINCHIP JACQUELINE KAY
OR CURRENT RESIDENT
5265 RARITAN WAY
DENVER CO 80221-1702

COOLEY JOHN W
OR CURRENT RESIDENT
56554 IOWA AVE
STRASBURG CO 80136-7560

COOMBS LISA A
OR CURRENT RESIDENT
1754 ADAMS ST
STRASBURG CO 80136-7504

COOMBS SHANE AND
ALBER JACLYN
OR CURRENT RESIDENT
56288 E 22ND PL
STRASBURG CO 80136-7581

COOPER ASHLEY LOREN
OR CURRENT RESIDENT
6767 QUIVAS WAY
DENVER CO 80221-2675

COOPER CHARLES WILLIAM II
OR CURRENT RESIDENT
152 DEL NORTE ST
DENVER CO 80221-4111

COOPER COLTON AND
COOPER JASON
OR CURRENT RESIDENT
8273 ADAMS WAY
DENVER CO 80221-3903

COOPER MARK F AND
COOPER SHEILA M
OR CURRENT RESIDENT
1741 WAGNER ST
STRASBURG CO 80136-7727

COOPER STEPHANIE AND
COOPER AARON
OR CURRENT RESIDENT
6871 ALAN DR
DENVER CO 80221-2520

COOPER THERESA S AND
SLOCUM ANN M
OR CURRENT RESIDENT
8180 WASHINGTON ST NO. 129
DENVER CO 80229

COOPER TRACY DANEEN
OR CURRENT RESIDENT
12420 BRIGHTON RD
WHEAT RIDGE CO 80601

COORS DISTRIBUTING COMPANY LLC
OR CURRENT RESIDENT
5400 PECOS ST
DENVER CO 80221-6404

COPELAND ISAAK AND
COPELAND EMMA
OR CURRENT RESIDENT
1548 ARAPAHOE ST
STRASBURG CO 80136-5002

COPENHAVER KEVIN WILLIAM AND
KASTNER KYLE BRIDGER
OR CURRENT RESIDENT
7203 NAVAJO ST
DENVER CO 80221-2740

COPITHORN RHODES BENNETT AND
COPITHORN BRITTANY NICOLE
OR CURRENT RESIDENT
2141 W 52ND AVE
DENVER CO 80221-1406

CORDERO DE DIOS, IGLESIA
LUTERANA-LCMS
OR CURRENT RESIDENT
5200 TEJON ST
DENVER CO 80221

CORDERO PATY AND  CORDERO VICTOR M AND
SANCHEZ YOLANDA P
OR CURRENT RESIDENT
7235 MARIPOSA ST
DENVER CO 80221-2736

CORDOVA BRANDI R
OR CURRENT RESIDENT
7350 QUIVAS ST
DENVER CO 80221-3144

CORDOVA BRANDY AND
ZIMMERMAN SHANE
OR CURRENT RESIDENT
2841 W 65TH AVE
DENVER CO 80221-2313

CORDOVA CAROL AND CORDOVA DELFIN N
OR CURRENT RESIDENT
560 E 83RD DRIVE
DENVER CO 80229

CORDOVA CATARINA MARTA
OR CURRENT RESIDENT
2120 CLEO ST
DENVER CO 80229-5614

CORDOVA JAMES R AND
CORDOVA NOREEN THERESA
OR CURRENT RESIDENT
6700 GROVE STREET
DENVER CO 80221

CORDOVA JESUS M
OR CURRENT RESIDENT
7987 PEARL ST
DENVER CO 80229-5879

CORDOVA NANCY L
OR CURRENT RESIDENT
7582 BANNOCK ST
DENVER CO 80221

CORDOVA PAUL ANTHONY
OR CURRENT RESIDENT
3894 W 63RD PL
ARVADA CO 80003-6720

CORDOVA YOLANDA
OR CURRENT RESIDENT
8358 WYANDOT ST
DENVER CO 80221-4654

CORONA CERVANTES MAYRA LIZETHE AND
ALVAREZ URIEL REGALADO
OR CURRENT RESIDENT
8260 BLUEBELL WAY
DENVER CO 80221-4411

CORONA MIGUEL A
OR CURRENT RESIDENT
8771 E 104TH AVE
HENDERSON CO 80640-8920

CORONADO BERNIE ROBERT
OR CURRENT RESIDENT
7612 OSAGE ST
DENVER CO 80221-3429

CORONADO LORETTA
OR CURRENT RESIDENT
7281 RARITAN ST
DENVER CO 80221-3145

CORRAL JONATHAN CORRAL AND
SANCHEZ JUAN CARLOS CORRAL
OR CURRENT RESIDENT
7644 NAVAJO ST
DENVER CO 80221-3425

CORRENTE BRIAN AND
CORRENTE JAQUELYN B
OR CURRENT RESIDENT
6793 NAVAJO WAY
DENVER CO 80221-2767

CORRISTON JESSE AND
ULIBARRI GERALDINE
OR CURRENT RESIDENT
7895 YORK ST APT 1
DENVER CO 80229-6178

CORTES EMANUEL
OR CURRENT RESIDENT
8661 JOLENE DR
DENVER CO 80229-8220

CORTEZ JAMES HERNANDEZ AND
CORTEZ MAIRA MIRANDA
OR CURRENT RESIDENT
2285 W 52ND AVE
DENVER CO 80221-1404

CORTEZ SHERRY L AND
MORGADO CRYSTAL ENG
OR CURRENT RESIDENT
7036 JENNIE DR
DENVER CO 80221-3017

CORTEZ YVETTE M
OR CURRENT RESIDENT
8236 WASHINGTON ST APT 28
DENVER CO 80229-8503

COSMAS PETER W
OR CURRENT RESIDENT
8335 ELATI ST
DENVER CO 80221-4479

COSS CLARA
OR CURRENT RESIDENT
1000 DAKIN ST
DENVER CO 80221-3706

COSSIO LUZ MARIA BETANCOURT AND
DELROSARIO ADRIENNE GUADALUPE
OR CURRENT RESIDENT
971 OAK PL
THORNTON CO 80229-4591

COSTALEZ CHRISTOPHER A AND
COSTALEZ NANCY A
OR CURRENT RESIDENT
8366 FOX ST
DENVER CO 80221-4415

COSTIGAN LINDA G
OR CURRENT RESIDENT
7120 ZUNI ST
DENVER CO 80221-2576

COSTON DALLAS JUNIOR ET AL
OR CURRENT RESIDENT
7645 TURNER DR
DENVER CO 80221-4231

COTTO MIRELIS
OR CURRENT RESIDENT
8813 MEADE ST
WESTMINSTER CO 80031-3565

COURSON MARK JOSEPH AND
COURSON MAYRA
OR CURRENT RESIDENT
2030 CLEO ST
DENVER CO 80229-5603

COURTNEY JESSICA TARA
OR CURRENT RESIDENT
2212 W 55TH AVE
DENVER CO 80221-1441

COVARRUBIAS GABRIEL L
OR CURRENT RESIDENT
4571 W 66TH AVE
ARVADA CO 80003-6323

COVARRUBIAS MANUEL PHILIP
OR CURRENT RESIDENT
7581 BROADWAY
DENVER CO 80221-3659

COVEY ANNA J
OR CURRENT RESIDENT
6670 KING ST
DENVER CO 80221-2142

COVEY KELLY HYE
OR CURRENT RESIDENT
7087 LIPAN ST
DENVER CO 80221-3058

COWAN GREG
OR CURRENT RESIDENT
3491 W 63RD PL
DENVER CO 80221

COWAN SARAH R AND
COWAN IAN
OR CURRENT RESIDENT
7070 RARITAN ST
DENVER CO 80221-2549

COX BRADLEY
OR CURRENT RESIDENT
2722 W 68TH AVE
DENVER CO 80221-2326

COX MARVIN JEFFERY AND
SUGERMAN SANDRA R
OR CURRENT RESIDENT
8319 KATHERINE WAY
DENVER CO 80221-4613

COX MICHAEL
OR CURRENT RESIDENT
8361 WYANDOT ST
DENVER CO 80221-4653

COXSEY JOYCE ANN
OR CURRENT RESIDENT
2080 E 68TH PL
DENVER CO 80229-7304

COZZA MARGARET
OR CURRENT RESIDENT
1873 BURTON ST
STRASBURG CO 80136

CRAIG TEMBER K
OR CURRENT RESIDENT
6891 ELIZABETH ST
DENVER CO 80229-7514

CRAMER EDWARD
OR CURRENT RESIDENT
8168 WASHINGTON ST APT 52
DENVER CO 80229-5890

CRATER RAPHAEL
OR CURRENT RESIDENT
3120 W 53RD AVE
DENVER CO 80221-6564

CRAVEIRO-LOPES ALEX C AND
CRAVEIRO-LOPES ANITA
OR CURRENT RESIDENT
8440 CLARKSON ST
DENVER CO 80229-4932

CRAWFORD CHRISTOPHER
OR CURRENT RESIDENT
1740 MONROE ST
STRASBURG CO 80136-7516

CRAWFORD MICHAEL
OR CURRENT RESIDENT
8315 CHARLOTTE WAY
DENVER CO 80221-3910

CREADON JEFFREY G AND
CREADON DIANA R
OR CURRENT RESIDENT
1100 ELBERT ST
DENVER CO 80221-3726

CREAMEAN KENNETH P AND BRET A
OR CURRENT RESIDENT
821 DOWNING WAY
DENVER CO 80229-5918

CREGER CARL S
OR CURRENT RESIDENT
1261 WORLEY DR
DENVER CO 80221

CRESPIN IVAN T
OR CURRENT RESIDENT
6681 GROVE ST
DENVER CO 80221-2126

CRESPIN-NICHOL LORRAINE NMI AND
GARCIA IRENE
OR CURRENT RESIDENT
7490 KEARNEY ST
COMMERCE CITY CO 80022-1335

CRIZER HUNTER AND
VAIL ANDREA
OR CURRENT RESIDENT
5255 RALEIGH ST
DENVER CO 80212-4036

CROGHAN KATHY A
CROGHAN JADE LUI
OR CURRENT RESIDENT
8720 DE SOTO ST
DENVER CO 80229-4977

CROMIE RUSSELL LLOYD AND
CROMIE LAURIE ANN
OR CURRENT RESIDENT
6996 ALAN DR
DENVER CO 80221-2525

CRONK JEREMY AND
CRONK DEANNE
OR CURRENT RESIDENT
1932 ANCE ST
STRASBURG CO 80136-7846

CROOKS DANA
OR CURRENT RESIDENT
8224 WASHINGTON ST APT 12
DENVER CO 80229-8501

CROSS HARRISON AND
MCRAE AKILAH
OR CURRENT RESIDENT
8843 LOWELL WAY
WESTMINSTER CO 80031-3556

CROSS RHETT
OR CURRENT RESIDENT
6760 QUIVAS WAY
DENVER CO 80221-2675

CROSSCHECK LLC
OR CURRENT RESIDENT
1010 W 70TH AVE
DENVER CO 80221-7051

CROUCH EDWARD O
OR CURRENT RESIDENT
7931 IVYWOOD ST
COMMERCE CITY CO 80022-1077

CROWE BRUCE F AND
CROWE DEBORAH K
OR CURRENT RESIDENT
8651 MCDOUGAL ST
DENVER CO 80229-5131

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

CRUZ ANA AND
GARCIA NANCY DORANTES
OR CURRENT RESIDENT
7609 PECOS ST
DENVER CO 80221-3453

CRUZ ANGEL D AND CRUZ MERCY
OR CURRENT RESIDENT
7960 ROBIN LN
DENVER CO 80221-3819

CRUZ ARA
OR CURRENT RESIDENT
70 DEL NORTE ST
DENVER CO 80221-4109

CRUZ AURELIANO
OR CURRENT RESIDENT
7626 SHERMAN PL
DENVER CO 80221-4181

CRUZ GONZALES SETH
OR CURRENT RESIDENT
60 GREENWOOD BLVD
DENVER CO 80221-3634

CRUZ MATHEW AND
CRUZ CHRISTINA A
OR CURRENT RESIDENT
8218 PEARL ST
DENVER CO 80229-5883

CRUZ PRENDIZ MARIA GABRIELA
OR CURRENT RESIDENT
7970 NIAGARA ST
COMMERCE CITY CO 80022-1134

CRUZ RICHARD A AND
CRUZ BARBEL
OR CURRENT RESIDENT
8150 PENNSYLVANIA WAY
DENVER CO 80229-5846

CRUZ VERONICA AND
CRUZ CRISPIN
OR CURRENT RESIDENT
7498 QUIVAS ST
DENVER CO 80221-3414

CUE TAMARA JEAN
OR CURRENT RESIDENT
7580 KRAMERIA ST
COMMERCE CITY CO 80022-1340

CUESTAS HERNANDEZ JULIAN EDUARDO
OR CURRENT RESIDENT
8148 WASHINGTON ST APT 178
DENVER CO 80229-5860

CULLEN TINA RODRIGUEZ
OR CURRENT RESIDENT
5316 QUIVAS ST
DENVER CO 80221-6436

CULPEPPER EDWARD A AND
MURPHY JOHN
OR CURRENT RESIDENT
1934 LONGBRANCH ST
STRASBURG CO 80136-7830

CUNEO PHILLIP
OR CURRENT RESIDENT
7950 CRESTVIEW LN
DENVER CO 80221-3806

CUNLIFFE KATI R
OR CURRENT RESIDENT
965 E 78TH PL
DENVER CO 80229

CUNNINGHAM DANIELLE M
OR CURRENT RESIDENT
1896 W 68TH AVE
DENVER CO 80221-2506

CUNNINGHAM JEFFREY W AND
CUNNINGHAM DAVID S
OR CURRENT RESIDENT
6910 NAVAJO ST APT D
DENVER CO 80221-7098

CURELOP CRAIG
OR CURRENT RESIDENT
7675 SHERMAN ST
DENVER CO 80221-4174

CURTIS BRIAN C AND
CURTIS DARCY L
OR CURRENT RESIDENT
6490 STUART ST
ARVADA CO 80003-6453

CURTIS CARRIE
OR CURRENT RESIDENT
8080 BRIGHTON RD
COMMERCE CITY CO 80022-5315

CURTIS MARY J
OR CURRENT RESIDENT
8230 RALPH LN
DENVER CO 80221-3961

CUSTARD DAVID AND
CUSTARD ANDREA
OR CURRENT RESIDENT
6141 E 74TH PL
COMMERCE CITY CO 80022-1331

CUTLER SHIRLEY E
OR CURRENT RESIDENT
12395 BRIGHTON RD
HENDERSON CO 80640-9747

CYNTHIA S GIRON TRUST
OR CURRENT RESIDENT
6810 JULIAN ST
DENVER CO 80221-2646

CZERWIEC JOHN J JR AND
CZERWIEC CAROL A
OR CURRENT RESIDENT
4251 W 52ND AVE
DENVER CO 80212-4004

DADE KIMBERLY R AND
DADE STEVE C
OR CURRENT RESIDENT
1862 ANCE ST
STRASBURG CO 80136-7800

DAHLMAN RONALD E
OR CURRENT RESIDENT
7619 PECOS ST
DENVER CO 80221-3453

DALLAROSA DENNIS
OR CURRENT RESIDENT
8770 CORONA ST APT 304
DENVER CO 80229-4736

DALLMANN DEVON JAMES AND
DALLMANN STEPHANIE ANN
OR CURRENT RESIDENT
10080 E 160TH PL
BRIGHTON CO 80602-5608

DAMARIS RASCON LIVING TRUST
OR CURRENT RESIDENT
1320 W 72ND AVE
DENVER CO 80221-2726

DAMRON KEVIN M
OR CURRENT RESIDENT
1600 WAGNER ST
STRASBURG CO 80136

DANE CHRIS
OR CURRENT RESIDENT
8266 WASHINGTON ST APT 85
DENVER CO 80229-8508

DANIEL ALLEN
OR CURRENT RESIDENT
5238 STUART ST
DENVER CO 80212-4044

DANIEL RAYMOND C
OR CURRENT RESIDENT
5341 TEJON ST
DENVER CO 80221-1431

DANIELS MARC A AND
SULLIVAN CAITLIN M
OR CURRENT RESIDENT
1783 W 67TH PL
DENVER CO 80221-2617

DANIELS PROPERTY GROUP - WESTMINSTER LLC
OR CURRENT RESIDENT
3901 W 88TH AVE
WESTMINSTER CO 80031-3505

DARBY KELLY M
OR CURRENT RESIDENT
8058 DECATUR ST
WESTMINSTER CO 80030-4169

DARK ARTHUR J
OR CURRENT RESIDENT
8251 BLUEBELL WAY
DENVER CO 80221-4410

DARLING KRISTINA
OR CURRENT RESIDENT
3400 W 64TH AVE
DENVER CO 80221-2164

DARLING RICHARD B
OR CURRENT RESIDENT
2172 ASOKA ST
STRASBURG CO 80136-7734

DARROUGH CHRISTOPHER G AND
DARROUGH LACI N
OR CURRENT RESIDENT
56788 E 22ND PL
STRASBURG CO 80136-7553

DAVES BRENDAN MARSHALL AND
GIROUX KATIE MARIE
OR CURRENT RESIDENT
1843 ASOKA ST
STRASBURG CO 80136-7708

DAVES LARRY AND
DAVES HEATHER
OR CURRENT RESIDENT
9083 MEADE ST
WESTMINSTER CO 80031-3192

DAVIS ANTHONY JORDAN
OR CURRENT RESIDENT
10011 YAMPA CT
COMMERCE CITY CO 80022-9050

DAVIS CODEY AND
DAVIS BRIANNA
OR CURRENT RESIDENT
7878 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4221

DAVIS DANIEL L AND
DAVIS TORY B
OR CURRENT RESIDENT
5523 TEJON ST
DENVER CO 80221-1435

DAVIS DEBERA
OR CURRENT RESIDENT
8236 WASHINGTON ST APT 29
DENVER CO 80229-8503

DAVIS DENISE AND
KELLEY ELVIN
OR CURRENT RESIDENT
7679 PECOS ST
DENVER CO 80221-3453

DAVIS DONALD JAMES
OR CURRENT RESIDENT
2251 W 54TH AVE
DENVER CO 80221-1427

DAVIS GARY A AND
DAVIS DIANA R
OR CURRENT RESIDENT
7659 SHERMAN PL
DENVER CO 80221-4174

DAVIS KURT
OR CURRENT RESIDENT
565 E 77TH AVE
DENVER CO 80229-1821

DAVIS LARRY AND
DAVIS CONNIE
OR CURRENT RESIDENT
8731 CIRCLE DR
WESTMINSTER CO 80030-3675

DAVIS MARCUS AND
NONIC MARJORIE
OR CURRENT RESIDENT
1532 MONROE ST
STRASBURG CO 80136-7511

DAVIS MATTHEW JAMES AND
DAVIS CHELSIE RAE
OR CURRENT RESIDENT
1864 LONGBRANCH ST
STRASBURG CO 80136-7801

DAVIS NICHOLAS X
OR CURRENT RESIDENT
2734 W 68TH AVE
DENVER CO 80221-2326

DAVIS RANDY AND VICKI TRUST
OR CURRENT RESIDENT
8063 DECATUR ST
WESTMINSTER CO 80031-4173

DAVIS ROBERT AND
DAVIS RUVEYLITA
OR CURRENT RESIDENT
8873 MEADE CT
WESTMINSTER CO 80031-3567

DAVIS SAMUEL GUY AND
DAVIS SAMUEL GUY JR
OR CURRENT RESIDENT
2050 E 68TH AVE
THORNTON CO 80229-7319

DAVIS THOMAS S
OR CURRENT RESIDENT
2151 HIGHWAY 7
BRIGHTON CO 80602

DAVIS WILLIAM HOWARD
OR CURRENT RESIDENT
7637 GRACE PL
DENVER CO 80221-4113

DAVIS WOODROW P
OR CURRENT RESIDENT
7965 ROBIN LN
DENVER CO 80221-3816

DAVISON EVERETT AND
RAMOS ROBERTO R CANO
OR CURRENT RESIDENT
7995 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

DAY ELIZABETH
OR CURRENT RESIDENT
1949 W 52ND PL
DENVER CO 80221-1407

DAY GREGORY L
OR CURRENT RESIDENT
1660 WAGNER ST
STRASBURG CO 80136

DAY MARIA R
OR CURRENT RESIDENT
8158 PEARL ST
DENVER CO 80229-5842

DBDD XXI LLC
OR CURRENT RESIDENT
1760 W 55TH AVE
DENVER CO 80221-1730

DBDD XXIV LLC
OR CURRENT RESIDENT
8169 LORETTA DR
DENVER CO 80221-4416

DE CASAS NEHILOTH AND
DE CASAS GOMEZ VICTOR
OR CURRENT RESIDENT
4705 W 52ND AVE
DENVER CO 80212-4009

DE CRESCENTIS ANTHONY J
OR CURRENT RESIDENT
2885 W 56TH AVE
DENVER CO 80221

DE CRESCENTIS JOHN R
OR CURRENT RESIDENT
6442 PERRY ST
ARVADA CO 80003

DE DIOS MIGUEL ANGEL
OR CURRENT RESIDENT
8321 EMERSON ST
DENVER CO 80229-5416

DE GALVAN MARCIANA MARQUEZ AND
GALVAN JOSE R
OR CURRENT RESIDENT
7611 LEYDEN LN
COMMERCE CITY CO 80022-1319

DE GRANADOS MARIA AGUILER AND GRANADOS SA
JASMINE
GRANADOS AGUILAR MAYRA JANNETH
OR CURRENT RESIDENT
8239 GREENWOOD BLVD
DENVER CO 80221-4401

DE LA CERDA YAQUELIN
OR CURRENT RESIDENT
7951 QUINCE ST
COMMERCE CITY CO 80022-1231

DE LA CRUZ EDGAR E
OR CURRENT RESIDENT
2040 MCDOUGAL ST
DENVER CO 80229-8208

DE LA CRUZ HERIBERTO
OR CURRENT RESIDENT
7302 WORLEY DR
DENVER CO 80221

DE LA CRUZ ISMAEL BANUELOS AND
BANUELOS MARIA
OR CURRENT RESIDENT
8274 ELATI ST
DENVER CO 80221-4478

DE LA CRUZ JUAN CARLOS
OR CURRENT RESIDENT
5295 QUIVAS ST UNIT 3
DENVER CO 80221

DE LA CRUZ PROPERTY LLC
OR CURRENT RESIDENT
2611 W 64TH AVE UNIT F
DENVER CO 80221-2368

DE LA GARZA PALOMINO BLANCA
OR CURRENT RESIDENT
7656 SHERMAN PL
DENVER CO 80221-4181

DE LA ROSA BLANCA CLAUDIA
OR CURRENT RESIDENT
3110 W 65TH AVE
DENVER CO 80221-2104

DE LA ROSA OMAR VENEGAS
OR CURRENT RESIDENT
7913 YORK ST APT A
DENVER CO 80229-6176

DE LA ROSA ROSALIA LALA
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 1
DENVER CO 80229-5980

DE LEON LUIS A GONZALEZ
OR CURRENT RESIDENT
7655 SHERMAN ST
DENVER CO 80221-4174

DE LOS SANTOS DE LA ROSA MARISELA
OR CURRENT RESIDENT
6920 NAVAJO ST APT A
DENVER CO 80221-8900

DE LOS SANTOS PEDRO
OR CURRENT RESIDENT
2120 E 89TH AVE
THORNTON CO 80229-4600

DE LUNA RUENDY IVAN REYES
OR CURRENT RESIDENT
7971 OLIVE ST
COMMERCE CITY CO 80022-1137

DE MADRID RAQUEL DIAZ
OR CURRENT RESIDENT
8108 PEARL ST
DENVER CO 80229-5842

DE SANABRIA JULIA JAVIER AND
SANABRIA YANET
OR CURRENT RESIDENT
7961 IVYWOOD ST
COMMERCE CITY CO 80022-1077

DE SANTIS PAMELA AND
MATTHIS DANNETTE
OR CURRENT RESIDENT
7131 ZUNI ST
DENVER CO 80221-7403

DE TAISNE AUDE AND
PIQUET-GAUTHIER NICOLAS
OR CURRENT RESIDENT
4083 W 65TH PL
ARVADA CO 80003-6403

DEAN DONA M
OR CURRENT RESIDENT
8830 HOFFMAN WAY
THORNTON CO 80229-4620

DEAN TAMMIELIN
OR CURRENT RESIDENT
2020 OAK PL
THORNTON CO 80229

DEAN VENTURES LLC
OR CURRENT RESIDENT
8500 ZUNI ST
FEDERAL HEIGHTS CO 80260-5007

DEARMIN JODELLE AND
DANIELS JOSHUA
OR CURRENT RESIDENT
1261 MARIPOSA DR
DENVER CO 80221-3406

DEBOER CHAD JEFFREY AND
RHODES BRITTANY E
OR CURRENT RESIDENT
1875 LONGBRANCH ST
STRASBURG CO 80136-7802

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

DECHANT GARY M AND
DECHANT JOYCE L
OR CURRENT RESIDENT
6860 OSAGE ST
DENVER CO 80221-7035

DECOTEAU BEVERLEY
OR CURRENT RESIDENT
3460 W 68TH PL
DENVER CO 80221-2622

DEERFIELD RICHARD P AND
VOSS CALVIN G
OR CURRENT RESIDENT
180 CRAGMORE ST
DENVER CO 80221-3690

DEGRAZIA DORRINE Y AND
LOPEZ BERNARD T JR AND LOPEZ DANIEL C
OR CURRENT RESIDENT
1140 ELBERT ST
DENVER CO 80221-3726

DEHERRERA JOELLA AND DEHERRERA RUTH D
AND DEHERRERA JOSEPH W
OR CURRENT RESIDENT
5407 ALCOTT STREET
DENVER CO 80221

DEHERRERA JOLEEN
OR CURRENT RESIDENT
5401 ALCOTT STREET
DENVER CO 80221

DEJAYNES JOHN W
OR CURRENT RESIDENT
8367 UMATILLA ST
DENVER CO 80221-4679

DEL GARCIA RODRIGUEZ MARIA AND
GARCIA RODRIGUEZ GUADALUPE
OR CURRENT RESIDENT
7650 PECOS ST
DENVER CO 80221-3454

DEL REAL HAROLD AND
DEL REAL MARTHA E
OR CURRENT RESIDENT
7699 LINCOLN WAY
DENVER CO 80221-4119

DEL RIO RENE AND DEL RIO BENITO AND
DEL RIO ENEDINA
OR CURRENT RESIDENT
7967 PEARL ST
DENVER CO 80229-5879

DELA TORRE DESLIE ANN A
OR CURRENT RESIDENT
2427 RAINBOW DR APT 30
DENVER CO 80229-5193

DELARA RICARDO JESUS
OR CURRENT RESIDENT
2141 OAK PL
THORNTON CO 80229-4603

DELAURENTIIS GREGORY
OR CURRENT RESIDENT
6620 LOWELL BLVD
DENVER CO 80221

DELEON ALFRED J
OR CURRENT RESIDENT
2093 W 52ND PL
DENVER CO 80221

DELEON LORENZO AND
ALFORD JADE
OR CURRENT RESIDENT
6920 NAVAJO ST APT C
DENVER CO 80221-8900

DELEON MARCEDES Y
OR CURRENT RESIDENT
7536 BANNOCK ST
DENVER CO 80221-3604

DELEVANTE RHONDA
OR CURRENT RESIDENT
7917 YORK ST APT 2
DENVER CO 80229-6166

DELGADO FRANCISCO
OR CURRENT RESIDENT
90 DEL NORTE ST
DENVER CO 80221-4109

DELGADO JOSE LUIS AND
GUZMAN MARICELA
OR CURRENT RESIDENT
100 BOWIE CT
DENVER CO 80221-3603

DELGADO NICOLE
OR CURRENT RESIDENT
1981 LARRY CT
DENVER CO 80229-5038

DELGADO ORALIA F
OR CURRENT RESIDENT
1260 W 72ND AVE
DENVER CO 80221-2724

DELGADO RICHARD O AND
DELGADO RITA M
OR CURRENT RESIDENT
6740 GREEN CT
DENVER CO 80221-2632

DELUNA JOSE ROSALES AND
FLORES MARIA D
OR CURRENT RESIDENT
7990 OLIVE ST
COMMERCE CITY CO 80022

DELUZIO DANIEL J AND
DELUZIO MURNA
OR CURRENT RESIDENT
2081 E 78TH AVE
DENVER CO 80229

DEMIDIO ROSS
OR CURRENT RESIDENT
7937 YORK ST APT 2
DENVER CO 80229-6156

DENA BYANKHA MYRKHA
OR CURRENT RESIDENT
3085 W HAWTHORNE PL
DENVER CO 80221-2128

DENA EFREN
OR CURRENT RESIDENT
1771 W 53RD PL UNIT 1
DENVER CO 80221-6420

DENCKLAU RICKE L AND
DENCKLAU MARY F
OR CURRENT RESIDENT
7676 EL PASO CIR
DENVER CO 80221-3404

DENHAM MARIA
OR CURRENT RESIDENT
7978 PEARL ST UNIT B
DENVER CO 80229-8555

DENHAM MARIA
OR CURRENT RESIDENT
7978 PEARL ST UNIT A
DENVER CO 80229-8555

DENNIS CURT
OR CURRENT RESIDENT
8161 PENNSYLVANIA WAY
DENVER CO 80229-5847

DENVER CUTLERY PROPERTIES LLC
OR CURRENT RESIDENT
1657 W 55TH AVE
DENVER CO 80221-1731

DEPINTO RENEE/DEPINTO VICTOR AND
DEPINTO JOSEPH
OR CURRENT RESIDENT
6702 YORK ST
DENVER CO 80229-7322

DERBY LUMBER AND
SUPPLY CO
OR CURRENT RESIDENT
6350 E 72ND PL
COMMERCE CITY CO 80022-1701

DERRICK DAVID PETER
OR CURRENT RESIDENT
1892 ANCE ST
STRASBURG CO 80136-7800

DEVANE STEPHEN AND
JOHNSON DEBRA
OR CURRENT RESIDENT
1700 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4802

DEVLIN BRET K
OR CURRENT RESIDENT
2061 ANCE ST
STRASBURG CO 80136-7848

DEWEY CHRISTOPHER
OR CURRENT RESIDENT
8132 WASHINGTON ST APT 147
DENVER CO 80229-5856

DEWOLF COREY S AND
DEWOLF STEPHANIE K
OR CURRENT RESIDENT
1961 ANCE ST
STRASBURG CO 80136-7847

DEWOLF TAYLOR RENAY AND
GARDUNO CADE MICHAEL
OR CURRENT RESIDENT
9116 LASALLE PL
WESTMINSTER CO 80031-3355

DHAKAL HARI B AND
DHAKAL DEVI M
OR CURRENT RESIDENT
3121 W 65TH AVE
DENVER CO 80221-2103

DI FAMILY LIVING TRUST
OR CURRENT RESIDENT
6633 QUITMAN CT
ARVADA CO 80003-6901

DIAS DELFINITA M
OR CURRENT RESIDENT
7977 YORK ST APT A
THORNTON CO 80229-6135

DIAZ ANITA
OR CURRENT RESIDENT
7290 RUTH WAY
DENVER CO 80221-3148

DIAZ BILL
OR CURRENT RESIDENT
7604 SHERMAN ST
DENVER CO 80221-4175

DIAZ BRAULIO
OR CURRENT RESIDENT
6621 E 79TH PL
COMMERCE CITY CO 80022-1165

DIAZ CEPEDA JORGE
OR CURRENT RESIDENT
9064 LOWELL CT
WESTMINSTER CO 80031-3163

DIAZ CONSTRUCTION & INVESTMENTS LLC
OR CURRENT RESIDENT
3680 W 88TH AVE
WESTMINSTER CO 80031-3502

DIAZ DANIEL
OR CURRENT RESIDENT
3201 W 62ND AVE
DENVER CO 80221-1907

DIAZ DELEON VERONICA
OR CURRENT RESIDENT
8085 CLAY DR
WESTMINSTER CO 80031-4176

DIAZ ELIZABETH AND
DIAZ ROSA E
OR CURRENT RESIDENT
975 E 78TH PL
DENVER CO 80229-5956

DIAZ EVERARDO AND DIAZ MARIA
OR CURRENT RESIDENT
587 E 77TH PL
DENVER CO 80229-1804

DIAZ GOMEZ RICARDO AND
DIAZ PATRICIA
OR CURRENT RESIDENT
820 CLARKSON CT
DENVER CO 80229-5902

DIAZ JORGE LUIS
OR CURRENT RESIDENT
7585 LEYDEN ST
COMMERCE CITY CO 80022-1361

DIAZ JUAN FRANCISCO ALDERETE AND
DIAZ PILAR ALDERETE
OR CURRENT RESIDENT
7988 PEARL ST
DENVER CO 80229-5878

DIAZ JUAN MANUEL
OR CURRENT RESIDENT
81 CAMPO ST
DENVER CO 80221-3605

DIAZ LAURA AND
MARTINEZ RAUL DIAZ
OR CURRENT RESIDENT
100 CORTEZ STREET
DENVER CO 80221

DIAZ LOPEZ LUIS GERARDO AND
DIAZ LOPEZ NANCY YANELI
OR CURRENT RESIDENT
8070 QUEBEC ST
COMMERCE CITY CO 80022-4905

DIAZ NORMA ELENA
OR CURRENT RESIDENT
7951 POPLAR ST
COMMERCE CITY CO 80022-1223

DIAZ RENE AND
ESTRADA ROSA BONILLA
OR CURRENT RESIDENT
5671 E 72ND AVE
COMMERCE CITY CO 80022-1528

DIAZ RICARDO
OR CURRENT RESIDENT
7920 CRESTVIEW LN
DENVER CO 80221-3806

DIAZ RICHARD N AND
DIAZ FRANCES L
OR CURRENT RESIDENT
7679 SHERMAN PL
DENVER CO 80221-4180

DIAZ RIGOBERTO MIRANDA
OR CURRENT RESIDENT
7211 WORLEY DR
DENVER CO 80221-2753

DICELLO TODD
OR CURRENT RESIDENT
3196 W 62ND AVE
DENVER CO 80221-1907

DICKERSON SCOTT AND
DICKERSON CYNTHIA
OR CURRENT RESIDENT
8219 LORETTA DR
DENVER CO 80221-4418

DIEP MICHAEL NANG
OR CURRENT RESIDENT
7955 ROBIN LN
DENVER CO 80221-3816

DIGIACOMO MICHAEL ANTHONY
OR CURRENT RESIDENT
6822 COLUMBINE ST
DENVER CO 80229-7509

DILLON CHARLES E AND
DILLON GLORIA J
OR CURRENT RESIDENT
6950 ALAN DR
DENVER CO 80221-2523

DILLON ERIC AND
LEE JENNY
OR CURRENT RESIDENT
2232 CORONADO PKWY N APT A
DENVER CO 80229-6084

DIN MICHAEL SCOTT
OR CURRENT RESIDENT
8330 ZUNI ST APT 116
DENVER CO 80221-4675

DINKEL BRAD A
OR CURRENT RESIDENT
1700 W 54TH PL
DENVER CO 80221

DINKU DARICHA AND
MEKURIA ZERIHUN
OR CURRENT RESIDENT
2507 RAINBOW DR NO. 55
THORNTON CO 80229-5187

DINUCCI KAYLA
OR CURRENT RESIDENT
6440 TENNYSON ST APT 17
ARVADA CO 80003-6445

DIONISIO KAREN S
OR CURRENT RESIDENT
5211 LILAC LANE
DENVER CO 80221

DIRCKS DEBRA R
OR CURRENT RESIDENT
7131 ALCOTT ST
WESTMINSTER CO 80030-5624

DISALVO CORINNE
OR CURRENT RESIDENT
6315 KING CT
DENVER CO 80221-2041

DISCIULLO DANIEL ANTHONY
OR CURRENT RESIDENT
1525 W 68TH AVE
DENVER CO 80221-2759

DISHER GARY AND
DISHER SANDY
OR CURRENT RESIDENT
2561 E 68TH PL
DENVER CO 80229

DISHER JAMES W AND
DISHER CHERYL A
OR CURRENT RESIDENT
2160 E 78TH AVE
DENVER CO 80229-6006

DIX CHRISTOPHER AND
CARRILLO-LARA ANGELA
OR CURRENT RESIDENT
1060 ERIE ST
DENVER CO 80221-8307

DO CAMLOAN THI AND
DOAN SELINA
OR CURRENT RESIDENT
875 W 69TH AVE
DENVER CO 80221-7044

DO THIEN HUU AND
ROACH THAO DO
OR CURRENT RESIDENT
8050 DECATUR ST
WESTMINSTER CO 80030-4169

DO THUY MONG
OR CURRENT RESIDENT
8841 OSCEOLA ST
WESTMINSTER CO 80031-3574

DOAK JULIA
OR CURRENT RESIDENT
6665 KING ST
DENVER CO 80221-2141

DOAK JULIA E
OR CURRENT RESIDENT
6691 KING ST
DENVER CO 80221-2141

DOAN JEFFERY AND
ROMERO REBECCA
OR CURRENT RESIDENT
5390 ROSEMARY LN
DENVER CO 80221-1661

DOAN LONG HONG
OR CURRENT RESIDENT
475 E 77TH AVE
DENVER CO 80229-1820

DOAN THAO T
OR CURRENT RESIDENT
8038 DECATUR ST
WESTMINSTER CO 80031-4168

DOBSON CHARLES RAYMOND AND
DOBSON MARCI KAY
OR CURRENT RESIDENT
6503 E 79TH PL
COMMERCE CITY CO 80022-1167

DOCKINS LUCINDA AND
DOCKINS CHARLES
OR CURRENT RESIDENT
6621 E 79TH AVE
COMMERCE CITY CO 80022-1111

DOLPH MARIE LOUISE S
OR CURRENT RESIDENT
2784 W 65TH AVE
DENVER CO 80221-2312

DOMAN DEBORAH DIANE
OR CURRENT RESIDENT
8394 CHARLOTTE WAY
DENVER CO 80221-3971

DOMBROSKY ELLIOTT R AND
KIZER MILLARD W IV
OR CURRENT RESIDENT
10022 YAMPA CT
COMMERCE CITY CO 80022-9050

DOMENICO VICTOR A AND MONICA A
OR CURRENT RESIDENT
7040 ELIZABETH ST
DENVER CO 80229-7515

DOMINGUEZ EMMANUEL
OR CURRENT RESIDENT
7587 LEYDEN ST
COMMERCE CITY CO 80022-1361

DOMINGUEZ ERYN AND
DOMINGUEZ VERA
OR CURRENT RESIDENT
7151 LARSH DR
DENVER CO 80221-2544

DOMINGUEZ GLORIA J
OR CURRENT RESIDENT
7547 QUIVAS ST
DENVER CO 80221-3415

DOMINGUEZ JESUS AND
DOMINGUEZ MARIA DE JESUS
OR CURRENT RESIDENT
7501 LOCUST ST
COMMERCE CITY CO 80022-1347

DOMINGUEZ JOSE AND
DOMINGUEZ JOSEFA
OR CURRENT RESIDENT
5821 E 74TH AVE
COMMERCE CITY CO 80022-1325

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

DOMINGUEZ SOTELO GABRIELA AND
GARCIA FLORES ANASTACIA
OR CURRENT RESIDENT
7478 QUIVAS ST
DENVER CO 80221-3414

DON T OFF TRUST
C/O DON T OFF
OR CURRENT RESIDENT
10495 E 120TH AVE
HENDERSON CO 80640-9742

DONAHUE DAVID WAYNE
OR CURRENT RESIDENT
6920 NAVAJO ST APT D
DENVER CO 80221-8900

DONG BINGJIE AND
CHEN YOUQIANG
OR CURRENT RESIDENT
8218 WASHINGTON ST APT 6
DENVER CO 80229-8500

DONOHUE JEAN T
OR CURRENT RESIDENT
8070 CLARKSON CT
DENVER CO 80229

DOOLEY KEVIN F JR
OR CURRENT RESIDENT
141 CORTEZ ST
DENVER CO 80221-3681

DORADO FRANCISCO J AND
DORADO LAURA A
OR CURRENT RESIDENT
7731 KIMBERLY ST
COMMERCE CITY CO 80022-1022

DORADO ROGELIO
OR CURRENT RESIDENT
7910 IDLEWILD ST
COMMERCE CITY CO 80022-1088

DORMAN DESIREE S
OR CURRENT RESIDENT
5691 E 72ND AVE
COMMERCE CITY CO 80022-1528

DORRANCE LEONIDES LINDA AND
DORRANCE FRED
OR CURRENT RESIDENT
7490 LEYDEN ST
COMMERCE CITY CO 80022-1352

DORRANCE NICO
OR CURRENT RESIDENT
7953 YORK ST APT 3
DENVER CO 80229-6148

DOSS LOIS J
OR CURRENT RESIDENT
7910 ONEIDA ST
COMMERCE CITY CO 80022-1142

DOUR JOSEPH G AND
DOUR SHANTEL M
OR CURRENT RESIDENT
2212 ASOKA ST
STRASBURG CO 80136-7735

DOWNING JUSTIN AND
MALDONADO CHRISTIAN ANGEL
OR CURRENT RESIDENT
7971 POPLAR ST
COMMERCE CITY CO 80022-1223

DOYLE BARBARA AND
DOYLE RICHARD
OR CURRENT RESIDENT
8060 QUEBEC STREET
COMMERCE CITY CO 80022

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

DOYLE KELLY A
OR CURRENT RESIDENT
57181 E COLFAX AVE
STRASBURG CO 80136-8115

DOYLE KIMBERLEE R AND
D ARGO STEPHEN M
OR CURRENT RESIDENT
2320 STACY DR
DENVER CO 80221-4640

DOZAL MANUEL A
OR CURRENT RESIDENT
8160 WASHINGTON ST APT 69
DENVER CO 80229-5888

DRAGT KELLI A
OR CURRENT RESIDENT
7171 WARREN DR
DENVER CO 80221-2577

DRAPELA ALEX AND
DRAPELA KIERA
OR CURRENT RESIDENT
8172 WASHINGTON ST APT 110
DENVER CO 80229-5891

DREILING MELODY A TRUST THE
OR CURRENT RESIDENT
7597 QUIVAS ST
DENVER CO 80221-3415

DREW JOHN P AND DREW VICTORIA M AND
DREW DEMETRIOS JOHN
OR CURRENT RESIDENT
1161 ERIE ST
DENVER CO 80221-3733

DREYER SLOANE
OR CURRENT RESIDENT
6580 MEADE CT
ARVADA CO 80003-6447

DRHOSLER HOLDINGS LLC
OR CURRENT RESIDENT
8250 BRIGHTON RD
COMMERCE CITY CO 80022-5308

DRISCOLL ALANA
OR CURRENT RESIDENT
6645 KING ST
DENVER CO 80221-2141

DROEL STEVEN LEVI
OR CURRENT RESIDENT
1961 MCDOUGAL ST
DENVER CO 80229-5040

DRUMMOND ALEXANDER AND
WADENSTIERNA KARA
OR CURRENT RESIDENT
7296 RARITAN ST
DENVER CO 80221-3146

DRYER JEFFREY ALAN
OR CURRENT RESIDENT
7020 RARITAN ST
DENVER CO 80221-2549

DRYER JOSEPH V
OR CURRENT RESIDENT
7111 QUIVAS ST
DENVER CO 80221-2546

DUARTE COLON HORACIO AND
DUARTE VERONICA
OR CURRENT RESIDENT
6625 GREEN CT
DENVER CO 80221-2124

DUARTE JOE
OR CURRENT RESIDENT
8771 DAWSON ST APT 202
THORNTON CO 80229-4984

DUARTE RAMIRO GODINA
OR CURRENT RESIDENT
7645 EL PASO CIR
DENVER CO 80221-3404

DUBBEL MELISSA
OR CURRENT RESIDENT
2875 W 65TH PL UNIT A
DENVER CO 80221-2247

DUBUS WILLIAM
OR CURRENT RESIDENT
7907 YORK ST APT 1
DENVER CO 80229-6170

DUCEY ANA ROSA
OR CURRENT RESIDENT
8248 WASHINGTON ST NO. 97
DENVER CO 80229-8505

DUCH MOEUN AND
LE HIEN QUANG
OR CURRENT RESIDENT
8027 DECATUR ST
WESTMINSTER CO 80030

DUDIK JESSICA LEIGH AND
BRADY MATTHEW RAINSFORD
OR CURRENT RESIDENT
2401 E 160TH AVE
BRIGHTON CO 80602-7602

DUHON BRYAN MICHAEL AND
DUHON AUBRE
OR CURRENT RESIDENT
1895 BASIL ST
STRASBURG CO 80136-7716

DUITS JACOB CHRISTOPHER AND
DRACH LEAH MACKENZIE
OR CURRENT RESIDENT
9941 E 160TH PL
BRIGHTON CO 80602-5606

DUKE WILLIAM J
OR CURRENT RESIDENT
8171 PENNSYLVANIA WAY
DENVER CO 80229-5847

DUNLEAVY PATRICK
OR CURRENT RESIDENT
5240 TENNYSON ST
DENVER CO 80212-4046

DUNN AARON CHRISTOPHER AND
MANSCHOT CHELSEA DIANNE
OR CURRENT RESIDENT
6770 GROVE ST
DENVER CO 80221-2669

DUNN CAITLIN
OR CURRENT RESIDENT
6925 MARIPOSA ST APT A
DENVER CO 80221-8914

DUNNING MARK H AND
DUNNING DANIELLE P
OR CURRENT RESIDENT
1951 COMANCHE CIR
STRASBURG CO 80136-8119

DUPIO MICHAEL E AND
DUPIO KATIE L
OR CURRENT RESIDENT
7541 LEYDEN ST
COMMERCE CITY CO 80022-1343

DUPONT DERRICK D AND
DUPONT MIA L
OR CURRENT RESIDENT
6370 KNOX CT
DENVER CO 80221-1971

DUPREE MARIA N
OR CURRENT RESIDENT
7018 LIPAN STREET
DENVER CO 80221

DURAN ABEL O AND
DURAN FLORENTINE E
OR CURRENT RESIDENT
181 LINDA LANE
DENVER CO 80221

DURAN ALEXIS
OR CURRENT RESIDENT
462 E 77TH AVE
DENVER CO 80229-1819

DURAN ANTHONY L AND
DESJARDINS ANGELA
OR CURRENT RESIDENT
1933 BURTON ST
STRASBURG CO 80136-7806

DURAN ARTHUR P JR AND
DURAN SHERRIE L
OR CURRENT RESIDENT
8269 LORETTA DR
DENVER CO 80221-4418

DURAN BONIFACIO E AND
DURAN ANNETTE D
OR CURRENT RESIDENT
2792 W 66TH PL
DENVER CO 80221-2218

DURAN CONCEPTION SUSIE
C/O FRANK ALVARADO
OR CURRENT RESIDENT
5340 RARITAN ST UNIT 2
DENVER CO 80221-6434

DURAN DESMOND AND
DURAN DELORES MONTOYA
OR CURRENT RESIDENT
2221 MCDOUGAL ST
DENVER CO 80229-5074

DURAN ELOYDA M
OR CURRENT RESIDENT
1160 EL PASO BLVD
DENVER CO 80221-3716

DURAN JOSHUA MATHEW AND
DURAN SHELEEN SUE
OR CURRENT RESIDENT
8272 ADAMS WAY
DENVER CO 80221-3904

DURAN MAX C AND
TORRES RACHEL E
OR CURRENT RESIDENT
2860 W 81ST AVE
WESTMINSTER CO 80031-7200

DURAN MICHAEL A
OR CURRENT RESIDENT
8220 RALPH LN
DENVER CO 80221-3961

DURAN NANCY AND
DURAN MICHAEL ANGELO
OR CURRENT RESIDENT
7869 OGDEN CT
DENVER CO 80229-5900

DURAN RACHEL L
OR CURRENT RESIDENT
6850 AVRUM DR
DENVER CO 80221-2529

DURAN ROSALES GUSTAVO AND
BELTRAN HERNANDEZ ELIZETH
OR CURRENT RESIDENT
10088 E 159TH PL
BRIGHTON CO 80602-8605

DURAN RUBEN AND
DURAN MARY ROSE
OR CURRENT RESIDENT
7930 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

DURAN SERGIO MUNOZ AND
MARTINEZ ELVIA CARAVEO
OR CURRENT RESIDENT
6994 KIDDER DR
DENVER CO 80221-2840

DURAN SHANELLE AND
RAPP BRANDON
OR CURRENT RESIDENT
1542 MONROE ST
STRASBURG CO 80136-7511

DURHAM BRETT RANDALL
OR CURRENT RESIDENT
8379 VALLEJO ST
DENVER CO 80221-4647

DURHAM JOHN
OR CURRENT RESIDENT
10901 BRIGHTON RD
HENDERSON CO 80640-8935

DUSAK REBECCA LYN
OR CURRENT RESIDENT
2014 ASOKA STREET
STRASBURG CO 80136

DUTCHESHEN MATTHEW
OR CURRENT RESIDENT
8845 OSCEOLA ST
WESTMINSTER CO 80031-3574

DUTRO DONALD COLLIN
OR CURRENT RESIDENT
7925 YORK ST APT 1
DENVER CO 80229-6162

DWYER RYAN AND
DWYER AIMEE M
OR CURRENT RESIDENT
1984 ASOKA STREET
STRASBURG CO 80136

DYER MARK JOSEPH AND
MILLER EMILY
OR CURRENT RESIDENT
7460 LEYDEN ST
COMMERCE CITY CO 80022-1352

DYKSTRA ALAN D AND
DYKSTRA DARREL D
OR CURRENT RESIDENT
7251 QUIVAS ST
DENVER CO 80221-3141

DYNES STEVEN ALEXANDER AND
MONTOYA VICTORIA LYNN
OR CURRENT RESIDENT
8068 DECATUR CT
WESTMINSTER CO 80031-4167

DYSON DONNALEE
OR CURRENT RESIDENT
5272 LILAC LANE
DENVER CO 80221

EAGLE THOMAS S
OR CURRENT RESIDENT
2080 STACY DR
DENVER CO 80221

EARL SHANTAY AND
EARL KIMBERLY AND EARL RYAN
OR CURRENT RESIDENT
8184 WASHINGTON ST APT 121
DENVER CO 80229-5894

EARLEY DELORIS KAY AND
EARLEY WILLIAM LEONARD
OR CURRENT RESIDENT
7975 GREEN CT
WESTMINSTER CO 80030-4224

EASTBURN BEVERLY G
OR CURRENT RESIDENT
7151 RARITAN ST
DENVER CO 80221-2550

EASTERN SLOPE HOUSING
OR CURRENT RESIDENT
56175 SUNSET AVE
STRASBURG CO 80136-0557

EASTIN CAMERON AND
JOHNSON AMANDA LYNN
OR CURRENT RESIDENT
2161 E 89TH AVE
THORNTON CO 80229-7900

EBNER DAVID G
OR CURRENT RESIDENT
5420 ALCOTT ST
DENVER CO 80221-1622

ECKERT NICHOLAS J
OR CURRENT RESIDENT
1091 W 69TH AVE
DENVER CO 80221-7046

ECKHART CAROL FIORELLA
OR CURRENT RESIDENT
9167 KNOX CT
WESTMINSTER CO 80031-3308

ECKLEY TRISTAN AND
DOTSON LILLIAN
OR CURRENT RESIDENT
2261 E 88TH AVE
THORNTON CO 80229-4683

EDDIE BOOMHAUSER LLC
OR CURRENT RESIDENT
802 E 78TH AVE
DENVER CO 80229-5934

EDDY NEIL R AND
EDDY MIRANDA C
OR CURRENT RESIDENT
1624 ADAMS ST
STRASBURG CO 80136-7543

EDGETON DAVID A
OR CURRENT RESIDENT
1740 W 53RD DR UNIT 2
DENVER CO 80221-6427

EDISON SARAH ELIZABETH
OR CURRENT RESIDENT
8842 OSCEOLA ST
WESTMINSTER CO 80031

EDWARDS DARLENE
OR CURRENT RESIDENT
8475 STACY DR
FEDERAL HEIGHTS CO 80260-5005

EDWARDS JACOB DANIEL AND
EDWARDS EDWARD
OR CURRENT RESIDENT
991 OAK PL
THORNTON CO 80229-4591

EDWARDS MEGAN AND
EDWARDS ALEX
OR CURRENT RESIDENT
9201 KNOX CT
WESTMINSTER CO 80031-2737

EDWARDS STEPHEN BENJAMIN
OR CURRENT RESIDENT
1260 MARIPOSA DR
DENVER CO 80221-3407

EGGLESTON ANNABEL L
OR CURRENT RESIDENT
8812 OSCEOLA ST
WESTMINSTER CO 80031

EGGLESTON WILLIAM AND
THIBODEAUX STEPHANIE AND THIBODEAUX ROBERT JR
OR CURRENT RESIDENT
9325 LOWELL BLVD
WESTMINSTER CO 80031-3101

EIDSON MATTHEW D AND
EIDSON LAUREN M
OR CURRENT RESIDENT
2840 W 80TH AVE
DENVER CO 80221-3810

EIKLEBERRY JACOB AND
EIKLEBERRY MEGAN
OR CURRENT RESIDENT
56305 E 22ND PL
STRASBURG CO 80136-7580

ELDA PRIETO LIVING TRUST
OR CURRENT RESIDENT
6434 QUITMAN ST
ARVADA CO 80003-6431

ELDER MICHAEL AND
ELDER ELSA L
OR CURRENT RESIDENT
8251 RALPH LN
DENVER CO 80221-3960

ELDRIGDE CYNTHIA A
OR CURRENT RESIDENT
7141 QUIVAS ST
DENVER CO 80221-2546

ELEY JUDY B
OR CURRENT RESIDENT
3185 W 53RD AVE
DENVER CO 80221-6565

ELINOFF KALLMAN/MACCAGNAN MARJORIE 50% INT LA
ND
MACCAGNAN PARTICIA R/MAHONY JEFFREY 50% INT
OR CURRENT RESIDENT
8040 BRIGHTON RD
COMMERCE CITY CO 80022-5315

ELIO JAMES M
OR CURRENT RESIDENT
3140 W 53RD AVE
DENVER CO 80221-6564

ELIZONDO DANY E AND
ELIZONDO EDITH
OR CURRENT RESIDENT
544 E 77TH PL
THORNTON CO 80229-1802

ELIZONDO JOSE AND
BATANELOS YOLANDA
OR CURRENT RESIDENT
5320 TEJON ST
DENVER CO 80221-1432

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

ELLENWOOD KIMBERLY AND
ELLENWOOD MATT
OR CURRENT RESIDENT
8212 WASHINGTON ST APT 25
DENVER CO 80229-5898

ELLER PAIGE AND
MITCHEM JOHNATHAN
OR CURRENT RESIDENT
7117 LIPAN ST
DENVER CO 80221-3060

ELLERMAN GREGORY D AND
BALUKA ALEXANDRA
OR CURRENT RESIDENT
8828 OSCEOLA ST
WESTMINSTER CO 80031-3574

ELLIOTT CHARLES L
OR CURRENT RESIDENT
7913 LOGAN ST
DENVER CO 80229-5867

ELLIOTT JOSEPH M AND
ELLIOTT GLADYS M
OR CURRENT RESIDENT
6261 LOWELL BLVD
DENVER CO 80221-1945

ELLIOTT JOSEPH MARION AND
ELLIOTT GLADYS MARIE
OR CURRENT RESIDENT
6261 LOWELL BLVD
DENVER CO 80221-1945

ELLIOTT JUSTIN ROBERT AND
ELLIOTT KEVIN ROBERT
OR CURRENT RESIDENT
6443 UTICA ST
ARVADA CO 80003-6544

ELLIOTT MATTHEW T AND
ELLIOTT ALYCE M
OR CURRENT RESIDENT
6440 TENNYSON ST APT 21
ARVADA CO 80003-6445

ELLIS DANIEL AND
OLEARY ANGELA
OR CURRENT RESIDENT
2117 BASIL ST
STRASBURG CO 80136-7711

ELLIS FLORA E
OR CURRENT RESIDENT
7931 YORK ST NO. 3
DENVER CO 80229-6100

ELLIS MARY AND
BOSTER MEIRA
OR CURRENT RESIDENT
1562 MAIN ST
STRASBURG CO 80136-7507

ELLIS TAYLOR AND
JIN WANYI
OR CURRENT RESIDENT
1764 W 67TH PL
DENVER CO 80221-2617

ELLISTON CHARLES R
OR CURRENT RESIDENT
15717 FORTUNE CT
BRIGHTON CO 80603

ELQUETA RICARDO
OR CURRENT RESIDENT
7641 PENNSYLVANIA COURT
THORNTON CO 80229

ELSAYED ASHRAF E AND
ABOUAMER NADA M
OR CURRENT RESIDENT
8824 OSCEOLA ST
WESTMINSTER CO 80031

ELVIRA JACINTO A
OR CURRENT RESIDENT
1180 ERIE ST
DENVER CO 80221-3734

ELWIN BARRETT AND JOYCE THIESSEN-BARRETT F
OCABLE TRUST
OR CURRENT RESIDENT
6620 QUITMAN CT
ARVADA CO 80003-6901

EMERICK LOGAN AND EMERICK NEAL D AND
EMERICK REBECCA L
OR CURRENT RESIDENT
1300 MARIPOSA DR
DENVER CO 80221-3409

ENCINIAS ANTONIO
OR CURRENT RESIDENT
6860 AVRUM DR
DENVER CO 80221-2529

ENCINIAS JOHN O
OR CURRENT RESIDENT
2081 W 52ND AVE
DENVER CO 80221-1401

ENCINIAS TELESFOR AND
ENCINIAS EMILY J
OR CURRENT RESIDENT
7981 QUINCE ST
COMMERCE CITY CO 80022-1231

ENGELBRECHT RUSSELL R
OR CURRENT RESIDENT
2024 STRASBURG ROAD
STRASBURG CO 80136

ENGLER RICK
OR CURRENT RESIDENT
9849 E 159TH PL
BRIGHTON CO 80602-8606

ENGLISH KELSEY B
OR CURRENT RESIDENT
6325 KING CT
DENVER CO 80221-2041

ENMB LLC
OR CURRENT RESIDENT
14501 BRIGHTON RD
BRIGHTON CO 80601-7315

ENNIS ALEX
OR CURRENT RESIDENT
7859 OGDEN CT
DENVER CO 80229-5900

ENRIQUEZ BALDEMAR
OR CURRENT RESIDENT
2041 ANCE ST
STRASBURG CO 80136-7848

ENRIQUEZ LUIS ANTONIO ONTIVEROS AND
PALOMARES ALEJANDRA ARREDONDO
OR CURRENT RESIDENT
141 LINDA LN
DENVER CO 80221-4154

ENRIQUEZ YESENIA
OR CURRENT RESIDENT
7995 KIMBERLY ST
COMMERCE CITY CO 80022-1026

EPINOZA SHEA
OR CURRENT RESIDENT
2023 W 52ND PL
DENVER CO 80221-1410

EPS JANET L VAN AND
FREEBERG MALCOM S JR
OR CURRENT RESIDENT
7950 IVYWOOD ST
COMMERCE CITY CO 80022-1078

ERICHSEN BRICE P
OR CURRENT RESIDENT
6741 MEADE CIR
WESTMINSTER CO 80030-5374

ERICKSON JULIE L
OR CURRENT RESIDENT
8057 DECATUR CT
WESTMINSTER CO 80030-4167

ERIN L HURST TRUST
OR CURRENT RESIDENT
6288 NEWTON CT
ARVADA CO 80003-6725

ERNEST H FRYE AND PAMELA FRYE 2013 TRUST
OR CURRENT RESIDENT
7130 RARITAN ST
DENVER CO 80221-2551

ESA RONALD L
OR CURRENT RESIDENT
8159 LORETTA DR
DENVER CO 80221-4416

ESCALERA JAIME
OR CURRENT RESIDENT
7701 OSAGE ST
DENVER CO 80221-3450

ESCOBAR ORTEGA ANA MARIA AND
ABREGO CARDOZA JOSE LUIS
OR CURRENT RESIDENT
8076 CLAY DR
WESTMINSTER CO 80031-4177

ESCOBEDO JESUS AND ANGELA F
OR CURRENT RESIDENT
3960 W 66TH AVE
ARVADA CO 80003-6412

ESCOBEDO JESUS AND ESCOBEDO EVANGELINA A
VERA URBANO AND VERA SUSAN
OR CURRENT RESIDENT
5271 WYANDOT ST
DENVER CO 80221-1449

ESCOBEDO MARIA GUADALUPE
OR CURRENT RESIDENT
7250 RUTH WAY
DENVER CO 80221-3148

ESCORZA HERNANDEZ DALIA AND
MOLINA RUBIO CLOVER OCTAVIO
OR CURRENT RESIDENT
6920 OSAGE ST
DENVER CO 80221-7037

ESHACK MATTHEW AND
RYAN CARLY
OR CURRENT RESIDENT
1940 MCDOUGAL ST
DENVER CO 80229-5041

ESPARZA JACOBO RICHARD AND
ANGUIANO DE LEON VANESSA
OR CURRENT RESIDENT
9211 KNOX CT
WESTMINSTER CO 80031-2737

ESPARZA LEONEL AND
MARTINEZ IVANETH
OR CURRENT RESIDENT
7535 TURNER DR
DENVER CO 80221-3432

ESPARZA MARIA PATRICIA FLORES AND
FLORES RICARDO
OR CURRENT RESIDENT
1140 DAKIN ST
DENVER CO 80221-3794

ESPARZA MARICELA LUGO AND
LUGO GERMAN GEOVANNY SANDOVAL
OR CURRENT RESIDENT
8010 IVY ST
DUPONT CO 80024-5010

ESPEJO GLORIA AND
ESPEJO FERNANDO
OR CURRENT RESIDENT
2620 W 65TH PL
DENVER CO 80221-2235

ESPINAL JORGE AND
ARPISTA SOCORRO
OR CURRENT RESIDENT
8381 RALPH LANE
THORNTON CO 80221

ESPINO MANUEL DE JESUS QUEZADA AND
ALDACO MARIA DEL PILAR RAMOS
OR CURRENT RESIDENT
7371 BRONCO RD
DENVER CO 80221-3534

ESPINO VIVIANA JUDITH
OR CURRENT RESIDENT
7875 YORK ST APT 3
DENVER CO 80229-6187

ESPINOZA ADALINE C AND
ESPINOZA ROBERT L
OR CURRENT RESIDENT
6758 QUIVAS WAY
DENVER CO 80221-2675

ESPINOZA ALEJANDRO JR
OR CURRENT RESIDENT
7975 YORK ST APT C
DENVER CO 80229-6147

ESPINOZA DANIEL ALFARO
OR CURRENT RESIDENT
8148 PEARL ST
DENVER CO 80229-5842

ESPINOZA DULC MARIA VILLANUEVA AND
CONTRERAS JOSE J ESPINOZA
OR CURRENT RESIDENT
8316 QUIVAS WAY
DENVER CO 80221-4630

ESPINOZA EDDIE J AND
ESPINOZA DOLORES D
OR CURRENT RESIDENT
1960 W 73RD PL
DENVER CO 80221-3114

ESPINOZA FRANCISCO AND
ESPINOZA MIRIAM MAGALI
OR CURRENT RESIDENT
7985 ROBIN LN
DENVER CO 80221-3816

ESPINOZA JESUS FLORES
OR CURRENT RESIDENT
8315 ELATI ST
DENVER CO 80221-4479

ESPINOZA MARIA E SIERRA AND
CASTRO LUIS A MEJIA
OR CURRENT RESIDENT
7709 LINCOLN WAY
DENVER CO 80221-4121

ESPINOZA MORENO ERIK AND
ESPINOZA MABEL R
OR CURRENT RESIDENT
615 E 77TH AVE
DENVER CO 80229

ESPINOZA ROBERT M AND HERNANDEZ LIBBY C AND
CODY LINDA L AND
ESPINOZA BEN C AND ESPINOZA VALERIE V AND ESPINOZA PHILLIP P
OR CURRENT RESIDENT
5801 E 74TH AVE
COMMERCE CITY CO 80022-1325

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

ESPINOZA SIERRA MARIA E AND
ESPINOZA SIERRA ANA L
OR CURRENT RESIDENT
7659 LINCOLN WAY
DENVER CO 80221-4119

ESQUEDA JOSE
OR CURRENT RESIDENT
7460 KEARNEY ST
COMMERCE CITY CO 80022-1335

ESQUIBEL HENRY AND
ESQUIBEL BARBARA R
OR CURRENT RESIDENT
4220 W 66TH AVE
ARVADA CO 80003-6418

ESQUIBEL JOEL
OR CURRENT RESIDENT
7877 YORK ST APT 3
DENVER CO 80229-6186

ESQUIVEL JOSE GABRIEL AND
ZARAGOZA JASMINE RAMONA
OR CURRENT RESIDENT
922 CORONADO PKWY S UNIT B
DENVER CO 80229-5445

ESQUIVEL MARIA JOSE
OR CURRENT RESIDENT
7930 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4223

ESQUIVEL RUSSELL J
OR CURRENT RESIDENT
2121 W 52ND AVE
DENVER CO 80221-1406

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

ESTHER M VALENCIA LIVING TRUST
OR CURRENT RESIDENT
5212 LIPAN DR
DENVER CO 80221-3419

ESTRADA CLAUDIA M
OR CURRENT RESIDENT
7860 MAGNOLIA ST
COMMERCE CITY CO 80022-1124

ESTRADA DAVID AND
ALLARID NANCY
OR CURRENT RESIDENT
7620 PECOS ST
DENVER CO 80221-3454

ESTRADA DOLORES AND
ESTRADA-CORONA RAMIRO
OR CURRENT RESIDENT
56272 E 23RD AVE
STRASBURG CO 80136-7584

ESTRADA DOMINGUEZ MONICA
OR CURRENT RESIDENT
6696 E 80TH AVE
COMMERCE CITY CO 80022-1116

ESTRADA ESQUIVEL JOSE
OR CURRENT RESIDENT
161 GREENWOOD BLVD
DENVER CO 80221-3695

ESTRADA HIPOLITO
OR CURRENT RESIDENT
2811 W 64TH AVE
DENVER CO 80221-2303

ESTRADA OLIVA
OR CURRENT RESIDENT
7151 QUIVAS ST
DENVER CO 80221-2546

ESTRADA ROBERTO AND
ESTRADA PABLA
OR CURRENT RESIDENT
2080 W 52ND PL
DENVER CO 80221-1411

ESTRADA-GONZALEZ BRUNO AND
RUIZ JESUS A CABRIALES
OR CURRENT RESIDENT
2100 N WATKINS RD
WATKINS CO 80137-6804

EUCHLER DEREK
OR CURRENT RESIDENT
645 E 77TH AVE
DENVER CO 80229-1815

EULA M HERGENRETER TRUST AND
DONALD L HERGENRETER TRUST
OR CURRENT RESIDENT
7738 ELLEN LN
DENVER CO 80221-4100

EVA GOMEZ FAMILY TRUST 2025
OR CURRENT RESIDENT
6955 MARIPOSA ST APT A
DENVER CO 80221-8912

EVANS KRISTIN
OR CURRENT RESIDENT
1676 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4841

EVANS LEVI
OR CURRENT RESIDENT
6585 MEADE CT
ARVADA CO 80003-6447

EVANS NICOLAS AND
HOOVER ALEXANDRA
OR CURRENT RESIDENT
8371 SHOSHONE ST
DENVER CO 80221-4631

EVANS TERESA R
OR CURRENT RESIDENT
8360 RALPH LN
DENVER CO 80221-3963

EVASICK SAMUEL P
OR CURRENT RESIDENT
1750 W 53RD PL UNIT 5
DENVER CO 80221-6414

EVERIN SARA A
OR CURRENT RESIDENT
1741 W 52ND CT
DENVER CO 80221-1717

EWALT KYLE J
OR CURRENT RESIDENT
2040 W 52ND PL
DENVER CO 80221-1411

EWING ALAN C AND
EWING RICHARD
OR CURRENT RESIDENT
201 LINDA LN
DENVER CO 80221-4156

EWING MOLLY K
OR CURRENT RESIDENT
6940 ALAN DR
DENVER CO 80221-2523

EWING ROBERT W AND
EWING HALLIE A
OR CURRENT RESIDENT
7260 RARITAN ST
DENVER CO 80221-3146

FABELA JORGE L AND
FERNANDEZ DENISSE Y
OR CURRENT RESIDENT
7990 IDLEWILD ST
COMMERCE CITY CO 80022-1088

FABIAN ALEX E
HOF MARILYN
OR CURRENT RESIDENT
6648 KING ST
DENVER CO 80221-2142

FAIRBANKS LINDA M AND
TRUJILLO RAYMOND G
OR CURRENT RESIDENT
2760 W 66TH PLACE
DENVER CO 80221

FAJARDO CLEO
OR CURRENT RESIDENT
15921 ELMIRA ST
BRIGHTON CO 80602-8620

FALBERG SARAH AND
HAASE ANTHONY
OR CURRENT RESIDENT
8837 NORWICH ST
WESTMINSTER CO 80031-3527

FALBO CLELIA CAMILLE
OR CURRENT RESIDENT
1180 ELBERT ST
DENVER CO 80221-3726

FALCON-MARTINEZ LUZ C
OR CURRENT RESIDENT
6641 GREEN CT
DENVER CO 80221-2124

FALIANO GERALD A AND
FALIANO LISA M
OR CURRENT RESIDENT
5312 STUART ST
DENVER CO 80212-4081

FARBER BRITTANY L
OR CURRENT RESIDENT
6760 MEADE CIR UNIT C
WESTMINSTER CO 80030-6115

FARMER RICHARD SHAWN
OR CURRENT RESIDENT
7141 RARITAN ST
DENVER CO 80221-2550

FARON MATTHEW
OR CURRENT RESIDENT
7652 PENNSYLVANIA CT
DENVER CO 80229-1822

FARRELL LESLIE ANNE
OR CURRENT RESIDENT
7261 RUTH WAY
DENVER CO 80221-3147

FARRELL NOAH
OR CURRENT RESIDENT
8771 DAWSON ST APT 102
DENVER CO 80229-4984

FASY JESSICA
OR CURRENT RESIDENT
6335 KING CT
DENVER CO 80221-2041

FAUBER MARK R AND
FAUBER KARI L A
OR CURRENT RESIDENT
1495 W 68TH AVE
DENVER CO 80221-2681

FAUL DANE IVAN AND
EVERS LAURA LEE
OR CURRENT RESIDENT
10064 YAMPA CT
COMMERCE CITY CO 80022-9050

FAUSETT SARAH B AND
FAUSETT SHAWN D
OR CURRENT RESIDENT
7900 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4223

FAYOLLAT JENNIFER M AND
ORTIZ MARIO C
OR CURRENT RESIDENT
8280 BLUEBELL WAY
DENVER CO 80221-4411

FEAR BRIDGETT L
OR CURRENT RESIDENT
6855 SANTA FE DR
DENVER CO 80221-7059

FEDORTSOV VICTOR
OR CURRENT RESIDENT
3035 W 63RD AVE
DENVER CO 80221-1976

FEELY DUSTIN
OR CURRENT RESIDENT
8212 WASHINGTON ST APT 21
DENVER CO 80229-5898

FELIX BENITA
OR CURRENT RESIDENT
3060 W HAWTHORNE PL
DENVER CO 80221-2129

FELIX MARIE I
OR CURRENT RESIDENT
6990 ALAN DR
DENVER CO 80221-2523

FELKER WILLIAM H AND
FELKER CYNTHIA L
OR CURRENT RESIDENT
7697 QUIVAS ST
DENVER CO 80221-4225

FELL RICKI A AND
FELL MARY ALICE
OR CURRENT RESIDENT
6842 VRAIN ST
WESTMINSTER CO 80030

FELLIN HELEN M AND
FELLIN STEVEN
OR CURRENT RESIDENT
56358 SPRUCE ST
STRASBURG CO 80136-7820

FENZ-TRIMBLE KATHERINE L
OR CURRENT RESIDENT
8250 BLUEBELL WAY
DENVER CO 80221-4411

FERG ERICA AND
HALL BRYAN
OR CURRENT RESIDENT
6781 NAVAJO WAY
DENVER CO 80221-2767

FERGUSON BRANDON L
OR CURRENT RESIDENT
8841 RACE ST
THORNTON CO 80229-4605

FERGUSON CLINTON REID AND
FERGUSON ALEXA
OR CURRENT RESIDENT
1040 DRAKE ST
DENVER CO 80221-3772

FERGUSON DALONE
OR CURRENT RESIDENT
5480 ALCOTT ST
DENVER CO 80221-1622

FERGUSON RENEE LOUISE
OR CURRENT RESIDENT
1575 W 68TH AVE
DENVER CO 80221-2759

FERN LLC
C/O UDI BARON
OR CURRENT RESIDENT
101 E 70TH AVE
DENVER CO 80221

FERNANDES MAGALI AND
FERNANDEZ JUAN FRANCISCO JR
OR CURRENT RESIDENT
2260 ANCE ST
STRASBURG CO 80136-7835

FERNANDEZ ANNETTE
OR CURRENT RESIDENT
2525 W 65TH AVE
DENVER CO 80221-2339

FERNANDEZ NANETTE
OR CURRENT RESIDENT
241 DEL NORTE ST
DENVER CO 80221-4112

FERNANDEZ PAUL S AND
FERNANDEZ KELLIE JO
OR CURRENT RESIDENT
6915 BROADWAY
DENVER CO 80221-2841

FERNANDEZ ROBERTO HERNANDEZ AND
TAVERA LUIS G VALENZUELA
OR CURRENT RESIDENT
7935 PENNSYLVANIA ST
DENVER CO 80229-5881

FERNANDEZ SERGIO RODRIGO MUNOZ AND
FERNANDEZ JUSTINA GLADYS
OR CURRENT RESIDENT
8156 WASHINGTON ST APT 53
THORNTON CO 80229-5887

FERNANDEZ-MORALES ALEJANDRO AND
ABREGO-GARCIA MARIA A
OR CURRENT RESIDENT
5564 QUIVAS ST
DENVER CO 80221-1761

FERNANDO SANDOVAL CHAVEZ LUIS AND
SANDOVAL MA DEL CARMEN
OR CURRENT RESIDENT
62 DEL NORTE ST
DENVER CO 80221-4109

FERRALES ALEXA ESCOBAR
OR CURRENT RESIDENT
8053 JASMINE ST
DENVER CO 80024

FERRARO CARMINE
OR CURRENT RESIDENT
5476 UMATILLA ST
DENVER CO 80221

FERRER TRUCKING INC
OR CURRENT RESIDENT
5723 HOOKER ST
DENVER CO 80221-1901

FERRO ANDREW AND
FERRO ANDREA
OR CURRENT RESIDENT
6595 MEADE CT
ARVADA CO 80003-6447

FEY JERI C AND
FEY MARTIN C
OR CURRENT RESIDENT
3070 W 53RD AVE
DENVER CO 80221-6562

FICHTER STEPHEN WAYNE
OR CURRENT RESIDENT
7621 ACOMA CT
DENVER CO 80221-4101

FIEBER PETER H JR
OR CURRENT RESIDENT
4515 W 68TH AVE
WESTMINSTER CO 80030-5755

FIELDS ANNA AND
FIELDS THEODORE
OR CURRENT RESIDENT
8064 DECATUR CT
WESTMINSTER CO 80031-4167

FIELDS JESSICA K
OR CURRENT RESIDENT
8230 WASHINGTON ST APT 14
DENVER CO 80229-8502

FIELDS RITA K AND
FIELDS JAMES C
OR CURRENT RESIDENT
9195 LANDER ST
WESTMINSTER CO 80031

FIERRO BERZOZA JOSE LUIS AND
VILLALOBOS VILLALOBOS FIDELIA
OR CURRENT RESIDENT
6831 AVRUM DR
DENVER CO 80221-2528

FIERRO JOSEPH R
OR CURRENT RESIDENT
8033 CLAY DR
WESTMINSTER CO 80031-4182

FIFTY3 LLC
OR CURRENT RESIDENT
2343 W 53RD PL
DENVER CO 80221-1424

FINERTY SANDRA L
OR CURRENT RESIDENT
7940 CRESTVIEW LN
DENVER CO 80221-3806

FINKBEINER JULY M
OR CURRENT RESIDENT
8360 CLARKSON ST
DENVER CO 80229-5435

FINN ELTEN L
OR CURRENT RESIDENT
8450 CORONA ST
DENVER CO 80229-4906

FINNEY ARNOLD AND
FINNEY MARCIANA
OR CURRENT RESIDENT
8770 CORONA ST APT 301
DENVER CO 80229-4736

FINNING LARRY
OR CURRENT RESIDENT
7941 IVYWOOD ST
COMMERCE CITY CO 80022-1077

FINO NICOLAS JR
OR CURRENT RESIDENT
7921 ROBIN LN
DENVER CO 80221

FIRST UNITED HMONG ALLIACE CHURCH OF THE
CHRISTIAN AND MISSIONARY ALLIANCE
OR CURRENT RESIDENT
7300 ZUNI ST
DENVER CO 80221-3165

FISCHER MICHAEL D AND
FISCHER TAMMY M
OR CURRENT RESIDENT
56468 COLORADO AVE
STRASBURG CO 80136-7839

FISCHER MICHAEL JR AND
FISCHER KYLIE
OR CURRENT RESIDENT
2083 ASOKA ST
STRASBURG CO 80136-7707

FISCHER RONALD G TRUST THE
OR CURRENT RESIDENT
10990 E 120TH AVE
HENDERSON CO 80640-9734

FISH BRADLEY J AND
FISH RITA R
OR CURRENT RESIDENT
7831 ROBIN LN
DENVER CO 80221-3812

FITZGERALD ANTHONY L
OR CURRENT RESIDENT
7990 ROBIN LN
DENVER CO 80221-3819

FITZGERALD ERICA L
OR CURRENT RESIDENT
8330 ZUNI ST APT 217
DENVER CO 80221-4691

FITZGERALD STEPHANIE J
OR CURRENT RESIDENT
8242 WASHINGTON ST APT 44
DENVER CO 80229-8504

FITZPATRICK DINA
OR CURRENT RESIDENT
2305 W 52ND AVE
DENVER CO 80221-1402

FIX KATLYN MICHELLE
OR CURRENT RESIDENT
2696 W 68TH AVE
DENVER CO 80221-2768

FLAGEOLLE JOE AND
FLAGEOLLE ANITA M
OR CURRENT RESIDENT
7910 NIAGARA ST
COMMERCE CITY CO 80022-1134

FLAMING KORA JEAN AND
FLAMING LES G
OR CURRENT RESIDENT
8366 VALLEJO ST
DENVER CO 80221

FLEITH ANTON F
OR CURRENT RESIDENT
7760 YORK ST
THORNTON CO 80229-6613

FLORES AMANDA DESIREE AND
YOUNG JOSEPH PATRICK
OR CURRENT RESIDENT
2221 OAK PL
THORNTON CO 80229-7911

FLORES ANDRES
OR CURRENT RESIDENT
7880 NEWPORT ST
COMMERCE CITY CO 80022-1127

FLORES ANYELY JOHELY
OR CURRENT RESIDENT
8290 BRIGHTON RD
COMMERCE CITY CO 80022-5308

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

FLORES DANIEL CASTORENA
OR CURRENT RESIDENT
6900 OSAGE ST
DENVER CO 80221-7037

FLORES DIAZ MA TERESA AND
FLORES DIAZ ASHLEY
OR CURRENT RESIDENT
8351 SHOSHONE ST
DENVER CO 80221-4631

FLORES GARCIA EDGARDO
OR CURRENT RESIDENT
3130 W 66TH AVE
DENVER CO 80221-2116

FLORES GIOVANNI
OR CURRENT RESIDENT
7957 YORK ST APT 2
DENVER CO 80229-6122

FLORES GLORIA L
OR CURRENT RESIDENT
2055 W 53RD AVE
DENVER CO 80221-1412

FLORES JORGE AND
BARRERA DANIEL
OR CURRENT RESIDENT
8431 DAWSON DRIVE
DENVER CO 80229

FLORES JOSE JUAN HERNANDEZ
OR CURRENT RESIDENT
8240 RALPH LN
DENVER CO 80221-3961

FLORES LEONARDO
OR CURRENT RESIDENT
7955 OLIVE ST
COMMERCE CITY CO 80022-1137

FLORES LUCIANO BARRALES
OR CURRENT RESIDENT
7981 ONEIDA ST
COMMERCE CITY CO 80022-1141

FLORES MARIA S AND
FLORES MARIO G
OR CURRENT RESIDENT
8334 MITZE WAY
DENVER CO 80221-3986

FLORES PAUL
OR CURRENT RESIDENT
6331 OSCEOLA WAY
ARVADA CO 80003-6728

FLORES ROSA
OR CURRENT RESIDENT
7551 KRAMERIA ST
COMMERCE CITY CO 80022-1339

FLORES ROSA SANCHEZ
OR CURRENT RESIDENT
10280 E 120TH AVE
HENDERSON CO 80640-9746

FLORES TELLEZ MARCELO
OR CURRENT RESIDENT
1590 LONGBRANCH ST
STRASBURG CO 80136-7704

FLORES TORRES ANA K
OR CURRENT RESIDENT
8331 EMERSON ST
DENVER CO 80229-5416

FLORES-RODRIQUEZ LESLIE ANN AND
TORREZ TYLER JAMES
OR CURRENT RESIDENT
8221 LADEAN ST
DENVER CO 80229-5604

FLOREZ ENRIQUEZ DANIEL R AND
QUINONES ANAHI
OR CURRENT RESIDENT
3071 W 63RD AVE
DENVER CO 80221-1976

FLYNN JEANNE M CARLSON
OR CURRENT RESIDENT
7607 GRACE PL
DENVER CO 80221

FLYNN MICHAEL JOSEPH
OR CURRENT RESIDENT
1807 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4835

FLYNN THOMAS
OR CURRENT RESIDENT
1746 W 67TH PL
DENVER CO 80221

FOLEY NANCY E
OR CURRENT RESIDENT
7889 YORK ST NO. 1
DENVER CO 80229

FONTES HUGO AND
FONTES CYNTHIA
OR CURRENT RESIDENT
7633 NAVAJO ST
DENVER CO 80221-3424

FONTES YESENIA A
OR CURRENT RESIDENT
7610 KEARNEY DR
COMMERCE CITY CO 80022-1316

FOORMAN TESSA AND
FOORMAN SEAN
OR CURRENT RESIDENT
5301 TEJON ST
DENVER CO 80221-1431

FOOTE JACLYN SUE
OR CURRENT RESIDENT
6450 TENNYSON ST APT 4
ARVADA CO 80003-6444

FORD ALBERT J
OR CURRENT RESIDENT
2840 W 67TH PL
DENVER CO 80221-2226

FORD LAZOUICH ZACHARY
OR CURRENT RESIDENT
1720 W 55TH PL
DENVER CO 80221-1712

FORD MONICA B AND
BRADFORD WILLIAM T
OR CURRENT RESIDENT
440 E 82ND DR
DENVER CO 80229-5829

FORD RANDY S
OR CURRENT RESIDENT
9600 E 160TH AVE
BRIGHTON CO 80602

FORDE LADRON AND
FORDE CANDICE
OR CURRENT RESIDENT
6870 AVRUM DR
DENVER CO 80221-2529

FORGO STEPHEN
OR CURRENT RESIDENT
6755 GROVE ST
DENVER CO 80221-2635

FORNWALT JUSTIN
DAVIDSON PAMELA
OR CURRENT RESIDENT
7973 YORK ST APT A
DENVER CO 80229-6101

FORTINI FRANCIS E JR AND
FORTINI COURTNEY M
OR CURRENT RESIDENT
6777 NAVAJO WAY
DENVER CO 80221-2767

FOSTER JOSHUA R
OR CURRENT RESIDENT
1571 ARAPAHOE ST
STRASBURG CO 80136

FOSTER KEVIN PATRICK AND
FOSTER THERESA BERNICE
OR CURRENT RESIDENT
7942 GRANT ST
DENVER CO 80229

FOSTER MARIA GUADALUPE
OR CURRENT RESIDENT
3034 W 66TH AVE
DENVER CO 80221-2114

FOSTER MATTHEW THOMAS AND
FOSTER JUNE MARIE
OR CURRENT RESIDENT
6755 RARITAN DR
DENVER CO 80221-2613

FOSTER REGAN AND
FOSTER ELIZABETH
OR CURRENT RESIDENT
5200 WYANDOT ST
DENVER CO 80221-1405

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

FOX MIA D AND
SEMBOWER JOHN W
OR CURRENT RESIDENT
2730 W 68TH AVE
DENVER CO 80221-2326

FOX PIERSON AND
FOX JAYME SUE
OR CURRENT RESIDENT
5280 WYANDOT ST
DENVER CO 80221-1405

FRANCA WANDA LYNN
OR CURRENT RESIDENT
2161 MCDOUGAL ST
DENVER CO 80229-5042

FRANCO FRANK WM AND
RIVERA MARIANNA LITICA
OR CURRENT RESIDENT
41 GREENWOOD BLVD
DENVER CO 80221-3633

FRANK KAREN
OR CURRENT RESIDENT
7107 LIPAN ST
DENVER CO 80221-3060

FRANK MAESTAS TRUST
OR CURRENT RESIDENT
7991 NEWPORT ST
COMMERCE CITY CO 80022-1128

FRANK RODNEY S
OR CURRENT RESIDENT
7920 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4223

FRANKEL CLARE AND
WILLIAMSON TIMOTHY
OR CURRENT RESIDENT
3051 W 64TH AVE
DENVER CO 80221-2157

FRANKLIN JON J
OR CURRENT RESIDENT
3070 W 63RD AVE
DENVER CO 80221-1964

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

FRANZESE ANGELA
OR CURRENT RESIDENT
3885 W 63RD AVE
ARVADA CO 80003

FRATES JANNA LEE FALBO
OR CURRENT RESIDENT
6425 QUITMAN ST
ARVADA CO 80003

FRAUENFELD CHARLES M AND
FRAUENFELD SUSAN J
OR CURRENT RESIDENT
8320 RALPH LN
DENVER CO 80221-3963

FRAYRE NANCY P LOPEZ AND
LOPEZ CRYSTAL E CONTRERAS
OR CURRENT RESIDENT
8481 CLARKSON ST
DENVER CO 80229-4931

FRAZZINI KAREN M AND
FRAZZINI JOSHUA A
OR CURRENT RESIDENT
5241 WYANDOT ST
DENVER CO 80221-1477

FREDERICKSON DANIEL AND
FREDERICKSON CASSIE
OR CURRENT RESIDENT
56990 E 18TH AVE
STRASBURG CO 80136-7850

FREDRICK SARAH JOY AND
STIEBER DAVID GERARD
OR CURRENT RESIDENT
5431 RARITAN WAY
DENVER CO 80221-1735

FREE JONATHAN D
OR CURRENT RESIDENT
7687 ELLEN LN
DENVER CO 80221-4107

FREEBURG CHRISTOPHER W
OR CURRENT RESIDENT
5590 TEJON ST
DENVER CO 80221-1436

FREEMAN JARED
OR CURRENT RESIDENT
6758 RARITAN DR
DENVER CO 80221-2676

FREEMAN PAUL A AND
FREEMAN HEATHER C
OR CURRENT RESIDENT
2880 W 80TH AVE
DENVER CO 80221-3810

FREGIA MARTIN JOSEPH
OR CURRENT RESIDENT
8181 IVANHOE ST
COMMERCE CITY CO 80022

FRESQUEZ ALICIA
OR CURRENT RESIDENT
5423 COLUMBINE LN
DENVER CO 80221-1200

FRESQUEZ-GARCIA ANTONIO
OR CURRENT RESIDENT
6685 GROVE ST
DENVER CO 80221-2126

FREY JOSEPH
OR CURRENT RESIDENT
3503 W 63RD PL
DENVER CO 80221-2039

FRIAS IVON Y AND
TINOCO SANTIAGO
OR CURRENT RESIDENT
6445 QUITMAN ST
ARVADA CO 80003-6430

FRIAS JOSE L AND
MONTES DE OCA MARIANA
OR CURRENT RESIDENT
7648 QUIVAS ST
DENVER CO 80221-4226

FRIAS MANUEL VINCENTE TELLO
OR CURRENT RESIDENT
8126 PENNSYLVANIA ST
DENVER CO 80229-5844

FRIESS GREGORY A AND
FRIESS RAECHAL L
OR CURRENT RESIDENT
10757 E 124TH AVE
BRIGHTON CO 80601-7138

FRITZ JO ANN
OR CURRENT RESIDENT
7620 EMERSON ST
DENVER CO 80229-6419

FRITZLER ELIZABETH R AND
FRITZLER THOMAS AND FRITZLER PATRICIA
OR CURRENT RESIDENT
1771 W 53RD PL UNIT 8
DENVER CO 80221-6420

FROMAN STANLEY M AND
FROMAN HELEN
OR CURRENT RESIDENT
8139 LORETTA DR
DENVER CO 80221-4416

FRONT RANGE ASPHALT MAINTENANCE LLC
OR CURRENT RESIDENT
2741 E 69TH WAY
DENVER CO 80229-7512

FRONT RANGE AUTO SALES LLC
OR CURRENT RESIDENT
2611 W 64TH AVE UNIT D
DENVER CO 80221-2368

FROST EMILY
OR CURRENT RESIDENT
8761 DAWSON ST APT 102
DENVER CO 80229-4900

FRY KARLENE D
OR CURRENT RESIDENT
7240 LARSH DR
DENVER CO 80221-3140

FUENTES MARCO A AND
FUENTES ZULEMA BARRIOS
OR CURRENT RESIDENT
4265 W 65TH AVE
ARVADA CO 80003

FUENTES MARTIN AND
MARTINEZ-ORTIZ TREISI
OR CURRENT RESIDENT
3640 W 88TH AVE
WESTMINSTER CO 80031

FUGITA FAMILY TRUST DTD APRIL 30 2007
OR CURRENT RESIDENT
8848 NORWICH ST
WESTMINSTER CO 80030-3528

FUGITA TRENT L AND
FUGITA RANAE L
OR CURRENT RESIDENT
8868 NORWICH ST
WESTMINSTER CO 80030-3528

FUHR RONALD
OR CURRENT RESIDENT
1901 W 73RD AVE
DENVER CO 80221-3184

FULCHER DEBRA D
OR CURRENT RESIDENT
8065 DECATUR ST
WESTMINSTER CO 80031-4174

FULENWIDER MICHAEL W AND
WILSON CHRISTINE A
OR CURRENT RESIDENT
4560 W 66TH AVE
ARVADA CO 80003-6324

FUNK GARRETT D
OR CURRENT RESIDENT
2823 W 65TH AVE
DENVER CO 80221-2313

FURRER LAURIE
OR CURRENT RESIDENT
1680 W 74TH WAY
DENVER CO 80221-3401

FUSHIMI DEBORA D
OR CURRENT RESIDENT
13802 BURLINGTON BLVD
BRIGHTON CO 80603-4404

G AND E LLC
OR CURRENT RESIDENT
6414 QUITMAN ST
ARVADA CO 80003-6431

GABALDON GABRIEL A AND
GABALDON TINO
OR CURRENT RESIDENT
8833 OSCEOLA ST
WESTMINSTER CO 80031-3574

GABALDON TARRAH
OR CURRENT RESIDENT
9251 JULIAN WAY
WESTMINSTER CO 80031-2731

GACCETTA CLARA M TRUST THE
OR CURRENT RESIDENT
855 W 70TH AVE
DENVER CO 80221-7048

GACIA REBEECA R
OR CURRENT RESIDENT
7901 CRESTVIEW LN
DENVER CO 80221-3805

GAGNON CHERYL
OR CURRENT RESIDENT
56312 E 23RD AVE
STRASBURG CO 80136-7585

GAINES JAMES E AND
GAINES CHERYL A
OR CURRENT RESIDENT
9270 KING WAY
WESTMINSTER CO 80030-2736

GALAN BLANCA P AND
GONZALEZ MORENO JESUS
OR CURRENT RESIDENT
7932 GRANT ST
DENVER CO 80229-5800

GALARZA PIERRE AND
MEDINA MONIQUE
OR CURRENT RESIDENT
7901 CLARKSON CT
DENVER CO 80229-5914

GALAVIZ ALVAREZ SELENA IVONNE AND
GALAVIZ ALVAREZ GIOVANNI ALFREDO
OR CURRENT RESIDENT
991 E 88TH AVE
THORNTON CO 80229-4574

GALINDO ALVARE MENDEZ
OR CURRENT RESIDENT
6905 MARIPOSA ST APT D
DENVER CO 80221-8916

GALINDO ROGELIO AND
GALINDO NORMA
OR CURRENT RESIDENT
8200 BLUEBELL WAY
DENVER CO 80221

GALLAGHER DANIEL JOSEPH AND
GALLAGHER MARCIE LORRAINE
OR CURRENT RESIDENT
6472 VRAIN ST
ARVADA CO 80003-6533

GALLAGHER DECLAN AND
GALLAGHER LAUREN V
OR CURRENT RESIDENT
191 DEL NORTE ST
DENVER CO 80221-4110

GALLAGHER DONALD R AND
GALLAGHER EDNA M
OR CURRENT RESIDENT
8359 QUIVAS WAY
DENVER CO 80221-4629

GALLARDO ANGELICA
OR CURRENT RESIDENT
7875 YORK ST APT 2
DENVER CO 80229

GALLATIN ROSA AND
WOLFENBARGER AMANDA
OR CURRENT RESIDENT
140 CORTEZ ST
DENVER CO 80221-3680

GALLEGOS ANGELINA
OR CURRENT RESIDENT
8440 ZUNI ST
DENVER CO 80260-4684

GALLEGOS ARLENE P
OR CURRENT RESIDENT
7924 LOGAN ST
THORNTON CO 80229-5866

GALLEGOS BRIGIDO CASTORENA AND
GALLEGOS J SANTOS
OR CURRENT RESIDENT
3193 W LONGFELLOW PL
DENVER CO 80221-2147

GALLEGOS CECILIA MARY
OR CURRENT RESIDENT
8761 NORWICH ST
WESTMINSTER CO 80031-6912

GALLEGOS FAY AND SCHAAF EDWARD
OR CURRENT RESIDENT
6512 VRAIN ST
ARVADA CO 80003-6338

GALLEGOS FRANCISCO R AND
LOPRZ WENDY MONTENEGRO
OR CURRENT RESIDENT
3090 W LONGFELLOW PL
DENVER CO 80221-2146

GALLEGOS GICELA AND
FLORES RANGEL AMADOR AND FLORES FONSECA
OR
OR CURRENT RESIDENT
7950 QUINCE ST
COMMERCE CITY CO 80022-1232

GALLEGOS GILBERT G AND
GALLEGOS PATRICIA M
OR CURRENT RESIDENT
2042 W 53RD AVE
DENVER CO 80221-1413

GALLEGOS GUADALUPE FLORES
OR CURRENT RESIDENT
7941 OLIVE ST
COMMERCE CITY CO 80022-1137

GALLEGOS JOE A
OR CURRENT RESIDENT
6831 NAVAJO ST
DENVER CO 80221-7030

GALLEGOS JORGE AND
OLIVAS AURORA FONTES
OR CURRENT RESIDENT
1760 W 74TH WAY
DENVER CO 80221-3402

GALLEGOS JOSEPH M AND
GALLEGOS ERMA R
OR CURRENT RESIDENT
9176 LASALLE PL
WESTMINSTER CO 80031-3355

GALLEGOS LORI L
OR CURRENT RESIDENT
6641 GROVE ST
DENVER CO 80221

GALLEGOS MADISON AND
ECKERT BRYAN
OR CURRENT RESIDENT
840 ESSEX DR
DENVER CO 80229-5400

GALLEGOS MANUEL R AND
RUIZ MARIA L ROJAS
OR CURRENT RESIDENT
7427 KEARNEY ST
COMMERCE CITY CO 80022-1334

GALLEGOS MICHAEL AND
HUFFORD BRITTNEY GAIL
OR CURRENT RESIDENT
1994 ASOKA ST
STRASBURG CO 80136-7722

GALLEGOS NIKKI LEIGH AND
STEPHENSON MARK LUCAS
OR CURRENT RESIDENT
8065 DECATUR CT
WESTMINSTER CO 80031-4167

GALLEGOS RICHARD D AND
GALLEGOS JOSEPHINE E
OR CURRENT RESIDENT
1021 DAKIN ST
DENVER CO 80221-3705

GALLEGOS ROBERT AND
GALLEGOS SHANNON
OR CURRENT RESIDENT
3090 W 55TH PL
DENVER CO 80221-6526

GALLEGOS SALVADOR FLORES AND
FERNANDEZ NEFTALI
OR CURRENT RESIDENT
7541 KRAMERIA ST
COMMERCE CITY CO 80022-1339

GALLEGOS SANDRA
OR CURRENT RESIDENT
8211 PENNSYLVANIA WAY
DENVER CO 80229-5885

GALLEGOS SCOTT A
OR CURRENT RESIDENT
4651 W 52ND AVE
DENVER CO 80212-4008

GALLEGOS SHALAMAR
OR CURRENT RESIDENT
8349 KATHERINE WAY
DENVER CO 80221-4613

GALLEGOS TIMOTHY AND
GALLEGOS LISA L
OR CURRENT RESIDENT
7907 PEARL ST
DENVER CO 80229-5879

GALLEGOS-GUERECA BRENDA JUDITH AND
SANCHEZ IRVIN ISAURO
OR CURRENT RESIDENT
7811 HOLLYWOOD ST
COMMERCE CITY CO 80022-1010

GALLEGOS-MENDOZA DOMINGA AND
MENDOZA ARTHUR
OR CURRENT RESIDENT
5240 ZUNI ST
DENVER CO 80221-1453

GALLOWAY RICHARD L AND
GALLOWAY KRISTINE P
OR CURRENT RESIDENT
2828 W 65TH AVE
DENVER CO 80221-2314

GALVAN JULIA
OR CURRENT RESIDENT
9210 LOWELL BLVD
WESTMINSTER CO 80031-3102

GALVAN MALDONADO MARIO
OR CURRENT RESIDENT
221 CUCHARA ST
DENVER CO 80221-3639

GALVAN ROSEMARY A
OR CURRENT RESIDENT
920 W 70TH PL
DENVER CO 80221-3031

GAMACHE RHONDA D AND
GAMACHE NEAL A
OR CURRENT RESIDENT
7131 QUIVAS STREET
DENVER CO 80229

GAMBINO LORI
OR CURRENT RESIDENT
8850 MEADE ST
WESTMINSTER CO 80031-3563

GAMBOA JESSE
OR CURRENT RESIDENT
8124 WASHINGTON ST APT 160
DENVER CO 80229-5854

GAMBOA JUANITA
OR CURRENT RESIDENT
900 ESSEX DR
DENVER CO 80229-5423

GAMBOA MAYRA
OR CURRENT RESIDENT
1121 ELBERT ST
DENVER CO 80221-3725

GAMEZ RODRIGUEZ MOLLY JEAN
OR CURRENT RESIDENT
7920 POPLAR ST
COMMERCE CITY CO 80022-1224

GANDARA ABEL
OR CURRENT RESIDENT
221 BRONCO RD
DENVER CO 80221-3687

GANDARA ABELARDO MARQUEZ AND
CASTANEDA MARIA ISABEL
OR CURRENT RESIDENT
7280 QUIVAS ST
DENVER CO 80221-3142

GANDARA KAREN E
OR CURRENT RESIDENT
8741 DAWSON ST NO. 103
DENVER CO 80229-4938

GANGJI ALI
OR CURRENT RESIDENT
1634 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260

GANN DEREK
OR CURRENT RESIDENT
8282 GREENWOOD BLVD
DENVER CO 80221-4402

GANTI VIVEK
OR CURRENT RESIDENT
5201 STUART ST
DENVER CO 80212-4043

GARBISO CHARLES
OR CURRENT RESIDENT
2232 CORONADO PKWY N APT B
DENVER CO 80229-6084

GARCIA ALBERT
OR CURRENT RESIDENT
5475 BRYANT ST
DENVER CO 80221-1627

GARCIA ALBERT DARIO AND
GARCIA ELIZABETH MARIE
OR CURRENT RESIDENT
1080 ERIE ST
DENVER CO 80221-8307

GARCIA ALFREDO AND
GARCIA ADELINA R
OR CURRENT RESIDENT
10321 E 123RD AVE
HENDERSON CO 80640-7436

GARCIA ANGELA R AND
ZAPATA GLORIA L
OR CURRENT RESIDENT
8867 OSCEOLA ST
WESTMINSTER CO 80031-3574

GARCIA ANNA L
OR CURRENT RESIDENT
7975 YORK ST APT B
DENVER CO 80229-6147

GARCIA ARMANDO SANDOVAL AND
MAGALLANES MIRNA L
OR CURRENT RESIDENT
8471 CLARKSON ST
DENVER CO 80229-4931

GARCIA AUDREY L
OR CURRENT RESIDENT
7215 MARIPOSA ST
DENVER CO 80221-2736

GARCIA BENNIE R AND
GARCIA SHARON F
OR CURRENT RESIDENT
6454 QUITMAN ST
ARVADA CO 80003-6431

GARCIA CARMELITA
OR CURRENT RESIDENT
8467 TEJON WAY
DENVER CO 80260-5078

GARCIA CAROLYN
OR CURRENT RESIDENT
6730 GROVE ST
DENVER CO 80221-2636

GARCIA CESAR I CHAVIRA
OR CURRENT RESIDENT
7089 MASEY ST
DENVER CO 80221-3062

GARCIA CHRISTINE M
OR CURRENT RESIDENT
1100 ERIE ST
DENVER CO 80221-3734

GARCIA CONSUELO AND
GARCIA-MORALES MANUELA-ANGELICA OLIMPIA
OR CURRENT RESIDENT
160 CAMPO ST
DENVER CO 80221-3676

GARCIA COREY DOUGLASS
OR CURRENT RESIDENT
7623 NAVAJO ST
DENVER CO 80221

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

GARCIA DEBBY L
OR CURRENT RESIDENT
7893 YORK ST APT 1
THORNTON CO 80229-6179

GARCIA EMILIO BALTAZAR
OR CURRENT RESIDENT
2020 LARRY CT
DENVER CO 80229-8206

GARCIA ERIC
OR CURRENT RESIDENT
8441 CORONA ST
DENVER CO 80229-4905

GARCIA FRANCISCO
OR CURRENT RESIDENT
8918 NORWICH ST
WESTMINSTER CO 80031-7502

GARCIA FRANCISCO JOSE III AND
LUCAS KAYLA LEE
OR CURRENT RESIDENT
9270 KNOX CT
WESTMINSTER CO 80031-2738

GARCIA FRANK J AND
GARCIA BETTY K
OR CURRENT RESIDENT
7981 KIMBERLY ST
COMMERCE CITY CO 80022-1026

GARCIA GENESIS AND
GARCIA ODALYS
OR CURRENT RESIDENT
7950 NIAGARA ST
COMMERCE CITY CO 80022-1134

GARCIA GOMEZ BLANCA
OR CURRENT RESIDENT
2886 W 56TH AVE
DENVER CO 80221-1838

GARCIA HERNANDEZ FRANCISCO AND
GARCIA ROSA I
OR CURRENT RESIDENT
8311 BRIGHTON RD
COMMERCE CITY CO 80022-5307

GARCIA HERRERA FLOR GRACIELA AND
GARCIA STACEY QUINTANA
OR CURRENT RESIDENT
7391 LEYDEN ST
COMMERCE CITY CO 80022-1927

GARCIA ISRAEL
OR CURRENT RESIDENT
7242 WORLEY DR
DENVER CO 80221-2754

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

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

GARCIA JOEL MONROY AND
LOPEZ JUAN F MONROY
OR CURRENT RESIDENT
8740 CORONA ST APT 301
DENVER CO 80229-4714

GARCIA JOLLY
OR CURRENT RESIDENT
7897 YORK ST APT 1
DENVER CO 80229-6177

GARCIA JUAN L MIRANDA AND
GARCIA JOSE G MIRANDA
OR CURRENT RESIDENT
7619 SHERMAN PL
DENVER CO 80221

GARCIA JUAQUIN J
OR CURRENT RESIDENT
6706 GROVE ST
DENVER CO 80221-2636

GARCIA LANA
OR CURRENT RESIDENT
7550 KRAMERIA ST
COMMERCE CITY CO 80022-1340

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

GARCIA NATIVIDAD
OR CURRENT RESIDENT
261 DEL NORTE ST
DENVER CO 80221-4112

GARCIA SANDRA
OR CURRENT RESIDENT
7961 VALLEY VIEW DR
DENVER CO 80221-3846

GARCIA LORENZO A AND
GARCIA-CORTEZ LORENZO
OR CURRENT RESIDENT
1021 DRAKE ST
DENVER CO 80221-3771

GARCIA NICHOLAS
OR CURRENT RESIDENT
7290 RARITAN ST
DENVER CO 80221-3146

GARCIA STACY
OR CURRENT RESIDENT
2060 STACY DR
DENVER CO 80221-4634

GARCIA LUISA
OR CURRENT RESIDENT
1960 MCDOUGAL ST
DENVER CO 80229-5041

GARCIA PANTALEON DANIEL ISLANDER AND
YANEZ GONZALEZ SILVIA GABRIELA/PANTALEON FUE
NTES ELVIA E
OR CURRENT RESIDENT
7920 GREEN CT
WESTMINSTER CO 80030-4225

GARCIA TORRES CLAUDIA
OR CURRENT RESIDENT
8868 MEADE ST
WESTMINSTER CO 80031-3563

GARCIA MANUEL E AND
MARQUEZ DIANA M
OR CURRENT RESIDENT
6101 E 74TH PL
COMMERCE CITY CO 80022-1331

GARCIA PHILLIP
OR CURRENT RESIDENT
7937 YORK ST APT 3
DENVER CO 80229-6156

GARCIA WILLIAM D AND
GARCIA ESTHER GUERRERO
OR CURRENT RESIDENT
8334 CHARLOTTE WAY
DENVER CO 80221-3971

GARCIA MARIA JAQUELINE SAUCEDO AND
GARCIA IRIS PAMELA SAUCEDO
OR CURRENT RESIDENT
7654 NAVAJO ST
DENVER CO 80221-3425

GARCIA PHYLLIS RAMONA
OR CURRENT RESIDENT
21 CRAGMORE ST
DENVER CO 80221-3627

GARCIA-MENDOZA LISA M
OR CURRENT RESIDENT
7760 HOLLYWOOD ST
COMMERCE CITY CO 80022-1009

GARCIA MARIO
OR CURRENT RESIDENT
6988 KIDDER DR
DENVER CO 80221-2840

GARCIA PILAR
BASQUEZ-GARCIA MAXINE
OR CURRENT RESIDENT
7654 LOGAN ST
DENVER CO 80229-6734

GARDNER ALBERT D
OR CURRENT RESIDENT
3165 W LONGFELLOW PL
DENVER CO 80221-2147

GARCIA MARISOL IBARRA
OR CURRENT RESIDENT
8136 WASHINGTON ST APT 139
DENVER CO 80229-5857

GARCIA RAYMOND L
OR CURRENT RESIDENT
7869 YORK ST NO. 1
DENVER CO 80229

GARDNER NATALIE
OR CURRENT RESIDENT
2700 W 68TH AVE
DENVER CO 80221-2326

GARCIA MARTIN AND
GARCIA JODALE
OR CURRENT RESIDENT
4514 W 64TH CIR
ARVADA CO 80003-6547

GARCIA ROBERTO S AND
GARCIA BELIA
OR CURRENT RESIDENT
7931 POPLAR ST
COMMERCE CITY CO 80022-1223

GARDNER THOMAS O III
OR CURRENT RESIDENT
9200 LOWELL BLVD
WESTMINSTER CO 80031-3102

GARCIA MELISSA AND
GARCIA DIANEYS
OR CURRENT RESIDENT
7995 ONEIDA ST
COMMERCE CITY CO 80022-1141

GARCIA RON JR AND GARCIA ELVIRA
OR CURRENT RESIDENT
7508 QUIVAS ST
DENVER CO 80221-3416

GARDUNIO AMOS GUADALUPE
OR CURRENT RESIDENT
8761 DE SOTO ST
DENVER CO 80229

GARCIA MICHAEL JOE AND
GARCIA KELLY A
OR CURRENT RESIDENT
8321 RALPH LN
DENVER CO 80221-3962

GARCIA SALVADOR JR AND
GARCIA LAURA TERESA
OR CURRENT RESIDENT
401 E 76TH AVE
DENVER CO 80229-6204

GARDUNIO BEN AND
GARDUNIO LEYDA
OR CURRENT RESIDENT
8701 DE SOTO ST
DENVER CO 80229-4978

GARFIO-OLIVAS FIDEL
OR CURRENT RESIDENT
7580 LEYDEN ST
COMMERCE CITY CO 80022-1344

GARGALIETOS JOHN I
OR CURRENT RESIDENT
1740 W 54TH PL
DENVER CO 80221-1700

GARIBAY JUAN ALBERTO
OR CURRENT RESIDENT
8336 FOX ST
DENVER CO 80221-4415

GARIBEY JOSE L GUTIERREZ
OR CURRENT RESIDENT
7940 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4223

GARICIA LINA C AND
MEJIA NATLEE AND MEJIA THOMAS D
OR CURRENT RESIDENT
6502 PERRY ST
ARVADA CO 80003-6400

GARNER HERMAN J
OR CURRENT RESIDENT
7566 TURNER DR
DENVER CO 80221-3433

GARRAMONE JESSICA
OR CURRENT RESIDENT
2628 DEVONSHIRE CT
THORNTON CO 80229-8602

GARRISON BENJAMIN C AND
GARRISON JUANITA J
OR CURRENT RESIDENT
1852 BURTON ST
STRASBURG CO 80136-7826

GARRISON KATY MCDONNELL
OR CURRENT RESIDENT
8751 CIRCLE DR
WESTMINSTER CO 80031-3675

GARRITY SAMANTHA MORGAN
OR CURRENT RESIDENT
2309 W MOFFAT PL
DENVER CO 80221-1442

GARSTANG RACHEL L AND
ASHOUR PAUL B
OR CURRENT RESIDENT
7935 YORK ST APT 2
DENVER CO 80229-6157

GARVEY WILLIAM
OR CURRENT RESIDENT
3017 W 53RD AVE
DENVER CO 80221-6563

GARY OSOWSKI REVOCABLE TRUST
OR CURRENT RESIDENT
6443 STUART ST
ARVADA CO 80003-6454

GARZA HEIDI E AND
GARZA PETER M
OR CURRENT RESIDENT
8770 NORWICH ST
WESTMINSTER CO 80031-6911

GARZA MANUEL D AND
GARZA ELVIRA N
OR CURRENT RESIDENT
7295 IVY ST
COMMERCE CITY CO 80022-1544

GARZA RICHARD W
OR CURRENT RESIDENT
7011 RARITAN ST
DENVER CO 80221-2548

GASCA MARIA ISABEL AND
GASCA CARLOS
OR CURRENT RESIDENT
2021 LARRY CT
DENVER CO 80229-8207

GASKIN MICHAEL
GASKIN JENNIFER A
OR CURRENT RESIDENT
6460 OSCEOLA ST
ARVADA CO 80003-6423

GASTELUM DIONNA D AND
GASTELUM JESUS
OR CURRENT RESIDENT
6431 OSCEOLA ST
ARVADA CO 80003-6422

GATES JACQUELYN MICHELLE
OR CURRENT RESIDENT
2780 W 56TH AVE
DENVER CO 80221-1816

GAUCIN QUIRIARTE JOSE LUIS
OR CURRENT RESIDENT
8357 OSAGE WAY
DENVER CO 80221-3951

GAVITO FRANCES C AND
GAVITO KARRY A
OR CURRENT RESIDENT
7006 JENNIE DR
DENVER CO 80221-3017

GAYTAN BRIANNA AND
SALAZAR JEHOVANNY
OR CURRENT RESIDENT
1031 OAK PL
THORNTON CO 80229-7743

GAYTAN EMMA ABIGAIL AND
PASTORE AMY
OR CURRENT RESIDENT
8025 GREEN CT
WESTMINSTER CO 80031-4120

GAYTAN ESPINO SAUL
OR CURRENT RESIDENT
6830 RACE ST
DENVER CO 80229-7306

GAYTAN MARIA A AND
GAYTAN JORGE
OR CURRENT RESIDENT
40 BOWIE COURT
DENVER CO 80221

GEIGER LYNDSEY E AND
GEIGER CARYN
OR CURRENT RESIDENT
6768 QUIVAS WAY
DENVER CO 80221-2675

GEISLAND BENJAMIN T AND
HERNANDEZ TANIA
OR CURRENT RESIDENT
8231 RALPH LN
DENVER CO 80221-3960

GEISLER DONNA
OR CURRENT RESIDENT
7290 KRAMERIA ST
COMMERCE CITY CO 80022-1926

GEIST SEAN AND
DETRO JILL
OR CURRENT RESIDENT
7980 POPLAR ST
COMMERCE CITY CO 80022-1224

GEMOYA TAYLOUR L
OR CURRENT RESIDENT
7398 KEARNEY ST
COMMERCE CITY CO 80022-1965

GENDELMAN LAURENCE IAN AND
GAMEZ JAMES THOMAS
OR CURRENT RESIDENT
6801 KNOX CT
DENVER CO 80221-2648

GENOVA GABRIELLA UND 30% INT AND
MILLER TROY UND 70% INT
OR CURRENT RESIDENT
1281 MARIPOSA DR
DENVER CO 80221-3406

GEORGE ANDREW CHRISTIAN
OR CURRENT RESIDENT
422 E 77TH AVE
DENVER CO 80229-1819

GEORGE CONNOR ANDREW
OR CURRENT RESIDENT
1461 MARIGOLD DR
DENVER CO 80221-3939

GEORGOPULOS PAUL M AND
STRICK NICOLE B AND MAES JOHN V
OR CURRENT RESIDENT
841 E 83RD PL
DENVER CO 80229-5410

GERAK JEFFERY R AND
HAUPTMAN SHARON L
OR CURRENT RESIDENT
4231 W 65TH COURT
ARVADA CO 80003

GERDES CHRISTOPHER H
OR CURRENT RESIDENT
6655 GREEN CT
DENVER CO 80221-2124

GERECHT JEREMIAH L
OR CURRENT RESIDENT
7973 YORK ST APT C
DENVER CO 80229-6101

GERK JEROME M
OR CURRENT RESIDENT
5320 GROVE ST
DENVER CO 80221-6544

GERLICK MICHAEL J AND GERLICK DOROTHY W
OR CURRENT RESIDENT
7224 NAVAJO ST
DENVER CO 80221-2741

GERMAN ENTERPRISE LLC
OR CURRENT RESIDENT
6381 BEACH ST UNIT D
DENVER CO 80221

GIBNEY HARRY Z JR AND
GIBNEY LUCILLE
OR CURRENT RESIDENT
6880 RACE ST
DENVER CO 80229-7341

GIBNEY JEFF
OR CURRENT RESIDENT
6850 RACE ST
DENVER CO 80229-7341

GIENGER PERRY AND
GIENGER BRIANA
OR CURRENT RESIDENT
7078 LIPAN ST
DENVER CO 80221-3077

GIFFORD IAN AND
GIFFORD MICHAEL
OR CURRENT RESIDENT
432 E 77TH AVE
DENVER CO 80229-1819

GIL RAMON
OR CURRENT RESIDENT
1011 E 88TH AVE
THORNTON CO 80260

GILBRIDE GREGORY AND
GILBRIDE SIERRA
OR CURRENT RESIDENT
6757 QUIVAS WAY
DENVER CO 80221-2675

GILLAN GREG
OR CURRENT RESIDENT
8068 DECATUR ST
WESTMINSTER CO 80030-4170

GILLAN LELAND E
OR CURRENT RESIDENT
3124 W 62ND AVE
DENVER CO 80221

GILLESPIE GARRET
OR CURRENT RESIDENT
5340 RARITAN ST 7
DENVER CO 80221

GILLIS JASON AND
GILLIS CHRISTIEVE
OR CURRENT RESIDENT
6620 RALEIGH CT
ARVADA CO 80003-6437

GILLIS JASON AND
GILLIS CHRISTIEVE
OR CURRENT RESIDENT
4403 W 68TH AVE
WESTMINSTER CO 80030-5855

GILMORE ELIJAH A AND
ROESCH PAIGE S
OR CURRENT RESIDENT
1637 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4846

GILO ACHAN O
OR CURRENT RESIDENT
3761 W 91ST PL
WESTMINSTER CO 80031-3110

GILPIN INDUSTRIAL LLC
OR CURRENT RESIDENT
5850 LOWELL BLVD
DENVER CO 80221

GILSDORF KATHERINE A
OR CURRENT RESIDENT
7867 YORK ST APT 1
DENVER CO 80229-6190

GIMBEL JULIE FISHER
OR CURRENT RESIDENT
8239 PEARL ST
DENVER CO 80229-5852

GIMER DAVID C AND
GIMER LINDA S
OR CURRENT RESIDENT
7871 VALLEY VIEW DRIVE
DENVER CO 80221

GIMER DORIS LOUISE
OR CURRENT RESIDENT
7990 ROSLYN ST
COMMERCE CITY CO 80022-1234

GINGRICH DAVID ARTHUR
OR CURRENT RESIDENT
7221 LARSH DR
DENVER CO 80221-3139

GIRON JOSEPH K
OR CURRENT RESIDENT
7821 APPLEBLOSSOM LN
WESTMINSTER CO 80030

GIRON PATRICIA BARROZO
OR CURRENT RESIDENT
2274 CORONADO PKWY N APT C
DENVER CO 80229-8001

GIRON VINCE
OR CURRENT RESIDENT
8281 DELAWARE ST
DENVER CO 80221-4473

GIST DENNIS RAY AND
GIST MELISSA TANNER
OR CURRENT RESIDENT
56383 WESTVIEW AVE
STRASBURG CO 80136-7712

GIVENS MARY ANN
OR CURRENT RESIDENT
8283 ADAMS WAY
DENVER CO 80221-3903

GLASSIC SHANNON AND
GLASSIC MICHAEL
OR CURRENT RESIDENT
1610 W 67TH CIR
DENVER CO 80221-2637

GLASSIC SHANNON AND
GLASSIC MICHAEL
OR CURRENT RESIDENT
1550 W 68TH LN
DENVER CO 80221-2760

GLEASON JAMES R AND
GLEASON RUSSELL J
OR CURRENT RESIDENT
8236 WASHINGTON ST APT 30
DENVER CO 80229-8503

GLISTA ANTHONY L
OR CURRENT RESIDENT
8349 FOX ST
DENVER CO 80221-4827

GLOCK JONATHAN T AND
NG ELIZABETH G
OR CURRENT RESIDENT
1765 W 67TH PL
DENVER CO 80221-2617

GOBEL FAMILY LIMITED LIABILITY COMPANY
OR CURRENT RESIDENT
9090 BRIGHTON RD
HENDERSON CO 80640-8235

GODBEY AARON
OR CURRENT RESIDENT
18392 E 100TH PL
COMMERCE CITY CO 80022-9041

GODSOE TRAVIS R
OR CURRENT RESIDENT
7951 GREEN CT
WESTMINSTER CO 80030-4224

GOEBEL DARRIN J
GOEBEL KELLY C
OR CURRENT RESIDENT
2551 W 52ND AVE
DENVER CO 80221-1645

GOETTL SHARON
OR CURRENT RESIDENT
80 DEL NORTE STREET
DENVER CO 80221

GOETZ SHARON KAY UND 1/2 INT ET AL
OR CURRENT RESIDENT
8350 KATHERINE WAY
DENVER CO 80221-4614

GOFORTH JOHN V AND
GOFORTH HEATHER R
OR CURRENT RESIDENT
9788 E 159TH PL
BRIGHTON CO 80602-8656

GOLDADE SYDNEY AND
GOLDADE BRYCE
OR CURRENT RESIDENT
7079 MASEY ST
DENVER CO 80221-3062

GOLDEN KATHERINE
OR CURRENT RESIDENT
3148 W 62ND AVE
DENVER CO 80221

GOLDEN LORI J
OR CURRENT RESIDENT
2040 E 89TH AVE
THORNTON CO 80229-4673

GOLDSTEIN LESLIE A
OR CURRENT RESIDENT
2045 W 53RD AVE
DENVER CO 80221-1412

GOLIKE AMY MICHELLE AND
AHASAY MATTHEW JOHN
OR CURRENT RESIDENT
1670 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4841

GOLINSKI PATRICIA 50 PERCENT INT AND
JONES ALAN R UND 50 PERCENT INT
OR CURRENT RESIDENT
2180 E 66TH AVE
DENVER CO 80229-7420

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

GOMEZ ANGEL
OR CURRENT RESIDENT
9125 LANDER ST
WESTMINSTER CO 80030-3315

GOMEZ ANN M
OR CURRENT RESIDENT
5210 STUART ST
DENVER CO 80212-4044

GOMEZ BLAS
OR CURRENT RESIDENT
811 CLARKSON CT
DENVER CO 80229-5901

GOMEZ DARRELL E
OR CURRENT RESIDENT
6406 RALEIGH ST
ARVADA CO 80003-6435

GOMEZ EILEN
OR CURRENT RESIDENT
6431 RALEIGH ST
ARVADA CO 80003-6434

GOMEZ FRANCISCO J JR AND
MONTOYA JENNIFER
OR CURRENT RESIDENT
3865 W 63RD AVE
ARVADA CO 80003-6719

GOMEZ GUMARO
OR CURRENT RESIDENT
7790 HOLLYWOOD ST
COMMERCE CITY CO 80022-1009

GOMEZ LOPEZ JORGE LUIS AND
HERNANDEZ ESTRADA SELENE
OR CURRENT RESIDENT
8780 EDISON ST
DENVER CO 80229-4979

GOMEZ LOPEZ JULIO C
OR CURRENT RESIDENT
1141 DAKIN ST
DENVER CO 80221-3795

GOMEZ MARCELO ABEL ESPINOZA AND
FLORES PATRICIA
OR CURRENT RESIDENT
7900 IVYWOOD ST
COMMERCE CITY CO 80022-1078

GOMEZ MARIA D GOMEZ
OR CURRENT RESIDENT
8039 DECATUR ST
WESTMINSTER CO 80031-7216

GOMEZ MIGUEL
OR CURRENT RESIDENT
9225 MEADE ST
WESTMINSTER CO 80031-3161

GOMEZ RACHEL JUN AND
GOMEZ PEDRO TOMAS
OR CURRENT RESIDENT
3721 W 91ST PL
WESTMINSTER CO 80031-3110

GOMEZ RICHARD AND
VEGA ROSALINDA
OR CURRENT RESIDENT
7920 IVYWOOD ST
COMMERCE CITY CO 80022

GOMEZ ROGER AND
ENRIQUEZ KAREL MENDOZA
OR CURRENT RESIDENT
81 BOWIE CT
DENVER CO 80221-3675

GOMEZ ROSA AND
GOMEZ ALEJANDRO
OR CURRENT RESIDENT
8310 RALPH LN
DENVER CO 80221-3963

GOMEZ STAN AND GOMEZ KARI
OR CURRENT RESIDENT
13750 BURLINGTON BLVD
BRIGHTON CO 80603

GOMEZ VIVIAN JR
OR CURRENT RESIDENT
13607 LAKE AVE
BRIGHTON CO 80603

GONCALVES WHITNEY ANDREW G AND
GONCALVES WHITNEY LUIZ H
OR CURRENT RESIDENT
1707 W 67TH CIR
DENVER CO 80221-2674

GONSALEZ-MORENO EDWIN AND
SALAS JOSE M GONZALES
OR CURRENT RESIDENT
7525 TURNER DR
DENVER CO 80221-3432

GONZALES AARON
OR CURRENT RESIDENT
5363 PECOS ST
DENVER CO 80221-6419

GONZALES ADONAIS JR
OR CURRENT RESIDENT
6910 AVRUM DR
DENVER CO 80221

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

GONZALES ALMA D
OR CURRENT RESIDENT
2091 E 88TH AVE
DENVER CO 80229-4678

GONZALES APRIL
OR CURRENT RESIDENT
8297 DELAWARE ST
DENVER CO 80221-4473

GONZALES APRIL MICHELLE
OR CURRENT RESIDENT
8345 ELATI ST
DENVER CO 80221-4479

GONZALES BETTY J
OR CURRENT RESIDENT
7795 IDLEWILD ST
DENVER CO 80022-1043

GONZALES CHRISTINE M
OR CURRENT RESIDENT
7959 YORK ST APT 1
DENVER CO 80229-6121

GONZALES DOMINGUEZ GABRIEL
OR CURRENT RESIDENT
1604 LONGBRANCH ST
STRASBURG CO 80136-7704

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

GONZALES FRED AND GONZALES JULIA T
OR CURRENT RESIDENT
8208 PEARL ST
DENVER CO 80229-5883

GONZALES JAIME PALACIOS AND
PALACIOS ERIC
OR CURRENT RESIDENT
6411 OSCEOLA ST
ARVADA CO 80003-6422

GONZALES JIMMY F AND
GONZALES JOHANNA S
OR CURRENT RESIDENT
6480 OSCEOLA ST
ARVADA CO 80003-6423

GONZALES JOSEPH EDWARD
OR CURRENT RESIDENT
7660 PENNSYLVANIA CT
DENVER CO 80229-1822

GONZALES LEWIS R AND
GONZALES PATRICIA L
OR CURRENT RESIDENT
8051 CLAY ST
WESTMINSTER CO 80030-4187

GONZALES LUPE LINDA AND
GONZALES MONICA
OR CURRENT RESIDENT
8257 CONIFER RD
DENVER CO 80221-4527

GONZALES MARY-EUGENIA
OR CURRENT RESIDENT
8477 TEJON WAY
FEDERAL HEIGHTS CO 80260-5078

GONZALES MARY-EUGENIA AND
GONZALES RACHEL ANN
OR CURRENT RESIDENT
5474 TEJON ST
DENVER CO 80221-1434

GONZALES NICOLE
OR CURRENT RESIDENT
3501 W 66TH AVE
DENVER CO 80221-2122

GONZALES RAYMOND AND
GONZALES GLORIA
OR CURRENT RESIDENT
7980 ROSLYN STREET
COMMERCE CITY CO 80022

GONZALES SABINA
OR CURRENT RESIDENT
8020 QUEBEC ST
COMMERCE CITY CO 80022-4905

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

GONZALES STEVE AND GONZALES NORA
OR CURRENT RESIDENT
6495 QUITMAN ST
ARVADA CO 80003-6430

GONZALES THOMAS
OR CURRENT RESIDENT
7931 OLIVE STREET
COMMERCE CITY CO 80022

GONZALES VALERIE
OR CURRENT RESIDENT
1759 W 52ND CT
DENVER CO 80221-1717

GONZALEZ ANA R
OR CURRENT RESIDENT
2347 RAINBOW DR NO. 6
DENVER CO 80229-5142

GONZALEZ ANGEL FERNANDO MENDOZA AND
RAMOS JOEL DAVID GONZALEZ
OR CURRENT RESIDENT
7951 NEWPORT ST
COMMERCE CITY CO 80022-1128

GONZALEZ BAUTISTA ELEAZAR AND
ZAVALA GABRIELA
OR CURRENT RESIDENT
3115 W LONGFELLOW PL
DENVER CO 80221-2147

GONZALEZ CECILIO AND
GONZALEZ MARIANA
OR CURRENT RESIDENT
61 BOWIE CT
DENVER CO 80221-3675

GONZALEZ DANIEL AND
GONZALEZ JULIANA I
OR CURRENT RESIDENT
7950 POPLAR STREET
COMMERCE CITY CO 80022

GONZALEZ DANIELA AND
MAGALIANES JOSHUA
OR CURRENT RESIDENT
990 E 89TH AVE
THORNTON CO 80229-4582

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

GONZALEZ DEKOLVYS AND
WACHTER JESSIE
OR CURRENT RESIDENT
8261 SOLANA DR
DENVER CO 80229-5432

GONZALEZ DENICE AND
GONZALEZ HENRY
OR CURRENT RESIDENT
2093 ASOKA ST
STRASBURG CO 80136-7707

GONZALEZ DONATO NORA
OR CURRENT RESIDENT
8200 WASHINGTON ST APT 196
DENVER CO 80229-5896

GONZALEZ ESTEBAN
OR CURRENT RESIDENT
7496 KRAMERIA ST
COMMERCE CITY CO 80022-1354

GONZALEZ FAUSTO
OR CURRENT RESIDENT
1041 ERIE STREET
DENVER CO 80221

GONZALEZ GERALDINE DIANE AND
MARTINEZ RICHARD SHANNON
OR CURRENT RESIDENT
5480 GROVE ST
DENVER CO 80221-6546

GONZALEZ GERARDO ESPARZA AND
GOMEZ GUADALUPE OLIVAS
OR CURRENT RESIDENT
8140 PENNSYLVANIA WAY
DENVER CO 80229-5846

GONZALEZ JESUS JR
OR CURRENT RESIDENT
1933 BASIL ST
STRASBURG CO 80136-7719

GONZALEZ JOSE G JR
OR CURRENT RESIDENT
1707 MAIN ST
STRASBURG CO 80136-7517

GONZALEZ LORENZ
OR CURRENT RESIDENT
2091 OAK PL
THORNTON CO 80229-4601

GONZALEZ LORRAINE AND
GONZALEZ MARIO
OR CURRENT RESIDENT
8831 RACE ST
THORNTON CO 80229-4605

GONZALEZ LUIS LEONARDO ACUNA AND
STORMONT SARAH ANNE
OR CURRENT RESIDENT
2295 W 52ND AVE
DENVER CO 80221-1404

GONZALEZ MAGANA GERARDO AND
GONZALEZ VELVET FOLGAR
OR CURRENT RESIDENT
1853 MONROE ST
STRASBURG CO 80136-7813

GONZALEZ MANUEL AND
MANRIQUEZ MARIA ELENA
OR CURRENT RESIDENT
7070 ALAN DR
DENVER CO 80221-2525

GONZALEZ MARIA DEL CARMEN
OR CURRENT RESIDENT
8124 WASHINGTON ST APT 161
DENVER CO 80229-5854

GONZALEZ MARIANA XIMELLO AND
AGUILAR FRIDA N
OR CURRENT RESIDENT
6450 TENNYSON ST APT 6
ARVADA CO 80003-6444

GONZALEZ MARICELA
OR CURRENT RESIDENT
8030 JASMINE ST
DUPONT CO 80024

GONZALEZ MIGUEL ANGEL CAMPUZANO AND
ROYVAL MARIA DE LOS ANGELES GONZALEZ
OR CURRENT RESIDENT
8146 PENNSYLVANIA ST
DENVER CO 80229-5844

GONZALEZ MIGUEL ANGEL GONZALEZ
OR CURRENT RESIDENT
6415 STUART ST
ARVADA CO 80003-6454

GONZALEZ NOEL RAMOS AND
JUAREZ MANUELA YUDITH OLIVAS
OR CURRENT RESIDENT
547 E 77TH PL
THORNTON CO 80229

GONZALEZ OZUNA OMAIRA
OR CURRENT RESIDENT
2624 DEVONSHIRE CT
DENVER CO 80229-8602

GONZALEZ RAFAEL A AND
CASTANEDA LUISA T
OR CURRENT RESIDENT
8034 DECATUR ST
WESTMINSTER CO 80031-4168

GONZALEZ RICHARD CRUZ AND
GONZALEZ RAFAEL
OR CURRENT RESIDENT
7955 PENNSYLVANIA ST
DENVER CO 80229-5881

GONZALEZ RODRIGUEZ ARMANDO
GONZALEZ GUZMAN JAQUELIN
OR CURRENT RESIDENT
8040 IVY ST
DUPONT CO 80024-5010

GONZALEZ SIMON AND GONZALEZ CANDI L
OR CURRENT RESIDENT
7301 QUIVAS ST
DENVER CO 80221-3143

GONZALEZ VICTOR AND
CEJA GONZALEZ BLANCA ESTELA/PACHECO CYNTHIA
GABRIELA
OR CURRENT RESIDENT
7670 LOGAN ST
DENVER CO 80229-6734

GONZALEZ VIRGIL
OR CURRENT RESIDENT
7891 ONEIDA ST
COMMERCE CITY CO 80022-1139

GONZALEZ YESENIA AND
GONZALEZ SAUL
OR CURRENT RESIDENT
7480 KRAMERIA ST
COMMERCE CITY CO 80022

GONZALEZ-VILLALOBOS JOSE V
OR CURRENT RESIDENT
8218 KRAMERIA ST
COMMERCE CITY CO 80022-5332

GOODLOE MYKHAL
OR CURRENT RESIDENT
6380 QUITMAN COURT
ARVADA CO 80003

GOODMAN GARY D
OR CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B4
DENVER CO 80229-6854

GOODSON TERRY L
OR CURRENT RESIDENT
1081 W 69TH AVE
DENVER CO 80221-7046

GOODWILL INDUSTRIES OF DENVER
OR CURRENT RESIDENT
6850 FEDERAL BLVD
DENVER CO 80221

GOODWIN REX A AND
RODRIGUEZ CAROLYN A
OR CURRENT RESIDENT
13741 BURLINGTON BLVD
BRIGHTON CO 80603

GOUGH MICHAEL
OR CURRENT RESIDENT
6769 QUIVAS WAY
DENVER CO 80221-2675

GOWER DOUGLAS J
OR CURRENT RESIDENT
7881 VALLEY VIEW DR
DENVER CO 80221

GRABANSKI MATTHEW A
OR CURRENT RESIDENT
1650 ARAPAHOE ST
STRASBURG CO 80136

GRAFENSTEIN COREY
OR CURRENT RESIDENT
1840 COMANCHE CIR
STRASBURG CO 80136-8101

GRAHAM CALVIN C
OR CURRENT RESIDENT
8325 CHARLOTTE WAY
DENVER CO 80221-3910

GRAHAM DONISIA M
OR CURRENT RESIDENT
3175 W LONGFELLOW PL
DENVER CO 80221-2147

GRAHAM INGRID GERTRUDE
OR CURRENT RESIDENT
7016 JENNIE DR
DENVER CO 80221-3017

GRAHAM RANDALL C
OR CURRENT RESIDENT
6737 GROVE ST
DENVER CO 80221-2635

GRAHAM ROBERT B AND
GRAHAM RENEE L
OR CURRENT RESIDENT
2024 ASOKA STREET
STRASBURG CO 80136

GRAHAM TYLER
OR CURRENT RESIDENT
5403 ALCOTT ST
DENVER CO 80221-1621

GRAJEDA JESSICA
OR CURRENT RESIDENT
1750 W 53RD PL UNIT 6
DENVER CO 80221-6414

GRANADO LOUIS AND
GRANADO MICHELLE
OR CURRENT RESIDENT
1999 BASIL ST
STRASBURG CO 80136-7719

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

GRANADOS DEYDAMIA P
OR CURRENT RESIDENT
14891 BRIGHTON RD
BRIGHTON CO 80601-7309

GRANDT DAVID M AND
GRANDT LOIS ANN
OR CURRENT RESIDENT
6890 NAVAJO ST
DENVER CO 80221-7031

GRANIEL CARLOTA AND
GRANIEL ELSA J
OR CURRENT RESIDENT
1641 W 83RD AVE
DENVER CO 80221-4607

GRANILLO GERARDO AND
VAZQUEZ GONZALEZ MARIELA
OR CURRENT RESIDENT
1640 W 74TH WAY
DENVER CO 80221-3401

GRANILLO-JAQUEZ ALMA ANGELICA AND
LOYA VARELA UBALDO
OR CURRENT RESIDENT
9055 LANDER ST
WESTMINSTER CO 80031-3383

GRANT MICKEY D II AND
RAMIREZ JAQUELINE J
OR CURRENT RESIDENT
8147 PEARL ST
DENVER CO 80229-5843

GRANTHAM DENNIS K AND
GRANTHAM JUDITH A
OR CURRENT RESIDENT
8241 RALPH LN
DENVER CO 80221-3960

GRATE MICHAEL AND
POWERS CHARLOTTE
OR CURRENT RESIDENT
7110 WARREN DR
DENVER CO 80221-2578

GRATER RAMON F AND
GRATER ANNETTE K
OR CURRENT RESIDENT
7085 INCA WAY
DENVER CO 80221-3044

GRAU THOMAS J
OR CURRENT RESIDENT
5340 COLUMBINE LN
DENVER CO 80221

GRAY MICHAEL L
OR CURRENT RESIDENT
1733 W 52ND CT
DENVER CO 80221-1717

GREBE CHRISTOPHER A
OR CURRENT RESIDENT
8249 LORETTA DR
DENVER CO 80221-4418

GREEN BRIAN E
OR CURRENT RESIDENT
14460 SCOTT DR
BRIGHTON CO 80601-7373

GREEN MICHAEL W
OR CURRENT RESIDENT
14430 SCOTT DR
BRIGHTON CO 80601

GREENE CHRYSANTHEMUM ALICE AND
WILSON IAN PATRICK
OR CURRENT RESIDENT
2529 DEVONSHIRE CT APT 65
DENVER CO 80229-5188

GREENE HEATHER
OR CURRENT RESIDENT
3497 W 63RD PL
DENVER CO 80221

GREENLEE CHAD MICHAEL
OR CURRENT RESIDENT
1950 W 73RD PL
DENVER CO 80221-3114

GREENLEE SAGE E AND
PATEL NIKHIL
OR CURRENT RESIDENT
7588 QUIVAS ST
DENVER CO 80221-3416

GREENWOOD NEW LLC
OR CURRENT RESIDENT
160 GREENWOOD BLVD
DENVER CO 80221-3694

GREGG WHITNEY E
OR CURRENT RESIDENT
2901 W 81ST AVE APT J
WESTMINSTER CO 80031-4140

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

GREGORY ROSS W AND
GREGORY TINA A
OR CURRENT RESIDENT
15500 EDNA DR
BRIGHTON CO 80603-8950

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

GRIEGO VANESSA MARIE
OR CURRENT RESIDENT
8360 KATHERINE WAY
DENVER CO 80221-4614

GRIERSON GEORGE B AND
GRIERSON SUZANNE K
OR CURRENT RESIDENT
4442 W 68TH AVE
WESTMINSTER CO 80030-5856

GRIESMEYER MARC ANDREW
OR CURRENT RESIDENT
8330 ZUNI ST APT 104
DENVER CO 80221-4688

GRIFFIN COLE ROBERT AND
GRIFFIN ASHLEY JOANNE
OR CURRENT RESIDENT
2758 W 68TH AVE
DENVER CO 80221-2326

GRIJALVA MIRANDA LUIS G AND
CASTILLO HILDA PEREZ
OR CURRENT RESIDENT
8367 OSAGE WAY
DENVER CO 80221-3951

GRIMES MARY J
OR CURRENT RESIDENT
8271 DELAWARE ST
DENVER CO 80221-4473

GRIMMER SAMUEL S
OR CURRENT RESIDENT
1721 W 52ND CT
DENVER CO 80221-1717

GRLICK PAMELA JO
OR CURRENT RESIDENT
7840 GROVE ST
WESTMINSTER CO 80030-4288

GROETKEN LAWRENCE P AND
GROETKEN CARMEN B
OR CURRENT RESIDENT
6961 HURON STREET
DENVER CO 80221

GROSS RICHARD LEE
OR CURRENT RESIDENT
7241 WORLEY DR
DENVER CO 80221-2753

GROTH DARELL G AND
LAMPINEN LINDA G
OR CURRENT RESIDENT
341 E 82ND DR
THORNTON CO 80229-5828

GROZNY STANISLAV
OR CURRENT RESIDENT
1731 W 53RD PL UNIT 8
DENVER CO 80221-6410

GRUSSAUTE BRAIN
OR CURRENT RESIDENT
8826 OSCEOLA ST
WESTMINSTER CO 80031-3574

GUAN DAVID
OR CURRENT RESIDENT
605 E 78TH AVE
DENVER CO 80229-1818

GUDE GLEN D
OR CURRENT RESIDENT
14480 SCOTT DR
BRIGHTON CO 80601-7373

GUEL MATTHEW J
OR CURRENT RESIDENT
8771 DAWSON ST APT 301
DENVER CO 80229-4984

GUERECA RENE D AND
GUERECA DESIREE J
OR CURRENT RESIDENT
6576 MEADE CT
ARVADA CO 80003-6447

GUERRERO ENVER AND
FREUDENBURG AUDREY
OR CURRENT RESIDENT
7170 ZUNI ST
DENVER CO 80221-2576

GUERRERO FRANK R AND
GUERRERO THERESA E
OR CURRENT RESIDENT
7975 PENNSYLVANIA ST
DENVER CO 80229-5881

GUERRERO JAVIER
OR CURRENT RESIDENT
8771 CIRCLE DR
WESTMINSTER CO 80031-3675

GUERRERO LORENA IVON DELGADO AND
MARTINEZ NELSON HOLGUIN
OR CURRENT RESIDENT
8740 EDISON ST
DENVER CO 80229

GUERRERO MARLENE AND WATKINS RICHARD AND
WATKINS MARISSA
OR CURRENT RESIDENT
1631 W 67TH CIR
DENVER CO 80221-2637

GUERRERO RYAN C AND
GUERRERO JOHANNA
OR CURRENT RESIDENT
100 CRAGMORE ST
DENVER CO 80221-3690

GUERRERO-ROCHA GENARO AND
GUERRERO-ROCHA CAROLINA
OR CURRENT RESIDENT
3075 W 65TH AVE
DENVER CO 80221-2101

GUERRO BRIAN AND
GUERRO LISA A
OR CURRENT RESIDENT
4504 W 64TH CIRCLE
ARVADA CO 80003

GUEVARA HELMER O TEJADA AND
DE TEJADA SANDRA SANDOVAL
OR CURRENT RESIDENT
9142 MEADE ST
WESTMINSTER CO 80031-3113

GUIDA ALBERT M
OR CURRENT RESIDENT
7110 RUTH WAY
DENVER CO 80221-2559

GUILLEN ANDREA GUADALUPE LEYVA AND
GUILLEN JACOB LEYVA
OR CURRENT RESIDENT
7624 NAVAJO ST
DENVER CO 80221-3425

GUILLEN VALENTIN CALDERON
OR CURRENT RESIDENT
445 E 77TH AVE
DENVER CO 80229-1820

GUILLIAMS JOHN R AND
REBLE CAROL A
OR CURRENT RESIDENT
8857 NORWICH ST
WESTMINSTER CO 80030-3527

GULLY LUCILLE C AND
KENNEDY CORINE
OR CURRENT RESIDENT
9335 LOWELL BLVD
WESTMINSTER CO 80031-3101

GUNN TAD
OR CURRENT RESIDENT
1681 W 52ND CT
DENVER CO 80221-1718

GUNN WADE PATRICK AND
ALEXANDER BRANDY ROSE
OR CURRENT RESIDENT
13200 E 160TH AVE
BRIGHTON CO 80602-8224

GUNNETT MARK H AND
GUNNETT THERESA M
OR CURRENT RESIDENT
7291 RARITAN ST
DENVER CO 80221

GURAU MANOJ
OR CURRENT RESIDENT
8045 DECATUR ST
WESTMINSTER CO 80031-7216

GURROLA LINO RETANA
OR CURRENT RESIDENT
7980 QUEBEC ST
COMMERCE CITY CO 80022-1228

GURROLA MACIAS JOSE DE JESUS
OR CURRENT RESIDENT
830 W 70TH AVE
DENVER CO 80221-7049

GURROLA RUBEN AND
GURROLA ILIANA
OR CURRENT RESIDENT
7560 KRAMERIA ST
COMMERCE CITY CO 80022-1340

GURUNG NIRAJ KUMAR AND
GURUNG RASHMI K
OR CURRENT RESIDENT
6575 NEWTON ST
ARVADA CO 80003-6450

GUSSINGTON ROSE LLC
OR CURRENT RESIDENT
7211 IVY ST
COMMERCE CITY CO 80022-1544

GUSTAFSON SHANE
OR CURRENT RESIDENT
7991 ROBIN LN
DENVER CO 80221-3816

GUTHRIE KEVIN AND
GUTHRIE ANNA
OR CURRENT RESIDENT
8781 CIRCLE DR
WESTMINSTER CO 80031-3675

GUTIERREZ ALBERTO RAMON AND
GUTIERREZ NATALIE
OR CURRENT RESIDENT
6821 OSAGE ST
DENVER CO 80221-7034

GUTIERREZ ARTURO AND
MENDOZA SILVIA
OR CURRENT RESIDENT
6880 AVRUM DR
DENVER CO 80221-2529

GUTIERREZ CANDELARIO E
OR CURRENT RESIDENT
7191 ALCOTT ST
WESTMINSTER CO 80030-5624

GUTIERREZ DEANNA L AND
NINO JOSE JACINTO
OR CURRENT RESIDENT
7956 IVYWOOD STREET
COMMERCE CITY CO 80022

GUTIERREZ FRANCISCO E CERVANTES AND
GUTIERREZ SONIA RUIZ CERVANTES
OR CURRENT RESIDENT
7771 KIMBERLY ST
COMMERCE CITY CO 80022-1022

GUTIERREZ GLORIA AIDEE RUIZ
OR CURRENT RESIDENT
8330 ZUNI ST APT 223
DENVER CO 80221-4677

GUTIERREZ JESUS AND SRAMEK GREG FRANK
SRAMEK GREG FRANK
OR CURRENT RESIDENT
8230 WASHINGTON ST APT 15
DENVER CO 80229-8502

GUTIERREZ KURT M AND
GUTIERREZ ALISA
OR CURRENT RESIDENT
8376 OSAGE WAY
DENVER CO 80221-3952

GUTIERREZ MARIO
OR CURRENT RESIDENT
6301 OSCEOLA WAY
ARVADA CO 80003-6728

GUTIERREZ MATTHEW AND
VERA CURISHA
OR CURRENT RESIDENT
6440 OSCEOLA ST
ARVADA CO 80003-6423

GUTIERREZ MICHAEL AND
GUTIERREZ GAUDENCIA
OR CURRENT RESIDENT
5961 E 74TH PLACE
COMMERCE CITY CO 80022-2624

GUTIERREZ MIGUEL
OR CURRENT RESIDENT
7230 RUTH WAY
DENVER CO 80221-3148

GUTIERREZ MIGUEL
OR CURRENT RESIDENT
7564 KEARNEY ST
COMMERCE CITY CO 80022-1336

GUTIERREZ SHAWN M
OR CURRENT RESIDENT
6895 NAVAJO ST
DENVER CO 80221-7030

GUTIERREZ-JURADO MAURICIO AND
GUTIERREZ-JURADO LINO
OR CURRENT RESIDENT
7341 QUIVAS ST
DENVER CO 80221-3143

GUTIERREZ-ROJO LUZ
OR CURRENT RESIDENT
840 EXPLORADOR CALLE
DENVER CO 80229-5910

GUZMAN CARLOS AND
GUZMAN SIERRA
OR CURRENT RESIDENT
7940 QUEBEC ST
COMMERCE CITY CO 80022-1228

GUZMAN CISNEROS JUAN
OR CURRENT RESIDENT
7965 PENNSYLVANIA ST
DENVER CO 80229-5881

GUZMAN HAIDEE AND
RAMIREZ DIMAS
OR CURRENT RESIDENT
8140 IVY ST
DUPONT CO 80022

GUZMAN LINDA
OR CURRENT RESIDENT
7557 QUIVAS STREET
DENVER CO 80221

GUZMAN MARIO A AND GUZMAN ADA E
OR CURRENT RESIDENT
7940 NEWPORT ST
COMMERCE CITY CO 80022-1129

GUZMAN NESTOR GURROLA
OR CURRENT RESIDENT
7688 ELLEN LN
DENVER CO 80221-4108

HA DANIEL
OR CURRENT RESIDENT
1060 BRONCO RD
DENVER CO 80221-3533

HAAS TRAVIS AND
BARGSTEN MARIAN
OR CURRENT RESIDENT
6645 KNOX CT
DENVER CO 80221-2143

HACK DIXIE LEE
OR CURRENT RESIDENT
2691 W 52ND AVE
DENVER CO 80221-1257

HADDEN MARY KATE
OR CURRENT RESIDENT
8801 NORWICH ST
WESTMINSTER CO 80031-3527

HAGAN DANIEL TYLER
OR CURRENT RESIDENT
7050 ALAN DR
DENVER CO 80221-2525

HAGER GERALD C AND
HAGER LENA
OR CURRENT RESIDENT
1881 SAMUEL DR
DENVER CO 80221-3103

HAGGARD ZACHARY
OR CURRENT RESIDENT
8844 OSCEOLA ST
WESTMINSTER CO 80031

HAGIN HAROLD KEITH AND
HAGIN ANGELA BERNICE
OR CURRENT RESIDENT
7455 LOCUST ST
COMMERCE CITY CO 80022

HAGUE BRIDGET AND
TIBBS GARY
OR CURRENT RESIDENT
1150 EL PASO BLVD
DENVER CO 80221-3716

HAHN DAREN AND
THATCHER JANE
OR CURRENT RESIDENT
8250 DELAWARE ST
DENVER CO 80221-4474

HAINES HELENE T
OR CURRENT RESIDENT
4310 W 64TH AVE
ARVADA CO 80003-6516

HAITHCOX MICHAEL
OR CURRENT RESIDENT
2260 CORONADO PKWY N APT D
DENVER CO 80229-6092

HALASCHAK KELSEY
OR CURRENT RESIDENT
5230 ZUNI ST
DENVER CO 80221-1453

HALE HADLEY DAVID AND
HALE STACEY NICOLE
OR CURRENT RESIDENT
1946 ASPEN ST
STRASBURG CO 80136-7827

HALIW NICHOLE AND
HALIW MARCUS T
OR CURRENT RESIDENT
8430 CLARKSON ST
DENVER CO 80229-4932

HALL KENNETH A AND
HALL REBECCA M A
OR CURRENT RESIDENT
1761 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4837

HALL ROBERT E
OR CURRENT RESIDENT
6611 KNOX COURT
WESTMINSTER CO 80030

HALLER ANDREW FRANKLIN
OR CURRENT RESIDENT
7558 BANNOCK ST
DENVER CO 80221-3604

HALLOCK MARK
OR CURRENT RESIDENT
6941 SANTA FE DR
DENVER CO 80221-7061

HAMAI DAVID M AND
HAMAI KHRISTINA L
OR CURRENT RESIDENT
5545 PECOS ST
DENVER CO 80221-6425

HAMBLIN CALVIN G AND
HAMBLIN DOROTHEA M
OR CURRENT RESIDENT
2140 W 52ND PL
DENVER CO 80221-1408

HAMEL CHERYL A
OR CURRENT RESIDENT
8430 CORONA ST
DENVER CO 80229-4906

HAMILTON HANNAH JO
OR CURRENT RESIDENT
3875 W 63RD AVE
ARVADA CO 80003-6719

HAMILTON MELVIN E AND
HAMILTON MARIA C AND HAMILTON MABLE LEE
OR CURRENT RESIDENT
7526 TURNER DR
DENVER CO 80221-3433

HAMILTON STEPHEN A AND
HAMILTON ELIZABETH
OR CURRENT RESIDENT
5542 UMATILLA ST
DENVER CO 80221-1474

HAMMOND DAVIS AND
HAMMOND ROBERT
OR CURRENT RESIDENT
14901 BRIGHTON RD
BRIGHTON CO 80601-7308

HAN ANTHONY S
OR CURRENT RESIDENT
4524 W 64TH CIR
ARVADA CO 80003-6547

HANDY CHRISTOPHER AND
HANDY RON
OR CURRENT RESIDENT
8750 CHERYL DR
DENVER CO 80229-5060

HANES THOMAS D AND
VON GOETZ HANES CAROLYN R
OR CURRENT RESIDENT
8800 NORWICH ST
WESTMINSTER CO 80030-3528

HANEY VIRGINIA
OR CURRENT RESIDENT
2575 W 65TH AVE
DENVER CO 80221-2339

HANIFF SABRINA AND
HANIFF TRACY
OR CURRENT RESIDENT
3905 W 63RD AVE
ARVADA CO 80003-6719

HANNAH PATRICIA AND MARTINEZ ANN H AND
MARTINEZ DAVID K
OR CURRENT RESIDENT
60 CAMPO ST
DENVER CO 80221-3606

HANNIGAN KELLIE CHRISTINE
OR CURRENT RESIDENT
8330 ZUNI ST APT 113
DENVER CO 80221-4675

HANSEN SHANNON C AND
HUGHES PATRICK
OR CURRENT RESIDENT
5281 TEJON ST
DENVER CO 80221-1429

HANSON KYLE AND
HANSON JENNIFER
OR CURRENT RESIDENT
56347 E 23RD AVE
STRASBURG CO 80136

HARA NANETTE
OR CURRENT RESIDENT
1070 BRONCO RD
DENVER CO 80221-3533

HARBIT DENNIS C AND
HARBIT SHERYL
OR CURRENT RESIDENT
9605 E 159TH AVE
BRIGHTON CO 80602-8668

HARDING MICHAEL R AND
HARDING MICHELLE
OR CURRENT RESIDENT
9140 NEWTON ST
WESTMINSTER CO 80031-3115

HARLAN KATHRYN M
OR CURRENT RESIDENT
9062 MEADE ST
WESTMINSTER CO 80030-3112

HARMON FAMILY REVOCABLE TRUST
C/O TODD HARMON AND ERIKA HARMON
OR CURRENT RESIDENT
3090 W 63RD AVE
DENVER CO 80221-1964

HARMS JASON R AND
HARMS JANELLE K
OR CURRENT RESIDENT
6269 NEWTON CT
ARVADA CO 80003

HARMS ROGER BRENT
OR CURRENT RESIDENT
8286 CONIFER RD
DENVER CO 80221-4528

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

HARO FABIAN
OR CURRENT RESIDENT
7669 SHERMAN PL
DENVER CO 80221-4180

HARO GUILLERMINA
OR CURRENT RESIDENT
8441 CLARKSON ST
DENVER CO 80229-4931

HARO MARIA DOLORES
OR CURRENT RESIDENT
6870 OSAGE ST
DENVER CO 80221-7035

HARO RICHARD
OR CURRENT RESIDENT
1279 W 69TH AVE
DENVER CO 80221

HARPER LEAH
OR CURRENT RESIDENT
1750 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4802

HARPER NICOLE MARIE AND
HARPER JAMES ALBERT MCKIE
OR CURRENT RESIDENT
8852 MEADE ST
WESTMINSTER CO 80031-3563

HARRINGTON ERIC
OR CURRENT RESIDENT
1623 BURTON ST
STRASBURG CO 80136-7731

HARRIS BRANDI
OR CURRENT RESIDENT
9114 LOWELL CT
WESTMINSTER CO 80031-3164

HARRIS CHRISTOPHER
OR CURRENT RESIDENT
8020 IVY ST
COMMERCE CITY CO 80022

HARRIS CODY J
OR CURRENT RESIDENT
1882 ANCE ST
STRASBURG CO 80136-7800

HARRIS GREGORY P
OR CURRENT RESIDENT
9096 LASALLE PL
WESTMINSTER CO 80031-3355

HARRIS MARINA
OR CURRENT RESIDENT
2910 W 65TH PL
DENVER CO 80221-2236

HARRIS NELSON PETER
OR CURRENT RESIDENT
6481 RALEIGH ST
ARVADA CO 80003-6434

HARRIS RAYMOND
OR CURRENT RESIDENT
6120 E 74TH PL
COMMERCE CITY CO 80022-1332

HARRIS TRAVIS F AND
HARRIS KERI L
OR CURRENT RESIDENT
1850 COMANCHE DRIVE
STRASBURG CO 80136

HARRISON ALISSA B
OR CURRENT RESIDENT
2756 W 68TH AVE
DENVER CO 80221-2326

HARRISON FAMILY TRUST
OR CURRENT RESIDENT
8701 EDISON ST
DENVER CO 80229-4980

HARRISON GLENN F
OR CURRENT RESIDENT
10025 YAMPA CT
COMMERCE CITY CO 80022-9050

HARRISON MICCA J
OR CURRENT RESIDENT
7628 QUIVAS ST
DENVER CO 80221-4226

HARROD JAMES C
OR CURRENT RESIDENT
2220 W 56TH AVE
DENVER CO 80221-6605

HART ROBERT C
OR CURRENT RESIDENT
9150 NEWTON ST
WESTMINSTER CO 80031-3115

HARTMAN TODD AND
HARTMAN SHERRY
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 3
DENVER CO 80229-5980

HARTT REBECCA S
OR CURRENT RESIDENT
14420 BRIGHTON RD
BRIGHTON CO 80601-7347

HARVEST CHRISTIAN FELLOWSHIP INC
OR CURRENT RESIDENT
3070 W 65TH AVE
DENVER CO 80221-2102

HARVEY MALLORY
OR CURRENT RESIDENT
120 DEL NORTE ST
DENVER CO 80221-4111

HASBROUCK BRET
OR CURRENT RESIDENT
7160 RUTH WAY
DENVER CO 80221-2559

HASSAN ABDULFATAH AND
BIHI SAMIRA ASAD AND BIHI ABDIHALIM
OR CURRENT RESIDENT
3765 W 88TH CT
WESTMINSTER CO 80031-3570

HASSELL CARSON AND
HASSELL JENNIFER
OR CURRENT RESIDENT
56375 E 22ND PL
STRASBURG CO 80136-7580

HASTINGS GARY/CAROL LIVING TRUST THE
OR CURRENT RESIDENT
2191 OAK PL
THORNTON CO 80229-4603

HASTY KEANU RYAN AND
REISS TESSA MAY
OR CURRENT RESIDENT
4544 W 65TH AVE
ARVADA CO 80003-6303

HATFIELD DERRICK
OR CURRENT RESIDENT
1654 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4854

HATFIELD PATRICK R
OR CURRENT RESIDENT
6433 PERRY ST
ARVADA CO 80003-6427

HAUER DANIEL
OR CURRENT RESIDENT
5396 COLUMBINE RD
DENVER CO 80221-1277

HAY NATHAN AND
WALSH KAITLYN
OR CURRENT RESIDENT
625 E 78TH AVE
THORNTON CO 80229-1818

HAYES ARLON R
OR CURRENT RESIDENT
2830 W 65TH PL
DENVER CO 80221-2210

HAYES KEVIN THOMAS AND
KARG SHAYNA LEA
OR CURRENT RESIDENT
720 DOWNING WAY
DENVER CO 80229-5917

HAYLEY SAMANTHA MICHELLE AND
STEINKE DANE RICK
OR CURRENT RESIDENT
7635 SHERMAN ST
DENVER CO 80221-4174

HAYNES ANDREW JOSEPH
OR CURRENT RESIDENT
6355 KING CT
DENVER CO 80221-2041

HAYNES BRENDA M
OR CURRENT RESIDENT
8331 RALPH LN
DENVER CO 80221-3962

HAYS RAYMOND J AND
HAYS AURORA
OR CURRENT RESIDENT
7811 ROBIN LN
DENVER CO 80221-3812

HAZE VERNON
OR CURRENT RESIDENT
6348 LOWELL BLVD
DENVER CO 80221

HEAD TAMARA
OR CURRENT RESIDENT
3440 W 68TH PL
DENVER CO 80221-2622

HEADLEY HUNTER T AND
HEADLEY LAUREN E
OR CURRENT RESIDENT
1823 ASOKA ST
STRASBURG CO 80136-7708

HEADRICK JANICE ANNE
OR CURRENT RESIDENT
6920 ALAN DR
DENVER CO 80221-2523

HEALTH MANAGEMENT SYSTEMS INC
OR CURRENT RESIDENT
7548 BANNOCK ST
DENVER CO 80221-3604

HEATER DONALD RAY AND
HEATER SHERRY A
OR CURRENT RESIDENT
5980 E 74TH PL
COMMERCE CITY CO 80022-1328

HEATH FAMILY REVOCABLE TRUST
OR CURRENT RESIDENT
1905 LONGBRANCH ST
STRASBURG CO 80136-7831

HEATH MARK P
OR CURRENT RESIDENT
6260 OSCEOLA WAY
ARVADA CO 80003

HECKERT ROBERT
OR CURRENT RESIDENT
2261 OAK PL
THORNTON CO 80229-7911

HECKING PETER HG
OR CURRENT RESIDENT
2221 W MOFFAT PL
DENVER CO 80221-1442

HEDLUND JACOB CHARLES
OR CURRENT RESIDENT
6473 PERRY ST
ARVADA CO 80003-6427

HEFFLEY PATRICIA A
OR CURRENT RESIDENT
4340 W 64TH AVE
ARVADA CO 80003-6516

HEFFNER NORMAN M AND
HEFFNER ARLENE L
OR CURRENT RESIDENT
8387 UMATILLA ST
DENVER CO 80221-4679

HEIDENREICH JOSEPHINE
OR CURRENT RESIDENT
6910 MARIPOSA ST
DENVER CO 80221-7029

HEIGH MATTHEW A
OR CURRENT RESIDENT
261 CUCHARA ST
DENVER CO 80221-3639

HEIL FAMILY TRUST
OR CURRENT RESIDENT
8350 CLARKSON ST
DENVER CO 80229-5435

HEISTAND KATHERINE ELIZABETH AND
LIVINGSTON TRAVIS GENE
OR CURRENT RESIDENT
8250 IVANHOE ST
DUPONT CO 80024-5009

HEITMAN WILLIAM F
OR CURRENT RESIDENT
6851 IRVING ST
DENVER CO 80221-2643

HEITMAN WILLIAM FRANK
OR CURRENT RESIDENT
6851 IRVING ST
WESTMINSTER CO 80221-2643

HELBOK DEBEORA L AND
HELBOK MICHAEL
OR CURRENT RESIDENT
6871 E 80TH AVE
COMMERCE CITY CO 80022-1118

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

HELGOTH KREG AND
BELTRAN MARIO
OR CURRENT RESIDENT
2770 W 68TH AVE
DENVER CO 80221-2326

HELLER PHILIP J
OR CURRENT RESIDENT
5271 TEJON ST
DENVER CO 80221-1429

HEMELSTRAND KAREN LUCILE
OR CURRENT RESIDENT
6755 KING ST
DENVER CO 80221-2647

HEMMING SHELBA JEAN
OR CURRENT RESIDENT
8035 GREEN CT
WESTMINSTER CO 80031-4120

HEMPHILL JOSEPH C
OR CURRENT RESIDENT
140 GREENWOOD BLVD
DENVER CO 80221

HENDERSON BROOKE
OR CURRENT RESIDENT
2668 W 68TH AVE
DENVER CO 80221-2768

HENDRICKSON SKIP LAND
HENDRICKSON ESTHELLA R
OR CURRENT RESIDENT
8029 DECATUR ST
WESTMINSTER CO 80031-7220

HENDRIX ANTHONY L AND
HENDRIX COREAN G
OR CURRENT RESIDENT
7644 RARITAN ST
DENVER CO 80221-4230

HENGGE NEAL AND
HENGGE SAMANTHA
OR CURRENT RESIDENT
7629 SHERMAN PL
DENVER CO 80221-4180

HENKEL JOYCE
OR CURRENT RESIDENT
8770 CORONA ST 104
DENVER CO 80229-4736

HENLEY WARDELL III
OR CURRENT RESIDENT
8353 ADAMS WAY
DENVER CO 80221-3905

HENNIGAN TIMOTHY J
OR CURRENT RESIDENT
5301 WYANDOT ST
DENVER CO 80221-1462

HENSEL JORDAN
OR CURRENT RESIDENT
8761 DAWSON ST APT 303
DENVER CO 80229-4900

HENSKE BEVERLY A AND
HENSKE ASHLEY JORDAN AND HENSKE RICK EDWA
OR CURRENT RESIDENT
2220 OAK PL
THORNTON CO 80229-7910

HENSLEY CAROLYN J AND
PEW NANCY J
OR CURRENT RESIDENT
2040 OAK PL
THORNTON CO 80229

HEPP JOSHUA
OR CURRENT RESIDENT
7507 QUIVAS ST
DENVER CO 80221-3415

HERBERT LARRY AND
JACKSON LYNN M L
OR CURRENT RESIDENT
4482 W 68TH AVE
WESTMINSTER CO 80030-5856

HERLING COREY AND
FERRY KARISSA G
OR CURRENT RESIDENT
6792 GROVE ST
DENVER CO 80221-2669

HERMANSON IRA I AND
HERMANSON AMANDA G
OR CURRENT RESIDENT
2137 BASIL ST
STRASBURG CO 80136-7711

HERMOSA VETERINARY
CLINIC P C
OR CURRENT RESIDENT
5495 FEDERAL BLVD
DENVER CO 80221-6539

HERMOSILLO ADELINE I
OR CURRENT RESIDENT
1321 W 71ST PL
DENVER CO 80221-7201

HERMOSILLO PEREZ EMMA AND
HERMOSILLO PEREZ HECTOR AND ORTIZ PEREZ NATA
LIE
OR CURRENT RESIDENT
8311 SOLANA DR
DENVER CO 80229-5409

HERN SONDI AND
SCANLON JASON
OR CURRENT RESIDENT
7296 QUIVAS ST
DENVER CO 80221-3142

HERNANDEZ ADRIAN AND
HERNANDEZ NIKKI SMITH
OR CURRENT RESIDENT
5481 BEACH CT
DENVER CO 80221-1625

HERNANDEZ AMADOR JESUS AND
HEREDIA APOLINAR
OR CURRENT RESIDENT
7284 NAVAJO ST
DENVER CO 80221-2741

HERNANDEZ ANGELA K
OR CURRENT RESIDENT
8863 OSCEOLA ST
WESTMINSTER CO 80031-3574

HERNANDEZ APRIL MARIE
OR CURRENT RESIDENT
7951 YORK ST APT 1
DENVER CO 80229-6149

HERNANDEZ AVILA SANDRA AND
HERNANDEZ AVILA RICHAR
OR CURRENT RESIDENT
1744 LONGBRANCH ST
STRASBURG CO 80136-7842

HERNANDEZ BERTHA AND
HERNANDEZ JORGE
OR CURRENT RESIDENT
7961 POPLAR ST
COMMERCE CITY CO 80022-1223

HERNANDEZ CARLOTA LOYA
OR CURRENT RESIDENT
9930 E 160TH PL
BRIGHTON CO 80602-5606

HERNANDEZ CAROLINE AND
HERNANDEZ MANUEL
OR CURRENT RESIDENT
1101 OAK PL
THORNTON CO 80229-7744

HERNANDEZ CESAR DAVID SANCHEZ AND
SANCHEZ ARIANA
OR CURRENT RESIDENT
1801 SAMUEL DR
DENVER CO 80221-3103

HERNANDEZ CRUZ JOSE L
OR CURRENT RESIDENT
7910 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

HERNANDEZ DENISE S AND
HERNANDEZ VANESSA R
OR CURRENT RESIDENT
7181 RUTH WAY
DENVER CO 80221

HERNANDEZ DOMINGUEZ ROGELIO AND
POZOS FIDELIA
OR CURRENT RESIDENT
5460 RARITAN WAY
DENVER CO 80221-1733

HERNANDEZ EDUARDO ALEJANDRO
OR CURRENT RESIDENT
7910 NEWPORT ST
COMMERCE CITY CO 80022-1129

HERNANDEZ EDWARD P
OR CURRENT RESIDENT
7041 RARITAN ST
DENVER CO 80221-2548

HERNANDEZ ELISA K
OR CURRENT RESIDENT
8330 ZUNI ST APT 203
DENVER CO 80221-4690

HERNANDEZ ENRIQUE AND
HERNANDEZ URSULA
OR CURRENT RESIDENT
8267 CONIFER RD
DENVER CO 80221-4527

HERNANDEZ FLOR SIDNEY AND
GARCIA EFRAIN BERNARDO
OR CURRENT RESIDENT
7601 ACOMA CT
DENVER CO 80221-4101

HERNANDEZ GLADYS
OR CURRENT RESIDENT
7665 EL PASO CIR
DENVER CO 80221-3404

HERNANDEZ GONZALEZ EDUARDO AND
HERNANDEZ CRUZ JUAN
OR CURRENT RESIDENT
2615 DEVONSHIRE CT
THORNTON CO 80229-8602

HERNANDEZ ISMAEL CASTORENA
OR CURRENT RESIDENT
2805 W 65TH AVE
DENVER CO 80221-2313

HERNANDEZ IVON AND
LUEVANO MELISSA
OR CURRENT RESIDENT
5262 ZUNI ST
DENVER CO 80221-1453

HERNANDEZ JAIME
OR CURRENT RESIDENT
7940 QUINCE ST
COMMERCE CITY CO 80022-1232

HERNANDEZ JESUS ALEJANDRO TORRES AND
CASTILLO JUAN MANUEL HERNANDEZ
OR CURRENT RESIDENT
180 CAMPO ST
DENVER CO 80221-3676

HERNANDEZ JORGE LOPEZ
OR CURRENT RESIDENT
7921 QUINCE STREET
COMMERCE CITY CO 80022

HERNANDEZ JOSE L
OR CURRENT RESIDENT
3641 W 88TH WAY
WESTMINSTER CO 80031

HERNANDEZ JOSEPH F AND
HERNANDEZ MARIA A
OR CURRENT RESIDENT
4285 W 65TH AVE
ARVADA CO 80003

HERNANDEZ JUAN F AND FERNANDEZ LAURA HERNANDEZ AND
FERNANDEZ SUSANA HERNANDEZ
OR CURRENT RESIDENT
3165 W HAWTHORNE PL
DENVER CO 80221-2130

HERNANDEZ JUAN JR AND
PAYAREZ-HERNANDEZ BELMA
OR CURRENT RESIDENT
2131 ANCE ST
STRASBURG CO 80136-7834

HERNANDEZ KARLA
OR CURRENT RESIDENT
5260 ZUNI ST
DENVER CO 80221-1453

HERNANDEZ KAY L AND
HERNANDEZ ANDREA V AND HERNANDEZ WILLIAM
OR CURRENT RESIDENT
3620 W 88TH AVE
WESTMINSTER CO 80031-3502

HERNANDEZ KELLY C
OR CURRENT RESIDENT
2060 E 89TH AVE
THORNTON CO 80229-4673

HERNANDEZ LOPEZ JOSE AND
ARGUMEDO MARIA
OR CURRENT RESIDENT
7390 LEYDEN ST
COMMERCE CITY CO 80022-1928

HERNANDEZ LUZ ELENA AND
HINOJOS SERVANDO SANCHEZ
OR CURRENT RESIDENT
8441 DAWSON DR
DENVER CO 80229-4914

HERNANDEZ MARIA
OR CURRENT RESIDENT
7885 YORK STREET NO. 3
DENVER CO 80229

HERNANDEZ MARINA JUAREZ AND
HAMPTON ANTHONY
OR CURRENT RESIDENT
8144 LOGAN ST
DENVER CO 80229-5840

HERNANDEZ MELECIA AND
LUCERO JASON
OR CURRENT RESIDENT
8376 VALLEJO ST
DENVER CO 80221-4648

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

HERNANDEZ MIGUEL ANGEL
OR CURRENT RESIDENT
1821 SAMUEL DRIVE
DENVER CO 80221

HERNANDEZ MIGUEL ERNESTO
OR CURRENT RESIDENT
1568 W 67TH PL
DENVER CO 80221-2680

HERNANDEZ MIRIAM
OR CURRENT RESIDENT
12211 BRIGHTON RD
HENDERSON CO 80640-9749

HERNANDEZ OCTAVIO GARCIA
OR CURRENT RESIDENT
6661 FEDERAL BLVD
DENVER CO 80221-2203

HERNANDEZ ODALIS
OR CURRENT RESIDENT
8330 ZUNI ST APT 121
DENVER CO 80221-4674

HERNANDEZ OSCAR ELOY
OR CURRENT RESIDENT
1741 SAMUEL DR
DENVER CO 80221-3102

HERNANDEZ RAQUEL PAULINE AND
HERNANDEZ CHAPARRO EVER
OR CURRENT RESIDENT
6811 ALAN DR
DENVER CO 80221-2520

HERNANDEZ RICARDO MARTINEZ AND
HERNANDEZ LORRENE MARTINEZ
OR CURRENT RESIDENT
7665 TURNER DR
DENVER CO 80221-4231

HERNANDEZ SANCHEZ RAMON
OR CURRENT RESIDENT
8359 VALLEJO ST
DENVER CO 80221-4647

HERNANDEZ SANTIAGO A JR AND
SAILAS SELASTINA P
OR CURRENT RESIDENT
8727 CIRCLE DR
WESTMINSTER CO 80031-3675

HERNANDEZ SIMON JORDAN AND
JORDAN-HERNANDEZ ANGELICA
OR CURRENT RESIDENT
7940 GREEN CT
WESTMINSTER CO 80030-4225

HERNANDEZ VINCE A
OR CURRENT RESIDENT
5470 GROVE ST
DENVER CO 80221-6546

HERNANDEZ-NAVA ISMAEL
OR CURRENT RESIDENT
8681 JOLENE DRIVE
DENVER CO 80229

HERNANDEZ-PALMA JUAN MANUEL AND
DIAZ CARLA JAQUELINE ESCARZAGA
OR CURRENT RESIDENT
7664 LOGAN ST
DENVER CO 80229-6734

HERONEMA RALPH JOHN AND
HERONEMA AGNES ET AL
OR CURRENT RESIDENT
7081 RARITAN ST
DENVER CO 80221-2548

HERRADA EZEQUIEL
OR CURRENT RESIDENT
8287 IVANHOE ST
DUPONT CO 80024-5009

HERREN NOREEN
OR CURRENT RESIDENT
7283 NAVAJO ST
DENVER CO 80221-2740

HERRERA ALBERTO E AND
HERRERA ESTHER A
OR CURRENT RESIDENT
4180 W 66TH AVE
ARVADA CO 80003-6416

HERRERA ARIANA TABUYO AND
CARDENAS ABEL TABUYO
OR CURRENT RESIDENT
8145 PENNSYLVANIA ST
DENVER CO 80229-5845

HERRERA DORA IRMA RIOS DE AND
HERRERA FRANCISCO JAVIER AND HERRERA JORGE A
LBERTO
OR CURRENT RESIDENT
8268 LORETTA DR
DENVER CO 80221-4421

HERRERA ESMERALDA
GUTIERREZ MIGUEL A
OR CURRENT RESIDENT
7562 KEARNEY ST
COMMERCE CITY CO 80022-1336

HERRERA FELIX
OR CURRENT RESIDENT
2907 W 81ST AVE APT E
WESTMINSTER CO 80031-4138

HERRERA FRANK L AND
HERRERA LLOYD LEWIS
OR CURRENT RESIDENT
5535 GROVE ST
DENVER CO 80221-6547

HERRERA HELEN M
OR CURRENT RESIDENT
5281 PECOS ST
DENVER CO 80221-6426

HERRERA LENNY
OR CURRENT RESIDENT
7280 RUTH WAY
DENVER CO 80221-3148

HERRERA LUIS AND
MEDINA ANGELICA
OR CURRENT RESIDENT
8304 ACOMA ST
DENVER CO 80221-4538

HERRERA MARIA R AND
HERRERA ANDRES
OR CURRENT RESIDENT
8770 DE SOTO ST
DENVER CO 80229-4977

HERRERA MOISES M AND
CORTES DE HERRERA GLENDA
OR CURRENT RESIDENT
7666 SHERMAN PL
DENVER CO 80221-4181

HERRERA OSCAR
OR CURRENT RESIDENT
200 CRAGMORE ST
DENVER CO 80221-3632

HERRERA REBECCA C
OR CURRENT RESIDENT
8761 DAWSON ST NO. 302
THORNTON CO 80229

HERRERA RUBY
OR CURRENT RESIDENT
9147 KNOX CT
WESTMINSTER CO 80031-3308

HERRERA THEODORE
OR CURRENT RESIDENT
920 ESSEX DR
DENVER CO 80229-5423

HERRICK CARLOTTA JM AND
HERRICK CHARLES WARREN WM
OR CURRENT RESIDENT
8471 CORONA ST
DENVER CO 80229-4905

HERRING VIANEY AND
FLORES MODESTO R ROSALES
OR CURRENT RESIDENT
7950 ROBIN LN
DENVER CO 80221-3819

HESS SCOTT
OR CURRENT RESIDENT
56318 E 22ND PL
STRASBURG CO 80136-7580

HEU MAY VANG AND
CHANG XAO
OR CURRENT RESIDENT
8741 CIRCLE DR
WESTMINSTER CO 80031-3675

HIATT TREVER J AND
HIATT KAREN M
OR CURRENT RESIDENT
17650 E 136TH AVE
BRIGHTON CO 80603

HICKS JAMES B
OR CURRENT RESIDENT
7550 LEYDEN ST
COMMERCE CITY CO 80022-1344

HIEDEMAN FAMILY TRUST THE
OR CURRENT RESIDENT
8354 UMATILLA ST
DENVER CO 80221-4680

HIEMANN MATTHEW
OR CURRENT RESIDENT
5291 WYANDOT ST
DENVER CO 80221-1449

HIERRO MICHAELENE ZAMORA-DEL
OR CURRENT RESIDENT
2160 W 52ND PL
DENVER CO 80221-1408

HIGGS MICHAEL S AND
HIGGS LINDA R
OR CURRENT RESIDENT
851 CLARKSON CT
DENVER CO 80229-5901

HIGHLEY IVAN VAUGHN AND
ECKHART COLLETTE ASHLEY
OR CURRENT RESIDENT
9846 E 159TH AVE
BRIGHTON CO 80602-8608

HIGHTOWER CURTIS
OR CURRENT RESIDENT
1834 LONGBRANCH ST
STRASBURG CO 80136-7801

HILL DONALD R
OR CURRENT RESIDENT
102 DEL NORTE ST
DENVER CO 80221-4111

HILL LANA L AND
HILL MATTHEW
OR CURRENT RESIDENT
5095 W 52ND AVE
DENVER CO 80212-4010

HILLMAN SHAWN AND
HILLMAN RACHEL
OR CURRENT RESIDENT
6440 TENNYSON ST APT 18
ARVADA CO 80003-6445

HILLS MICHAEL
HILLS KELLEN
OR CURRENT RESIDENT
3153 W 62ND AVE
DENVER CO 80221-1907

HILTON JONATHAN AND
LARSEN MEGAN
OR CURRENT RESIDENT
1954 LONGBRANCH ST
STRASBURG CO 80136-7830

HINCHBERGER NATHAN
OR CURRENT RESIDENT
7562 BANNOCK ST
DENVER CO 80221-3604

HINDERLIDER LISA M
OR CURRENT RESIDENT
9250 KNOX CT
WESTMINSTER CO 80030-2738

HINOJOS ALEJANDRO PALMA
PALMA LYDIA TARIN DE
OR CURRENT RESIDENT
2260 W 54TH PL
DENVER CO 80221-1466

HINOJOS DIANA L AND
QUINTERO EDUARDO JIMENEZ
OR CURRENT RESIDENT
10040 E 160TH PL
BRIGHTON CO 80602-5608

HINOJOSA MOISES
OR CURRENT RESIDENT
8330 ZUNI ST APT 204
DENVER CO 80221-4690

HINTON THERESA A
OR CURRENT RESIDENT
7871 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4220

HISAMOTO LORRAINE H
OR CURRENT RESIDENT
2161 E 68TH AVE
DENVER CO 80229-7316

HITE REGINA MARIE AND
HITE BENJAMIN FRANKLIN JR
OR CURRENT RESIDENT
1624 LONGBRANCH ST
STRASBURG CO 80136-7704

HITE TYLER J
OR CURRENT RESIDENT
7885 YORK ST APT 1
DENVER CO 80229-6183

HIXSON CHRISTY AND
HIXSON TROY
OR CURRENT RESIDENT
4022 W 65TH PL
ARVADA CO 80003-6404

HO NIE AND
VUONG LAN NGOC
OR CURRENT RESIDENT
8035 DECATUR ST
WESTMINSTER CO 80031-7216

HOBART RICHARD
OR CURRENT RESIDENT
8760 CORONA ST APT 104
DENVER CO 80229-4700

HOCHBERG BEN H AND
HOCHBERG SHEILA K
OR CURRENT RESIDENT
7739 LINCOLN WAY
DENVER CO 80221-4121

HOCHEVAR FRANK J AND
HOCHEVAR TERRY A
OR CURRENT RESIDENT
6520 OSCEOLA ST
ARVADA CO 80003-6425

HODGES ALICE
OR CURRENT RESIDENT
8289 GREENWOOD BLVD
DENVER CO 80221-4403

HOELSCHER ANDREW
OR CURRENT RESIDENT
1796 W 68TH AVE
DENVER CO 80221-2521

HOFFER ERIC D AND
SHEAR HOFFER GAILAN
OR CURRENT RESIDENT
5215 STUART ST
DENVER CO 80212-4043

HOFFIUS GREGORY S
OR CURRENT RESIDENT
2934 W 54TH AVE
DENVER CO 80221-1608

HOFFMAN CAMERON M
OR CURRENT RESIDENT
2529 DEVONSHIRE CT UNIT 67
DENVER CO 80229

HOFFMAN JOHN DAVID
OR CURRENT RESIDENT
2020 W 52ND PL
DENVER CO 80221-1411

HOFFMAN KIMBERLY AND
FARRAR WESLEY R
OR CURRENT RESIDENT
8260 DELAWARE ST
DENVER CO 80221-4474

HOFFMAN REAL ESTATE LLC
OR CURRENT RESIDENT
7491 BRIGHTON BLVD
COMMERCE CITY CO 80022-1545

HOFFMAN SCOTT A AND
HOFFMAN BETH M
OR CURRENT RESIDENT
9261 KNOX CT
WESTMINSTER CO 80031-2737

HOFFMANN GARY JOHN AND
HOFFMANN PEGGY JANE
OR CURRENT RESIDENT
3860 W 66TH AVE
ARVADA CO 80003-6410

HOFGARD BRYAN H
OR CURRENT RESIDENT
1729 W 67TH CIR
DENVER CO 80221-2674

HOFGARD LLC
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 55
DENVER CO 80229-5944

HOGAN REBECCA
OR CURRENT RESIDENT
8053 DECATUR ST
WESTMINSTER CO 80031-7216

HOGAN RHIANNON LEE AND
HOGAN MATTHEW DAVID
OR CURRENT RESIDENT
7140 WARREN DR
DENVER CO 80221-2578

HOGARTH DANIEL J AND
HOGARTH CHERYL K
OR CURRENT RESIDENT
1772 BURTON ST
STRASBURG CO 80136-7702

HOHL GREGORY S
OR CURRENT RESIDENT
7610 ACOMA CT
DENVER CO 80221-4101

HOHL JEFFREY W
OR CURRENT RESIDENT
120 LINDA LN
DENVER CO 80221-4155

HOHNER MICHAEL L
OR CURRENT RESIDENT
8330 ZUNI ST APT 108
DENVER CO 80221-4676

HOHNHOLT DENNIS K AND
HOHNHOLT JUDITH M
OR CURRENT RESIDENT
1986 ASPEN ST
STRASBURG CO 80136

HOLCOMBE MOLLY AND
REES CHRIS
OR CURRENT RESIDENT
5232 COLUMBINE LN
DENVER CO 80221-1329

HOLDREDGE SHARAYA AND
HOLDREDGE STEVEN
OR CURRENT RESIDENT
1981 ANCE ST
STRASBURG CO 80136-7847

HOLLAND ROBERT C
OR CURRENT RESIDENT
8889 CIRCLE DR
WESTMINSTER CO 80031

HOLLOWAY GLENN
OR CURRENT RESIDENT
5350 GROVE ST
DENVER CO 80221

HOLLOWAY GLENN R
OR CURRENT RESIDENT
5370 GROVE ST
DENVER CO 80221-6544

HOLLOWAY ROBERT J
OR CURRENT RESIDENT
8206 WASHINGTON ST APT 39
DENVER CO 80229-8512

HOLMES KYLE AND
HOLMES ELLYIA
OR CURRENT RESIDENT
1630 W 54TH PL
DENVER CO 80221-1711

HOLMLUND TOM A
OR CURRENT RESIDENT
5295 QUIVAS ST UNIT 6
DENVER CO 80221-6439

HOLSAN PAMELA J
OR CURRENT RESIDENT
7160 ZUNI ST
DENVER CO 80221-2576

HOLSAPPLE ERIKA H
OR CURRENT RESIDENT
6987 KIDDER DR
DENVER CO 80221-2842

HOLSTINE ISAIAH
OR CURRENT RESIDENT
8457 TEJON WAY
DENVER CO 80260-5078

HOLT ANTHONY L
OR CURRENT RESIDENT
7538 QUIVAS ST
DENVER CO 80221

HOOPER ALVIN
OR CURRENT RESIDENT
542 E 78TH DR
DENVER CO 80229-1810

HOPE MICHAEL R AND
HOPE ROBIN L
OR CURRENT RESIDENT
8323 ADAMS WAY
DENVER CO 80221-3905

HOPES CHAD E
OR CURRENT RESIDENT
8865 LOWELL WAY
WESTMINSTER CO 80031

HOPFENBERG GLYNN AND
WILSON CORINA
OR CURRENT RESIDENT
9084 LOWELL CT
WESTMINSTER CO 80031-3163

HOPKINS PAUL WILLIAM
OR CURRENT RESIDENT
1909 W 52ND PL
DENVER CO 80221-1407

HORAK GERARD A
OR CURRENT RESIDENT
7622 OSAGE ST
DENVER CO 80221-3429

HORNE PATRICIA R
OR CURRENT RESIDENT
7161 WARREN DR
DENVER CO 80221-2577

HORNER CHARLES J AND
HORNER SUSAN K
OR CURRENT RESIDENT
7470 LEYDEN ST
COMMERCE CITY CO 80022-1352

HORTON DARLA K
OR CURRENT RESIDENT
8075 CLAY DR
WESTMINSTER CO 80031

HORTON JOHN EDWARD AND
HORTON THERESE WOODMAN
OR CURRENT RESIDENT
2280 W 54TH PL
DENVER CO 80221-1466

HORTON KELSEY AND
KRSTIC SANJA
OR CURRENT RESIDENT
3070 W 54TH AVE
DENVER CO 80221-6502

HORTON MARK DANIEL
OR CURRENT RESIDENT
6510 TENNYSON ST
ARVADA CO 80003-6442

HOSFIELD BRITTANY NICOLE AND
HOSFIELD BARRETT LEE
OR CURRENT RESIDENT
10032 YAMPA CT
COMMERCE CITY CO 80022-9050

HOSMER JILLIAN
OR CURRENT RESIDENT
3527 W 63RD PL
DENVER CO 80221-2039

HOTES CRAIG W AND HOTES TRINA S
OR CURRENT RESIDENT
350 E 82ND DR
DENVER CO 80229-5827

HOUGH G LYNN AND
HOUGH TRACEY O HANLON
OR CURRENT RESIDENT
1857 W 67TH PL
DENVER CO 80221-2612

HOUNSHELL NICHOLAS J
OR CURRENT RESIDENT
2232 ASOKA STREET
STRASBURG CO 80136

HOUSINI SAYED S
OR CURRENT RESIDENT
2061 E 78TH AVE
DENVER CO 80229-6004

HOUSTON THOMAS W
OR CURRENT RESIDENT
6901 SANTA FE DR
DENVER CO 80221-7061

HOVET ALEX R AND
HOVET CASSANDRA
OR CURRENT RESIDENT
8208 LOUISE DR
DENVER CO 80221-3920

HOWARD KRISTI AND
HOWARD MARTY
OR CURRENT RESIDENT
56202 E 23RD AVE
STRASBURG CO 80136-7584

HOWE BRYAN D
OR CURRENT RESIDENT
1800 W 68TH AVE
DENVER CO 80221-2506

HOWE DAVID
OR CURRENT RESIDENT
8152 WASHINGTON ST APT 184
DENVER CO 80229-5886

HOWELL THELMA LOU
OR CURRENT RESIDENT
56398 E 22ND PL
STRASBURG CO 80136-7580

HOWLETT KENNETH D AND
HOWLETT STEPHANIE D
OR CURRENT RESIDENT
8711 EDISON ST
DENVER CO 80229-4980

HOWREY TYLER AND
BURNS ABIGAIL
OR CURRENT RESIDENT
1515 W 68TH AVE
DENVER CO 80221-2759

HOY MARCIA M
OR CURRENT RESIDENT
1722 MONROE ST
STRASBURG CO 80136-7516

HR REAL ESTATE INVESTMENTS LLC
OR CURRENT RESIDENT
2840 COTTONWOOD DR
DENVER CO 80221-3211

HUBER ELIZABETH A AND
HOLTZ TRISTAN M
OR CURRENT RESIDENT
7255 MARIPOSA ST
DENVER CO 80221-2736

HUBER JOHN JOSEPH AND
HUBER ASHRIEL CHALEE
OR CURRENT RESIDENT
6614 STUART CT
ARVADA CO 80003

HUBER-BALLOU LAURA M
OR CURRENT RESIDENT
8352 TEJON ST
DENVER CO 80221-4644

HUDOBNIK MONIKA AND
BOHAN JACK
OR CURRENT RESIDENT
2666 W 68TH AVE
DENVER CO 80221-2768

HUDSON JERRY P AND
MARTINEZ AMELIA L
OR CURRENT RESIDENT
6450 TENNYSON ST APT 5
ARVADA CO 80003-6444

HUERTA NANCY AND
HUERTA RUBY GALLEGOS
OR CURRENT RESIDENT
7941 QUEBEC ST
COMMERCE CITY CO 80022-1227

HUFFMAN IRMA
OR CURRENT RESIDENT
7563 LEYDEN ST
COMMERCE CITY CO 80022-1343

HUGHES BONNIE L
OR CURRENT RESIDENT
8204 LADEAN ST
DENVER CO 80229-5605

HUGHES DAVID EUGENE AND
HUGHES DONNA MARIE
OR CURRENT RESIDENT
600 E 78TH PL
DENVER CO 80229-5802

HUIZAR JUAN
OR CURRENT RESIDENT
12209 BRIGHTON RD
HENDERSON CO 80640-9749

HULEN JOHN
OR CURRENT RESIDENT
7120 QUIVAS ST
DENVER CO 80221-2547

HULL ALEXIS STONE AND
STONE MATTHEW
OR CURRENT RESIDENT
7987 GREEN CT
WESTMINSTER CO 80030-4224

HUMMEL BRANDON M AND
CELAYA KELSEY N
OR CURRENT RESIDENT
8037 CLAY ST
WESTMINSTER CO 80031-4187

HUNT JORDAN AND
ARVIZO SERGIO
OR CURRENT RESIDENT
8740 CORONA ST APT 204
DENVER CO 80229-4714

HUNTER BILLIE ANNE AND
SCOTT VALERIE KAY
OR CURRENT RESIDENT
4250 W 65TH COURT
ARVADA CO 80003

HUNTER THERESA L
OR CURRENT RESIDENT
8364 CHARLOTTE WAY
DENVER CO 80221-3971

HUSTED DAVID JAMES
OR CURRENT RESIDENT
8071 CLARKSON CT
DENVER CO 80229-5905

HUSTON KEVIN AND
HUSTON AMY
OR CURRENT RESIDENT
7921 NEWPORT ST
COMMERCE CITY CO 80022-1128

HUTCHESON AMY
OR CURRENT RESIDENT
7180 BERTHOUD ST
WESTMINSTER CO 80030-5633

HUTCHINS HOLDINGS LLC
OR CURRENT RESIDENT
360 W 84TH AVE
DENVER CO 80260-4428

HUTTON DEEANN
OR CURRENT RESIDENT
8157 PEARL ST
DENVER CO 80229-5843

HUYCK KATHY A
OR CURRENT RESIDENT
8218 WASHINGTON STREET NO. 5
DENVER CO 80229

HUYNH DUNG V
OR CURRENT RESIDENT
6268 NEWTON CT
ARVADA CO 80003-6724

HUYNH HUNG VINH AND
NGUYEN XUAN ANH
OR CURRENT RESIDENT
8042 DECATUR ST
WESTMINSTER CO 80031-4168

HUYNH THAO AND
NGUYEN DAVID
OR CURRENT RESIDENT
8059 CLAY DR
WESTMINSTER CO 80031-4180

HWANG DEUK AND
O ROURKE-HWANG KELLY
OR CURRENT RESIDENT
8827 MEADE ST
WESTMINSTER CO 80031-3565

HYDRODIG DENVER LLC
OR CURRENT RESIDENT
6998 YORK ST
DENVER CO 80229

HYER VIRGIL S JR
OR CURRENT RESIDENT
8730 CHERYL DR
DENVER CO 80229-5060

IARUSSI JACLYN AND
IARUSSI LEVI
OR CURRENT RESIDENT
6789 NAVAJO WAY
DENVER CO 80221-2767

IBARRA ANGEL O AND
IBARRA GERARDO
OR CURRENT RESIDENT
7947 PEARL ST
DENVER CO 80229-5879

IBARRA AUSTEN LEE
OR CURRENT RESIDENT
7955 YORK ST APT 2
DENVER CO 80229-6123

IBARRA CARLOS
OR CURRENT RESIDENT
8266 WASHINGTON ST APT 86
DENVER CO 80229-8508

IBARRA CARMELO
OR CURRENT RESIDENT
1071 OAK PL
DENVER CO 80229

IBARRA ERICK/IBARRA-DUARTE POLICARPIO
IBARRA ANA
OR CURRENT RESIDENT
3185 W 64TH AVE
DENVER CO 80221-2159

IBARRA GARCIA SONIA AND
RUIZ AGUILAR MANUEL
OR CURRENT RESIDENT
1626 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4846

IBARRA JESUS ANTONIO RODELA
OR CURRENT RESIDENT
8018 DECATUR CT
WESTMINSTER CO 80031-4166

IBARRA JOHN AND
HERRERA MONICK
OR CURRENT RESIDENT
3440 W 92ND AVE
WESTMINSTER CO 80031-3307

IBARRA MANUEL
OR CURRENT RESIDENT
7281 WORLEY DR
DENVER CO 80221

IBARRA ROXANA
OR CURRENT RESIDENT
8176 WASHINGTON ST APT 114
DENVER CO 80229-5892

IBARRA SILVERIO C AND
IBARRA JOSE C
OR CURRENT RESIDENT
7911 IVYWOOD STREET
COMMERCE CITY CO 80022

IGLESIA DE JESUCRISTO PALABRA MIEL
CASA DEL ALFARERO
OR CURRENT RESIDENT
7908 PEARL ST
DENVER CO 80229-5878

IGNIZIO JOEL
OR CURRENT RESIDENT
6950 NAVAJO ST APT A
DENVER CO 80221-8902

IKEDA HOMARE AND
IKEDA MAMIKO M
OR CURRENT RESIDENT
7487 QUIVAS ST
DENVER CO 80221-3413

IKKALA DYLAN
OR CURRENT RESIDENT
6734 CLAY ST
DENVER CO 80221-2337

ILUNGA JULES I AND
CHOUINE NAJIYA
OR CURRENT RESIDENT
1730 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4802

IMEL CARL N JR AND
GALLEGOS DEANNA C
OR CURRENT RESIDENT
7255 KRAMERIA ST
COMMERCE CITY CO 80022-1925

IMES ABRAHAM
OR CURRENT RESIDENT
8151 PENNSYLVANIA WAY
DENVER CO 80229-5847

INMAN JUDY
OR CURRENT RESIDENT
7450 LEYDEN ST
COMMERCE CITY CO 80022-1352

INSY OUNKHAN AND
INSY OUN
OR CURRENT RESIDENT
7141 WARREN DR
DENVER CO 80221-2577

INTEROCITOR ASSETS LLC
OR CURRENT RESIDENT
2613 W 64TH AVE UNIT A
DENVER CO 80221-2370

INTEROCITOR ASSETS LLC
OR CURRENT RESIDENT
2613 W 64TH AVE UNIT B
DENVER CO 80221-2370

IOWA VERONICA
OR CURRENT RESIDENT
7971 KIMBERLY ST
COMMERCE CITY CO 80022-1026

IRELAND CYNTHIA J
OR CURRENT RESIDENT
6640 RALEIGH CT
ARVADA CO 80003-6437

IRLANDA CARLOS
OR CURRENT RESIDENT
1401 W 71ST PL
DENVER CO 80221-7203

IRVINE ADAM
OR CURRENT RESIDENT
7977 YORK ST APT C
DENVER CO 80229-6135

ISAKSON BLAINE V AND
ISAKSON BARBARA L
OR CURRENT RESIDENT
9220 KING WAY
WESTMINSTER CO 80031-2736

ISBELL MICHAEL S AND
ISBELL CYNTHIA M
OR CURRENT RESIDENT
9220 MEADE ST
WESTMINSTER CO 80030-3162

ITEFFA DAWIT
OR CURRENT RESIDENT
8238 CHEROKEE STREET
DENVER CO 80221

IVAN M HURTADO 50% UND INT
DIANE C ENGEBRETSON 50% UND INT
OR CURRENT RESIDENT
6631 GROVE ST
DENVER CO 80221-2126

IVANHOE DANIEL
OR CURRENT RESIDENT
8077 CLAY ST
WESTMINSTER CO 80031-4187

J AND B PROPERTIES LLC
OR CURRENT RESIDENT
1946 E 66TH AVE
DENVER CO 80229

J AND M HOLDING COMPANY
OR CURRENT RESIDENT
1847 W 52ND AVE
DENVER CO 80221-1701

J C AUTOMOTIVE REPAIR INC AND
TINAJERO JULIO
OR CURRENT RESIDENT
7298 LEYDEN STREET
COMMERCE CITY CO 80022

JAAX & ASSOCIATES LLC
OR CURRENT RESIDENT
8389 CHEROKEE ST
DENVER CO 80221-4467

JACKSON AMY L
OR CURRENT RESIDENT
60 CORTEZ ST
DENVER CO 80221-3618

JACKSON CONNOR F
OR CURRENT RESIDENT
141 BOWIE CT
DENVER CO 80221-3603

JACKSON SARA J
OR CURRENT RESIDENT
2227 DEVONSHIRE CT
THORNTON CO 80229-8606

JACOB JOHN
OR CURRENT RESIDENT
1610 ASPEN ST
STRASBURG CO 80136

JACOBS DANIEL JOHN AND
STIFFLER CARISSA ANN
OR CURRENT RESIDENT
5310 STUART ST
DENVER CO 80212-4081

JACQUEZ DARRELL L
OR CURRENT RESIDENT
6485 QUITMAN ST
ARVADA CO 80003-6430

JAIME ARMANDO AND
JAIME EVELYN AND JAIME ROCIO
OR CURRENT RESIDENT
8780 DE SOTO ST
DENVER CO 80229-4977

JAIMES ANA MARIA CANO
OR CURRENT RESIDENT
8161 IVANHOE ST
COMMERCE CITY CO 80022

JAIMES LUIS A
OR CURRENT RESIDENT
7170 RUTH WAY
DENVER CO 80221-2559

JALBERT SHIRLEY MAE
OR CURRENT RESIDENT
6861 KNOX CT
DENVER CO 80221-2648

JALLAH KEYRA
OR CURRENT RESIDENT
2469 DEVONSHIRE CT APT 36
DENVER CO 80229-5186

JAMES BRUCE A
OR CURRENT RESIDENT
7471 EVERGREEN RD
DENVER CO 80221-3648

JAMES JODY
OR CURRENT RESIDENT
6841 RACE ST
DENVER CO 80229-7305

JAMES JOSEPH A JR AND
JAMES DELORES J
OR CURRENT RESIDENT
425 E 76TH AVENUE
DENVER CO 80229

JAMES KEVIN PAUL
OR CURRENT RESIDENT
6541 UTICA ST
ARVADA CO 80003-6335

JAMES KYLE
OR CURRENT RESIDENT
7921 GREEN CT
WESTMINSTER CO 80030-4224

JANET AND DENNIS 1996 TRUST
OR CURRENT RESIDENT
1872 W 68TH AVE
DENVER CO 80221-2506

JANISH HEIDI
OR CURRENT RESIDENT
1633 MONROE ST
STRASBURG CO 80136-7501

JANISH JOSHUA
OR CURRENT RESIDENT
1966 ASPEN STREET
STRASBURG CO 80136-0251

JAQUES ROBERT AND
JAQUES LEONA M
OR CURRENT RESIDENT
7921 IDLEWILD ST
COMMERCE CITY CO 80022-1058

JARAMILLO ANN
OR CURRENT RESIDENT
8210 BLUEBELL WAY
DENVER CO 80221

JARAMILLO DAMIAN AND
MEDINA ALYSSA
OR CURRENT RESIDENT
7241 RARITAN ST
DENVER CO 80221-3145

JARRETT CASEY AND
LAWHEAD RACHEL
OR CURRENT RESIDENT
7981 ROBIN LN
DENVER CO 80221-3816

JASKOT REBECCA AND JASKOT DAVID J AND
JASKOT CONNIE
OR CURRENT RESIDENT
1771 W 53RD PL UNIT 2
DENVER CO 80221-6420

JAVERY KELLIE J
OR CURRENT RESIDENT
8741 DAWSON ST APT 104
THORNTON CO 80229-4938

JEFFERIES JUSTIN T AND
MARTINEZ MICHELLE
OR CURRENT RESIDENT
7931 QUINCE ST
COMMERCE CITY CO 80022-1231

JENKINS BEVERLY A
OR CURRENT RESIDENT
7931 YORK ST APT 2
DENVER CO 80229-6159

JENKINS GLORIA J
OR CURRENT RESIDENT
2070 CLEO ST
DENVER CO 80229

JENKINS SHAWN C AND
JENKINS BRANDY R
OR CURRENT RESIDENT
3140 W LONGFELLOW PL
DENVER CO 80221-2148

JENSEN JAMIE R
OR CURRENT RESIDENT
5239 RALEIGH ST
DENVER CO 80212-4036

JEROME JEFFREY J
OR CURRENT RESIDENT
8176 WASHINGTON ST UNIT 115
DENVER CO 80229-5892

JESSICA AND JACOB WURTSBAUGH LIVING TRUST
OR CURRENT RESIDENT
14550 BRIGHTON RD
BRIGHTON CO 80601-7316

JESTER MARCIA A
OR CURRENT RESIDENT
7080 MASEY ST
DENVER CO 80221-3063

JEWELL MICHAEL AND
WENBERG RANDI
OR CURRENT RESIDENT
1822 ANCE ST
STRASBURG CO 80136-7800

JHDM HOLDINGS LLC
OR CURRENT RESIDENT
5310 VALLEJO ST
DENVER CO 80221-1445

JHDM HOLDINGS LLC
OR CURRENT RESIDENT
5345 VALLEJO ST
DENVER CO 80221-1444

JIMENEZ ELPIDIA
OR CURRENT RESIDENT
8340 OGDEN ST
DENVER CO 80229

JIMENEZ EUSEBIO N AND
JIMENIZ ELPIDIA
OR CURRENT RESIDENT
8200 WASHINGTON ST NO. 198
DENVER CO 80229-5896

JIMENEZ GUSTAVO ALEXANDER JR
OR CURRENT RESIDENT
6201 E 74TH PL
COMMERCE CITY CO 80022-1362

JIMENEZ JOSEPH M AND
JIMENEZ MICHELLE
OR CURRENT RESIDENT
1559 W 67TH PL
DENVER CO 80221

JIMENEZ LUCILA DE PROVENCIO
OR CURRENT RESIDENT
8380 DELAWARE ST
DENVER CO 80221-4476

JIMENEZ MANUEL J
OR CURRENT RESIDENT
6901 ALAN DR
DENVER CO 80221-2522

JIMENEZ TOME
OR CURRENT RESIDENT
8368 WYANDOT ST
DENVER CO 80221-4654

JIMERSON CRYSTAL
OR CURRENT RESIDENT
6440 TENNYSON ST APT 15
ARVADA CO 80003-6445

JJ WILSON TRUST AND
WILSON KATHY A
OR CURRENT RESIDENT
7627 GRACE PL
DENVER CO 80221-4113

JM COLORADO PROPERTIES LLC
OR CURRENT RESIDENT
2323 W 72ND AVE
DENVER CO 80221-3101

JODI ANN FOSTER LIVING TRUST
OR CURRENT RESIDENT
7949 YORK ST APT 2
DENVER CO 80229-6150

JOHANCEN WEINGARTEN TRUST
OR CURRENT RESIDENT
4531 W 66TH AVE
ARVADA CO 80003-6323

JOHANSSON MIKAEL
OR CURRENT RESIDENT
8323 NAVAJO ST
DENVER CO 80221-3988

JOHN AND RAE LYNNE HICKS LIVING TRUST
OR CURRENT RESIDENT
1637 MAIN ST
STRASBURG CO 80136-7541

JOHNS KELSEY AND
PIMIENTA-REYES SUSANA
OR CURRENT RESIDENT
8168 PEARL ST
DENVER CO 80229-5842

JOHNSON ASHLEY ELIZABETH
OR CURRENT RESIDENT
6763 RARITAN DR
DENVER CO 80221-2613

JOHNSON BRANDON
OR CURRENT RESIDENT
1762 W 52ND CT
DENVER CO 80221-1717

JOHNSON CHRIS AND
JOHNSON CATHERINE
OR CURRENT RESIDENT
6421 OSCEOLA ST
ARVADA CO 80003-6422

JOHNSON DAVID A
OR CURRENT RESIDENT
8431 CORONA ST
DENVER CO 80229-4905

JOHNSON HAROLD
ROCHO SABINE
OR CURRENT RESIDENT
8277 CONIFER RD
DENVER CO 80221

JOHNSON JARED AND
COX ASHLEY
OR CURRENT RESIDENT
6350 LOWELL BLVD
DENVER CO 80221-1948

JOHNSON JEREMIAH
OR CURRENT RESIDENT
7943 YORK ST APT 3
DENVER CO 80229-6153

JOHNSON JESSICA A
OR CURRENT RESIDENT
8770 CORONA ST APT 203
DENVER CO 80229-4736

JOHNSON JOHN A AND
JOHNSON MARY BETH E
OR CURRENT RESIDENT
7211 RARITAN ST
DENVER CO 80221-3145

JOHNSON JOSEPH EDWARD/ DARLENE MARIE JOIN
IVING TRUST
DARLENE MARIE JOHNSON TRUSTEE
OR CURRENT RESIDENT
5206 LILAC LN
DENVER CO 80221-1282

JOHNSON LORETTA L
OR CURRENT RESIDENT
2041 MCDOUGAL ST
DENVER CO 80229-8209

JOHNSON LORRAINE L
OR CURRENT RESIDENT
7241 LARSH DRIVE
DENVER CO 80221

JOHNSON MARLENE P AND
PYOTT JODY L
OR CURRENT RESIDENT
5406 GROVE ST
DENVER CO 80221-6546

JOHNSON MELISSA L AND
KAMINER DAVID H
OR CURRENT RESIDENT
5245 RALEIGH ST
DENVER CO 80212-4036

JOHNSON MICHAEL AARON AND
JOHNSON THERESA ROSE
OR CURRENT RESIDENT
9241 KNOX CT
WESTMINSTER CO 80031-2737

JOHNSON NICHOLE AND
PIERCE CHRISTOPHER
OR CURRENT RESIDENT
3090 W 65TH AVE
DENVER CO 80221-2102

JOHNSON PAUL E D
OR CURRENT RESIDENT
6298 NEWTON CT
ARVADA CO 80003-6725

JOHNSON PETER D
OR CURRENT RESIDENT
5310 TEJON ST
DENVER CO 80221-1432

JOHNSON VIRGINIA AND
BECKMAN ERIC
OR CURRENT RESIDENT
6891 ALAN DR
DENVER CO 80221-2520

JOHNSON-HINTON KIMBERLY C
OR CURRENT RESIDENT
7160 QUIVAS ST
DENVER CO 80221-2547

JOHNSTON CARLYE JANE AND
HOMER RICHARD LEVI
OR CURRENT RESIDENT
1985 LONGBRANCH ST
STRASBURG CO 80136-7831

JOHNSTON DEVIN
OR CURRENT RESIDENT
6520 NEWTON ST
ARVADA CO 80003-6449

JOHNSTON JESSICA AND
WILLIAMS CORRINA
OR CURRENT RESIDENT
6311 KNOX CT
DENVER CO 80221-1970

JOHNSTON MARVIN LEE
OR CURRENT RESIDENT
2870 W 65TH AVE
DENVER CO 80221-2314

JOHNSTONE SAMUEL AND
KUJAWA MARIAH
OR CURRENT RESIDENT
990 OAK PL
THORNTON CO 80229-4590

JOLSTAD JAKE A
OR CURRENT RESIDENT
4021 W 66TH AVE
ARVADA CO 80003-6413

JONES CALLAN MICHAEL
OR CURRENT RESIDENT
10371 E 123RD AVE
HENDERSON CO 80640-7436

JONES CHAD DOUGLAS AND
JONES MARIAM ROSE
OR CURRENT RESIDENT
1982 ANCE ST
STRASBURG CO 80136-7846

JONES CHRISTOPHER
OR CURRENT RESIDENT
7971 YORK ST APT D
DENVER CO 80229-6114

JONES JEFFRERY
OR CURRENT RESIDENT
6700 GREEN COURT
DENVER CO 80221

JONES JEREMY M AND
JONES THERESA M
OR CURRENT RESIDENT
8209 LORETTA DRIVE
DENVER CO 80221

JONES KEITH CONNER AND
JONES SYLVIA MICHELLE
OR CURRENT RESIDENT
2315 W 52ND AVE
DENVER CO 80221-1402

JONES R MICHAEL AND
JONES JANET L
OR CURRENT RESIDENT
8761 CIRCLE DR
WESTMINSTER CO 80030-3675

JONES SHAUN MICHAEL AND
JONES ERIN KATHLEEN
OR CURRENT RESIDENT
6841 NAVAJO ST
DENVER CO 80221-7030

JONES SHONI
OR CURRENT RESIDENT
7975 YORK ST APT D
DENVER CO 80229-6147

JONES TIANNA
OR CURRENT RESIDENT
5535 TEJON ST
DENVER CO 80221-1435

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

JORDAN CLIFFORD ANDREW
OR CURRENT RESIDENT
6241 FEDERAL BLVD
DENVER CO 80221

JORDAN ELIZABETH GRACE AND
GERME THOMAS RAYMOND MICHEL
OR CURRENT RESIDENT
5350 PRIMROSE LN
DENVER CO 80221-1253

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

JORGE CARLOS R AND
JORGE NICOLE L
OR CURRENT RESIDENT
10016 YAMPA CT
COMMERCE CITY CO 80022-9050

JORGENSEN DUSTIN M
OR CURRENT RESIDENT
2520 W 65TH AVE
DENVER CO 80221-2324

JOS&MAR PROPERTIES LLC
OR CURRENT RESIDENT
7913 YORK ST APT C
DENVER CO 80229-6176

JOURNEY OF FAITH
UNITED METHODIST CHURCH
OR CURRENT RESIDENT
1200 EL PASO BLVD
DENVER CO 80221-3799

JOVEL MIREYA MONIC AND
PAYAN HUGO ALONSO SANCHEZ
OR CURRENT RESIDENT
7256 MARIPOSA ST
DENVER CO 80221-2737

JUANA DOLORES BLEA AND
MAES SONJA
OR CURRENT RESIDENT
41 CAMPO ST
DENVER CO 80221-3605

JUAREZ ALEJANDRO JUAREZ JR
OR CURRENT RESIDENT
1832 BURTON ST
STRASBURG CO 80136-7826

JUAREZ SERGIO ISRAEL AVILA AND
SAUCEDO VERONICA
OR CURRENT RESIDENT
1020 DEL NORTE ST
DENVER CO 80221-3796

JUAREZ YESENIA
OR CURRENT RESIDENT
8760 CORONA ST APT 202
DENVER CO 80229-4700

JUBY TANNER AND
JUBY HANNAH
OR CURRENT RESIDENT
6801 ALAN DR
DENVER CO 80221-2520

JUHL JOHN WILLIAM
OR CURRENT RESIDENT
8270 DELAWARE ST
DENVER CO 80221

JUMP DONNA
OR CURRENT RESIDENT
7421 KEARNEY ST
COMMERCE CITY CO 80022-1334

JUNIO REMUS C AND
JUNIO SHEILA MARIE E
OR CURRENT RESIDENT
2901 W 81ST AVE APT K
WESTMINSTER CO 80031-4140

JURGENS NATHAN
OR CURRENT RESIDENT
1794 W 67TH PL
DENVER CO 80221-2617

JUSTICE DANIELLE M
OR CURRENT RESIDENT
120 BOWIE CT
DENVER CO 80221-3603

KAESER ROBERT R JR AND KAESER LEAH RAE AND
KAESER JAKOB
OR CURRENT RESIDENT
7672 OSAGE ST
DENVER CO 80221-3429

KAISER JAMES S
OR CURRENT RESIDENT
8290 RALPH LN
DENVER CO 80221-3963

KAISER KEVIN M AND
KAISER DIANA CRYSTAL
OR CURRENT RESIDENT
7891 NIAGARA ST
COMMERCE CITY CO 80022-1131

KAJTAZOVIC ESEM AND
KAJTAZOVIC EMIRA
OR CURRENT RESIDENT
7190 BEACH ST
WESTMINSTER CO 80030-5629

KALISTA FAMILY TRUST
OR CURRENT RESIDENT
5544 QUIVAS ST
DENVER CO 80221-1761

KALIX MARK W
OR CURRENT RESIDENT
1635 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260

KALMAN MATTHEW AND
LIM DIANE
OR CURRENT RESIDENT
4555 W 68TH AVE
WESTMINSTER CO 80030-5759

KAM KIN WA
OR CURRENT RESIDENT
161 BOWIE CT
DENVER CO 80221-3603

KAMPOY BRAULIO MOISES AND
KAMPOY NELSON ISSAC
OR CURRENT RESIDENT
7669 PECOS ST
DENVER CO 80221-3453

KANAAR MATTHEW
OR CURRENT RESIDENT
6472 UTICA ST
ARVADA CO 80003-6500

KANE ROSS J JR
OR CURRENT RESIDENT
7678 ELLEN LANE
DENVER CO 80221

KANZ WENDY J
OR CURRENT RESIDENT
950 OAK PL
THORNTON CO 80229-4590

KAPLAN JEFFREY D AND
KAPLAN EUNICE M
OR CURRENT RESIDENT
6631 PERRY CT
ARVADA CO 80003-6429

KAPLIN BRIAN
OR CURRENT RESIDENT
7554 BANNOCK ST
DENVER CO 80221-3604

KAPPEN MARK ALLEN AND
JAIME GREGORY DAVID
OR CURRENT RESIDENT
2081 MCDOUGAL ST
DENVER CO 80229-8209

KAREN S ATKINSON REVOCABLE LIVING TRUST
OR CURRENT RESIDENT
9200 KNOX CT
WESTMINSTER CO 80031-2738

KARIOUK ANNA
OR CURRENT RESIDENT
2288 CORONADO PKWY N APT A
THORNTON CO 80229-8002

KARNS KENT M AND
KARNS JENNIFER M
OR CURRENT RESIDENT
101 GREENWOOD BLVD
DENVER CO 80221-3695

KAROKI JONAH AND
YOSEF HAIGET ABRAHAM
OR CURRENT RESIDENT
1894 ASOKA ST
STRASBURG CO 80136-7708

KARTCHNER JOSHUA
OR CURRENT RESIDENT
8120 WASHINGTON ST APT 172
DENVER CO 80229-5853

KASPAR PHILLIP ROY JR
OR CURRENT RESIDENT
6340 LOWELL BLVD
DENVER CO 80221

KASPROWICZ LAUREN E AND
SMITH ALEXANDER G
OR CURRENT RESIDENT
4494 W 65TH AVE
ARVADA CO 80003-6301

KASSIAN ALLISON
OR CURRENT RESIDENT
7942 CLARKSON CT
DENVER CO 80229-5915

KASTROLL SCOTT E
KASTROLL AMANDA A
OR CURRENT RESIDENT
2245 ASOKA ST
STRASBURG CO 80136-7735

KATARIKAWE ANDREW M AND
KATARIKAWE RUTH K
OR CURRENT RESIDENT
2255 ASOKA ST
STRASBURG CO 80136-7735

KATT PEGGY P
OR CURRENT RESIDENT
8047 CLAY ST
WESTMINSTER CO 80030-4187

KAUR NAVNEET
OR CURRENT RESIDENT
7831 HOLLYWOOD ST
COMMERCE CITY CO 80022-1010

KAY GARY LEE
OR CURRENT RESIDENT
7201 WORLEY DR
DENVER CO 80221-2753

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

KEEFE JAMES A
OR CURRENT RESIDENT
8740 CORONA ST NO. 202
DENVER CO 80229-4714

KEEGAN CYNTHIA AND
KEEGAN BRADLEY
OR CURRENT RESIDENT
410 E 76TH AVE
DENVER CO 80229-6205

KEENER KEVIN B
OR CURRENT RESIDENT
7554 RARITAN ST
DENVER CO 80221-3427

KEHOE AIDAN CHAMBERS
OR CURRENT RESIDENT
2080 OAK PL
THORNTON CO 80229-4602

KEIM CRYSTAL
OR CURRENT RESIDENT
5455 PRIMROSE LN
DENVER CO 80221-1652

KEITH SHARPE TRUST
OR CURRENT RESIDENT
7221 E 80TH AVE
COMMERCE CITY CO 80022-1206

KEKAKE HALE LLC
ATTN HALEY AND COMPANY
OR CURRENT RESIDENT
1777 W 68TH AVE
DENVER CO 80221-2565

KELLEN MARISELA MARTINEZ
OR CURRENT RESIDENT
6575 MEADE CT
ARVADA CO 80003-6447

KELLER KYLE AND
DIFATO MADISON
OR CURRENT RESIDENT
5541 UMATILLA ST
DENVER CO 80221-1475

KELLER SCHELLY L AND
KELLER LANCE D
OR CURRENT RESIDENT
56639 COLORADO AVE
STRASBURG CO 80136

KELLEY BETTY
OR CURRENT RESIDENT
5380 ROSEMARY LN
DENVER CO 80221-1661

KELLEY DUANE W
OR CURRENT RESIDENT
7211 LARSH DR
DENVER CO 80221-3139

KELLEY LISA A
OR CURRENT RESIDENT
8294 CHARLOTTE WAY
DENVER CO 80221-3911

KELLEY VICTORIA
OR CURRENT RESIDENT
7873 YORK ST NO. 1
DENVER CO 80229-6112

KELLIM KRISTOPHER MICHAEL
OR CURRENT RESIDENT
5551 UMATILLA ST
DENVER CO 80221-1475

KELLOND KEVIN AND
KELLOND JENNIFER
OR CURRENT RESIDENT
6358 NEWTON CT
ARVADA CO 80003-6725

KELLY DANIELLE LYNN
OR CURRENT RESIDENT
950 W 70TH AVE
DENVER CO 80221-7085

KELLY DEBRA L
OR CURRENT RESIDENT
7941 ONEIDA ST
COMMERCE CITY CO 80022-1141

KELLY JACKSON AND
BARLOW EMILY
OR CURRENT RESIDENT
6801 DECATUR ST
DENVER CO 80221-2328

KELLY PATRICIA EMILY
OR CURRENT RESIDENT
8148 WASHINGTON ST APT 179
DENVER CO 80229-5860

KELLY YOLANDA LUCAS
OR CURRENT RESIDENT
3050 W 55TH PL
DENVER CO 80221-6526

KEMM ERNEST B JR AND
KEMM CHERYL ANN TORRES
OR CURRENT RESIDENT
7951 ROSLYN ST
COMMERCE CITY CO 80022-1233

KEMP KATHERINE E AND
SIMMONS LAUREN T
OR CURRENT RESIDENT
4380 W 66TH AVE
ARVADA CO 80003-6420

KENAMOND VICKY
OR CURRENT RESIDENT
8740 CORONA ST APT 302
DENVER CO 80229-4714

KENNEDY CASEY AND
ATKINSON HANNAH
OR CURRENT RESIDENT
8039 DECATUR CT
WESTMINSTER CO 80031-4166

KENNEDY CHRISTIANA N AND
KENNEDY MATTHEW JAY
OR CURRENT RESIDENT
5307 RALEIGH ST
DENVER CO 80212-4013

KENNEDY MAUREEN L FKA
BACA MAUREEN K
OR CURRENT RESIDENT
9160 NEWTON ST
WESTMINSTER CO 80031-3115

KENSINGER RYAN
OR CURRENT RESIDENT
2768 W 68TH AVE
DENVER CO 80221-2326

KENT DILLON K AND
KENT JENNIFER M
OR CURRENT RESIDENT
56108 E 22ND PL
STRASBURG CO 80136-7578

KENT EDWARD JR
OR CURRENT RESIDENT
6831 KNOX COURT
DENVER CO 80221

KENYON COURTNEY
OR CURRENT RESIDENT
7571 LEYDEN ST
COMMERCE CITY CO 80022-1361

KEODONEXAY KHAMPHA
OR CURRENT RESIDENT
8068 CLAY DR
WESTMINSTER CO 80031-4179

KEODOUANGKHAM KHAMPHONE AND
PHIMMASORN TALIA AND PHIMMASORN LILLIAN LILY
OR CURRENT RESIDENT
8073 CLAY ST
WESTMINSTER CO 80031-4187

KEOSOMBOON VINCE
OR CURRENT RESIDENT
8059 CLAY ST
WESTMINSTER CO 80030-4187

KEOVILAY BOUNKEUNG
OR CURRENT RESIDENT
8259 GREENWOOD BLVD
DENVER CO 80221-4401

KERBELIS LINAS
OR CURRENT RESIDENT
6350 QUITMAN CT
ARVADA CO 80003-6750

KERCEL TAMMIE L AND
KERCEL ADAM H AND KILBURN SARA E
OR CURRENT RESIDENT
7820 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4221

KERN CHARLES
OR CURRENT RESIDENT
6955 MARIPOSA ST APT D
DENVER CO 80221-8912

KERNER SCOTT R
OR CURRENT RESIDENT
3904 W 63RD PL
ARVADA CO 80003-6742

KEROUAC JESSICA AND
MARTIN CHRISTOPHER
OR CURRENT RESIDENT
3450 MOSKO CT
DENVER CO 80221-2658

KESSINGER RONALD LEROY
OR CURRENT RESIDENT
7521 KRAMERIA STREET
COMMERCE CITY CO 80022

KETTLER JACK AND KETTLER MAREA AND
KETTLER JUSTIN AND KETTLER ALEXIS
OR CURRENT RESIDENT
8695 JOLENE DR
DENVER CO 80229-8220

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

KIELSMEIER NICHOLAS B
OR CURRENT RESIDENT
8304 CHARLOTTE WAY
DENVER CO 80221-3971

KILE TOM M
OR CURRENT RESIDENT
5220 LILAC LANE
DENVER CO 80221

KILGORE LACEE AND
LINENBERGER ANTHONY
OR CURRENT RESIDENT
8384 CHARLOTTE WAY
DENVER CO 80221-3971

KILMER EDWARD RAYMOND
OR CURRENT RESIDENT
56266 OAK AVE
STRASBURG CO 80136-8118

KIM JUNG WOO
OR CURRENT RESIDENT
8034 CLAY ST
WESTMINSTER CO 80031-4188

KIM KI HWAN AND
LEE IL TAE
OR CURRENT RESIDENT
7270 HIGHWAY 2
COMMERCE CITY CO 80022

KIM SOON OCK
OR CURRENT RESIDENT
8140 WASHINGTON ST APT 131
DENVER CO 80229-5858

KIMBRELL BONGKODMAS
OR CURRENT RESIDENT
2450 W 55TH AVE
DENVER CO 80221-1617

KINDRED BRANDON
OR CURRENT RESIDENT
1750 W 53RD PL UNIT 8
DENVER CO 80221-6414

KING DENNIS J AND
KING KATHLEEN M
OR CURRENT RESIDENT
16042 HI LAND CIR
BRIGHTON CO 80602-7514

KING DEREK
OR CURRENT RESIDENT
6318 NEWTON CT
ARVADA CO 80003-6725

KING EVERETT DANIEL
OR CURRENT RESIDENT
7210 LARSH DR
DENVER CO 80221

KING JONATHAN W
OR CURRENT RESIDENT
7212 WORLEY DR
DENVER CO 80221-2754

KING RONALD
OR CURRENT RESIDENT
3681 W 88TH WAY
WESTMINSTER CO 80031-3677

KINGSLEY NIKOLAI STEPHEN
OR CURRENT RESIDENT
8152 WASHINGTON ST APT 180
DENVER CO 80229-5886

KINNISON GEORGE O JR
KINNISON RITA K
OR CURRENT RESIDENT
8751 EDISON ST
DENVER CO 80229-4980

KIPP AUSTIN AND
KIPP SHELBY
OR CURRENT RESIDENT
6410 STUART ST
ARVADA CO 80003-6453

KIRBY FREDERICK S
OR CURRENT RESIDENT
1775 LONGBRANCH ST
STRASBURG CO 80136-7851

KIRBY KEAVIN AND
MARSHALL JESSICA
OR CURRENT RESIDENT
56277 E 23RD AVE
STRASBURG CO 80136-7584

KIRBY KIRK LEVI
OR CURRENT RESIDENT
10221 E 120TH AVE
HENDERSON CO 80640-9745

KIRK WENDY ANN
OR CURRENT RESIDENT
56252 E 23RD AVE
STRASBURG CO 80136-7584

KIRKEBY CANDIE
OR CURRENT RESIDENT
8190 BRIGHTON RD
COMMERCE CITY CO 80022

KIRKLAND KEVIN
OR CURRENT RESIDENT
8310 OGDEN ST
DENVER CO 80229

KIRKLIN MARK
OR CURRENT RESIDENT
9215 LOWELL BLVD
WESTMINSTER CO 80031-3100

KITTREDGE TONY AND
LANE LISA M
OR CURRENT RESIDENT
8075 DECATUR ST
WESTMINSTER CO 80030-4175

KLABUNDE MADELYN AND
RULAU ALEX
OR CURRENT RESIDENT
2712 W 68TH AVE
THORNTON CO 80221-2326

KLEIN ALYSSA RENEE
OR CURRENT RESIDENT
1682 W 52ND CT
DENVER CO 80221-1718

KLEIN JULIA
OR CURRENT RESIDENT
6580 UTICA ST
ARVADA CO 80003-6336

KLEIN NICHOLAS JACOB AND
LONG DANIELLE ELISE
OR CURRENT RESIDENT
5222 TENNYSON ST
DENVER CO 80212-4042

KLEM KALEIGH
OR CURRENT RESIDENT
330 E 82ND DR
DENVER CO 80229-5827

KLIJEWSKI NATHANIEL
OR CURRENT RESIDENT
8330 ZUNI ST APT 110
DENVER CO 80221-4676

KLINKERMAN KORY W
OR CURRENT RESIDENT
7961 YORK ST APT B
DENVER CO 80229-6117

KLINS BRANDON MICHAEL SLOAN AND
KLINS EMILY ELISABETH
OR CURRENT RESIDENT
2145 ASOKA ST
STRASBURG CO 80136-7732

KLOCKE BRENT R AND
KLOCKE JANICE M
OR CURRENT RESIDENT
5211 STUART STREET
DENVER CO 80212

KNAPP DAVID ANDREW
OR CURRENT RESIDENT
5297 STUART ST
DENVER CO 80212-4043

KNAUER SCOTT
OR CURRENT RESIDENT
1901 ANCE ST
STRASBURG CO 80136-7847

KNEPPER SEAN
OR CURRENT RESIDENT
6440 TENNYSON ST APT 22
ARVADA CO 80003-6445

KNOTT JONATHAN AND
KNOTT RICHARD
OR CURRENT RESIDENT
8121 BRIGHTON RD
COMMERCE CITY CO 80022-5314

KNOWLTON RUBY LAVERN AND
BAPTIST SANDRA ANN
OR CURRENT RESIDENT
6921 ALAN DR
DENVER CO 80221-2522

KOCOL THADDEOUS M AND
KOCOL SUSAN
OR CURRENT RESIDENT
11101 BRIGHTON RD
HENDERSON CO 80640-8931

KOEHN EDWARD
OR CURRENT RESIDENT
8760 CORONA ST APT 304
DENVER CO 80229-4700

KOGLE MATTHEW AND
GREENE JENNIFER A
OR CURRENT RESIDENT
5465 BRYANT ST
DENVER CO 80221-1627

KOHL CODY WILLIAM AND
GOOD PRESTON
OR CURRENT RESIDENT
2084 ASOKA ST
STRASBURG CO 80136-7705

KOHL JEREMY AND
WAKEMAN MEGAN MARIE
OR CURRENT RESIDENT
8364 UMATILLA ST
DENVER CO 80221-4680

KOHLER EVA AND
ROBERGE BOYDEN H JR
OR CURRENT RESIDENT
1171 E 88TH AVE
THORNTON CO 80229

KOHLMEYER TIMOTHY M AND
KOHLMEYER SHEILA M
OR CURRENT RESIDENT
8846 OAKWOOD ST
WESTMINSTER CO 80031

KOKOSZKA SHANE R
OR CURRENT RESIDENT
3220 W 62ND AVE
DENVER CO 80221-1907

KONG CHOUA
OR CURRENT RESIDENT
1441 W 71ST PL
DENVER CO 80221-7203

KOPROWSKI JAMES M AND VICKI E
OR CURRENT RESIDENT
24400 E 156TH AVE
BRIGHTON CO 80603

KORT VANESSA
OR CURRENT RESIDENT
8771 DAWSON ST APT 201
DENVER CO 80229-4984

KORUS LAUREN AND
KORUS JACOB
OR CURRENT RESIDENT
9250 KING WAY
WESTMINSTER CO 80031-2736

KOTH BRANDON J AND
WESTBROOK PATRICIA A
OR CURRENT RESIDENT
9105 LOWELL CT
WESTMINSTER CO 80031

KOVACH FAMILY TRUST
OR CURRENT RESIDENT
9888 E 159TH PL
BRIGHTON CO 80602-8606

KOWALCZK JULIA A AND
KOWALCZYK JACOB A
OR CURRENT RESIDENT
8224 WASHINGTON ST APT 10
DENVER CO 80229-8501

KOZIRESKI EVAN J AND
MUHLY KIERSTEN E
OR CURRENT RESIDENT
6785 NAVAJO WAY
DENVER CO 80221-2767

KRAMER GREGORY JAMES TRUST
OR CURRENT RESIDENT
10025 BRIGHTON RD
HENDERSON CO 80640-8625

KRAMER NICHOLAS
OR CURRENT RESIDENT
1872 BURTON ST
STRASBURG CO 80136-7826

KREIDER MELISSA E
OR CURRENT RESIDENT
6311 OSCEOLA WAY
ARVADA CO 80003-6728

KREMHELLER DIANNA O AND
KREMHELLER DAVID B
OR CURRENT RESIDENT
10391 E 123RD AVE
HENDERSON CO 80640-7436

KROAH JOHN T AND
KROAH KATHY A
OR CURRENT RESIDENT
7280 KEARNEY ST
COMMERCE CITY CO 80022-1924

KROAH KRISTOPHER T
OR CURRENT RESIDENT
5192 E 77TH AVE
COMMERCE CITY CO 80022

KROLL DALE
OR CURRENT RESIDENT
8813 OSCEOLA ST
WESTMINSTER CO 80031-3574

KROLL TRISHA/ALAN 25 PERCENT INT AND
HAMILTON PATRICIA L LIVING TRUST 75 PERC
OR CURRENT RESIDENT
10485 HENDERSON RD
BRIGHTON CO 80601-8111

KRULL SPENCER RYAN AND
KRULL RENEE LYNN
OR CURRENT RESIDENT
6631 NEWTON CT
ARVADA CO 80003-6421

KUBICKI JESSICA AND
DOOLEY JESS
OR CURRENT RESIDENT
5531 SHOSHONE ST
DENVER CO 80221-1724

KUCHNO AMY
OR CURRENT RESIDENT
9005 LANDER ST
WESTMINSTER CO 80031

KUDWA KELLY A AND
KUDWA ROBERT AND KUDWA NANCY
OR CURRENT RESIDENT
8814 OSCEOLA ST
WESTMINSTER CO 80031

KUETTEL KATHRYN AND
KUETTEL ROBERT
OR CURRENT RESIDENT
1731 W 53RD PL UNIT 2
DENVER CO 80221-6410

KUHNE CALEB AND
HERRING SYDNEY
OR CURRENT RESIDENT
3545 W 63RD AVE
DENVER CO 80221-2038

KUKLINSKI ANDREW
OR CURRENT RESIDENT
8330 ZUNI ST APT 107
DENVER CO 80221-4688

KUKUCKA ROBERT
OR CURRENT RESIDENT
7160 ALCOTT ST
WESTMINSTER CO 80030-5625

KULAS DANIELLE AND
BALIAN JOSEPH P
OR CURRENT RESIDENT
8294 ELATI ST
DENVER CO 80221-4478

KUZNETSOVA ANASTASIA AND
KUZNETSOVA TATYANA
OR CURRENT RESIDENT
8858 MEADE ST
WESTMINSTER CO 80031-3563

KWAGHKO DEBORAH NGUFAN
OR CURRENT RESIDENT
10003 YAMPA CT
COMMERCE CITY CO 80022-9050

KWIATKOWSKI JOSEPH W AND
KWIATKOWSKI SANDRA
OR CURRENT RESIDENT
7286 KEARNEY ST
COMMERCE CITY CO 80022-1924

KY KRUY JR
OR CURRENT RESIDENT
5312 QUIVAS ST
DENVER CO 80221

LA CRUE GLORIA J
OR CURRENT RESIDENT
6780 GREEN CT
DENVER CO 80221-2632

LA GUARDIA DONALD M AND
LA GUARDIA ETHEL L
OR CURRENT RESIDENT
7110 RARITAN ST
DENVER CO 80221-2551

LA NORTENITA COMPANY INC
OR CURRENT RESIDENT
7600 PECOS ST
DENVER CO 80221-3454

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

LA TRENZA COUNSELING INC
OR CURRENT RESIDENT
6332 E 72ND AVE
COMMERCE CITY CO 80022-2000

LAASAL SIHAM
OR CURRENT RESIDENT
7555 TURNER DR
DENVER CO 80221-3432

LABRA DANIEL
OR CURRENT RESIDENT
7056 JENNIE DR
DENVER CO 80221-3017

LABRADO LAURA
OR CURRENT RESIDENT
8259 PEARL ST
DENVER CO 80229-5852

LACOCK STEVEN AND
LACOCK SWATI DAVIDSON
OR CURRENT RESIDENT
3100 W 63RD AVE
DENVER CO 80221-1965

LADTKOW JENNIE ANN AND
LEWIS GREGORY ALVA
OR CURRENT RESIDENT
10089 E 159TH PL
BRIGHTON CO 80602-8605

LAFAVE RYAN C
OR CURRENT RESIDENT
10049 E 159TH PL
BRIGHTON CO 80602-8605

LAFLECHE CLAUDE J
OR CURRENT RESIDENT
8229 GREENWOOD BLVD
DENVER CO 80221-4401

LAFLEY FRANCIS T AND
LAFLEY NANCY J
OR CURRENT RESIDENT
7881 NEWPORT ST
COMMERCE CITY CO 80022-1126

LAGUNA JOSE AND
LAGUNA PAULINA
OR CURRENT RESIDENT
7211 AVRUM DR
DENVER CO 80221-3137

LAINE ADRIAN MB AND
LAINE AMANDA K
OR CURRENT RESIDENT
1803 ASOKA ST
STRASBURG CO 80136-7708

LAJEUNESSE ROBERT H AND
LAJEUNESSE PAMELA M
OR CURRENT RESIDENT
8232 ADAMS WAY
DENVER CO 80221-3904

LAKESIDE INN LLC
OR CURRENT RESIDENT
6251 FEDERAL BLVD
DENVER CO 80221

LAKIN MATTHEW AND
RYAN ELIZABETH
OR CURRENT RESIDENT
9231 KING WAY
WESTMINSTER CO 80031-2735

LALANNE MATTHEW S AND
KONNATH ANDREW J
OR CURRENT RESIDENT
1579 W 67TH PL
DENVER CO 80221-2680

LALLY HANNAH AND
AMBROSI MARC
OR CURRENT RESIDENT
9093 MEADE ST
WESTMINSTER CO 80031-3192

LAM XANH SO AND
HUA MY TIEN T
OR CURRENT RESIDENT
6445 RALEIGH ST
ARVADA CO 80003-6434

LAMAS PEDRO
OR CURRENT RESIDENT
7171 LARSH DR
DENVER CO 80221-2544

LAMBROSE JONI
OR CURRENT RESIDENT
7923 YORK ST APT 2
DENVER CO 80229-6163

LAMONTAGNE MICHAEL TODD
OR CURRENT RESIDENT
5341 PRIMROSE LN
DENVER CO 80221-1252

LANDA GIRON SUSANA
DE LOS SANTOS LANDA JAIRO AND DE LOS SANTO
LANDA ALEXANDER
OR CURRENT RESIDENT
8651 RAINBOW AVE
DENVER CO 80229-5135

LANDIN MARK AND
VIGIL-RZONCA PATTY
OR CURRENT RESIDENT
8821 MEADE ST
WESTMINSTER CO 80031-3565

LANDIN RONALD A AND
LANDIN EVELYN M
OR CURRENT RESIDENT
7495 LEYDEN ST
COMMERCE CITY CO 80022-1353

LANDIS SHARON KAYE
OR CURRENT RESIDENT
1892 BURTON ST
STRASBURG CO 80136-7826

LANDRY KHRISTIN NICOLE
OR CURRENT RESIDENT
8869 LOWELL WAY
WESTMINSTER CO 80031-3556

LANE MEGHAN
OR CURRENT RESIDENT
8242 WASHINGTON ST APT 45
DENVER CO 80229-8504

LANNING GREGORY
OR CURRENT RESIDENT
56225 E 22ND PL
STRASBURG CO 80136-7581

LANSFORD STEVEN CRAIG
OR CURRENT RESIDENT
7200 LARSH DR
DENVER CO 80221-3140

LANYON ROBIN D
OR CURRENT RESIDENT
7296 KEARNEY ST
COMMERCE CITY CO 80022-1924

LARA MARIA
OR CURRENT RESIDENT
7565 TURNER DR
DENVER CO 80221-3432

LARA MELISSA AGUILAR AND
CASILLAS MA C LARA
OR CURRENT RESIDENT
8306 KATHERINE WAY
DENVER CO 80221-4614

LARA PEDRO G BOJOQUEZ
OR CURRENT RESIDENT
7830 ROBIN LN
DENVER CO 80221-3815

LARAMEY MARK TRUST
OR CURRENT RESIDENT
4554 W 68TH AVE
WESTMINSTER CO 80030-5760

LARGE GAYLE A
OR CURRENT RESIDENT
7440 LEYDEN ST
COMMERCE CITY CO 80022-1342

LARSEN FRANCIS
OR CURRENT RESIDENT
8079 CLAY ST
WESTMINSTER CO 80031-4187

LASATER KELLI DIANN AND
LASATER DAVID
OR CURRENT RESIDENT
1543 MAIN ST APT 3
STRASBURG CO 80136-7510

LATCHFORD SUSAN I AND
LATCHFORD STEPHEN D AND LATCHFORD THOMAS W
OR CURRENT RESIDENT
1090 OAK PL
THORNTON CO 80229-7741

LATHAM SHAMONIE
OR CURRENT RESIDENT
1813 W 67TH PL
DENVER CO 80221-2612

LATHAN ADAM
OR CURRENT RESIDENT
8260 RALPH LN
DENVER CO 80221-3961

LATHROP KRISTA
LATHROP JOHNATHAN
OR CURRENT RESIDENT
6900 ALAN DR
DENVER CO 80221-2523

LATINOVICH KENTON AND
LATINOVICH ANGELINE
OR CURRENT RESIDENT
3019 W 53RD AVE
DENVER CO 80221-6563

LATZKO STEFAN ANDREW AND
LATZKO BETHANY
OR CURRENT RESIDENT
2901 COLUMBINE RD
DENVER CO 80221-1260

LAUDENSLAGER JERE SCOTT
OR CURRENT RESIDENT
2115 E 77TH AVE
DENVER CO 80229-6522

LAURIENTI KATHERINE A
OR CURRENT RESIDENT
7360 QUIVAS ST
DENVER CO 80221-3144

LAUT GREGORY AND
ORESKOVICH HANNAH
OR CURRENT RESIDENT
6712 CLAY ST
DENVER CO 80221-2337

LAUTEN DAVID JON REVOCABLE TRUST
OR CURRENT RESIDENT
2467 RAINBOW DR UNIT #38
THORNTON CO 80229-5184

LAVERY DANIELLE MARIE AND
LAVERY HAVEN ANDERSON
OR CURRENT RESIDENT
1561 W 68TH LN
DENVER CO 80221-2760

LAW JOSEPH E III AND
LAW JEAN C
OR CURRENT RESIDENT
7140 RARITAN ST
DENVER CO 80221-2551

LAW SHEENA AND
MARTINEZ NICHOLAS L
OR CURRENT RESIDENT
5471 ZUNI ST
DENVER CO 80221-1456

LAWRENCE ASHLEY J AND
KOLB GREGOORY W
OR CURRENT RESIDENT
5281 STUART ST
DENVER CO 80212-4043

LAWRENCE KIMBERLY AND
SPERLAZZA JONATHAN
OR CURRENT RESIDENT
1836 W 67TH PL
DENVER CO 80221-2612

LAYTON BRANDON
OR CURRENT RESIDENT
9221 JULIAN WAY
WESTMINSTER CO 80031-2731

LAZAROFF SPENCER
OR CURRENT RESIDENT
9095 LOWELL CT
WESTMINSTER CO 80031-3163

LAZAROVICH DANIEL AND
GAVIN CAITLIN
OR CURRENT RESIDENT
1485 W 68TH AVE
DENVER CO 80221-2681

LE DUNG NGOC AND
NGUYEN CUONG HUY
OR CURRENT RESIDENT
3914 W 63RD PL
ARVADA CO 80003-6742

LE GUZMAN JENNIFER AND
GUZMAN JOEL
OR CURRENT RESIDENT
8017 DECATUR CT
WESTMINSTER CO 80031-4166

LE HIEN THI
OR CURRENT RESIDENT
8032 DECATUR ST
WESTMINSTER CO 80030

LE MINHPHONG NGUYEN AND
TO OANH THI HONG
OR CURRENT RESIDENT
1881 W 73RD AVENUE
DENVER CO 80221

LE PAUL AND LE VINH AND LE LYTY
OR CURRENT RESIDENT
1736 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4802

LE THI THI VAN AND
NGUYEN HANG T
OR CURRENT RESIDENT
7180 ALCOTT ST
WESTMINSTER CO 80030

LE TRINH X AND
NGUYEN NAHN H
OR CURRENT RESIDENT
6975 HURON ST
DENVER CO 80221-7057

LE VY NGUYEN THAO AND
NGUYEN THIEU NGOC
OR CURRENT RESIDENT
8386 VALLEJO ST
DENVER CO 80221-4648

LEACH DALTON AND
RISING-LEACH STACY
OR CURRENT RESIDENT
2002 ANCE ST
STRASBURG CO 80136-7849

LEAL JALISA AND
LEAL YOLANDA
OR CURRENT RESIDENT
8359 CHEROKEE ST
DENVER CO 80221-4467

LEBLANC CHRISTOPHER PATRICK
OR CURRENT RESIDENT
1801 W 83RD AVE
DENVER CO 80221-7707

LEBLANC SAM AND
LEBLANC JENNY K
OR CURRENT RESIDENT
8770 EDISON ST
DENVER CO 80229-4979

LEBOEUF MARY AND
WOESSNER FRED JR
OR CURRENT RESIDENT
7090 MASEY ST
DENVER CO 80221-3063

LECHMAN CAROLYN
OR CURRENT RESIDENT
7676 TURNER DR
DENVER CO 80221-4232

LECKRON DANIEL JACOB AND
QUIGLEY DANIELLE RYAN
OR CURRENT RESIDENT
7941 GREEN CT
WESTMINSTER CO 80030-4224

LEDESMA RAMIREZ GRACIELA AND
PINON ORTA ALFREDO I
OR CURRENT RESIDENT
3195 W 64TH AVE
DENVER CO 80221-2159

LEDEZMA BRITTANY
OR CURRENT RESIDENT
6432 PERRY ST
ARVADA CO 80003-6428

LEDEZMA IRMA
OR CURRENT RESIDENT
5490 GROVE STREET
DENVER CO 80221

LEDFORD ALAN D
OR CURRENT RESIDENT
7515 TURNER DR
DENVER CO 80221-3432

LEDVINKA MIROSLAV
OR CURRENT RESIDENT
6497 STUART ST
ARVADA CO 80003-6454

LEE AND LEE PROPERTIES LLC
OR CURRENT RESIDENT
630 E 58TH AVE
DENVER CO 80216

LEE APRIL AND
LEE PAO
OR CURRENT RESIDENT
2387 RAINBOW DR APT 21
THORNTON CO 80229-5148

LEE CHONG S AND
LEE XIANG VANG
OR CURRENT RESIDENT
8341 RALPH LN
DENVER CO 80221-3962

LEE GE AND
THAO CHANTHALY
OR CURRENT RESIDENT
8377 OSAGE WAY
DENVER CO 80221-3951

LEE IN C AND
LEE JAMES AND LEE BYUNG M
OR CURRENT RESIDENT
8351 RALPH LN
DENVER CO 80221-3962

LEE JEFFREY
OR CURRENT RESIDENT
6440 TENNYSON ST UNIT 20
ARVADA CO 80003

LEE KI T
OR CURRENT RESIDENT
2927 W 81ST AVE NO. A
WESTMINSTER CO 80030-4185

LEE LAURA
OR CURRENT RESIDENT
7911 YORK ST APT B
DENVER CO 80229-6175

LEE MACKEY TRUST THE
OR CURRENT RESIDENT
8077 IVANHOE ST
DUPONT CO 80024-5007

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

LEE YEON MEE AND
LEE EDWARD YONG
OR CURRENT RESIDENT
8835 OSCEOLA ST
WESTMINSTER CO 80031-3574

LEE ZOUA
OR CURRENT RESIDENT
3983 W 65TH PL
ARVADA CO 80003-6401

LEESEKAMP EDWARD L AND
LEESEKAMP LISA K
OR CURRENT RESIDENT
7728 ELLEN LN
DENVER CO 80221-4100

LEGARDE LISA A
OR CURRENT RESIDENT
6950 NAVAJO ST APT C
DENVER CO 80221-8902

LEHMAN COLE AND
BUNCK NICOLE
OR CURRENT RESIDENT
2760 W 68TH AVE
DENVER CO 80221-2326

LEIMINGER JORDAN
OR CURRENT RESIDENT
1765 W 52ND CT
DENVER CO 80221-1717

LEISURE JOSHUA R
OR CURRENT RESIDENT
8140 WASHINGTON ST APT 132
DENVER CO 80229-5858

LEITZ WILLAM JOHN DALLAS
OR CURRENT RESIDENT
3751 W 91ST PL
WESTMINSTER CO 80031-3110

LEMAY COREY
OR CURRENT RESIDENT
4534 W 68TH AVE
WESTMINSTER CO 80030-5756

LEMAY ERIC ALLEN AND
LEMAY ERNEST R
OR CURRENT RESIDENT
1685 LONGBRANCH ST
STRASBURG CO 80136-7733

LEMAY KENDRA A
OR CURRENT RESIDENT
1640 W 67TH CIR
DENVER CO 80221-2637

LEMIEUX DEMETRICE AND
LEMIEUX JOSEPH
OR CURRENT RESIDENT
1621 W 67TH CIR
DENVER CO 80221-2637

LEMUS ALAN F AND LEMUS SANDRA I
OR CURRENT RESIDENT
6462 UTICA ST
ARVADA CO 80003-6500

LEMUS GOMEZ JULIAN A
OR CURRENT RESIDENT
7233 NAVAJO ST
DENVER CO 80221-2740

LENG SEAN PAUL
OR CURRENT RESIDENT
8846 OSCEOLA ST
WESTMINSTER CO 80031-3574

LENHARDT H R III AND
LENHARDT GWENDOLYN D
OR CURRENT RESIDENT
9251 KNOX CT
WESTMINSTER CO 80030-2737

LENIHAN MARY LOUISE
OR CURRENT RESIDENT
7093 SANTA FE DR
DENVER CO 80221-3066

LENIUS AARON
OR CURRENT RESIDENT
7051 RARITAN ST
DENVER CO 80221-2548

LENTZ CHRISTY
OR CURRENT RESIDENT
8184 WASHINGTON ST APT 124
DENVER CO 80229-5894

LEON SUSANA VALSRA
OR CURRENT RESIDENT
100 DEL NORTE ST
DENVER CO 80221-4111

LEONARD EUGENE M AND
LEONARD CELESTE M
OR CURRENT RESIDENT
7941 NEWPORT ST
COMMERCE CITY CO 80022-1128

LEPE MARIA
OR CURRENT RESIDENT
8760 CORONA ST APT 301
DENVER CO 80229-4700

LERMA MOREL AND
MARTINEZ ANGELICA
OR CURRENT RESIDENT
8821 E 104TH AVE
HENDERSON CO 80640-8919

LEROUX LILLIAN N
OR CURRENT RESIDENT
7941 NIAGARA ST
COMMERCE CITY CO 80022-1133

LESLIE MICHAEL EARL SR AND
LESLIE NORENE F
OR CURRENT RESIDENT
8220 LADEAN ST
DENVER CO 80229-5605

LESTER DONNA
OR CURRENT RESIDENT
6261 OSCEOLA WAY
ARVADA CO 80003

LESTER MARGARET J
OR CURRENT RESIDENT
7699 PECOS ST
DENVER CO 80221-3453

LEVALLEY R CLAYTON AND
GOTFREDSON HALLE
OR CURRENT RESIDENT
7865 OGDEN CT
DENVER CO 80229-5900

LEVEA BEVERLY
OR CURRENT RESIDENT
81 GREENWOOD BLVD
DENVER CO 80221-3633

LEVERINGTON DAVID
OR CURRENT RESIDENT
2091 ANCE ST
STRASBURG CO 80136-7848

LEVY KATHERINE L F AND
FERGUSON DONALD A JR
OR CURRENT RESIDENT
1551 W 68TH LN
DENVER CO 80221-2760

LEWANDOWSKI MARK II AND
CARRANCHO KATHERINE E
OR CURRENT RESIDENT
2706 W 68TH AVE
DENVER CO 80221-2326

LEWIS AUSTIN
OR CURRENT RESIDENT
8271 RALPH LN
DENVER CO 80221-3960

LEWIS BARBARA ANN
OR CURRENT RESIDENT
8120 WASHINGTON ST NO. 173
DENVER CO 80229-5853

LEWIS JANICE
OR CURRENT RESIDENT
8144 WASHINGTON ST APT 187
DENVER CO 80229-5859

LEWIS JEANNE
OR CURRENT RESIDENT
6800 DOWNING ST
DENVER CO 80229

LEWIS MONICA AND
DELISA BRIGITTE
OR CURRENT RESIDENT
7919 YORK ST APT 3
DENVER CO 80229-6165

LEWIS ROBERT JOHN JR
OR CURRENT RESIDENT
861 DOWNING WAY
DENVER CO 80229-5918

LEWIS STEVE
OR CURRENT RESIDENT
5579 PECOS ST
DENVER CO 80221

LEWIS THOMAS G AND GRACE BELINDA
OR CURRENT RESIDENT
8354 CHARLOTTE WAY
DENVER CO 80221-3971

LEWIS VICENT B AND
LEWIS DIANA
OR CURRENT RESIDENT
7963 YORK ST APT A
DENVER CO 80229-6116

LEWTON STEVEN M
OR CURRENT RESIDENT
9094 LOWELL CT
WESTMINSTER CO 80031-3163

LEYBA DOMINIC J
OR CURRENT RESIDENT
7636 TURNER DR
DENVER CO 80221-4232

LEYDA ERIK AND
GAUDREAULT SIDNEY
OR CURRENT RESIDENT
2091 BASIL ST
STRASBURG CO 80136-7715

LEYTHAM-POWELL CAITLYN AND
HOLLOWAY MATTHEW
OR CURRENT RESIDENT
4534 W 65TH AVE
ARVADA CO 80003-6303

LEYVA RUBIO ALEJANDRO AND
LEYVA CECILIA
OR CURRENT RESIDENT
2044 ASOKA ST
STRASBURG CO 80136-7705

LEYVA-LARA ISRAEL
OR CURRENT RESIDENT
141 GREENWOOD BLVD
DENVER CO 80221-3695

LEZAMA CECELIA M
OR CURRENT RESIDENT
7121 RUTH WAY
DENVER CO 80221-2558

LEZAMA PEDRO
OR CURRENT RESIDENT
240 LINDA LN
DENVER CO 80221-4157

LIA CHEADLE SHIRLEY
OR CURRENT RESIDENT
6481 OSCEOLA ST
ARVADA CO 80003-6422

LICATA JOSEPH R
OR CURRENT RESIDENT
1300 W 70TH AVE
DENVER CO 80221-7079

LIEU CELINA DIEM
OR CURRENT RESIDENT
1060 W 70TH PL
DENVER CO 80221-3032

LIFKA PHILIP B
OR CURRENT RESIDENT
7895 YORK ST APT 3
DENVER CO 80229-6178

LIGHT GROUP LLC
OR CURRENT RESIDENT
1295 CORTEZ ST
DENVER CO 80221-6951

LIGHT MARY E AND
KULP DANIEL W
OR CURRENT RESIDENT
7910 POPLAR ST
COMMERCE CITY CO 80022-1224

LIGHTCAP ROGER
OR CURRENT RESIDENT
8740 CORONA ST APT 102
DENVER CO 80229-4714

LILGEROSE TONY L AND
LILGEROSE LINDA
OR CURRENT RESIDENT
8070 CLAY DRIVE
WESTMINSTER CO 80031

LILLY PATRICK S AND
LILLY STEPHANY NICOLE
OR CURRENT RESIDENT
1621 ARAPAHOE ST
STRASBURG CO 80136-5003

LIM CHRISTOPHER AND
LIM SUSAN
OR CURRENT RESIDENT
1826 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4809

LIND SHAUN T AND
LIND CHRISTINE L
OR CURRENT RESIDENT
1907 BASIL ST
STRASBURG CO 80136-7719

LINENBERGER THOMAS AND
LINENBERGER JANICE E
OR CURRENT RESIDENT
8327 CONIFER RD
DENVER CO 80221-4583

LINGG-HOMRA BARBARA A AND
HOMRA ROBERT P
OR CURRENT RESIDENT
7624 RARITAN STREET
DENVER CO 80221

LINN R DEROCK LIVING TRUST 2025
OR CURRENT RESIDENT
2061 E 88TH AVE
THORNTON CO 80229-4678

LINN THOMAS A
OR CURRENT RESIDENT
1921 SAMUEL DR
DENVER CO 80221-3153

LINVILLE NIOMA E AND
LINVILLE GARY D
OR CURRENT RESIDENT
1441 WORLEY DR
DENVER CO 80221-2751

LIPSETT BRIAN AND
MILLIRON JENNA
OR CURRENT RESIDENT
1875 W 67TH PL
DENVER CO 80221-2612

LITTLE BEVERLY F
OR CURRENT RESIDENT
8061 CLARKSON CT
DENVER CO 80229-5905

LITTLE EARL AND SUSAN TRUST
OR CURRENT RESIDENT
6480 TENNYSON ST
ARVADA CO 80003-6440

LITTLE JAMES R JR
OR CURRENT RESIDENT
1630 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4846

LITZ JOSHUA
OR CURRENT RESIDENT
2890 COTTONWOOD DR
DENVER CO 80221-3211

LIU CHI
OR CURRENT RESIDENT
2890 W 80TH AVE
DENVER CO 80221-3810

LIU CHIA-MING
OR CURRENT RESIDENT
8317 CONIFER RD
DENVER CO 80221-4583

LIU FENG YI
OR CURRENT RESIDENT
8760 CORONA ST UNIT 101
DENVER CO 80229-4700

LIU XIANGHONG AND
ZHANG HONGMING
OR CURRENT RESIDENT
1716 W 67TH CIR
DENVER CO 80221-2674

LIU YOUNGQING
OR CURRENT RESIDENT
7351 KRAMERIA ST
COMMERCE CITY CO 80022-1938

LIVINGSTONE DOUGLAS L AND
LIVINGSTONE MARY L
OR CURRENT RESIDENT
2907 W 81ST AVE APT F
WESTMINSTER CO 80031-4138

LLANGARI ALEX AND
LLANGARI NELI
OR CURRENT RESIDENT
1093 W 69TH AVE
DENVER CO 80221-7046

LOAEZA PORFIRIO AND
MORALES MARGARITA
OR CURRENT RESIDENT
8431 CLARKSON ST
DENVER CO 80229-4931

LOBATO DANIEL AND
LOPEZ ROSIO MATILDE
OR CURRENT RESIDENT
9330 LOWELL BLVD
WESTMINSTER CO 80031-3103

LOBATO LAWRENCE R AND
LOBATO AMY J SANCHEZ
OR CURRENT RESIDENT
7731 YORK ST
DENVER CO 80229-6612

LOBATO MAXINE
OR CURRENT RESIDENT
8326 FOX ST
DENVER CO 80221-4415

LOCKE CLIFF
OR CURRENT RESIDENT
7921 ONEIDA ST
COMMERCE CITY CO 80022-1141

LOERA CLAUDIA CASTORENA
OR CURRENT RESIDENT
7996 PONTIAC ST
COMMERCE CITY CO 80022-1146

LOHAUS AMY AND
COFFIN DREW
OR CURRENT RESIDENT
9261 JULIAN WAY
WESTMINSTER CO 80031-2731

LOHMAN JUDITH A
OR CURRENT RESIDENT
8156 WASHINGTON ST NO. 58
DENVER CO 80229-5887

LOMBARDI TONY
OR CURRENT RESIDENT
6545 NEWTON ST
ARVADA CO 80003-6450

LOMELI MARIBEL AND
VASQUEZ ARMENDARIZ JUAN CARLOS
OR CURRENT RESIDENT
9201 KING WAY
WESTMINSTER CO 80031-2735

LOMELI MARIO AND
LOMELI CLAUDIA
OR CURRENT RESIDENT
7901 NIAGARA ST
COMMERCE CITY CO 80022-1133

LOMELI URIEL RIVERA
OR CURRENT RESIDENT
8128 WASHINGTON ST APT 153
DENVER CO 80229-5855

LOMME MARIA GLORIBEL
OR CURRENT RESIDENT
8750 DE SOTO ST
DENVER CO 80229-4977

LONERGAN CONNIE S
OR CURRENT RESIDENT
8200 PENNSYLVANIA WAY
DENVER CO 80229-5846

LONG ALLEN AND
GOLIGOSKI DEBRA A
OR CURRENT RESIDENT
7371 QUIVAS ST
DENVER CO 80221-3143

LONG CHRISTOPHER A AND
LONG MERANDA L
OR CURRENT RESIDENT
56415 E 22ND PL
STRASBURG CO 80136-7579

LONG JERRI D
OR CURRENT RESIDENT
1749 ASPEN MEADOWS CIR
DENVER CO 80260-4837

LONG LOLA LEE AND
LONG MATTHEW ELI
OR CURRENT RESIDENT
7223 NAVAJO ST
DENVER CO 80221-2740

LONG MARK R AND
LONG JANE
OR CURRENT RESIDENT
10046 E 159TH AVE
BRIGHTON CO 80602-8607

LONG ROBERT TIM/MEADE SHERRY KATHERINE/
CAMPBELL LYNDA JULINE/RUSHING JUDY LEE
OR CURRENT RESIDENT
181 BRONCO RD
DENVER CO 80221-3686

LONGORIA CRUZ AND
LONGORIA THERESA
OR CURRENT RESIDENT
9271 KNOX CT
WESTMINSTER CO 80030-2737

LONGORIA MEAGAN M
OR CURRENT RESIDENT
1848 W 68TH AVE
DENVER CO 80221-2506

LONTINE BEAUDRE
OR CURRENT RESIDENT
2250 ANCE ST
STRASBURG CO 80136-7835

LOOK HUNTER AND
PHAM TU
OR CURRENT RESIDENT
6780 MEADE CIR UNIT B
WESTMINSTER CO 80030-5373

LOPEZ ADAN ACOSTA
OR CURRENT RESIDENT
6860 JULIAN ST
DENVER CO 80221-2646

LOPEZ ALEXIS AND
RODRIGUEZ ELIAS LOPEZ
OR CURRENT RESIDENT
1750 W 53RD PL UNIT 4
DENVER CO 80221-6414

LOPEZ ALFONSO CORIA
OR CURRENT RESIDENT
81 CORTEZ ST
DENVER CO 80221-3617

LOPEZ ALVARO ROCHA JR
OR CURRENT RESIDENT
2241 E 88TH AVE
THORNTON CO 80229-4683

LOPEZ ARREOLA ELENA
OR CURRENT RESIDENT
7568 KRAMERIA ST
COMMERCE CITY CO 80022-1340

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

LOPEZ ASENCION B AND
URIOSTEGUI CRISTINA
OR CURRENT RESIDENT
8241 IVANHOE ST
DUPONT CO 80024

LOPEZ BARBARA AND
LOPEZ LAURA AND LOPEZ ELADIO JR
OR CURRENT RESIDENT
2888 W 55TH AVE
DENVER CO 80221-1616

LOPEZ BARBARA ELAINE
OR CURRENT RESIDENT
7361 KRAMERIA ST
COMMERCE CITY CO 80022-1938

LOPEZ BENJAMIN A AND
LOPEZ CARMEN L
OR CURRENT RESIDENT
8325 KATHERINE WAY
DENVER CO 80221-4613

LOPEZ CAROLINA MOSQUERA
OR CURRENT RESIDENT
8218 WASHINGTON ST APT 7
DENVER CO 80229-8500

LOPEZ CYNTHIA
OR CURRENT RESIDENT
7963 YORK ST APT B
DENVER CO 80229-6116

LOPEZ DAVID R AND
TIEDEKEN JENNIFER ANN
OR CURRENT RESIDENT
8710 DE SOTO ST
DENVER CO 80229-4977

LOPEZ DEISY Y ARELLANOS
OR CURRENT RESIDENT
8136 WASHINGTON ST APT 144
DENVER CO 80229-5857

LOPEZ ERIK J AND
IVARRA JORGE LOPEZ
OR CURRENT RESIDENT
2235 ASOKA ST
STRASBURG CO 80136-7735

LOPEZ GABRIEL
OR CURRENT RESIDENT
2570 W 65TH PL
DENVER CO 80221-2205

LOPEZ ISMAEL MACIAS
OR CURRENT RESIDENT
7950 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

LOPEZ JAKC R GROHMANN AND
BERNAL-PALMA NALLELY
OR CURRENT RESIDENT
3145 W 64TH AVE
DENVER CO 80221-2159

LOPEZ JASMIN AND
LOPEZ MIRNA
OR CURRENT RESIDENT
7910 OLIVE ST
COMMERCE CITY CO 80022-1138

LOPEZ JOHN A AND
LOPEZ MARGARET A
OR CURRENT RESIDENT
9137 KNOX CT
WESTMINSTER CO 80030-3308

LOPEZ JOSE M JAQUEZ AND
LOPEZ JAVIER ALZUARTE
OR CURRENT RESIDENT
8681 RAINBOW AVE
DENVER CO 80229-5135

LOPEZ JOSETTE
OR CURRENT RESIDENT
7901 ONEIDA ST
COMMERCE CITY CO 80022-1141

LOPEZ JUAN OCHOA
OR CURRENT RESIDENT
7646 SHERMAN PL
DENVER CO 80221-4181

LOPEZ JUDY A
OR CURRENT RESIDENT
7386 KRAMERIA ST
COMMERCE CITY CO 80022-1939

LOPEZ KAREN L AND
LOPEZ JOSE C
OR CURRENT RESIDENT
810 ESSEX DR
DENVER CO 80229-5400

LOPEZ KARYME AND
VAZQUEZ DAVID
OR CURRENT RESIDENT
8460 CORONA ST
DENVER CO 80229-4906

LOPEZ LINDA DIANNE AND LOPEZ IANACIO F
OR CURRENT RESIDENT
7941 YORK ST NO. 2
DENVER CO 80229-6100

LOPEZ MARIO
OR CURRENT RESIDENT
2851 COTTONWOOD DR
DENVER CO 80221-3210

LOPEZ MARY GLORIA AND
LOPEZ LOPEZ JUVENAL
OR CURRENT RESIDENT
141 BRONCO RD
DENVER CO 80221-3686

LOPEZ MELBA MARTINEZ
OR CURRENT RESIDENT
3075 W 55TH AVE
DENVER CO 80221-6517

LOPEZ NAVEH AND
MENDOZA MESSIAH
OR CURRENT RESIDENT
7901 NEWPORT ST
COMMERCE CITY CO 80022-1128

LOPEZ ORLANDO AND
LOPEZ LINDSEY K
OR CURRENT RESIDENT
1881 BASIL ST
STRASBURG CO 80136-7716

LOPEZ RICHARD AND
LOPEZ YVONNE
OR CURRENT RESIDENT
8301 OGDEN ST
DENVER CO 80229-5430

LOPEZ ROSALLY
OR CURRENT RESIDENT
8172 WASHINGTON ST APT 109
DENVER CO 80229-5891

LOPEZ TOMAS O AND
LOPEZ ALICE C
OR CURRENT RESIDENT
8310 BRIGHTON RD
COMMERCE CITY CO 80022

LOR BLIA YANG AND
LOR BRONG
OR CURRENT RESIDENT
8868 CIRCLE DR
WESTMINSTER CO 80031-3511

LOR8279 LLC
OR CURRENT RESIDENT
8279 LORETTA DR
DENVER CO 80221-4418

LORENZ ROBERT LEE JR AND
LORENZ MATTHEW JASON
OR CURRENT RESIDENT
9201 JULIAN WAY
WESTMINSTER CO 80031

LORENZ SHAWN
OR CURRENT RESIDENT
1841 ANCE ST
STRASBURG CO 80136-7845

LORSON ELIZABETH MARIE AND
HERRERA NICHOLAS ALLEN
OR CURRENT RESIDENT
7895 YORK ST APT 2
DENVER CO 80229-6178

LORUSSO DANIEL
OR CURRENT RESIDENT
3559 W 63RD PL
DENVER CO 80221

LORZ PATRICK ROBERT
LORZ ROB
OR CURRENT RESIDENT
8335 CHARLOTTE WAY
DENVER CO 80221-3910

LOTHROP MICHAEL G AND
LOTHROP VICKI E
OR CURRENT RESIDENT
7921 CLARKSON CT
DENVER CO 80229-5914

LOUNNIVONGSA SINEKA AND
PEREZ MARQUIES
OR CURRENT RESIDENT
8095 IVY ST
COMMERCE CITY CO 80022

LOVATO BENJAMIN R AND
LOVATO TERRI S
OR CURRENT RESIDENT
721 WASHINGTON CT
DENVER CO 80229-5929

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

LOVATO LATICIA AND
CORDOVA DIVINITY
OR CURRENT RESIDENT
7956 OLIVE ST
COMMERCE CITY CO 80022-1138

LOVI Z LLC
OR CURRENT RESIDENT
2611 W 64TH AVE UNIT A
DENVER CO 80221-2368

LOWE JON T
OR CURRENT RESIDENT
405 E 76TH AVE
DENVER CO 80229-6204

LOYA AILEEN BRENDA AND
CERVANTES LUZ MARIA SAENZ
OR CURRENT RESIDENT
8330 ZUNI ST APT 215
DENVER CO 80221-4691

LOYA ALONSO NAVARRETE AND
NAVARRETE MARIA BERTHA
OR CURRENT RESIDENT
3140 W HAWTHORNE PL
DENVER CO 80221-2131

LOYA LOYA PABLO AND
LOYA LOYA RAMON
OR CURRENT RESIDENT
7281 LARSH DR
DENVER CO 80221-3139

LOYA MARITZA HERNANDEZ AND
LOYA MARIELA HERNANDEZ
OR CURRENT RESIDENT
7673 NAVAJO ST
DENVER CO 80221-3424

LOZANO BLANCA O CAMPUZANO AND
CAMPUZANO BLANCA YADIRA VASQUEZ
OR CURRENT RESIDENT
3125 W LONGFELLOW PL
DENVER CO 80221-2147

LOZANO DARLENE ANGEL AND
RODRIGUEZ PABLO LOZANO
OR CURRENT RESIDENT
7570 LEYDEN ST
COMMERCE CITY CO 80022-1344

LOZANO JESUS
OR CURRENT RESIDENT
8212 WASHINGTON ST APT 24
DENVER CO 80229-5898

LOZANO JUAN CARLOS MARTINEZ AND
CHAVEZ JUAN MARTINEZ
OR CURRENT RESIDENT
7331 LEYDEN ST
COMMERCE CITY CO 80022-1971

LOZANO LOUIS AND
PSCHOLKA LYDIA A
OR CURRENT RESIDENT
8330 ZUNI ST APT 211
DENVER CO 80221-4678

LOZANO MARIO ALFONSO GONZALEZ
OR CURRENT RESIDENT
7181 AVRUM DR
DENVER CO 80221-2534

LSR PROPERTIES LLC
OR CURRENT RESIDENT
8476 PEARL ST
THORNTON CO 80229

LU CANDI C AND LU EDWARD R AND
AU NHU HUE
OR CURRENT RESIDENT
8066 DECATUR ST
WESTMINSTER CO 80031-4170

LUC KIN AND NGUYEN PHUONG THI MINH
OR CURRENT RESIDENT
8032 CLAY ST
WESTMINSTER CO 80030-4188

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

LUCERO FRED JULIAN JR AND
LUCERO LISA
OR CURRENT RESIDENT
7160 RARITAN ST
DENVER CO 80221-2551

LUCERO GUY AND
LUCERO JOAN S
OR CURRENT RESIDENT
5480 RARITAN WAY
DENVER CO 80221-1733

LUCERO ISAAC AND
GIRON MANDY
OR CURRENT RESIDENT
12310 BRIGHTON RD
HENDERSON CO 80640-9748

LUCERO LORI L
OR CURRENT RESIDENT
7221 AVRUM DR
DENVER CO 80221-3137

LUCERO LOUIS C JR AND
LUCERO STELLA L
OR CURRENT RESIDENT
7300 KRAMERIA STREET
COMMERCE CITY CO 80022

LUCERO MANUEL
OR CURRENT RESIDENT
7868 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4221

LUCERO MARY E AND
LUCERO FRANK C
OR CURRENT RESIDENT
5264 TENNYSON ST
DENVER CO 80212-4046

LUCERO MATTHEW R AND
MARTINEZ-LUCERO YVETTE M
OR CURRENT RESIDENT
7645 SHERMAN ST
DENVER CO 80221-4174

LUCERO RALPH AND
LUCERO KATHLEEN
OR CURRENT RESIDENT
8184 WASHINGTON ST APT 123
DENVER CO 80229-5894

LUCERO REYNA M
OR CURRENT RESIDENT
8811 OSCEOLA ST
WESTMINSTER CO 80031-3574

LUCERO ROLAND
OR CURRENT RESIDENT
5220 STUART ST
DENVER CO 80212-4044

LUCERO SONRISA
OR CURRENT RESIDENT
5225 LILAC LN
DENVER CO 80221-1283

LUCERO TONY AND
GRAJEDA JIMENEZ CARMEN
OR CURRENT RESIDENT
8180 WASHINGTON ST APT 128
DENVER CO 80229-5893

LUCIER PAUL F AND
JONES DEANNE M
OR CURRENT RESIDENT
4080 W 66TH AVE
ARVADA CO 80003-6414

LUCIO RUBEN AND
ALMODOVAR REBECCA C
OR CURRENT RESIDENT
7488 QUIVAS ST
DENVER CO 80221-3414

LUCRETIA B GIBSON TRUST
OR CURRENT RESIDENT
3613 W 90TH PL
WESTMINSTER CO 80031-3106

LUDWIG NATHAN P
OR CURRENT RESIDENT
2216 DEVONSHIRE CT
DENVER CO 80229-8605

LUEDKE PAULINE E
OR CURRENT RESIDENT
7517 QUIVAS ST
DENVER CO 80221-3415

LUERSSEN BRAD A AND
LUERSSEN KARENA R
OR CURRENT RESIDENT
5400 BEACH CT
DENVER CO 80221-1626

LUEVANO RAUL RICARDO AND
RAMIREZ LORENA AVILA
OR CURRENT RESIDENT
7841 ROBIN LN
DENVER CO 80221-3812

LUEVANO ROCHA BALTAZAR AND
LUEVANO CHAVEZ ROGELIO
OR CURRENT RESIDENT
1421 WORLEY DR
DENVER CO 80221-2751

LUEVANO VERONICA HOLGUIN AND
HOLGUIN DIANA
OR CURRENT RESIDENT
8248 CHEROKEE ST
DENVER CO 80221-4466

LUJAN JESSIKA
OR CURRENT RESIDENT
7907 YORK ST APT 3
DENVER CO 80229-6170

LUJAN RENAY A AND
MARTINEZ ADRIAN J
OR CURRENT RESIDENT
7180 ZUNI ST
DENVER CO 80221-2576

LUMPKIN CLAYTON
OR CURRENT RESIDENT
1943 ASOKA ST
STRASBURG CO 80136-7722

LUNA DANEEN ANN
OR CURRENT RESIDENT
1160 ELBERT ST
DENVER CO 80221-3726

LUNA ELDA
OR CURRENT RESIDENT
4280 W 66TH AVE
ARVADA CO 80003-6418

LUNA JESUS
OR CURRENT RESIDENT
6891 E 80TH AVE
COMMERCE CITY CO 80022-1118

LUNA JUAN ABDIAS JR
OR CURRENT RESIDENT
2281 STACY DR
DENVER CO 80221-4637

LUNA SOLOMON B JR AND
LUNA SHARON K
OR CURRENT RESIDENT
9210 NEWTON ST
WESTMINSTER CO 80030-3128

LUND EVA DARLENE
OR CURRENT RESIDENT
6452 PERRY ST
ARVADA CO 80003-6428

LUONG NGUYET ANH AND
VU HUNG QUOC
OR CURRENT RESIDENT
5236 LILAC LN
WESTMINSTER CO 80221-1282

LUTETE JOLIE MPO AND
LUTETE BLAISE MUNAMUNTIMA
OR CURRENT RESIDENT
675 E 77TH AVE
DENVER CO 80229-1815

LUTZ DAVID AND
HAGGERTY WHITNEY
OR CURRENT RESIDENT
6779 RARITAN DR
DENVER CO 80221-2613

LUU SANH VAN
OR CURRENT RESIDENT
3150 W HAWTHORNE PL
DENVER CO 80221-2131

LY CHEE WANG AND
LY CHUE MEE
OR CURRENT RESIDENT
10021 YAMPA CT
COMMERCE CITY CO 80022-9050

LY KUA AND
LO MAY
OR CURRENT RESIDENT
9138 KNOX CT
WESTMINSTER CO 80030-3309

LYBARGER BRANDEN AND
SUTTER-LYBARGER SIMONE
OR CURRENT RESIDENT
1675 LONGBRANCH ST
STRASBURG CO 80136-7733

LYBARGER CHAD M AND
LYBARGER BEKAH L
OR CURRENT RESIDENT
56845 IOWA AVE
STRASBURG CO 80136-7515

LYNCH ADAM JOSEPH AND
PALMER CHEYENNE AUTUMN
OR CURRENT RESIDENT
7121 WARREN DR
DENVER CO 80221-2577

LYNCH EDWIN AND
POYTRESS VICTORIA
OR CURRENT RESIDENT
7675 EL PASO CIR
DENVER CO 80221-3404

LYNCH SEAN AND
MILEK EMMA
OR CURRENT RESIDENT
2241 W 55TH AVE
DENVER CO 80221-1440

LYONS ELLIOTT AND
ANDERSON BRANDY
OR CURRENT RESIDENT
5280 VALLEJO WAY
DENVER CO 80221-1400

LYONS TIMOTHY FRANICIS
OR CURRENT RESIDENT
6591 E 80TH AVE
COMMERCE CITY CO 80022

M&M PROPERTY INVESTMENTS LLC
OR CURRENT RESIDENT
8271 BLUEBELL WAY
DENVER CO 80221-4410

MA CHIU WING AND
MA MIN ER
OR CURRENT RESIDENT
7606 TURNER DR
DENVER CO 80221-4232

MA XUETING
OR CURRENT RESIDENT
2871 COTTONWOOD DR
DENVER CO 80221-3210

MA YULAN
OR CURRENT RESIDENT
6495 RALEIGH ST
ARVADA CO 80003-6434

MACATR LLC
OR CURRENT RESIDENT
6463 PERRY ST
ARVADA CO 80003-6427

MACBRIDE TYLER LEE
OR CURRENT RESIDENT
1750 W 53RD PL UNIT 3
DENVER CO 80221-6414

MACHADO NOE ANTILLON
OR CURRENT RESIDENT
7440 LOCUST ST
COMMERCE CITY CO 80022-1346

MACHUGA JEAN L AND
MACHUGA JAMES M
OR CURRENT RESIDENT
7990 QUINCE ST
COMMERCE CITY CO 80022-1232

MACIAS FERNANDO
OR CURRENT RESIDENT
6970 NAVAJO ST UNIT C
DENVER CO 80221

MACIAS MERISSA AND
LOPEZ-ORTIZ JAVIER
OR CURRENT RESIDENT
8060 IVY ST
DUPONT CO 80024-5010

MACIAS ROSE MARIE
OR CURRENT RESIDENT
7594 RARITAN ST
DENVER CO 80221-3427

MACIAS VANESSA L AND
MACIAS MARIO A
OR CURRENT RESIDENT
8300 OGDEN ST
DENVER CO 80229-5431

MACIEL RICHARD R AND
MACIEL RENEE J
OR CURRENT RESIDENT
7181 LARSH DR
DENVER CO 80221-2544

MACMILLAN MICHAEL AND
OSOWSKI KATHERINE
OR CURRENT RESIDENT
9220 JULIAN WAY
WESTMINSTER CO 80031-2732

MADAYAG HOLLY LYN
OR CURRENT RESIDENT
5089 W 52ND AVE
DENVER CO 80212-4010

MADDEN GREGORY J D AND
LAWLER-MADDEN G KAE
OR CURRENT RESIDENT
9042 MEADE ST
WESTMINSTER CO 80030-3112

MADDUX SARAH ANN AND
MADDUX DOUGLAS CLAYTON
OR CURRENT RESIDENT
2251 ANCE ST
STRASBURG CO 80136-7836

MADERA ANTHONY
OR CURRENT RESIDENT
7100 QUIVAS ST
DENVER CO 80221-2547

MADERA EDGAR F AND
ACEVEDO JOEL CABRAL
OR CURRENT RESIDENT
540 E 83RD DR
DENVER CO 80229-5825

MADERA ISIDRO LAMAS AND
MADERA MARIA E
OR CURRENT RESIDENT
6460 NEWTON ST
ARVADA CO 80003-6448

MADERA JUAN JOSE
OR CURRENT RESIDENT
2515 W 65TH AVE
DENVER CO 80221

MADERA JUAN P AND
DE MADERA MARGARITA B
OR CURRENT RESIDENT
3140 W 66TH AVE
DENVER CO 80221-2116

MADERA JUANITA AND
MADERA JESUS
OR CURRENT RESIDENT
2824 W 65TH AVE
DENVER CO 80221-2314

MADERA PEDRO A AND
MADERA PEDRO JR
OR CURRENT RESIDENT
6413 PERRY STREET
ARVADA CO 80003

MADERA ROBLES JOSE DE JESUS
OR CURRENT RESIDENT
2820 W 65TH AVE
DENVER CO 80221-2314

MADERA-NAVARRETE ROSA ELVA AND
NAVARRETE-LUJAN TOMAS
OR CURRENT RESIDENT
3155 W HAWTHORNE PL
DENVER CO 80221-2130

MADRID ANNETTE A AND
MADRID ROBERT L
OR CURRENT RESIDENT
7990 HOLLYWOOD ST
COMMERCE CITY CO 80022-1076

MADRID BENITA
OR CURRENT RESIDENT
7210 RUTH WAY
DENVER CO 80221-3148

MADRID CELEZTINA
OR CURRENT RESIDENT
3180 W 66TH AVE
DENVER CO 80221-2116

MADRID DAVID J
OR CURRENT RESIDENT
7567 QUIVAS STREET
WESTMINSTER CO 80030

MADRID LUNA JORGE ALBERTO AND
AVILA ANNABELLE ANN
OR CURRENT RESIDENT
7941 YORK ST APT 1
DENVER CO 80229-6154

MADRID MARTINEZ MANUEL ENRIQUE
OR CURRENT RESIDENT
7930 OLIVE ST
COMMERCE CITY CO 80022-1138

MADRID ROBERT ANGEL JUDE
OR CURRENT RESIDENT
7471 LOCUST STREET
COMMERCE CITY CO 80022

MADRID SILVIA
OR CURRENT RESIDENT
6091 E 74TH AVE
COMMERCE CITY CO 80022-1326

MADRIGAL FRANCISCO
OR CURRENT RESIDENT
7960 POPLAR ST
COMMERCE CITY CO 80022-1224

MADSEN AND FORTAREL TRUST
OR CURRENT RESIDENT
6434 NEWTON ST
ARVADA CO 80003-6448

MAES DANIEL
OR CURRENT RESIDENT
7431 LEYDEN ST
COMMERCE CITY CO 80022-1341

MAES GREGORY S
OR CURRENT RESIDENT
6880 JULIAN ST
DENVER CO 80221-2646

MAES MARKHAM AND
ALLEN SHANTELL
OR CURRENT RESIDENT
2901 W 81ST AVE APT F
WESTMINSTER CO 80031-4140

MAES PAMELA A AND
ORTIZ DESIREE AND ORITZ ESTEBAN JR
OR CURRENT RESIDENT
7296 RUTH WAY
DENVER CO 80221-3148

MAES SONJA
OR CURRENT RESIDENT
1941 LARRY CT
DENVER CO 80229-5038

MAESTAS BENJAMIN AND
MAESTAS MICHAEL G
OR CURRENT RESIDENT
7914 LOGAN ST
DENVER CO 80229-5866

MAESTAS DEBRA M AND
MAESTAS MANUEL E II
OR CURRENT RESIDENT
7632 OSAGE ST
DENVER CO 80221-3429

MAESTAS FREDRICO AND
MAESTAS MARK
OR CURRENT RESIDENT
6463 STUART ST
ARVADA CO 80003-6454

MAESTAS JOYCE AND
MAESTAS DARREN LEE
OR CURRENT RESIDENT
7970 PONTIAC ST
COMMERCE CITY CO 80022-1146

MAESTAS NICASIO P AND
MAESTAS ROSALIE
OR CURRENT RESIDENT
7275 KRAMERIA ST
COMMERCE CITY CO 80022-1925

MAESTAS SALLY B
OR CURRENT RESIDENT
8771 DAWSON ST APT 103
THORNTON CO 80229-4984

MAEZ GLORIA E AND
MARTINEZ EDWARD J
OR CURRENT RESIDENT
7360 LEYDEN ST
COMMERCE CITY CO 80022-1928

MAEZ JULIE A
OR CURRENT RESIDENT
7910 QUEBEC ST
COMMERCE CITY CO 80022-1228

MAGALLANES SEGOVIA BENITO AND
MAGALLANES FRANCISCA
OR CURRENT RESIDENT
7350 KRAMERIA STREET
COMMERCE CITY CO 80022

MAGANA ANA M AND
IBARRA SERGIO
OR CURRENT RESIDENT
7225 MARIPOSA ST
DENVER CO 80221-2736

MAGANA CLYDA AND MAGANA REBECCA
OR CURRENT RESIDENT
3060 W 54TH AVE
DENVER CO 80221

MAGANA GABRIELA CANCINO
OR CURRENT RESIDENT
3661 W 88TH WAY
WESTMINSTER CO 80031-3677

MAGILL GARY R
OR CURRENT RESIDENT
3725 W 88TH CT
WESTMINSTER CO 80031-3570

MAGUFFIN GEORGE AND
AHRENS TAMMY
OR CURRENT RESIDENT
9075 LOWELL CT
WESTMINSTER CO 80031-3163

MAHONEY NANCY J
OR CURRENT RESIDENT
7941 GRANT ST
DENVER CO 80229-5861

MAINARD HAROLD B
OR CURRENT RESIDENT
7291 LARSH DR
DENVER CO 80221-3139

MALACARNE CHARLES A AND
MALACARNE MELISSA A
OR CURRENT RESIDENT
6900 MARIPOSA ST
DENVER CO 80221

MALAGON ALDOLFO
OR CURRENT RESIDENT
6564 E 80TH AVE
COMMERCE CITY CO 80022

MALATY CONNOR
OR CURRENT RESIDENT
1090 E 89TH AVE
THORNTON CO 80229-7733

MALCA RICARDO
OR CURRENT RESIDENT
7915 YORK ST APT 2
THORNTON CO 80229-6169

MALDONADO JOSE
OR CURRENT RESIDENT
2323 W 53RD PL
DENVER CO 80221-1424

MALDONADO LORENA
OR CURRENT RESIDENT
2489 DEVONSHIRE CT APT 44
THORNTON CO 80229-5194

MALDONADO MARIA D
OR CURRENT RESIDENT
5306 STUART ST
DENVER CO 80212

MALDONADO RIGOBERTO
OR CURRENT RESIDENT
7986 ROBIN LN
DENVER CO 80221-3819

MALDONALDO HEIBIT CHAVEZ AND
CORDOVA DIEGO A
OR CURRENT RESIDENT
2281 OAK PL
THORNTON CO 80229-7911

MALEK JEFFREY DANIEL
OR CURRENT RESIDENT
9127 KNOX CT
WESTMINSTER CO 80031-3308

MALINOWSKI DAVID
OR CURRENT RESIDENT
8641 RAINBOW AVE
DENVER CO 80229-5135

MALLY RICHARD
OR CURRENT RESIDENT
7950 GREEN CT
WESTMINSTER CO 80030-4225

MALM PARIS RAYN AND
DUNNING JORDON MICHAEL
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 54
DENVER CO 80229-5944

MALMGREN DANIEL CHARLES
OR CURRENT RESIDENT
2240 ANCE ST
STRASBURG CO 80136-7835

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

MANCHA-BAYONA RUBEN AND
GARCIA ARROYO CARMEN
OR CURRENT RESIDENT
2080 E 89TH AVE
THORNTON CO 80229-4673

MANDONADO GREGORY J AND
MANDONADO VERONICA R
OR CURRENT RESIDENT
141 CAMPO ST
DENVER CO 80221-3677

MANEL NANCY AND
PINEDO JAIMEARJON
OR CURRENT RESIDENT
8350 EMERSON ST
DENVER CO 80229-5417

MANGAN RICHARD
OR CURRENT RESIDENT
40 CRAGMORE ST
DENVER CO 80221-3628

MANIHANI MOHINDER S
OR CURRENT RESIDENT
6630 GROVE ST
DENVER CO 80221-2127

MANJAEKANG INC
OR CURRENT RESIDENT
5450 FEDERAL BLVD
DENVER CO 80221-6540

MANLOVE FAMILY REVOCABLE LIVING TRUST
OR CURRENT RESIDENT
9260 MEADE ST
WESTMINSTER CO 80031-3162

MANN PROPERTIES LTD
OR CURRENT RESIDENT
2151 W 56TH AVE
DENVER CO 80221-6602

MANN ROBERT TYLER
OR CURRENT RESIDENT
761 E 83RD PL
DENVER CO 80229-5402

MANNING MICHAEL A AND
MANNING LESLEY A
OR CURRENT RESIDENT
7649 SHERMAN PL
DENVER CO 80221-4180

MANRIQUEZ FLOR OSIRIS
OR CURRENT RESIDENT
7911 ONEIDA ST
DENVER CO 80022-1141

MANRIQUEZ JAIME
OR CURRENT RESIDENT
7963 YORK ST APT C
DENVER CO 80229-6116

MANTYCH MIKEL J AND
MANTYCH MARIE
OR CURRENT RESIDENT
7206 MARIPOSA ST
DENVER CO 80221-2737

MANZANARES CINDY UND 1/3RD INT AND
FREITAS DOROTHY UND 2/3RD INT
OR CURRENT RESIDENT
2931 W 55TH AVE
DENVER CO 80221-1619

MANZANARES DEBORAH J AND
MANZANARES JEFFREY R
OR CURRENT RESIDENT
161 CRAGMORE ST
DENVER CO 80221-3691

MANZANARES ORLANDO AND
MANZANARES BERNADETTE C
OR CURRENT RESIDENT
8876 NEWTON ST
WESTMINSTER CO 80031

MANZANARES VERA JO
OR CURRENT RESIDENT
8128 PEARL ST
DENVER CO 80229-5842

MARANO MICHAEL S AND
MARANO ALICE L
OR CURRENT RESIDENT
4483 W 68TH AVE
WESTMINSTER CO 80030-5855

MARCHESE ANTHONY AND
MARCHESE KARRIE
OR CURRENT RESIDENT
2260 W 56TH AVE
DENVER CO 80221-6605

MARCHESE DONALD V
OR CURRENT RESIDENT
7860 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4221

MARCHESE JERRY J AND
MARCHESE ROSEMARY E
OR CURRENT RESIDENT
740 DOWNING WAY
DENVER CO 80229-5917

MARENTAES PALACIOS J JESUS AND
DELOURDES FLORES MARIA
OR CURRENT RESIDENT
2050 CLEO ST
DENVER CO 80229-5603

MARES GREGORY T AND
MARES CHERYL A
OR CURRENT RESIDENT
6475 QUITMAN ST
ARVADA CO 80003

MARES JUSTIN EARL AND
MARTINEZ LOZANO IVAN
OR CURRENT RESIDENT
6731 KING ST
DENVER CO 80221-2647

MARES ROBERTA A AND
MARES DAVID M JR
OR CURRENT RESIDENT
2141 STACY DR
DENVER CO 80221-4635

MARIANO VINCENT A
OR CURRENT RESIDENT
2210 ANCE ST
STRASBURG CO 80136-7835

MARIN ESTEBAN ANORVE
OR CURRENT RESIDENT
801 CLARKSON CT
THORNTON CO 80229-5901

MARIN GUILLERMO JURADO
OR CURRENT RESIDENT
9220 NEWTON ST
WESTMINSTER CO 80031

MARLEY NICHOLAS K
OR CURRENT RESIDENT
5381 PRIMROSE LN
DENVER CO 80221-1252

MARLOW DEBRA L
OR CURRENT RESIDENT
7887 YORK ST APT 3
DENVER CO 80229-6182

MARMOLEJO FLOREYA AND
MARMOLEJO RAUL
OR CURRENT RESIDENT
2100 STACY DR
DENVER CO 80221-4636

MARMOLEJO FRANCISCO AND MARMOLEJO MARIA
OR CURRENT RESIDENT
2040 STACY DR
DENVER CO 80221-4634

MARQUES ANTUNES JOAO PEDRO
OR CURRENT RESIDENT
7639 SHERMAN PL
DENVER CO 80221-4180

MARQUEZ ABELARDO
OR CURRENT RESIDENT
1101 ELBERT ST
DENVER CO 80221-3725

MARQUEZ ANTONIO AND
LUNA MIRIAM I
OR CURRENT RESIDENT
7091 RARITAN ST
WESTMINSTER CO 80221-2548

MARQUEZ ANTONIO DELGADO
OR CURRENT RESIDENT
8395 CHARLOTTE WAY
DENVER CO 80221-3910

MARQUEZ DEBBIE JEAN AND
LUCERO JIM
OR CURRENT RESIDENT
8061 EMERSON ST
DENVER CO 80229-5907

MARQUEZ EZEKIEL
OR CURRENT RESIDENT
8206 WASHINGTON ST APT 34
DENVER CO 80229-5897

MARQUEZ JAMES N JR AND
GARCIA ANSELMO JR
OR CURRENT RESIDENT
191 CAMPO ST
DENVER CO 80221-3677

MARQUEZ LINDA CANO AND
HERNANDEZ ALVARO OAXACA
OR CURRENT RESIDENT
7647 QUIVAS ST
DENVER CO 80221-4225

MARQUEZ MARIA REYES ITURRIOS
OR CURRENT RESIDENT
2507 RAINBOW DR APT 58
DENVER CO 80229-5187

MARQUEZ RAMONA LYNN AND
ESCALERA ROSE MARY
OR CURRENT RESIDENT
7610 PECOS ST
DENVER CO 80221-3454

MARQUEZ RICARDO JR AND
MARQUEZ KAREN LEE
OR CURRENT RESIDENT
3077 W 65TH AVE
DENVER CO 80221-2101

MARQUEZ STEPHEN RAY
OR CURRENT RESIDENT
8230 BLUEBELL WAY
DENVER CO 80221-4411

MARQUEZ SUSANNA S
OR CURRENT RESIDENT
7883 YORK ST #1
DENVER CO 80229-6184

MARQUEZ VICTOR AND
MARQUEZ KELLIE
OR CURRENT RESIDENT
7180 LARSH DR
DENVER CO 80221-2545

MARRIOTT CLARENCE D AND PHYLLIS K
OR CURRENT RESIDENT
8321 SOLANA DR
DENVER CO 80229-5409

MARRONE DONNA M
OR CURRENT RESIDENT
451 E 76TH AVE
DENVER CO 80229-6204

MARRUFO GUTIERREZ MARY LIZBETH
OR CURRENT RESIDENT
8362 TEJON ST
DENVER CO 80221-4644

MARRUJO DANIEL D JR
OR CURRENT RESIDENT
7495 TURNER DR
DENVER CO 80221-3430

MARSHALL KARINA
OR CURRENT RESIDENT
7292 WORLEY DRIVE
DENVER CO 80221

MARSHALL LILLIAN E
OR CURRENT RESIDENT
1361 WORLEY DR
DENVER CO 80221-2749

MARSHALL WILLIAM P
OR CURRENT RESIDENT
120 CRAGMORE ST
DENVER CO 80221-3690

MARTIN CLARENCE A III AND
RAMIREZ GABRIELA
OR CURRENT RESIDENT
7825 HOLLYWOOD ST
COMMERCE CITY CO 80022-1010

MARTIN DAVID
OR CURRENT RESIDENT
1631 ARAPAHOE ST
STRASBURG CO 80136-7742

MARTIN ELIJAH J
OR CURRENT RESIDENT
8091 IVANHOE ST
DUPONT CO 80024

MARTIN LILA R AND MARTIN PAULA SUSAN
OR CURRENT RESIDENT
7121 QUIVAS ST
DENVER CO 80221-2546

MARTIN MELISSA
OR CURRENT RESIDENT
4422 W 68TH AVE
WESTMINSTER CO 80030-5856

MARTIN MELISSA LYNN AND
MARTIN JUSTEN RICHARD
OR CURRENT RESIDENT
4443 W 68TH AVE
WESTMINSTER CO 80030-5855

MARTIN MICHELLE
OR CURRENT RESIDENT
6763 QUIVAS WAY
DENVER CO 80221-2675

MARTIN NUNEZ MIRSHA EDGAR
OR CURRENT RESIDENT
7972 GRANT ST
DENVER CO 80229-5800

MARTIN-HERNANDEZ ELENA
OR CURRENT RESIDENT
2288 CORONADO PKWY N APT D
DENVER CO 80229-8002

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

MARTINELLI DANIEL AND
MARTINELLI CYNTHIA
OR CURRENT RESIDENT
981 W 70TH AVE
DENVER CO 80221-7048

MARTINEZ JORGE
OR CURRENT RESIDENT
7271 RUTH WAY
DENVER CO 80221-3147

MARTINEZ ADAM P AND
MARTINEZ ELIZA
OR CURRENT RESIDENT
8305 ELATI ST
DENVER CO 80221-4479

MARTINEZ ADRIAN RIOS
OR CURRENT RESIDENT
7658 QUIVAS ST
DENVER CO 80221-4226

MARTINEZ ANDREW D AND
MARTINEZ PATRICIA J
OR CURRENT RESIDENT
505 E 77TH AVENUE
THORNTON CO 80229

MARTINEZ ANTONIO SOLIS AND
GARCIA GRISELDA SANTILLANO
OR CURRENT RESIDENT
2555 W 65TH AVE
DENVER CO 80221-2339

MARTINEZ BRIANA ELEXIS
OR CURRENT RESIDENT
482 E 77TH AVE
DENVER CO 80229-1819

MARTINEZ CANDELARIO CORREA
OR CURRENT RESIDENT
7920 IDLEWILD ST
COMMERCE CITY CO 80022-1088

MARTINEZ CANO J JESUS AND
MARTINEZ CANO MYRNA G
OR CURRENT RESIDENT
951 OAK PL
THORNTON CO 80229-4591

MARTINEZ CARLO
OR CURRENT RESIDENT
7971 YORK ST APT A
THORNTON CO 80229-6114

MARTINEZ CONNIE I
OR CURRENT RESIDENT
8771 DAWSON ST APT 104
DENVER CO 80229-4984

MARTINEZ DANIEL
OR CURRENT RESIDENT
5351 WYANDOT STREET
DENVER CO 80221

MARTINEZ DAVINA A
OR CURRENT RESIDENT
7996 IDLEWILD ST
COMMERCE CITY CO 80022-1088

MARTINEZ DEENA AND
BING JESSICA L
OR CURRENT RESIDENT
7971 GRANT ST
DENVER CO 80229-5861

MARTINEZ DELMA M
ALBERT SUSIE DELMA
OR CURRENT RESIDENT
6870 JULIAN ST
DENVER CO 80221-2646

MARTINEZ DENISE
OR CURRENT RESIDENT
2851 W 65TH AVE
DENVER CO 80221-2313

MARTINEZ DEREKA
OR CURRENT RESIDENT
5430 PRIMROSE LN
DENVER CO 80221-1653

MARTINEZ DEVONNA AND
MENDEZ ROJELIO
OR CURRENT RESIDENT
515 E 77TH AVE
THORNTON CO 80229-1821

MARTINEZ DORTHEEN AND
MARTINEZ JOSEPH E
OR CURRENT RESIDENT
6442 VRAIN STREET
ARVADA CO 80003

MARTINEZ DUARTE MAYRA MELINA
OR CURRENT RESIDENT
7995 OLIVE ST
COMMERCE CITY CO 80022-1137

MARTINEZ EDWARD A AND
MARTINEZ MAY C
OR CURRENT RESIDENT
8370 DELAWARE STREET
DENVER CO 80221

MARTINEZ EMILIO AND
OROZCO CLAUDIA ANAYELY GARCIA
OR CURRENT RESIDENT
7626 PENNSYLVANIA CT
THORNTON CO 80229-1822

MARTINEZ FLORENTINO C
OR CURRENT RESIDENT
5331 TEJON ST
DENVER CO 80221-1431

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

MARTINEZ GEORGE F
OR CURRENT RESIDENT
2060 W 52ND PL
DENVER CO 80221-1411

MARTINEZ GEORGIE ANN AND
CRESPIN FELIX E
OR CURRENT RESIDENT
1761 W 52ND CT
DENVER CO 80221-1717

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

MARTINEZ GINA L
OR CURRENT RESIDENT
6851 ALAN DR
DENVER CO 80221-2520

MARTINEZ GREGORY A JR
OR CURRENT RESIDENT
7931 YORK ST APT 1
DENVER CO 80229-6159

MARTINEZ HELMER URIEL
OR CURRENT RESIDENT
7971 QUEBEC ST
COMMERCE CITY CO 80022-1227

MARTINEZ ISMAEL S
OR CURRENT RESIDENT
7210 RARITAN ST
DENVER CO 80221-3146

MARTINEZ JAIME AND
CAMARGO ANGELA
OR CURRENT RESIDENT
1041 DRAKE ST
DENVER CO 80221

MARTINEZ JOHN
OR CURRENT RESIDENT
8881 RACE ST
THORNTON CO 80229-4605

MARTINEZ JOHN L AND
MARTINEZ IRENE L
OR CURRENT RESIDENT
9095 LANDER ST
WESTMINSTER CO 80030-3383

MARTINEZ JOHN S JR AND
MARTINEZ DENELL
OR CURRENT RESIDENT
6840 JULIAN ST
DENVER CO 80221-2646

MARTINEZ JOSE DE JESUS PONCE
OR CURRENT RESIDENT
1201 WORLEY DR
DENVER CO 80221-2748

MARTINEZ JOSEPH E
OR CURRENT RESIDENT
7471 BRONCO RD
DENVER CO 80221-3536

MARTINEZ JULIAN A
OR CURRENT RESIDENT
8364 ELATI ST
DENVER CO 80221-4480

MARTINEZ JULIO C
OR CURRENT RESIDENT
2060 OAK PL
THORNTON CO 80229-4602

MARTINEZ LAURA AND
TIGLIO MICHAEL
OR CURRENT RESIDENT
3874 W 63RD PL
ARVADA CO 80003-6720

MARTINEZ LEO AND
MARTINEZ ALITA M
OR CURRENT RESIDENT
8731 DAWSON ST APT 103
DENVER CO 80229-4986

MARTINEZ LESLY
OR CURRENT RESIDENT
8330 ZUNI ST APT 201
DENVER CO 80221-4690

MARTINEZ LOZANO JUAN AND
GONZALEZ GLORIA
OR CURRENT RESIDENT
8186 IVANHOE ST
DUPONT CO 80024-5008

MARTINEZ MACIAS RAUL F
OR CURRENT RESIDENT
7520 HILLTOP CIR
DENVER CO 80221

MARTINEZ MARIA DE LOSANGELE
OR CURRENT RESIDENT
1708 ARAPAHOE ST
STRASBURG CO 80136

MARTINEZ MARK N
OR CURRENT RESIDENT
8295 OGDEN ST
DENVER CO 80229-5430

MARTINEZ MARTIN AND
MARTINEZ MANUEL
OR CURRENT RESIDENT
10121 E 160TH PL
BRIGHTON CO 80602-5644

MARTINEZ MARY E
OR CURRENT RESIDENT
4260 W 66TH AVE
ARVADA CO 80003-6418

MARTINEZ MAXINE A
OR CURRENT RESIDENT
7293 NAVAJO ST
DENVER CO 80221-2740

MARTINEZ MERAZ IVETH JULIANA AND
MARTINEZ MANUEL BANUELOS
OR CURRENT RESIDENT
2120 OAK PL
THORNTON CO 80229-4604

MARTINEZ MIRIAM YADIRA SERRATA AND
MONCAYO LAURA IVONNE MARTINEZ
OR CURRENT RESIDENT
7569 LEYDEN ST
COMMERCE CITY CO 80022-1361

MARTINEZ NORBERT EUGENE
OR CURRENT RESIDENT
6605 GROVE ST
DENVER CO 80221-2126

MARTINEZ OLAYA
OR CURRENT RESIDENT
3030 W 66TH AVE
DENVER CO 80221-2114

MARTINEZ OMAR NUNEZ
OR CURRENT RESIDENT
7661 OSAGE ST
DENVER CO 80221-3428

MARTINEZ RAYMOND AND
MARTINEZ FRANCES V
OR CURRENT RESIDENT
5321 WYANDOT ST
DENVER CO 80221-1462

MARTINEZ RAYMOND B
OR CURRENT RESIDENT
7010 ALAN DR
DENVER CO 80221-2525

MARTINEZ ROBERT
OR CURRENT RESIDENT
7659 CONIFER RD
DENVER CO 80221-4125

MARTINEZ ROBERT AND
FISCHER JOANNE AND JOHNSON MAYA
OR CURRENT RESIDENT
1904 ASOKA ST
STRASBURG CO 80136-7722

MARTINEZ ROBERTO
OR CURRENT RESIDENT
1240 MARIPOSA DR
DENVER CO 80221-3407

MARTINEZ ROSA AND
PEREZ EFRAIN
OR CURRENT RESIDENT
7970 POPLAR ST
COMMERCE CITY CO 80022-1224

MARTINEZ ROSALIA
OR CURRENT RESIDENT
381 W 83RD AVE
DENVER CO 80221

MARTINEZ RUDOLPH P AND
MARTINEZ ALBERTA S
OR CURRENT RESIDENT
6462 PERRY ST
ARVADA CO 80003-6428

MARTINEZ SALVADOR
OR CURRENT RESIDENT
8152 WASHINGTON ST APT 185
DENVER CO 80229-5886

MARTINEZ SERENA
NKA HANSON SERENA
OR CURRENT RESIDENT
8131 PENNSYLVANIA WAY
THORNTON CO 80229-5847

MARTINEZ SHELLY M
OR CURRENT RESIDENT
2223 DEVONSHIRE CT
THORNTON CO 80229-8606

MARTINEZ SHIRLEY T
OR CURRENT RESIDENT
7879 YORK ST NO. 3
DENVER CO 80229-6112

MARTINEZ SILVIA AND
MARTINEZ JULIO
OR CURRENT RESIDENT
7251 RARITAN ST
DENVER CO 80221-3145

MARTINEZ THOMAS G
OR CURRENT RESIDENT
8720 RICHARD RD
DENVER CO 80229-8222

MARTINEZ THOMAS REY
OR CURRENT RESIDENT
61 GREENWOOD BLVD
DENVER CO 80221

MARTINEZ TOMMY J AND
MARTINEZ TRACY L
OR CURRENT RESIDENT
6480 STUART ST
ARVADA CO 80006

MARTINEZ TONY JOE AND
MARTINEZ DARLENE M
OR CURRENT RESIDENT
1979 W 52ND PL
DENVER CO 80221-1407

MARTINEZ VICTOR M AND
MARTINEZ KARLA R
OR CURRENT RESIDENT
7630 PENNSYLVANIA CT
THORNTON CO 80229-1822

MARTINEZ VINCENT SCOTT AND
MARTINEZ VINCENT SCOTT JR AND MARTINEZ SHA
EL MONIQUE
OR CURRENT RESIDENT
6450 TENNYSON ST APT 10
ARVADA CO 80003-6444

MARTINEZ-LANDA GUSTAVO AND
MARTINEZ HELIDIA
OR CURRENT RESIDENT
7161 RUTH WAY
DENVER CO 80221-2558

MARTINS KELLEE
OR CURRENT RESIDENT
640 E 83RD DR
DENVER CO 80229-5826

MARVIN CHERYLN J AND
GARRETT CURTIS M II
OR CURRENT RESIDENT
8361 EMERSON ST
DENVER CO 80229

MARY GARCIA TRUST
OR CURRENT RESIDENT
1780 W 55TH PL
DENVER CO 80221-1712

MASCARENAS JOEY A AND
MASCARENAS SIMONITA
OR CURRENT RESIDENT
6880 NAVAJO ST
DENVER CO 80221-7031

MASCARENAS SCOTT E
OR CURRENT RESIDENT
7970 ROSLYN ST
COMMERCE CITY CO 80022-1234

MASET MICHAEL
OR CURRENT RESIDENT
6720 GREEN CT
DENVER CO 80221-2632

MASET MICHAEL
OR CURRENT RESIDENT
6711 GREEN CT
DENVER CO 80221-2631

MASHBURN ANTONIA D
OR CURRENT RESIDENT
7130 QUIVAS ST
DENVER CO 80221-2547

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

MASON MICHAEL AND
MASON WILLOW
OR CURRENT RESIDENT
7860 ROBIN LN
DENVER CO 80221-3870

MASON NATALIE J
OR CURRENT RESIDENT
6423 PERRY ST
ARVADA CO 80003-6427

MASON TREVOR L AND
MASON SARAH A
OR CURRENT RESIDENT
2013 ASOKA ST
STRASBURG CO 80136-7707

MASSA RYAN AND
MASSA JENNIFER
OR CURRENT RESIDENT
6641 OSCEOLA CT
ARVADA CO 80003-6426

MATA JOSE
OR CURRENT RESIDENT
2816 W 66TH PL
DENVER CO 80221-2220

MATHEWS HUGH R AND
MATHEWS PAMELA K
OR CURRENT RESIDENT
9986 E 159TH AVE
BRIGHTON CO 80602-5685

MATHEWS REED AND
MARINKOVIC KATARINA
OR CURRENT RESIDENT
2674 W 68TH AVE
DENVER CO 80221-2768

MATLICK MONICA N
OR CURRENT RESIDENT
8330 ZUNI ST APT 221
DENVER CO 80221-4677

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

MATTESON JEFFREY BRIAN
OR CURRENT RESIDENT
8869 MEADE CT
WESTMINSTER CO 80031-3567

MATTHIAS NOELL IRREVOCABLE TRUST
OR CURRENT RESIDENT
8143 LOGAN ST
DENVER CO 80229-5841

MATZEN JANET
OR CURRENT RESIDENT
8215 LADEAN ST
DENVER CO 80229-5604

MAURACHER PHILLIP SHAWN AND
BARRAZA EDDIE
OR CURRENT RESIDENT
1585 W 68TH AVE
DENVER CO 80221-2759

MAURO-LUCERO WANDA Y AND
GARCIA CHARLES R
OR CURRENT RESIDENT
9170 NEWTON ST
WESTMINSTER CO 80030-3115

MAXSON-FRANKLIN BROOKE AND
FRANKLIN STEVEN
OR CURRENT RESIDENT
2300 TROUT RD
STRASBURG CO 80136-7591

MAY BRENT AND
MILLER MICHELLE
OR CURRENT RESIDENT
8356 VALLEJO ST
DENVER CO 80221-4648

MAY PATRICIA A AND
MAY DONALD E
OR CURRENT RESIDENT
4220 W 64TH AVE
ARVADA CO 80003

MAY-PEACOCK FAMILY TRUST
OR CURRENT RESIDENT
9987 E 159TH AVE
BRIGHTON CO 80602-5686

MAYER NASLY C AND
MAYER DANIEL L
OR CURRENT RESIDENT
10065 ZENO ST
COMMERCE CITY CO 80022-9055

MAYES REBECCA RUTH AND
MAYES PATRICE
OR CURRENT RESIDENT
4504 W 68TH AVE
WESTMINSTER CO 80030-5756

MAYNES CHRISTOPHER A AND
MAYNES APRIL R
OR CURRENT RESIDENT
8055 CLAY DR
WESTMINSTER CO 80031-4180

MAYNES JACLYN N AND
MAYNES ROY G
OR CURRENT RESIDENT
1180 W 70TH PL
DENVER CO 80221-3033

MAZA-AMADOR KEVIN
OR CURRENT RESIDENT
940 W 70TH PL
DENVER CO 80221-3031

MAZZULLA SUSAN M
OR CURRENT RESIDENT
8301 RALPH LN
DENVER CO 80221-3962

MC CABE NANCY L
OR CURRENT RESIDENT
7496 TURNER DR
DENVER CO 80221-3431

MC COY EVELYN FAY ET AL
OR CURRENT RESIDENT
7615 TURNER DR
DENVER CO 80221-4231

MC CRILLIS RAYMOND L AND
MC CRILLIS BEVERLY D
OR CURRENT RESIDENT
6641 RALEIGH CT
ARVADA CO 80003-6437

MC CUE KATHY G
OR CURRENT RESIDENT
7717 ELLEN LN
DENVER CO 80221-4107

MC DANIEL CASEY M
OR CURRENT RESIDENT
8280 DELAWARE ST
DENVER CO 80221-4474

MC DONOUGH BREHAN COLLEEN
OR CURRENT RESIDENT
8077 DECATUR ST
WESTMINSTER CO 80031-4175

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

MC DOWELL SHERYL RAE
OR CURRENT RESIDENT
7991 FAIRVIEW AVE
DENVER CO 80221-3807

MC FARLIN MARY A AND
MC FARLIN MICHEL RAYMOND
OR CURRENT RESIDENT
8301 BRIGHTON RD
COMMERCE CITY CO 80022-5307

MC GARRY JEANNIE
OR CURRENT RESIDENT
7660 PECOS ST
DENVER CO 80221-3454

MC GOUGH THERESA
OR CURRENT RESIDENT
7150 WARREN DR
DENVER CO 80221-2578

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

MC KEE MARK P AND
MC KEE NINA K
OR CURRENT RESIDENT
7590 BANNOCK ST
DENVER CO 80221-3604

MC KEE PEGGY L
OR CURRENT RESIDENT
3205 W 64TH AVE
DENVER CO 80221-2161

MC KINNEY GERALD L AND
MC KINNEY KATHRYN J
OR CURRENT RESIDENT
8040 GREEN CT
WESTMINSTER CO 80030-4120

MC NABB BILLIE M AND
MC NABB CAROLYN J
OR CURRENT RESIDENT
8091 CLARKSON CT
DENVER CO 80229-5905

MC NAMARA SCOTT AND
MC NAMARA JESSICA
OR CURRENT RESIDENT
4320 W 64TH AVE
ARVADA CO 80003-6516

MC NEIL ROBERT
OR CURRENT RESIDENT
7648 GRACE PL
DENVER CO 80221-4114

MC WHITE VICKI D
OR CURRENT RESIDENT
7929 YORK ST NO. 2
DENVER CO 80229-6100

MCADEN CHRISTINE
OR CURRENT RESIDENT
7975 YORK ST APT A
DENVER CO 80229-6147

MCALPIN ANTHONY COLE
OR CURRENT RESIDENT
1959 BASIL ST
STRASBURG CO 80136-7719

MCBRIDE BRANDON AND
BLISS ALICIA
OR CURRENT RESIDENT
3531 W 65TH AVE
DENVER CO 80221-2111

MCBRIDE CHRISTOPHER AND MCBRIDE MATHEW A
MCBRIDE MARY STACIA
OR CURRENT RESIDENT
1380 W 71ST PL
DENVER CO 80221-7202

MCCABE RYAN C AND
HUNT AVERY D
OR CURRENT RESIDENT
7251 LARSH DR
DENVER CO 80221-3139

MCCANN JONATHAN AND
MCCANN RENEE
OR CURRENT RESIDENT
56362 E 23RD AVE
STRASBURG CO 80136-7585

MCCOLLUM KAYE
OR CURRENT RESIDENT
1924 LONGBRANCH ST
STRASBURG CO 80136-7830

MCCONNELL BRYANT AND
BRANCH ANTHONY
OR CURRENT RESIDENT
1560 W 68TH LN
DENVER CO 80221-2760

MCCONNELL MARK AND
MCKINNEY SANDRA
OR CURRENT RESIDENT
1651 ARAPAHOE ST
STRASBURG CO 80136-5003

MCCORKEL JULIE K
OR CURRENT RESIDENT
5232 STUART ST
DENVER CO 80212-4044

MCCORMACK AARON JOSEPH
OR CURRENT RESIDENT
10046 ZENO ST
COMMERCE CITY CO 80022-9055

MCCORMICK DYLAN MICHAEL
OR CURRENT RESIDENT
5330 ZUNI ST
DENVER CO 80221-1455

MCCOWAN CHARLES ERIC
OR CURRENT RESIDENT
3896 W 63RD AVE
ARVADA CO 80003-6718

MCCOY ANDREW AND
TANKO TAMMY J
OR CURRENT RESIDENT
8329 KATHERINE WAY
DENVER CO 80221-4613

MCCULLA FRANK M
OR CURRENT RESIDENT
6095 E 80TH AVE
DUPONT CO 80022

MCDADE MAXWELL
OR CURRENT RESIDENT
1719 W 67TH CIR
DENVER CO 80221-2674

MCDANIEL LISA AND
MCDANIEL MICHAEL
OR CURRENT RESIDENT
56207 E 23RD AVE
STRASBURG CO 80136-7584

MCDERMOTT MATTHEW M AND
MCDERMOTT MERRY CECILIA
OR CURRENT RESIDENT
1913 BURTON ST
STRASBURG CO 80136-7806

MCDONNELL JAMES E III AND
LI MINGHUI
OR CURRENT RESIDENT
6910 ALAN DR
DENVER CO 80221-2523

MCG PROPERTIES LTD
OR CURRENT RESIDENT
2309 W 52ND AVE
DENVER CO 80221-1402

MCGEE BRITTANY
OR CURRENT RESIDENT
7871 OGDEN CT
DENVER CO 80229-5900

MCGINNIS GREGORY T
OR CURRENT RESIDENT
5226 TENNYSON ST
DENVER CO 80212-4042

MCGINNIS TRAVIS AND
MCGINNIS CHARLOTTE
OR CURRENT RESIDENT
8063 CLAY DR
WESTMINSTER CO 80031-4178

MCHALE JEROMIE RYAN
OR CURRENT RESIDENT
7945 YORK ST APT 3
DENVER CO 80229-6152

MCILVOY MADISON
OR CURRENT RESIDENT
6617 GROVE ST
DENVER CO 80221-2126

MCINTIRE CORY
OR CURRENT RESIDENT
4270 W 65TH CT
ARVADA CO 80003-6451

MCINTIRE HOLLY
OR CURRENT RESIDENT
1555 ADAMS ST
STRASBURG CO 80136-7509

MCINTOSH THOMAS JOSEPH
OR CURRENT RESIDENT
6405 QUITMAN ST
ARVADA CO 80003-6430

MCINTYRE VALEEM BELEN
OR CURRENT RESIDENT
7951 YORK ST APT 2
DENVER CO 80229-6149

MCISAAC SCOTT AND
MCISAAC KATHERINE
OR CURRENT RESIDENT
72 DEL NORTE ST
DENVER CO 80221-4109

MCKEE ELI
OR CURRENT RESIDENT
15649 HARVEST RD
BRIGHTON CO 80603-3889

MCKENNER MICHAEL B AND
MCKENNER HANNAH LYNN
OR CURRENT RESIDENT
2242 ASOKA ST
STRASBURG CO 80136-7735

MCKENZIE SAMANTHA
OR CURRENT RESIDENT
6743 MEADE CIR
WESTMINSTER CO 80030-5374

MCKIBBIN KEVIN J AND
MCKIBBIN MATHEW
OR CURRENT RESIDENT
8290 DELAWARE ST
DENVER CO 80221-4474

MCKINSTREY LEE E AND
MCKINSTREY MICHAEL L
OR CURRENT RESIDENT
3005 W 53RD AVE
DENVER CO 80221-6563

MCLAUGHLIN PATRICK V
OR CURRENT RESIDENT
8760 CORONA ST UNIT 201
DENVER CO 80229-4700

MCLELLAN STEVE
OR CURRENT RESIDENT
6453 PERRY ST
ARVADA CO 80003-6427

MCLIN DENNIS
OR CURRENT RESIDENT
5294 VALLEJO ST
DENVER CO 80221-1489

MCMANAMY EUGENE WILLIAM
OR CURRENT RESIDENT
9064 LASALLE PL
WESTMINSTER CO 80031-3311

MCMILLEN TROY AND
MCMILLEN GARY L
OR CURRENT RESIDENT
2021 MCDOUGAL ST
DENVER CO 80229-8209

MCMILLIN CRAIG JAMES AND
FERGUSON ELISE CLAIRE
OR CURRENT RESIDENT
6620 OSCEOLA CT
ARVADA CO 80003-6426

MCNABB TIMMY LEN AND
MCNABB STACEY A
OR CURRENT RESIDENT
1823 BURTON ST
STRASBURG CO 80136-7825

MCOMIE JAKE
OR CURRENT RESIDENT
3441 W 68TH AVE
DENVER CO 80221-2618

MCWARD MICHAEL
OR CURRENT RESIDENT
7264 NAVAJO ST
DENVER CO 80221-2741

MEADE OLIVER AND
KOBZEJ MEGAN
OR CURRENT RESIDENT
6412 PERRY ST
ARVADA CO 80003-6428

MEARS CLAUDE AND
MEARS BRENDA
OR CURRENT RESIDENT
56122 E 23RD AVE
STRASBURG CO 80136-7583

MEDINA ANGELICA AND
HERRERA VALDEZ LUIS MARTIN
OR CURRENT RESIDENT
221 CRAGMORE ST
DENVER CO 80221-3631

MEDINA CECILIO
OR CURRENT RESIDENT
8862 MEADE CT
WESTMINSTER CO 80031-3566

MEDINA DARRIN ROBERT
OR CURRENT RESIDENT
9175 LANDER ST
WESTMINSTER CO 80031-3315

MEDINA DIANA R
OR CURRENT RESIDENT
101 CAMPO ST
DENVER CO 80221-3677

MEDINA FRANK AND
MEDINA MARY G
OR CURRENT RESIDENT
2031 E 68TH AVE
DENVER CO 80229-7345

MEDINA JANET A NKA DURAN JANET A
OR CURRENT RESIDENT
7656 EL PASO CIR
DENVER CO 80221-3404

MEDINA JOE F JR AND
MEDINA MELISSA E
OR CURRENT RESIDENT
5991 E 82ND AVENUE
DUPONT CO 80024

MEDINA JOSEPH A
OR CURRENT RESIDENT
1760 W 54TH PL
DENVER CO 80221-1700

MEDINA JUAN JOSE
OR CURRENT RESIDENT
7475 TURNER DR
DENVER CO 80221-3430

MEDINA MARGARET SUSAN
OR CURRENT RESIDENT
7311 QUIVAS ST
DENVER CO 80221

MEDINA MARY R
OR CURRENT RESIDENT
7750 HOLLYWOOD ST
COMMERCE CITY CO 80022-1009

MEDINA PATRICIO GUADALUPE AND
MEDINA MIRZA IVONNE
OR CURRENT RESIDENT
8128 WASHINGTON ST APT 155
DENVER CO 80229-5855

MEDINA REBECCA
OR CURRENT RESIDENT
7961 YORK ST APT C
DENVER CO 80229-6117

MEDINA ROBIN A LIVING TRUST THE
OR CURRENT RESIDENT
5375 COLUMBINE LN
DENVER CO 80221-1285

MEDINA SHANE M
OR CURRENT RESIDENT
7664 NAVAJO ST
DENVER CO 80221-3425

MEDINA YESENIA MELENDEZ
OR CURRENT RESIDENT
2705 W 66TH PL
DENVER CO 80221-2217

MEDRANO-ROBLES FRANCISCO
OR CURRENT RESIDENT
7991 OLIVE ST
COMMERCE CITY CO 80022-1137

MEGGETT CAROL
OR CURRENT RESIDENT
7270 RARITAN ST
DENVER CO 80221-3146

MEIS EVONNE E
OR CURRENT RESIDENT
7736 DURANGO ST
DENVER CO 80221-4147

MEISBURGER EDWARD PAUL IV AND
MEISBURGER REBECCA LYNN
OR CURRENT RESIDENT
4554 W 65TH AVE
ARVADA CO 80003-6303

MEISER MANFRED AND
MEISER SONIA C VISE
OR CURRENT RESIDENT
6630 PERRY CT
ARVADA CO 80003-6429

MEISNER NICHOLAS T AND
LESLIE ERIN P
OR CURRENT RESIDENT
8333 NAVAJO ST
DENVER CO 80221-3988

MEJIA MACEDONIO AND
MEJIA LUZ ESTELA
OR CURRENT RESIDENT
8339 VALLEJO ST
DENVER CO 80221-4647

MEJIA SAMUEL AND
MEJIA GUADALUPE
OR CURRENT RESIDENT
2900 W 66TH PL
DENVER CO 80221-2220

MEJIA YOLANDA M
OR CURRENT RESIDENT
7716 SHERMAN PL
DENVER CO 80221-4183

MELENDEZ MARIA CRISTINA AND
TRIPP MATTHEW
OR CURRENT RESIDENT
4463 W 68TH AVE
WESTMINSTER CO 80030-5855

MELGOZA SALVADOR MELGOZA AND
MELGOZA-MADRIGAL MARIA DEL CARMEN
OR CURRENT RESIDENT
7920 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

MENA RAFAEL A
OR CURRENT RESIDENT
7777 BRIGHTON RD
COMMERCE CITY CO 80022-1507

MENA RAFAEL AND
MENA ELIVS OSWALDO
OR CURRENT RESIDENT
6061 E 74TH PL
COMMERCE CITY CO 80022-1329

MENDEZ EFREN AND
MENDEZ FERNANDA AND MENDEZ DAGOBERTO
OR CURRENT RESIDENT
140 LINDA LN
DENVER CO 80221-4155

MENDEZ ENRIQUE JULIAN LOPEZ AND
MENDEZ ABRAHAM
OR CURRENT RESIDENT
8303 ACOMA WAY
DENVER CO 80221-4831

MENDEZ PEDRO AND
MARTINEZ APRIL
OR CURRENT RESIDENT
1121 ERIE ST
DENVER CO 80221-3733

MENDEZ PERNIA LEIDY COROMOTO
OR CURRENT RESIDENT
8791 NORWICH ST
WESTMINSTER CO 80031-6912

MENDEZ REBECCA FRIAS
OR CURRENT RESIDENT
2081 E 89TH AVE
THORNTON CO 80229-4658

MENDEZ WILLIAM E
OR CURRENT RESIDENT
7261 RARITAN ST
DENVER CO 80221-3145

MENDIOLA JESUS
OR CURRENT RESIDENT
2892 W 56TH AVE
DENVER CO 80221-1838

MENDOZA ARACELI
OR CURRENT RESIDENT
7730 HOLLYWOOD ST
COMMERCE CITY CO 80022-1009

MENDOZA CINDY
OR CURRENT RESIDENT
7939 YORK ST UNIT 3
DENVER CO 80229-6155

MENDOZA FRANCISCA AND
CEDILLO JOSEPH AND CEDILLO ALEXANDRA
OR CURRENT RESIDENT
3481 MOSKO CT
DENVER CO 80221-2657

MENDOZA JANET AND
MENDOZA RODRIGUEZ FROYLAN
OR CURRENT RESIDENT
8326 CONIFER RD
DENVER CO 80221-4582

MENDOZA JEANNETTE N ANGEL AND
MENDOZA JOHN E JR
OR CURRENT RESIDENT
5471 RARITAN WAY
DENVER CO 80221-1735

MENDOZA JOSE EDUARDO ANDRADE AND
ALANIS MONTSERRAT FERNANDA
OR CURRENT RESIDENT
7880 CRESTVIEW LN
DENVER CO 80221-3804

MENDOZA JUAN MADRIGAL
OR CURRENT RESIDENT
1100 W 70TH PL
DENVER CO 80221-3033

MENDOZA LORENZO AND
PULLIAM JESUS MENDOZA
OR CURRENT RESIDENT
6470 E 74TH PL
COMMERCE CITY CO 80022-1349

MENDOZA RUBEN A AND
MENDOZA RUBEN G
OR CURRENT RESIDENT
6881 KNOX CT
DENVER CO 80221-2648

MENDOZA SALVADOR
OR CURRENT RESIDENT
6895 ALAN DR
DENVER CO 80221-2520

MENDOZA SAUL
OR CURRENT RESIDENT
7810 APPLEBLOSSOM LANE
WESTMINSTER CO 80030

MENDOZA SUA MARTHA ELIZABETH AND
MENDOZA FRANCISCO
OR CURRENT RESIDENT
7629 PECOS ST
DENVER CO 80221-3453

MENTZ JACOB W
OR CURRENT RESIDENT
7638 GRACE PL
DENVER CO 80221-4114

MERAZ OSVALDO AND
MONGE MELISA
OR CURRENT RESIDENT
2180 OAK PL
THORNTON CO 80229-4604

MERAZ POMPA LORENZO
OR CURRENT RESIDENT
8384 ELATI ST
WESTMINSTER CO 80221-4480

MERCER CASEY STARR
OR CURRENT RESIDENT
8120 WASHINGTON ST APT 169
DENVER CO 80229-5853

MERCER DONALD Z
OR CURRENT RESIDENT
6378 LOWELL BLVD
DENVER CO 80221-1948

MERINO PAUL JASSEL
OR CURRENT RESIDENT
7161 ALCOTT ST
WESTMINSTER CO 80030-5624

MERRELL TAMMI LYNN
OR CURRENT RESIDENT
5450 BRYANT ST
DENVER CO 80221-1628

MERRITT SEAN
OR CURRENT RESIDENT
8240 DELAWARE ST
DENVER CO 80221-4474

MESTAS KATHY L AND
MESTAS BRYAN K
OR CURRENT RESIDENT
10055 ZENO ST
COMMERCE CITY CO 80022-9055

MESTAS ROBERT AND
MESTAS NICKIE B
OR CURRENT RESIDENT
1501 MARIGOLD DR
DENVER CO 80221-3939

MESTRES BRYAN AND
NAVARRETE VERONICA
OR CURRENT RESIDENT
1120 ELBERT ST
DENVER CO 80221-3726

METZ EUGENE B AND
METZ IRENE
OR CURRENT RESIDENT
7071 KALAMATH ST
DENVER CO 80221-3054

MEYER AMANDA
OR CURRENT RESIDENT
6891 OSAGE ST
DENVER CO 80221-7034

MEYERS EDGAR D III AND
MEYERS SANDRA L
OR CURRENT RESIDENT
6965 SANTA FE DR
DENVER CO 80221-7061

MEZA SILVIA ADRIANA NEVAREZ AND
FRIAS VICTORIA MEZA
OR CURRENT RESIDENT
7960 ONEIDA ST
COMMERCE CITY CO 80022-1142

MF REALTY LLC
OR CURRENT RESIDENT
6385 FEDERAL BLVD
DENVER CO 80221-2007

MICEK DANIEL W AND
MICEK SALLY
OR CURRENT RESIDENT
7294 NAVAJO ST
DENVER CO 80221-2741

MICEK JOHN S
OR CURRENT RESIDENT
6540 LOWELL BLVD
DENVER CO 80221-2154

MICHAELS CRISTINA AND
SEAMONT MORGAN
OR CURRENT RESIDENT
8731 DAWSON ST APT 303
DENVER CO 80229-4957

MICHELS STEVEN L AND
MICHELS GERALDINE A
OR CURRENT RESIDENT
6490 OSCEOLA ST
ARVADA CO 80003-6423

MIDDLETON JOEANA AND
PETERSON NEIL
OR CURRENT RESIDENT
2901 COTTONWOOD DR
DENVER CO 80221-3269

MIERA MARGARET L
OR CURRENT RESIDENT
7573 LEYDEN ST
COMMERCE CITY CO 80022

MIGLIORE PAMELA A
OR CURRENT RESIDENT
9786 E 159TH AVE
BRIGHTON CO 80602-8657

MIGUEL A CHACON LIVING TRUST
OR CURRENT RESIDENT
7096 QUIVAS ST
DENVER CO 80221-2547

MIJARES FRANCISCO AND
MIJARES MARTHA
OR CURRENT RESIDENT
8302 ADAMS WAY
DENVER CO 80221

MILE HIGH FLEA MARKET PROPERTIES LLC
OR CURRENT RESIDENT
7007 E 88TH AVE
HENDERSON CO 80640-8214

MILIAN NORA
OR CURRENT RESIDENT
6680 HOOKER ST
DENVER CO 80221-2135

MILLAN EDNA
OR CURRENT RESIDENT
7980 ONEIDA ST
COMMERCE CITY CO 80022-1142

MILLER ANDREW
OR CURRENT RESIDENT
7627 BANNOCK ST
DENVER CO 80221-4103

MILLER ANGELA
OR CURRENT RESIDENT
8330 ZUNI ST UNIT 106
DENVER CO 80221-4688

MILLER ANTHONY CHRISTOPHER AND
MILLER ANNA RUTH
OR CURRENT RESIDENT
7607 QUIVAS ST
DENVER CO 80221-4225

MILLER ANTONIO M AND
MILLER LATRICA L
OR CURRENT RESIDENT
7214 NAVAJO ST
DENVER CO 80221-2741

MILLER BRIAN R AND
MILLER JACKIE D
OR CURRENT RESIDENT
7506 TURNER DR
DENVER CO 80221-3433

MILLER JAKE DANIEL
OR CURRENT RESIDENT
1763 MONROE ST
STRASBURG CO 80136-7500

MILLER MATTHEW A
OR CURRENT RESIDENT
8740 CORONA ST UNIT 304
DENVER CO 80229

MILLER NICOLAS JUAN AND
MILLER JAMIE V
OR CURRENT RESIDENT
5315 RARITAN WAY
DENVER CO 80221-1713

MILLER PAUL J AND
MILLER LORETTA A
OR CURRENT RESIDENT
2230 ADAMS LN
STRASBURG CO 80136-7545

MILLER RALPH EDWARD AND
MILLER DENISE M
OR CURRENT RESIDENT
1821 ANCE ST
STRASBURG CO 80136-7845

MILLER RYAN
OR CURRENT RESIDENT
7871 CRESTVIEW LN
DENVER CO 80221-3803

MILLER SETH CHRISTIAN JR
OR CURRENT RESIDENT
7633 PENNSYLVANIA CT
THORNTON CO 80229-1822

MILLER THOMAS L AND JOSEPHINE M
OR CURRENT RESIDENT
8253 ADAMS WAY
DENVER CO 80221

MILLER WILLIAM D JR AND
MILLER KUNIKO AKIMOTO
OR CURRENT RESIDENT
7729 LINCOLN WAY
DENVER CO 80221-4121

MILLI BILAL
OR CURRENT RESIDENT
3530 W 65TH AVE
DENVER CO 80221-2112

MILLIGAN BRIAN AND
MILLIGAN MICHELLE
OR CURRENT RESIDENT
1903 ASOKA ST
STRASBURG CO 80136-7722

MILNER NICHOLAS
OR CURRENT RESIDENT
8818 NORWICH ST
WESTMINSTER CO 80031-3528

MINGUS DENISE E
OR CURRENT RESIDENT
1740 W 74TH WAY
DENVER CO 80221

MINJAREZ LUCY D
OR CURRENT RESIDENT
7930 NEWPORT ST
COMMERCE CITY CO 80022-1129

MIRAMONTES ALEJANDRO
OR CURRENT RESIDENT
7780 HOLLYWOOD ST
COMMERCE CITY CO 80022-1009

MIRAMONTES JOSE A
OR CURRENT RESIDENT
6637 KNOX CT
DENVER CO 80221

MIRANDA JUDY
OR CURRENT RESIDENT
5260 STUART ST
DENVER CO 80212-4044

MIRANDA NORMA ELVIA AND
MIRANDA SAIRANETH CHAVEZ
OR CURRENT RESIDENT
7084 SANTA FE DR
DENVER CO 80221-3067

MIRANDA YANET SOLEDAD ROMERO AND
GUTIERREZ ROBERTO ALFREDO SIGALA
OR CURRENT RESIDENT
7511 LOCUST ST
COMMERCE CITY CO 80022-1347

MIRELES PEARL ANN AND
GONZALES ANDREW JACOB
OR CURRENT RESIDENT
2489 DEVONSHIRE CT APT 43
DENVER CO 80229-5194

MISHRA AVISHEK AND
MISHRA ADYASHA
OR CURRENT RESIDENT
8815 MEADE ST
WESTMINSTER CO 80031-3565

MISKO YELENA AND
BERDIEV TOJIDDIN
OR CURRENT RESIDENT
7674 LOGAN ST
THORNTON CO 80229-6734

MITCHELL JAMES
OR CURRENT RESIDENT
8731 DAWSON ST APT 304
DENVER CO 80229-4957

MITCHELL JOSHUA
OR CURRENT RESIDENT
5355 GROVE ST
DENVER CO 80221-6543

MITCHELL MEGAN A
OR CURRENT RESIDENT
2447 RAINBOW DR APT 26
DENVER CO 80229-5192

MITCHELL TERESA
OR CURRENT RESIDENT
8080 DECATUR ST
WESTMINSTER CO 80031-4171

MITCHELL-BRIGGS TANNEN
OR CURRENT RESIDENT
4210 W 53RD AVE
DENVER CO 80212-4011

MOFFETT ROBERT T
OR CURRENT RESIDENT
8330 ZUNI ST NO. 120
DENVER CO 80221-4674

MOHATT ANDREW AND
MOHATT NICHOLE
OR CURRENT RESIDENT
1973 BASIL ST
STRASBURG CO 80136-7719

MOJARRO MARIA DE LOS ANGELES LIAMAS
OR CURRENT RESIDENT
7251 WORLEY DR
DENVER CO 80221-2753

MOLDENHAUER KENNETH L AND
MOLDENHAUER BONNIE
OR CURRENT RESIDENT
7678 LINCOLN WAY
DENVER CO 80221-4122

MOLINA GILBERTO RAMOS AND
IBARRA ELSA
OR CURRENT RESIDENT
60 CRAGMORE STREET
DENVER CO 80221

MOLINA NOE MANUEL
OR CURRENT RESIDENT
7880 NIAGARA ST
COMMERCE CITY CO 80022-1132

MOLINAR ARMANDO ANTONIO
OR CURRENT RESIDENT
8339 QUIVAS WAY
DENVER CO 80221-4629

MOLINARO SAMUEL AND
MOLINARO PAMELA
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 13
DENVER CO 80229-5980

MOLLICONI JASON PAUL
OR CURRENT RESIDENT
2246 CORONADO PKWY N APT A
DENVER CO 80229-6097

MOLONEY PAUL F AND
MOLONEY ANNETTE C
OR CURRENT RESIDENT
8071 CLAY DR
WESTMINSTER CO 80031-4178

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

MONAVARTY KANISHKA
OR CURRENT RESIDENT
1651 W 67TH CIR
WESTMINSTER CO 80221-2637

MONCADA PABLO AND
MONCADA MONCADA PABLO LUIS
OR CURRENT RESIDENT
7810 HOLLYWOOD ST
COMMERCE CITY CO 80022-1000

MONCADA SANTIAGO AND
GARCIA ARACELI MONCADA
OR CURRENT RESIDENT
7996 ONEIDA ST
COMMERCE CITY CO 80022-1142

MONCAYO AYLIN BAEZA
OR CURRENT RESIDENT
2900 COTTONWOOD DR
DENVER CO 80221-3270

MONCAYO EVARISTO AND
BAEZA MARIA E AND BAEZA SALVADOR
OR CURRENT RESIDENT
2921 COTTONWOOD DR
DENVER CO 80221

MONCAYO GILBERTO AND
AGUIRRE CESAR AND MONCAYO LORENZA
OR CURRENT RESIDENT
100 GREENWOOD BLVD
DENVER CO 80221-3694

MONDRAGON ANGELITA
OR CURRENT RESIDENT
2880 COTTONWOOD DR
DENVER CO 80221-3211

MONDRAGON DANIA AND
MONDRAGON JORGE
OR CURRENT RESIDENT
7955 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

MONDRAGON EILEEN
OR CURRENT RESIDENT
2204 CORONADO PKWY N APT C
DENVER CO 80229-6093

MONDRAGON FELIPE R AND
MONDRAGON ESTEFANITA A
OR CURRENT RESIDENT
1671 WAGNER STREET
STRASBURG CO 80136

MONDRAGON LEE V AND
MONDRAGON DEBBIE G
OR CURRENT RESIDENT
7171 RARITAN ST
DENVER CO 80221-2550

MONIHAN AIMEE N AND
MONIHAN JUDITH L AND HERZEL JOEL
OR CURRENT RESIDENT
2780 W 68TH AVE
DENVER CO 80221-2326

MONROE JEFFREY ALLAN AND
MONROE TONYA KAY
OR CURRENT RESIDENT
2021 E 88TH AVE
THORNTON CO 80229-4678

MONSON LAWRENCE AND
MONSON ANNETTE D
OR CURRENT RESIDENT
411 E 76TH AVE
DENVER CO 80229

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

MONTELLANO JORGE
OR CURRENT RESIDENT
2141 E 89TH AVE
THORNTON CO 80229-7900

MONTELONGO YESENIA AND
MELENDEZ SERGIO MONTELONGO
OR CURRENT RESIDENT
7977 YORK ST APT D
DENVER CO 80229-6135

MONTERO CASSANDRA ANGELA AND
MONTERO STEVE ANTHONY
OR CURRENT RESIDENT
7666 TURNER DR
DENVER CO 80221-4232

MONTERO STEVE ANTHONY AND
MONTERO CASSANDRA ANGELA
OR CURRENT RESIDENT
2241 W 73RD AVE
DENVER CO 80221-3112

MONTES GARCIA JOSEFINA
OR CURRENT RESIDENT
6951 HURON ST
DENVER CO 80221-7057

MONTES JORGE FEHR
OR CURRENT RESIDENT
1882 BURTON ST
STRASBURG CO 80136-7826

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

MONTES MARIA
OR CURRENT RESIDENT
8330 ZUNI ST APT 208
DENVER CO 80221-4678

MONTES ROSA
OR CURRENT RESIDENT
7220 QUIVAS STREET
DENVER CO 80221

MONTES SARA JANE AND
DELLACQUA AQUILES A
OR CURRENT RESIDENT
1931 W 73RD PL
DENVER CO 80221-3113

MONTGOMERY HANSON ENTERPRISES LLC
OR CURRENT RESIDENT
6931 BROADWAY
DENVER CO 80221-2841

MONTOUR BRENDA
OR CURRENT RESIDENT
7905 YORK ST APT 1
DENVER CO 80229-6171

MONTOUR GERALD JR AND
MONTOUR DESIREE MONIQUE
OR CURRENT RESIDENT
10024 YAMPA CT
COMMERCE CITY CO 80022-9050

MONTOUR JOHN JOE SR AND
MONTOUR IRMA A
OR CURRENT RESIDENT
6595 NEWTON STREET
ARVADA CO 80003

MONTOUR ROBERT M AND
MONTOUR MARCELLA L
OR CURRENT RESIDENT
7520 LEYDEN ST
COMMERCE CITY CO 80022-1344

MONTOYA ALEXANDER AND
MONTOYA VIVIAN
OR CURRENT RESIDENT
1931 MCDOUGAL ST
DENVER CO 80229-5040

MONTOYA ALLEN L AND MONTOYA GERALDINE G
OR CURRENT RESIDENT
8291 BRIGHTON RD
COMMERCE CITY CO 80022-5316

MONTOYA CARLOS A AND
ACOSTA-MONTOYA CHRISTINA HOPE
OR CURRENT RESIDENT
2250 W 53RD AVE
DENVER CO 80221-1416

MONTOYA CARMELITA P AND
MASIAS ERNESTINA
OR CURRENT RESIDENT
2557 W 65TH AVE
DENVER CO 80221-2339

MONTOYA DANNY AND
MONTOYA MARY
OR CURRENT RESIDENT
7705 DURANGO ST
DENVER CO 80221-4146

MONTOYA ERNESTINE JEWEL
OR CURRENT RESIDENT
7877 YORK ST APT 1
DENVER CO 80229-6186

MONTOYA JAMES AND
MONTOYA REBECCA T
OR CURRENT RESIDENT
7666 EL PASO CIR
DENVER CO 80221-3404

MONTOYA JAMIE J AND MONTOYA CARLA S
OR CURRENT RESIDENT
2181 W 73RD AVE
DENVER CO 80221-3186

MONTOYA JOSE
OR CURRENT RESIDENT
6670 HOOKER ST
DENVER CO 80221-2135

MONTOYA JOSEPH
OR CURRENT RESIDENT
2218 CORONADO PKWY N APT D
DENVER CO 80229-6083

MONTOYA JUDITH P
OR CURRENT RESIDENT
3040 W HAWTHORNE PL
DENVER CO 80221-2129

MONTOYA LESLIE ANNA
OR CURRENT RESIDENT
8357 UMATILLA ST
DENVER CO 80221-4679

MONTOYA MICHAEL AND MONTOYA RUSSELL AND
MONTOYA CASILDITA
OR CURRENT RESIDENT
6451 OSCEOLA ST
ARVADA CO 80003-6422

MONTOYA NICHOLAS AND
MONTOYA RACHEL
OR CURRENT RESIDENT
2750 W 68TH AVE
DENVER CO 80221-2326

MONTOYA SABRINA J AND
MONTOYA MARCELLA J AND MONTOYA RICARDO D
GO
OR CURRENT RESIDENT
6975 MARIPOSA ST APT A
DENVER CO 80221-8910

MONTOYA SCOTT B
OR CURRENT RESIDENT
24777 GREEN DR
BRIGHTON CO 80603-8961

MONTOYA SHERI AND
GARCIA TERI
OR CURRENT RESIDENT
8347 OSAGE WAY
DENVER CO 80221-3951

MONTOYA STEPHEN J
OR CURRENT RESIDENT
6623 GREEN CT
DENVER CO 80221-2124

MONTOYA TROY E
OR CURRENT RESIDENT
6665 DECATUR ST
DENVER CO 80221-2227

MOODY CHRISTOPHER THOMAS
OR CURRENT RESIDENT
7861 OGDEN CT
DENVER CO 80229-5900

MOODY LINDA Y
OR CURRENT RESIDENT
122 DEL NORTE ST
DENVER CO 80221-4111

MOOK STEPHEN
OR CURRENT RESIDENT
8212 WASHINGTON ST APT 27
DENVER CO 80229-5898

MOORE JESSICA AND
RICE WILLIAM
OR CURRENT RESIDENT
7981 FAIRVIEW AVE
DENVER CO 80221-3807

MOORE MATTHEW AND
MOORE HANNAH
OR CURRENT RESIDENT
2160 ANCE ST
STRASBURG CO 80136-7812

MOORE RANDALL AND
JEON MIRAN
OR CURRENT RESIDENT
2215 ASOKA ST
STRASBURG CO 80136-7735

MOORE RENEE D
OR CURRENT RESIDENT
7981 NIAGARA ST
COMMERCE CITY CO 80022

MOORE ROBERT F AND
MOORE RUTH L
OR CURRENT RESIDENT
580 E 78TH PL
DENVER CO 80229-5820

MOORE ROBERT N AND
MOORE TIFFANY L
OR CURRENT RESIDENT
2165 ASOKA STREET
STRASBURG CO 80136

MOORE ROBERTA M
OR CURRENT RESIDENT
1050 OAK PL
DENVER CO 80229-7741

MOORE STEPHANIE
OR CURRENT RESIDENT
8254 WASHINGTON ST APT 89
DENVER CO 80229-8506

MOORE TANYA A
OR CURRENT RESIDENT
8254 WASHINGTON ST APT 87
DENVER CO 80229-8506

MOORE THERESE E COVILLO AND
MOORE ROBERT S
OR CURRENT RESIDENT
351 E 82ND DR
DENVER CO 80229-5828

MOORMAN AMANDA L
OR CURRENT RESIDENT
7953 YORK ST APT 1
DENVER CO 80229-6148

MOOSBURGER CURTIS
OR CURRENT RESIDENT
6870 MARIPOSA ST
DENVER CO 80221-7027

MORA JUAN M
OR CURRENT RESIDENT
2701 W 65TH AVE
DENVER CO 80221-2311

MORALES ALEJANDRO FERNANDEZ AND
GARCIA MARIA A ABREGO
OR CURRENT RESIDENT
5520 SHOSHONE ST
DENVER CO 80221-1725

MORALES CARMEN M AND
OLGUIN SUZETTE
OR CURRENT RESIDENT
180 W 84TH AVE
DENVER CO 80260-4804

MORALES DAVID LOPEZ AND
LOPEZ LUCINA
OR CURRENT RESIDENT
7097 LIPAN ST
DENVER CO 80221-3058

MORALES DOMINGUEZ CYNTHIA AND
DOMINGUEZ VALENZUELA JOSE M
OR CURRENT RESIDENT
8374 MITZE WAY
DENVER CO 80221-3986

MORALES ELISA B AND
GONZALEZ JORGE A
OR CURRENT RESIDENT
1740 W 53RD DR UNIT 8
DENVER CO 80221-6428

MORALES GABRIELA
OR CURRENT RESIDENT
7397 KRAMERIA ST
COMMERCE CITY CO 80022-1938

MORALES JOSE HERIBERTO
OR CURRENT RESIDENT
9080 LASALLE PL
WESTMINSTER CO 80031-3355

MORALES JULIE ELVIRA AND
MORALES SAMUEL LOUIS AND MORALES AARON
OR CURRENT RESIDENT
3055 W 55TH AVE
DENVER CO 80221-6517

MORALES MIGUEL A
OR CURRENT RESIDENT
7171 BERTHOUD ST
WESTMINSTER CO 80030-5632

MORALES STEPHANIE LIZCANO AND
MENDEZ SHALEEN
OR CURRENT RESIDENT
2090 E 89TH AVE
THORNTON CO 80229-4673

MORANO JASMINE AND MORANO CHRISTOPHER D
SMITH PHILLIP JAMES
OR CURRENT RESIDENT
6791 NAVAJO CT
DENVER CO 80221-2766

MORATORIO GUILLERMO IGNACIO JR
OR CURRENT RESIDENT
5260 WYANDOT ST
DENVER CO 80221-1405

MOREHEAD GARY I AND
MOREHEAD MELISSA ANNE
OR CURRENT RESIDENT
56352 SUNSET AVE
STRASBURG CO 80136-7844

MOREL STEVE
OR CURRENT RESIDENT
820 DOWNING WAY
DENVER CO 80229-5919

MORELAND MARK
OR CURRENT RESIDENT
1921 W 73RD AVE
DENVER CO 80221-3184

MORENO ANTONIA M AND
MORENO MARTIN
OR CURRENT RESIDENT
7221 QUIVAS ST
DENVER CO 80221-3141

MORENO ANTONIO AND
MORENO MAGDALENA R
OR CURRENT RESIDENT
5271 STUART ST
DENVER CO 80212-4043

MORENO COLINDRES MARIA A
OR CURRENT RESIDENT
7980 IVYWOOD ST
COMMERCE CITY CO 80022-1078

MORENO JESUS NAVA AND
MORENO STEPHANIE NAVA
OR CURRENT RESIDENT
7031 RARITAN ST
DENVER CO 80221-2548

MORENO LAUREANO
OR CURRENT RESIDENT
2030 N WATKINS RD
WATKINS CO 80137-6810

MORENO MARTIN
OR CURRENT RESIDENT
7231 QUIVAS ST
DENVER CO 80221

MORENO MARTIN AND
MORENO ANTONIA
OR CURRENT RESIDENT
7200 QUIVAS ST
DENVER CO 80221-3142

MORENO MARTIN AND
MORENO ANTONIA M
OR CURRENT RESIDENT
8444 ZUNI ST
DENVER CO 80260-4684

MORENO MARTIN AND
MORENO ANTONIA
OR CURRENT RESIDENT
7127 LIPAN ST
DENVER CO 80221-3060

MORENO OMAR PUENTES
OR CURRENT RESIDENT
2920 W 80TH AVE
DENVER CO 80221-3863

MORENO ROBERT S
OR CURRENT RESIDENT
810 EXPLORADOR CALLE
THORNTON CO 80229

MORENO ROLANDO AND
MORENO DELIA
OR CURRENT RESIDENT
6685 DECATUR ST
DENVER CO 80221-2227

MORENO XOCHITI
OR CURRENT RESIDENT
562 E 78TH DR
DENVER CO 80229-1810

MORENO YEVERINO BRENDA ZULEMA
OR CURRENT RESIDENT
7887 YORK ST APT 2
DENVER CO 80229-6182

MOREVAC DONALD AND
BURBY KAYLA
OR CURRENT RESIDENT
8301 JASMINE ST
COMMERCE CITY CO 80022-5331

MORGAN CINDY J
OR CURRENT RESIDENT
4525 W 65TH AVE
ARVADA CO 80003-6302

MORGAN ERIC AND
MORGAN SABRINA
OR CURRENT RESIDENT
6651 GROVE ST
DENVER CO 80221-2126

MORGAN NIKI AND
SHIELDS MICHAEL
OR CURRENT RESIDENT
7072 KALAMATH ST
DENVER CO 80221-3055

MORGAN SAMUEL E AND
MORGAN COLLEEN A
OR CURRENT RESIDENT
8730 DE SOTO ST
DENVER CO 80229-4977

MORGAN THURMAN JR
OR CURRENT RESIDENT
3251 W 53RD AVE
DENVER CO 80221-6596

MORONES OSCAR GUTIERREZ AND
NAGERA MA DEL CARMEN MORONES
OR CURRENT RESIDENT
8324 MITZE WAY
DENVER CO 80221-3986

MORRISON KEVIN L
OR CURRENT RESIDENT
7551 LEYDEN ST
COMMERCE CITY CO 80022-1343

MORSE JUSTIN ADRIEN AND
MORSE ERIN C
OR CURRENT RESIDENT
8710 RICHARD RD
DENVER CO 80229-8222

MORUA ELIZABETH
OR CURRENT RESIDENT
7911 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4222

MOSCHEROSCH JOSHUA LOUIS AND
MOSCHEROSCH BRIDGETTE ALAINE
OR CURRENT RESIDENT
16082 EMPORIA WAY
BRIGHTON CO 80602

MOSCRIP JEFFREY MARK THOMAS LIVING TRUST T
OR CURRENT RESIDENT
2225 ASOKA ST
STRASBURG CO 80136-7735

MOSHER JAMES W III AND
MOSHER EILEEN R
OR CURRENT RESIDENT
6958 KIDDER DR
DENVER CO 80221-2840

MOSLEY JERMAINE D
OR CURRENT RESIDENT
61 CORTEZ ST
DENVER CO 80221-3617

MOSTEIRO JONATHAN D AND
JABLONOWSKI RUSSELL A
OR CURRENT RESIDENT
1580 W 68TH LN
DENVER CO 80221-2760

MOTA JOSE E AND
MOTA MARIA
OR CURRENT RESIDENT
8190 IVANHOE ST
COMMERCE CITY CO 80022

MOTA ROSA
OR CURRENT RESIDENT
8696 JOLENE DR
DENVER CO 80229-5062

MOTT HARLAN III AND
MOTT INGRY E
OR CURRENT RESIDENT
7658 PENNSYLVANIA CT
DENVER CO 80229-1822

MOTTER GERALDINE E AND
MOTTER GLENN E AND SPICE CAROL
OR CURRENT RESIDENT
7941 IDLEWILD ST
COMMERCE CITY CO 80022-1058

MOUNSEY LINSEY A AND
MOUNSEY JAMES
OR CURRENT RESIDENT
1783 MONROE ST
STRASBURG CO 80136-7500

MOVVA SASIDHAR AND
ERUKULAPATI LAKSHMI
OR CURRENT RESIDENT
8043 DECATUR ST
WESTMINSTER CO 80031-7216

MOYA DOLORES M AND
PEREZ DOMINIC M
OR CURRENT RESIDENT
5201 TEJON ST
DENVER CO 80221-1465

MOYER ARMANDO
OR CURRENT RESIDENT
8228 PEARL ST
DENVER CO 80229

MT 70 LLC
OR CURRENT RESIDENT
1565 W 68TH AVE
DENVER CO 80221-2759

MULADORE LI LI AND
MULADORE LOGAN
OR CURRENT RESIDENT
5471 BEACH CT
DENVER CO 80221-1625

MULL ELMER B AND
MULL SANDRA A
OR CURRENT RESIDENT
8844 MEADE STREET
WESTMINSTER CO 80031

MULLANE MARY R AND
HAMM JERRY L
OR CURRENT RESIDENT
8224 WASHINGTON ST APT 8
DENVER CO 80229-8501

MULLANE WILLIAM D AND
MULLANE KATERINA A
OR CURRENT RESIDENT
8841 MEADE ST
WESTMINSTER CO 80031-3565

MULLEN CHRIS AND
MULLEN CAROL
OR CURRENT RESIDENT
6447 STUART ST
ARVADA CO 80003-6454

MULLINS AARON KYLE AND
SHARP SAVANNAH ELLESSE
OR CURRENT RESIDENT
18350 E 100TH PL
COMMERCE CITY CO 80022-9041

MULLINS TERESA
OR CURRENT RESIDENT
8311 WYANDOT ST
DENVER CO 80221-4653

MULLOY ERYN AND
KOSLOW VIRGINIA
OR CURRENT RESIDENT
5480 BRYANT ST
DENVER CO 80221-1628

MUMM WESTIN MICHAEL AND
MUMM ERICA LYNN PETERSEN
OR CURRENT RESIDENT
41 BOWIE CT
DENVER CO 80221-3675

MUNGUIA JULIO CERVANTES
OR CURRENT RESIDENT
555 E 77TH AVE
THORNTON CO 80229-1821

MUNGUIA LUIS
OR CURRENT RESIDENT
8186 PENNSYLVANIA ST
DENVER CO 80229-5844

MUNIZ BENNIE I 1/2 INT AND
MUNIZ ANGELITA AND BIEL ROSITA AND ET AL
OR CURRENT RESIDENT
12010 BRIGHTON RD
HENDERSON CO 80640-9754

MUNIZ NANCY C
OR CURRENT RESIDENT
8741 DE SOTO ST
DENVER CO 80229-4978

MUNIZ RICK AND
MUNIZ ERMA
OR CURRENT RESIDENT
7840 MAGNOLIA STREET
COMMERCE CITY CO 80022

MUNIZ SIDNEY
OR CURRENT RESIDENT
7743 IDLEWILD ST
COMMERCE CITY CO 80022-1043

MUNOZ ADRIAN ALEJANDRO
OR CURRENT RESIDENT
8028 DECATUR ST
WESTMINSTER CO 80031-7215

MUNOZ ANSELMO VEGA
OR CURRENT RESIDENT
7658 GRACE PL
DENVER CO 80221-4114

MUNOZ BRANDON D
OR CURRENT RESIDENT
1405 W 70TH AVE
DENVER CO 80221-7022

MUNOZ DUENAS JOSE
OR CURRENT RESIDENT
1040 ERIE ST
DENVER CO 80221-8307

MUNOZ EFREN R AND
MUNOZ VERONICA
OR CURRENT RESIDENT
6870 COLUMBINE ST
DENVER CO 80229-7513

MUNOZ ERIK AND
MUNOZ CARLA
OR CURRENT RESIDENT
2180 STACY DR
DENVER CO 80221-4636

MUNOZ JAIDEN
OR CURRENT RESIDENT
8285 IVANHOE ST
DUPONT CO 80024-5009

MUNOZ MANUELA LUCIO
OR CURRENT RESIDENT
8322 JASMINE ST
COMMERCE CITY CO 80022-5330

MUNOZ MARIO GUTIERREZ
OR CURRENT RESIDENT
8047 CLAY DR
WESTMINSTER CO 80031

MUNOZ RICARDO ESPARZA
OR CURRENT RESIDENT
1724 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4802

MUNOZ RICHARD
OR CURRENT RESIDENT
1770 W 52ND CT
DENVER CO 80221-1717

MUNOZ SARAHI
OR CURRENT RESIDENT
8188 WASHINGTON ST APT 107
DENVER CO 80229-5895

MURDO LUDWIG LLC
OR CURRENT RESIDENT
481 W 84TH AVE
THORNTON CO 80260-4815

MURILLO MENDOZA JAZMIN
OR CURRENT RESIDENT
7929 YORK ST APT 1
DENVER CO 80229-6160

MURILLO SOTO ESTELA
OR CURRENT RESIDENT
7420 KRAMERIA ST
COMMERCE CITY CO 80022-1338

MURPHY AUSTIN AND
THONNINGS ELLIE
OR CURRENT RESIDENT
3105 W 64TH AVE
DENVER CO 80221-2159

MURPHY MICHAEL P
OR CURRENT RESIDENT
7941 CRESTVIEW LN
DENVER CO 80221-3805

MURPHY SHAWN KEITH AND
MURPHY YESENIA GARCIA
OR CURRENT RESIDENT
7141 RUTH WAY
DENVER CO 80221-2558

MURRAY SHIRLEY ANN
OR CURRENT RESIDENT
8335 KATHERINE WAY
DENVER CO 80221-4613

MURRONE CHRISTY AND
BOLTON SUSAN
OR CURRENT RESIDENT
8160 WASHINGTON ST APT 70
DENVER CO 80229-5888

MUSCHA CAMERON
OR CURRENT RESIDENT
3866 W 63RD AVE
ARVADA CO 80003-6718

MUSSELMAN KATE PARKS AND
WHALEN MICHAEL A
OR CURRENT RESIDENT
7090 QUIVAS ST
DENVER CO 80221-2547

MUTCH JOHN ROBERT AND
MUTCH SARAH NOELLE
OR CURRENT RESIDENT
3962 W 65TH PL
ARVADA CO 80003-6402

MV INVESTMNTS AND CONSTRUCTION LLC
OR CURRENT RESIDENT
1965 NUEVA VISTA DR
DENVER CO 80229-6018

MYERS ALFRED J
OR CURRENT RESIDENT
7280 LARSH DR
DENVER CO 80221-3140

MYERS CARMEN E AND
FERRYMAN ELIZABETH A
OR CURRENT RESIDENT
8301 SOLANA DR
DENVER CO 80229-5409

MYERS JAMES G
OR CURRENT RESIDENT
7984 LOGAN ST
DENVER CO 80229-5866

MYERS VERONICA J
OR CURRENT RESIDENT
4462 W 68TH AVE
WESTMINSTER CO 80030-5856

NAFTEL COLE
OR CURRENT RESIDENT
1686 MAIN ST
STRASBURG CO 80136-7541

NAGLE JAMES G AND
HERNANDEZ KAYLEEN N
OR CURRENT RESIDENT
8282 ADAMS WAY
DENVER CO 80221-3904

NAKAOKI JEANNINE K
OR CURRENT RESIDENT
5470 BRYANT ST
DENVER CO 80221-1628

NAMANNY MARIAH
OR CURRENT RESIDENT
8037 CLAY DR
WESTMINSTER CO 80031-4180

NAOMIBARTOLO AND
MONTOYA GLORIA M
OR CURRENT RESIDENT
7950 PONTIAC ST
COMMERCE CITY CO 80022-1146

NARANJO DELLA
OR CURRENT RESIDENT
7331 QUIVAS ST
DENVER CO 80221-3143

NARCY CONNIE A
OR CURRENT RESIDENT
2010 CLEO ST
THORNTON CO 80229-5603

NARTEY INVESTMENT PROPERTIES LLC
OR CURRENT RESIDENT
2555 W 54TH AVE
DENVER CO 80221-1605

NATIVIDAD ANTHONY AND
NATIVIDAD STEPHANIE
OR CURRENT RESIDENT
81 BRONCO RD
DENVER CO 80221-3621

NAVA-OROZCO EYMI GUADALUPE AND
NAVA JOSHUA
OR CURRENT RESIDENT
8690 JOLENE DR
DENVER CO 80229-5062

NAVARETTE MANUEL L AND
NAVARETTE SANDRA J
OR CURRENT RESIDENT
8671 JOLENE DR
DENVER CO 80229-8220

NAVARRE CARA E
OR CURRENT RESIDENT
2289 W 52ND AVE
DENVER CO 80221-1404

NAVARRETE ALONSO JR
OR CURRENT RESIDENT
3161 W 65TH AVE
DENVER CO 80221-2103

NAVARRETE CYNTHIA
OR CURRENT RESIDENT
8160 WASHINGTON ST APT 74
DENVER CO 80229-5888

NAVARRETE LUJAN EDGAR
OR CURRENT RESIDENT
6600 HOOKER ST
DENVER CO 80221-2135

NAVARRETE OTONIEL LOYA
OR CURRENT RESIDENT
3101 W HAWTHORNE PL
DENVER CO 80221-2130

NAVARRETE TOMAS L AND
NAVARRETE MARIA LINDA
OR CURRENT RESIDENT
3185 W HAWTHORNE PL
DENVER CO 80221-2130

NEAL ROBERT
OR CURRENT RESIDENT
5301 TENNYSON STREET
DENVER CO 80212

NEAL RONDAL LEE AND
NEAL YOLANDA JANE
OR CURRENT RESIDENT
1622 BURTON ST
STRASBURG CO 80136-7703

NEALON JEFFREY A
OR CURRENT RESIDENT
8780 OAKWOOD ST
WESTMINSTER CO 80031-3624

NEELY FAMILY TRUST
OR CURRENT RESIDENT
3120 W 63RD AVE
DENVER CO 80221-1965

NEELY KENNETH AND
NEELY SANDRA M
OR CURRENT RESIDENT
7687 QUIVAS ST
DENVER CO 80221-4225

NEFF WARREN EDWARD AND
NEFF MARIA LOURDES
OR CURRENT RESIDENT
8681 MCDOUGAL ST
DENVER CO 80229-5131

NEGOMIR JOHN M AND
NEGOMIR TAMARA
OR CURRENT RESIDENT
1731 W 53RD PL UNIT 1
DENVER CO 80221-6410

NEIRA SHARON A
OR CURRENT RESIDENT
56775 IOWA AVE
STRASBURG CO 80136-7515

NELLANS JACOB AND
NELLANS ANNETTE
OR CURRENT RESIDENT
8731 DAWSON ST APT 302
DENVER CO 80229-4957

NELLIS EMMA B
OR CURRENT RESIDENT
3621 W 88TH WAY
WESTMINSTER CO 80031-3677

NELSEN CONNIE M
OR CURRENT RESIDENT
9235 LOWELL BLVD
WESTMINSTER CO 80030-3100

NELSON COLLEEN
OR CURRENT RESIDENT
8771 DAWSON ST APT 304
THORNTON CO 80229-4984

NELSON ERIC DARRELL AND
NELSON JULIE ANN
OR CURRENT RESIDENT
1686 ASPEN ST
STRASBURG CO 80136-7710

NELSON LESLIE V AND
NELSON MARY
OR CURRENT RESIDENT
781 WASHINGTON CT
DENVER CO 80229

NELSON TED R AND
NELSON LUANN
OR CURRENT RESIDENT
7088 LIPAN ST
DENVER CO 80221-3077

NESTON TRAVIS RICHARD AND
BESTON BRIANA
OR CURRENT RESIDENT
1945 BASIL ST
STRASBURG CO 80136-7719

NEUES ALEX E AND
NEUES KRISTA R
OR CURRENT RESIDENT
1845 NUEVA VISTA DR
THORNTON CO 80229-6016

NEUMAN JAMES E
OR CURRENT RESIDENT
5261 RALEIGH STREET
DENVER CO 80212

NEUMANN FAMILY TRUST THE
OR CURRENT RESIDENT
7927 YORK ST UNIT 1
DENVER CO 80229-6161

NEUSTADTER JUSTIN PHILLIP
OR CURRENT RESIDENT
2299 W 52ND AVE
DENVER CO 80221-1404

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

NEVAREZ ORLANDO ALONZO AND
RAMOS KAREN FLORES
OR CURRENT RESIDENT
8230 IVANHOE ST
COMMERCE CITY CO 80022

NEW DIRECTION IRA INC FBO SCOTT K BRENDECKI
IRA
OR CURRENT RESIDENT
6905 MARIPOSA ST APT A
DENVER CO 80221-8916

NEW SONG FELLOWSHIP INC
OR CURRENT RESIDENT
8242 PECOS ST
DENVER CO 80221-3956

NEW WESLEY
OR CURRENT RESIDENT
2280 E 89TH AVE
THORNTON CO 80229-4689

NEWBERRY JANICE
OR CURRENT RESIDENT
1777 W 52ND CT
DENVER CO 80221-1717

NEWELL NICHOLAS Z
OR CURRENT RESIDENT
7638 PENNSYLVANIA CT
DENVER CO 80229-1822

NEWMAN FALLON A
OR CURRENT RESIDENT
1771 W 53RD PL UNIT 6
DENVER CO 80221-6420

NEWTON DUANE E
OR CURRENT RESIDENT
1993 ASOKA ST
STRASBURG CO 80136-7722

NEWTON DUSTIN AND
NEWTON SHALONA
OR CURRENT RESIDENT
9124 LOWELL CT
WESTMINSTER CO 80031-3164

NEWTON HINDE
OR CURRENT RESIDENT
5259 RALEIGH ST
DENVER CO 80212-4036

NGUY TRI VI AND
HO THI LE UYEN
OR CURRENT RESIDENT
3940 W 66TH AVE
ARVADA CO 80003-6412

NGUYEN BICH
OR CURRENT RESIDENT
7951 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4222

NGUYEN CAMVAN T AND
NGUYEN THANH PHONG CONG
OR CURRENT RESIDENT
7890 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4221

NGUYEN CINDY
OR CURRENT RESIDENT
8061 DECATUR ST
WESTMINSTER CO 80031-4173

NGUYEN DAM
OR CURRENT RESIDENT
6515 QUITMAN ST
ARVADA CO 80003-6432

NGUYEN FAMILY INVESTMENT PROPERTY 1 LLC
OR CURRENT RESIDENT
8924 MCCOY PL
WESTMINSTER CO 80031-3512

NGUYEN FAMILY INVESTMENT PROPERTY 2 LLC
OR CURRENT RESIDENT
8900 CIRCLE DR
WESTMINSTER CO 80031-7500

NGUYEN GIAP VAN AND
DO THAI D
OR CURRENT RESIDENT
5335 PECOS WAY UNIT 5
DENVER CO 80221-6444

NGUYEN HAI THANH
OR CURRENT RESIDENT
8041 CLAY ST
WESTMINSTER CO 80030-4187

NGUYEN HUNG N AND
NGUYEN MARY HAVY
OR CURRENT RESIDENT
3923 W 63RD PL
ARVADA CO 80003-6741

NGUYEN JIMMY LINH
OR CURRENT RESIDENT
1671 W 67TH CIR
DENVER CO 80221-2637

NGUYEN KATHI THI
OR CURRENT RESIDENT
2212 DEVONSHIRE CT
THORNTON CO 80229-8605

NGUYEN LINHDAN
OR CURRENT RESIDENT
6692 LOWELL BLVD
DENVER CO 80221-2156

NGUYEN LONG AND
BUI TUYEN
OR CURRENT RESIDENT
6450 NEWTON ST
ARVADA CO 80003-6448

NGUYEN MICHELLE AND
NGUYEN QUYNH N
OR CURRENT RESIDENT
8330 ZUNI ST APT 212
DENVER CO 80221-4678

NGUYEN MONICA
OR CURRENT RESIDENT
1690 W 67TH CIR
DENVER CO 80221-2637

NGUYEN MYHOA AND
NGUYEN MELANIE
OR CURRENT RESIDENT
1000 W 70TH PL
DENVER CO 80221-3032

NGUYEN NGAN
OR CURRENT RESIDENT
8083 CLAY DR
WESTMINSTER CO 80031-4176

NGUYEN NHAN AND
LE TRINH AND NGUYEN THU
OR CURRENT RESIDENT
6959 HURON ST
DENVER CO 80221-7057

NGUYEN PETER HUNG AND
NGUYEN CHRISTINA LAN
OR CURRENT RESIDENT
6480 NEWTON STREET
ARVADA CO 80003

NGUYEN QUOC TRUNG AND
NGUYEN TRINH KIEU MY
OR CURRENT RESIDENT
6390 QUITMAN CT
ARVADA CO 80003-6750

NGUYEN SCOTT T
OR CURRENT RESIDENT
7945 ROBIN LN
DENVER CO 80221-3816

NGUYEN TAI
OR CURRENT RESIDENT
8349 QUIVAS WAY
DENVER CO 80221-4629

NGUYEN TE Q
OR CURRENT RESIDENT
3876 W 63RD AVE
ARVADA CO 80003-6718

NGUYEN THANHGIANG AND
NGUYEN HOAIHUONG
OR CURRENT RESIDENT
9185 LANDER ST
WESTMINSTER CO 80031-3315

NGUYEN THANHGIANG D AND
NGUYEN HOAIHUONG
OR CURRENT RESIDENT
8030 DECATUR CT
WESTMINSTER CO 80031-4166

NGUYEN THO DINH AND
NGUYEN HOA TRAN
OR CURRENT RESIDENT
3123 W 55TH AVE
DENVER CO 80221-6519

NGUYEN THUY THI THANH
OR CURRENT RESIDENT
6477 STUART ST
ARVADA CO 80003-6454

NGUYEN TOM AND
NGUYEN TIEN THI
OR CURRENT RESIDENT
8371 EMERSON ST
DENVER CO 80229-5416

NGUYEN TRI THANH MINH
OR CURRENT RESIDENT
8030 CLAY ST
WESTMINSTER CO 80031-4188

NGUYEN TUAN A AND
NGUYEN YASMINA F
OR CURRENT RESIDENT
2231 ANCE ST
STRASBURG CO 80136-7836

NGUYEN TUAN ANH AND
LAM TIEN HUYNH
OR CURRENT RESIDENT
8067 CLAY DR
WESTMINSTER CO 80031-4178

NGUYEN VI T AND
TRAN TAN THANH VAN AND TRAN HUGH V
OR CURRENT RESIDENT
7857 PEARL ST
DENVER CO 80229-5812

NGUYEN YEN AND
PHAM TRUNG
OR CURRENT RESIDENT
2241 E 160TH AVENUE
BRIGHTON CO 80602

NHAN NGUYEN AND
LE TRINH AND NGUYEN THU
OR CURRENT RESIDENT
900 W 70TH AVE
DENVER CO 80221-7085

NIAVE FRANCISCO JR AND
NIAVE CHARLENE
OR CURRENT RESIDENT
8316 OSAGE WAY
DENVER CO 80221-3952

NICHOLS DANIELLE AND
MARTINEZ EDGAR
OR CURRENT RESIDENT
7560 BANNOCK ST
DENVER CO 80221-3604

NICHOLS KIMBERLY ANN AND
PARKS CAROL SEPULVEDA
OR CURRENT RESIDENT
1944 ASOKA ST
STRASBURG CO 80136-7722

NICHOLS MICHAEL
OR CURRENT RESIDENT
2043 ASOKA ST
STRASBURG CO 80136-7707

NICHOLS MONTE CLYNE II AND
KING KAITLIN MICHELLE
OR CURRENT RESIDENT
9126 LASALLE PL
WESTMINSTER CO 80031-3355

NICHOLSON BENJAMIN AND
SMITH GABRIELLA SUBIA
OR CURRENT RESIDENT
8826 OAKWOOD ST
WESTMINSTER CO 80031-3530

NICKELL WILLIAM A JR AND
NICKELL FREDA J
OR CURRENT RESIDENT
7727 ELLEN LN
DENVER CO 80221-4107

NICKERSON GAGE RUSSELL
OR CURRENT RESIDENT
7990 ONEIDA ST
COMMERCE CITY CO 80022-1142

NIEDENS ELLIOTT AND
ZELDES INDIA
OR CURRENT RESIDENT
6780 MEADE CIR APT A
WESTMINSTER CO 80030-5209

NIELSEN ANNA CHAPIN AND
NIELSEN CHARLES RYAN
OR CURRENT RESIDENT
6817 DECATUR ST
DENVER CO 80221-2328

NIHISER JERAMIE
OR CURRENT RESIDENT
6891 AVRUM DR
DENVER CO 80221-2528

NIX REBECCA JILL
OR CURRENT RESIDENT
1724 W 67TH CIR
DENVER CO 80221-2674

NIXON GEORGE
OR CURRENT RESIDENT
2732 W 68TH AVE
DENVER CO 80221-2774

NOBBE MICHAEL A
OR CURRENT RESIDENT
7913 YORK ST
DENVER CO 80229

NOBLE WILLIAM EDWARD III AND
TOYNE GEMMA LOUISE
OR CURRENT RESIDENT
56218 E 22ND PL
STRASBURG CO 80136-7581

NOCIFERA MARIO
OR CURRENT RESIDENT
1929 W 52ND PL
DENVER CO 80221-1407

NOHR AMANDA M
OR CURRENT RESIDENT
7583 LEYDEN ST
COMMERCE CITY CO 80022-1361

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

NOLAND VIRGINIA R
OR CURRENT RESIDENT
8045 DECATUR CT
WESTMINSTER CO 80031-4166

NOLFF KRISTEN
OR CURRENT RESIDENT
7821 ROBIN LN
DENVER CO 80221-3812

NORDSTROM CARI AND
NORDSTROM CHANCE WILLIAM
OR CURRENT RESIDENT
8152 WASHINGTON ST APT 181
THORNTON CO 80229-5886

NORIEGA LOUIS M AND
NORIEGA STEPHANIE I
OR CURRENT RESIDENT
8276 FOX ST
DENVER CO 80221-4413

NORMA CRAIG TRUST AND
BILLIE CRAIG TRUST
OR CURRENT RESIDENT
7446 KRAMERIA ST
COMMERCE CITY CO 80022-1338

NORNG SINOUN
OR CURRENT RESIDENT
7980 QUINCE ST
COMMERCE CITY CO 80022-1232

NORTH DENVER APOSTOLIC CHURCH
OF JESUS INC
OR CURRENT RESIDENT
2552 W 65TH PL
DENVER CO 80221

NORTH FEDERAL VALLEY MOTEL LLC
OR CURRENT RESIDENT
6231 FEDERAL BLVD
DENVER CO 80221-2005

NORTH PECOS WATER AND
SANITATION DIST
OR CURRENT RESIDENT
6900 PECOS ST
DENVER CO 80221

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

NORTHROP PRENTICE JULIA LOUISE AND
PRENTICE MATHEW JOHN
OR CURRENT RESIDENT
3943 W 63RD PL
ARVADA CO 80003-6741

NOSKO MICHAEL JOHN
OR CURRENT RESIDENT
1664 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4841

NOTARY CHERI AND
NOTARY RYAN
OR CURRENT RESIDENT
7546 TURNER DR
DENVER CO 80221-3433

NUANES THOMAS M
OR CURRENT RESIDENT
8388 CHEROKEE STREET
DENVER CO 80221

NUGARAY VICTOR ACEVES AND
RIVERA YADIRA ELIZABETH GALLEGOS
OR CURRENT RESIDENT
7761 KIMBERLY ST
COMMERCE CITY CO 80022-1022

NULL CHRISTOPHER JUSTIN
OR CURRENT RESIDENT
6487 FEDERAL BLVD
DENVER CO 80221

NUNES FELIPE ANGUEL AND
MADERA MARIA DE LOS ANGELES ROBLES
OR CURRENT RESIDENT
1090 BRONCO RD
DENVER CO 80221-3533

NUNEZ MIRSHA EDGAR MARTIN JR AND
NUNEZ DRAKSHA ALIHZA WENDY
OR CURRENT RESIDENT
2141 E 68TH AVE
DENVER CO 80229-7316

NUNEZ OROZCO EDUARDO SR AND
NUNEZ ANDREINA
OR CURRENT RESIDENT
2221 STACY DR
DENVER CO 80221-4637

NUNEZ SAN JUANA
OR CURRENT RESIDENT
8330 ZUNI ST APT 105
DENVER CO 80221-4688

NUNEZ TEODULO GALARZA
OR CURRENT RESIDENT
12300 BRIGHTON RD
HENDERSON CO 80640-9748

NUTTER DOUGLAS J AND
NUTTER RUTH ALICE
OR CURRENT RESIDENT
4043 W 65TH PL
ARVADA CO 80003-6403

NYARKO MICHAEL
OR CURRENT RESIDENT
6320 KNOX CT
DENVER CO 80221-1971

NYHUS COLLEEN MARIE AND
NYHUS MICHAEL LEE
OR CURRENT RESIDENT
3140 W 63RD AVE
DENVER CO 80221-1965

O BRIEN IRENE JEANETTE
OR CURRENT RESIDENT
1771 W 53RD PL UNIT 3
DENVER CO 80221-6420

O MALLEY BETONYA AND
O MALLEY CATHAL
OR CURRENT RESIDENT
6653 KNOX CT
DENVER CO 80221-2143

O MELIA KEVIN C
OR CURRENT RESIDENT
7980 GREEN CT
WESTMINSTER CO 80030-4225

O NEILL SARAH E
OR CURRENT RESIDENT
8375 ELATI ST
DENVER CO 80221-4479

O ROURKE NIALL G
OR CURRENT RESIDENT
5314 QUIVAS ST
DENVER CO 80221

OASE DEREK AND
OASE MARISSA
OR CURRENT RESIDENT
56268 E 22ND PL
STRASBURG CO 80136-7581

OBERLE MICHELLE
OR CURRENT RESIDENT
3884 W 63RD PL
ARVADA CO 80003-6720

OBRIEN TARA E
OR CURRENT RESIDENT
8331 SOLANA DR
DENVER CO 80229-5409

OBRIEN VINCENT S AND
ONRIEN KADEN J AND OBRIEN KAREN M
OR CURRENT RESIDENT
6414 STUART ST
ARVADA CO 80003-6453

OCAMPO OSCAR AND
LUCERO EDWINA
OR CURRENT RESIDENT
7496 LEYDEN ST
COMMERCE CITY CO 80022-1352

OCHOA BLANCA
OR CURRENT RESIDENT
7565 LEYDEN ST
COMMERCE CITY CO 80022-1343

OCHOA ERNESTO VALDEZ AND
VALDEZ CLAUDIA JANETH
OR CURRENT RESIDENT
18372 E 100TH PL
COMMERCE CITY CO 80022-9041

OCHOA ESLI AND
LUNA LUIS OCHOA
OR CURRENT RESIDENT
10023 YAMPA CT
COMMERCE CITY CO 80022-9050

OCHOA HUGO CALVILLO
OR CURRENT RESIDENT
7020 ALAN DR
DENVER CO 80221-2525

OCHOA J ANTONIO
OR CURRENT RESIDENT
1190 W 69TH AVE
DENVER CO 80221-7084

OCHOA JOSEFINA M
OR CURRENT RESIDENT
7961 OLIVE ST
COMMERCE CITY CO 80022-1137

OCHOA YOLANDA AND
OCHOA HUGO
OR CURRENT RESIDENT
8188 WASHINGTON ST APT 100
DENVER CO 80229-5895

OCHOA-CARRILLO VELIA AND
OCHOA REDONDO
OR CURRENT RESIDENT
7911 POPLAR ST
COMMERCE CITY CO 80022-1223

OCONNELL CHRISTOPHER AND
SOUTHWELL PERU
OR CURRENT RESIDENT
8348 CHEROKEE ST
DENVER CO 80221-4468

OCONNELL ROBIN LEA AND
KILLIP PATRICIA J
OR CURRENT RESIDENT
2901 W 81ST AVE APT D
WESTMINSTER CO 80031-4140

ODOM AARON
OR CURRENT RESIDENT
8156 WASHINGTON ST APT 54
DENVER CO 80229-5887

OFALLON JOHN
OR CURRENT RESIDENT
9117 LASALLE PL
WESTMINSTER CO 80031-3312

OGARD CHRIS
OR CURRENT RESIDENT
8877 MEADE CT
WESTMINSTER CO 80030

OH SUN M AND
OH JIN
OR CURRENT RESIDENT
3785 W 88TH CT
WESTMINSTER CO 80031-3570

OJEDA ELVA AND
OJEDA MARIA ELENA
OR CURRENT RESIDENT
800 CLARKSON CT
DENVER CO 80229-5902

OKAGAWA MARGARET
OR CURRENT RESIDENT
2870 W 80TH AVE
DENVER CO 80221-3810

OLDANI AMANDA JOAN
OR CURRENT RESIDENT
221 GREENWOOD BLVD
DENVER CO 80221-3643

OLDHAM CHRISTOPHER AND
OLDHAM MARY ELIZABETH
OR CURRENT RESIDENT
10290 E 160TH PL
BRIGHTON CO 80602

OLEARY CONNOR AND
OLEARY KRISTINE
OR CURRENT RESIDENT
1713 W 67TH CIR
DENVER CO 80221-2674

OLGUIN DOROTHY
OR CURRENT RESIDENT
1960 W 56TH AVE
DENVER CO 80221-6657

OLIVAN JAIME CORTES
OR CURRENT RESIDENT
8041 CLARKSON CT
DENVER CO 80229-5905

OLIVAS ANTHONY H AND
OLIVAS SANDRA M
OR CURRENT RESIDENT
2832 W 65TH AVE
DENVER CO 80221-2314

OLIVAS ANTHONY H J AND
OLOVAS ANTHONY J
OR CURRENT RESIDENT
2585 W 65TH AVE
DENVER CO 80221-2339

OLIVAS CARLOS H VILLALOBOS
OR CURRENT RESIDENT
2221 E 88TH AVE
THORNTON CO 80229-4683

OLIVAS FLORES ABUID
JURADO JOSE LUIS FLORES
OR CURRENT RESIDENT
1853 BURTON ST
STRASBURG CO 80136-7825

OLIVAS FRANCISCO
OR CURRENT RESIDENT
3520 W 65TH AVE
DENVER CO 80221-2112

OLIVAS LARA JOSE AND
OLIVAS ISABEL T
OR CURRENT RESIDENT
1481 MARIGOLD DR
FEDERAL HEIGHTS CO 80221-3939

OLIVAS PAUL
OR CURRENT RESIDENT
1761 SAMUEL DR
DENVER CO 80221-3102

OLIVAS RITO CALDERON
OR CURRENT RESIDENT
7371 KRAMERIA DR
COMMERCE CITY CO 80022-1930

OLIVAS ROBERT B AND PERSINGER PHYLLIS A
OR CURRENT RESIDENT
2810 W 65TH PLACE
DENVER CO 80221

OLIVAS SALLY JEAN AND
OLIVAS DENNIS
OR CURRENT RESIDENT
6443 PERRY ST
ARVADA CO 80003-6427

OLIVAS VICTOR
OR CURRENT RESIDENT
7540 KRAMERIA STREET
COMMERCE CITY CO 80022

OLIVER BRADFORD KEYES AND
OLIVER SANDRA LEE
OR CURRENT RESIDENT
3536 W 65TH AVE
DENVER CO 80221-2112

OLONA JAMES D
OR CURRENT RESIDENT
1740 W 53RD DR APT 3
DENVER CO 80221-6423

OLSEN KELCIE
OR CURRENT RESIDENT
6905 MARIPOSA ST APT C
DENVER CO 80221-8916

OLSEN MAXWELL E
OR CURRENT RESIDENT
7941 YORK ST APT 4
DENVER CO 80229-6154

OLSON JAKE PATRICK
OR CURRENT RESIDENT
8761 DAWSON ST APT 101
DENVER CO 80229-4900

OLSON LAUREN
OR CURRENT RESIDENT
5451 BEACH CT
DENVER CO 80221-1625

OLTEANU VEACESLAV AND
OLTEANU NATALIA
OR CURRENT RESIDENT
8037 DECATUR ST
WESTMINSTER CO 80031-7216

OLVERA ROLANDO
OR CURRENT RESIDENT
7890 CRESTVIEW LN
DENVER CO 80221-3804

OMALLEY MARY JEAN
OR CURRENT RESIDENT
1781 W 83RD AVE
DENVER CO 80221-7706

OMELIA MARTIN B III AND
OMELIA LAURA
OR CURRENT RESIDENT
6461 RALEIGH ST
ARVADA CO 80003-6434

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

ONTIVEROS ENRIQUEZ EDGAR
OR CURRENT RESIDENT
161 LINDA LN
DENVER CO 80221-4154

ONTIVEROS RENE
OR CURRENT RESIDENT
8451 CORONA STREET
DENVER CO 80229

ONTIVEROS REYES
OR CURRENT RESIDENT
7919 YORK ST APT 1
DENVER CO 80229-6165

ORDONEZ-VARGAS DANIEL ENRIQUE AND
HERNANDEZ ERICKA
OR CURRENT RESIDENT
5432 ELM CT
DENVER CO 80221-1629

ORLANDO SUSAN MELLO
OR CURRENT RESIDENT
9230 KNOX CT
WESTMINSTER CO 80031-2738

ORNELAS IRVING JAVIER
OR CURRENT RESIDENT
7890 NEWPORT ST
COMMERCE CITY CO 80022-1127

ORNELAS RAUL AND
ORNELAS ADRIANA AVALOS DE
OR CURRENT RESIDENT
7590 KRAMERIA ST
COMMERCE CITY CO 80022-1340

ORNELAS SHAWN
OR CURRENT RESIDENT
6952 MARIPOSA ST
DENVER CO 80221-7029

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

ORONIA ELIA
OR CURRENT RESIDENT
2892 W 55TH AVE
DENVER CO 80221-1616

ORONIA FELIPE AND
ORONIA ENEDINA
OR CURRENT RESIDENT
1381 WORLEY DR
DENVER CO 80221-2749

ORONIA OMAR
OR CURRENT RESIDENT
594 E 77TH PL
THORNTON CO 80229-1802

OROZCO ANTHONY
OR CURRENT RESIDENT
8248 WASHINGTON ST APT 96
DENVER CO 80229-8505

OROZCO DAVID
OR CURRENT RESIDENT
2469 DEVONSHIRE CT APT 32
DENVER CO 80229-5174

OROZCO EDMUNDO
OR CURRENT RESIDENT
8160 BRIGHTON RD
COMMERCE CITY CO 80022-5306

OROZCO JORGE I
OR CURRENT RESIDENT
8338 WYANDOT ST
DENVER CO 80221-4654

OROZCO NIDIA PONCE AND
CORRAL RENE TENORIO
OR CURRENT RESIDENT
7939 YORK STREET UNIT 1
DENVER CO 80229

OROZCO SANTOS G AND
SERRANO MARIA
OR CURRENT RESIDENT
7791 IDLEWILD ST
COMMERCE CITY CO 80022

ORPINEL JAQUELINE LUNA AND
GONZALEZ OCTAVIO
OR CURRENT RESIDENT
3065 W 80TH AVE
WESTMINSTER CO 80030-4257

ORR BRANDON
OR CURRENT RESIDENT
3080 W 54TH AVE
DENVER CO 80221

ORTA ANA LIDIA AND
ORTA ANA MICHELLE PAREDES
OR CURRENT RESIDENT
18362 E 100TH PL
COMMERCE CITY CO 80022-9041

ORTEGA BUSTILLOS BRAULIO R AND
ORTEGA STACY
OR CURRENT RESIDENT
7401 BRONCO RD
DENVER CO 80221-3536

ORTEGA ENRIQUEZ EMILIANO
OR CURRENT RESIDENT
8309 KATHERINE WAY
DENVER CO 80221-4613

ORTEGA LUIS A
OR CURRENT RESIDENT
8321 JASMINE STREET
COMMERCE CITY CO 80022

ORTEGA RICHARD A
OR CURRENT RESIDENT
8731 EDISON ST
DENVER CO 80229-4980

ORTEGA SANDRA J AND
ORTEGA MARLON
OR CURRENT RESIDENT
8851 RACE ST
THORNTON CO 80229-4605

ORTIVEZ ALFREDO J AND
ORTIVEZ CECARITA
OR CURRENT RESIDENT
1101 ERIE ST
DENVER CO 80221-3733

ORTIZ ALEJANDRO RAMOS AND
ORTIZ RUBEN NUNEZ
OR CURRENT RESIDENT
7691 OSAGE ST
DENVER CO 80221-3428

ORTIZ CARLOS ORTIZ AND
COVARRUBIAS MARISELA VIZCARRA
OR CURRENT RESIDENT
7276 MARIPOSA ST
DENVER CO 80221-2737

ORTIZ EDUARDO M MALDONADO
OR CURRENT RESIDENT
7755 HOLLYWOOD ST
COMMERCE CITY CO 80022-1008

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

ORTIZ EUGENE J AND
ORTIZ RUTH A
OR CURRENT RESIDENT
3921 W 64TH AVE
WESTMINSTER CO 80003-6507

ORTIZ GEORGE J
OR CURRENT RESIDENT
7637 QUIVAS STREET
DENVER CO 80221

ORTIZ GUSTAVO TORNEL
OR CURRENT RESIDENT
7896 NEWPORT ST
COMMERCE CITY CO 80022-1127

ORTIZ HAVIT BIZARRO
OR CURRENT RESIDENT
465 E 77TH AVE
DENVER CO 80229-1820

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

ORTIZ MENDEZ ROSA ISELA
OR CURRENT RESIDENT
7590 KEARNEY ST
COMMERCE CITY CO 80022-1336

ORTIZ MIKEL URIBARREN
OR CURRENT RESIDENT
2427 RAINBOW DR APT 27
DENVER CO 80229-5193

ORTIZ RICARDO
OR CURRENT RESIDENT
8361 RALPH LN
DENVER CO 80221-3962

ORTIZ ROSAS BERNARDO AND
ORTIZ ROSAS PETRA
OR CURRENT RESIDENT
8380 RALPH LN
DENVER CO 80221-3963

ORTIZ RUANO CRYSTAL
OR CURRENT RESIDENT
7991 QUINCE ST
COMMERCE CITY CO 80022-1231

ORTIZ TYLER JUAN
OR CURRENT RESIDENT
9245 MEADE ST
WESTMINSTER CO 80031-3161

ORTIZ ZARIFE RENAE
OR CURRENT RESIDENT
9911 E 160TH PL
BRIGHTON CO 80602-5606

ORTIZ-URRUTIA RICARDO A
OR CURRENT RESIDENT
6519 CLAY ST
DENVER CO 80221-2315

ORZEL DYLAN AND
OLDAKER KRISTEN
OR CURRENT RESIDENT
8837 OSCEOLA ST
WESTMINSTER CO 80031-3574

OSBORNE TAYLOR AND
OSBORNE ANDREW
OR CURRENT RESIDENT
15880 ELMIRA ST
BRIGHTON CO 80602-8621

OSSINGER WYN SHEREE
OR CURRENT RESIDENT
6423 UTICA ST
ARVADA CO 80003-6544

OTTE KAYLA
OR CURRENT RESIDENT
1722 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4802

OTTMAR JOSHUA
OR CURRENT RESIDENT
2486 RAINBOW DR APT 155
DENVER CO 80229-5150

OVALLE ERNESTO SALAS
OR CURRENT RESIDENT
7931 ROBIN LN
DENVER CO 80221-3816

OVERALL EMILY
OR CURRENT RESIDENT
8254 WASHINGTON ST APT 93
DENVER CO 80229-8506

OVERMYER JACOB AND
OVERMYER VALERIE
OR CURRENT RESIDENT
7967 YORK ST APT 1
DENVER CO 80229-6167

OVERMYER LILIA AUBREY AND
OVERMYER THOMAS OWEN
OR CURRENT RESIDENT
10036 ZENO ST
COMMERCE CITY CO 80022-9055

OVERTON GARY R AND
OVERTON SUSAN J
OR CURRENT RESIDENT
7261 WORLEY DR
DENVER CO 80221-2753

OWEN JEREMIAH T AND
OWEN SARA
OR CURRENT RESIDENT
3105 W 62ND AVE
DENVER CO 80221

OWENS ROGER D AND
OWENS JEAN I
OR CURRENT RESIDENT
6513 PERRY ST
ARVADA CO 80003-6446

OXLEY JEREMY
OR CURRENT RESIDENT
7860 GROVE ST
WESTMINSTER CO 80030-4288

OYAMA DONALD
OR CURRENT RESIDENT
7331 KRAMERIA ST
COMMERCE CITY CO 80022-1938

PAASCH RICHARD LEE JR
OR CURRENT RESIDENT
2280 STACY DR
DENVER CO 80221-4638

PACES WILL ROBERT
OR CURRENT RESIDENT
8341 OGDEN ST
DENVER CO 80229-5430

PACHECO ANTHONY VINCENT
OR CURRENT RESIDENT
60 BOWIE CT
DENVER CO 80221-3674

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

PACHECO DUANE G AND
PACHECO JACQUELINE M
OR CURRENT RESIDENT
6950 MARIPOSA ST
DENVER CO 80221-7029

PACHECO ESTRELLITA AND
SARGENT MARK
OR CURRENT RESIDENT
7648 LINCOLN WAY
DENVER CO 80221-4120

PACHECO FRANCESSCA
OR CURRENT RESIDENT
6990 NAVAJO ST APT D
DENVER CO 80221-8906

PACHECO GRISELDA AND
MARTINEZ CHRISTOFER
OR CURRENT RESIDENT
1181 WORLEY DR
DENVER CO 80221-2747

PACHECO JOSHUA D
OR CURRENT RESIDENT
18382 E 100TH PL
COMMERCE CITY CO 80022-9041

PACHECO ROGER M AND
PACHECO JENNIFER JO
OR CURRENT RESIDENT
2020 MCDOUGAL ST
DENVER CO 80229-8208

PACHECO SARAH AND
PACHECO ZELMA I
OR CURRENT RESIDENT
1340 W 72ND AVE
DENVER CO 80221-2726

PACHECO-LACAN VICTORIANO L
OR CURRENT RESIDENT
8680 DE SOTO ST
DENVER CO 80229-4917

PACHELLO ROXANNE M
OR CURRENT RESIDENT
7971 GREEN CT
WESTMINSTER CO 80030-4224

PADASAK CAITLIN E AND
PADASAK STEVEN B
OR CURRENT RESIDENT
5463 SHOSHONE ST
DENVER CO 80221-1722

PADELIO JONATHAN
OR CURRENT RESIDENT
6101 E 82ND AVE
COMMERCE CITY CO 80022-4971

PADILLA BERNICE
OR CURRENT RESIDENT
140 CAMPO ST
DENVER CO 80221-3676

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

PADILLA DANIEL
OR CURRENT RESIDENT
8330 ZUNI ST NO. 124
DENVER CO 80221-4691

PADILLA DELUBINA AND
SANTANA DELUVINA CAROLINE AND SANTANA GABRIEL EDHEL
OR CURRENT RESIDENT
8724 BRIGHTON RD
COMMERCE CITY CO 80022-5313

PADILLA GABRIELE ADAN
PADILLA DORA
OR CURRENT RESIDENT
2940 W 54TH AVE
DENVER CO 80221-1608

PADILLA JOSHUA JEREMY AND
ORNELAS-PADILLA BRITTANI RAE
OR CURRENT RESIDENT
8730 NORWICH ST
WESTMINSTER CO 80031-6911

PADILLA JUAN JR
OR CURRENT RESIDENT
8330 ZUNI ST APT 220
DENVER CO 80221-4677

PADILLA JUDY H
OR CURRENT RESIDENT
7737 ELLEN LN
DENVER CO 80221-4107

PADILLA KENNETH RUDOLPH
OR CURRENT RESIDENT
8261 BLUEBELL WAY
DENVER CO 80221-4410

PADILLA LIDIA
OR CURRENT RESIDENT
525 E 77TH AVE
DENVER CO 80229-1821

PADILLA MATTEAUX MICHEAL AND
CERVANTES GABRIELLA IRENE
OR CURRENT RESIDENT
1130 OAK PL
THORNTON CO 80229-7742

PADILLA MELISSA AND
PADILLA ROBERT
OR CURRENT RESIDENT
3864 W 63RD PL
ARVADA CO 80003-6720

PADILLA OLIVIA AND
JUAREZ ROGELIO
OR CURRENT RESIDENT
6690 HOOKER ST
DENVER CO 80221-2135

PADILLA RICARDO
OR CURRENT RESIDENT
1782 W 67TH PL
DENVER CO 80221-2617

PADILLA ROBERTA
OR CURRENT RESIDENT
7281 RUTH WAY
DENVER CO 80221-3147

PADILLA SARAH JEANNE J AND
LUCERO CLIFFORD LLIS
OR CURRENT RESIDENT
6390 TENNYSON ST
ARVADA CO 80003-6749

PADILLA STEPHANIE HURTADO
OR CURRENT RESIDENT
2274 CORONADO PKWY N APT D
DENVER CO 80229-8001

PADILLA YVONNE R
OR CURRENT RESIDENT
2860 W 80TH AVE
DENVER CO 80221-3810

PAISLEY PANDORA HEATHER AND
BRAZZEL JASON
OR CURRENT RESIDENT
9225 LOWELL BLVD
WESTMINSTER CO 80031-3100

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

PALACIOS FRANCISCO JAVIER EMBARCADERO AND
EMBARCADERO TRINIDA
OR CURRENT RESIDENT
8316 KATHERINE WAY
DENVER CO 80221-4614

PALACIOS KARLA AND
QUIOZ ALFONSO ARNAIZ
OR CURRENT RESIDENT
1241 MARIPOSA DR
DENVER CO 80221-3406

PALACIOS MICHELLE AND
PALACIOS JUAN
OR CURRENT RESIDENT
8234 KRAMERIA STREET
COMMERCE CITY CO 80022

PALACIOS TERESA AND
GRANADOS PALACIOS BLANCA
OR CURRENT RESIDENT
7688 QUIVAS ST
DENVER CO 80221-4226

PALIKIJ BRADLEY J
OR CURRENT RESIDENT
1647 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260

PALMA CARLOS AND
ESPINOZA LEONOR
OR CURRENT RESIDENT
8180 WASHINGTON ST APT 127
DENVER CO 80229-8546

PALMER DANIEL MARCUS
OR CURRENT RESIDENT
8144 WASHINGTON ST APT 189
DENVER CO 80229-5859

PALMER WENDI LOU AND
BAILEY-DURAN LILLI PALMER
OR CURRENT RESIDENT
8212 WASHINGTON ST APT 23
DENVER CO 80229-5898

PALOMINO GILBERTO J
OR CURRENT RESIDENT
8863 MEADE ST
WESTMINSTER CO 80031-3565

PANTOJA DELFINO FIGUEROA AND
THOM ASHLEY R
OR CURRENT RESIDENT
8321 WYANDOT ST
DENVER CO 80221-4653

PANTOJA JUAREZ MIGUEL
OR CURRENT RESIDENT
2487 RAINBOW DR APT 54
DENVER CO 80229-5189

PANTOJA MANUEL B AND
PANTOJA PATRICIA K
OR CURRENT RESIDENT
7708 ELLEN LN
DENVER CO 80221-4100

PANTOJA-HERNANDEZ FILIBERTO AND
GUTIERREZ-ENRIQUEZ MA ESTELA
OR CURRENT RESIDENT
7659 PECOS ST
DENVER CO 80221

PAPPAS RYLAND CATHRYN AND
HANSEN MAX JOSEPH
OR CURRENT RESIDENT
7976 PENNSYLVANIA ST
DENVER CO 80229-5880

PAQUETTE NICOLE
OR CURRENT RESIDENT
6503 PERRY ST
ARVADA CO 80003-6446

PARDO ANNA RENE
OR CURRENT RESIDENT
8740 CORONA ST APT 101
DENVER CO 80229-4714

PAREDES CAZARES URBANO OSBALDO
OR CURRENT RESIDENT
3045 W 80TH AVE
WESTMINSTER CO 80030-4257

PAREDES RODRIGUEZ EFREN
OR CURRENT RESIDENT
3170 W 65TH AVE
DENVER CO 80221-2104

PARGAS ABEL
OR CURRENT RESIDENT
6691 E 79TH PL
COMMERCE CITY CO 80022-1165

PARKER CHARLES D AND
LUCATERO ADRIANA
OR CURRENT RESIDENT
8304 MITZE WAY
DENVER CO 80221-3986

PARKS LISA M
OR CURRENT RESIDENT
1545 MONROE ST
STRASBURG CO 80136-7502

PARRA-MENDOZA VERONICA
OR CURRENT RESIDENT
8771 DAWSON ST APT 303
THORNTON CO 80229-4984

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

PASHON JOHN
OR CURRENT RESIDENT
6955 MARIPOSA ST UNIT B
DENVER CO 80221-8912

PASILLAS JESUS VILLAREAL
OR CURRENT RESIDENT
2196 W 56TH AVE
DENVER CO 80221-6603

PASILLAS LABRA JASMINE AND
GOMEZ LOMELI JOBANY
OR CURRENT RESIDENT
8235 LADEAN ST
DENVER CO 80229-5604

PASILLAS VENTURA GUILLEN
OR CURRENT RESIDENT
8165 CITY VIEW DR
DENVER CO 80229-5601

PASSIO LAURA AND
PASSIO CHRIS
OR CURRENT RESIDENT
6514 QUITMAN ST
ARVADA CO 80003-6433

PASTORI EDWARD H AND
PASTORI CHRISTINA L
OR CURRENT RESIDENT
1883 BURTON ST
STRASBURG CO 80136

PASTRANA MARIA ELENA AND
PASTRANA DANIEL RENE AND PASTRANA JESUS OMAR
OR CURRENT RESIDENT
2391 W 54TH PL
DENVER CO 80221-1483

PATEL HEENA K
OR CURRENT RESIDENT
8770 CORONA ST APT 102
DENVER CO 80229-4736

PATEL MUKESH AND
PATEL MAMTABEN M
OR CURRENT RESIDENT
5448 ELM CT
DENVER CO 80221-1629

PATERNOS KIMBERLY VON AND
WESTON COLE
OR CURRENT RESIDENT
4237 W 52ND AVE
DENVER CO 80212-4004

PATTEN KENT AND
PATTEN DENISE
OR CURRENT RESIDENT
3720 W 66TH AVE
ARVADA CO 80003-6408

PATTERSON DANIEL R AND BOWEN AMBER R AND
CLARK ANGELA M/CLARK ROSS M
OR CURRENT RESIDENT
2132 ASOKA ST
STRASBURG CO 80136-7734

PATTERSON JAMES M AND
PATTERSON ELIZA J
OR CURRENT RESIDENT
1544 ADAMS ST
STRASBURG CO 80136-7508

PAUL W AND SUSAN L SCHELL REVOCABLE TRUST
C/O PAUL W SCHELL/SUSAN L SCHELL
OR CURRENT RESIDENT
6630 RALEIGH CT
ARVADA CO 80003-6437

PAVEL JORGE TERAN III LIVING TRUST
OR CURRENT RESIDENT
3061 W 64TH AVE
DENVER CO 80221-2157

PAVLICK KENNETH J
OR CURRENT RESIDENT
7965 YORK STREET UNIT 2
THORNTON CO 80229

PAWLEY GEORGE RYAN
OR CURRENT RESIDENT
7973 YORK ST APT B
DENVER CO 80229-6101

PAYAN ALMA R
OR CURRENT RESIDENT
2332 W 55TH AVE
DENVER CO 80221-1480

PAYAN DANIELA
OR CURRENT RESIDENT
8136 WASHINGTON ST APT 145
DENVER CO 80229-8509

PAYNE PATRICIA L AND
JACKSON JAMES C
OR CURRENT RESIDENT
121 CRAGMORE ST
DENVER CO 80221-3691

PAYNE REINA V
OR CURRENT RESIDENT
9092 MEADE ST
WESTMINSTER CO 80031-3112

PAYNE TINA C
OR CURRENT RESIDENT
1621 W 83RD AVE
DENVER CO 80221-4607

PAYNE-GRAUCH LAVI ANSEL
OR CURRENT RESIDENT
7921 YORK ST APT 1
DENVER CO 80229-6164

PEARSON BEN
OR CURRENT RESIDENT
12230 BRIGHTON ROAD
HENDERSON CO 80640

PEARSON BEN
OR CURRENT RESIDENT
12197 BRIGHTON RD
HENDERSON CO 80640-9751

PEARSON CHANCE A AND
PEARSON RACHEL E
OR CURRENT RESIDENT
9145 LANDER ST
WESTMINSTER CO 80031

PECCIA CRYSTAL
OR CURRENT RESIDENT
2651 E 79TH AVE
DENVER CO 80229

PECK KARA LYNN AND
PECK CHRISTOPHER SCOTT
OR CURRENT RESIDENT
1845 W 67TH PL
DENVER CO 80221-2612

PECKHAM BLAINE
OR CURRENT RESIDENT
8207 HIGH ST
DENVER CO 80229-5618

PECOSKY DWAYNE ALAN AND
PECOSKY TESS L
OR CURRENT RESIDENT
7940 OLIVE ST
COMMERCE CITY CO 80022-1138

PEDRO A MURATI LIVING TRUST
OR CURRENT RESIDENT
7963 LOGAN ST
DENVER CO 80229-5867

PEDRO ANGELO ALLEN
OR CURRENT RESIDENT
1654 LONGBRANCH ST
STRASBURG CO 80136-7704

PEDRO ESTRADA TRUST
OR CURRENT RESIDENT
7961 ROSLYN ST
COMMERCE CITY CO 80022-1233

PEDROZA VALENTIN
OR CURRENT RESIDENT
8201 KRAMERIA ST
COMMERCE CITY CO 80022-5333

PELLEGRINO JOSEPH ANTHONY
OR CURRENT RESIDENT
6978 KIDDER DR
DENVER CO 80221-2840

PENA ISABELLO B AND
DELAPENA TERRIE L AND
OR CURRENT RESIDENT
6925 MARIPOSA ST B
DENVER CO 80221

PENA OLIS A
OR CURRENT RESIDENT
6955 HURON ST
DENVER CO 80221-7057

PENA RAMIRO FELIX SANCHEZ
OR CURRENT RESIDENT
7841 HOLLYWOOD ST
COMMERCE CITY CO 80022-1010

PENA RICARDO A AND
PENA MICHELLE A
OR CURRENT RESIDENT
8051 EMERSON ST
DENVER CO 80229

PENDLETON BONNE LU 1/2 INT AND
PENDLETON BRIAN CLARK 1/2 INT
OR CURRENT RESIDENT
4579 W 52ND AVE
DENVER CO 80212-4007

PENNINGTON DOREITH A
OR CURRENT RESIDENT
8771 CHERYL DR
DENVER CO 80229-5059

PENROD JOSSELYNN AND
PENROD DEVAN
OR CURRENT RESIDENT
7865 YORK ST APT 3
DENVER CO 80229-6191

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

PERALTA MARCOS
OR CURRENT RESIDENT
561 E 77TH DR
DENVER CO 80229-1806

PERALTA MICHAEL L
OR CURRENT RESIDENT
8330 ZUNI ST APT 202
DENVER CO 80221-4690

PEREA FABIAN AND
PEREA MARIANELA
OR CURRENT RESIDENT
7961 ROBIN LN
DENVER CO 80221-3816

PEREA SHANNON
OR CURRENT RESIDENT
8124 WASHINGTON ST APT 162
DENVER CO 80229-5854

PEREZ ABRAHAM JR AND
PEREZ CRYSTAL
OR CURRENT RESIDENT
2291 W 54TH AVE
DENVER CO 80221-1427

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

PEREZ ANGELICA M AND FAUSTINO
OR CURRENT RESIDENT
7270 LARSH DR
DENVER CO 80221-3140

PEREZ ANTHONY R AND
PEREZ MARLENE J
OR CURRENT RESIDENT
1961 W 73RD PL
DENVER CO 80221-3113

PEREZ BENJAMIN ALONSO
OR CURRENT RESIDENT
8480 CLARKSON ST
DENVER CO 80229-4932

PEREZ BRIANA CHRISTINA
OR CURRENT RESIDENT
924 CORONADO PKWY S # A
DENVER CO 80229-5445

PEREZ CARLOS ALBERTO RODRIGUEZ AND
RODRIGUEZ MARIA DEL ROCIO
OR CURRENT RESIDENT
860 W 70TH PL
DENVER CO 80221-3010

PEREZ CASTILLO YOLANDA
MURILLO ADILIA
OR CURRENT RESIDENT
1891 ANCE ST
STRASBURG CO 80136-7845

PEREZ CASTRO GUILLERMO AND
PEREZ MARGARITA
OR CURRENT RESIDENT
101 BRONCO RD
DENVER CO 80221-3686

PEREZ DE ALEMAN OLGA
OR CURRENT RESIDENT
2141 MCDOUGAL ST
DENVER CO 80229-5042

PEREZ DENNIS J AND
PEREZ ALBERT R
OR CURRENT RESIDENT
8817 MEADE ST
WESTMINSTER CO 80031-3565

PEREZ EDUARDO
OR CURRENT RESIDENT
3102 W 65TH AVE
DENVER CO 80221-2104

PEREZ ERNESTO IV
OR CURRENT RESIDENT
8206 WASHINGTON ST APT 37
DENVER CO 80229-5897

PEREZ FRANCISCO D AND
PEREZ EUGENIA G
OR CURRENT RESIDENT
7740 PEARL ST
THORNTON CO 80229

PEREZ GILBERT ESQUIEL AND
SAENZ MINERVA
OR CURRENT RESIDENT
8761 CHERYL DR
DENVER CO 80229-5059

PEREZ ISAAC D
OR CURRENT RESIDENT
8071 EMERSON ST
DENVER CO 80229-5907

PEREZ JESSE F AND PEREZ THERESA
OR CURRENT RESIDENT
2830 W 80TH AVE
DENVER CO 80221-3810

PEREZ JUANITA ANDREA NOLASCO
OR CURRENT RESIDENT
7941 ROBIN LN
DENVER CO 80221

PEREZ LARISSA
OR CURRENT RESIDENT
7553 LEYDEN ST
COMMERCE CITY CO 80022-1343

PEREZ MACARIA AND JIMNEZ ELPIDIA AND
PEREZ FRANCISCO
OR CURRENT RESIDENT
8260 WASHINGTON ST APT 75
DENVER CO 80229-8507

PEREZ MANUEL
OR CURRENT RESIDENT
760 EXPLORADOR CALLE
DENVER CO 80229

PEREZ MEDINA MIGUEL ANGEL
OR CURRENT RESIDENT
2011 ANCE ST
STRASBURG CO 80136-7848

PEREZ MICHAEL D AND
PEREZ VALARIE A
OR CURRENT RESIDENT
1181 ERIE ST
DENVER CO 80221-3733

PEREZ NETASHA
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 23
DENVER CO 80229-5940

PEREZ RAYMOND AND
PEREZ MAXINE L
OR CURRENT RESIDENT
1620 W 83RD AVE
DENVER CO 80221-4608

PEREZ RICARDO CASTILLO
OR CURRENT RESIDENT
8251 IVANHOE ST
DUPONT CO 80024-5009

PEREZ ROBERTO
OR CURRENT RESIDENT
1900 E 78TH AVE
DENVER CO 80229-6003

PEREZ ROSARIO
OR CURRENT RESIDENT
8045 FEDERAL BLVD
WESTMINSTER CO 80031-4115

PEREZ STEVEN AND
PEREZ CANDIS
OR CURRENT RESIDENT
7380 KRAMERIA ST
COMMERCE CITY CO 80022-1939

PEREZ-BAUTISTA JAVIER
OR CURRENT RESIDENT
3451 W 68TH PLACE
DENVER CO 80221

PEREZ-RASCON ZULEMA AND
TORRES PEREZ ERICK U
OR CURRENT RESIDENT
8740 DE SOTO ST
DENVER CO 80229-4977

PERKINS ANDREW REYNOLD AND
CLOUTIER MADELINE
OR CURRENT RESIDENT
7071 RARITAN ST
DENVER CO 80221-2548

PERKINS ANDY
OR CURRENT RESIDENT
7061 RARITAN ST
DENVER CO 80221-2548

PERKINS CHARLIE
OR CURRENT RESIDENT
7545 TURNER DR
DENVER CO 80221-3432

PERLOWSKI DAVID E AND
PERLOWSKI VICTORIA J
OR CURRENT RESIDENT
4251 W 65TH COURT
ARVADA CO 80003

PERREAULT DAVID M AND
PERREAULT AMANDA M
OR CURRENT RESIDENT
7885 YORK ST APT 2
DENVER CO 80229-6183

PERREAULT MARC ANDREW AND
PERREAULT KALYSSA LYNN
OR CURRENT RESIDENT
2325 W 52ND AVE
DENVER CO 80221-1402

PERRY BARBARA AND
ROBERTS STERLING M
OR CURRENT RESIDENT
7940 PONTIAC ST
COMMERCE CITY CO 80022-1146

PERRY BRIANNA
OR CURRENT RESIDENT
7592 BANNOCK ST
DENVER CO 80221-3604

PERRY FRANCES R
OR CURRENT RESIDENT
6511 OSCEOLA ST
ARVADA CO 80003-6424

PERRY JACK PATRICK
OR CURRENT RESIDENT
2381 STACY DR
DENVER CO 80221-4639

PERRY NANCY C
OR CURRENT RESIDENT
7850 MAGNOLIA ST
COMMERCE CITY CO 80022-1124

PERRY RICHARD
OR CURRENT RESIDENT
4709 W 52ND AVE
DENVER CO 80212-4009

PERRY RYAN
OR CURRENT RESIDENT
821 CLARKSON CT
DENVER CO 80229-5901

PERUCCA REYNA
OR CURRENT RESIDENT
3906 W 63RD AVE
ARVADA CO 80003-6718

PESHLAKAI SAMUEL TED AND
HICKMAN MERYLENE
OR CURRENT RESIDENT
6601 GREEN CT
DENVER CO 80221-2124

PESTA ALLYSON R
OR CURRENT RESIDENT
2742 W 68TH AVE
DENVER CO 80221-2326

PETERSEN CLAUDIA MARIA
OR CURRENT RESIDENT
7931 GREEN CT
WESTMINSTER CO 80030-4224

PETERSON DWIGHT J AND
PETERSON WANDA M
OR CURRENT RESIDENT
860 ESSEX DR
DENVER CO 80229-5400

PETERSON JUSTIN AND
CORRAL AZUCENA
OR CURRENT RESIDENT
1934 ASOKA ST
STRASBURG CO 80136-7722

PETRILLO DEBORAH LYNN DI
OR CURRENT RESIDENT
7877 YORK ST APT 2
DENVER CO 80229-6186

PETROVIC GORDANA AND
PETROVIC MIJO
OR CURRENT RESIDENT
8872 MEADE ST
WESTMINSTER CO 80031-3563

PETTY STEPHEN
OR CURRENT RESIDENT
8085 CLAY ST
WESTMINSTER CO 80031-4187

PETZ RICHARD A AND
PETZ JAN LYNN
OR CURRENT RESIDENT
7689 LINCOLN WAY
DENVER CO 80221-4119

PHAM HOA VAN AND
NGUYEN LOAN THI
OR CURRENT RESIDENT
8043 CLAY DRIVE
WESTMINSTER CO 80031

PHAM TRUC KHUE
OR CURRENT RESIDENT
8060 DECATUR ST
WESTMINSTER CO 80031-4169

PHAM TU AND
NGUYEN DANG HOAI NHI
OR CURRENT RESIDENT
2672 W 68TH AVE
DENVER CO 80221-2768

PHAM VINH AND
LUONG YEN OANH THI
OR CURRENT RESIDENT
6560 MEADE CT
ARVADA CO 80003-6447

PHAN HIEP HUY AND
CHAU THUY
OR CURRENT RESIDENT
6240 OSCEOLA WAY
ARVADA CO 80003-6726

PHAN HUONG VAN
OR CURRENT RESIDENT
7941 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4222

PHAN NU T AND
NGUYEN TAI D
OR CURRENT RESIDENT
8066 CLAY DR
WESTMINSTER CO 80031-4179

PHANPAKTRA MANEECHOT
OR CURRENT RESIDENT
8201 PENNSYLVANIA WAY
DENVER CO 80229-5885

PHEACH KOEUTH AND
SATH MOM
OR CURRENT RESIDENT
8031 CLAY DR
WESTMINSTER CO 80030-4182

PHIFFER BRYAN N
OR CURRENT RESIDENT
8209 GREENWOOD BLVD
DENVER CO 80221-4401

PHILBY-RUSH ELIZABETH ANN AND
RUSH MARK A
OR CURRENT RESIDENT
6340 E 74TH PL
COMMERCE CITY CO 80022-1333

PHILLIPS CHRIS L
OR CURRENT RESIDENT
8751 DE SOTO ST
DENVER CO 80229-4978

PHILLIPS GEORGE AND
PIERCE-PHILLIPS PATRICIA M
OR CURRENT RESIDENT
7689 PECOS ST
DENVER CO 80221-3453

PHILLIPS JADON AND
PHILLIPS VELMA
OR CURRENT RESIDENT
1535 W 68TH AVE
DENVER CO 80221-2759

PHILLIPS JEREMY S AND
PHILLIPS MICHELLE N
OR CURRENT RESIDENT
8296 OGDEN ST
DENVER CO 80229-5431

PHILLIPS KINSLEY
OR CURRENT RESIDENT
201 BRONCO RD
DENVER CO 80221-3687

PHINNEY SHERRY L
OR CURRENT RESIDENT
150 DEL NORTE ST
DENVER CO 80221-4111

PHOMMACHACK ONE
OR CURRENT RESIDENT
2232 CORONADO PKWY N APT C
DENVER CO 80229-6084

PHONTHONGSY ONESY AND
PHONTHONGSY KHAMDA
OR CURRENT RESIDENT
6483 PERRY ST
ARVADA CO 80003-6427

PIATT MARY
OR CURRENT RESIDENT
8330 ZUNI ST APT 103
DENVER CO 80221-4688

PICAZO ROGER JR
OR CURRENT RESIDENT
8250 JASMINE ST
DUPONT CO 80024-5014

PICCOLO JAMES THOMAS AND
PICCOLO KELLI JEAN
OR CURRENT RESIDENT
16052 HI LAND CIR
BRIGHTON CO 80602-7514

PIERCE CURTIS ANDRE AND
WEBSTER RACHEL R
OR CURRENT RESIDENT
1837 W 67TH PL
DENVER CO 80221-2612

PIERCE SUSAN A AND
PIERCE RICHARD A
OR CURRENT RESIDENT
1645 ADAMS ST
DENVER CO 80206-1707

PIKE MARGRET L
OR CURRENT RESIDENT
7110 QUIVAS ST
DENVER CO 80221-2547

PIKE TYLER W AND
WEHNER NICOLINA A
OR CURRENT RESIDENT
8248 WASHINGTON ST APT 99
DENVER CO 80229-8505

PILAND JUDY
OR CURRENT RESIDENT
56448 E 22ND PL
STRASBURG CO 80136-7579

PILLAR HOLDINGS LLC
OR CURRENT RESIDENT
10701 E 120TH AVE
HENDERSON CO 80640-9737

PILLING JONATHAN
OR CURRENT RESIDENT
3035 W 64TH AVE
DENVER CO 80221-2157

PIMENTEL ALFONSO
OR CURRENT RESIDENT
7181 WARREN DR
DENVER CO 80221-2577

PINA JOSEFINA LUNA
OR CURRENT RESIDENT
1781 W 54TH PL
DENVER CO 80221-1710

PINEDA ESTEFANI RIOS AND
PINEDA JOSEPH FRANCISCO RIOS
OR CURRENT RESIDENT
8313 ADAMS WAY
DENVER CO 80221-3905

PINEDO MARIA OFELIA
OR CURRENT RESIDENT
7991 ROSLYN ST
COMMERCE CITY CO 80022-1233

PINNACLE CHARTER SCHOOL BUILDING CORPORA
OR CURRENT RESIDENT
8412 HURON ST
THORNTON CO 80260-4836

PINO CATHERINE M
OR CURRENT RESIDENT
7933 LOGAN ST
DENVER CO 80229-5867

PINO LAUREN V AND
SOLANO EMILIANO
OR CURRENT RESIDENT
6861 ALAN DR
DENVER CO 80221-2520

PINON JAIME A BELTRAN
OR CURRENT RESIDENT
3025 W 65TH AVE
DENVER CO 80221-2101

PINON LUIS F AND
PINON BRENDA L
OR CURRENT RESIDENT
6020 E 74TH PL
COMMERCE CITY CO 80022-1330

PINTER RANDI
OR CURRENT RESIDENT
1869 BASIL ST
STRASBURG CO 80136-7716

PINTO DAVID AND
PINTO JULIANNA
OR CURRENT RESIDENT
8818 OSCEOLA ST
WESTMINSTER CO 80031

PINTO DILLON AND
FULTZ SANDRA
OR CURRENT RESIDENT
8360 EMERSON ST
DENVER CO 80229-5417

PIOTROWSKI CHRIS
OR CURRENT RESIDENT
640 E 78TH PL
DENVER CO 80229-5802

PIRELA TERESA ISABEL AND
LEON ERLE PIRELA
OR CURRENT RESIDENT
5424 ELM CT
DENVER CO 80221-1629

PISCOPO CHRISTOPHER AND
WENRICH ALEXANDRA
OR CURRENT RESIDENT
7941 VALLEY VIEW DR
DENVER CO 80221-3846

PITONES NICOLAS AND
PITONES FELICIA R
OR CURRENT RESIDENT
7140 LARSH DR
DENVER CO 80221-2545

PITTMAN TRACI SUE COVEN
OR CURRENT RESIDENT
5473 SHOSHONE ST
DENVER CO 80221-1722

PITTS AARON AND
TRUJILLO STEFANIE
OR CURRENT RESIDENT
8110 IVY ST
DUPONT CO 80024-5011

PITZER JOSHUA AND
PITZER VAN HUYNH
OR CURRENT RESIDENT
8065 CLAY ST
WESTMINSTER CO 80031-4187

PLATT JASON R
OR CURRENT RESIDENT
1569 ARAPAHOE ST
STRASBURG CO 80136-5002

PLEMMONS HOWE AMANDA SUE
OR CURRENT RESIDENT
4245 W 65TH AVE
ARVADA CO 80003

PLONIS THEODORE J
OR CURRENT RESIDENT
1771 W 67TH PL
DENVER CO 80221-2617

PLUMMER DEREK
OR CURRENT RESIDENT
3942 W 65TH PL
ARVADA CO 80003-6402

PODRASKY JOSEPH ALLEN AND
PODRASKY SHANNON LEE
OR CURRENT RESIDENT
56255 E 22ND PL
STRASBURG CO 80136-7581

POGHOSYAN NAREK
OR CURRENT RESIDENT
1690 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260

POKHAREL-DAHAL NIRMALA
OR CURRENT RESIDENT
7646 PENNSYLVANIA CT
THORNTON CO 80229-1822

POLIZZI PETER
OR CURRENT RESIDENT
5437 ELM CT
DENVER CO 80221-1629

POLYAK THOMAS
OR CURRENT RESIDENT
5268 STUART ST
DENVER CO 80212-4044

POLZIN GAIL J
OR CURRENT RESIDENT
8268 CHEROKEE ST
DENVER CO 80221-4466

POMEROY DAVID B
OR CURRENT RESIDENT
3250 W 53RD AVE
DENVER CO 80221

POMPA MINERVA
OR CURRENT RESIDENT
7771 IDLEWILD ST
COMMERCE CITY CO 80022-1043

PONCE ARMANDO MARQUEZ AND
NUNEZ MARIA
OR CURRENT RESIDENT
460 E 82ND DR
DENVER CO 80229-5829

PONTIOUS HARRY A AND
PONTIOUS KARI A
OR CURRENT RESIDENT
6695 GROVE ST
DENVER CO 80221-2126

POOLE MICHAEL B AND
POOLE PAMELA A
OR CURRENT RESIDENT
9231 KNOX CT
WESTMINSTER CO 80031

POORE RACHEL B
OR CURRENT RESIDENT
8248 WASHINGTON ST APT 98
DENVER CO 80229-8505

POPE RUSSELL J
OR CURRENT RESIDENT
3240 W 54TH AVE
DENVER CO 80221-6504

POPP STEVE A AND
POPP VICKI L
OR CURRENT RESIDENT
1587 MAIN STREET
STRASBURG CO 80136

PORT DANIEL H
OR CURRENT RESIDENT
9988 E 159TH PL
BRIGHTON CO 80602-8655

PORTALES R E C
OR CURRENT RESIDENT
7598 QUIVAS ST
DENVER CO 80221

PORTALES R E CHIPS AND
PAYTON MARY JO
OR CURRENT RESIDENT
7589 PECOS ST
DENVER CO 80221-3436

PORTALES R E CHIPS AND
PAYTON MARY JO
OR CURRENT RESIDENT
7579 PECOS ST
DENVER CO 80221-3436

PORTALES ROBERT AND
PORTALES ERNESTINE
OR CURRENT RESIDENT
7091 KALAMATH STREET
DENVER CO 80221-3054

PORTER QUINN C
OR CURRENT RESIDENT
6348 NEWTON CT
ARVADA CO 80003-6725

PORTILLO GLADIS YESENIA OLIVAS AND
RODRIGUEZ ESVIN LEONEL RUIZ
OR CURRENT RESIDENT
2241 OAK PL
THORNTON CO 80229-7911

PORTILLO MANUEL GARCIA
OR CURRENT RESIDENT
2710 W 66TH PL
DENVER CO 80221-2218

PORTILLO ROSA MELIDA
OR CURRENT RESIDENT
4540 W 66TH AVE
ARVADA CO 80003-6324

PORTILLOS-WILLIAMS BROOKE LYNN AND
ISRAEL TIFFANY ANNE
OR CURRENT RESIDENT
10005 YAMPA CT
COMMERCE CITY CO 80022-9050

POSADA RICARDO
OR CURRENT RESIDENT
8320 OGDEN ST
DENVER CO 80229-5431

POTTS FREDRICK F AND
POTTS BARBARA A
OR CURRENT RESIDENT
8326 OSAGE WAY
DENVER CO 80221-3952

POUDEL TARA AND
POKHREL BIMALA
OR CURRENT RESIDENT
8834 OSCEOLA ST
WESTMINSTER CO 80031

POUDEL TEJ P AND
POKHREL GOMA
OR CURRENT RESIDENT
8832 OSCEOLA ST
WESTMINSTER CO 80031

POULSON MICHAEL
OR CURRENT RESIDENT
8720 BRIGHTON RD
COMMERCE CITY CO 80022-5313

POWELL KRISINDA
OR CURRENT RESIDENT
7990 GREEN CT
WESTMINSTER CO 80030-4225

POWERS JOHN A AND
POWERS JANICE L
OR CURRENT RESIDENT
1611 WAGNER ST
STRASBURG CO 80136

POWERS WILLIAM W AND
BILLMAN LORELEI D
OR CURRENT RESIDENT
7210 QUIVAS ST
DENVER CO 80221-3142

PRADO-VERA SOCORRO AND
PRADO-VERA EDUARDO
OR CURRENT RESIDENT
1945 NUEVA VISTA DR
DENVER CO 80229-6018

PRATSCHER LAUREN ELIZABETH
OR CURRENT RESIDENT
3535 W 63RD PL
DENVER CO 80221

PRATSCHER MIMI AND
PRATSCHER DAVID
OR CURRENT RESIDENT
6774 RARITAN DR
DENVER CO 80221-2676

PREITO LEOPOLDO SANDOVAL
DE SANDOVAL CARLOTA OLIVAS
OR CURRENT RESIDENT
3075 W 66TH AVE
DENVER CO 80221-2113

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

PRETSCH KELLY
OR CURRENT RESIDENT
5340 RARITAN ST # 1C
DENVER CO 80221-6433

PRICE KAITLYN ROHANA
OR CURRENT RESIDENT
7927 PEARL ST
DENVER CO 80229-5879

PRICE TERRY W JR AND
PRICE MELITA M
OR CURRENT RESIDENT
8310 EMERSON ST
DENVER CO 80229-5417

PRIETO ALFONSO AND
PRIETO YESSICA
OR CURRENT RESIDENT
1151 OAK PL
DENVER CO 80229-7744

PRIETO JULIO C
OR CURRENT RESIDENT
24621 GREEN DR
BRIGHTON CO 80603-8951

PRIETO SOCORRO AND
PRIETO MARIA
OR CURRENT RESIDENT
8368 SHOSHONE ST
DENVER CO 80221

PRILL MICHAEL J AND
PRILL JOLENE L
OR CURRENT RESIDENT
12375 BRIGHTON RD
HENDERSON CO 80640-9747

PRIM SAROEUM
OR CURRENT RESIDENT
8041 DECATUR STREET
WESTMINSTER CO 80031

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

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

PRINZ EMMA
OR CURRENT RESIDENT
6948 KIDDER DR
DENVER CO 80221-2840

PRIOR MOLLY B
OR CURRENT RESIDENT
6766 QUIVAS WAY
DENVER CO 80221-2675

PROELL PATSY A
OR CURRENT RESIDENT
8180 WASHINGTON ST # 130
DENVER CO 80229-5893

PROVENZANO SAMANTHA AND
TURNER JEREMY
OR CURRENT RESIDENT
6925 MARIPOSA ST APT C
DENVER CO 80221-8914

PRUDHOMME PATRICK J
OR CURRENT RESIDENT
1020 W 70TH PL
DENVER CO 80221-3032

PRUITT JOSHUA AND
JANES ROBERT
OR CURRENT RESIDENT
7956 ONEIDA ST
COMMERCE CITY CO 80022-1142

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

PUENTES GARCIA JOSE VICENTE
OR CURRENT RESIDENT
7100 ZUNI ST
DENVER CO 80221-2576

PUGA ESTRADA EDUARDO AND
PUGA PATRICIA
OR CURRENT RESIDENT
7850 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4221

PUGNETTI FAMILY TRUST THE
OR CURRENT RESIDENT
450 E 76TH AVE
DENVER CO 80229-6205

PUGNETTI LIVING TRUST
OR CURRENT RESIDENT
579 E 76TH AVE
DENVER CO 80229-6206

PULIDO DANIEL BARRERAS AND
DE LA CRUZ YULIANA FERNANDEZ
OR CURRENT RESIDENT
1101 DAKIN ST
DENVER CO 80221-3795

PVFCO PARTNERS LLC
OR CURRENT RESIDENT
2505 E 79TH AVE
DENVER CO 80229

QIU QINGLIN AND
XIA YIJIA
OR CURRENT RESIDENT
7291 QUIVAS ST
DENVER CO 80221-3141

QUEVEDO JOSE JORGE LANDA
OR CURRENT RESIDENT
7960 IDLEWILD ST
COMMERCE CITY CO 80022-1088

QUEZADA JOSE A AND
AYALA JOSE A AND AYALA MANUELA LOPEZ
OR CURRENT RESIDENT
8375 KATHERINE WAY
DENVER CO 80221-4613

QUEZADA MARIA E CALDERON DE
OR CURRENT RESIDENT
8040 CLARKSON CT
DENVER CO 80229-5906

QUEZADA PHILIPPE ALEXANDER
OR CURRENT RESIDENT
7252 WORLEY DR
DENVER CO 80221-2754

QUICK JUSHUA R
HORGAN JEFFREY F
OR CURRENT RESIDENT
1752 W 67TH PL
DENVER CO 80221-2617

QUICK MICHAEL J AND
QUICK STEFFINEY A
OR CURRENT RESIDENT
2003 ASOKA ST
STRASBURG CO 80136-7707

QUILL IAN RYCHTER AND
PETERSON ASHLEY HOPE
OR CURRENT RESIDENT
8861 OSCEOLA ST
WESTMINSTER CO 80031-3574

QUINN ERIN
OR CURRENT RESIDENT
5290 RARITAN ST APT I-6
DENVER CO 80221-6431

QUINONES ARTURO ALEJANDRO
OR CURRENT RESIDENT
8081 IVANHOE ST
COMMERCE CITY CO 80022

QUINTANA ALFREDO AND
HERNANDEZ MARIA SOCORRO
OR CURRENT RESIDENT
12199 BRIGHTON RD
HENDERSON CO 80640-9751

QUINTANA ANTHONY AND
LESPERANCE ERICA ANGELINA
OR CURRENT RESIDENT
16100 HIGHWAY 7
BRIGHTON CO 80602-7647

QUINTANA DESIDERIA L
OR CURRENT RESIDENT
8305 CHARLOTTE WAY
DENVER CO 80221-3910

QUINTANA DINA
OR CURRENT RESIDENT
685 E 78TH AVE
DENVER CO 80229-1818

QUINTANA ERMELINDO AND
QUINTANA CESAR
OR CURRENT RESIDENT
6660 GROVE ST
DENVER CO 80221-2127

QUINTANA REGINA S AND
QUINTANA DAVID L
OR CURRENT RESIDENT
567 E 77TH PLACE
THORNTON CO 80229

QUINTANA SHANNA L AND
MORENO CESAR D
OR CURRENT RESIDENT
665 E 78TH AVE
DENVER CO 80229-1818

QUINTANA SIERRA AND
ROSS MATTHEW
OR CURRENT RESIDENT
5481 RARITAN WAY
DENVER CO 80221-1735

QUINTANA SUMMER AND
CLAYCOMB DEVIN AND CLAYCOMB DILLON
OR CURRENT RESIDENT
8323 KEARNEY ST
COMMERCE CITY CO 80022-5337

QUINTANA-ESPARZA JAYLEENE AND
CASILLAS ARACELY
OR CURRENT RESIDENT
8761 DAWSON ST APT 103
THORNTON CO 80229-4900

QUINTANILLA DONOVAN S
OR CURRENT RESIDENT
7678 QUIVAS ST
DENVER CO 80221-4226

QUINTANILLA VICTOR ROBERT
OR CURRENT RESIDENT
2901 W 81ST AVE APT G
WESTMINSTER CO 80031-4140

QUINTILONE MEGAN N
OR CURRENT RESIDENT
4445 W 63RD PL
ARVADA CO 80003-1456

QUIRK JAMES E
OR CURRENT RESIDENT
7221 RUTH WAY
DENVER CO 80229

QUIST JOSHUA ARTHUR
OR CURRENT RESIDENT
7161 QUIVAS ST
DENVER CO 80221-2546

R AND J HOLDINGS LLC
OR CURRENT RESIDENT
6351 BEACH ST
DENVER CO 80221-2032

R E CHIPS PORTALES
OR CURRENT RESIDENT
7599 PECOS ST
DENVER CO 80221-3436

RABY JAMES P
OR CURRENT RESIDENT
8770 CORONA STREET UNIT 202
THORNTON CO 80229

RADCLIFFE JOHN A AND
RADCLIFFE THERESA M
OR CURRENT RESIDENT
8273 NAVAJO ST
DENVER CO 80221-3949

RADER DANIEL AND
RADER TINA
OR CURRENT RESIDENT
7861 YORK ST
DENVER CO 80229-6195

RADER LIVING TRUST THE DATED 8-28-2007
RADER BERT W AND DELPHINE M TRUSTEES
OR CURRENT RESIDENT
7871 YORK ST
DENVER CO 80229-6112

RADILLA PEDRO AYALA AND
FLORES JO ANTHONY
OR CURRENT RESIDENT
8221 RALPH LN
DENVER CO 80221-3960

RAFF NATALIE AND
LOTT ZACHARY
OR CURRENT RESIDENT
5532 UMATILLA ST
DENVER CO 80221-1474

RAGSDALE KERRY L AND
RAGSDALE RAMONA F
OR CURRENT RESIDENT
2803 W 66TH PL
DENVER CO 80221-2219

RAJOPADHYAYA BIRENDRA AND
SHARMA PRATIBHA
OR CURRENT RESIDENT
1811 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260

RAKOWITZ JEFFREY AND
RAKOWITZ EMMA
OR CURRENT RESIDENT
7241 RUTH WAY
DENVER CO 80221-3147

RAMIREZ AMERICA TIFFANY
OR CURRENT RESIDENT
8188 WASHINGTON ST APT 103
DENVER CO 80229-5895

RAMIREZ ANGEL RAMIREZ AND
GARCIA MA GUADALUPE
OR CURRENT RESIDENT
7511 LEYDEN ST
COMMERCE CITY CO 80022-1360

RAMIREZ ANN E AND
RAMIREZ DAVID M
OR CURRENT RESIDENT
7381 BRONCO RD
DENVER CO 80221-3534

RAMIREZ ANNA MARIE AND
RAMIREZ JOHN MICHAEL
OR CURRENT RESIDENT
6890 SANTA FE DR
DENVER CO 80221-7068

RAMIREZ ANTHONY AND
TRUJILLO LEEANNA MARIE
OR CURRENT RESIDENT
2903 W 81ST AVE APT C
WESTMINSTER CO 80031-4137

RAMIREZ APOLINAR AND
RAMIREZ ROSA
OR CURRENT RESIDENT
1091 E 88TH AVE
THORNTON CO 80229

RAMIREZ CERIA J
OR CURRENT RESIDENT
7060 RARITAN ST
DENVER CO 80221

RAMIREZ CHAUNCY L AND
BERNAL ANDREA R
OR CURRENT RESIDENT
5411 RARITAN WAY
DENVER CO 80221-1735

RAMIREZ EDDY EMERSON AND
HEYWARD ELOISA MARITZABEL
OR CURRENT RESIDENT
8420 DAWSON DR
DENVER CO 80229-4915

RAMIREZ ELVA
OR CURRENT RESIDENT
8136 WASHINGTON ST APT 141
DENVER CO 80229-5857

RAMIREZ ERNEST AND
SHUMAN LINDA
OR CURRENT RESIDENT
92 DEL NORTE ST
DENVER CO 80221-4109

RAMIREZ EVERARDO CASTANEDA AND
DE ANDA MARIA ISABEL VAZQUEZ
OR CURRENT RESIDENT
7708 QUIVAS ST
DENVER CO 80221-4228

RAMIREZ GUIZAR VICTOR ALFONSO
OR CURRENT RESIDENT
7981 OLIVE ST
COMMERCE CITY CO 80022-1137

RAMIREZ HECTOR
OR CURRENT RESIDENT
8118 PEARL ST
DENVER CO 80229-5842

RAMIREZ HIPOLITO AND
RAMIREZ IRMA
OR CURRENT RESIDENT
7058 LIPAN STREET
DENVER CO 80221

RAMIREZ JAVALERA DULCE ARIZBETH AND
MARTINEZ RUBEN CABALLERO
OR CURRENT RESIDENT
6600 LOWELL BLVD
DENVER CO 80221-2156

RAMIREZ JOSE ELEAZAR SOLORZANO
OR CURRENT RESIDENT
4260 W 64TH AVE
ARVADA CO 80003-6514

RAMIREZ JOSE N
OR CURRENT RESIDENT
6510 NEWTON ST
ARVADA CO 80003-6449

RAMIREZ JOSEPH
OR CURRENT RESIDENT
7181 ZUNI ST
DENVER CO 80221-7403

RAMIREZ JUAN RAMON AND
PEREZ GUADALUPE MARTINEZ
OR CURRENT RESIDENT
2180 E 89TH AVE
THORNTON CO 80229-4600

RAMIREZ LEAH AND
ADAME EDGAR
OR CURRENT RESIDENT
9172 MEADE ST
WESTMINSTER CO 80031-3113

RAMIREZ LLERENAS PAULINA
OR CURRENT RESIDENT
7481 LOCUST ST
COMMERCE CITY CO 80022-1345

RAMIREZ LUCIA
OR CURRENT RESIDENT
7990 QUEBEC ST
COMMERCE CITY CO 80022-1228

RAMIREZ MAGDALENA TARANGO
OR CURRENT RESIDENT
2930 W 80TH AVE
DENVER CO 80221-3891

RAMIREZ MARIA CONCEPCION AND
BENITEZ LUIS ARMANDO
OR CURRENT RESIDENT
8840 HOYT DR
THORNTON CO 80229-4626

RAMIREZ MARIA DELOSANGELES
OR CURRENT RESIDENT
5328 COLUMBINE LN
DENVER CO 80221-1284

RAMIREZ MARIA MIRANDA ATHENA AND
MARTINEZ JEREMIAH ANDREW
OR CURRENT RESIDENT
2901 W 81ST AVE APT C
WESTMINSTER CO 80031-4140

RAMIREZ MARTIN JR
OR CURRENT RESIDENT
8024 DECATUR CT
WESTMINSTER CO 80031-4166

RAMIREZ MARTINE L
OR CURRENT RESIDENT
6500 NEWTON ST
ARVADA CO 80003-6449

RAMIREZ MAURICE JAMIE JR AND
NAVA ADRIANA
OR CURRENT RESIDENT
6761 GREEN CT
DENVER CO 80221-2631

RAMIREZ MICHAEL ANTHONY
OR CURRENT RESIDENT
7131 RUTH WAY
DENVER CO 80221-2558

RAMIREZ MONTIEL STEPHANIE
OR CURRENT RESIDENT
6695 GREEN CT
DENVER CO 80221-2124

RAMIREZ MURILLO LUIS ALBERTO
OR CURRENT RESIDENT
7557 LEYDEN ST
COMMERCE CITY CO 80022-1343

RAMIREZ NORMA
OR CURRENT RESIDENT
2060 MCDOUGAL ST
DENVER CO 80229-8208

RAMIREZ PATRICIA G
OR CURRENT RESIDENT
8059 DECATUR ST
WESTMINSTER CO 80030-4173

RAMIREZ ROGELIO JR
OR CURRENT RESIDENT
1030 OAK PL
THORNTON CO 80229-7741

RAMIREZ ROSA M
OR CURRENT RESIDENT
7845 OGDEN CT
DENVER CO 80229-5900

RAMIREZ SHERYL AND
RAMIREZ ABRAHAM
OR CURRENT RESIDENT
7851 HOLLYWOOD ST
COMMERCE CITY CO 80022-1010

RAMIREZ THEODORE DANIEL
OR CURRENT RESIDENT
3441 HIGHLAND PL
WESTMINSTER CO 80031-3357

RAMOS CARLOS
OR CURRENT RESIDENT
7720 DURANGO ST
DENVER CO 80221

RAMOS CARLOS E
OR CURRENT RESIDENT
8259 LORETTA DR
DENVER CO 80221-4418

RAMOS FELIPE D AND
RAMOS DEBORAH A
OR CURRENT RESIDENT
850 RALPH CT
DENVER CO 80221-3968

RAMOS FRANK
OR CURRENT RESIDENT
5511 UMATILLA ST
DENVER CO 80221-1475

RAMOS GRACIELA
OR CURRENT RESIDENT
685 E 77TH AVE
THORNTON CO 80229-1815

RAMOS JUAN
OR CURRENT RESIDENT
7290 QUIVAS ST
DENVER CO 80221-3142

RAMOS LILONI SALVINA
OR CURRENT RESIDENT
8770 CORONA ST APT 204
DENVER CO 80229-4736

RAMOS LORENZO
OR CURRENT RESIDENT
1720 W 54TH PL
DENVER CO 80221-1700

RAMOS NICOLE
OR CURRENT RESIDENT
1425 W 68TH AVE
DENVER CO 80221-7009

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

RAMOS ROSALVA
OR CURRENT RESIDENT
7951 PONTIAC ST
COMMERCE CITY CO 80022-1145

RAMOS ROSEMARY
OR CURRENT RESIDENT
2833 W 65TH PL
DENVER CO 80221-2250

RAMOS SANTIA
OR CURRENT RESIDENT
1825 W 74TH WAY
DENVER CO 80221-3411

RAMOS-HERRERA FELIPE
OR CURRENT RESIDENT
340 E 82ND DR
THORNTON CO 80229-5827

RAMSAY SHANNON M
OR CURRENT RESIDENT
1924 ASOKA STREET
STRASBURG CO 80136

RAMSEY JOEL MARIE AND
RAMSEY KEITH W
OR CURRENT RESIDENT
4493 W 68TH AVE
WESTMINSTER CO 80030-5855

RANSOM ANDRES
OR CURRENT RESIDENT
946 CORONADO PKWY S UNIT C
DENVER CO 80229-5445

RASCON RODRIGO IBARRA AND
RODRIGUEZ JENNI
OR CURRENT RESIDENT
1830 WAGNER ST
STRASBURG CO 80136-7717

RASMUSSEN BETH AND
RASMUSSEN KOLTEN
OR CURRENT RESIDENT
8076 DECATUR ST
WESTMINSTER CO 80031-4171

RASMUSSEN ROBERT D AND
RASMUSSEN DARLENE T
OR CURRENT RESIDENT
7497 QUIVAS ST
DENVER CO 80221-3413

RATCLIFF CAROL ANN
OR CURRENT RESIDENT
2091 E 89TH AVE
THORNTON CO 80229

RATTELMUELLER JULIETTE
OR CURRENT RESIDENT
6651 GREEN CT
DENVER CO 80221-2124

RATZELL SHAWN S
OR CURRENT RESIDENT
6890 MARIPOSA ST
DENVER CO 80221-7027

RAUBESON GREGORY S
OR CURRENT RESIDENT
9157 LASALLE PL
WESTMINSTER CO 80031-3312

RAUCH NICHOLAS J AND
MAY AMY D
OR CURRENT RESIDENT
2291 MCDOUGAL ST
DENVER CO 80229-5074

RAVEN EDWARD G
OR CURRENT RESIDENT
7951 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

RAY ANGELA J AND
RAY KENNETH P
OR CURRENT RESIDENT
8325 FOX ST
DENVER CO 80221-4827

RAY INVESTMENT GROUP LLC
OR CURRENT RESIDENT
8309 FOX ST
BROOMFIELD  CO 80023

RAY KAREN A
OR CURRENT RESIDENT
7917 YORK ST APT 3
DENVER CO 80229-6166

RAYCHEVA LILIA
OR CURRENT RESIDENT
2240 E 89TH AVE
DENVER CO 80229-4689

RE CHIPS PORTALES
OR CURRENT RESIDENT
7569 PECOS ST
DENVER CO 80221-3436

REFFEL STEVE
OR CURRENT RESIDENT
841 DOWNING WAY
DENVER CO 80229-5918

REPOLA CHESTON MICHAEL AND
REPOLA STEFANI JO
OR CURRENT RESIDENT
1802 BASIL ST
STRASBURG CO 80136-7716

RECKNOR RHONDA K AND
RECKNOR STEVEN W
OR CURRENT RESIDENT
260 DEL NORTE STREET
DENVER CO 80221

REIBER GARY L AND
REIBER ADA G
OR CURRENT RESIDENT
8185 JASMINE STREET
DUPONT CO 80024

RESENDIZ ANTONIO
OR CURRENT RESIDENT
2081 OAK PL
THORNTON CO 80229

RECTOR TYLER LEE AND
RECTOR RACHEL N
OR CURRENT RESIDENT
2265 TROUT RD
STRASBURG CO 80136-7582

REIBER MARILYN K AND
REIBER GARY L, CORDOVA KATHLEEN, REIBER GARY
L II
OR CURRENT RESIDENT
7901 IVYWOOD ST
COMMERCE CITY CO 80022-1077

RESERVE LIVING REVOCABLE TRUST
OR CURRENT RESIDENT
1741 W 83RD AVE
DENVER CO 80221-7706

REDDELL JENNA R
OR CURRENT RESIDENT
7947 YORK ST APT 3
DENVER CO 80229-6151

REID FREDERICK T JR AND
REID DONNA M
OR CURRENT RESIDENT
2150 E 78TH AVE
DENVER CO 80229-6006

RESETAR MAURA LYNN
OR CURRENT RESIDENT
1921 BASIL ST
STRASBURG CO 80136-7719

REDDY CATHERINE L
OR CURRENT RESIDENT
8206 WASHINGTON ST APT 36
DENVER CO 80229-5897

REIGEL MICHAEL AND
ROMERO SHARI ANN
OR CURRENT RESIDENT
6956 JENNIE DR
DENVER CO 80221-2836

RESKI ROBERT AND
LINDBERG FELICIA
OR CURRENT RESIDENT
5225 COLUMBINE LN
DENVER CO 80221-1276

REDEEMER TEMPLE INC
OR CURRENT RESIDENT
3701 W 64TH AVE
ARVADA CO 80003-6503

REMIGIO JILL
OR CURRENT RESIDENT
8731 DAWSON ST APT 102
DENVER CO 80229-4986

RETANA CECILIA
OR CURRENT RESIDENT
7331 E 80TH AVE
COMMERCE CITY CO 80022

REED COX SARAH
OR CURRENT RESIDENT
5400 ZUNI ST
DENVER CO 80221-1457

REMSIK RONALD W JR
OR CURRENT RESIDENT
7943 LOGAN ST
DENVER CO 80229-5867

RETANA SAUL SANCHEZ AND
RETANA PEDRO SANCHEZ
OR CURRENT RESIDENT
1041 DAKIN ST
DENVER CO 80221-3705

REED DAVID C AND MEMMER KASIE L
OR CURRENT RESIDENT
2221 ANCE ST
STRASBURG CO 80136-7836

RENNICK ALAN L
OR CURRENT RESIDENT
24581 E 156TH AVE
BRIGHTON CO 80603

REVELES RAYMUNDO AND
REVELES DAMARIZ
OR CURRENT RESIDENT
5410 ALCOTT ST
DENVER CO 80221-1622

REES CHRISTOPHER AND
PAIM MARIANA
OR CURRENT RESIDENT
2790 W 68TH AVE
DENVER CO 80221-2326

RENTERIA RAFAEL AND
DE LA TORRE ALICIA
OR CURRENT RESIDENT
1100 DAKIN ST
DENVER CO 80221-3794

REYES CLARA M AND
MENDOZA JOSE F REYES
OR CURRENT RESIDENT
6841 JULIAN ST
DENVER CO 80221-2611

REESE W CARL AND
REESE ALICE A
OR CURRENT RESIDENT
10087 E 159TH AVE
BRIGHTON CO 80602

RENVILLE CARMEN A
OR CURRENT RESIDENT
6997 KIDDER DR
DENVER CO 80221

REYES EVERADO AND DE LA LUZ CASTANEDA
OR CURRENT RESIDENT
6881 ALAN DR
DENVER CO 80221-2520

REYES GERARDO
OR CURRENT RESIDENT
7265 MARIPOSA ST
DENVER CO 80221-2736

REYES GONZALO H AND REYES MARIA F
OR CURRENT RESIDENT
7277 LIPAN ST
DENVER CO 80221-2733

REYES HEREDIA JORGE LUIS AND
REYES HEREDIA KARINNA
OR CURRENT RESIDENT
7310 KRAMERIA ST
COMMERCE CITY CO 80022-1939

REYES JAVIER ALEXIS GARCIA
OR CURRENT RESIDENT
7956 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

REYES RUIZ CLAUDIA
OR CURRENT RESIDENT
3165 W 64TH AVE
DENVER CO 80221-2159

REYES SANDRA CONSUELO NORES
OR CURRENT RESIDENT
9182 MEADE ST
WESTMINSTER CO 80031-3113

REYES-SANTOS JOSE RUBEN AND
VENEGAS DE LA ROSA OLIVIA
OR CURRENT RESIDENT
6995 MARIPOSA ST UNIT D
DENVER CO 80221

REYNOLDS COLIN AND
HENSLEY REBECCA SUZANNE
OR CURRENT RESIDENT
2319 W 52ND AVE
DENVER CO 80221-1402

REYNOLDS MONET L
OR CURRENT RESIDENT
7933 YORK ST APT 3
DENVER CO 80229-6158

RHEA MATTHEW RYAN
OR CURRENT RESIDENT
10094 ZENO ST
COMMERCE CITY CO 80022-9055

RHOADES IAN J AND
HORRELL RACHEL E
OR CURRENT RESIDENT
8188 WASHINGTON ST APT 104
DENVER CO 80229-5895

RHODES KELLEN K AND
BOLEN LINDSEY N
OR CURRENT RESIDENT
5230 STUART ST
DENVER CO 80212-4044

RHUDY DONALD K AND
RHUDY MARJORIE L
OR CURRENT RESIDENT
6841 AVRUM DR
DENVER CO 80221-2528

RIBERA CHELSEA M
OR CURRENT RESIDENT
7935 YORK ST APT 1
DENVER CO 80229-6157

RICE JAMES AND
RICE LATICIA
OR CURRENT RESIDENT
8030 QUEBEC ST
COMMERCE CITY CO 80022-4905

RICE-STRONG MARTHA LYNNE AND
BACA MICHAEL CHRISTOPHER
OR CURRENT RESIDENT
2181 STACY DR
DENVER CO 80221-4635

RICH JARED
OR CURRENT RESIDENT
2728 W 68TH AVE
DENVER CO 80221-2774

RICH RYAN
OR CURRENT RESIDENT
7653 NAVAJO ST
DENVER CO 80221-3424

RICHARD AND KELLY ROOS LIVING TRUST
OR CURRENT RESIDENT
15940 ELMIRA ST
BRIGHTON CO 80602-8619

RICHARDS & 69TH LLC
OR CURRENT RESIDENT
1400 E 69TH AVE
DENVER CO 80229-7348

RICHARDS JAMES L
OR CURRENT RESIDENT
5353 TEJON ST
DENVER CO 80221-1431

RICHARDSON MICHAEL D AND
RICHARDSON LORRAINE M
OR CURRENT RESIDENT
4477 W 64TH PL
ARVADA CO 80003-6548

RICHIE BENJAMIN AND RICHIE CRYSTAL
OR CURRENT RESIDENT
56125 E 22ND PL
STRASBURG CO 80136-7578

RICHING ANDREW AND
KERNLER KRISTIN
OR CURRENT RESIDENT
8817 OSCEOLA ST
WESTMINSTER CO 80031-3574

RICHMOND JAMES R
OR CURRENT RESIDENT
8269 CHEROKEE ST
DENVER CO 80221-4465

RICKETT KRISTINE E AND
HOERNER JAMES M AND HOERNER LYNNETTE M
OR CURRENT RESIDENT
9197 KNOX CT
WESTMINSTER CO 80031-3308

RICKMAN TAD A
OR CURRENT RESIDENT
7943 YORK STREET NO. 1
THORNTON CO 80229

RIDDLE BRIGITTE CLEROULT AND
RIDDLE JAMES ALAN
OR CURRENT RESIDENT
1941 W 73RD PL
DENVER CO 80221-3113

RIEBSCHLAGER KAREN M AND
LAMB MICHAEL K
OR CURRENT RESIDENT
8356 KATHERINE WAY
DENVER CO 80221-4614

RIEBSCHLAGER LAURENCE P AND
RIEBSCHLAGER DONNA R
OR CURRENT RESIDENT
7931 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4222

RIEGELMAN LAURA
OR CURRENT RESIDENT
7101 RUTH WAY
DENVER CO 80221-2558

RIGGINS LOREN E IRREVOCABLE TRUST
OR CURRENT RESIDENT
6757 GROVE ST
DENVER CO 80221-2600

RIGGS ASHLEY MARIE AND
RIGGS DOMINIC SCOTT
OR CURRENT RESIDENT
10034 ZENO ST
COMMERCE CITY CO 80022-9055

RIGGS BYRON L TRUST THE
OR CURRENT RESIDENT
4020 W 66TH AVE
ARVADA CO 80003-6414

RILEY SCOTT E AND
RILEY ROBIN M
OR CURRENT RESIDENT
7940 NIAGARA ST
COMMERCE CITY CO 80022-1134

RIMBERT GARY A AND
RIMBERT JARID
OR CURRENT RESIDENT
2535 W 65TH AVE
DENVER CO 80221-2339

RINCK BRIAN EUGENE
OR CURRENT RESIDENT
1587 MONROE ST
STRASBURG CO 80136-7502

RINE BONNIE J
OR CURRENT RESIDENT
999 W 70TH AVE
DENVER CO 80221-7048

RINEHART ANN LOUISE
OR CURRENT RESIDENT
9210 KNOX CT
WESTMINSTER CO 80031-2738

RINEHART RICHARD A AND
GRAVES TODD J
OR CURRENT RESIDENT
5441 BEACH CT
DENVER CO 80221-1625

RINGER JOE C AND
RINGER IRENE M
OR CURRENT RESIDENT
1881 ANCE ST
STRASBURG CO 80136-7845

RINGLEMAN GLORIA J
OR CURRENT RESIDENT
2290 STACY DR
DENVER CO 80221-4638

RINKU INC
OR CURRENT RESIDENT
1611 W 84TH AVE
FEDERAL HEIGHTS CO 80260-5001

RIO BRAVO LAND COMPANY LLC
OR CURRENT RESIDENT
1280 W 64TH AVE
DENVER CO 80221-2434

RIO RYAN
OR CURRENT RESIDENT
7650 PENNSYLVANIA COURT
THORNTON CO 80229

RIOS ALFREDO
OR CURRENT RESIDENT
8061 BRIGHTON RD
COMMERCE CITY CO 80022-5305

RIOS JUAN CARLOS CASTANEDA AND
ARMENDARIZ FRANCISCA VALDEZ
OR CURRENT RESIDENT
8306 FOX ST
DENVER CO 80221-4415

RIOS LESLIE R
OR CURRENT RESIDENT
7643 NAVAJO ST
DENVER CO 80221-3424

RIOS MIGUEL JR AND
RIOS MARIA AUDELIA
OR CURRENT RESIDENT
7910 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4223

RIVALE NANCY KAYE
OR CURRENT RESIDENT
9041 LASALLE PL
WESTMINSTER CO 80031-3310

RIVAS GONZALEZ RAUL
OR CURRENT RESIDENT
7970 NEWPORT ST
COMMERCE CITY CO 80022-1129

RIVAS HERNANDEZ JAVIER ADAN
OR CURRENT RESIDENT
7481 LEYDEN ST
COMMERCE CITY CO 80022-1353

RIVAS JOSE CENICEROS
OR CURRENT RESIDENT
2081 E 68TH AVE
DENVER CO 80229-7318

RIVAS ORTIZ SAUL
OR CURRENT RESIDENT
7961 QUEBEC ST
COMMERCE CITY CO 80022-1227

RIVAS RAMIRO AND
RIVAS BRAYAN
OR CURRENT RESIDENT
2837 W 55TH AVE
DENVER CO 80221-1615

RIVAS SAUL
OR CURRENT RESIDENT
7951 QUEBEC ST
COMMERCE CITY CO 80022-1227

RIVAS SOCORRO
OR CURRENT RESIDENT
9200 KING WAY
WESTMINSTER CO 80031

RIVERA ALEX AND
RIVERA SUSAN D
OR CURRENT RESIDENT
1841 BASIL ST
STRASBURG CO 80136

RIVERA ANDRE AND
RIVERA LARISSA
OR CURRENT RESIDENT
7230 LARSH DR
DENVER CO 80221-3140

RIVERA ARMANDO AND
RIVERA LORETTA I AND RIVERA CRYSTAL S
OR CURRENT RESIDENT
7668 LINCOLN WAY
DENVER CO 80221-4122

RIVERA FINANCE LLC
OR CURRENT RESIDENT
1501 W 72ND AVE
DENVER CO 80221-2729

RIVERA GONZALO COREA
OR CURRENT RESIDENT
7608 QUIVAS ST
DENVER CO 80221-4226

RIVERA GREENE CHRISTINA M AND
GREENE WALTER J
OR CURRENT RESIDENT
6579 MEADE CT
ARVADA CO 80003-6447

RIVERA JANELLE AND
RIVERA MELISSA
OR CURRENT RESIDENT
8262 ADAMS WAY
DENVER CO 80221-3904

RIVERA JOE
OR CURRENT RESIDENT
1920 SAMUEL DR
DENVER CO 80221-3154

RIVERA JOSE CALZADA/LOPEZ GRACIELA FIGUEROA
DE LOERA CHRISTINA
OR CURRENT RESIDENT
8210 RALPH LN
DENVER CO 80221-3961

RIVERA NOE ROBERTO ESCOBAR
OR CURRENT RESIDENT
7204 NAVAJO ST
DENVER CO 80221-2741

RIVERA NORMA EUGENIA LOPEZ
OR CURRENT RESIDENT
7969 YORK ST APT C
DENVER CO 80229-6115

RIVERA RUIZ RUTH NOEMI
OR CURRENT RESIDENT
5981 E 81ST AVE
DUPONT CO 80022

RIVERA TIFFANY AND
RIVERA JOSE MANUEL AND RIVERA JOSUE
OR CURRENT RESIDENT
7821 IDLEWILD ST
COMMERCE CITY CO 80022-1082

RIVERA YOBANI ADRIAN AND
GONZALEZ GONZALEZ EDITH JUANITA
OR CURRENT RESIDENT
14575 TUCSON ST
BRIGHTON CO 80601-7340

RIZO RAQUEL A
OR CURRENT RESIDENT
5405 ALCOTT STREET
DENVER CO 80221

RIZZUTO MICHAEL T
OR CURRENT RESIDENT
8164 WASHINGTON ST APT 60
DENVER CO 80229-5889

ROACHO DANIEL JR
OR CURRENT RESIDENT
8074 CLAY DR
WESTMINSTER CO 80031-4179

ROACHO ESTRADA JOSE N
OR CURRENT RESIDENT
8180 IVY ST
DUPONT CO 80024

ROBERT H VIENOT LIVING TRUST UND 1/2 INT AND
JANE M VIENOT LIVING TRUST UND 1/2 INT
OR CURRENT RESIDENT
9848 E 159TH PL
BRIGHTON CO 80602-8606

ROBERT WAYNE GALLEGOS REVOCABLE LIVING TRUST
OR CURRENT RESIDENT
5342 PRIMROSE LN
DENVER CO 80221-1253

ROBERTS ASHLEY
OR CURRENT RESIDENT
1709 ARAPAHOE ST
STRASBURG CO 80136-7713

ROBERTS CYNTHIA L
OR CURRENT RESIDENT
1160 ERIE ST
DENVER CO 80221-3734

ROBERTS JEREMY AND
FINLAYSON KAITLYN
OR CURRENT RESIDENT
2900 W 65TH AVE APT 2
DENVER CO 80221-2359

ROBERTS MICHAEL BRADY
OR CURRENT RESIDENT
8241 BLUEBELL WAY
DENVER CO 80221-4410

ROBERTSON ANNE LINDSAY
OR CURRENT RESIDENT
6775 KING ST
DENVER CO 80221-2647

ROBERTSON CASSIDY DAVID CARL
OR CURRENT RESIDENT
6338 NEWTON CT
ARVADA CO 80003-6725

ROBERTSON EVAN ANDREW AND
ROBERTSON JESSICA SARA
OR CURRENT RESIDENT
5303 RALEIGH ST
DENVER CO 80212-4013

ROBICHAUD NICOLE AND
ROBICHAUD EDMOND AND ROBICHAUD ELAINE
OR CURRENT RESIDENT
20 CAMPO ST
DENVER CO 80221-3606

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

ROBINSON LEE AND
ROBINSON DEBORRAH E
OR CURRENT RESIDENT
7930 FAIRVIEW AVE
DENVER CO 80221-3811

ROBINSON MARY EVELYN
OR CURRENT RESIDENT
61 CAMPO ST
DENVER CO 80221-3605

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

ROBLEDO GRAVIEL
OR CURRENT RESIDENT
7830 HOLLYWOOD ST
COMMERCE CITY CO 80022

ROBLES SAMUEL AND ROBLES-ACEVEDO MANUEL AND
ROBLES LECHUGA SAMUEL AND LECHIGA CELIA
OR CURRENT RESIDENT
6502 CLAY ST
DENVER CO 80221-2316

ROBYAL STEVEN RICHARD
OR CURRENT RESIDENT
2907 W 81ST AVE APT D
WESTMINSTER CO 80031-4138

ROBYN GLEE TEAL TRUSTEE OF THE ROBYN TEAL RO
VING TRUST
OR CURRENT RESIDENT
8833 MEADE ST
WESTMINSTER CO 80031-3565

ROCHA BALTAZAR AND
ROCHA STEPHANIE
OR CURRENT RESIDENT
7750 PEARL ST
DENVER CO 80229-1816

ROCHA MARIA ANTONIA ANGUIANO
OR CURRENT RESIDENT
8128 WASHINGTON ST APT 156
DENVER CO 80229-5855

ROCHA MARIA DELLA
OR CURRENT RESIDENT
121 BRONCO ROAD
DENVER CO 80221

ROCHA ROBIN
OR CURRENT RESIDENT
61 BRONCO RD
DENVER CO 80221-3621

ROCKEFELLER BENJAMIN A AND
ROCKEFELLER JENNIFER M
OR CURRENT RESIDENT
911 E 83RD PL
DENVER CO 80229-5412

ROCKSTED DAN
OR CURRENT RESIDENT
4102 W 64TH AVE
ARVADA CO 80003

RODARTE JODY PAUL II
OR CURRENT RESIDENT
7675 PENNSYLVANIA CT
DENVER CO 80229-1822

RODERICK NORMAN III AND
RODERICK CHANELLE
OR CURRENT RESIDENT
7310 QUIVAS ST
DENVER CO 80221-3144

RODKE STEVE
OR CURRENT RESIDENT
7621 OSAGE ST
DENVER CO 80221-3428

RODRIGUEZ AARON OLIVIAS
OR CURRENT RESIDENT
6821 PECOS ST
DENVER CO 80221-7001

RODRIGUEZ ALONZO J
OR CURRENT RESIDENT
6380 LOWELL BLVD
DENVER CO 80221-1948

RODRIGUEZ BOB AND SYLVIA FAMILY TRUST TH
OR CURRENT RESIDENT
7726 DURANGO ST
DENVER CO 80221-4147

RODRIGUEZ BRANDY ALICIA
OR CURRENT RESIDENT
1511 MARIGOLD DR
DENVER CO 80221-3939

RODRIGUEZ BRENDA Y AND
OLIVAS EDWIN E
OR CURRENT RESIDENT
8371 DELAWARE ST
DENVER CO 80221-4475

RODRIGUEZ CABANAS JOEL
OR CURRENT RESIDENT
6790 GREEN CT
DENVER CO 80221-2632

RODRIGUEZ CARLOS AND
ZAMORA DORINA
OR CURRENT RESIDENT
1440 W 69TH AVE
DENVER CO 80221-7018

RODRIGUEZ CASSANDRA MARIE AND
CORTEZ AARON HERNAN
OR CURRENT RESIDENT
7634 NAVAJO ST
DENVER CO 80221-3425

RODRIGUEZ CESAR CARRERA AND
CARRERA MARIA
OR CURRENT RESIDENT
6830 AVRUM DR
DENVER CO 80221-2529

RODRIGUEZ CONCEPCION AND
VASQUEZ JUAN J
OR CURRENT RESIDENT
2387 RAINBOW DR APT 19
DENVER CO 80229-5148

RODRIGUEZ CORIA ELIDA AND
RODRIGUEZ MENDOZA FROYLAN
OR CURRENT RESIDENT
8311 RALPH LN
DENVER CO 80221-3962

RODRIGUEZ CORIA SANDRA
OR CURRENT RESIDENT
495 E 77TH AVE
DENVER CO 80229-1820

RODRIGUEZ CRISTIAN
OR CURRENT RESIDENT
7887 YORK ST APT 1
DENVER CO 80229-6182

RODRIGUEZ DANIEL AND
RODRIGUEZ CONNIE
OR CURRENT RESIDENT
6640 GREEN CT
DENVER CO 80221-2125

RODRIGUEZ DEBRA J
OR CURRENT RESIDENT
7111 RARITAN ST
DENVER CO 80221-2550

RODRIGUEZ FELIPE A AND
RODRIGUEZ MARIEL
OR CURRENT RESIDENT
8217 KRAMERIA ST
COMMERCE CITY CO 80022-5333

RODRIGUEZ FELIPE S AND
RODRIGUEZ ROSALBA
OR CURRENT RESIDENT
1160 W 70TH PLACE
DENVER CO 80221

RODRIGUEZ FRANK JR AND
RODRIGUEZ JESSICA MARIE
OR CURRENT RESIDENT
10014 YAMPA CT
COMMERCE CITY CO 80022-9050

RODRIGUEZ GRACIELA
OR CURRENT RESIDENT
2901 W 81ST AVE NO. L
WESTMINSTER CO 80030-4140

RODRIGUEZ HUBERTO CARRERA AND
OLIVAS-BALDERRAMA VERONICA
OR CURRENT RESIDENT
7476 TURNER DR
DENVER CO 80221-3431

RODRIGUEZ IVAN
OR CURRENT RESIDENT
2004 ASOKA ST
STRASBURG CO 80136-7705

RODRIGUEZ JANELL AND
VILLARREAL ELISEO
OR CURRENT RESIDENT
8771 EDISON ST
DENVER CO 80229-4980

RODRIGUEZ JESUS CARRERA
OR CURRENT RESIDENT
6821 AVRUM DR
DENVER CO 80221-2528

RODRIGUEZ JESUS M AND
RODRIQUEZ ROSA M
OR CURRENT RESIDENT
8378 CHEROKEE ST
DENVER CO 80221-4468

RODRIGUEZ JIMENEZ ANA L AND
RODRIGUEZ JOHNNY
OR CURRENT RESIDENT
110 DEL NORTE ST
DENVER CO 80221-4111

RODRIGUEZ JOSE ANGELES RIOS
OR CURRENT RESIDENT
7561 LOCUST ST
COMMERCE CITY CO 80022-1347

RODRIGUEZ JOSE S BANUELOS AND
BANUELOS COLUMBA D MORALES DE
OR CURRENT RESIDENT
7991 KIMBERLY ST
COMMERCE CITY CO 80022-1026

RODRIGUEZ JUAN JESUS
OR CURRENT RESIDENT
5416 ELM CT
DENVER CO 80221-1629

RODRIGUEZ LEONARD E AND
RODRIGUEZ JENNIFER R
OR CURRENT RESIDENT
3471 HIGHLAND PL
WESTMINSTER CO 80031-3358

RODRIGUEZ MARIA GARCIA
ENRIQUEZ OMAR
OR CURRENT RESIDENT
3071 W LONGFELLOW PL
DENVER CO 80221-2145

RODRIGUEZ MARVIN DEAN JR AND
GRAY THERESA ROSE
OR CURRENT RESIDENT
56138 E 22ND PL
STRASBURG CO 80136-7578

RODRIGUEZ MARY
OR CURRENT RESIDENT
3170 W HAWTHORNE PL
DENVER CO 80221-2131

RODRIGUEZ MAURICIO
OR CURRENT RESIDENT
7796 IDLEWILD ST
COMMERCE CITY CO 80022-1042

RODRIGUEZ MAURICIO
OR CURRENT RESIDENT
7790 IDLEWILD ST
COMMERCE CITY CO 80022-1042

RODRIGUEZ MELISSA
OR CURRENT RESIDENT
8291 SOLANA DR
DENVER CO 80229-5432

RODRIGUEZ MONICA R AND
GARCIA MIGUEL GONZALEZ
OR CURRENT RESIDENT
7770 HOLLYWOOD ST
COMMERCE CITY CO 80022-1009

RODRIGUEZ MORALES YASMIN AND
ACOSTA DIAZ MAURICIO
OR CURRENT RESIDENT
7500 KRAMERIA ST
COMMERCE CITY CO 80022-1340

RODRIGUEZ OCTAVIO TORRES AND
BARRANDEY CLAUDIA PATRICIA ACOSTA
OR CURRENT RESIDENT
1020 E 71ST AVE
DENVER CO 80229-6810

RODRIGUEZ ORDONEZ MARCOS R
OR CURRENT RESIDENT
2080 CLEO ST
DENVER CO 80229-5603

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

RODRIGUEZ RAUL
OR CURRENT RESIDENT
7439 KRAMERIA ST
COMMERCE CITY CO 80022

RODRIGUEZ RAYMOND F AND
RODRIGUEZ CAROL E
OR CURRENT RESIDENT
8741 CHERYL DR
DENVER CO 80229-5059

RODRIGUEZ RAYMOND S AND
RODRIGUEZ SHERYL L
OR CURRENT RESIDENT
8279 CHEROKEE ST
DENVER CO 80221-4465

RODRIGUEZ ROBERT AND RODRIGUEZ MELISSA
OR CURRENT RESIDENT
2881 COTTONWOOD DR
DENVER CO 80221-3210

RODRIGUEZ ROBERT M
OR CURRENT RESIDENT
5280 RARITAN WAY
DENVER CO 80221-1704

RODRIGUEZ ROBERTO AND
ZAMARRIPA ROSA ALVARADO
OR CURRENT RESIDENT
3530 W 66TH AVE
DENVER CO 80221-2123

RODRIGUEZ ROSALIO
OR CURRENT RESIDENT
7221 WORLEY DR
DENVER CO 80221

RODRIGUEZ SAMUEL
OR CURRENT RESIDENT
3135 W LONGFELLOW PL
DENVER CO 80221-2147

RODRIGUEZ SAMUEL AND
RODRIGUEZ ANN M
OR CURRENT RESIDENT
221 LINDA LN
DENVER CO 80221-4156

RODRIGUEZ SIGIFREDO AND
DIAZ LETICIA
OR CURRENT RESIDENT
6966 JENNIE DRIVE
DENVER CO 80221

RODRIGUEZ-ALVARADO MIGUEL AND
ALVARADO-ACEVES MIREYA
OR CURRENT RESIDENT
8470 CLARKSON ST
DENVER CO 80229-4932

RODRIQUEZ GLORIA
OR CURRENT RESIDENT
7991 ONEIDA ST
COMMERCE CITY CO 80022-1141

ROGERS CASEY A
OR CURRENT RESIDENT
6501 OSCEOLA ST
ARVADA CO 80003-6424

ROGERS JESSE AARON
OR CURRENT RESIDENT
8671 RAINBOW AVE
DENVER CO 80229-5135

ROGERS JESSICA L AND
IBBOTT DONNA R
OR CURRENT RESIDENT
18360 E 100TH PL
COMMERCE CITY CO 80022-9041

ROGERS LYNN A
OR CURRENT RESIDENT
7531 KRAMERIA ST
COMMERCE CITY CO 80022-1339

ROGGE DARIN AND
ROGGE HEATHER
OR CURRENT RESIDENT
56285 E 22ND PL
STRASBURG CO 80136-7581

ROGNILE JOSHUA CHARLES
OR CURRENT RESIDENT
1962 ANCE ST
STRASBURG CO 80136-7846

ROHRER BRADLEY
OR CURRENT RESIDENT
9165 LANDER ST
WESTMINSTER CO 80031-3315

ROJAHN JON
OR CURRENT RESIDENT
1964 ASOKA ST
STRASBURG CO 80136-7722

ROJAS FRANCISCO J AND
ROJAS JUAN L
OR CURRENT RESIDENT
7656 PENNSYLVANIA COURT
THORNTON CO 80229

ROLDAN JORGE
OR CURRENT RESIDENT
6900 AVRUM DR
DENVER CO 80221-2531

ROLEY ZACHARY WILLIAM AND
ROLEY ANNA LOUISE PANKAU
OR CURRENT RESIDENT
8877 NORWICH ST
WESTMINSTER CO 80031-3527

ROMAN GUSTAVO SOLIS AND
DEWES CANDIDA DE FREITAS
OR CURRENT RESIDENT
7180 BEACH ST
WESTMINSTER CO 80030-5629

ROMAN YAZMIN D
OR CURRENT RESIDENT
8871 MEADE STREET
WESTMINSTER CO 80031

ROMANSKI CYNTHIA ANN
OR CURRENT RESIDENT
8731 DAWSON ST APT 204
DENVER CO 80229-4957

ROMERO ALECIA S
OR CURRENT RESIDENT
7461 BRONCO RD
DENVER CO 80221-3536

ROMERO ALFEREZ RICARDO
OR CURRENT RESIDENT
7940 IVYWOOD ST
COMMERCE CITY CO 80022-1078

ROMERO CHRISTOPHER LOUIS/ROMERO FRANKIE
ROMERO VIRGINIA LOU ANN
OR CURRENT RESIDENT
875 E 78TH AVE # 24
DENVER CO 80229-5980

ROMERO DIANA ALEJANDRA HERNANDEZ AND
CAMACHO MARIA DE LOS ANGELES ROMERO
OR CURRENT RESIDENT
7500 KEARNEY ST
COMMERCE CITY CO 80022-1336

ROMERO GENE A AND
ROMERO GENA J
OR CURRENT RESIDENT
8372 ADAMS WAY
DENVER CO 80221-3906

ROMERO HECTOR JR
OR CURRENT RESIDENT
8781 CHERYL DR
DENVER CO 80229-5059

ROMERO ISABEL GERALDINE TRUST THE
OR CURRENT RESIDENT
8254 WASHINGTON STREET #90
DENVER CO 80229

ROMERO JEFFREY
OR CURRENT RESIDENT
8366 OSAGE WAY
DENVER CO 80221-3952

ROMERO JOSE ALBERTO MENDOZA AND
SALCIDO ESTER REBEKAH
OR CURRENT RESIDENT
2040 E 66TH AVE
DENVER CO 80229-7422

ROMERO KAREN
OR CURRENT RESIDENT
5400 RARITAN WAY
DENVER CO 80221-1736

ROMERO LUCAS J
OR CURRENT RESIDENT
4524 W 65TH AVE
ARVADA CO 80003-6303

ROMERO MARLENE E AND ROMERO DENNIS A
OR CURRENT RESIDENT
5308 COLUMBINE LN
DENVER CO 80221

ROMERO MICHAEL AND ROMERO MIGUEL A AND
ROMERO LILLIAN M
OR CURRENT RESIDENT
6532 VRAIN ST
ARVADA CO 80003

ROMERO PHILLIP BENJAMIN
OR CURRENT RESIDENT
9082 MEADE ST
WESTMINSTER CO 80031-3112

ROMERO RANDOLPH
OR CURRENT RESIDENT
1131 OAK PL
THORNTON CO 80229-7744

ROMERO ROBERT T AND
ROMERO REBECCA
OR CURRENT RESIDENT
5410 RARITAN WAY
DENVER CO 80221-1736

ROMERO SALVADOR ALCANTAR AND
MARCELENO MA DE JESUS AGUILERA
OR CURRENT RESIDENT
7671 OSAGE ST
DENVER CO 80221-3428

ROMERO SALVADOR ALCANTAR AND
MARCELENO MA DE JESUS AGUILERA
OR CURRENT RESIDENT
6353 KNOX CT
DENVER CO 80221-1970

ROMERO-GONZALEZ DIA
OR CURRENT RESIDENT
7890 NIAGARA ST
COMMERCE CITY CO 80022-1132

ROMERO-RODRIGUEZ JUAN M
OR CURRENT RESIDENT
2081 E 88TH AVE
THORNTON CO 80229-4678

ROMO GALLEGOS LUIS F AND
ROMO ALEJANDRA M
OR CURRENT RESIDENT
472 E 77TH AVE
THORNTON CO 80229-1819

ROMO JIMMIE P
OR CURRENT RESIDENT
2042 ANCE STREET
STRASBURG CO 80136

RONEY BETTIE ANN
OR CURRENT RESIDENT
6995 MARIPOSA ST APT A
DENVER CO 80221-8908

ROOF ROBERT AND
ROOF JULIE ELLIS
OR CURRENT RESIDENT
7861 VALLEY VIEW DR
DENVER CO 80221-3848

ROOPE BENJAMIN
OR CURRENT RESIDENT
8200 RALPH LN
DENVER CO 80221-3961

ROSALES ABEL VARGAS AND
VARGAS FRANCISCO JAVIAR
OR CURRENT RESIDENT
9880 E 160TH PL
BRIGHTON CO 80602-5618

ROSALES HERNANDEZ MAURICIO
OR CURRENT RESIDENT
7544 RARITAN ST
DENVER CO 80221-3427

ROSALES RAMIRO R DORADO AND
GANDARA MARCO A
OR CURRENT RESIDENT
8141 WELBY RD
DENVER CO 80229-5606

ROSALES SAMUEL LUQUE AND
ROSALES MARY MADLYN
OR CURRENT RESIDENT
1812 BURTON ST
STRASBURG CO 80136-7826

ROSALES-ACOSTA JOSE A AND
ACOSTA ALEJANDRO
OR CURRENT RESIDENT
1841 WAGNER ST
STRASBURG CO 80136-7723

ROSARIO CAREY SUE AND
ROSARIO DOMINIQUE
OR CURRENT RESIDENT
2903 W 81ST AVE APT B
WESTMINSTER CO 80031-4137

ROSAS JAVIER PINEDA
OR CURRENT RESIDENT
1649 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4847

ROSAS MARIA DE LOS ANGELES AND
ACOSTA ROSAS LUIS ALBERTO/ACOSTA ROSAS ED
D GERONIMO
OR CURRENT RESIDENT
8265 ACOMA ST
DENVER CO 80221-4535

ROSE ED AND
ROSE MIRANDA
OR CURRENT RESIDENT
8083 CLAY ST
WESTMINSTER CO 80031-4187

ROSENBERGER BRENNYN AND
ROSENBERGER CHRISTIAN
OR CURRENT RESIDENT
5390 PRIMROSE LN
DENVER CO 80221-1253

ROSSI JOEL K
OR CURRENT RESIDENT
7231 LARSH DR
DENVER CO 80221-3139

ROTHWELL SARAH
OR CURRENT RESIDENT
5434 CLAY ST
DENVER CO 80221

ROTTON KYLA BAILEY
OR CURRENT RESIDENT
1931 E 88TH AVE
THORNTON CO 80229-4679

ROULEAU JOSEPH
OR CURRENT RESIDENT
7855 OGDEN CT
DENVER CO 80229-5900

ROUSE THOMAS M AND
ROUSE ANGELA A
OR CURRENT RESIDENT
8229 LORETTA DR
DENVER CO 80221-4418

ROWLANDS JOSHUA D
OR CURRENT RESIDENT
3246 W 53RD AVE
DENVER CO 80221-6564

ROYBAL ANGELO
OR CURRENT RESIDENT
2288 CORONADO PKWY N APT C
DENVER CO 80229-8002

ROYBAL JOSEPH J SR AND
ROYBAL DEBRA
OR CURRENT RESIDENT
5254 ZUNI ST
DENVER CO 80221-1453

ROYBAL STEPHANIE AND
MCCARTHY MARIO AND ALVARADO YANIRE
OR CURRENT RESIDENT
5530 GROVE ST
DENVER CO 80221-6548

ROYER KEVIN
OR CURRENT RESIDENT
582 E 78TH DR
DENVER CO 80229-1810

RP FAMILY TRUST
OR CURRENT RESIDENT
7968 PEARL ST
DENVER CO 80229-5878

RSWWS PROPERTIES LLC
OR CURRENT RESIDENT
6401 FEDERAL BLVD
DENVER CO 80221-2317

RUBALCABA-CORTEZ HILARIO AND
RIVERA MARIA MAIRA
OR CURRENT RESIDENT
7698 QUIVAS ST
DENVER CO 80221

RUBENKING JACOB T
OR CURRENT RESIDENT
7099 MASEY ST
DENVER CO 80221-3062

RUBIN SPENCER AND
RUBIN-ROSE TIARA
OR CURRENT RESIDENT
1435 W 68TH AVE
DENVER CO 80221-2681

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

RUBIO ISAAC
OR CURRENT RESIDENT
5210 LILAC LN
DENVER CO 80221-1282

RUBIO JOSE A AND
RUBIO REINA
OR CURRENT RESIDENT
479 E 77TH AVE
DENVER CO 80229-1820

RUBIO JUAN ANTONIO RIVERA
OR CURRENT RESIDENT
8071 IVY ST
COMMERCE CITY CO 80024

RUBIO RENE NAJERA AND
MARTINEZ SARAH JEAN
OR CURRENT RESIDENT
7130 WARREN DR
DENVER CO 80221-2578

RUBIO VIRIDIANA RUBIO AND
RUBIO KEVIN RUIZ
OR CURRENT RESIDENT
7481 BRONCO RD
DENVER CO 80221-3536

RUDDEN MICHAEL J
OR CURRENT RESIDENT
5205 TENNYSON ST
DENVER CO 80212

RUDY COLE M AND
RUDY JAIMIE
OR CURRENT RESIDENT
8355 TEJON ST
DENVER CO 80221-4643

RUEBEL CODY C AND
ROZO SAMANTHA N
OR CURRENT RESIDENT
10013 YAMPA CT
COMMERCE CITY CO 80022-9050

RUELAS SILVA IRENE AND
OJEDA RUELAS JASMINE
OR CURRENT RESIDENT
2121 E 88TH AVE
THORNTON CO 80229-7944

RUHNKE LEAH AND
ELKINS SEBASTIAN R
OR CURRENT RESIDENT
9340 LOWELL BLVD
WESTMINSTER CO 80031-3103

RUIZ AGUILAR MANUEL AND
RUIZ MANUEL JR
OR CURRENT RESIDENT
6360 TENNYSON ST
ARVADA CO 80003-6749

RUIZ CARLOS
OR CURRENT RESIDENT
7641 OSAGE ST
DENVER CO 80221-3428

RUIZ CHARLES AND
ROMO JESSICARAE
OR CURRENT RESIDENT
7576 TURNER DR
DENVER CO 80221-3433

RUIZ CRYSTAL JAELYNN
OR CURRENT RESIDENT
7995 FAIRVIEW AVE
DENVER CO 80221-3807

RUIZ EDITH AND
RUIZ AREVALO PEDRO LUIS
OR CURRENT RESIDENT
7618 QUIVAS ST
DENVER CO 80221-4226

RUIZ FERNANDO RESENDEZ AND
RUIZ ODETH A
OR CURRENT RESIDENT
8311 OGDEN ST
DENVER CO 80229-5430

RUIZ GENESIS AND
TERRAZAS OMAR
OR CURRENT RESIDENT
1141 ELBERT ST
DENVER CO 80221-3725

RUIZ JUAN
OR CURRENT RESIDENT
5083 W 52ND AVE
DENVER CO 80212-4010

RUIZ JUAN CARLOS
OR CURRENT RESIDENT
24770 GREEN DR
BRIGHTON CO 80603-8961

RUIZ MARIA L
OR CURRENT RESIDENT
6041 E 74TH PL
COMMERCE CITY CO 80022-1329

RUIZ NORA AVILA
OR CURRENT RESIDENT
7831 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4220

RUIZ RAUL AND
DIAZ ANA L
OR CURRENT RESIDENT
15565 EDNA DR
BRIGHTON CO 80603-8950

RUIZ RODRIGO JAVIER BRIONES
OR CURRENT RESIDENT
8383 STACY DR
DENVER CO 80221-4641

RUKOSUYEV VITALLY AND
RUKOSUYEV ALLA
OR CURRENT RESIDENT
7869 YORK ST APT 3
DENVER CO 80229-6189

RUMPELTES LORRAINE
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 66
DENVER CO 80229-5946

RUNNINGS STEVEN PAUL
OR CURRENT RESIDENT
5330 PRIMROSE LN
DENVER CO 80221-1253

RUPP CHONG SUK
OR CURRENT RESIDENT
8236 WASHINGTON ST NO. 31
DENVER CO 80229-8503

RUSHMAN JOSHUA T AND
RUSHMAN SARA M
OR CURRENT RESIDENT
2001 ANCE STREET
STRASBURG CO 80136

RUSSELL BRADLEY R AND
RUSSELL SARAH A
OR CURRENT RESIDENT
5290 RARITAN WAY
DENVER CO 80221-1704

RUSSELL CHRISTINE A
OR CURRENT RESIDENT
8373 NAVAJO ST
DENVER CO 80221-3988

RUSSELL TREDDIS AND
RUSSELL MARY ELLEN
OR CURRENT RESIDENT
8100 IVY STREET
DUPONT CO 80024

RUSSEN MCKENNA LOREN AND
SNYDER SCOTT C AND SNYDER DARIA LAUREN
OR CURRENT RESIDENT
18352 E 100TH PL
COMMERCE CITY CO 80022-9041

RUST ZAYNE ALAN MARTIN
OR CURRENT RESIDENT
7909 YORK ST APT D
DENVER CO 80229-6174

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

RUVALCABA MARIO LAZARO
OR CURRENT RESIDENT
4555 W 65TH AVE
ARVADA CO 80003-6302

RUVALCABA MODESTA
OR CURRENT RESIDENT
8130 PENNSYLVANIA WAY
DENVER CO 80229-5846

RUYBAL DUANE B
OR CURRENT RESIDENT
8053 DECATUR CT
WESTMINSTER CO 80030-4166

RUYBAL SOPHIA N
OR CURRENT RESIDENT
7937 YORK ST APT 1
DENVER CO 80229-6156

RYAN JERRY R
OR CURRENT RESIDENT
1893 BURTON ST
STRASBURG CO 80136-7825

RYAN KATHERINE AND
NGUYEN CHAU
OR CURRENT RESIDENT
1884 W 68TH AVE
DENVER CO 80221-2506

RYAN LUKE
OR CURRENT RESIDENT
8347 UMATILLA ST
DENVER CO 80221-4679

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

RYBIKOV VADIM V
OR CURRENT RESIDENT
4271 W 65TH CT
ARVADA CO 80003-6451

SAAVEDRA MICHAEL R AND
SAAVEDRA RHONDA C
OR CURRENT RESIDENT
6505 QUITMAN ST
ARVADA CO 80003-6432

SACCOMANO JAMES C AND
SACCOMANO JO ANN
OR CURRENT RESIDENT
750 E 75TH PL
DENVER CO 80229-6404

SADOWSKI KATHERINE
OR CURRENT RESIDENT
6850 NAVAJO ST
DENVER CO 80221-7031

SAENZ OSCAR E AND
GARFIO-SAENZ NORMA
OR CURRENT RESIDENT
7686 PENNSYLVANIA COURT
THORNTON CO 80229

SAENZ TERESA G
OR CURRENT RESIDENT
1650 W 67TH CIR
DENVER CO 80221-2637

SAFILIAN THOMAS
OR CURRENT RESIDENT
1662 W 52ND CT
DENVER CO 80221-1718

SAGE CHRISTOPHER W AND
SAGE APRIL M
OR CURRENT RESIDENT
7141 ZUNI ST
DENVER CO 80221-7403

SAILAS DAMIAN
OR CURRENT RESIDENT
8150 BRIGHTON RD
COMMERCE CITY CO 80022-5306

SAIZ BRIAN A AND
SAIZ CHARMAINE H
OR CURRENT RESIDENT
6370 QUITMAN COURT
ARVADA CO 80003

SAIZ DANIELLE AND
RIOS VALENTIN
OR CURRENT RESIDENT
7810 IDLEWILD ST
COMMERCE CITY CO 80022-1081

SAIZ SHARON E AND
SAIZ KAREN M
OR CURRENT RESIDENT
5540 TEJON ST
DENVER CO 80221-1436

SAIZ SHIRLEY
OR CURRENT RESIDENT
5390 WYANDOT ST
DENVER CO 80221-1451

SAKATO LESLIE JO
OR CURRENT RESIDENT
8369 KATHERINE WAY
DENVER CO 80221-4613

SALAS HERIBERTO AND
ALVARADO GENOVEVA
OR CURRENT RESIDENT
7951 IDLEWILD ST
COMMERCE CITY CO 80022

SALAS ISMAEL MARTINEZ
OR CURRENT RESIDENT
7971 FAIRVIEW AVE
DENVER CO 80221

SALAS JOSE
OR CURRENT RESIDENT
7907 YORK ST APT 2
DENVER CO 80229-6170

SALAS JOSE LUIS SANCHEZ
OR CURRENT RESIDENT
7130 ZUNI ST
DENVER CO 80221-2576

SALAS REBECCA P AND
BALAZS MARYANN
OR CURRENT RESIDENT
8321 OGDEN ST
DENVER CO 80229-5430

SALAS SIGIFREDO AND
SALAS CANDELARIA
OR CURRENT RESIDENT
2642 W 65TH AVE
DENVER CO 80221

SALAZ DEBRA K
OR CURRENT RESIDENT
7495 LOCUST ST
COMMERCE CITY CO 80022-1345

SALAZAR DOMINIC J AND
GUTIERREZ EDITH
OR CURRENT RESIDENT
8160 WASHINGTON ST APT 72
DENVER CO 80229-5888

SALAZAR LUIS MIGUEL AND
SALAZAR IRMA
OR CURRENT RESIDENT
7981 PONTIAC ST
COMMERCE CITY CO 80022-1145

SALAZAR MORENO DORIAN AND
HANN SAMANTHA
OR CURRENT RESIDENT
2447 RAINBOW DR APT 22
DENVER CO 80229-5192

SALAZAR ROGELIO
OR CURRENT RESIDENT
6736 GROVE ST
DENVER CO 80221-2636

SALCIDO LOZANO SANDRA AND
GONZALEZ MORALES CUTBERTO
OR CURRENT RESIDENT
8751 CHERYL DR
DENVER CO 80229-5059

SALDANA ELISA
OR CURRENT RESIDENT
7893 YORK STREET NO. 3
DENVER CO 80229

SALDANA KAREN MONTIEL AND
MONTIEL IGNACIO
OR CURRENT RESIDENT
8346 CONIFER RD
DENVER CO 80221-4582

SALEH JOSEFA AND
SALEH CLAUDETTE
OR CURRENT RESIDENT
2062 W 53RD AVE
DENVER CO 80221-1413

SALGADO HERNANDEZ CRISTINA GEOVANNA
OR CURRENT RESIDENT
6656 HOOKER ST
DENVER CO 80221-2135

SALINAS HOLGUIN OCTAVIO AND
DEL VAL OCHOA LETICIA
OR CURRENT RESIDENT
7230 RARITAN ST
DENVER CO 80221-3146

SALINAS ISRAEL OCHOA
OR CURRENT RESIDENT
7911 QUEBEC STREET
COMMERCE CITY CO 80022

SALLEE PATRICIA ANN
OR CURRENT RESIDENT
8136 WASHINGTON ST NO. 143
DENVER CO 80229-5857

SALMONS JUSTIN C AND
SALMONS LINDA K
OR CURRENT RESIDENT
1734 W 67TH PL
DENVER CO 80221-2617

SAMANIEGO RAUL AND
HERNANDEZ CARMEN
OR CURRENT RESIDENT
7674 NAVAJO ST
DENVER CO 80221-3425

SAMAYOA TABARINI FRANCISCO E AND
LOPEZ DE SAMAYOA LUCRECIA L RAMOS
OR CURRENT RESIDENT
2860 COTTONWOOD DR
DENVER CO 80221-3211

SAMMETH GEORGE CHARLES JR AND
SAMMETH JEAN LOOMIS
OR CURRENT RESIDENT
8052 DECATUR CT
WESTMINSTER CO 80031-4166

SAMUELSON SHIRLEY JEAN REVOCABLE TRUST
OR CURRENT RESIDENT
6530 OSCEOLA ST
ARVADA CO 80003-6425

SAN MARTIN CABALLERO LLC
OR CURRENT RESIDENT
333 E 76TH AVE
DENVER CO 80229-6209

SANBORN WILLIAM PATRICK AND
SANBORN ANDREA GAIL
OR CURRENT RESIDENT
8365 KATHERINE WAY
DENVER CO 80221-4613

SANCHEZ AIDE CASTILLO AND
CORRAL MARISOL
OR CURRENT RESIDENT
7543 LEYDEN ST
COMMERCE CITY CO 80022-1343

SANCHEZ ANDRES AND
SANCHEZ STEPHANIE M
OR CURRENT RESIDENT
9970 E 160TH PL
BRIGHTON CO 80602-5606

SANCHEZ ANGELO D
OR CURRENT RESIDENT
8290 OGDEN ST
DENVER CO 80229-5431

SANCHEZ BERNARDO AND SANCHEZ BERNARD
ANGEL AND CHAVEZ DE SANCHEZ RAQUEL
OR CURRENT RESIDENT
5445 PECOS ST
DENVER CO 80221-6421

SANCHEZ CESAR AND
DE LUNA-ACOSTA MARIA
OR CURRENT RESIDENT
1963 ASOKA ST
STRASBURG CO 80136-7722

SANCHEZ CLAUDIA E
OR CURRENT RESIDENT
455 E 77TH AVE
DENVER CO 80229-1820

SANCHEZ CLAUDIA S
OR CURRENT RESIDENT
8731 DAWSON ST APT 203
DENVER CO 80229-4957

SANCHEZ DANNY P AND
TRUJILLO LILLIAN M AND CHAVEZ TENNILLE
OR CURRENT RESIDENT
6585 NEWTON ST
ARVADA CO 80003-6450

SANCHEZ EDISLEN CEBALLOS
OR CURRENT RESIDENT
7467 QUIVAS ST
DENVER CO 80221-3413

SANCHEZ EDUARDO
OR CURRENT RESIDENT
2745 W 65TH AVENUE
DENVER CO 80221

SANCHEZ GABRIEL FLORES
OR CURRENT RESIDENT
7461 LOCUST ST
COMMERCE CITY CO 80022-1345

SANCHEZ HECTOR EDUARDO ANDRADE
OR CURRENT RESIDENT
7930 QUEBEC ST
COMMERCE CITY CO 80022-1228

SANCHEZ HERNANDEZ EMILY
OR CURRENT RESIDENT
7530 KRAMERIA ST
COMMERCE CITY CO 80022-1340

SANCHEZ J GUADALUPE
OR CURRENT RESIDENT
7261 QUIVAS ST
DENVER CO 80221-3141

SANCHEZ JACOB AND
DE LOS ANGELES MARIBEL NAVARRETE
OR CURRENT RESIDENT
2387 RAINBOW DR APT 20
DENVER CO 80229-5148

SANCHEZ JAMES M AND
SANCHEZ VERONICA M
OR CURRENT RESIDENT
9155 LANDER ST
WESTMINSTER CO 80030-3315

SANCHEZ JESUS
OR CURRENT RESIDENT
7282 WORLEY DR
DENVER CO 80221-2754

SANCHEZ JIMMIE J JR AND
SANCHEZ JULIE A
OR CURRENT RESIDENT
6820 OSAGE ST
DENVER CO 80221-7035

SANCHEZ KENDY G AND
SANCHEZ EDISLEN CEBALLOS
OR CURRENT RESIDENT
890 W 70TH PL
DENVER CO 80221-3010

SANCHEZ LUIS ALONSO
OR CURRENT RESIDENT
6071 E 82ND AVE
COMMERCE CITY CO 80022-4970

SANCHEZ MARCIA E
OR CURRENT RESIDENT
6801 AVRUM DRIVE
DENVER CO 80221

SANCHEZ MARGARITA AND
PENA BRIAN ORLANDO
OR CURRENT RESIDENT
7605 SHERMAN ST
DENVER CO 80221-4174

SANCHEZ MARTINIANO AND
SANCHEZ ELIZABETH
OR CURRENT RESIDENT
1040 DAKIN ST
DENVER CO 80221-3706

SANCHEZ MICHAEL AND
SALAS MONICA
OR CURRENT RESIDENT
1651 ASPEN MEADOWS CIR
DENVER CO 80260-4847

SANCHEZ ORTEGA BAUDELIO AND
SANCHEZ SANCHEZ GUADALUPE/MOLINA-SANCHEZ
ON ENRIQUE
OR CURRENT RESIDENT
7141 LARSH DR
DENVER CO 80221-2544

SANCHEZ ROBERTO SANCHEZ
OR CURRENT RESIDENT
8383 ADAMS WAY
DENVER CO 80221-3905

SANCHEZ RODOLFO VELA AND
MARTINEZ LIDIA GARCIA
OR CURRENT RESIDENT
8311 EMERSON ST
DENVER CO 80229-5416

SANCHEZ ROGELIO AND
SANCHEZ ADRIANA AND SANCHEZ GUTIERREZ NER
OR CURRENT RESIDENT
7120 RUTH WAY
DENVER CO 80221-2559

SANCHEZ SALLY
OR CURRENT RESIDENT
2341 STACY DR
DENVER CO 80221-4639

SANCHEZ SALVADOR
OR CURRENT RESIDENT
7903 YORK ST NO. 2
DENVER CO 80229

SANCHEZ TIFFANY M
OR CURRENT RESIDENT
1711 WAGNER ST
STRASBURG CO 80136-5011

SANCHEZ UVALDO CHAVEZ
OR CURRENT RESIDENT
7130 ALCOTT ST
WESTMINSTER CO 80030-5625

SANCHEZ WILLIAM (PROTECTED PERSON) AND
GONZALES ROSEMARY
OR CURRENT RESIDENT
8351 WYANDOT STREET
DENVER CO 80221

SANCHEZ-ROMAN JUAN ENRIQUE AND
SANCHEZ SANDRA
OR CURRENT RESIDENT
7931 CRESTVIEW LN
DENVER CO 80221-3805

SANCHEZ-SANDOVAL DANIEL
OR CURRENT RESIDENT
8076 IVY ST
COMMERCE CITY CO 80022

SANDERS CHRISTOPHER
OR CURRENT RESIDENT
100 CAMPO ST
DENVER CO 80221-3676

SANDERS GREGORY D
OR CURRENT RESIDENT
6968 KIDDER DR
DENVER CO 80221-2840

SANDERS PATRICIA L
OR CURRENT RESIDENT
7945 YORK STREET UNIT 1
THORNTON CO 80229

SANDERS SCOTT C AND
HEILMAN MELISSA R
OR CURRENT RESIDENT
7446 LEYDEN ST
COMMERCE CITY CO 80022

SANDERS STEFANIE
OR CURRENT RESIDENT
2704 W 68TH AVE
DENVER CO 80221-2774

SANDERSON GEORGE ALLEN
OR CURRENT RESIDENT
7985 PENNSYLVANIA ST
DENVER CO 80229

SANDOVAL ANTHONY M AND
SANDOVAL JOHN AND SANDOVAL LINDA
OR CURRENT RESIDENT
6811 KNOX CT
DENVER CO 80221-2648

SANDOVAL BRENDA
OR CURRENT RESIDENT
8469 STACY DR
DENVER CO 80260-5005

SANDOVAL CONSUELO
OR CURRENT RESIDENT
161 CORTEZ ST
DENVER CO 80221-3681

SANDOVAL CORTEZ JUAN
OR CURRENT RESIDENT
6831 ALAN DR
DENVER CO 80221-2520

SANDOVAL EDDIE
OR CURRENT RESIDENT
2030 E 89TH AVE
THORNTON CO 80229-4673

SANDOVAL ERIK D AND
SANDOVAL NORMA P
OR CURRENT RESIDENT
8631 RAINBOW AVE
DENVER CO 80229-5135

SANDOVAL ESQUIEL AND
BUSTOS JESSICA
OR CURRENT RESIDENT
1010 OAK PL
THORNTON CO 80229-7741

SANDOVAL GABRIEL J AND
DECAMILLIS JESSICA
OR CURRENT RESIDENT
2082 W 53RD AVE
DENVER CO 80221-1413

SANDOVAL ISRRAEL GAMEZ AND
SANDOVAL KAREN YULISSA GAMEZ
OR CURRENT RESIDENT
7863 YORK ST APT 3
DENVER CO 80229-6192

SANDOVAL JORGE AND
RIOS VALDEZ LUZ VERONICA
OR CURRENT RESIDENT
8741 RAINBOW AVE
DENVER CO 80229-5136

SANDOVAL JOSE A
OR CURRENT RESIDENT
7920 PONTIAC ST
COMMERCE CITY CO 80022-1146

SANDOVAL JOSE JR
OR CURRENT RESIDENT
6161 E 74TH PL
COMMERCE CITY CO 80022-1331

SANDOVAL KENNETH AND
SANDOVAL KEVIN IVAN
OR CURRENT RESIDENT
3097 W 66TH AVE
DENVER CO 80221-2113

SANDOVAL LAWRENCE AND
SANDOVAL FRANCES M
OR CURRENT RESIDENT
7991 POPLAR ST
COMMERCE CITY CO 80022-1223

SANDOVAL LINDA M
OR CURRENT RESIDENT
6281 OSCEOLA WAY
ARVADA CO 80003-6728

SANDOVAL MICHELE L
OR CURRENT RESIDENT
6440 TENNYSON ST NO. 19
ARVADA CO 80003

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

SANDOVAL OLMOS NORMA AND
RANGAL SOTO SERGIO
OR CURRENT RESIDENT
220 DEL NORTE ST
DENVER CO 80221-4115

SANDOVAL RUSSELL MATTHEW
OR CURRENT RESIDENT
8346 VALLEJO ST
DENVER CO 80221-4648

SANDRA LUZ VALLEJO TRUST
OR CURRENT RESIDENT
6422 UTICA ST
ARVADA CO 80003-6500

SANTELLANO HERIBERTO AND
DESALAS GENOVEVA ALVARADO
OR CURRENT RESIDENT
7950 IDLEWILD ST
COMMERCE CITY CO 80022-1088

SANTIAGO JENNY TORRES DE AND
SANTIAGO JENNY TORRES DE
OR CURRENT RESIDENT
8132 WASHINGTON ST APT 148
DENVER CO 80229-5856

SANTIAGO LEONCIO FRANCISCO AND
CIRILO LEONARDO FRANCISCO
OR CURRENT RESIDENT
8451 DAWSON DR
DENVER CO 80229-4914

SANTISTEVAN GABRIELLA C AND
SANTISTEVAN JOSE A
OR CURRENT RESIDENT
7889 YORK ST APT 3
DENVER CO 80229-6181

SANTORE PAUL J AND
ALARID-SANTORE RAE M
OR CURRENT RESIDENT
5260 VALLEJO WAY
DENVER CO 80221

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

SANTOS RAMOS ARTURO AND
SANTOS RAMOS ASHLEY NICOLE
OR CURRENT RESIDENT
10056 YAMPA CT
COMMERCE CITY CO 80022-9050

SANTOVENA SHANTELLE L
OR CURRENT RESIDENT
7940 POPLAR ST
COMMERCE CITY CO 80022-1224

SAPIGAO JAMES THOMAS
SAPIGAO SANDRA
OR CURRENT RESIDENT
7638 QUIVAS ST
DENVER CO 80221-4226

SAR NGUYET AND
SAR RYAN
OR CURRENT RESIDENT
452 E 77TH AVE
THORNTON CO 80229-1819

SAR REX
OR CURRENT RESIDENT
8856 MEADE ST #58
WESTMINSTER CO 80031-3563

SARCENO JEFF
OR CURRENT RESIDENT
7555 LEYDEN ST
COMMERCE CITY CO 80022-1343

SARINANA MARINA
OR CURRENT RESIDENT
8188 WASHINGTON ST APT 105
DENVER CO 80229-5895

SARLES NATALIE K AND
SARLES MARK W
OR CURRENT RESIDENT
7875 YORK ST APT 1
DENVER CO 80229-6187

SARMIENTO JOSE A AND
SARMIENTO SAMUEL
OR CURRENT RESIDENT
7947 YORK ST APT 1
DENVER CO 80229-6151

SARMIENTO RAYMOND
OR CURRENT RESIDENT
8090 QUEBEC ST
COMMERCE CITY CO 80022-4905

SARNA RISHI S
OR CURRENT RESIDENT
3015 W 53RD AVE
DENVER CO 80216

SARNECKI PETER
OR CURRENT RESIDENT
2708 W 68TH AVE
THORNTON CO 80221-2326

SATCHELL MARICELA
OR CURRENT RESIDENT
6970 NAVAJO ST APT B
DENVER CO 80221-8904

SATER SEAN
OR CURRENT RESIDENT
8330 ZUNI ST APT 207
DENVER CO 80221-4678

SATIE ERIK R AND
LEASE DEBORAH E
OR CURRENT RESIDENT
6740 MEADE CIR UNIT B
WESTMINSTER CO 80030-5306

SATORIUS SETH ROBERT AND
JAVIS STEPHANIE LYNN
OR CURRENT RESIDENT
6786 GREEN CT
DENVER CO 80221-2632

SATTARI ABDUL S/RUKHSHANA AND
SATTARI SHANAZ
OR CURRENT RESIDENT
7640 PENNSYLVANIA COURT
THORNTON CO 80229

SATYANARAYAN NEENA
OR CURRENT RESIDENT
5316 STUART ST
DENVER CO 80212-4081

SAUCEDA MARTIN JR AND
SAUCEDA ELVA
OR CURRENT RESIDENT
841 CLARKSON CT
DENVER CO 80229-5901

SAUCEDO JESUS CABANAS
OR CURRENT RESIDENT
991 W 68TH WAY
DENVER CO 80221-7067

SAUCEDO JESUS CABANAS
OR CURRENT RESIDENT
9345 LOWELL BLVD
WESTMINSTER CO 80031-3101

SAVAGE ZACHERY
OR CURRENT RESIDENT
950 CORONADO PKWY S
DENVER CO 80229-5445

SAWAGED BRITTANY
OR CURRENT RESIDENT
8240 BLUEBELL WAY
DENVER CO 80221-4411

SAWAQED NADA ESSAM AND
SAWAGED JONATHAN ISSA
OR CURRENT RESIDENT
3586 W 64TH AVE
DENVER CO 80221-2168

SAWAQED NATALI
OR CURRENT RESIDENT
7711 IDLEWILD ST
COMMERCE CITY CO 80022-1043

SAWICKI ROGER ALAN AND
SAWICKI TAMATHIA J
OR CURRENT RESIDENT
7076 INCA WAY
DENVER CO 80221-3045

SAWYER BEVERLY A
OR CURRENT RESIDENT
8379 CHEROKEE ST
DENVER CO 80221-4467

SAWYER TAYLOR
OR CURRENT RESIDENT
7320 QUIVAS ST
DENVER CO 80221-3144

SAYAVONG KHAMLA/PANYAVONG SAENGCHOI AND
PANYAVONG PHILLIP AND SAYAVONG STACEY
OR CURRENT RESIDENT
1061 DRAKE ST
DENVER CO 80221-3771

SAYAVONG MAISAM AND
SAYAVONG CHOY
OR CURRENT RESIDENT
7171 RUTH WAY
DENVER CO 80221-2558

SAYER JONAS
OR CURRENT RESIDENT
5261 STUART ST
DENVER CO 80212-4043

SAYKALLY INVESTMENT GROUP LLC
OR CURRENT RESIDENT
6780 FEDERAL BLVD
DENVER CO 80221-2626

SAYLOR ERIC M AND
SAYLOR VALERIE E
OR CURRENT RESIDENT
6910 NAVAJO ST APT C
DENVER CO 80221-7098

SAYLOR HARRY M AND
SAYLOR ERIC M
OR CURRENT RESIDENT
5460 BEACH CT
DENVER CO 80221-1626

SAYLOR JAMES M
OR CURRENT RESIDENT
940 E 73RD AVE
DENVER CO 80229-6817

SAYRS FORREST L
OR CURRENT RESIDENT
8811 MEADE ST
WESTMINSTER CO 80031-3565

SCAMMELL CHARLES E JR
OR CURRENT RESIDENT
7879 YORK ST NO. 2
DENVER CO 80229-6112

SCANGARELLA JAMES B AND
SCANGARELLA AMY L
OR CURRENT RESIDENT
3141 W 63RD AVE
DENVER CO 80221

SCARBERRY HANCEL LEE
OR CURRENT RESIDENT
7261 LARSH DR
DENVER CO 80221

SCARBERRY HANCEL LEE
OR CURRENT RESIDENT
7271 LARSH DR
DENVER CO 80221-3139

SCARBROUGH JORDAN AND
HERNANDEZ JAVIER ESTRADA
OR CURRENT RESIDENT
1678 ARAPAHOE ST
STRASBURG CO 80136-5003

SCAROLA CHRISTOPHER JOSEPH
OR CURRENT RESIDENT
8771 DAWSON ST APT 203
DENVER CO 80229-4984

SCARPELLA DEBRA AND
ROZALES VICTORIA
OR CURRENT RESIDENT
3076 W 54TH AVE
DENVER CO 80221-6502

SCHAAD MICHAEL
OR CURRENT RESIDENT
6403 UTICA STREET
ARVADA CO 80003

SCHAAR JILLIAN
OR CURRENT RESIDENT
8164 WASHINGTON ST APT 64
DENVER CO 80229-5889

SCHAEFER CHARLES JR AND
SCHAEFER TERESA M
OR CURRENT RESIDENT
8721 CHERYL DR
DENVER CO 80229-5059

SCHAEFER KAREN L
OR CURRENT RESIDENT
9235 MEADE ST
WESTMINSTER CO 80031-3161

SCHAFER CHADLEY W
OR CURRENT RESIDENT
5221 LILAC LN
DENVER CO 80221-1283

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

SCHAFFER THOMAS
OR CURRENT RESIDENT
7709 PECOS ST
DENVER CO 80221-3455

SCHARES CRAIG L AND
SCHARES AMY M
OR CURRENT RESIDENT
1841 E 160TH AVE
BROOMFIELD CO 80020-9124

SCHARFENBERG KERRI ANNE KELLER AND
GRASSO SARA BETH
OR CURRENT RESIDENT
9065 LOWELL CT
WESTMINSTER CO 80031-3163

SCHERBAK ALEKSEY V
OR CURRENT RESIDENT
660 E 78TH PL
DENVER CO 80229

SCHERBARTH BRIAN PATRICK AND
SCHERBARTH MICHELLE
OR CURRENT RESIDENT
7970 OLIVE ST
COMMERCE CITY CO 80022-1138

SCHERBARTH RAY/JEANETTE TRUST THE
OR CURRENT RESIDENT
7950 OLIVE ST
COMMERCE CITY CO 80022-1138

SCHERTZ EMMA
OR CURRENT RESIDENT
8064 DECATUR ST
WESTMINSTER CO 80031-4169

SCHERZER JARROD
OR CURRENT RESIDENT
474 E 77TH PL
DENVER CO 80229-1801

SCHILL REBECCA E AND
SCHILL CHRISTINA R
OR CURRENT RESIDENT
7870 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4221

SCHIMENTI DANIEL SCOTT AND
GOMEZ STEFANIE RAE
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 51
DENVER CO 80229-5944

SCHINDLER ANDREW AND
ALEXANDER VANNESSA
OR CURRENT RESIDENT
56120 E 23RD PL
STRASBURG CO 80136

SCHMER DYLAN AND
SCHMER MEGAN
OR CURRENT RESIDENT
6756 QUIVAS WAY
DENVER CO 80221-2675

SCHMIDT JACOB AND
MOORE KARI
OR CURRENT RESIDENT
5395 GROVE ST
DENVER CO 80221-6543

SCHMIDT SHAWN D
OR CURRENT RESIDENT
6620 GROVE ST
DENVER CO 80221-2127

SCHMIEMANN MATTHEW
OR CURRENT RESIDENT
6793 RARITAN DR
DENVER CO 80221-2613

SCHMITZ ERNEST FREDERICK III AND
ARCHULETA ALLISON
OR CURRENT RESIDENT
5410 BRYANT ST
DENVER CO 80221-1628

SCHMOKER GARY RANDALL AND
SCHMOKER BETHANY
OR CURRENT RESIDENT
1815 BASIL ST
STRASBURG CO 80136

SCHNABEL FAMILY PROTECTION TRUST
OR CURRENT RESIDENT
7911 GREEN CT
WESTMINSTER CO 80030-4224

SCHNABEL MARK A AND
SCHNABEL KHAM S
OR CURRENT RESIDENT
6764 QUIVAS WAY
DENVER CO 80221-2675

SCHNEIDER DAVID BRUCE AND
RODRIGUEZ-SCHNEIDER ROSE MARY
OR CURRENT RESIDENT
10044 ZENO ST
COMMERCE CITY CO 80022-9055

SCHNEIDER TAMARA K
OR CURRENT RESIDENT
7520 KRAMERIA ST
COMMERCE CITY CO 80022-1340

SCHNEIKER RICHARD J
OR CURRENT RESIDENT
1951 E 88TH AVE
DENVER CO 80229-4679

SCHOEN LISA K AND
GTHREE LLC
OR CURRENT RESIDENT
3177 W 62ND AVE
DENVER CO 80221-1907

SCHOLZ LUKE
OR CURRENT RESIDENT
1847 ASPEN MEADOWS CIR
DENVER CO 80260-4809

SCHON MATTHEW AND
HAYDEN BRADY
OR CURRENT RESIDENT
6560 UTICA ST
ARVADA CO 80003-6336

SCHOOL DIST NO.31
OR CURRENT RESIDENT
56729 COLORADO AVE
STRASBURG CO 80136-7809

SCHOOL DISTRICT NO.1
C/O OPERATIONS DEPT.
OR CURRENT RESIDENT
591 E 80TH AVE
DENVER CO 80229-5806

SCHOOLER CHELSEA
OR CURRENT RESIDENT
1661 W 52ND CT
DENVER CO 80221-1718

SCHOTT ERIK
OR CURRENT RESIDENT
160 LINDA LN
DENVER CO 80221-4155

SCHRADER DANIEL L
OR CURRENT RESIDENT
7074 SANTA FE DR
DENVER CO 80221-3067

SCHREINER ROBERT ALEXANDER AND
SCHREINER KATIE MICHELLE
OR CURRENT RESIDENT
10210 E 160TH PL
BRIGHTON CO 80602-5607

SCHREINER ROBERT JAMES
SCHREINER DONITA M
OR CURRENT RESIDENT
7931 ONEIDA ST
COMMERCE CITY CO 80022-1141

SCHROEDER NATHAN AND
ROVIK JOCELYN
OR CURRENT RESIDENT
1824 W 67TH PL
DENVER CO 80221-2612

SCHUBERT WILLIAM STEVEN AND
SCHUBERT KUM SUN
OR CURRENT RESIDENT
7534 RARITAN ST
DENVER CO 80221-3427

SCHUCHMANN BRENT G
OR CURRENT RESIDENT
9088 LASALLE PL
WESTMINSTER CO 80031-3355

SCHUETTE PAUL C AND SCHUETTE CHERYL L
OR CURRENT RESIDENT
3110 W 63RD AVE
DENVER CO 80221-1965

SCHULMEISTER VICTORIA M
OR CURRENT RESIDENT
7980 CRESTVIEW LN
DENVER CO 80221-3806

SCHULTZ AKINS BEVERLY A
OR CURRENT RESIDENT
2181 MCDOUGAL ST
DENVER CO 80229-5042

SCHULTZ CAMERON W
OR CURRENT RESIDENT
7939 YORK ST NO. 2
DENVER CO 80229-6100

SCHULTZ JACQUE L AND
SCHULTZ LARRY D
OR CURRENT RESIDENT
6574 E 80TH AVE
COMMERCE CITY CO 80022-1114

SCHULTZ REBECCA
OR CURRENT RESIDENT
8224 WASHINGTON ST APT 9
DENVER CO 80229-8501

SCHUMANN ANNA GRACE
OR CURRENT RESIDENT
8260 WASHINGTON ST APT 78
DENVER CO 80229-8507

SCHURLE JAMIE
OR CURRENT RESIDENT
2220 ANCE ST
STRASBURG CO 80136-7835

SCHUSTER CATHY E AND
SCHUSTER KURTIS C
OR CURRENT RESIDENT
15000 BRIGHTON RD
BRIGHTON CO 80601-7306

SCHUSTER MATTHEW JOHN
OR CURRENT RESIDENT
3711 W 91ST PL
WESTMINSTER CO 80031-3110

SCHUSTER SAM K
OR CURRENT RESIDENT
6950 NAVAJO ST APT B
DENVER CO 80221-8902

SCHUTTER KYLE AND
SCHUTTER ELIZABETH
OR CURRENT RESIDENT
1684 ADAMS ST
STRASBURG CO 80136-7543

SCHWAB JERI M
OR CURRENT RESIDENT
1884 LONGBRANCH ST
STRASBURG CO 80136-7801

SCHWAB MARY
OR CURRENT RESIDENT
5570 VALLEJO ST
DENVER CO 80221-1448

SCHWARTZ LYNN
OR CURRENT RESIDENT
7092 KALAMATH ST
DENVER CO 80221-3055

SCHWEDA SIEGFRIED AND
SCHWEDA MARCI ANN
OR CURRENT RESIDENT
8335 ACOMA ST
DENVER CO 80221-4537

SCHWINDT STEPHANIE AND
SCHWINDT SCOTT
OR CURRENT RESIDENT
2240 E 68TH AVE
DENVER CO 80229-7315

SCIACCA JAMES C AND
SCIACCA JOAN M
OR CURRENT RESIDENT
7851 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4220

SCOFIELD GREGG C
OR CURRENT RESIDENT
7485 TURNER DR
DENVER CO 80221-3430

SCOTT BUFFY SUE
OR CURRENT RESIDENT
7341 IVY ST
COMMERCE CITY CO 80022-1524

SCOTT ERIC C
OR CURRENT RESIDENT
6780 MEADE CIR UNIT C
WESTMINSTER CO 80030-5373

SCOTT FAMILY TRUST THE
OR CURRENT RESIDENT
6650 QUITMAN CT
ARVADA CO 80003-6901

SCOTT JEFFERY ROBERT
OR CURRENT RESIDENT
7470 KEARNEY ST
COMMERCE CITY CO 80022-1335

SCOTT KYRIE A AND
CHEEK JONATHAN
OR CURRENT RESIDENT
1930 W 73RD PL
DENVER CO 80221-3114

SCOTT MEGAN
OR CURRENT RESIDENT
1740 W 53RD DR UNIT 6
DENVER CO 80221-6428

SCOTT WESLEY
OR CURRENT RESIDENT
7451 BRONCO RD
DENVER CO 80221-3536

SEACAT MATTHEW P
OR CURRENT RESIDENT
2063 ASOKA ST
STRASBURG CO 80136-7707

SEBER BARBARA J AND
SEBER ROBERT W
OR CURRENT RESIDENT
1020 DAKIN ST
DENVER CO 80221-3706

SECURITY AND SAFE OF COLORADO INC
OR CURRENT RESIDENT
3030 W 67TH AVE
DENVER CO 80221-2602

SEDERBURG ERIC
OR CURRENT RESIDENT
1859 ASPEN MEADOWS CIR
DENVER CO 80260-4809

SEDILLO LOUISE R AND
RODRIGUEZ LEE E
OR CURRENT RESIDENT
2901 W 81ST AVE APT M
WESTMINSTER CO 80031-4140

SEEGMILLER LAUREN
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 6
DENVER CO 80229-5980

SEGALL EDAN
OR CURRENT RESIDENT
5216 TENNYSON ST
DENVER CO 80212-4042

SEGARD DANIEL D AND
SEGARD SHEILA M
OR CURRENT RESIDENT
8136 PENNSYLVANIA ST
THORNTON CO 80229-5844

SEGOVIA ANTONIO
OR CURRENT RESIDENT
8838 NORWICH ST
WESTMINSTER CO 80031-3528

SEGOVIA DAVID R AND
SEGOVIA PHYLLIS
OR CURRENT RESIDENT
1961 LARRY CT
DENVER CO 80229-5038

SEGURA FREDDY G
OR CURRENT RESIDENT
8348 WYANDOT ST
DENVER CO 80221-4654

SEGURA TRISHA J
OR CURRENT RESIDENT
514 E 77TH PL
DENVER CO 80229-1802

SEING BONNIE AND
NGIATENG XONG LEE
OR CURRENT RESIDENT
875 E 78TH AVE APT 17
DENVER CO 80229-5980

SEITZ LINDA LEE
OR CURRENT RESIDENT
8136 WASHINGTON ST APT 140
DENVER CO 80229-5857

SELF BETHANY
OR CURRENT RESIDENT
3511 W 63RD PL
DENVER CO 80221-2039

SELL SANDRA J
OR CURRENT RESIDENT
7960 NIAGARA ST
COMMERCE CITY CO 80022-1134

SELLE CHRISTOPHER J AND
BEYERSDORF-SELLE LISA K
OR CURRENT RESIDENT
56585 IOWA AVE
STRASBURG CO 80136-5008

SEMMEN CRAIG ALYN AND
SMITH SHERRI LYNN
OR CURRENT RESIDENT
5488 VALLEJO ST
DENVER CO 80221-1463

SENA CHRISTOBAL
OR CURRENT RESIDENT
7951 GRANT ST
DENVER CO 80229-5861

SENA FRANCES HELEN AKA
SENA FRANCES H
OR CURRENT RESIDENT
8330 EMERSON ST
DENVER CO 80229-5417

SENA GABRIEL J
OR CURRENT RESIDENT
8276 CONIFER RD
DENVER CO 80221-4528

SENECAUT KRISTINA L
OR CURRENT RESIDENT
6413 UTICA ST
ARVADA CO 80003

SERNA ANGELO DION
SERNA ANGELICA
OR CURRENT RESIDENT
2252 ASOKA ST
STRASBURG CO 80136-7735

SERNA GONZALO LARA
OR CURRENT RESIDENT
8040 QUEBEC ST
COMMERCE CITY CO 80022-4905

SERNA JOSE GUADALUPE
OR CURRENT RESIDENT
485 E 77TH AVE
DENVER CO 80229-1820

SERNA JUNE
OR CURRENT RESIDENT
7901 APPLEBLOSSOM LN
WESTMINSTER CO 80030

SERNA LISA
OR CURRENT RESIDENT
1800 W 74TH WAY
DENVER CO 80221-3412

SERNA RANA J AND
ALBA LUIS R
OR CURRENT RESIDENT
3963 W 65TH PL
ARVADA CO 80003-6401

SERPAS JOEL J AND
GREGG LEIGH A
OR CURRENT RESIDENT
3913 W 63RD PL
ARVADA CO 80003-6741

SERR PAUL BRADLEY
OR CURRENT RESIDENT
121 CAMPO ST
DENVER CO 80221-3677

SERRANO ELISHA AND
SIMSEK ALI H
OR CURRENT RESIDENT
2744 W 68TH AVE
DENVER CO 80221-2774

SERRANO HOLGA AND
SERRANO OMAR ANTONIO
OR CURRENT RESIDENT
940 E 89TH AVE
THORNTON CO 80229-4582

SERRATO JOSE CARRASCO
OR CURRENT RESIDENT
6490 NEWTON ST
ARVADA CO 80003-6448

SERRATO JUAN
OR CURRENT RESIDENT
2726 W 68TH AVE
DENVER CO 80221-2774

SERVAIS JONATHAN AND
JOHNSON KASHMIR
OR CURRENT RESIDENT
2185 ASOKA ST
STRASBURG CO 80136-7732

SESTITO SHREA
OR CURRENT RESIDENT
1569 W 67TH PL
DENVER CO 80221

SEVILLA TRACY ELLEN M
OR CURRENT RESIDENT
8160 WASHINGTON ST APT 68
DENVER CO 80229-5888

SEYMOUR DILLON T
OR CURRENT RESIDENT
8140 WASHINGTON ST APT 134
DENVER CO 80229-5858

SHACKELFORD KENNETH R AND
SHACKELFORD KRYSTINA M
OR CURRENT RESIDENT
1705 ADAMS ST
STRASBURG CO 80136-7503

SHAFFER DAVID E
OR CURRENT RESIDENT
1596 MAIN ST
STRASBURG CO 80136-7507

SHAFRANEK HUNTER KYLE AND SCIACCA ALISIA ROSE
OR CURRENT RESIDENT
8831 MEADE ST
WESTMINSTER CO 80031-3565

SHAFTO JONATHAN A AND
SHAFTO KATHRENE L
OR CURRENT RESIDENT
7628 LINCOLN WAY
DENVER CO 80221-4120

SHANDY DONNA AND
SHANDY JED
OR CURRENT RESIDENT
7919 YORK ST UNIT 2
DENVER CO 80229-6165

SHAPPELL ANDREW E AND
SHAPPELL DEANA J
OR CURRENT RESIDENT
24660 GREEN DR
BRIGHTON CO 80601

SHARPE GREGORY
OR CURRENT RESIDENT
7141 E 80TH AVE
COMMERCE CITY CO 80022-1205

SHARPE GREGORY W
OR CURRENT RESIDENT
8017 QUEBEC ST
COMMERCE CITY CO 80022-4907

SHAW JONATHON AND
UCCI SAMANTHA
OR CURRENT RESIDENT
1694 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4841

SHAW VICTOR L AND
SHAW MARYLIN C
OR CURRENT RESIDENT
9789 E 159TH PL
BRIGHTON CO 80602

SHEERIN ANNE
OR CURRENT RESIDENT
5335 PECOS WAY UNIT 4
DENVER CO 80221-6444

SHELL SYDNEY LEE
OR CURRENT RESIDENT
5421 BRYANT ST
DENVER CO 80221-1627

SHENOUDA WAEL F
OR CURRENT RESIDENT
6621 KING ST
DENVER CO 80221-2141

SHEPARD FRED M AND
SHEPARD SHEILA
OR CURRENT RESIDENT
8030 DECATUR ST
WESTMINSTER CO 80031

SHEPARD LINDA M
OR CURRENT RESIDENT
8144 WASHINGTON ST NO. 193
THORNTON CO 80229

SHEPARD WILLIAM A AND
SHEPARD STELLA P
OR CURRENT RESIDENT
8060 GREEN CT
WESTMINSTER CO 80030-4120

SHERER MATTHEW
OR CURRENT RESIDENT
1603 BURTON ST
STRASBURG CO 80136-7731

SHERER PATRICIA
OR CURRENT RESIDENT
1642 BURTON ST
STRASBURG CO 80136-7703

SHERIDAN OFFICE PLAZA LLC
OR CURRENT RESIDENT
8866 MEADE CT
WESTMINSTER CO 80031-3566

SHERPA LAKPA AND
SHERPA NIM CHYOKI
OR CURRENT RESIDENT
8363 STACY DR
DENVER CO 80221-4641

SHERRILL JORDAN C
OR CURRENT RESIDENT
2075 BASIL ST
STRASBURG CO 80136-7715

SHEVCHENKO NIKOLAY AND
SHEVCHENKO GALINA
OR CURRENT RESIDENT
6417 STUART STREET
ARVADA CO 80003

SHIELDS KEVIN J AND
MARS ASHLEY
OR CURRENT RESIDENT
9251 KING WAY
WESTMINSTER CO 80031-2735

SHIMAMOTO DIANE
OR CURRENT RESIDENT
2651 VALLEY VIEW DR
DENVER CO 80221-3826

SHIPPLEY ELI
OR CURRENT RESIDENT
7130 RUTH WAY
DENVER CO 80221-2559

SHOEMAKER CASSANDRA LYNN AND
SHOEMAKER KENNETH SCOTT
OR CURRENT RESIDENT
8847 NORWICH ST
WESTMINSTER CO 80031-3527

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

SHUCK RACHEL I AND
MORRIS DEBORAH K
OR CURRENT RESIDENT
1543 MAIN ST APT 1
STRASBURG CO 80136-7510

SHUCK RACHEL IRENE
OR CURRENT RESIDENT
1543 MAIN ST APT 8
STRASBURG CO 80136-7510

SHUHART MELISSA P
OR CURRENT RESIDENT
2232 CORONADO PKWY N UNIT D
DENVER CO 00000-0000

SHULER CYNTHIA
OR CURRENT RESIDENT
7921 KIMBERLY STREET
COMMERCE CITY CO 80022

SHUMAEVA ELENA
OR CURRENT RESIDENT
3137 W LONGFELLOW PL
DENVER CO 80221-2147

SHUNK CARL A AND
SHUNK JUNG
OR CURRENT RESIDENT
5477 GROVE ST
DENVER CO 80216

SHURTLEFF JOSEPH W AND
SHURTLEFF MINDY
OR CURRENT RESIDENT
12221 BRIGHTON RD
HENDERSON CO 80640

SIDELL DALE
OR CURRENT RESIDENT
1080 DAKIN ST
DENVER CO 80221-3706

SIEBEN TERENCE AND
SIEBEN PAULA
OR CURRENT RESIDENT
9241 KING WAY
WESTMINSTER CO 80031-2735

SIEBERT ANTHONY
OR CURRENT RESIDENT
6440 TENNYSON ST APT 14
ARVADA CO 80003-6445

SIEGRIST NOLAN AND
BRADLEY SARAH
OR CURRENT RESIDENT
1980 MCDOUGAL ST
DENVER CO 80229-5041

SIEGWARTH TIMOTHY C AND
SIEGWARTH ROBERTA L
OR CURRENT RESIDENT
7120 RARITAN ST
DENVER CO 80221-2551

SIEH KENNETH F AND
SIEH SHARON A
OR CURRENT RESIDENT
5290 WYANDOT ST
DENVER CO 80221-1405

SIERRA ESTEBAN BARRON
OR CURRENT RESIDENT
7181 RARITAN ST
DENVER CO 80221-2550

SIERRA-FLORES JOSE AND
RAMIREZ MELCHOR
OR CURRENT RESIDENT
7521 LOCUST ST
COMMERCE CITY CO 80022

SIFUENTES EUFEMIA J AND
RODRIGUEZ VANESSA AND RODRIGUEZ SYLVIA
OR CURRENT RESIDENT
5295 QUIVAS ST UNIT 7
DENVER CO 80221-6439

SIGLEY ALISHA L
OR CURRENT RESIDENT
2569 DEVONSHIRE COURT NO. 70
THORNTON CO 80229

SIGUENZA CHRISTOPHER
OR CURRENT RESIDENT
8771 DAWSON ST APT 204
DENVER CO 80229-4984

SIGUENZA HUGO
OR CURRENT RESIDENT
9210 JULIAN WAY
WESTMINSTER CO 80031-2732

SIKANDAR DAVID AND
DAVID SHAHEEN
OR CURRENT RESIDENT
550 E 77TH DR
THORNTON CO 80229-1808

SILANO ALEXANDER AND
ONEIL JUSTINE
OR CURRENT RESIDENT
2000 W 52ND PL
DENVER CO 80221-1411

SILLETTO PIA
OR CURRENT RESIDENT
7757 YORK ST
DENVER CO 80229-6612

SILLETTO PIA MARIE
OR CURRENT RESIDENT
20 BOWIE CT
DENVER CO 80221-3674

SILVA ARTURO ALMANZA
OR CURRENT RESIDENT
811 DOWNING WAY
DENVER CO 80229-5918

SILVA CARMEN
OR CURRENT RESIDENT
7263 NAVAJO ST
DENVER CO 80221-2740

SILVA FIDENCIO RUIZ AND
CHAVEZ ANA BERTHA
OR CURRENT RESIDENT
1401 WORLEY DR
DENVER CO 80221-2751

SILVA NORMA RODARTE AND RODARTE ANGELLI N
LI VALTIERRA AND
RODARTE BRANDON LORENZO VALTIERRA
OR CURRENT RESIDENT
1321 WORLEY DR
DENVER CO 80221-2749

SILVA PATROCINIO VAZQUEZ
OR CURRENT RESIDENT
7996 IVYWOOD ST
COMMERCE CITY CO 80022-1078

SILVA TRAVIS AND
BRETZ STACY
OR CURRENT RESIDENT
6404 RALEIGH ST
ARVADA CO 80003-6435

SILVA-DIMATE LUZ M
OR CURRENT RESIDENT
5421 ELM CT
DENVER CO 80221-1629

SILVER CHAD L AND
SILVER VANESSA M
OR CURRENT RESIDENT
6522 PERRY ST
ARVADA CO 80003-6400

SILVER DENNIS G AND
GARCIA ANITA M
OR CURRENT RESIDENT
6960 ALAN DR
DENVER CO 80221-2523

SIMEONOV GEORGE
OR CURRENT RESIDENT
6770 QUIVAS WAY
DENVER CO 80221-2675

SIMMONS ANNIE B
OR CURRENT RESIDENT
8136 WASHINGTON ST NO. 142
DENVER CO 80229

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

SIMPSON DONAVAN AND
SIMPSON ERIN
OR CURRENT RESIDENT
7181 BERTHOUD ST
WESTMINSTER CO 80030-5632

SIMPSON HELEN Y
OR CURRENT RESIDENT
4467 W 64TH PL
ARVADA CO 80003-6548

SIMPSON SHON
OR CURRENT RESIDENT
5285 RARITAN WAY
DENVER CO 80221-1702

SINCLAIR JOSHUA AND
SINCLAIR APRIL MICHELLE BLACK AND BENNETT JE
REMY JON
OR CURRENT RESIDENT
8233 KRAMERIA ST
COMMERCE CITY CO 80022-5333

SINCLAIR ROY ROGER
OR CURRENT RESIDENT
7911 OLIVE ST
COMMERCE CITY CO 80022-1137

SINGCHAICHANA SHARON AND
SINGCHAICHANA NOUPHET
OR CURRENT RESIDENT
7151 BERTHOUD ST
WESTMINSTER CO 80030-5632

SINGH PRADHAN PRABHAT MAN AND
PRADHAN CHANDANI JOSHI
OR CURRENT RESIDENT
2385 W 84TH AVE
DENVER CO 80260-4683

SINGH SAMRA KEWAL
C/O CTK FOOK AND GAS
OR CURRENT RESIDENT
5251 PECOS STREET
DENVER CO 80221

SINICKI NICHOLAS C AND
SINICKI CARA LYNN
OR CURRENT RESIDENT
6841 KNOX CT
DENVER CO 80221-2648

SINIK LENKA
OR CURRENT RESIDENT
6768 RARITAN DR
DENVER CO 80221-2676

SISNEROS CHARLENE P
OR CURRENT RESIDENT
190 CRAGMORE ST
DENVER CO 80221-3690

SISNEROS JAMES B
OR CURRENT RESIDENT
6840 KNOX CT
DENVER CO 80221-2649

SISNEROS SANTIAGO AND
SISNEROS ANGELA
OR CURRENT RESIDENT
6462 VRAIN ST
ARVADA CO 80003-6533

SITUMEANG SARI CORINTAN CLAUDIA AND
HUYNH PATRICK HOAI
OR CURRENT RESIDENT
1801 W 67TH PL
DENVER CO 80221-2612

SKALET KATHERYN AND
SKALET JEFFREY
OR CURRENT RESIDENT
7881 ROBIN LN
DENVER CO 80221-3812

SKARBEK DOLORES H
OR CURRENT RESIDENT
9075 LANDER ST
WESTMINSTER CO 80031-3383

SKARIE SARAH B
OR CURRENT RESIDENT
4574 W 68TH AVE
WESTMINSTER CO 80030-5760

SKIDMORE CHELSEA J
OR CURRENT RESIDENT
9147 LASALLE PL
WESTMINSTER CO 80031-3312

SKRIPKO-WILLIAMS KATHLEEN S
WILLIAMS DAVID A
OR CURRENT RESIDENT
8355 CHARLOTTE WAY
DENVER CO 80221-3910

SLEDGE JONATHAN T
OR CURRENT RESIDENT
8740 CORONA ST UNIT 201
THORNTON CO 80229

SLIGAR ERIC AND
SLIGAR TARA AND SLIGAR SETH
OR CURRENT RESIDENT
1914 LONGBRANCH ST
STRASBURG CO 80136-7830

SLOCUM JAMES T AND
SLOCUM CHERYL L
OR CURRENT RESIDENT
7351 QUIVAS ST
DENVER CO 80221-3143

SMALL TIMOTHY MICHAEL AND
SMALL ALEXANDRIA
OR CURRENT RESIDENT
10061 ZENO ST
COMMERCE CITY CO 80022-9055

SMEAD BENJAMIN THOMAS AND
SMEAD CHARLA MELINDA
OR CURRENT RESIDENT
1723 MONROE ST
STRASBURG CO 80136-7500

SMEESTER SCOTT L
OR CURRENT RESIDENT
5442 SHOSHONE ST
DENVER CO 80221-1723

SMITH ALEXANDRA H AND
SMITH MATTHEW B
OR CURRENT RESIDENT
3886 W 63RD AVE
ARVADA CO 80003-6718

SMITH CHARLES LEE
OR CURRENT RESIDENT
5574 QUIVAS ST
DENVER CO 80221-1761

SMITH CHARLOTTE A
OR CURRENT RESIDENT
7933 YORK ST APT 2
DENVER CO 80229-6158

SMITH CHRISTINA AND
MCGUIRE PATRICIA
OR CURRENT RESIDENT
4475 W 63RD PL
ARVADA CO 80003-1456

SMITH DAVID AND
WALEN CRYSTAL
OR CURRENT RESIDENT
5482 ZUNI ST
DENVER CO 80221-1479

SMITH ELLEN S
OR CURRENT RESIDENT
1836 W 68TH AVE
DENVER CO 80221-2506

SMITH GARRETT
OR CURRENT RESIDENT
3501 W 63RD PL
DENVER CO 80221

SMITH HAILEY ELISE ROSE AND
ALLEN NATHAN AVERY
OR CURRENT RESIDENT
8154 LOGAN ST
DENVER CO 80229-5840

SMITH HAYDAN
OR CURRENT RESIDENT
360 E 82ND DR
DENVER CO 80229-5827

SMITH JAY A AND
SMITH ELVIA
OR CURRENT RESIDENT
4023 W 65TH PL
ARVADA CO 80003

SMITH JERREMIE
OR CURRENT RESIDENT
8284 ELATI ST
DENVER CO 80221-4478

SMITH JOSHUA J AND
SMITH JULIET B
OR CURRENT RESIDENT
2447 RAINBOW DR APT 25
DENVER CO 80229-5192

SMITH KAREN L AND
REECE THERESA M
OR CURRENT RESIDENT
6450 TENNYSON ST NO. 3
ARVADA CO 80003

SMITH KASHUNDRA AND
MCGEE WILLIE
OR CURRENT RESIDENT
8124 WASHINGTON ST APT 164
DENVER CO 80229-5854

SMITH KENNETH A AND
SMITH SUNG S
OR CURRENT RESIDENT
9178 KNOX CT
WESTMINSTER CO 80030-3309

SMITH LAURIE
OR CURRENT RESIDENT
200 CUCHARA ST
DENVER CO 80221-3640

SMITH LINDA
OR CURRENT RESIDENT
2315 TROUT RD
STRASBURG CO 80136-7591

SMITH MARGOT
OR CURRENT RESIDENT
8236 WASHINGTON ST APT 32
DENVER CO 80229-8503

SMITH MITCHELL
OR CURRENT RESIDENT
5312 ROSEMARY LN
DENVER CO 80221-1661

SMITH MONTE AARRON
OR CURRENT RESIDENT
8661 RAINBOW AVE
DENVER CO 80229-5135

SMITH NICHOLAS RYAN
OR CURRENT RESIDENT
7943 YORK ST APT 2
DENVER CO 80229-6153

SMITH PHYLLIS L
OR CURRENT RESIDENT
7295 RARITAN ST
DENVER CO 80221-3145

SMITH RICHARD R JR AND
GNUECHTEL INGO
OR CURRENT RESIDENT
8377 UMATILLA ST
DENVER CO 80221-4679

SMITH ROSA MARIA
OR CURRENT RESIDENT
6640 PERRY CT
ARVADA CO 80003-6429

SMITH SHAWN
OR CURRENT RESIDENT
6670 LOWELL BLVD APT 1
DENVER CO 80221-2166

SMITH SIDNEY T AND
SMITH LINDA M
OR CURRENT RESIDENT
6921 OSAGE ST
DENVER CO 80221

SMITH TIMOTHY SERPH
OR CURRENT RESIDENT
1620 W 54TH PL
DENVER CO 80221-1711

SMOUSE SCOTT
OR CURRENT RESIDENT
8781 NORWICH ST
WESTMINSTER CO 80031

SMREKAR CORAZON M
OR CURRENT RESIDENT
7230 QUIVAS ST
DENVER CO 80221-3142

SNEATH PEGGY SUSAN AND
SNEATH FRANK E
OR CURRENT RESIDENT
7490 KRAMERIA ST
COMMERCE CITY CO 80022-1354

SNIDER ADAM T
OR CURRENT RESIDENT
6640 E 79TH AVE
COMMERCE CITY CO 80022-2012

SNODGRASS BEVERLY A
OR CURRENT RESIDENT
9886 E 159TH AVE
BRIGHTON CO 80602

SNODGRASS JEFFREY E
OR CURRENT RESIDENT
9220 LOWELL BLVD
WESTMINSTER CO 80031-3102

SNOW PATRICK
OR CURRENT RESIDENT
6910 NAVAJO ST APT A
DENVER CO 80221-7098

SNOW SHARON K
OR CURRENT RESIDENT
181 BOWIE CT
DENVER CO 80221-3603

SNOWDEN BLAKE
OR CURRENT RESIDENT
1863 W 67TH PL
DENVER CO 80221-2612

SNYDER DENISE LAVERNE AND
SNYDER DAVID
OR CURRENT RESIDENT
8180 PENNSYLVANIA WAY
DENVER CO 80229-5846

SNYDER DYLAN AND
BARTKOWIAK MORGAN
OR CURRENT RESIDENT
5205 STUART ST
DENVER CO 80212-4043

SNYDER JEFF MARVIN
OR CURRENT RESIDENT
6552 VRAIN ST
ARVADA CO 80003-6338

SNYDER LARRY F AND
BISHOP KAY L
OR CURRENT RESIDENT
7891 YORK ST APT 2
DENVER CO 80229-6180

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

SODDIK INVESTMENTS LLC
OR CURRENT RESIDENT
1506 MAIN ST
STRASBURG CO 80136

SOK RATHA AND
CHEA SOTHARY
OR CURRENT RESIDENT
5350 ZUNI ST
DENVER CO 80221-1461

SOKOL PAMELA J
OR CURRENT RESIDENT
8271 SOLANA DR
DENVER CO 80229-5432

SOLANO CECILIA
OR CURRENT RESIDENT
5432 SHOSHONE ST
DENVER CO 80221-1723

SOLANO MOSES A
OR CURRENT RESIDENT
2650 ROSEMARY LN
DENVER CO 80221-1657

SOLANO ROBERT D
OR CURRENT RESIDENT
5312 COLUMBINE LN
DENVER CO 80221

SOLIS PEDRO MORENO
OR CURRENT RESIDENT
7601 OSAGE ST
DENVER CO 80221-3428

SOMMER HELEN R AND
SOMMER RONALD K
OR CURRENT RESIDENT
8132 WASHINGTON STREET NO. 150
DENVER CO 80229

SONG WESLEY J
OR CURRENT RESIDENT
8760 CHERYL DR
DENVER CO 80229-5060

SORAUF KELLEN AND
GOLDER ASHLEY
OR CURRENT RESIDENT
5251 STUART STREET
DENVER CO 80212

SORIANO-VILLALOBOS OTILIA
OR CURRENT RESIDENT
8187 PEARL ST
DENVER CO 80229-5843

SOSA JEREMIAS CASASOLA
MORALES EDIN ROLANDO CORDON
OR CURRENT RESIDENT
2201 E 160TH AVE
BRIGHTON CO 80602-7604

SOSAMON ROMAN D AND
SOSAMON SARA R
OR CURRENT RESIDENT
9505 E 159TH AVE
BRIGHTON CO 80602-8667

SOSTA CAITLIN K AND
SOSTA PIERUMBERTO
OR CURRENT RESIDENT
8836 OSCEOLA ST
WESTMINSTER CO 80031

SOTEBEER KEEGAN AND
BELLVEAU HANNA
OR CURRENT RESIDENT
6259 NEWTON CT
ARVADA CO 80003-6723

SOTELO PEDRO MIRAMONTES AND
MARQUEZ ARACELI OROZCO
OR CURRENT RESIDENT
7996 OLIVE ST
COMMERCE CITY CO 80022-1138

SOTO ADRIAN RODRIGUEZ AND
LORTA ALBA YADENI
OR CURRENT RESIDENT
7680 PECOS ST
DENVER CO 80221-3454

SOTO FAMILY TRUST
OR CURRENT RESIDENT
1020 DRAKE ST
DENVER CO 80221-3772

SOTO GUTIERREZ ELIZABETH
OR CURRENT RESIDENT
7930 ONEIDA ST
COMMERCE CITY CO 80022-1142

SOTO JAVIER
OR CURRENT RESIDENT
8340 EMERSON ST
DENVER CO 80229-5417

SOTO MARIA AND
SOTO EDGAR ENRIQUE
OR CURRENT RESIDENT
8349 CHEROKEE ST
DENVER CO 80221-4467

SOTO VILLARREAL DIANA Y
OR CURRENT RESIDENT
2220 E 89TH AVE
THORNTON CO 80229-4689

SOTO WILMERYS AND
RIVERA ELIZABETH
OR CURRENT RESIDENT
8421 DAWSON DR
DENVER CO 80229-4914

SOUDER LOGAN
OR CURRENT RESIDENT
7961 PONTIAC ST
COMMERCE CITY CO 80022-1145

SPANO ANTHONY
OR CURRENT RESIDENT
5780 LOWELL BLVD
DENVER CO 80221-1936

SPARKS DEVIN B AND
SPARKS LONNA T
OR CURRENT RESIDENT
17740 E 136TH AVE
BRIGHTON CO 80603-7021

SPARKS DIANE
OR CURRENT RESIDENT
8391 SHOSHONE ST
DENVER CO 80221-4631

SPARKS GERALDINE M
OR CURRENT RESIDENT
5380 PRIMROSE LN
DENVER CO 80221

SPARROW DONAVON N AND
BARRON BARBARA J
OR CURRENT RESIDENT
10888 E 120TH AVE
HENDERSON CO 80640-9736

SPEARS EARL J
OR CURRENT RESIDENT
6221 E 76TH AVE
COMMERCE CITY CO 80022-1310

SPECHT LARA J
OR CURRENT RESIDENT
8374 UMATILLA ST
DENVER CO 80221-4680

SPECKER BRETT
OR CURRENT RESIDENT
7923 YORK ST APT 1
DENVER CO 80229-6163

SPELLS KYLE
OR CURRENT RESIDENT
2544 W 55TH AVE
DENVER CO 80221-1644

SPENCE JAMES L AND
SPENCE ANNETTE M
OR CURRENT RESIDENT
1543 MAIN ST UNIT 6
STRASBURG CO 80136-5031

SPERO KIMBERLY A
OR CURRENT RESIDENT
7140 ALCOTT ST
WESTMINSTER CO 80030-5625

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

SPERO TRAVIS T
OR CURRENT RESIDENT
950 E 89TH AVE
THORNTON CO 80229-4582

SPICER ROBERT
OR CURRENT RESIDENT
7920 NIAGARA ST
COMMERCE CITY CO 80022

SPILLMAN DEMITRIA
OR CURRENT RESIDENT
8741 DAWSON ST APT 201
THORNTON CO 80229-4938

SPIRK JON
OR CURRENT RESIDENT
1853 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4809

SPIVEY MICHELLE LEE
OR CURRENT RESIDENT
1782 W 52ND CT
DENVER CO 80221-1717

SPONSEL MICHAEL J
OR CURRENT RESIDENT
6416 LOWELL BLVD
DENVER CO 80221-2152

SPORTS WORLD PLUS INC
OR CURRENT RESIDENT
6835 BROADWAY
DENVER CO 80221

SPORTS WORLD PLUS INC
OR CURRENT RESIDENT
6841 BROADWAY
DENVER CO 80221

SPRADLEY DANIEL AND
CORONADO ASHLEY
OR CURRENT RESIDENT
3007 W 53RD AVE
DENVER CO 80221-6563

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

SPRECHER BARBARA R TRUST THE
OR CURRENT RESIDENT
7944 LOGAN ST
DENVER CO 80229-5866

SPRINGER SHANE D AND
SPRINGER SAWNYA M
OR CURRENT RESIDENT
8761 DAWSON ST APT 203
DENVER CO 80229-4900

ST CLAIR CARLEY
OR CURRENT RESIDENT
1620 W 67TH CIR
DENVER CO 80221-2637

ST CLAIR DOUGLAS ET AL
OR CURRENT RESIDENT
5295 TENNYSON ST
DENVER CO 80212-4045

ST JAMES KERRY AND
O NEAL PAMELA
OR CURRENT RESIDENT
6802 VRAIN ST
WESTMINSTER CO 80030-5761

ST ONGE MARY L
OR CURRENT RESIDENT
6722 CLAY ST
DENVER CO 80221-2337

STAGG KRISTOPHER D AND
STAGG SUSAN M
OR CURRENT RESIDENT
7577 QUIVAS ST
DENVER CO 80221-3415

STAGGS STONEY AND
KIRK KIM
OR CURRENT RESIDENT
1886 ASPEN ST
STRASBURG CO 80136-7804

STAINBROOK JOSEPH AND
STAINBROOK DELANY
OR CURRENT RESIDENT
8010 QUEBEC ST
COMMERCE CITY CO 80022-4905

STAMATIS CORY ALEXIS
OR CURRENT RESIDENT
8333 ADAMS WAY
DENVER CO 80221-3905

STAMBAUGH WILLIAM T
OR CURRENT RESIDENT
6861 MARIPOSA ST
DENVER CO 80221-7081

STAMM ELIZABETH R REVOCABLE TRUST
C/O GREG L STAMM
OR CURRENT RESIDENT
5300 COLUMBINE LANE
DENVER CO 80221

STAMPFL JEFFREY DEAN AND TAMMY L
OR CURRENT RESIDENT
7200 RARITAN ST
THORNTON CO 80221-3146

STANCZYK ARLENE C TRUSTEE OF THE ARLENE
STANCZYK REVOCABLE TRUST
OR CURRENT RESIDENT
8314 MITZE WAY
DENVER CO 80221-3986

STANFORD STEVEN REESE AND
STANFORD SHIRLEY K
OR CURRENT RESIDENT
580 E 83RD DR
THORNTON CO 80229-5825

STANLEY RONNY
OR CURRENT RESIDENT
10035 YAMPA CT
COMMERCE CITY CO 80022-9050

STANTON JOEL R
OR CURRENT RESIDENT
1771 WAGNER ST
STRASBURG CO 80136-7727

STANTON RICK
OR CURRENT RESIDENT
8200 WASHINGTON ST APT 200
DENVER CO 80229-5896

STAR VALLEY LLC
OR CURRENT RESIDENT
5241 PECOS ST
DENVER CO 80221-6426

STARK TAYLOR
OR CURRENT RESIDENT
3553 W 63RD AVE
DENVER CO 80221-2038

STARLING ANDREW AND
STARLING LINDSEY
OR CURRENT RESIDENT
8873 NEWTON ST
WESTMINSTER CO 80031-3569

STARR RONALD A
OR CURRENT RESIDENT
8340 CLARKSON ST
DENVER CO 80229

STARZ BARBARA L
OR CURRENT RESIDENT
2467 RAINBOW DR NO. 39
DENVER CO 80229-5184

STATLER HEATHER AND
ATTA JAMAL
OR CURRENT RESIDENT
6730 GREEN CT
DENVER CO 80221-2632

STECKLER JEANETTE AND
STECKLER GARY
OR CURRENT RESIDENT
7534 BANNOCK ST
DENVER CO 80221-3604

STEELE CHELSEA A AND
STEELE SHANNON M
OR CURRENT RESIDENT
8721 EDISON ST
THORNTON CO 80229-4980

STEELE MARVIN
OR CURRENT RESIDENT
1031 E 88TH AVE
THORNTON CO 80229-4575

STEFANSKI CHRISTOPHER DEAN
OR CURRENT RESIDENT
7587 QUIVAS STREET
DENVER CO 80221

STEGEMAN KEVIN E
OR CURRENT RESIDENT
7973 LOGAN ST
THORNTON CO 80229-5867

STEIN JACOB
OR CURRENT RESIDENT
8038 CLAY DR
WESTMINSTER CO 80031-4181

STEINER DEVON
OR CURRENT RESIDENT
8740 CORONA ST APT 303
DENVER CO 80229-4714

STEPHENS JOSEPH P AND
STEPHENS VALERIE J
OR CURRENT RESIDENT
7614 RARITAN ST
DENVER CO 80221-4230

STEPHENS MCLEAN WILLIAM AND
GRAVES MARY ELIZABETH
OR CURRENT RESIDENT
3537 W 65TH AVE
DENVER CO 80221-2111

STEPHENSON DANA R
OR CURRENT RESIDENT
8440 CORONA ST
DENVER CO 80229-4906

STEVENS TROY A
OR CURRENT RESIDENT
6412 UTICA ST
ARVADA CO 80003-6500

STEVENS VALERIE
OR CURRENT RESIDENT
80 GREENWOOD BLVD
DENVER CO 80221-3634

STEWARD DENA AND
ANDERSON DARRELL
OR CURRENT RESIDENT
4505 W 68TH AVE
WESTMINSTER CO 80030-5755

STEWARD PAUL AND
STEWARD PATRICIA
OR CURRENT RESIDENT
8353 STACY DR
DENVER CO 80221-4641

STEWART APRIL M
OR CURRENT RESIDENT
9162 MEADE ST
WESTMINSTER CO 80031-3113

STEWART LORI L
OR CURRENT RESIDENT
8077 CLAY DR
WESTMINSTER CO 80031-4176

STEWART MORGAN AND
STEWART ZACHARY
OR CURRENT RESIDENT
1661 W 67TH CIR
WESTMINSTER CO 80221-2637

STIEGLITZ TANNER AND
GAHA ZACHARY
OR CURRENT RESIDENT
1455 W 68TH AVE
DENVER CO 80221-2681

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

STILLER NICHOLAS
OR CURRENT RESIDENT
6621 QUITMAN CT
ARVADA CO 80003-6901

STILLMAN CHRISTOPHER WILLARD
OR CURRENT RESIDENT
7693 NAVAJO ST
DENVER CO 80221-3424

STINEBECK GREGORY K
OR CURRENT RESIDENT
1981 MCDOUGAL ST
DENVER CO 80229-5040

STINES VALERIE A AND
STINES RANDY
OR CURRENT RESIDENT
8240 IVANHOE ST
DUPONT CO 80024-5009

STINSON H T JR AND
STINSON PHYLLIS J
OR CURRENT RESIDENT
5516 TEJON ST
DENVER CO 80221-1436

STONE CRAIG E
OR CURRENT RESIDENT
1713 W 52ND CT
DENVER CO 80221-1717

STONE JARED D AND
BUCKMAN JOSHUA T
OR CURRENT RESIDENT
1541 W 68TH LN
DENVER CO 80221-2760

STORCK MARC
OR CURRENT RESIDENT
8847 MEADE ST
WESTMINSTER CO 80031-3565

STORNELLI SAMI AND
STASIOWSKI GABRIELLE
OR CURRENT RESIDENT
7595 KRAMERIA ST
COMMERCE CITY CO 80022-1339

STOW PETER K
OR CURRENT RESIDENT
1802 ANCE ST
STRASBURG CO 80136-7800

STRACHAN SEAN A AND
STRACHAN LAUREN J
OR CURRENT RESIDENT
7516 TURNER DR
DENVER CO 80221-3433

STRAIGHT UP ENTERPRISES LLC
OR CURRENT RESIDENT
5271 PECOS ST
DENVER CO 80221-6426

STRANGE JOSEPH M
OR CURRENT RESIDENT
1884 ASOKA ST
STRASBURG CO 80136-7708

STRASBURG METROPOLITAN PARKS AND
RECREATION DISTRICT
OR CURRENT RESIDENT
1932 BURTON ST
STRASBURG CO 80136-7814

STRASBURG METROPOLITAN RECREATION
DISTRICT
OR CURRENT RESIDENT
1861 WAGNER ST
STRASBURG CO 80136-7723

STRAT KIMBERLY AND
STRAT JONATHAN
OR CURRENT RESIDENT
8790 OAKWOOD ST
WESTMINSTER CO 80031-3624

STRATTON KARLA ANNE
OR CURRENT RESIDENT
56200 E 23RD PL
STRASBURG CO 80136-7588

STRAUSS BRIAN AND
STRAUSS TAMI D
OR CURRENT RESIDENT
9073 MEADE ST
WESTMINSTER CO 80031

STRAWMIER BARBARA J AND
STRAWMIER THOMAS J
OR CURRENT RESIDENT
2861 COTTONWOOD DR
DENVER CO 80221-3210

STRAWN TROY D
OR CURRENT RESIDENT
6613 STUART COURT
ARVADA CO 80003

STRAYER JUANITA M
OR CURRENT RESIDENT
7685 SHERMAN ST
DENVER CO 80221-4174

STRELOW CHRISTINA ANN
OR CURRENT RESIDENT
40 CORTEZ ST
DENVER CO 80221-3618

STRICK ZACHARY D AND
LITTLEFIELD AMANDA P
OR CURRENT RESIDENT
8350 OGDEN ST
DENVER CO 80229-5431

STROHSON SIERRA
OR CURRENT RESIDENT
5571 SHOSHONE ST
DENVER CO 80221-1724

STROKER EMILY R
OR CURRENT RESIDENT
2702 W 68TH AVE
DENVER CO 80221-2326

STRONG SARAH NEUSEN AND
STRONG TERRENCE
OR CURRENT RESIDENT
7200 RUTH WAY
DENVER CO 80221-3148

STROUP GRAYSON SAMUEL AND
RUIZ MIRANDA LOUANN
OR CURRENT RESIDENT
10041 YAMPA CT
COMMERCE CITY CO 80022-9050

STUART SANDRA AND
STUART STEVEN
OR CURRENT RESIDENT
7995 PONTIAC ST
COMMERCE CITY CO 80022-1145

SUA SPONTE LLC
OR CURRENT RESIDENT
2325 W 72ND AVE
DENVER CO 80221-3101

SUAREZ PASILLAS MA DE LOS ANGELES AND
MARTINEZ ADAME ALEJANDRO
OR CURRENT RESIDENT
7921 CRESTVIEW LN
DENVER CO 80221-3805

SUAZO PAUL
OR CURRENT RESIDENT
7981 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

SUERETH DANIEL
OR CURRENT RESIDENT
5264 STUART ST
DENVER CO 80212-4044

SUGG JANICE L AND WILLIAMS JANICE L
OR CURRENT RESIDENT
1641 W 67TH CIR
DENVER CO 80221-2637

SULLIVAN ERIN M AND
COTTER CAROLE
OR CURRENT RESIDENT
8062 DECATUR CT
WESTMINSTER CO 80031-4167

SUMMERFIELD JASON AND
SUMMERFIELD AARON
OR CURRENT RESIDENT
6750 GROVE ST
DENVER CO 80221-2669

SUMMERS MICHAEL
OR CURRENT RESIDENT
140 BOWIE CT
DENVER CO 80221-3603

SUNGWOO INC
OR CURRENT RESIDENT
32691 E COLFAX AVE
WATKINS CO 80137-8727

SUSAN KEOTHAMMAKHOUN TRUST
OR CURRENT RESIDENT
3845 W 88TH CT
WESTMINSTER CO 80031-3571

SUTANTO DAVID
OR CURRENT RESIDENT
8130 IVY STREET
COMMERCE CITY CO 80022

SUTRO SHANE AND
SUTRO ROBERT
OR CURRENT RESIDENT
8848 OSCEOLA ST
WESTMINSTER CO 80031-3574

SUTTON SARAI
OR CURRENT RESIDENT
1864 ASOKA ST
STRASBURG CO 80136-7708

SUTTON SHAD DEVON AKA
SUTTON SHAD D
OR CURRENT RESIDENT
8391 CLARKSON ST
DENVER CO 80229-5480

SUTTON TIMOTHY J
OR CURRENT RESIDENT
9156 LASALLE PL
WESTMINSTER CO 80031-3355

SUZUKI JUSTIN S AND
SUZUKI DANIELLE L
OR CURRENT RESIDENT
10012 YAMPA CT
COMMERCE CITY CO 80022-9050

SVENSON JUDITH MAE AND
SVENSON ROBERT PAUL
OR CURRENT RESIDENT
7969 YORK ST NO.  B
DENVER CO 80229-6100

SWANBERG LOREN L
OR CURRENT RESIDENT
3050 W 54TH AVE
DENVER CO 80221-6502

SWANSON ERIC
OR CURRENT RESIDENT
7980 OLIVE ST
COMMERCE CITY CO 80022-1138

SWANSON LEE W AND
SWANSON BARBARA K
OR CURRENT RESIDENT
3072 W 53RD AVE
DENVER CO 80221-6562

SWANSON MITCHELL AND
SWANSON JOAN E
OR CURRENT RESIDENT
1921 ANCE STREET
STRASBURG CO 80136

SWANSON STEVE
OR CURRENT RESIDENT
8330 KATHERINE WAY
DENVER CO 80221

SWARTZ THOMAS E AND
SWARTZ LISA M
OR CURRENT RESIDENT
860 DOWNING WAY
DENVER CO 80229-5919

SWAW JUANITA
OR CURRENT RESIDENT
1720 W 74TH WAY
DENVER CO 80221-3402

SWAYNE JERRICK R AND
SWAYNE MELISSA J
OR CURRENT RESIDENT
1902 ANCE ST
STRASBURG CO 80136-7846

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

SWEETEN ATHENA AND
ALLES ZACH
OR CURRENT RESIDENT
6780 GROVE ST
DENVER CO 80221-2669

SWEETMAN JAMES A AND
SWEETMAN JENNIFER L
OR CURRENT RESIDENT
10220 E 123RD AVE
HENDERSON CO 80640-7438

SWEETMAN KEVIN AND
SWEETMAN JOLENE
OR CURRENT RESIDENT
11990 BRIGHTON RD
HENDERSON CO 80640-9322

SWEETMAN KEVIN W AND
SWEETMAN JOLENE M
OR CURRENT RESIDENT
11920 BRIGHTON RD
HENDERSON CO 80640-9322

SWEHLA AUGUSTINE AARON AND
SWEHLA REBECCA ANN
OR CURRENT RESIDENT
1842 ANCE ST
STRASBURG CO 80136-7800

SWIRCZEK SCOTT E
OR CURRENT RESIDENT
10048 E 159TH PL
BRIGHTON CO 80602-8605

SYLVAIN VANESSA
OR CURRENT RESIDENT
3160 W 65TH AVE
DENVER CO 80221-2104

SZABO CASEY S AND
SZABO SABRINA
OR CURRENT RESIDENT
2092 ANCE ST
STRASBURG CO 80136-7849

SZADO ANTHONY JOSEPH AND
SZADO TONY
OR CURRENT RESIDENT
3933 W 63RD PL
ARVADA CO 80003-6741

SZAKACS AMANDA JOY
OR CURRENT RESIDENT
2181 W 52ND AVE
DENVER CO 80221-1406

TABARES JOSE MACIAS AND
MACIAS JUAN J
OR CURRENT RESIDENT
8316 FOX ST
DENVER CO 80221-4415

TABSCOTT JULIA
OR CURRENT RESIDENT
1830 W 74TH WAY
DENVER CO 80221-3412

TABULLO KAYLE AND
TABULLO ERIC
OR CURRENT RESIDENT
2221 W 73RD AVE
DENVER CO 80221-3112

TAFOLLA HIDALGO SANJUANA AND
TAFOLLA HIDALGO ISIDRO
OR CURRENT RESIDENT
1983 ASOKA ST
STRASBURG CO 80136-7722

TAFOYA BERNICE TRUST
OR CURRENT RESIDENT
7635 EL PASO CIR
DENVER CO 80221-3404

TAFOYA JOSE
OR CURRENT RESIDENT
8711 DE SOTO ST
DENVER CO 80229-4978

TAFOYA MARIQITTA AND
MARTINEZ SHELLEY
OR CURRENT RESIDENT
7100 WARREN DR
DENVER CO 80221-2578

TAFOYA MAX J AND
TRUJILLO BERNADETTE
OR CURRENT RESIDENT
7683 NAVAJO ST
DENVER CO 80221-3424

TAFOYA MICHAEL R
OR CURRENT RESIDENT
7635 TURNER DR
DENVER CO 80221

TAFOYA NICHOLAS LEE AND
TAFOYA DANA
OR CURRENT RESIDENT
2207 BASIL ST
STRASBURG CO 80136-7701

TAKAHASHI KEN M AND
GARCIA STEFANIE E
OR CURRENT RESIDENT
2295 W 54TH AVE
DENVER CO 80221-1427

TALAMANTES DAVID AND
CHAVEZ VANESA
OR CURRENT RESIDENT
8178 PEARL ST
DENVER CO 80229-5842

TALAMANTES HERMILA H
TALAMANTES JUAN D
OR CURRENT RESIDENT
7970 IDLEWILD ST
COMMERCE CITY CO 80022-1088

TALAMANTES SANTOS AND
TALAMANTES MARTIN
OR CURRENT RESIDENT
8131 PONTIAC ST
COMMERCE CITY CO 80022-4956

TALAMANTES SANTOS AND
TALAMANTES CRYSTAL
OR CURRENT RESIDENT
8188 BRIGHTON RD
DUPONT CO 80024

TALARICO CYNTHIA A AND
BERNSHAUSEN JOHN A
OR CURRENT RESIDENT
7150 ALCOTT ST
WESTMINSTER CO 80030-5625

TALK SILVIA
OR CURRENT RESIDENT
7141 ALCOTT STREET
WESTMINSTER CO 80030

TALLGRASS PROPERTIES LLC
OR CURRENT RESIDENT
6701 WASHINGTON ST
DENVER CO 80229-7016

TALMICH JOSEPH GARY
OR CURRENT RESIDENT
3205 W LONGFELLOW PL
DENVER CO 80221-2149

TANDS EP LLC
OR CURRENT RESIDENT
1540 EL PASO BLVD
DENVER CO 80221-3420

TANNOUS KARIM JOHN AND
HOMSI ALEXANDER AND SABBAGH YANINA RAMEZ
OR CURRENT RESIDENT
8231 PENNSYLVANIA WAY
DENVER CO 80229-5885

TAPIA ARELLANO MA CONCEPCION
OR CURRENT RESIDENT
1922 ANCE ST
STRASBURG CO 80136-7846

TAPIA VALERIE A AND
MARTINEZ MICHAEL M
OR CURRENT RESIDENT
8040 JASMINE ST
DUPONT CO 80024

TAPIA VICENTE A AND
TAPIA VINCENTE W AND TAPIA ANNA M
OR CURRENT RESIDENT
8761 DAWSON ST APT 301
THORNTON CO 80229-4900

TARAN ADAM
OR CURRENT RESIDENT
6660 KING ST
DENVER CO 80221-2142

TARANGO BARBARA
OR CURRENT RESIDENT
3033 W 53RD AVE
DENVER CO 80221-6563

TARANGO BARBARA L
OR CURRENT RESIDENT
3031 W 53RD AVE
DENVER CO 80221

TARANGO MARIO AND
PENA MATILDE
OR CURRENT RESIDENT
7951 OLIVE ST
COMMERCE CITY CO 80022-1137

TARIN JESUS AND
TARIN GRACIELA
OR CURRENT RESIDENT
6420 NEWTON STREET
ARVADA CO 80003

TAYLOE DARIL EVERETT AND
TAYLOE MICHELLE MARIE
OR CURRENT RESIDENT
8218 WASHINGTON ST APT 2
DENVER CO 80229-8500

TAYLOR JASON
OR CURRENT RESIDENT
5961 E 81ST AVE
DUPONT CO 80024

TAYLOR KATHY
OR CURRENT RESIDENT
5400 CLAY ST
DENVER CO 80221-1636

TAYLOR KEVIN AND
TAYLOR DENISE
OR CURRENT RESIDENT
8700 RICHARD RD
DENVER CO 80229-8222

TAYLOR RENEE A AND
TAYLOR ROBBIE R
OR CURRENT RESIDENT
1612 BURTON ST
STRASBURG CO 80136-7703

TAYLOR WILLIAM E IV AND
TAYLOR AMANDA L
OR CURRENT RESIDENT
1750 DEFOE ST
STRASBURG CO 80136-5007

TEACHOUT CLAY BRYSON AND
TEACHOUT TAMMY SUE
OR CURRENT RESIDENT
2023 ASOKA ST
STRASBURG CO 80136-7707

TECUN STARR L
OR CURRENT RESIDENT
2680 W 80TH AVE
DENVER CO 80221-3808

TEDESCO MICHAEL P AND
TEDESCO SARAH B
OR CURRENT RESIDENT
2081 ANCE ST
STRASBURG CO 80136-7848

TEE EDA AND CORTES ANA VICTORIA
OR CURRENT RESIDENT
6871 AVRUM DR
DENVER CO 80221-2528

TEEGEE AND COMPANY LLC
OR CURRENT RESIDENT
2180 E 68TH AVENUE
DENVER CO 80229

TEIGLAND CHRISTOPHER JOHN
OR CURRENT RESIDENT
8047 DECATUR ST
WESTMINSTER CO 80031-7216

TELLERIA LORENZO A
OR CURRENT RESIDENT
3085 W 64TH AVE
DENVER CO 80221-2157

TELLEZ-CHAVEZ RICARDO AND TELLEZ FAUSTINA A
TELLEZ ERIC AND TELLEZ ALINA
OR CURRENT RESIDENT
7131 WARREN DR
DENVER CO 80221-2577

TELLO CAMILLE MICHIKO
OR CURRENT RESIDENT
1825 W 67TH PL
DENVER CO 80221-2612

TELLO LIZBETH
OR CURRENT RESIDENT
7680 PENNSYLVANIA COURT
DENVER CO 80229

TEMPLEMAN DANA AND
TEMPLEMAN KODY
OR CURRENT RESIDENT
380 E 82ND DR
DENVER CO 80229-5827

TEN EYCK TROY A AND
TEN EYCK RONALD J
OR CURRENT RESIDENT
8166 PENNSYLVANIA ST
DENVER CO 80229-5844

TENA MANUEL
OR CURRENT RESIDENT
6821 KNOX CT
DENVER CO 80221-2648

TENNENT KELLY
OR CURRENT RESIDENT
9221 KING WAY
WESTMINSTER CO 80031-2735

TENORIO ELIA
OR CURRENT RESIDENT
6500 OSCEOLA ST
ARVADA CO 80003-6425

TENORIO KATHLEEN MARIE AND
TENORIO EDDIE
OR CURRENT RESIDENT
8340 KATHERINE WAY
DENVER CO 80221

TENORIO TONY
OR CURRENT RESIDENT
8176 PENNSYLVANIA ST
DENVER CO 80229-5844

TERADA LINDA S AND
TERADA MICHAEL W
OR CURRENT RESIDENT
7295 LARSH DR
DENVER CO 80221-3139

TERAN DEBBIE
OR CURRENT RESIDENT
7618 BANNOCK ST
DENVER CO 80221-4105

TERRAZAS FIDEL
OR CURRENT RESIDENT
7450 KEARNEY ST
COMMERCE CITY CO 80022-1335

TERRAZAS MOREL LERMA AND
MARTINEZ ISAAC LERMA
OR CURRENT RESIDENT
8861 E 104TH AVE
HENDERSON CO 80640-8919

TERRAZAS NAYELY
OR CURRENT RESIDENT
2281 E 88TH AVE
THORNTON CO 80229-4683

TERRAZAS SONIA PONCE
OR CURRENT RESIDENT
2261 MCDOUGAL ST
DENVER CO 80229-5074

TERRELL SCOTT ALAN
OR CURRENT RESIDENT
8741 DAWSON ST APT 303
THORNTON CO 80229-4988

TERRILL TRENNA L
OR CURRENT RESIDENT
8843 MEADE ST
WESTMINSTER CO 80031-3565

TERRONES LIZ A AND
ADAME ENEMORIO JULIAN
OR CURRENT RESIDENT
8369 CHEROKEE ST
DENVER CO 80221-4467

TERRY CHELSEA A AND
TERRY ZACKARY T
OR CURRENT RESIDENT
2227 BASIL ST
STRASBURG CO 80136-7701

TERRY NINA D
OR CURRENT RESIDENT
861 E 83RD PL
DENVER CO 80229-5410

TETER AUSTIN
OR CURRENT RESIDENT
8260 IVANHOE ST
DUPONT CO 80024-5009

THAO NENG AND
LOR SOUA
OR CURRENT RESIDENT
8088 CLAY DR
WESTMINSTER CO 80031-4177

THAPA TEK AND
THAKURI SABITRA
OR CURRENT RESIDENT
2870 W 81ST AVE
WESTMINSTER CO 80031-7200

THATCH TAWNYETTA LAKAY AND
THATCH BRANDON MICHAEL
OR CURRENT RESIDENT
6611 E 80TH AVE
COMMERCE CITY CO 80022-1115

THE ANAYA-MARQUEZ TRUST
OR CURRENT RESIDENT
6998 KIDDER DR
DENVER CO 80221-2840

THE ANGEL FALLS FAMILY TRUST
OR CURRENT RESIDENT
6650 RALEIGH CT
ARVADA CO 80003-6437

THE BILLIE C HULL TRUST
OR CURRENT RESIDENT
7211 RUTH WAY
DENVER CO 80221-3147

THE CME TRUST
OR CURRENT RESIDENT
1750 W 53RD PL UNIT 7
DENVER CO 80221-6414

THE CRUZ FAMILY TRUST
OR CURRENT RESIDENT
3924 W 63RD PL
ARVADA CO 80003-6742

THE D AND M SAND TRUST
OR CURRENT RESIDENT
6540 RALEIGH ST
ARVADA CO 80003-6436

THE DALE JOHN SCHMITZ LIVING TRUST
OR CURRENT RESIDENT
5230 LILAC LN
DENVER CO 80221-1282

THE DAVID AND KAREN BEAVERS REVOCABLE TRUST
OR CURRENT RESIDENT
1901 COMANCHE CIR
STRASBURG CO 80136-8119

THE DEMARA FAMILY TRUST
OR CURRENT RESIDENT
8176 WASHINGTON ST APT 118
DENVER CO 80229-8511

THE DENNING FAMILY TRUST AND
DENNING GEORGE A
OR CURRENT RESIDENT
7180 QUIVAS ST
DENVER CO 80221-2547

THE DIXON FAMILY TRUST
OR CURRENT RESIDENT
2037 BASIL ST
STRASBURG CO 80136-7715

THE DODERO FAMILY LIVING TRUST
OR CURRENT RESIDENT
9889 E 159TH PL
BRIGHTON CO 80602-8606

THE DOUGLAS AND HENRIETTA IRREVOCABLE TRUST
OR CURRENT RESIDENT
7931 KIMBERLY ST
COMMERCE CITY CO 80022-1026

THE FELIPE AND LETICIA AGUILAR TRUST
OR CURRENT RESIDENT
8219 GREENWOOD BLVD
DENVER CO 80221-4401

THE HETRICK FAMILY TRUST
OR CURRENT RESIDENT
1900 COMANCHE DR
STRASBURG CO 80136-8103

THE HUNNYHOLT TRUST
OR CURRENT RESIDENT
1785 LONGBRANCH ST
STRASBURG CO 80136-7851

THE JAMES AND JENNIFER TRUST
OR CURRENT RESIDENT
400 E 82ND DR
DENVER CO 80229-5829

THE JASON B GILLIS REVOCABLE TRUST U/A UND 50% INT
THE CHRISTIEVE M GILLIS REVOCABLE TRUST U/A UND 50% INT
OR CURRENT RESIDENT
3941 W 66TH AVE
ARVADA CO 80003-6411

THE JOHN 3:16 TRUST
OR CURRENT RESIDENT
1563 MAIN ST
STRASBURG CO 80136-7510

THE KAY JEAN JOHNSON TRUST
OR CURRENT RESIDENT
7665 SHERMAN ST
DENVER CO 80221-4174

THE LEA TRUST
OR CURRENT RESIDENT
6871 OSAGE ST
WESTMINSTER CO 80221-7034

THE LEE FAMILY TRUST
OR CURRENT RESIDENT
9205 LOWELL BLVD
WESTMINSTER CO 80031-3100

THE LORENZO NUNEZ TRUST
OR CURRENT RESIDENT
6590 MEADE CT
ARVADA CO 80003-6447

THE LOZANO FAMILY TRUST
OR CURRENT RESIDENT
8275 ACOMA ST
DENVER CO 80221-4535

THE LOZANO FAMILY TRUST
OR CURRENT RESIDENT
8255 ACOMA ST
DENVER CO 80221-4535

THE MARILYN PEACHER TRUST
OR CURRENT RESIDENT
1644 ADAMS ST
STRASBURG CO 80136-7543

THE MENDOZA LERMA REVOCABLE LIVING TRUST
OR CURRENT RESIDENT
1885 LONGBRANCH ST
STRASBURG CO 80136-7802

THE MT DONNELLON TRUST
OR CURRENT RESIDENT
1595 LONGBRANCH ST
STRASBURG CO 80136-7733

THE OSBORNE FAMILY TRUST
OR CURRENT RESIDENT
1765 LONGBRANCH ST
STRASBURG CO 80136-7851

THE PURVIANCE FAMILY TRUST
OR CURRENT RESIDENT
3471 MOSKO CT
DENVER CO 80221-2657

THE RAFAEL BUSTOS FAMILY TRUST
OR CURRENT RESIDENT
7456 LEYDEN ST
COMMERCE CITY CO 80022-1352

THE ROSE MARY ANN HEIDENREICH REVOCABLE T
OR CURRENT RESIDENT
421 E 76TH AVE
DENVER CO 80229-6204

THE SANDOVAL FAMILY TRUST
OR CURRENT RESIDENT
4121 W 66TH AVE
ARVADA CO 80003-6415

THE SMITH LIVING TRUST
OR CURRENT RESIDENT
390 E 76TH AVE
DENVER CO 80229-6203

THE SNOWBARGER TRUST
OR CURRENT RESIDENT
6521 OSCEOLA ST
ARVADA CO 80003-6424

THE SULLENBERGER FAMILY TRUST
OR CURRENT RESIDENT
6781 MEADE CIR
WESTMINSTER CO 80030-5374

THE T&M DUNHAM TRUST
OR CURRENT RESIDENT
56250 E 23RD PL
STRASBURG CO 80136-7588

THE VICTOR JAVED TRUST
OR CURRENT RESIDENT
2529 DEVONSHIRE CT APT 63
DENVER CO 80229-5188

THE ZAMORA FAMILY TRUST
OR CURRENT RESIDENT
8204 LOUISE DR
DENVER CO 80221-3920

THEISEN ANDREW T AND
THEISEN ROBYN YVETTE
OR CURRENT RESIDENT
6410 OSCEOLA ST
ARVADA CO 80003-6423

THELEN WESLEY J AND
MCINTOSH NATHAN T
OR CURRENT RESIDENT
8815 OSCEOLA ST
WESTMINSTER CO 80031-3574

THOMAS CAROLYN P
OR CURRENT RESIDENT
8210 PENNSYLVANIA WAY
DENVER CO 80229-5846

THOMAS CHARLES E
OR CURRENT RESIDENT
3091 W 63RD AVE
DENVER CO 80221-1976

THOMAS LYNETTE
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 2
DENVER CO 80229-5980

THOMPSON DANIEL R AND
THOMPSON RACHEL R
OR CURRENT RESIDENT
41 CRAGMORE ST
DENVER CO 80221

THOMPSON DAVID S
OR CURRENT RESIDENT
7527 QUIVAS ST
DENVER CO 80221-3415

THOMPSON DEAN
OR CURRENT RESIDENT
8052 CLAY DR
WESTMINSTER CO 80031-4102

THOMPSON DIANE
OR CURRENT RESIDENT
8164 WASHINGTON ST UNIT 61
DENVER CO 80229

THOMPSON JAY DEE AND
THOMPSON RICHELLE M
OR CURRENT RESIDENT
8205 LADEAN ST
DENVER CO 80229

THOMPSON JOANNA M AND
HARTWIG CRAIG M
OR CURRENT RESIDENT
1591 ARAPAHOE ST
STRASBURG CO 80136-5002

THOMPSON MARY LEE
OR CURRENT RESIDENT
8341 JASMINE STREET
COMMERCE CITY CO 80022

THOMPSON SCOTT
OR CURRENT RESIDENT
2762 W 68TH AVE
DENVER CO 80221-2326

THOMPSON THOMAS AND
THOMPSON AMBER
OR CURRENT RESIDENT
520 E 82ND DRIVE
DENVER CO 80229-5831

THORFINSON MARLOWE E
OR CURRENT RESIDENT
901 W 69TH AVE
DENVER CO 80221-7044

THORNBURG NICHOLAS E
OR CURRENT RESIDENT
1578 W 67TH PL
DENVER CO 80221-2680

THORSON PARKER HOLT
OR CURRENT RESIDENT
10071 ZENO ST
COMMERCE CITY CO 80022-9055

THREE BROTHERS HOSPITALITY LLC
OR CURRENT RESIDENT
9041 I 76 FRONTAGE RD
HENDERSON CO 80640-8239

THUN CAROL L
OR CURRENT RESIDENT
6470 OSCEOLA ST
ARVADA CO 80003-6423

THURMAN BRYAN AND
ALCORN ELIZABETH KAY
OR CURRENT RESIDENT
8671 MCDOUGAL ST
DENVER CO 80229-5131

TIBBITS WAYNE JOSEPH JR AND
TRUJILLO RACHAEL
OR CURRENT RESIDENT
10120 E 160TH PL
BRIGHTON CO 80602-5608

TIBERT ANDREW AND
TIBERT ROBYN
OR CURRENT RESIDENT
6440 TENNYSON ST APT 12
ARVADA CO 80003-6445

TILLEY ADRIAN
OR CURRENT RESIDENT
1140 W 70TH PL
DENVER CO 80221-3033

TILTON EDMUND AND
TILTON POINCIANA
OR CURRENT RESIDENT
6740 MEADE CIR UNIT A
WESTMINSTER CO 80030-5306

TIMMONS SHAWN AND
HAWRON REBECCA
OR CURRENT RESIDENT
1620 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260

TIMPE MARIAN F
OR CURRENT RESIDENT
460 E 80TH AVE
DENVER CO 80229-5805

TINAJERO FEDERICO MARTINEZ
OR CURRENT RESIDENT
7620 PENNSYLVANIA COURT
THORNTON CO 80229

TINDALL TIMOTHY AND
PASUA GRACE P
OR CURRENT RESIDENT
1629 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80206

TINSLEY RALPH E
OR CURRENT RESIDENT
8360 DELAWARE ST
DENVER CO 80221-4476

TISCARENO DANIELA E RODRIGUEZ
OR CURRENT RESIDENT
160 CORTEZ ST
DENVER CO 80221-3680

TISCARENO JAIRO ARGENIZ AND
FLORES PRUDENCE LENEA
OR CURRENT RESIDENT
10054 ZENO ST
COMMERCE CITY CO 80022-9055

TLATENCHI CELSA
OR CURRENT RESIDENT
8095 BRIGHTON ROAD
COMMERCE CITY CO 80022

TO NATHANIEL D
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 50
DENVER CO 80229-5944

TOCCO SCOTT
OR CURRENT RESIDENT
1725 W 67TH CIR
DENVER CO 80221-2674

TODD REAGAN AND SIMONS KYLE AND
TODD RICHARD M AND TODD JOAN L
OR CURRENT RESIDENT
2764 W 68TH AVE
DENVER CO 80221-2326

TOMAS GARRETT MATTHEW
OR CURRENT RESIDENT
80 BOWIE CT
DENVER CO 80221-3674

TOMSICK JACQUELYN M AND
HERRING THOMAS
OR CURRENT RESIDENT
7082 KALAMATH STREET
DENVER CO 80221

TORRE BUENAVENTURA DE LA
OR CURRENT RESIDENT
1440 W 72ND AVE
WESTMINSTER CO 80221-2728

TORRECILLAS VALENZUELA AVELINA AND
PULIDO CANDHOLA ARTURO
OR CURRENT RESIDENT
21 BOWIE CT
DENVER CO 80221-3675

TORRES DOLORES G M
OR CURRENT RESIDENT
8242 GREENWOOD BLVD
DENVER CO 80221-4402

TORRES GLADYS L
OR CURRENT RESIDENT
7611 ACOMA CT
DENVER CO 80221-4101

TORRES ISABEL AND
GOMEZ GRICELDA
OR CURRENT RESIDENT
8095 CLARKSON CT
DENVER CO 80229-5905

TORRES JOHN M
OR CURRENT RESIDENT
1780 W 54TH PL
DENVER CO 80221

TORRES JUAN MIQUEL
OR CURRENT RESIDENT
7870 MAGNOLIA ST
COMMERCE CITY CO 80022-1124

TORRES LORENZO M
OR CURRENT RESIDENT
6920 AVRUM DR
DENVER CO 80221-2531

TORRES MANUEL CARMONA
OR CURRENT RESIDENT
1161 DAKIN ST
DENVER CO 80221-3795

TORRES MARIA
OR CURRENT RESIDENT
6824 COLUMBINE ST
THORNTON CO 80229-7509

TORRES MARIA AND
TORRES VICTOR MANUEL ESCOBAR
OR CURRENT RESIDENT
241 W 83RD AVE
DENVER CO 80221-4414

TORRES MIGUEL
OR CURRENT RESIDENT
7970 IVYWOOD ST
COMMERCE CITY CO 80022-1078

TORRES PATRICIA CARO
OR CURRENT RESIDENT
8361 OGDEN ST
DENVER CO 80229-5430

TORRES RAMON A AND
TORRES MAMIE A
OR CURRENT RESIDENT
7501 LEYDEN ST
COMMERCE CITY CO 80022-1360

TORRES-LUCERO AUDRIEANNA
OR CURRENT RESIDENT
7913 YORK ST APT D
DENVER CO 80229-6176

TORRES-SANCHEZ LUZ A AND
SANCHEZ OMAR A TORRES
OR CURRENT RESIDENT
7260 QUIVAS ST
DENVER CO 80221-3142

TOTH AMANDA MARIE AND
TOTH STEVEN MICHAEL JR
OR CURRENT RESIDENT
7646 TURNER DR
DENVER CO 80221-4232

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

TOWLE THOMAS J
OR CURRENT RESIDENT
120 CAMPO ST
DENVER CO 80221-3676

TOWNDROW LYNDA S AND
TOWNDROW DENNIS DEAN
OR CURRENT RESIDENT
6800 OSAGE ST
DENVER CO 80221-7035

TRABANDT ERIC J
OR CURRENT RESIDENT
8330 ZUNI ST APT 117
DENVER CO 80221-4674

TRACEY LAUREEN ROSE AND
TRACEY LIA MARIE
OR CURRENT RESIDENT
3471 W 68TH AVE
DENVER CO 80221-2618

TRAN BACH MAI AND
TRAN HANH NHU
OR CURRENT RESIDENT
8031 DECATUR CT
WESTMINSTER CO 80031-4166

TRAN CHRISTOPHER AND
HUYNH CHUYEN NHAT
OR CURRENT RESIDENT
6785 RARITAN DR
DENVER CO 80221-2613

TRAN DAVID
OR CURRENT RESIDENT
8375 TEJON ST
DENVER CO 80221-4643

TRAN HUNG VAN
NGUYEN LOAN THI ANH
OR CURRENT RESIDENT
8288 PECOS ST
DENVER CO 80221-3956

TRAN KHOI M
OR CURRENT RESIDENT
1200 W 70TH AVE
DENVER CO 80221-7053

TRAN LINH MY
OR CURRENT RESIDENT
9146 LASALLE PL
WESTMINSTER CO 80031-3355

TRAN RONG AND
ENG SORPHEA
OR CURRENT RESIDENT
1720 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4802

TRAN THO AND
NGUYEN NGOC
OR CURRENT RESIDENT
8079 DECATUR ST
WESTMINSTER CO 80031-4175

TRAN TRIET NGUYEN
OR CURRENT RESIDENT
3451 HIGHLAND PL
WESTMINSTER CO 80031-3358

TRANCOSO ERIC ALONSO AND
QUINTERO RAMON ALONSO
OR CURRENT RESIDENT
7601 LEYDEN LN
COMMERCE CITY CO 80022-1319

TRAUGUTT ANDREW R AND
TRAUGUTT MICHELLE
OR CURRENT RESIDENT
7668 QUIVAS ST
DENVER CO 80221-4226

TRAVERS JOHN L JR AND
TRAVERS PHYLLIS M
OR CURRENT RESIDENT
8871 RACE ST
DENVER CO 80229-4605

TREGLIO RICHARD AND
TREGLIO JAMIE
OR CURRENT RESIDENT
10170 E 160TH PL
BRIGHTON CO 80602-5608

TREJO DE LEON JAMIE
OR CURRENT RESIDENT
7441 LEYDEN ST
COMMERCE CITY CO 80022-1341

TREJO RONALD AND TREJO MARCELA
OR CURRENT RESIDENT
8023 DECATUR CT
WESTMINSTER CO 80030-4166

TREPANIER MARKIE JEAN
OR CURRENT RESIDENT
2469 DEVONSHIRE CT APT 33
DENVER CO 80229-5174

TREVINO YOLANDA WENDY
OR CURRENT RESIDENT
1060 DAKIN ST
DENVER CO 80221-3706

TRIAS MATTHEW A AND
BECKMAN MICHELLE R
OR CURRENT RESIDENT
3741 W 91ST PL
WESTMINSTER CO 80031-3110

TRILOGY TRUST
OR CURRENT RESIDENT
2800 COTTONWOOD DR
DENVER CO 80221-3211

TRIMBLE MICHAEL LEE
OR CURRENT RESIDENT
8266 WASHINGTON ST APT 84
DENVER CO 80229-8508

TRINH PHUNG THAI NHU
OR CURRENT RESIDENT
8035 DECATUR CT
WESTMINSTER CO 80031-4166

TRISTANI TAMORI
OR CURRENT RESIDENT
6759 QUIVAS WAY
DENVER CO 80221-2675

TROPF RENEE J AND
SHENEFELT NICHOLAS
OR CURRENT RESIDENT
8263 ADAMS WAY
DENVER CO 80221-3903

TROTTER BRAD F
OR CURRENT RESIDENT
8680 JOLENE DR
DENVER CO 80229-5062

TROYER MEGAN
OR CURRENT RESIDENT
7595 TURNER DR
DENVER CO 80221-3432

TRUE ROBIN LEE
OR CURRENT RESIDENT
7900 GREEN CT
WESTMINSTER CO 80030-4225

TRUJILLO ADAM A AND
TRUJILLO KATHLEEN L
OR CURRENT RESIDENT
8290 BLUEBELL WAY
DENVER CO 80221-4411

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

TRUJILLO ALEXANDER S
OR CURRENT RESIDENT
7920 KIMBERLY STREET
COMMERCE CITY CO 80022

TRUJILLO ALEXANDER S
OR CURRENT RESIDENT
7251 AVRUM DR
DENVER CO 80221-3137

TRUJILLO APRIL M
OR CURRENT RESIDENT
6471 OSCEOLA ST
ARVADA CO 80003-6422

TRUJILLO BLAKE AND
MUNIZ ROBERT JR
OR CURRENT RESIDENT
1831 ASPEN MEADOWS CIR
DENVER CO 80260-4809

TRUJILLO BRITTANY R AND
TRUJILLO SARAH B AND TRUJILLO ARTHUR L
OR CURRENT RESIDENT
5601 E 72ND AVE
COMMERCE CITY CO 80022-1528

TRUJILLO ERNEST G
OR CURRENT RESIDENT
5300 RARITAN WAY
DENVER CO 80221-1734

TRUJILLO IRENE TRUST THE
OR CURRENT RESIDENT
8281 RALPH LN
DENVER CO 80221-3960

TRUJILLO JESSICA CHRYSTAL AND
SISNEROS DANIEL JOSEPH
OR CURRENT RESIDENT
7960 IVYWOOD ST
COMMERCE CITY CO 80022-1078

TRUJILLO JOSEPH L SR
OR CURRENT RESIDENT
5217 LILAC LN
DENVER CO 80221-1283

TRUJILLO LINDA
OR CURRENT RESIDENT
5300 TEJON ST
DENVER CO 80221-1432

TRUJILLO MELISSA AND
TRUJILLO GABRIEL
OR CURRENT RESIDENT
7981 QUEBEC ST
COMMERCE CITY CO 80022-1227

TRUJILLO PHILLIP A AND
PEREZ-TRUJILLO CELESTE
OR CURRENT RESIDENT
5422 SHOSHONE ST
DENVER CO 80221-1723

TRUJILLO RAYMOND A AND
TRUJILLO LAURA J
OR CURRENT RESIDENT
1320 MARIPOSA DR
DENVER CO 80221-3409

TRUJILLO RICHARD M AND
TRUJILLO LORRAINE C
OR CURRENT RESIDENT
1220 ELBERT ST
DENVER CO 80221-8306

TRUJILLO ROBERT J III AND
TRUJILLO JOYCE M
OR CURRENT RESIDENT
2261 STACY DR
DENVER CO 80221-4637

TRUJILLO ROBERT M AND
GONZALEZ MARIA
OR CURRENT RESIDENT
6760 MEADE CIRCLE UNIT A
WESTMINSTER CO 80030

TRUJILLO RONALD AND
ROMERO ARLENE
OR CURRENT RESIDENT
8316 CONIFER RD
DENVER CO 80221-4582

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

TRUJILLO SARA MARIE AND
OLVERA SALVADOR JR
OR CURRENT RESIDENT
7668 ELLEN LN
DENVER CO 80221-4108

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

TRUSTILE DOORS LLC
OR CURRENT RESIDENT
1111 E 71ST AVE
DENVER CO 80229-6820

TU ANH QUY AND
NGUYEN VAN HAI
OR CURRENT RESIDENT
7632 PENNSYLVANIA CT
DENVER CO 80229-1822

TUCK DANIEL
OR CURRENT RESIDENT
8170 PENNSYLVANIA WAY
DENVER CO 80229-5846

TUCKER AARON AND
KENYON ANDREA
OR CURRENT RESIDENT
56342 E 23RD AVE
STRASBURG CO 80136-7585

TUCKER CASEY AND
TUCKER JAYNE M
OR CURRENT RESIDENT
2740 W 66TH PL
DENVER CO 80221-2218

TUCKER MARK A
OR CURRENT RESIDENT
8770 CORONA ST APT 302
THORNTON CO 80229-4736

TUCKER NATALIE ANN
OR CURRENT RESIDENT
8081 EMERSON ST
DENVER CO 80229-5907

TUCKER PAMELA
OR CURRENT RESIDENT
1658 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260

TULE RIVER HOMEBUYER EARNED EQUITY AGENCY
OR CURRENT RESIDENT
8051 CLARKSON CT
DENVER CO 80229-5905

TULE RIVER HOMEBUYER EARNED EQUITY AGENCY
OR CURRENT RESIDENT
7663 NAVAJO ST
DENVER CO 80221-3424

TURANO ANDREW MANCINI
OR CURRENT RESIDENT
6360 QUITMAN CT
ARVADA CO 80003-6750

TURCIOS CESAR DANIEL GARCIA
OR CURRENT RESIDENT
3110 W 66TH AVE
DENVER CO 80221-2116

TURNER JAMES BRUCE JR AND
OWENS ELENA ANN
OR CURRENT RESIDENT
2285 TROUT RD
STRASBURG CO 80136-7582

TURNER JOAN
OR CURRENT RESIDENT
1769 ARAPAHOE ST
STRASBURG CO 80136-7713

TURNER MARK G
OR CURRENT RESIDENT
7996 HOLLYWOOD ST
COMMERCE CITY CO 80022-1076

TURNER STUART
OR CURRENT RESIDENT
6633 KNOX CT
DENVER CO 80221-2143

TURNER-FRIEDMAN SAMUEL JACOB
OR CURRENT RESIDENT
9163 MEADE ST
WESTMINSTER CO 80031-3111

TUTAK JOSEPH
OR CURRENT RESIDENT
5441 GROVE ST
DENVER CO 80221-6545

TWIGGS VIVIAN
OR CURRENT RESIDENT
7951 VALLEY VIEW DR
DENVER CO 80221-3846

U S MOTELS DENVER NORTH INC
OR CURRENT RESIDENT
5888 BROADWAY
DENVER CO 80216-1025

UECKERT ALICE M
OR CURRENT RESIDENT
8258 LORETTA DR
DENVER CO 80221-4421

UGUES ANTONIO M AND
CHAVEZ RODOLFO
OR CURRENT RESIDENT
8138 PEARL ST
DENVER CO 80229

UGUES HECTOR AND
ESCALARA MARIA MANCHA
OR CURRENT RESIDENT
2241 W 54TH AVE
DENVER CO 80221-1427

ULACIA YUSMARI MONTALVO AND
NELSON YANIEL LEIVA
OR CURRENT RESIDENT
7639 PENNSYLVANIA CT
DENVER CO 80229-1822

ULIBARRI JORDAN SETH
OR CURRENT RESIDENT
875 E 78TH AVE UNIT 56
DENVER CO 80229-5944

ULTIMO AUTO SALES & MOTORSPORTS LLC
OR CURRENT RESIDENT
5380 FEDERAL BLVD
DENVER CO 80221-1143

UPCHURCH MATTHEW R AND UPCHURCH BRITTNEY M
ND
UPCHURCH DENISE M AND UPCHURCH BETHANY M
OR CURRENT RESIDENT
12271 BRIGHTON RD
HENDERSON CO 80640-9749

UPCHURCH MATTHEW R AND UPCHURCH BRITTNEY M
ND
UPCHURCH DENISE M AND UPCHURCH BETHANY M
OR CURRENT RESIDENT
12270 BRIGHTON RD
HENDERSON CO 80640-9750

UPDIKE MICHAEL LEE
OR CURRENT RESIDENT
121 GREENWOOD BLVD
DENVER CO 80221-3695

UPI BLAIR LLC
OR CURRENT RESIDENT
1187 E 68TH AVE
DENVER CO 80229-7104

UPRETI SHUBASH AND
GAJUREL SAMUNA
OR CURRENT RESIDENT
1696 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4841

UPTON HEATHER
OR CURRENT RESIDENT
2011 BASIL ST
STRASBURG CO 80136-7725

URBAN JOHN
OR CURRENT RESIDENT
7201 RARITAN ST
DENVER CO 80221-3145

URBAN JUSTIN RUSSELL AND
URBAN JACQUELINE RUTH
OR CURRENT RESIDENT
1635 LONGBRANCH ST
STRASBURG CO 80136-7733

URIAS-RAMIREZ JOSE AND
URIAS-RAMIREZ JOSIE
OR CURRENT RESIDENT
7961 GRANT ST
DENVER CO 80229-5861

URIBE ANTONIO JR AND
GARIBAY ILCE DUARTE
OR CURRENT RESIDENT
7930 CRESTVIEW LN
DENVER CO 80221-3806

UTEM MARK CAROL A
OR CURRENT RESIDENT
7965 YORK ST APT 3
DENVER CO 80229-6168

VAD DEVELOPMENT CONTRACTORS LLC AND
LLC D-INVEST-OR LLC AND PINNACLE PROPERTY G
WP COLORADO LLC
OR CURRENT RESIDENT
9200 MEADE ST
WESTMINSTER CO 80031-3162

VALDEZ AMADEO JR AND
VALDEZ CYNTHIA L
OR CURRENT RESIDENT
1341 W 71ST PL
DENVER CO 80221-7201

VALDEZ BENJAMIN R AND
VALDEZ REBECCA E
OR CURRENT RESIDENT
7150 LARSH DR
DENVER CO 80221-2545

VALDEZ BONIFACE J
OR CURRENT RESIDENT
8149 LORETTA DR
DENVER CO 80221-4416

VALDEZ CYNTHIA JO
OR CURRENT RESIDENT
8780 HOPKINS DRIVE
THORNTON CO 80229

VALDEZ CYNTHIA LOUISE
OR CURRENT RESIDENT
6500 CLAY ST
DENVER CO 80221-2316

VALDEZ DANIEL A
OR CURRENT RESIDENT
2040 CLEO ST
DENVER CO 80229-5603

VALDEZ DAVID
OR CURRENT RESIDENT
1660 W 74TH WAY
DENVER CO 80221-3401

VALDEZ GABRIEL
OR CURRENT RESIDENT
7867 YORK ST APT 3
DENVER CO 80229-6190

VALDEZ J JUAN GONZALEZ AND
GONZALEZ JAMIE MARIE
OR CURRENT RESIDENT
7285 MARIPOSA ST
DENVER CO 80221-2736

VALDEZ JOSHUA A AND
VALDEZ JENELL J
OR CURRENT RESIDENT
9063 MEADE ST
WESTMINSTER CO 80031-3192

VALDEZ MICHAEL V AND VALDEZ BARBARA
OR CURRENT RESIDENT
5345 GROVE ST
DENVER CO 80221-6543

VALDEZ RAVEN JADE AND
REYES CHRISTIAN DAMIAN CERVANTES
OR CURRENT RESIDENT
7953 YORK ST APT 2
DENVER CO 80229-6148

VALDEZ RICARDO HERRERA
OR CURRENT RESIDENT
20 CRAGMORE ST
DENVER CO 80221-3628

VALDEZ RICARDO RAY LIZONDRA
OR CURRENT RESIDENT
7201 RUTH WAY
DENVER CO 80221-3147

VALDEZ TIM EDWARD
OR CURRENT RESIDENT
8330 ZUNI STREET NO. 210
DENVER CO 80221

VALDEZ TIMOTEO EDUARDO AND
VALDEZ GENEVIEVE ROSALIE
OR CURRENT RESIDENT
7160 BERTHOUD ST
WESTMINSTER CO 80030-5633

VALDEZ-SOTELO DONAVAN DANIEL AND
ZAMORA SAMANTHA GUADALUPE
OR CURRENT RESIDENT
8770 RAINBOW AVE APT 3
DENVER CO 80229-5190

VALDEZ-ZUBIA KAROL ODETT AND
DURON ALEJANDRO VALDEZ
OR CURRENT RESIDENT
7995 IDLEWILD ST
COMMERCE CITY CO 80022-1058

VALDIVIA FATIMA GARCIA
OR CURRENT RESIDENT
5231 LILAC LN
DENVER CO 80221-1283

VALDIVIA JOSE AND
FLOHR SYLVIE RABOISSON
OR CURRENT RESIDENT
7201 AVRUM DR
DENVER CO 80221-3137

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

VALENCIA FERNANDO ELFEGO
OR CURRENT RESIDENT
6680 KNOX CT
DENVER CO 80221-2144

VALENCIA JASON L AND
NUNEZ ANDREA L
OR CURRENT RESIDENT
8336 OSAGE WAY
DENVER CO 80221-3952

VALENCIA JORGE
OR CURRENT RESIDENT
7625 SHERMAN ST
DENVER CO 80221-4174

VALENCIA MARTIN AND
VALENCIA ANDREANA SUSAN
OR CURRENT RESIDENT
6504 QUITMAN ST
ARVADA CO 80003-6433

VALENTINE JOSHUA REUBEN
OR CURRENT RESIDENT
6950 OSAGE ST
DENVER CO 80221-7037

VALENZA PAMELA M
OR CURRENT RESIDENT
8230 WASHINGTON ST NO. 17
DENVER CO 80229-8502

VALENZUELA ALEXIA GUADALUPE
OR CURRENT RESIDENT
8330 ZUNI ST APT 224
DENVER CO 80221-4677

VALENZUELA ANTONIO P AND
VALENZUELA MARTINA
OR CURRENT RESIDENT
7531 LEYDEN ST
COMMERCE CITY CO 80022-1360

VALENZUELA GILBERT J/LORRAINE AND
VALENZUELA RICK
OR CURRENT RESIDENT
5510 SHOSHONE ST
DENVER CO 80221-1725

VALERO NORMA
OR CURRENT RESIDENT
7480 KEARNEY STREET
COMMERCE CITY CO 80022

VALIENTE ESMERALDA Y
OR CURRENT RESIDENT
8385 ELATI ST
DENVER CO 80221-4479

VALLE ESTEBAN FIERRO DEL
OR CURRENT RESIDENT
7701 YORK ST
DENVER CO 80229-6612

VALLEJO SANDRA LUZ AND
DOMINGUEZ JOSIAH DESHAUN
OR CURRENT RESIDENT
6402 UTICA ST
ARVADA CO 80003-6500

VALLES JESUS RAFAEL
OR CURRENT RESIDENT
7801 HOLLYWOOD ST
COMMERCE CITY CO 80022-1010

VALLES-FERNANDEZ NORMA L AND
MATA-VALLES DAVID
OR CURRENT RESIDENT
7270 KRAMERIA ST
COMMERCE CITY CO 80022-1926

VALVERDE CANO FEDERICO
OR CURRENT RESIDENT
1780 W 74TH WAY
DENVER CO 80221-3402

VAMOS KENNETH W AND
VAMOS PEARLA
OR CURRENT RESIDENT
2211 ANCE ST
STRASBURG CO 80136-7836

VAN DORN LAUREN E
OR CURRENT RESIDENT
10092 ZENO ST
COMMERCE CITY CO 80022-9055

VAN GUNDY BILL LEE
OR CURRENT RESIDENT
7971 IVYWOOD ST
COMMERCE CITY CO 80022-1077

VAN SANDT NICHOLAS C AND
VAN SANDT KANA Y
OR CURRENT RESIDENT
6871 KNOX CT
DENVER CO 80221-2648

VAN TASSEL MATTHEW
OR CURRENT RESIDENT
7130 BERTHOUD ST
WESTMINSTER CO 80030-5633

VAN ZANDT CHAD AND
VAN ZANDT JAMIE JO
OR CURRENT RESIDENT
9291 KNOX CT
WESTMINSTER CO 80031-2737

VANDEMOER CAROL L
OR CURRENT RESIDENT
8791 CIRCLE DR
WESTMINSTER CO 80031-3675

VANDERBECK BRANDT M
VANDERBECK JAMIE M
OR CURRENT RESIDENT
7101 ZUNI ST
DENVER CO 80221-7403

VANDERBUR THOMAS A
OR CURRENT RESIDENT
180 CORTEZ ST
DENVER CO 80221-3680

VANDERHURST STUART RANDELL III AND
VANDERHURST DENISE MARIE
OR CURRENT RESIDENT
3082 W 53RD AVE
DENVER CO 80221-6562

VANFLEET MATTHEW
OR CURRENT RESIDENT
6920 NAVAJO ST APT B
DENVER CO 80221-8900

VANG DAVID
OR CURRENT RESIDENT
6851 KNOX CT
THORNTON CO 80221-2648

VANNAVONG KONG AND THAMMATHI ANE AND
THAMMATHI OUNYEE
OR CURRENT RESIDENT
7151 ZUNI ST
DENVER CO 80221-7403

VANOUWEKERK GAY M
OR CURRENT RESIDENT
6538 LOWELL BLVD
DENVER CO 80221

VARELA GENEVIEVE
OR CURRENT RESIDENT
5433 SHOSHONE ST
DENVER CO 80221-1722

VARELA RICARDO AND
TAFOLLA ANA M
OR CURRENT RESIDENT
7920 ROBIN LN
DENVER CO 80221-3819

VARELA RODRIGUEZ LESLIE AND
VARELA CARLOS IVAN
OR CURRENT RESIDENT
6861 AVRUM DR
DENVER CO 80221-2528

VARELA SERGIO LAZCANO AND
LAZCANO ROCIO A
OR CURRENT RESIDENT
2240 OAK PL
THORNTON CO 80229-7910

VARGAS CORINA G
OR CURRENT RESIDENT
10961 BRIGHTON RD
HENDERSON CO 80640

VARGAS FABIAN SR
OR CURRENT RESIDENT
7971 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4222

VARGAS JOSE AND
RATAZAK CATHRYN
OR CURRENT RESIDENT
5262 COLUMBINE LN
DENVER CO 80221-1329

VARGAS LARRY T AND
VARGAS DEBRA
OR CURRENT RESIDENT
6102 E 83RD AVE
COMMERCE CITY CO 80022

VARGAS MARIA DE LOURDES
OR CURRENT RESIDENT
8247 CONIFER RD
DENVER CO 80221

VARGAS MARISSA
OR CURRENT RESIDENT
8144 WASHINGTON ST APT 190
DENVER CO 80229-5859

VARGAS MIRIAM AND
VARGAS SALDANA DIANA
OR CURRENT RESIDENT
7955 PONTIAC ST
COMMERCE CITY CO 80022-1145

VARGAS VICTOR FELIX
OR CURRENT RESIDENT
6745 KING ST
DENVER CO 80221-2647

VASINA VICTORIA S
OR CURRENT RESIDENT
8200 WASHINGTON ST APT 195
DENVER CO 80229-5896

VASQUEZ BEATRICE
OR CURRENT RESIDENT
7940 IDLEWILD ST
COMMERCE CITY CO 80022-1088

VASQUEZ GRICELDA GOMEZ
OR CURRENT RESIDENT
655 E 77TH AVE
DENVER CO 80229-1815

VASQUEZ HERIK PALACIOS
OR CURRENT RESIDENT
6554 E 80TH AVE
COMMERCE CITY CO 80022-1114

VASQUEZ ISABEL AND
VASQUEZ EVELYN
OR CURRENT RESIDENT
5420 RARITAN WAY
DENVER CO 80221-1736

VASQUEZ JUAN
OR CURRENT RESIDENT
8230 WASHINGTON ST #18
DENVER CO 80229

VASQUEZ LEONARDO AND
LOMELI MARIA D
OR CURRENT RESIDENT
8660 JOLENE DR
DENVER CO 80229

VASQUEZ LOUIE J
OR CURRENT RESIDENT
2340 STACY DR
DENVER CO 80221-4640

VASQUEZ LUIS AND
CRUZ PRISCILLA
OR CURRENT RESIDENT
6535 QUITMAN ST
ARVADA CO 80003-6432

VASQUEZ PAUL A AND
VASQUEZ LA VONNE M
OR CURRENT RESIDENT
8035 CLAY DR
WESTMINSTER CO 80031

VASQUEZ PETRA-VIOLET :
OR CURRENT RESIDENT
7360 KRAMERIA ST
COMMERCE CITY CO 80022-1939

VASSELLI THOMAS J
OR CURRENT RESIDENT
3085 W 53RD AVE
DENVER CO 80221-6563

VAUGHN MICHAEL JR AND
VAUGHN KELLI
OR CURRENT RESIDENT
7841 APPLEBLOSSOM LANE
WESTMINSTER CO 80030

VAZQUEZ ANTONIO AND
HERNANDEZ VICTORIA
OR CURRENT RESIDENT
7840 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4221

VAZQUEZ DULCE PICAZO AND
VAZQUEZ JUAN CARLOS PICAZO
OR CURRENT RESIDENT
7941 POPLAR ST
COMMERCE CITY CO 80022-1223

VAZQUEZ GUTIERREZ MARIA DE LA LUZ
OR CURRENT RESIDENT
81 CRAGMORE ST
DENVER CO 80221-3627

VAZQUEZ JOSE LUIS BARTOLO
OR CURRENT RESIDENT
8770 CORONA ST APT 101
DENVER CO 80229-4736

VAZQUEZ JOSE M
OR CURRENT RESIDENT
8330 OGDEN STREET
DENVER CO 80229

VAZQUEZ KEVIN ORTIZ
OR CURRENT RESIDENT
7967 YORK ST APT 2
DENVER CO 80229-6167

VAZQUEZ LUCIO AND
VALENZUELA ARACELI
OR CURRENT RESIDENT
1700 W 74TH WAY
DENVER CO 80221-3402

VAZQUEZ MARTHA TOVANCHE AND
RODRIGUEZ SAUL
OR CURRENT RESIDENT
7801 IDLEWILD ST
COMMERCE CITY CO 80022-1082

VAZQUEZ VARGAS OMAR AND
QUINTANILLA ORTIZ GICELA
OR CURRENT RESIDENT
4534 W 64TH CIR
ARVADA CO 80003-6547

VEDIA JOSE ANTONIO AND
MARTINEZ TERESA MARTINEZ
OR CURRENT RESIDENT
7575 TURNER DR
DENVER CO 80221-3432

VEEMO REALTY LLC
OR CURRENT RESIDENT
8258 CHEROKEE ST
DENVER CO 80221-4466

VEGA ARIANA AND
VEGA MELISSA ANN
OR CURRENT RESIDENT
8326 KATHERINE WAY
DENVER CO 80221-4614

VEGA BRYAN
VEGA ANGELA
OR CURRENT RESIDENT
1784 W 68TH AVE
DENVER CO 80221-2521

VEGA HONORIO COLMENERO
OR CURRENT RESIDENT
7532 BANNOCK STREET
DENVER CO 80221

VEGA JUAN JOSE
OR CURRENT RESIDENT
2060 CLEO ST
DENVER CO 80229-5603

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

VEITH STACY AND
VEITH LLOGAN
OR CURRENT RESIDENT
2321 STACY DRIVE
DENVER CO 80221

VELA LINDA R
OR CURRENT RESIDENT
7931 CLARKSON CT
DENVER CO 80229-5914

VELA RUMOR M AND
REVELS ZAKKERY A
OR CURRENT RESIDENT
7934 LOGAN ST
THORNTON CO 80229-5866

VELASQUEZ ALEX AND
GUERRA SAMANTHA
OR CURRENT RESIDENT
8870 MEADE CT
WESTMINSTER CO 80031-3566

VERA LUCIO AND
VERA MARIA GUADALUPE
OR CURRENT RESIDENT
7575 LEYDEN STREET
COMMERCE CITY CO 80022

VERDIN MARIO AND
VERDIN MARIA
OR CURRENT RESIDENT
8374 ELATI ST
DENVER CO 80221-4480

VERDOZA JESUS
OR CURRENT RESIDENT
7991 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

VERONA RUPES LLC
OR CURRENT RESIDENT
2890 W 62ND AVE
DENVER CO 80221-2046

VETTRAINO GINA
OR CURRENT RESIDENT
1070 E 89TH AVE
THORNTON CO 80229-7733

VEVERKA BRADLEY
OR CURRENT RESIDENT
7220 IVANHOE ST
COMMERCE CITY CO 80022-1525

VIALPANDO LEE PETE
OR CURRENT RESIDENT
8379 QUIVAS WAY
DENVER CO 80221-4629

VIALPANDO RUDOLPH J AND
VIALPANDO JUDY M
OR CURRENT RESIDENT
7150 ZUNI ST
DENVER CO 80221-2576

VIDALES PATRICIO SOTO
OR CURRENT RESIDENT
2626 DEVONSHIRE CT
DENVER CO 80229-8602

VIERA RAYMOND AND
FONSECA SOPHIA
OR CURRENT RESIDENT
8690 RICHARD RD
DENVER CO 80229-5066

VIGIL ALEJANDRO
OR CURRENT RESIDENT
6701 GREEN CT
DENVER CO 80221-2631

VIGIL BENJAMIN AND
CABRAL ALEXANDRIA
OR CURRENT RESIDENT
1095 W 69TH AVE
DENVER CO 80221-7046

VIGIL CATHERINE J
OR CURRENT RESIDENT
5408 ELM CT
DENVER CO 80221-1629

VIGIL CELINA
OR CURRENT RESIDENT
7574 RARITAN ST
DENVER CO 80221-3427

VIGIL CHRISTOPHER LAWRENCE
OR CURRENT RESIDENT
7202 WORLEY DR
DENVER CO 80221-2754

VIGIL EDWARD R AND
VIGIL DARLENE C AND VIGIL TONI LYNN
OR CURRENT RESIDENT
7205 MARIPOSA ST
WESTMINSTER CO 80221-2736

VIGIL FRANCIS L AND
VIGIL JENNIE M
OR CURRENT RESIDENT
5441 RARITAN WAY
DENVER CO 80221-1735

VIGIL ISAIAH ANTHONY
OR CURRENT RESIDENT
8330 ZUNI ST APT 111
DENVER CO 80221-4676

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

VIGIL JEREMIAH R AND
LOPEZ DESIREE A
OR CURRENT RESIDENT
740 EXPLORADOR CALLE
DENVER CO 80229-5909

VIGIL JORDAN L
OR CURRENT RESIDENT
5290 RARITAN ST APT I-2
DENVER CO 80221-6431

VIGIL LEONARD
OR CURRENT RESIDENT
7961 IDLEWILD ST
COMMERCE CITY CO 80022-1058

VIGIL LEROY AND
LARES MARIA
OR CURRENT RESIDENT
7702 OSAGE ST
DENVER CO 80221-3451

VIGIL MARK A AND
VIGIL CECILY S
OR CURRENT RESIDENT
8129 LORETTA DR
DENVER CO 80221-4416

VIGIL ROBERT JOHN AND
VIGIL ROBERT JOHN JR
OR CURRENT RESIDENT
8751 RAINBOW AVE
DENVER CO 80229-5136

VIGIL RONALD A
OR CURRENT RESIDENT
1390 W 72ND AVE
DENVER CO 80221-2726

VIGIL TOMAS L AND
VIGIL MARGARITA ELISA
OR CURRENT RESIDENT
7698 LINCOLN WAY
DENVER CO 80221-4122

VILAYHONG LUCKY SAILOM
OR CURRENT RESIDENT
6801 OSAGE ST
DENVER CO 80221-7034

VILLA FRANCISCO
OR CURRENT RESIDENT
2500 W 55TH AVE
DENVER CO 80221-1644

VILLA FRANK R
OR CURRENT RESIDENT
7161 ZUNI ST
DENVER CO 80221-7403

VILLA MARTIN PEREZ
OR CURRENT RESIDENT
2220 W MOFFAT PL
DENVER CO 80221-1443

VILLA PEREZ BERNARDO
OR CURRENT RESIDENT
1850 DEFOE ST
STRASBURG CO 80136-8129

VILLAGRANAJUAN MANUEL
OR CURRENT RESIDENT
7936 PENNSYLVANIA ST
DENVER CO 80229-5880

VILLALOBOS ANABEL AND
VILLALOBOS ADAM
OR CURRENT RESIDENT
6810 AVRUM DR
DENVER CO 80221-2529

VILLALOBOS BRIANA MUNOZ
OR CURRENT RESIDENT
7234 NAVAJO ST
DENVER CO 80221-2741

VILLALOBOS BRIJIDO AND
VILLALOBOS YOLANDA
OR CURRENT RESIDENT
6820 AVRUM DR
DENVER CO 80221-2529

VILLALOBOS CHAVEZ REGULO ALFREDO AND
VILLALOBOS LAURO AND VILLALOBOS ESTELA AND
ILLALOBOS CHAVEZ
OR CURRENT RESIDENT
6851 AVRUM DR
DENVER CO 80221-2528

VILLALOBOS CRISTERNO V
OR CURRENT RESIDENT
7961 NEWPORT ST
COMMERCE CITY CO 80022-1128

VILLALOBOS DEISY AND
SOTO IGNACIO
OR CURRENT RESIDENT
9210 KING WAY
WESTMINSTER CO 80031-2736

VILLALOBOS GUTIERREZ IRREVOCABLE TRUST
OR CURRENT RESIDENT
8348 SHOSHONE ST
DENVER CO 80221-4632

VILLALOBOS GUTIERREZ IRREVOCABLE TRUST
OR CURRENT RESIDENT
7707 ELLEN LN
DENVER CO 80221-4107

VILLALOBOS ISABEL
OR CURRENT RESIDENT
7564 RARITAN STREET
DENVER CO 80221

VILLALOBOS JAIME MIGUEL ANGEL AND
VILLALOBOS JAIME JOSE ARTEMIO
OR CURRENT RESIDENT
7888 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4221

VILLALOBOS JOSE A MORA
OR CURRENT RESIDENT
7795 HOLLYWOOD ST
COMMERCE CITY CO 80022-1008

VILLALOBOS LAURO AND VILLALOBOS BERTHA A
OR CURRENT RESIDENT
7030 RARITAN ST
DENVER CO 80221-2549

VILLALOBOS RAMON MERAZ
OR CURRENT RESIDENT
1281 WORLEY DR
DENVER CO 80221-2748

VILLALOBOS RICKY AND
VILLALOBOS VERONICA
OR CURRENT RESIDENT
2151 ANCE STREET
STRASBURG CO 80136

VILLALOBOS RIGOBERTO CERVANTES
OR CURRENT RESIDENT
6320 E 72ND AVE
COMMERCE CITY CO 80022

VILLALOBOS ROSALIO
OR CURRENT RESIDENT
6600 FEDERAL BLVD
DENVER CO 80221-2204

VILLALOBOS SABINO H
OR CURRENT RESIDENT
7578 QUIVAS ST
DENVER CO 80221-3416

VILLALOBOS SABINO H
OR CURRENT RESIDENT
7656 TURNER DR
DENVER CO 80221-4232

VILLALOBOS-CHAVEZ CESAR C
OR CURRENT RESIDENT
7140 BERTHOUD ST
WESTMINSTER CO 80030-5633

VILLALOBOS-SANCHEZ OLU
OR CURRENT RESIDENT
8125 PENNSYLVANIA ST
DENVER CO 80229-5845

VILLALOVAS EUGENE N AND
VILLALOVAS ELIZABETH M
OR CURRENT RESIDENT
6250 OSCEOLA WAY
ARVADA CO 80003-6726

VILLALPANDO RICARDO
OR CURRENT RESIDENT
7951 ONEIDA ST
COMMERCE CITY CO 80022-1141

VILLALVA DAVID AND
VILLALVA LORRAINE B
OR CURRENT RESIDENT
5350 ROSEMARY LN
DENVER CO 80221-1661

VILLALVA VENUS
OR CURRENT RESIDENT
2041 W 52ND AVE
DENVER CO 80221-1401

VILLANUEVA DULCE MARIA
OR CURRENT RESIDENT
8040 DECATUR ST
WESTMINSTER CO 80031-4168

VILLANUEVA JUAN PABLO AND
HERNANDEZ SANJUANA AMARO
OR CURRENT RESIDENT
7500 LEYDEN ST
COMMERCE CITY CO 80022-1344

VILLAR HOMERO AND
VILLAR MARIA
OR CURRENT RESIDENT
101 CRAGMORE ST
DENVER CO 80221

VILLARREAL ELISEO JR
OR CURRENT RESIDENT
8665 MCDOUGAL ST
DENVER CO 80229-5131

VILLARREAL JEREMY MICHAEL AND
RATLIFF AMY CASSANDRA
OR CURRENT RESIDENT
1781 SAMUEL DR
DENVER CO 80221-3102

VILLARREAL STEPHANIE
OR CURRENT RESIDENT
7930 NIAGARA ST
COMMERCE CITY CO 80022-1134

VILLARREAL THERESA REBECCA AND
MCDONALD ANGELINA M
OR CURRENT RESIDENT
1101 E 88TH AVE
THORNTON CO 80229-4576

VILLARREAL TRACI LYNN AND
VILLARREAL ROBBYE DANA
OR CURRENT RESIDENT
7921 YORK ST APT 2
DENVER CO 80229-6164

VILLASENOR AARON ARCIGA
OR CURRENT RESIDENT
8155 JASMINE ST
COMMERCE CITY CO 80022

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

VILLEGAS WILLIAM
OR CURRENT RESIDENT
4514 W 68TH AVE
WESTMINSTER CO 80030-5756

VILLELA-TARIN JUVER
OR CURRENT RESIDENT
6691 E 80TH AVE
COMMERCE CITY CO 80022-1115

VILLESCAS ROBERT AND
VILLESCAS ANNA
OR CURRENT RESIDENT
6562 VRAIN ST
ARVADA CO 80003-6338

VILLEZCAS-RIVERA RAMONA
OR CURRENT RESIDENT
3055 W 80TH AVE
WESTMINSTER CO 80030

VINCHATTLE MICHAEL
OR CURRENT RESIDENT
1567 ARAPAHOE STREET
STRASBURG CO 80136

VINING RITA A
OR CURRENT RESIDENT
56445 COLORADO AVE
STRASBURG CO 80136-7839

VINQUIST ERIC L AND
VINQUIST NADINE MC CULLOCH
OR CURRENT RESIDENT
6465 QUITMAN ST
ARVADA CO 80003-6430

VITELA EFRAIN AND
VITELA MICHELE D
OR CURRENT RESIDENT
8261 RALPH LANE
DENVER CO 80221

VITELA VERA AND
VITELA CESAR
OR CURRENT RESIDENT
6960 PECOS ST
DENVER CO 80221-7004

VIVA A&R LLC
OR CURRENT RESIDENT
1040 E 71ST AVE
DENVER CO 80229-6810

VO HAI V AND
HO THAO T
OR CURRENT RESIDENT
7190 ALCOTT ST
WESTMINSTER CO 80030-5625

VO HONG THI
OR CURRENT RESIDENT
9113 MEADE ST
WESTMINSTER CO 80031-3111

VO LY
OR CURRENT RESIDENT
6621 RALEIGH CT
ARVADA CO 80003-6437

VOLK RANDILYN M AND
VOLK GORDON B
OR CURRENT RESIDENT
1361 W 71ST PL
DENVER CO 80221-7201

VON FELDT MARK A AND
VON FELDT JODY F
OR CURRENT RESIDENT
7260 RUTH WAY
DENVER CO 80221-3148

VRAZSITY ANTHONY AND
VRAZSITY JIMMIE R
OR CURRENT RESIDENT
520 E 83RD DR
DENVER CO 80229-5825

VROOMAN CHRISTINA E
OR CURRENT RESIDENT
5340 ROSEMARY LN
DENVER CO 80221-1661

VUE PHENG
OR CURRENT RESIDENT
3623 W 90TH PL
WESTMINSTER CO 80031-3106

VYLES DANIEL J AND
WANNER BRITTANY
OR CURRENT RESIDENT
7266 MARIPOSA ST
DENVER CO 80221-2737

WADDELL JAMES L AND
WADDELL IRENE H
OR CURRENT RESIDENT
56335 E 22ND PL
STRASBURG CO 80136-7580

WADE ANTHONY D
OR CURRENT RESIDENT
8369 VALLEJO ST
DENVER CO 80221-4647

WAGNER JASON
OR CURRENT RESIDENT
6905 BROADWAY
DENVER CO 80221-2841

WAGNER MATTHEW JOSEPH
OR CURRENT RESIDENT
941 OAK PLACE
THORNTON CO 80229

WAGNER PAUL A AND
RICHARDS DAWN M
OR CURRENT RESIDENT
4120 W 66TH AVE
ARVADA CO 80003

WAGONER LEONARD L
OR CURRENT RESIDENT
7971 PONTIAC ST
COMMERCE CITY CO 80022-1145

WAHDAN SHAREEFA
OR CURRENT RESIDENT
8741 DAWSON ST APT 301
DENVER CO 80229-4988

WALDEN ANDREA D AND
DELLERBA STEPHEN GUY III
OR CURRENT RESIDENT
5260 RARITAN WAY
DENVER CO 80221

WALKER CLAIRE
OR CURRENT RESIDENT
5304 STUART ST
DENVER CO 80212-4081

WALKER PROPERTY GROUP INC
OR CURRENT RESIDENT
420 E 58TH AVE SUITE 200
DENVER CO 80216-1402

WALKER SALLY AND
POLICH MATHEW
OR CURRENT RESIDENT
4060 W 66TH AVE
ARVADA CO 80003

WALKER THOMAS C AND WALKER SUSAN M
OR CURRENT RESIDENT
8370 RALPH LN
DENVER CO 80221-3963

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

WALLACE DUANE EARL
OR CURRENT RESIDENT
2200 STACY DR
FEDERAL HEIGHTS CO 80221

WALLACE GLENN J AND
WALLACE PAMELA
OR CURRENT RESIDENT
2012 ANCE ST
STRASBURG CO 80136-7849

WALLACE HUNTER
OR CURRENT RESIDENT
1580 WAGNER ST
STRASBURG CO 80136-5022

WALLER CONOR
OR CURRENT RESIDENT
8069 DECATUR CT
WESTMINSTER CO 80031-4167

WALLER TERRY J AND
WALLER ANNETTE M
OR CURRENT RESIDENT
9230 NEWTON ST
WESTMINSTER CO 80030-3128

WALSH KEVIN A
OR CURRENT RESIDENT
18101 E 138TH AVE
BRIGHTON CO 80603-4412

WALTER CHERYL AND
PRUDOEHL GARRETT
OR CURRENT RESIDENT
1752 BURTON ST
STRASBURG CO 80136-7702

WALTERS GREGORY
OR CURRENT RESIDENT
2022 ANCE ST
STRASBURG CO 80136-7849

WAMSLEY MARK AND
WAMSLEY MARTHA
OR CURRENT RESIDENT
1855 BASIL ST
STRASBURG CO 80136

WANG JINGKUN
OR CURRENT RESIDENT
3461 MOSKO CT
DENVER CO 80221-2657

WANKEL RYAN ANTHONY AND
WANKEL FERNANDA
OR CURRENT RESIDENT
8420 CORONA ST
DENVER CO 80229-4906

WARD BARBARA A
OR CURRENT RESIDENT
7991 PONTIAC ST
COMMERCE CITY CO 80022-1145

WARD DANIEL P
OR CURRENT RESIDENT
56588 COLORADO AVE
STRASBURG CO 80136-7839

WARD JEREMY AND
TAYLOR KAITLYN
OR CURRENT RESIDENT
1505 W 68TH AVE
DENVER CO 80221-2759

WARE JOAN
OR CURRENT RESIDENT
7971 QUINCE ST
COMMERCE CITY CO 80022-1231

WARHOLA LORENE DURAN
OR CURRENT RESIDENT
3161 W 54TH AVE
DENVER CO 80221-6503

WARMATH KYLE
OR CURRENT RESIDENT
6721 GREEN CT
DENVER CO 80221-2631

WARNER CASSIE
OR CURRENT RESIDENT
10043 YAMPA CT
COMMERCE CITY CO 80022-9050

WARNOCK WILLIAM P AND
HASKINS ALLIE J
OR CURRENT RESIDENT
6930 OSAGE ST
DENVER CO 80221-7037

WARREN STEVEN A
OR CURRENT RESIDENT
3633 W 90TH PL
WESTMINSTER CO 80030-3106

WARREN WYATT AND
ALBERT RAYMA J
OR CURRENT RESIDENT
1824 ASOKA ST
STRASBURG CO 80136-7708

WARRINER KARI L AND
MOORE TOMMY R
OR CURRENT RESIDENT
2140 CLEO STREET
DENVER CO 80229

WASH SQUARE 121 LLC
OR CURRENT RESIDENT
7535 HILLTOP CIR
DENVER CO 80221-3452

WASHBURN HEATHER A AND
SAMUELS GLENN E
OR CURRENT RESIDENT
7960 CRESTVIEW LN
DENVER CO 80221-3806

WASHBURN RYAN
OR CURRENT RESIDENT
3660 W 88TH AVE
WESTMINSTER CO 80031-3502

WASKO SHANE T AND
FUHLER JENNIFER L
OR CURRENT RESIDENT
9230 KING WAY
WESTMINSTER CO 80031-2736

WATHEN GAVIN AND
WATHEN RICHARD AND EILLIS JONI
OR CURRENT RESIDENT
5280 TENNYSON ST
DENVER CO 80212-4046

WATKINS BASIL AND SARASAVONG KHONSAVANE AND
WATKINS CHARLES
OR CURRENT RESIDENT
8200 WASHINGTON ST APT 199
DENVER CO 80229-5896

WATLINGTON DEBBIE AND
WATLINGTON MICHAEL
OR CURRENT RESIDENT
8828 NORWICH ST
WESTMINSTER CO 80030-3528

WATSON JAMES K AND WATSON RITA
OR CURRENT RESIDENT
8056 DECATUR ST
WESTMINSTER CO 80030-4169

WATTS DAVID D AND
NICHOLSON MAUREEN
OR CURRENT RESIDENT
1611 W 67TH CIR
DENVER CO 80221-2637

WEAVER CINDI RAE
OR CURRENT RESIDENT
521 E 82ND DR
DENVER CO 80229-5832

WEAVER DIANE MARY
OR CURRENT RESIDENT
4535 W 68TH AVE
WESTMINSTER CO 80030

WEAVER KATHERINE AND
KARRER ALEXANDER
OR CURRENT RESIDENT
8219 PEARL ST
DENVER CO 80229-5843

WEBB FARON D AND
WEBB CATHY
OR CURRENT RESIDENT
8350 RALPH LANE
DENVER CO 80221

WEBBER JOHN L AND
WEBBER CANDI L
OR CURRENT RESIDENT
2157 BASIL ST
STRASBURG CO 80136-7711

WEBER INCORPORATED
OR CURRENT RESIDENT
2401 E 88TH AVE
THORNTON CO 80229-4677

WEBER JAMES A AND
WEBER JAYMA I
OR CURRENT RESIDENT
7922 GRANT STREET
THORNTON CO 80229

WEBER LYNNE E
OR CURRENT RESIDENT
8135 CITY VIEW DRIVE
DENVER CO 80229

WEBSTER RHONDA E
OR CURRENT RESIDENT
3542 W 65TH AVE
DENVER CO 80221-2112

WECKER KAITLYN AND
UNDERCOFFLER MATTHEW
OR CURRENT RESIDENT
2190 E 89TH AVE
THORNTON CO 80229-4600

WEEDEN ANGELA N
OR CURRENT RESIDENT
8761 DAWSON ST APT 202
THORNTON CO 80229-4900

WEEKS JONATHAN
OR CURRENT RESIDENT
7491 LOCUST ST
COMMERCE CITY CO 80022-1345

WEEKS LIVING TRUST
OR CURRENT RESIDENT
2260 E 89TH AVE
THORNTON CO 80229-4689

WEIBEL DOLORES
OR CURRENT RESIDENT
1341 WORLEY DR
DENVER CO 80221-2749

WEICKUM CHRISTINE NICOLE AND
JACKSON ERIC STEPHEN
OR CURRENT RESIDENT
1806 ASPEN ST
STRASBURG CO 80136-7804

WEICKUM E VIRGINIA
OR CURRENT RESIDENT
7321 QUIVAS ST
DENVER CO 80221-3143

WEIDERSPON ROBERT
OR CURRENT RESIDENT
1001 W 70TH AVE
DENVER CO 80221-7050

WEIGEL JOHN AND
WEIGEL ROXANNE R
OR CURRENT RESIDENT
7981 ROSLYN ST
COMMERCE CITY CO 80022-1233

WEILER ANDREW AND
CARR KYLEE
OR CURRENT RESIDENT
5235 RALEIGH ST
DENVER CO 80212-4036

WEINECK JULIA G
OR CURRENT RESIDENT
8750 NORWICH ST
WESTMINSTER CO 80031-6911

WEINGARTEN ROY F AND
WEINGARTEN DEANNA L
OR CURRENT RESIDENT
9205 MEADE ST
WESTMINSTER CO 80030-3161

WEISS JENNIFER EVE AND
WEISS WYATT
OR CURRENT RESIDENT
8160 WASHINGTON ST APT 67
DENVER CO 80229-5888

WEISS NATALIE AND
WEISS NATHAN G AND
OR CURRENT RESIDENT
570 E 77TH PL
DENVER CO 80229-1802

WELAND TODD P
OR CURRENT RESIDENT
6750 YORK ST
DENVER CO 80229-7307

WELCH ALEXIS AND
LEVANDOWSKI ROBERT
OR CURRENT RESIDENT
7930 POPLAR ST
COMMERCE CITY CO 80022-1224

WELCH RICKY A AND
RADICA GAIL S
OR CURRENT RESIDENT
1534 ADAMS ST
STRASBURG CO 80136-7508

WELCH VICKI S AND
GATEWOOD TRUDY A
OR CURRENT RESIDENT
1650 ASPEN ST
STRASBURG CO 80136-7710

WELHAM CORVIN G AND DENISE M
OR CURRENT RESIDENT
781 E 83RD PL
THORNTON CO 80229-5402

WELSH ROBERT DEAN
OR CURRENT RESIDENT
6521 UTICA ST
ARVADA CO 80003-6335

WELTE STEVEN LEE AND
WELTE LESLIE ANN
OR CURRENT RESIDENT
121 BOWIE CT
DENVER CO 80221-3603

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

WENZEL MARVIN L AND
WENZEL MARILYN J
OR CURRENT RESIDENT
240 DEL NORTE ST
DENVER CO 80221-4115

WERICK LAUREN
OR CURRENT RESIDENT
2161 OAK PL
THORNTON CO 80229-4603

WERNER VICTOR E
OR CURRENT RESIDENT
8238 PEARL ST
DENVER CO 80229-5883

WESSON LYNDSEY
OR CURRENT RESIDENT
3840 W 66TH AVE
ARVADA CO 80003-6410

WEST BRYAN
OR CURRENT RESIDENT
6530 UTICA ST
ARVADA CO 80003-6336

WEST MARJORIE A
OR CURRENT RESIDENT
7101 WARREN DR
DENVER CO 80221-2577

WEST MISTY M
OR CURRENT RESIDENT
8010 GROVE ST
WESTMINSTER CO 80031

WESTERN AUTO RECYCLING-COMMERCE CITY INC
OR CURRENT RESIDENT
7481 KEARNEY ST
COMMERCE CITY CO 80022-1357

WETHERELL SHELBY AND
TUZZIO CHRIS
OR CURRENT RESIDENT
3780 W 66TH AVE
ARVADA CO 80003-6408

WEYBRIGHT RAYMOND A AND
BOH BRANDY L
OR CURRENT RESIDENT
8341 WYANDOT ST
DENVER CO 80221-4653

WEYNA-KING JOY AND
KING WILLIAM A
OR CURRENT RESIDENT
7431 BRONCO RD
DENVER CO 80221-3536

WHALEN SARAH P
OR CURRENT RESIDENT
7916 PENNSYLVANIA ST
DENVER CO 80229-5880

WHITE DAVID A AND
WHITE MARY K
OR CURRENT RESIDENT
6510 RALEIGH ST
ARVADA CO 80003-6436

WHITE JEFFREY J AND
WHITE JUDY A
OR CURRENT RESIDENT
12290 BRIGHTON RD
HENDERSON CO 80640-9750

WHITE JORDAN TIMOTHY
OR CURRENT RESIDENT
8062 DECATUR ST
WESTMINSTER CO 80031-4169

WHITE RONALD L AND
WHITE WILMA J
OR CURRENT RESIDENT
7901 KIMBERLY ST
COMMERCE CITY CO 80022-1026

WHITEHILL CLIFFORD SCOTT
OR CURRENT RESIDENT
3130 W 63RD AVE
DENVER CO 80221-1965

WHITEMAN ALBERTA J
OR CURRENT RESIDENT
6701 KING ST
DENVER CO 80221-2647

WHITEMAN PHILLIP A AND
WHEELER STACEY
OR CURRENT RESIDENT
7396 LEYDEN ST
COMMERCE CITY CO 80022-1928

WHITESIDE JOHN CARL AND
OPILA CLAIRE MARGARET
OR CURRENT RESIDENT
4230 W 65TH CT
ARVADA CO 80003-6451

WHITLEY KAMRYN AND
BOHN TYLER D
OR CURRENT RESIDENT
8128 WASHINGTON ST APT 159
DENVER CO 80229-5855

WHITT PEGGY ANN
OR CURRENT RESIDENT
780 EXPLORADOR CALLE
DENVER CO 80229-5909

WICK RYAN AND
TEUBER KERRI NKA WICK KERRI
OR CURRENT RESIDENT
7971 YORK ST APT C
DENVER CO 80229-6114

WICKS JEANIE M AND
WICKS JERRY N
OR CURRENT RESIDENT
1749 ARAPAHOE ST
STRASBURG CO 80136-7713

WIDHALM DILLON JOSEPH
OR CURRENT RESIDENT
2152 ASOKA ST
STRASBURG CO 80136-7734

WIDHALM WILLIAM J AND
WIDHALM JANET F
OR CURRENT RESIDENT
2181 E 89TH AVE
DENVER CO 80229-7900

WIDMANN SARAH AND
WIDMANN MARTIN
OR CURRENT RESIDENT
1701 W 67TH CIR
DENVER CO 80221-2674

WIENER ELIAS AND
MANN JACOB
OR CURRENT RESIDENT
1415 W 68TH AVE
DENVER CO 80221-2681

WIEST BRUCE AND
JONES JESSICA
OR CURRENT RESIDENT
2020 STACY DR
DENVER CO 80221-4634

WIGGINS JESSE
OR CURRENT RESIDENT
1683 MONROE ST
STRASBURG CO 80136-7501

WILBURN NICHOLAS L
OR CURRENT RESIDENT
8256 CONIFER RD
DENVER CO 80221-4528

WILDERMAN TODD W
OR CURRENT RESIDENT
7537 QUIVAS ST
DENVER CO 80221-3415

WILDES ERNEST C
OR CURRENT RESIDENT
7911 NEWPORT ST
COMMERCE CITY CO 80022-1128

WILINSKI MARK J
OR CURRENT RESIDENT
2754 W 68TH AVE
DENVER CO 80221-2326

WILKINS JENAKA AND
WILKINS JONATHON
OR CURRENT RESIDENT
7688 LINCOLN WAY
DENVER CO 80221-4122

WILLCOX JOHN E
OR CURRENT RESIDENT
2040 W 53RD AVE
DENVER CO 80221-1413

WILLENBRINK DAVID
OR CURRENT RESIDENT
8058 DECATUR CT
WESTMINSTER CO 80031-4167

WILLERT RORY D AND
WILLERT ANGELA L
OR CURRENT RESIDENT
10086 E 159TH AVE
BRIGHTON CO 80602-8607

WILLIAMS BRUCE ARLEN AND
WILLIAMS MICHELLE V
OR CURRENT RESIDENT
6291 OSCEOLA WAY
ARVADA CO 80003-6728

WILLIAMS CAROL M
OR CURRENT RESIDENT
2900 W 65TH AVE APT 4
DENVER CO 80221-2359

WILLIAMS CHARLES
OR CURRENT RESIDENT
8760 CORONA ST APT 102
DENVER CO 80229-4700

WILLIAMS ERNEST AND
WILLIAMS CATHRYN
OR CURRENT RESIDENT
9148 KNOX CT
WESTMINSTER CO 80031-3309

WILLIAMS EVELYN AND
WHITE SHAWN
OR CURRENT RESIDENT
2210 DEVONSHIRE CT
DENVER CO 80229-8605

WILLIAMS JOSEPH DAVID
OR CURRENT RESIDENT
8711 CHERYL DR
DENVER CO 80229-5059

WILLIAMS KEVIN DEREK
OR CURRENT RESIDENT
1722 W 52ND CT
DENVER CO 80221-1717

WILLIAMS LLYNDA JO
OR CURRENT RESIDENT
7901 GREEN CT
WESTMINSTER CO 80030-4224

WILLIAMS RICHARD L AND
WILLIAMS JERI K
OR CURRENT RESIDENT
1804 ASOKA ST
STRASBURG CO 80136-7708

WILLIAMS ROBERT D SR AND
WILLIAMS PATRICIA A
OR CURRENT RESIDENT
7474 KEARNEY ST
COMMERCE CITY CO 80022-1335

WILLIAMS STEVEN
OR CURRENT RESIDENT
8741 DAWSON STREET NO. 302
THORNTON CO 80229

WILLIAMS STUART AND
WILLIAMS CINTAMANI
OR CURRENT RESIDENT
1803 BASIL ST
STRASBURG CO 80138

WILLIAMSON EMILY
OR CURRENT RESIDENT
3537 W 63RD AVE
DENVER CO 80221-2038

WILLIAMSON JAMES ALAN AND
KNIGHT NANCY JEAN
OR CURRENT RESIDENT
7800 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4221

WILLIS NATHAN
OR CURRENT RESIDENT
932 CORONADO PKWY S # D
DENVER CO 80229-5445

WILMERTON RICHARD F AND
BARNES LAWRENCE P
OR CURRENT RESIDENT
7311 WORLEY DRIVE
DENVER CO 80221

WILMOTH GREGORY
OR CURRENT RESIDENT
2820 COTTONWOOD DR
DENVER CO 80221-3211

WILSON DALIA ARACELI
OR CURRENT RESIDENT
7970 GREEN CT
WESTMINSTER CO 80030-4225

WILSON HARRISON HASTINGS BROWN AND
WILSON PERRI HAMMEL PREIMESBERGER
OR CURRENT RESIDENT
4465 W 63RD PL
ARVADA CO 80003-1456

WILSON LEE J AND
WILSON SHELLY J
OR CURRENT RESIDENT
420 E 82ND DR
DENVER CO 80229-5829

WILSON MICHELLE
OR CURRENT RESIDENT
8206 WASHINGTON ST APT 35
DENVER CO 80229-5897

WILSON RYAN DAVID
OR CURRENT RESIDENT
3009 W 53RD AVE
DENVER CO 80221-6563

WILSON SETH AND
WILSON MICHELLE
OR CURRENT RESIDENT
8230 WASHINGTON ST APT 19
DENVER CO 80229-8502

WILSON WESLEY
OR CURRENT RESIDENT
7880 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4221

WILSON WILLIAM C
OR CURRENT RESIDENT
1801 ANCE ST
STRASBURG CO 80136-7845

WIMP WILLIAM
OR CURRENT RESIDENT
2961 W 55TH AVE
DENVER CO 80221-1619

WINCH JOBY AND
WINCH KIMBERLY
OR CURRENT RESIDENT
7147 LIPAN ST
DENVER CO 80221-3060

WINCHELL JODENE RENEE AND
MANZANARES-WHISPELL DEBRA
OR CURRENT RESIDENT
7111 WARREN DR
DENVER CO 80221-2577

WINK CHRISTINA MARIE
OR CURRENT RESIDENT
8843 OSCEOLA ST
WESTMINSTER CO 80031-3574

WINKLER PATRICK J AND
BRIGGS TESSA R
OR CURRENT RESIDENT
2275 W 52ND AVE
DENVER CO 80221-1404

WINKLER RICHARD SCOTT II
OR CURRENT RESIDENT
8306 CONIFER RD
DENVER CO 80221-4582

WINZELER STEFANIE AND
STEFANOVICH DONALD
OR CURRENT RESIDENT
5302 STUART ST
DENVER CO 80212-4081

WIRTH DONNA M AND
SHELTON JERRY L
OR CURRENT RESIDENT
6410 LOWELL BLVD
DENVER CO 80221-2152

WISER STEVEN L AND
WISER MARY M
OR CURRENT RESIDENT
1010 E 89TH AVE
DENVER CO 80229-7733

WISHENGRAD BLAKE
OR CURRENT RESIDENT
1475 W 68TH AVE
DENVER CO 80221-7009

WITT ANDREW SCOTT
OR CURRENT RESIDENT
2469 DEVONSHIRE CT APT 35
DENVER CO 80229-5174

WIXON HEATHER
OR CURRENT RESIDENT
9048 LASALLE PL
WESTMINSTER CO 80031-3311

WOJKIEWICZ KYLE AND
GUYMON ALLISON
OR CURRENT RESIDENT
8831 OSCEOLA ST
WESTMINSTER CO 80031-3574

WOJTALEWICZ NICHOLAS AND
WOJTALEWICZ EMMALINE
OR CURRENT RESIDENT
1829 BASIL ST
STRASBURG CO 80136-7716

WOLD BRIAN B AND
WOLD JOYCE T
OR CURRENT RESIDENT
5270 RARITAN WAY
DENVER CO 80221-1704

WOLF TIMOTHY AND
WOLF STEPHANIE
OR CURRENT RESIDENT
8359 KATHERINE WAY
DENVER CO 80221-4613

WOLFE AARRON ANDREW
OR CURRENT RESIDENT
8041 EMERSON ST
DENVER CO 80229-5907

WOLFE DILLON
OR CURRENT RESIDENT
2670 W 68TH AVE
DENVER CO 80221-2768

WOLFE LARRY F
OR CURRENT RESIDENT
6570 RALEIGH ST
ARVADA CO 80003-6436

WOLFER MARSHAL D
OR CURRENT RESIDENT
1704 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4802

WOLFF COURTNEY AND WOLFF LORRAINE
OR CURRENT RESIDENT
8053 CLAY DR
WESTMINSTER CO 80030-4180

WOLFF LISA RALYNN AND
WOLFF JACOB LYNN
OR CURRENT RESIDENT
1985 BASIL ST
STRASBURG CO 80136-7719

WOLFORD JEFFREY B AND
WOLFORD LISA A
OR CURRENT RESIDENT
6484 NEWTON ST
ARVADA CO 80003-6448

WOLFSKILL JENNIFER DIANE
OR CURRENT RESIDENT
2830 W 65TH AVE
DENVER CO 80221-2314

WOLLGAST MICHAEL AND
PARNELL ANTHONY
OR CURRENT RESIDENT
7871 ROBIN LN
DENVER CO 80221-3812

WOLNEY ROBERT J
OR CURRENT RESIDENT
6544 LOWELL BLVD
DENVER CO 80221-2154

WOLSTENHOLM SHAWN
OR CURRENT RESIDENT
942 CORONADO PKWY S # A
DENVER CO 80229-5445

WOMACK DILLON AND
WOMACK KIMBERLY
OR CURRENT RESIDENT
56127 E 23RD AVE
STRASBURG CO 80136

WOOD CHRISTOPHER G AND
WOOD AMBER JULIE
OR CURRENT RESIDENT
6630 NEWTON CT
ARVADA CO 80003-6421

WOOD DARROLL R AND
WOOD VERLA M AND WOOD RAYMOND L
OR CURRENT RESIDENT
7321 KRAMERIA ST
COMMERCE CITY CO 80022-1938

WOOD DORIA LIANNE
OR CURRENT RESIDENT
7915 YORK ST APT 3
DENVER CO 80229-6169

WOOD JUNE MARIE AKA WOOD-EVERETTS JUNE MARIE
OR CURRENT RESIDENT
7800 HOLLYWOOD ST
COMMERCE CITY CO 80022-1000

WOOD RAY G AND
RICH-WOOD LINDA C
OR CURRENT RESIDENT
3943 W 65TH PL
ARVADA CO 80003-6401

WOODHALL-YOPP WENDY
OR CURRENT RESIDENT
7923 YORK ST APT 3
DENVER CO 80229-6163

WOODS EMILY K AND
MCGIVERN ZACHARY
OR CURRENT RESIDENT
8849 LOWELL WAY
WESTMINSTER CO 80031-3556

WOODS JOSHUA R AND
PAWLOWSKI KELSEY
OR CURRENT RESIDENT
8847 OSCEOLA ST
WESTMINSTER CO 80031-3574

WOODWARD RHONDA AND
SNIDER CHESTER D
OR CURRENT RESIDENT
8272 ACOMA STREET
DENVER CO 80221

WOODWORTH SEAN PAUL
OR CURRENT RESIDENT
8874 MEADE CT
WESTMINSTER CO 80031-3566

WOOG MARY F
OR CURRENT RESIDENT
6424 QUITMAN ST
ARVADA CO 80003-6431

WOOTEN KATHLEEN A
OR CURRENT RESIDENT
9085 LANDER ST
WESTMINSTER CO 80031-3383

WORKENS BRETT
OR CURRENT RESIDENT
7963 YORK ST APT D
DENVER CO 80229-6116

WORREN AIMEE
OR CURRENT RESIDENT
8270 BLUEBELL WAY
DENVER CO 80221-4411

WRIGHT KEVIN LYNN JR AND
WRIGHT BRITTANY MARIE
OR CURRENT RESIDENT
7948 CLARKSON CT
DENVER CO 80229-5915

WRIGLEY VENUS DORIAN LYNN
OR CURRENT RESIDENT
3151 W 65TH AVE
DENVER CO 80221-2103

WROCK LLC
OR CURRENT RESIDENT
5545 FEDERAL BLVD
DENVER CO 80221-6541

WUEST MARY AGNES
OR CURRENT RESIDENT
5240 LILAC LN
DENVER CO 80221-1282

WUNDERLICH JOSEPH A AND
MCELHINEY AMANDA
OR CURRENT RESIDENT
8320 EMERSON ST
DENVER CO 80229-5417

WYANDOT 5251 LLC
OR CURRENT RESIDENT
5251 WYANDOT ST APT 4
DENVER CO 80221-1478

WYNN JULIE RAE
OR CURRENT RESIDENT
3013 W 53RD AVE
DENVER CO 80221-6563

XIONG THAO AND
VANG CHEE
OR CURRENT RESIDENT
6523 PERRY ST
ARVADA CO 80003-6446

XUE LINYUN
OR CURRENT RESIDENT
6755 QUIVAS WAY
DENVER CO 80221-2675

YADAV VIVEK AND
SUN LIANG
OR CURRENT RESIDENT
1855 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4809

YAICH ROBERT K
OR CURRENT RESIDENT
1676 ASPEN ST
STRASBURG CO 80136-7710

YAMAMOTO ANDREW J
OR CURRENT RESIDENT
2901 W 81ST AVE APT H
WESTMINSTER CO 80031-4140

YAMAMOTO TOM S LIVING TRUST
OR CURRENT RESIDENT
15960 ELMIRA ST
BRIGHTON CO 80601

YAMAMOTO TOM S LIVING TRUST 1/2 INT AND
YAMAMOTO YOSHIO 1/2 INT
OR CURRENT RESIDENT
10039 E 159TH PL
BRIGHTON CO 80602

YAN RACHEL
OR CURRENT RESIDENT
1710 W 52ND CT
DENVER CO 80221-1717

YANEZ FRANCISCO JAVIER
OR CURRENT RESIDENT
7140 QUIVAS ST
DENVER CO 80221-2547

YANEZ VICTOR H AND
MARTINEZ MIRIAM
OR CURRENT RESIDENT
7586 TURNER DR
DENVER CO 80221-3433

YANG CHIANENG AND
LOR SHENG
OR CURRENT RESIDENT
9240 MEADE ST
WESTMINSTER CO 80030-3162

YANG KOU
OR CURRENT RESIDENT
12901 E 144TH AVE
BRIGHTON CO 80601-7328

YANG LEE AND VANG NENG
OR CURRENT RESIDENT
7170 BERTHOUD ST
WESTMINSTER CO 80030-5633

YANG SOPHIA
OR CURRENT RESIDENT
5411 ELM CT
WESTMINSTER CO 80221-1629

YANKER LAWRENCE E
OR CURRENT RESIDENT
1941 SAMUEL DR
DENVER CO 80221

YANKER MARGARET S
OR CURRENT RESIDENT
7960 GREEN CT
WESTMINSTER CO 80030-4225

YARONI JULIE AND
YARONI ERIKA
OR CURRENT RESIDENT
8823 MEADE ST
WESTMINSTER CO 80031

YAROSH WILLIAM HENRY
OR CURRENT RESIDENT
8330 ZUNI ST APT 218
DENVER CO 80221-4677

YBALLA ARDARA K
OR CURRENT RESIDENT
8854 MEADE STREET
WESTMINSTER CO 80031

YBARRA ISAAC
OR CURRENT RESIDENT
8153 LOGAN ST
THORNTON CO 80229-5841

YEARLING MYLOUS M AND
YEARLING SHELLIE A
OR CURRENT RESIDENT
761 WASHINGTON COURT
DENVER CO 80229

YEE SIU YUEN AND
YEE MAR TSUI CHANG
OR CURRENT RESIDENT
6512 PERRY ST
ARVADA CO 80003-6400

YEREBECK RACHEL
OR CURRENT RESIDENT
8242 WASHINGTON ST APT 41
THORNTON CO 80229-8504

YEUNG YUEN HOI AILEEN
OR CURRENT RESIDENT
6740 MEADE CIR UNIT D
WESTMINSTER CO 80030-5306

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

YI YOUNG JIN AND
HARN GWI SUK
OR CURRENT RESIDENT
12345 BRIGHTON RD
HENDERSON CO 80640-9747

YIN LONGDA
OR CURRENT RESIDENT
3001 W 53RD AVE
DENVER CO 80221-6563

YNIGEZ JACOB LEE AND
YNIGEZ LETICIA
OR CURRENT RESIDENT
7600 ACOMA CT
DENVER CO 80221-4101

YOCUM DEAN G
OR CURRENT RESIDENT
4551 W 66TH AVE
ARVADA CO 80003-6323

YODER MEREDITH A AND
YODER JASON N
OR CURRENT RESIDENT
7985 GREEN CT
WESTMINSTER CO 80030-4224

YOO YONG BU
OR CURRENT RESIDENT
2903 W 81ST AVE APT A
WESTMINSTER CO 80031-4137

YORKTOWN REAL ESTATE LLC
OR CURRENT RESIDENT
7855 YORK ST
DENVER CO 80229-6195

YOST BRENDAN ELIAS AND
YOST MACKENZIE LEIGH
OR CURRENT RESIDENT
1665 WAGNER ST
STRASBURG CO 80136-7721

YOUNG ARLENE GRAVES
OR CURRENT RESIDENT
7670 PECOS ST
DENVER CO 80221-3454

YOUNG EDWIN J
OR CURRENT RESIDENT
3090 W HAWTHORNE PL
DENVER CO 80221-2129

YOUNG JIMMY W
YOUNG JEAN P
OR CURRENT RESIDENT
1663 MONROE ST
STRASBURG CO 80136-7501

YOUNG PIERCE M
OR CURRENT RESIDENT
930 CORONADO PKWY S # C
DENVER CO 80229-5445

YOUNG RONALD E AND
YOUNG CORINNA
OR CURRENT RESIDENT
2800 W 80TH AVE
DENVER CO 80221-3810

YOUNG SILVIA AND
YOUNG UNITIE
OR CURRENT RESIDENT
2607 DEVONSHIRE CT
DENVER CO 80229-8602

YOUNGER JAMES A AND YOUNGER KRISTY A TRUSTEES
OR CURRENT RESIDENT
6881 ELIZABETH ST
DENVER CO 80229-7514

Z & T LLC
OR CURRENT RESIDENT
680 E 84TH AVE
THORNTON CO 80229-5330

ZABEL STEPHANIE
OR CURRENT RESIDENT
9065 LANDER ST
WESTMINSTER CO 80031-3383

ZAFFORE DAVID W
OR CURRENT RESIDENT
8450 CLARKSON ST
DENVER CO 80229-4932

ZAHAWI OMER AL AND
ZEHHAWI MOHAMMED AL
OR CURRENT RESIDENT
7820 HOLLYWOOD ST
COMMERCE CITY CO 80022-1000

ZAIDI DANIYAL HAIDER
OR CURRENT RESIDENT
3021 W 53RD AVE
DENVER CO 80221-6563

ZALLI AJET
OR CURRENT RESIDENT
15001 BRIGHTON RD
BRIGHTON CO 80601-7305

ZAMARRON LAURA
OR CURRENT RESIDENT
921 E 83RD PL
DENVER CO 80229-5412

ZAMORA HECTOR PASILLAS
OR CURRENT RESIDENT
7531 LOCUST ST
COMMERCE CITY CO 80022-1347

ZAMORA MIKHAILA AND
TRUJILLO MICHAEL
OR CURRENT RESIDENT
7628 GRACE PL
DENVER CO 80221-4114

ZAMORA TOMMY AND
ZAMORA EVANGELINE
OR CURRENT RESIDENT
6580 E 79TH PL
COMMERCE CITY CO 80022-1168

ZAPATA LUIS DIEGO
OR CURRENT RESIDENT
8770 HOPKINS DR
DENVER CO 80229-5034

ZAPATA MARIA E
OR CURRENT RESIDENT
5482 ALCOTT ST
DENVER CO 80221-1622

ZAPATA ROBERTO VASQUEZ JR
OR CURRENT RESIDENT
8048 JASMINE ST
DUPONT CO 80024-5012

ZAPATA STEPHANIE
OR CURRENT RESIDENT
8212 WASHINGTON ST APT 26
DENVER CO 80229-5898

ZARATE CARLOS
OR CURRENT RESIDENT
7484 RARITAN ST
DENVER CO 80221-3418

ZATARAIN JAMILETH AND
TRUJILLO VICTOR MARTIN
OR CURRENT RESIDENT
8741 EDISON ST
DENVER CO 80229-4980

ZAVALA DEMETRIUS AND
ZAVALA CHRISTINA
OR CURRENT RESIDENT
8362 ADAMS WAY
DENVER CO 80221-3906

ZEBARTH BRIAN AND
ZEBARTH HEATHER
OR CURRENT RESIDENT
8421 CORONA STREET
DENVER CO 80229

ZEIGLER GENEVA M
OR CURRENT RESIDENT
8345 CHARLOTTE WAY
DENVER CO 80221-3910

ZEJDA GERRY L
OR CURRENT RESIDENT
8124 WASHINGTON ST NO. 166
DENVER CO 80229-5854

ZEPEDA EFREN
OR CURRENT RESIDENT
970 OAK PL
THORNTON CO 80229-4590

ZERMENO RODRIGUEZ ELOY
OR CURRENT RESIDENT
7931 NEWPORT ST
COMMERCE CITY CO 80022-1128

ZERMENO RODRIGUEZ RUBEN AND
GUTIERREZ MARIA HERNANDEZ
OR CURRENT RESIDENT
7551 LOCUST ST
COMMERCE CITY CO 80022-1347

ZERNIC MIKAYLA
OR CURRENT RESIDENT
6762 QUIVAS WAY
DENVER CO 80221-2675

ZERR JOVETA
OR CURRENT RESIDENT
8671 DE SOTO ST
DENVER CO 80229

ZIEGLER TODD M AND
HUTTON STACY R
OR CURRENT RESIDENT
6450 TENNYSON ST APT 2
ARVADA CO 80003-6444

ZIELINSKI MATTHEW S
OR CURRENT RESIDENT
1844 W 67TH PL
DENVER CO 80221-2612

ZIGAN FLORIAN B
OR CURRENT RESIDENT
10801 E 124TH AVE
BRIGHTON CO 80601-7114

ZIMA RUSSELL A AND
ZIMA SARAH GAYLE
OR CURRENT RESIDENT
7291 RUTH WAY
DENVER CO 80221-3147

ZIMBELMAN DANIEL E
OR CURRENT RESIDENT
2601 W 52ND AVE
DENVER CO 80221-1255

ZIMMER DELBERT E AND
ZIMMER DONNA L
OR CURRENT RESIDENT
8331 WYANDOT ST
DENVER CO 80221-4653

ZIMMERMAN INVESTMENTS LTD
OR CURRENT RESIDENT
201 E 58TH AVENUE
DENVER CO 80216

ZINKE KADY M
OR CURRENT RESIDENT
6345 KING CT
DENVER CO 80221-2041

ZIPPS MELISSA L AND
ZIPPS DONALD A
OR CURRENT RESIDENT
7240 RUTH WAY
DENVER CO 80221-3148

ZORRERO HERNANDEZ JOSE H
OR CURRENT RESIDENT
5290 ZUNI ST
DENVER CO 80221-1453

ZUBIA JESUS
OR CURRENT RESIDENT
6860 KNOX CT
DENVER CO 80221-2649

ZUFALL DANIEL A AND
ZUFALL TINA
OR CURRENT RESIDENT
2021 ANCE ST
STRASBURG CO 80136-7848

ZUKOWICZ HUBERT
OR CURRENT RESIDENT
1640 ASPEN MEADOWS CIR
DENVER CO 80260-4846

ZULAUF WILLIAM A AND
ZULAUF CELESTE M
OR CURRENT RESIDENT
7911 YORK ST APT D
DENVER CO 80229-6175

ZUNIGA OLEGARIO
OR CURRENT RESIDENT
7990 POPLAR ST
COMMERCE CITY CO 80022-1224

ZUNK LINDSEY
OR CURRENT RESIDENT
10015 YAMPA CT
COMMERCE CITY CO 80022-9050

ZURITA MARQUEZ JUAN FERNANDO AND
REYES RODRIGUEZ LUCERO LILIANA
OR CURRENT RESIDENT
5333 COLUMBINE RD
DENVER CO 80221-1279

CURRENT RESIDENT
5300 SHERIDAN BLVD STE A
ARVADA CO 80002-7011

CURRENT RESIDENT
5300 SHERIDAN BLVD STE B
ARVADA CO 80002-7011

CURRENT RESIDENT
5398 SHERIDAN BLVD
ARVADA CO 80002-7018

CURRENT RESIDENT
5402 SHERIDAN BLVD
ARVADA CO 80002-7019

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 61
ARVADA CO 80002-7027

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 62
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 63
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 64
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 65
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 66
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 67
ARVADA CO 80002-7027

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ARVADA CO 80002-7027

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ARVADA CO 80002-7027

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ARVADA CO 80002-7027

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ARVADA CO 80002-7027

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ARVADA CO 80002-7027

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ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 74
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 75
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 76
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 77
ARVADA CO 80002-7027

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ARVADA CO 80002-7027

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ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 80
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 41
ARVADA CO 80002-7028

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5400 SHERIDAN BLVD LOT 42
ARVADA CO 80002-7028

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5400 SHERIDAN BLVD LOT 43
ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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5400 SHERIDAN BLVD LOT 55
ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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5400 SHERIDAN BLVD LOT 60
ARVADA CO 80002-7028

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5400 SHERIDAN BLVD LOT 21
ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 22
ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 23
ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 24
ARVADA CO 80002-7029

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ARVADA CO 80002-7029

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ARVADA CO 80002-7029

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ARVADA CO 80002-7029

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ARVADA CO 80002-7029

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ARVADA CO 80002-7029

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ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 31
ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 32
ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 33
ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 34
ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 35
ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 36
ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 37
ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 38
ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 39
ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 40
ARVADA CO 80002-7029

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 1
ARVADA CO 80002-7030

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 10
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 11
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 12
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 13
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 14
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 15
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 16
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 17
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 18
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 19
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 2
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 20
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 3
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 4
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 5
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 6
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 7
ARVADA CO 80002-7030

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 8
ARVADA CO 80002-7030

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 9
ARVADA CO 80002-7030

CURRENT RESIDENT
5400 SHERIDAN BLVD OFC OFC OFC ARVADA
ARVADA CO 80002-7030

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 161
ARVADA CO 80002-7031

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 162
ARVADA CO 80002-7031

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5400 SHERIDAN BLVD LOT 163
ARVADA CO 80002-7031

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5400 SHERIDAN BLVD LOT 164
ARVADA CO 80002-7031

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5400 SHERIDAN BLVD LOT 165
ARVADA CO 80002-7031

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5400 SHERIDAN BLVD LOT 166
ARVADA CO 80002-7031

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ARVADA CO 80002-7031

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ARVADA CO 80002-7031

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ARVADA CO 80002-7031

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ARVADA CO 80002-7031

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ARVADA CO 80002-7031

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ARVADA CO 80002-7031

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ARVADA CO 80002-7031

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5400 SHERIDAN BLVD LOT 174
ARVADA CO 80002-7031

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5400 SHERIDAN BLVD LOT 175
ARVADA CO 80002-7031

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5400 SHERIDAN BLVD LOT 176
ARVADA CO 80002-7031

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5400 SHERIDAN BLVD LOT 177
ARVADA CO 80002-7031

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5400 SHERIDAN BLVD LOT 178
ARVADA CO 80002-7031

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5400 SHERIDAN BLVD LOT 179
ARVADA CO 80002-7031

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5400 SHERIDAN BLVD LOT 180
ARVADA CO 80002-7031

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 141
ARVADA CO 80002-7032

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5400 SHERIDAN BLVD LOT 142
ARVADA CO 80002-7032

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5400 SHERIDAN BLVD LOT 143
ARVADA CO 80002-7032

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5400 SHERIDAN BLVD LOT 144
ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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5400 SHERIDAN BLVD LOT 151
ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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ARVADA CO 80002-7032

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5400 SHERIDAN BLVD LOT 160
ARVADA CO 80002-7032

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5400 SHERIDAN BLVD LOT 121
ARVADA CO 80002-7033

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5400 SHERIDAN BLVD LOT 122
ARVADA CO 80002-7033

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5400 SHERIDAN BLVD LOT 123
ARVADA CO 80002-7033

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5400 SHERIDAN BLVD LOT 124
ARVADA CO 80002-7033

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 125
ARVADA CO 80002-7033

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ARVADA CO 80002-7047

CURRENT RESIDENT
4455 W 63RD PL
ARVADA CO 80003-1456

CURRENT RESIDENT
4485 W 63RD PL
ARVADA CO 80003-1475

CURRENT RESIDENT
4514 W 65TH AVE
ARVADA CO 80003-6303

CURRENT RESIDENT
3933 W 65TH PL
WESTMINSTER CO 80003-6401

CURRENT RESIDENT
4063 W 65TH PL
ARVADA CO 80003-6403

CURRENT RESIDENT
3980 W 66TH AVE
ARVADA CO 80003-6412

CURRENT RESIDENT
4160 W 66TH AVE
ARVADA CO 80003-6416

CURRENT RESIDENT
6420 OSCEOLA ST
ARVADA CO 80003-6423

CURRENT RESIDENT
6450 OSCEOLA ST
ARVADA CO 80003-6423

CURRENT RESIDENT
6600 PERRY CT
ARVADA CO 80003-6429

CURRENT RESIDENT
6641 PERRY CT
ARVADA CO 80003-6429

CURRENT RESIDENT
6435 QUITMAN ST
ARVADA CO 80003-6430

CURRENT RESIDENT
6455 QUITMAN ST
ARVADA CO 80003-6430

CURRENT RESIDENT
6404 QUITMAN ST
ARVADA CO 80003-6431

CURRENT RESIDENT
6464 QUITMAN ST
ARVADA CO 80003-6431

CURRENT RESIDENT
6525 QUITMAN ST
ARVADA CO 80003-6432

CURRENT RESIDENT
6534 QUITMAN ST
ARVADA CO 80003-6433

CURRENT RESIDENT
6411 RALEIGH ST
ARVADA CO 80003-6434

CURRENT RESIDENT
6500 RALEIGH ST
ARVADA CO 80003-6436

CURRENT RESIDENT
6631 RALEIGH CT
ARVADA CO 80003-6437

CURRENT RESIDENT
6591 TENNYSON ST
ARVADA CO 80003-6441

CURRENT RESIDENT
6550 TENNYSON ST
ARVADA CO 80003-6442

CURRENT RESIDENT
6450 TENNYSON ST APT 1
ARVADA CO 80003-6444

CURRENT RESIDENT
6450 TENNYSON ST APT 11
ARVADA CO 80003-6444

CURRENT RESIDENT
6450 TENNYSON ST APT 7
ARVADA CO 80003-6444

CURRENT RESIDENT
6570 MEADE CT
ARVADA CO 80003-6447

CURRENT RESIDENT
6470 NEWTON ST
WESTMINSTER CO 80003-6448

CURRENT RESIDENT
6535 NEWTON ST
WESTMINSTER CO 80003-6450

CURRENT RESIDENT
4225 W 65TH AVE
ARVADA CO 80003-6452

CURRENT RESIDENT
6430 STUART ST
ARVADA CO 80003-6453

CURRENT RESIDENT
6434 STUART ST
ARVADA CO 80003-6453

CURRENT RESIDENT
6470 STUART ST
ARVADA CO 80003-6453

CURRENT RESIDENT
6433 STUART ST
ARVADA CO 80003-6454

CURRENT RESIDENT
6437 STUART ST
ARVADA CO 80003-6454

CURRENT RESIDENT
6452 UTICA ST
ARVADA CO 80003-6500

CURRENT RESIDENT
3680 W 64TH AVE
ARVADA CO 80003-6502

CURRENT RESIDENT
4100 W 64TH AVE APT A
ARVADA CO 80003-6505

CURRENT RESIDENT
3800 W 64TH AVE
ARVADA CO 80003-6506

CURRENT RESIDENT
3900 W 64TH AVE
ARVADA CO 80003-6508

CURRENT RESIDENT
4000 W 64TH AVE
ARVADA CO 80003-6510

CURRENT RESIDENT
4100 W 64TH AVE
ARVADA CO 80003-6512

CURRENT RESIDENT
4140 W 64TH AVE
ARVADA CO 80003-6512

CURRENT RESIDENT
4160 W 64TH AVE
ARVADA CO 80003-6512

CURRENT RESIDENT
4180 W 64TH AVE
ARVADA CO 80003-6512

CURRENT RESIDENT
4280 W 64TH AVE
ARVADA CO 80003-6514

CURRENT RESIDENT
4345 W 64TH AVE
ARVADA CO 80003-6515

CURRENT RESIDENT
4347 W 64TH AVE
ARVADA CO 80003-6515

CURRENT RESIDENT
4395 W 64TH AVE
ARVADA CO 80003-6515

CURRENT RESIDENT
6453 UTICA ST
ARVADA CO 80003-6544

CURRENT RESIDENT
3671 W 64TH AVE UNIT A
ARVADA CO 80003-6545

CURRENT RESIDENT
4497 W 64TH PL
ARVADA CO 80003-6548

CURRENT RESIDENT
4498 W 64TH PL
ARVADA CO 80003-6549

CURRENT RESIDENT
6330 TENNYSON ST
ARVADA CO 80003-6708

CURRENT RESIDENT
3916 W 63RD AVE
ARVADA CO 80003-6718

CURRENT RESIDENT
3926 W 63RD AVE
ARVADA CO 80003-6718

CURRENT RESIDENT
3893 W 63RD AVE
ARVADA CO 80003-6719

CURRENT RESIDENT
3895 W 63RD AVE
ARVADA CO 80003-6719

CURRENT RESIDENT
3925 W 63RD AVE
ARVADA CO 80003-6719

CURRENT RESIDENT
3863 W 63RD PL
ARVADA CO 80003-6721

CURRENT RESIDENT
3873 W 63RD PL
ARVADA CO 80003-6721

CURRENT RESIDENT
6278 NEWTON CT
ARVADA CO 80003-6725

CURRENT RESIDENT
6308 NEWTON CT
ARVADA CO 80003-6725

CURRENT RESIDENT
6328 NEWTON CT
ARVADA CO 80003-6725

CURRENT RESIDENT
6271 OSCEOLA WAY
ARVADA CO 80003-6728

CURRENT RESIDENT
6321 OSCEOLA WAY
ARVADA CO 80003-6728

CURRENT RESIDENT
3903 W 63RD PL
ARVADA CO 80003-6741

CURRENT RESIDENT
6380 TENNYSON ST
ARVADA CO 80003-6749

CURRENT RESIDENT
6355 QUITMAN CT
ARVADA CO 80003-6750

CURRENT RESIDENT
6630 QUITMAN CT
ARVADA CO 80003-6901

CURRENT RESIDENT
5900 TENNYSON ST
ARVADA CO 80003-6905

CURRENT RESIDENT
7791 HOLLYWOOD ST
COMMERCE CITY CO 80022-1008

CURRENT RESIDENT
7700 HOLLYWOOD ST
COMMERCE CITY CO 80022-1009

CURRENT RESIDENT
7702 HOLLYWOOD ST
COMMERCE CITY CO 80022-1009

CURRENT RESIDENT
7710 HOLLYWOOD ST
COMMERCE CITY CO 80022-1009

CURRENT RESIDENT
7712 HOLLYWOOD ST
COMMERCE CITY CO 80022-1009

CURRENT RESIDENT
7720 HOLLYWOOD ST
COMMERCE CITY CO 80022-1009

CURRENT RESIDENT
7796 HOLLYWOOD ST
COMMERCE CITY CO 80022-1009

CURRENT RESIDENT
7921 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

CURRENT RESIDENT
7941 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

CURRENT RESIDENT
7701 KIMBERLY ST
COMMERCE CITY CO 80022-1022

CURRENT RESIDENT
7703 KIMBERLY ST
COMMERCE CITY CO 80022-1022

CURRENT RESIDENT
7720 IDLEWILD ST
COMMERCE CITY CO 80022-1042

CURRENT RESIDENT
7703 IDLEWILD ST
COMMERCE CITY CO 80022-1043

CURRENT RESIDENT
7721 KIMBERLY ST
COMMERCE CITY CO 80022-1022

CURRENT RESIDENT
7730 IDLEWILD ST
COMMERCE CITY CO 80022-1042

CURRENT RESIDENT
7713 IDLEWILD ST
COMMERCE CITY CO 80022-1043

CURRENT RESIDENT
7723 KIMBERLY ST
COMMERCE CITY CO 80022-1022

CURRENT RESIDENT
7732 IDLEWILD ST
COMMERCE CITY CO 80022-1042

CURRENT RESIDENT
7731 IDLEWILD ST
COMMERCE CITY CO 80022-1043

CURRENT RESIDENT
7733 KIMBERLY ST
COMMERCE CITY CO 80022-1022

CURRENT RESIDENT
7740 IDLEWILD ST
COMMERCE CITY CO 80022-1042

CURRENT RESIDENT
7733 IDLEWILD ST
COMMERCE CITY CO 80022-1043

CURRENT RESIDENT
7741 KIMBERLY ST
COMMERCE CITY CO 80022-1022

CURRENT RESIDENT
7742 IDLEWILD ST
COMMERCE CITY CO 80022-1042

CURRENT RESIDENT
7751 IDLEWILD ST
COMMERCE CITY CO 80022-1043

CURRENT RESIDENT
7743 KIMBERLY ST
COMMERCE CITY CO 80022-1022

CURRENT RESIDENT
7750 IDLEWILD ST
COMMERCE CITY CO 80022-1042

CURRENT RESIDENT
7753 IDLEWILD ST
COMMERCE CITY CO 80022-1043

CURRENT RESIDENT
7755 KIMBERLY ST
COMMERCE CITY CO 80022-1022

CURRENT RESIDENT
7752 IDLEWILD ST
COMMERCE CITY CO 80022-1042

CURRENT RESIDENT
7781 IDLEWILD ST
COMMERCE CITY CO 80022-1043

CURRENT RESIDENT
7781 KIMBERLY ST
COMMERCE CITY CO 80022-1022

CURRENT RESIDENT
7770 IDLEWILD ST
COMMERCE CITY CO 80022-1042

CURRENT RESIDENT
5640 E 77TH AVE
COMMERCE CITY CO 80022-1045

CURRENT RESIDENT
7911 KIMBERLY ST
COMMERCE CITY CO 80022-1026

CURRENT RESIDENT
7780 IDLEWILD ST
COMMERCE CITY CO 80022-1042

CURRENT RESIDENT
7970 KIMBERLY ST
COMMERCE CITY CO 80022-1048

CURRENT RESIDENT
7710 IDLEWILD ST
COMMERCE CITY CO 80022-1042

CURRENT RESIDENT
7701 IDLEWILD ST
COMMERCE CITY CO 80022-1043

CURRENT RESIDENT
7931 IDLEWILD ST
COMMERCE CITY CO 80022-1058

CURRENT RESIDENT
7955 IDLEWILD ST
COMMERCE CITY CO 80022-1058

CURRENT RESIDENT
7971 IDLEWILD ST
COMMERCE CITY CO 80022-1058

CURRENT RESIDENT
7981 IDLEWILD ST
COMMERCE CITY CO 80022-1058

CURRENT RESIDENT
7991 IDLEWILD ST
COMMERCE CITY CO 80022-1058

CURRENT RESIDENT
7980 HOLLYWOOD ST
COMMERCE CITY CO 80022-1076

CURRENT RESIDENT
7910 IVYWOOD ST
COMMERCE CITY CO 80022-1078

CURRENT RESIDENT
7930 IVYWOOD ST
COMMERCE CITY CO 80022-1078

CURRENT RESIDENT
7940 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

CURRENT RESIDENT
7930 IDLEWILD ST
COMMERCE CITY CO 80022-1088

CURRENT RESIDENT
7956 IDLEWILD ST
COMMERCE CITY CO 80022-1088

CURRENT RESIDENT
6581 E 79TH AVE
COMMERCE CITY CO 80022-1109

CURRENT RESIDENT
6601 E 79TH AVE
COMMERCE CITY CO 80022-1111

CURRENT RESIDENT
6641 E 79TH AVE
COMMERCE CITY CO 80022-1111

CURRENT RESIDENT
6620 E 79TH AVE
COMMERCE CITY CO 80022-1112

CURRENT RESIDENT
6587 E 80TH AVE
COMMERCE CITY CO 80022-1113

CURRENT RESIDENT
6614 E 80TH AVE
COMMERCE CITY CO 80022-1116

CURRENT RESIDENT
6620 E 80TH AVE
COMMERCE CITY CO 80022-1116

CURRENT RESIDENT
6701 E 80TH AVE
COMMERCE CITY CO 80022-1117

CURRENT RESIDENT
6707 E 80TH AVE
COMMERCE CITY CO 80022-1117

CURRENT RESIDENT
6771 E 80TH AVE
COMMERCE CITY CO 80022-1117

CURRENT RESIDENT
6801 E 80TH AVE
COMMERCE CITY CO 80022-1118

CURRENT RESIDENT
6941 E 80TH AVE
COMMERCE CITY CO 80022-1119

CURRENT RESIDENT
7061 E 80TH AVE
COMMERCE CITY CO 80022-1120

CURRENT RESIDENT
7880 MAGNOLIA ST
COMMERCE CITY CO 80022-1124

CURRENT RESIDENT
7890 MAGNOLIA ST
COMMERCE CITY CO 80022-1124

CURRENT RESIDENT
7896 MAGNOLIA ST
COMMERCE CITY CO 80022-1124

CURRENT RESIDENT
7891 NEWPORT ST
COMMERCE CITY CO 80022-1126

CURRENT RESIDENT
7900 NEWPORT ST
COMMERCE CITY CO 80022-1129

CURRENT RESIDENT
7950 NEWPORT ST
COMMERCE CITY CO 80022-1129

CURRENT RESIDENT
7960 NEWPORT ST
COMMERCE CITY CO 80022-1129

CURRENT RESIDENT
7980 NEWPORT ST
COMMERCE CITY CO 80022-1129

CURRENT RESIDENT
7990 NEWPORT ST
COMMERCE CITY CO 80022-1129

CURRENT RESIDENT
7911 NIAGARA ST
COMMERCE CITY CO 80022-1133

CURRENT RESIDENT
7921 NIAGARA ST
COMMERCE CITY CO 80022-1133

CURRENT RESIDENT
7931 NIAGARA ST
COMMERCE CITY CO 80022-1133

CURRENT RESIDENT
7961 NIAGARA ST
COMMERCE CITY CO 80022-1133

CURRENT RESIDENT
7900 NIAGARA ST
COMMERCE CITY CO 80022-1134

CURRENT RESIDENT
7921 OLIVE ST
COMMERCE CITY CO 80022-1137

CURRENT RESIDENT
7920 OLIVE ST
COMMERCE CITY CO 80022-1138

CURRENT RESIDENT
7960 OLIVE ST
COMMERCE CITY CO 80022-1138

CURRENT RESIDENT
7961 ONEIDA ST
COMMERCE CITY CO 80022-1141

CURRENT RESIDENT
7900 ONEIDA ST
COMMERCE CITY CO 80022-1142

CURRENT RESIDENT
7940 ONEIDA ST
COMMERCE CITY CO 80022-1142

CURRENT RESIDENT
7950 ONEIDA ST
COMMERCE CITY CO 80022-1142

CURRENT RESIDENT
7970 ONEIDA ST
COMMERCE CITY CO 80022-1142

CURRENT RESIDENT
7911 PONTIAC ST
COMMERCE CITY CO 80022-1145

CURRENT RESIDENT
7921 PONTIAC ST
COMMERCE CITY CO 80022-1145

CURRENT RESIDENT
7931 PONTIAC ST
COMMERCE CITY CO 80022-1145

CURRENT RESIDENT
7941 PONTIAC ST
COMMERCE CITY CO 80022-1145

CURRENT RESIDENT
7990 PONTIAC ST
COMMERCE CITY CO 80022-1146

CURRENT RESIDENT
8085 ONEIDA ST UNIT 101
COMMERCE CITY CO 80022-1147

CURRENT RESIDENT
8085 ONEIDA ST UNIT 102
COMMERCE CITY CO 80022-1147

CURRENT RESIDENT
8085 ONEIDA ST UNIT 103
COMMERCE CITY CO 80022-1147

CURRENT RESIDENT
8085 ONEIDA ST UNIT 104
COMMERCE CITY CO 80022-1147

CURRENT RESIDENT
8085 ONEIDA ST UNIT 105
COMMERCE CITY CO 80022-1147

CURRENT RESIDENT
8085 ONEIDA ST UNIT 106
COMMERCE CITY CO 80022-1147

CURRENT RESIDENT
6700 E 80TH AVE
COMMERCE CITY CO 80022-1158

CURRENT RESIDENT
6685 E 79TH PL
COMMERCE CITY CO 80022-1165

CURRENT RESIDENT
6620 E 79TH PL
COMMERCE CITY CO 80022-1166

CURRENT RESIDENT
6640 E 79TH PL
COMMERCE CITY CO 80022-1166

CURRENT RESIDENT
6505 E 79TH PL
COMMERCE CITY CO 80022-1167

CURRENT RESIDENT
8066 ONEIDA ST
COMMERCE CITY CO 80022-1194

CURRENT RESIDENT
8076 ONEIDA ST
COMMERCE CITY CO 80022-1194

CURRENT RESIDENT
7321 E 80TH AVE
COMMERCE CITY CO 80022-1207

CURRENT RESIDENT
7921 QUEBEC ST
COMMERCE CITY CO 80022-1227

CURRENT RESIDENT
7920 QUEBEC ST
COMMERCE CITY CO 80022-1228

CURRENT RESIDENT
7950 QUEBEC ST
COMMERCE CITY CO 80022-1228

CURRENT RESIDENT
7970 QUEBEC ST
COMMERCE CITY CO 80022-1228

CURRENT RESIDENT
7941 QUINCE ST
COMMERCE CITY CO 80022-1231

CURRENT RESIDENT
7920 QUINCE ST
COMMERCE CITY CO 80022-1232

CURRENT RESIDENT
7960 QUINCE ST
COMMERCE CITY CO 80022-1232

CURRENT RESIDENT
7970 QUINCE ST
COMMERCE CITY CO 80022-1232

CURRENT RESIDENT
7341 E 80TH AVE UNIT A
COMMERCE CITY CO 80022-1292

CURRENT RESIDENT
7341 E 80TH AVE UNIT B
COMMERCE CITY CO 80022-1292

CURRENT RESIDENT
7601 KEARNEY DR
COMMERCE CITY CO 80022-1315

CURRENT RESIDENT
5811 E 74TH AVE
COMMERCE CITY CO 80022-1325

CURRENT RESIDENT
6041 E 74TH AVE
COMMERCE CITY CO 80022-1326

CURRENT RESIDENT
5981 E 74TH PL
COMMERCE CITY CO 80022-1327

CURRENT RESIDENT
6001 E 74TH PL
COMMERCE CITY CO 80022-1329

CURRENT RESIDENT
6021 E 74TH PL
COMMERCE CITY CO 80022-1329

CURRENT RESIDENT
6000 E 74TH PL
COMMERCE CITY CO 80022-1330

CURRENT RESIDENT
6040 E 74TH PL
COMMERCE CITY CO 80022-1330

CURRENT RESIDENT
6060 E 74TH PL
COMMERCE CITY CO 80022-1330

CURRENT RESIDENT
6100 E 74TH PL
COMMERCE CITY CO 80022-1332

CURRENT RESIDENT
6350 E 74TH PL
COMMERCE CITY CO 80022-1333

CURRENT RESIDENT
7461 KEARNEY ST
COMMERCE CITY CO 80022-1334

CURRENT RESIDENT
7400 KEARNEY ST
COMMERCE CITY CO 80022-1335

CURRENT RESIDENT
7462 KEARNEY ST
COMMERCE CITY CO 80022-1335

CURRENT RESIDENT
7510 KEARNEY ST
COMMERCE CITY CO 80022-1336

CURRENT RESIDENT
7520 KEARNEY ST
COMMERCE CITY CO 80022-1336

CURRENT RESIDENT
7540 KEARNEY ST
COMMERCE CITY CO 80022-1336

CURRENT RESIDENT
7550 KEARNEY ST
COMMERCE CITY CO 80022-1336

CURRENT RESIDENT
7568 KEARNEY ST
COMMERCE CITY CO 80022-1336

CURRENT RESIDENT
7501 KRAMERIA ST
COMMERCE CITY CO 80022-1339

CURRENT RESIDENT
7537 KRAMERIA ST
COMMERCE CITY CO 80022-1339

CURRENT RESIDENT
7563 KRAMERIA ST
COMMERCE CITY CO 80022-1339

CURRENT RESIDENT
7581 KRAMERIA ST
COMMERCE CITY CO 80022-1339

CURRENT RESIDENT
7576 KRAMERIA ST
COMMERCE CITY CO 80022-1340

CURRENT RESIDENT
7401 LEYDEN ST
COMMERCE CITY CO 80022-1341

CURRENT RESIDENT
7545 LEYDEN ST
COMMERCE CITY CO 80022-1343

CURRENT RESIDENT
7559 LEYDEN ST
COMMERCE CITY CO 80022-1343

CURRENT RESIDENT
7561 LEYDEN ST
COMMERCE CITY CO 80022-1343

CURRENT RESIDENT
7510 LEYDEN ST
COMMERCE CITY CO 80022-1344

CURRENT RESIDENT
7530 LEYDEN ST
COMMERCE CITY CO 80022-1344

CURRENT RESIDENT
7560 LEYDEN ST
COMMERCE CITY CO 80022-1344

CURRENT RESIDENT
7441 LOCUST ST
COMMERCE CITY CO 80022-1345

CURRENT RESIDENT
7451 LOCUST ST
COMMERCE CITY CO 80022-1345

CURRENT RESIDENT
6476 E 74TH PL
COMMERCE CITY CO 80022-1349

CURRENT RESIDENT
6496 E 74TH PL
COMMERCE CITY CO 80022-1349

CURRENT RESIDENT
7480 LEYDEN ST
COMMERCE CITY CO 80022-1352

CURRENT RESIDENT
7491 LEYDEN ST
COMMERCE CITY CO 80022-1353

CURRENT RESIDENT
7453 KRAMERIA ST
COMMERCE CITY CO 80022-1355

CURRENT RESIDENT
7455 KRAMERIA ST
COMMERCE CITY CO 80022-1355

CURRENT RESIDENT
7461 KRAMERIA ST
COMMERCE CITY CO 80022-1355

CURRENT RESIDENT
7567 LEYDEN ST
COMMERCE CITY CO 80022-1361

CURRENT RESIDENT
7577 LEYDEN ST
COMMERCE CITY CO 80022-1361

CURRENT RESIDENT
7579 LEYDEN ST
COMMERCE CITY CO 80022-1361

CURRENT RESIDENT
7581 LEYDEN ST
COMMERCE CITY CO 80022-1361

CURRENT RESIDENT
6025 E 76TH AVE STE A
COMMERCE CITY CO 80022-1377

CURRENT RESIDENT
6025 E 76TH AVE STE B
COMMERCE CITY CO 80022-1377

CURRENT RESIDENT
6025 E 76TH AVE STE C
COMMERCE CITY CO 80022-1377

CURRENT RESIDENT
6025 E 76TH AVE STE D
COMMERCE CITY CO 80022-1377

CURRENT RESIDENT
6025 E 76TH AVE STE E
COMMERCE CITY CO 80022-1377

CURRENT RESIDENT
6025 E 76TH AVE STE F
COMMERCE CITY CO 80022-1377

CURRENT RESIDENT
6025 E 76TH AVE STE G
COMMERCE CITY CO 80022-1377

CURRENT RESIDENT
6025 E 76TH AVE STE H
COMMERCE CITY CO 80022-1377

CURRENT RESIDENT
6025 E 76TH AVE STE I
COMMERCE CITY CO 80022-1377

CURRENT RESIDENT
7485 KRAMERIA ST APT 1
COMMERCE CITY CO 80022-1381

CURRENT RESIDENT
7485 KRAMERIA ST APT 2
COMMERCE CITY CO 80022-1381

CURRENT RESIDENT
7485 KRAMERIA ST APT 3
COMMERCE CITY CO 80022-1381

CURRENT RESIDENT
7485 KRAMERIA ST APT 4
COMMERCE CITY CO 80022-1381

CURRENT RESIDENT
7485 KRAMERIA ST APT 5
COMMERCE CITY CO 80022-1381

CURRENT RESIDENT
7475 KRAMERIA ST APT A
COMMERCE CITY CO 80022-1382

CURRENT RESIDENT
7475 KRAMERIA ST APT B
COMMERCE CITY CO 80022-1382

CURRENT RESIDENT
7475 KRAMERIA ST APT C
COMMERCE CITY CO 80022-1382

CURRENT RESIDENT
7475 KRAMERIA ST APT D
COMMERCE CITY CO 80022-1382

CURRENT RESIDENT
7475 KRAMERIA ST APT E
COMMERCE CITY CO 80022-1382

CURRENT RESIDENT
7561 KRAMERIA ST APT 2
COMMERCE CITY CO 80022-1385

CURRENT RESIDENT
7561 KRAMERIA ST APT 3
COMMERCE CITY CO 80022-1385

CURRENT RESIDENT
7561 KRAMERIA ST APT 4
COMMERCE CITY CO 80022-1385

CURRENT RESIDENT
7561 KRAMERIA ST APT 5
COMMERCE CITY CO 80022-1385

CURRENT RESIDENT
7471 LEYDEN ST APT A
COMMERCE CITY CO 80022-1387

CURRENT RESIDENT
7471 LEYDEN ST APT B
COMMERCE CITY CO 80022-1387

CURRENT RESIDENT
7461 LEYDEN ST APT A
COMMERCE CITY CO 80022-1389

CURRENT RESIDENT
7461 LEYDEN ST APT B
COMMERCE CITY CO 80022-1389

CURRENT RESIDENT
7400 LEYDEN ST UNIT 1
COMMERCE CITY CO 80022-1392

CURRENT RESIDENT
7400 LEYDEN ST UNIT 2
COMMERCE CITY CO 80022-1392

CURRENT RESIDENT
7400 LEYDEN ST UNIT 3
COMMERCE CITY CO 80022-1392

CURRENT RESIDENT
5351 E 78TH AVE
DENVER CO 80022-1402

CURRENT RESIDENT
5196 E 77TH AVE
COMMERCE CITY CO 80022-1428

CURRENT RESIDENT
5240 E 77TH AVE
COMMERCE CITY CO 80022-1454

CURRENT RESIDENT
5250 E 77TH AVE
COMMERCE CITY CO 80022-1454

CURRENT RESIDENT
7300 BRIGHTON RD
COMMERCE CITY CO 80022-1503

CURRENT RESIDENT
7380 BRIGHTON RD
COMMERCE CITY CO 80022-1503

CURRENT RESIDENT
7398 BRIGHTON RD
COMMERCE CITY CO 80022-1503

CURRENT RESIDENT
7631 BRIGHTON BLVD REAR REAR COMMERCE
COMMERCE CITY CO 80022-1506

CURRENT RESIDENT
7711 BRIGHTON RD
COMMERCE CITY CO 80022-1507

CURRENT RESIDENT
7787 BRIGHTON RD
COMMERCE CITY CO 80022-1507

CURRENT RESIDENT
5055 E 72ND AVE
COMMERCE CITY CO 80022-1513

CURRENT RESIDENT
5721 E 72ND AVE
COMMERCE CITY CO 80022-1521

CURRENT RESIDENT
5791 E 72ND AVE
COMMERCE CITY CO 80022-1521

CURRENT RESIDENT
7220 IVY ST
COMMERCE CITY CO 80022-1523

CURRENT RESIDENT
7222 IVY ST
COMMERCE CITY CO 80022-1523

CURRENT RESIDENT
7301 IVY ST
COMMERCE CITY CO 80022-1524

CURRENT RESIDENT
7321 IVY ST
COMMERCE CITY CO 80022-1524

CURRENT RESIDENT
7371 IVY ST
COMMERCE CITY CO 80022-1524

CURRENT RESIDENT
7230 IVANHOE ST
COMMERCE CITY CO 80022-1525

CURRENT RESIDENT
7626 BRIGHTON RD
COMMERCE CITY CO 80022-1529

CURRENT RESIDENT
7510 BRIGHTON RD
COMMERCE CITY CO 80022-1530

CURRENT RESIDENT
7570 BRIGHTON RD
COMMERCE CITY CO 80022-1530

CURRENT RESIDENT
5135 E 74TH AVE
COMMERCE CITY CO 80022-1536

CURRENT RESIDENT
7801 BRIGHTON RD
COMMERCE CITY CO 80022-1541

CURRENT RESIDENT
7811 BRIGHTON RD
COMMERCE CITY CO 80022-1541

CURRENT RESIDENT
7821 BRIGHTON RD
COMMERCE CITY CO 80022-1541

CURRENT RESIDENT
7255 IVY ST
COMMERCE CITY CO 80022-1544

CURRENT RESIDENT
7451 BRIGHTON BLVD
COMMERCE CITY CO 80022-1545

CURRENT RESIDENT
7521 BRIGHTON BLVD
COMMERCE CITY CO 80022-1545

CURRENT RESIDENT
7521 US HIGHWAY 85
COMMERCE CITY CO 80022-1545

CURRENT RESIDENT
7595 BRIGHTON BLVD
COMMERCE CITY CO 80022-1545

CURRENT RESIDENT
7621 BRIGHTON BLVD
COMMERCE CITY CO 80022-1546

CURRENT RESIDENT
7631 BRIGHTON BLVD
COMMERCE CITY CO 80022-1546

CURRENT RESIDENT
7691 BRIGHTON BLVD
COMMERCE CITY CO 80022-1546

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 1
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 10
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 11
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 12
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 14
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 15
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 16
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 17
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 18
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 19
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 2
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 20
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 21
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 28
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 29
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 3
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 30
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 31
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 32
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 33
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 34
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 35
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 36
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 37
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 38
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 39
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 4
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 40
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 41
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 42
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 43
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 44
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 46
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 47
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 48
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 49
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 5
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 50
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 52
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 53
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 54
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 55
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 56
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 57
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 58
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 59
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 6
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 60
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 7
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 8
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 9
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 1
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 10
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 11
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 12
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 13
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 14
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 15
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 16
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 2
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 3
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 4
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 5
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 6
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 7
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 8
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 9
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7501 BRIGHTON BLVD APT 1
COMMERCE CITY CO 80022-1572

CURRENT RESIDENT
7501 BRIGHTON BLVD APT 2
COMMERCE CITY CO 80022-1572

CURRENT RESIDENT
7501 BRIGHTON BLVD APT 3
COMMERCE CITY CO 80022-1572

CURRENT RESIDENT
7501 BRIGHTON BLVD APT 4
COMMERCE CITY CO 80022-1572

CURRENT RESIDENT
7501 BRIGHTON BLVD APT 5
COMMERCE CITY CO 80022-1572

CURRENT RESIDENT
7710 BRIGHTON RD STE A
COMMERCE CITY CO 80022-1574

CURRENT RESIDENT
7710 BRIGHTON RD STE B
COMMERCE CITY CO 80022-1574

CURRENT RESIDENT
7710 BRIGHTON RD STE C
COMMERCE CITY CO 80022-1574

CURRENT RESIDENT
7710 BRIGHTON RD STE D
COMMERCE CITY CO 80022-1574

CURRENT RESIDENT
7701 BRIGHTON BLVD OFC OFC COMMERCE
COMMERCE CITY CO 80022-1579

CURRENT RESIDENT
7330 BRIGHTON RD APT 1
COMMERCE CITY CO 80022-1580

CURRENT RESIDENT
7330 BRIGHTON RD APT 10
COMMERCE CITY CO 80022-1580

CURRENT RESIDENT
7330 BRIGHTON RD APT 2
COMMERCE CITY CO 80022-1580

CURRENT RESIDENT
7330 BRIGHTON RD APT 3
COMMERCE CITY CO 80022-1580

CURRENT RESIDENT
7330 BRIGHTON RD APT 4
COMMERCE CITY CO 80022-1580

CURRENT RESIDENT
7330 BRIGHTON RD APT 5
COMMERCE CITY CO 80022-1580

CURRENT RESIDENT
7330 BRIGHTON RD APT 6
COMMERCE CITY CO 80022-1580

CURRENT RESIDENT
7330 BRIGHTON RD APT 7
COMMERCE CITY CO 80022-1580

CURRENT RESIDENT
7330 BRIGHTON RD APT 8
COMMERCE CITY CO 80022-1580

CURRENT RESIDENT
7330 BRIGHTON RD APT 9
COMMERCE CITY CO 80022-1580

CURRENT RESIDENT
7330 BRIGHTON RD APT LOUNGE
COMMERCE CITY CO 80022-1580

CURRENT RESIDENT
7330 BRIGHTON RD APT 11
COMMERCE CITY CO 80022-1581

CURRENT RESIDENT
7330 BRIGHTON RD APT 12
COMMERCE CITY CO 80022-1581

CURRENT RESIDENT
7330 BRIGHTON RD APT 19
COMMERCE CITY CO 80022-1581

CURRENT RESIDENT
7330 BRIGHTON RD APT 20
COMMERCE CITY CO 80022-1581

CURRENT RESIDENT
7330 BRIGHTON RD APT 21
COMMERCE CITY CO 80022-1581

CURRENT RESIDENT
7330 BRIGHTON RD APT 22
COMMERCE CITY CO 80022-1581

CURRENT RESIDENT
7330 BRIGHTON RD APT 23
COMMERCE CITY CO 80022-1581

CURRENT RESIDENT
7330 BRIGHTON RD APT 24
COMMERCE CITY CO 80022-1581

CURRENT RESIDENT
7330 BRIGHTON RD APT 31
COMMERCE CITY CO 80022-1581

CURRENT RESIDENT
7330 BRIGHTON RD APT 32
COMMERCE CITY CO 80022-1581

CURRENT RESIDENT
7330 BRIGHTON RD APT 33
COMMERCE CITY CO 80022-1581

CURRENT RESIDENT
7330 BRIGHTON RD APT 3O
COMMERCE CITY CO 80022-1581

CURRENT RESIDENT
6441 E 72ND PL
COMMERCE CITY CO 80022-1702

CURRENT RESIDENT
6400 E 72ND PL
COMMERCE CITY CO 80022-1703

CURRENT RESIDENT
7200 HIGHWAY 2
COMMERCE CITY CO 80022-1723

CURRENT RESIDENT
7220 HIGHWAY 2
COMMERCE CITY CO 80022-1723

CURRENT RESIDENT
7260 LOCUST ST
COMMERCE CITY CO 80022-1727

CURRENT RESIDENT
7272 LOCUST ST
COMMERCE CITY CO 80022-1727

CURRENT RESIDENT
7240 LOCUST ST
COMMERCE CITY CO 80022-1735

CURRENT RESIDENT
6071 E 72ND AVE
COMMERCE CITY CO 80022-1913

CURRENT RESIDENT
6091 E 72ND AVE
COMMERCE CITY CO 80022-1913

CURRENT RESIDENT
6100 E 72ND AVE
COMMERCE CITY CO 80022-1916

CURRENT RESIDENT
6160 E 72ND AVE
COMMERCE CITY CO 80022-1916

CURRENT RESIDENT
6190 E 72ND AVE
COMMERCE CITY CO 80022-1916

CURRENT RESIDENT
7271 KEARNEY ST
COMMERCE CITY CO 80022-1923

CURRENT RESIDENT
7301 KEARNEY ST
COMMERCE CITY CO 80022-1923

CURRENT RESIDENT
7295 KRAMERIA ST
COMMERCE CITY CO 80022-1925

CURRENT RESIDENT
7297 KRAMERIA ST
COMMERCE CITY CO 80022-1925

CURRENT RESIDENT
7381 LEYDEN ST
COMMERCE CITY CO 80022-1927

CURRENT RESIDENT
7300 LEYDEN ST
COMMERCE CITY CO 80022-1928

CURRENT RESIDENT
7370 LEYDEN ST
COMMERCE CITY CO 80022-1928

CURRENT RESIDENT
7361 KRAMERIA DR
COMMERCE CITY CO 80022-1930

CURRENT RESIDENT
7395 KRAMERIA DR
COMMERCE CITY CO 80022-1930

CURRENT RESIDENT
7397 KRAMERIA DR
COMMERCE CITY CO 80022-1930

CURRENT RESIDENT
7290 KRAMERIA DR
COMMERCE CITY CO 80022-1931

CURRENT RESIDENT
7296 KRAMERIA DR
COMMERCE CITY CO 80022-1931

CURRENT RESIDENT
7301 KRAMERIA ST
COMMERCE CITY CO 80022-1938

CURRENT RESIDENT
7371 KRAMERIA ST
COMMERCE CITY CO 80022-1938

CURRENT RESIDENT
7373 KRAMERIA ST
COMMERCE CITY CO 80022-1938

CURRENT RESIDENT
7377 KRAMERIA ST
COMMERCE CITY CO 80022-1938

CURRENT RESIDENT
7379 KRAMERIA ST
COMMERCE CITY CO 80022-1938

CURRENT RESIDENT
7330 KRAMERIA ST
COMMERCE CITY CO 80022-1939

CURRENT RESIDENT
7320 KEARNEY ST
COMMERCE CITY CO 80022-1965

CURRENT RESIDENT
7360 KEARNEY ST
COMMERCE CITY CO 80022-1965

CURRENT RESIDENT
7370 KEARNEY ST
COMMERCE CITY CO 80022-1965

CURRENT RESIDENT
7372 KEARNEY ST
COMMERCE CITY CO 80022-1965

CURRENT RESIDENT
7376 KEARNEY ST
COMMERCE CITY CO 80022-1965

CURRENT RESIDENT
7378 KEARNEY ST
COMMERCE CITY CO 80022-1965

CURRENT RESIDENT
7350 KRAMERIA DR
COMMERCE CITY CO 80022-1966

CURRENT RESIDENT
5895 E 72ND AVE UNIT A
COMMERCE CITY CO 80022-1969

CURRENT RESIDENT
5895 E 72ND AVE UNIT B
COMMERCE CITY CO 80022-1969

CURRENT RESIDENT
7331 LEYDEN ST APT A
COMMERCE CITY CO 80022-1972

CURRENT RESIDENT
7331 LEYDEN ST APT B
COMMERCE CITY CO 80022-1972

CURRENT RESIDENT
7321 LEYDEN ST APT A
COMMERCE CITY CO 80022-1974

CURRENT RESIDENT
7321 LEYDEN ST APT B
COMMERCE CITY CO 80022-1974

CURRENT RESIDENT
7330 KEARNEY ST UNIT 1
COMMERCE CITY CO 80022-1991

CURRENT RESIDENT
7330 KEARNEY ST UNIT 2
COMMERCE CITY CO 80022-1991

CURRENT RESIDENT
7330 KEARNEY ST UNIT 3
COMMERCE CITY CO 80022-1991

CURRENT RESIDENT
7330 KEARNEY ST UNIT 4
COMMERCE CITY CO 80022-1991

CURRENT RESIDENT
7330 KEARNEY ST UNIT 5
COMMERCE CITY CO 80022-1991

CURRENT RESIDENT
7330 KEARNEY ST UNIT 6
COMMERCE CITY CO 80022-1991

CURRENT RESIDENT
6302 E 72ND AVE
COMMERCE CITY CO 80022-2000

CURRENT RESIDENT
6225 E 71ST PL UNIT A
COMMERCE CITY CO 80022-2066

CURRENT RESIDENT
6225 E 71ST PL UNIT B
COMMERCE CITY CO 80022-2066

CURRENT RESIDENT
6225 E 71ST PL UNIT C
COMMERCE CITY CO 80022-2066

CURRENT RESIDENT
6225 E 71ST PL UNIT D
COMMERCE CITY CO 80022-2066

CURRENT RESIDENT
6308 E 72ND AVE UNIT A
COMMERCE CITY CO 80022-2086

CURRENT RESIDENT
6308 E 72ND AVE UNIT B
COMMERCE CITY CO 80022-2086

CURRENT RESIDENT
6308 E 72ND AVE UNIT C
COMMERCE CITY CO 80022-2086

CURRENT RESIDENT
6308 E 72ND AVE UNIT D
COMMERCE CITY CO 80022-2086

CURRENT RESIDENT
8150 PONTIAC ST
COMMERCE CITY CO 80022-4904

CURRENT RESIDENT
8037 QUEBEC ST
COMMERCE CITY CO 80022-4907

CURRENT RESIDENT
8150 QUEBEC ST
COMMERCE CITY CO 80022-4913

CURRENT RESIDENT
8025 PONTIAC ST
COMMERCE CITY CO 80022-4959

CURRENT RESIDENT
8080 PONTIAC ST
COMMERCE CITY CO 80022-4960

CURRENT RESIDENT
8095 ONEIDA ST UNIT 1
COMMERCE CITY CO 80022-4972

CURRENT RESIDENT
8095 ONEIDA ST UNIT 2
COMMERCE CITY CO 80022-4972

CURRENT RESIDENT
8095 ONEIDA ST UNIT 3
COMMERCE CITY CO 80022-4972

CURRENT RESIDENT
8095 ONEIDA ST UNIT 4
COMMERCE CITY CO 80022-4972

CURRENT RESIDENT
8095 ONEIDA ST UNIT 5
COMMERCE CITY CO 80022-4972

CURRENT RESIDENT
8095 ONEIDA ST UNIT 6
COMMERCE CITY CO 80022-4972

CURRENT RESIDENT
8095 ONEIDA ST UNIT 7
COMMERCE CITY CO 80022-4972

CURRENT RESIDENT
8095 ONEIDA ST UNIT 8
COMMERCE CITY CO 80022-4972

CURRENT RESIDENT
8095 ONEIDA ST UNIT 9
COMMERCE CITY CO 80022-4972

CURRENT RESIDENT
8121 QUEBEC ST UNIT A
COMMERCE CITY CO 80022-4975

CURRENT RESIDENT
8121 QUEBEC ST UNIT B
COMMERCE CITY CO 80022-4975

CURRENT RESIDENT
8075 PONTIAC ST UNIT 1
COMMERCE CITY CO 80022-4977

CURRENT RESIDENT
8075 PONTIAC ST UNIT 2
COMMERCE CITY CO 80022-4977

CURRENT RESIDENT
8075 PONTIAC ST UNIT 3
COMMERCE CITY CO 80022-4977

CURRENT RESIDENT
8041 BRIGHTON RD
COMMERCE CITY CO 80022-5305

CURRENT RESIDENT
8085 BRIGHTON RD
COMMERCE CITY CO 80022-5305

CURRENT RESIDENT
8091 BRIGHTON RD
COMMERCE CITY CO 80022-5305

CURRENT RESIDENT
8110 BRIGHTON RD
COMMERCE CITY CO 80022-5306

CURRENT RESIDENT
8120 BRIGHTON RD
COMMERCE CITY CO 80022-5306

CURRENT RESIDENT
8130 BRIGHTON RD
COMMERCE CITY CO 80022-5306

CURRENT RESIDENT
8156 BRIGHTON RD
COMMERCE CITY CO 80022-5306

CURRENT RESIDENT
8180 BRIGHTON RD
COMMERCE CITY CO 80022-5306

CURRENT RESIDENT
8321 BRIGHTON RD
COMMERCE CITY CO 80022-5307

CURRENT RESIDENT
8331 BRIGHTON RD
COMMERCE CITY CO 80022-5307

CURRENT RESIDENT
8341 BRIGHTON RD
COMMERCE CITY CO 80022-5307

CURRENT RESIDENT
8345 BRIGHTON RD
COMMERCE CITY CO 80022-5307

CURRENT RESIDENT
8351 BRIGHTON RD
COMMERCE CITY CO 80022-5307

CURRENT RESIDENT
8260 BRIGHTON RD
COMMERCE CITY CO 80022-5308

CURRENT RESIDENT
8296 BRIGHTON RD
COMMERCE CITY CO 80022-5308

CURRENT RESIDENT
8312 BRIGHTON RD
COMMERCE CITY CO 80022-5308

CURRENT RESIDENT
8780 BRIGHTON RD
COMMERCE CITY CO 80022-5313

CURRENT RESIDENT
8786 BRIGHTON RD
COMMERCE CITY CO 80022-5313

CURRENT RESIDENT
8790 BRIGHTON RD
COMMERCE CITY CO 80022-5313

CURRENT RESIDENT
8796 BRIGHTON RD
COMMERCE CITY CO 80022-5313

CURRENT RESIDENT
8181 BRIGHTON RD
COMMERCE CITY CO 80022-5314

CURRENT RESIDENT
8191 BRIGHTON RD
COMMERCE CITY CO 80022-5314

CURRENT RESIDENT
8070 BRIGHTON RD
COMMERCE CITY CO 80022-5315

CURRENT RESIDENT
8092 BRIGHTON RD
COMMERCE CITY CO 80022-5315

CURRENT RESIDENT
8096 BRIGHTON RD
COMMERCE CITY CO 80022-5315

CURRENT RESIDENT
8211 BRIGHTON RD
COMMERCE CITY CO 80022-5316

CURRENT RESIDENT
8241 BRIGHTON RD
COMMERCE CITY CO 80022-5316

CURRENT RESIDENT
8251 BRIGHTON RD
COMMERCE CITY CO 80022-5316

CURRENT RESIDENT
8271 BRIGHTON RD
COMMERCE CITY CO 80022-5316

CURRENT RESIDENT
8056 BRIGHTON RD APT 5
COMMERCE CITY CO 80022-5319

CURRENT RESIDENT
8056 BRIGHTON RD APT 6
COMMERCE CITY CO 80022-5319

CURRENT RESIDENT
8800 BRIGHTON RD
COMMERCE CITY CO 80022-5323

CURRENT RESIDENT
6052 E 83RD AVE
COMMERCE CITY CO 80022-5326

CURRENT RESIDENT
8202 KRAMERIA ST
COMMERCE CITY CO 80022-5332

CURRENT RESIDENT
8050 BRIGHTON RD APT 1
COMMERCE CITY CO 80022-5339

CURRENT RESIDENT
8050 BRIGHTON RD APT 2
COMMERCE CITY CO 80022-5339

CURRENT RESIDENT
8013 KRAMERIA ST
COMMERCE CITY CO 80022-5342

CURRENT RESIDENT
8023 KRAMERIA ST
COMMERCE CITY CO 80022-5342

CURRENT RESIDENT
8025 KRAMERIA ST
COMMERCE CITY CO 80022-5342

CURRENT RESIDENT
8033 KRAMERIA ST
COMMERCE CITY CO 80022-5342

CURRENT RESIDENT
8035 KRAMERIA ST
COMMERCE CITY CO 80022-5342

CURRENT RESIDENT
8056 BRIGHTON RD APT 1
COMMERCE CITY CO 80022-5343

CURRENT RESIDENT
8056 BRIGHTON RD APT 2
COMMERCE CITY CO 80022-5343

CURRENT RESIDENT
8056 BRIGHTON RD APT 3
COMMERCE CITY CO 80022-5343

CURRENT RESIDENT
8056 BRIGHTON RD APT 4
COMMERCE CITY CO 80022-5343

CURRENT RESIDENT
8140 BRIGHTON RD APT 1
COMMERCE CITY CO 80022-5346

CURRENT RESIDENT
8140 BRIGHTON RD APT 2
COMMERCE CITY CO 80022-5346

CURRENT RESIDENT
8140 BRIGHTON RD APT 3
COMMERCE CITY CO 80022-5346

CURRENT RESIDENT
8140 BRIGHTON RD APT 4
COMMERCE CITY CO 80022-5346

CURRENT RESIDENT
5190 E 77TH AVE APT 1
COMMERCE CITY CO 80022-5512

CURRENT RESIDENT
5190 E 77TH AVE APT 2
COMMERCE CITY CO 80022-5512

CURRENT RESIDENT
5190 E 77TH AVE APT 3
COMMERCE CITY CO 80022-5512

CURRENT RESIDENT
10051 YAMPA CT
COMMERCE CITY CO 80022-9050

CURRENT RESIDENT
10074 ZENO ST
COMMERCE CITY CO 80022-9055

CURRENT RESIDENT
10086 ZENO ST
COMMERCE CITY CO 80022-9055

CURRENT RESIDENT
2021 E 160TH AVE
BROOMFIELD CO 80023-9143

CURRENT RESIDENT
7790 FEDERAL BLVD
WESTMINSTER CO 80030-4201

CURRENT RESIDENT
7840 FEDERAL BLVD
WESTMINSTER CO 80030-4202

CURRENT RESIDENT
7850 FEDERAL BLVD
WESTMINSTER CO 80030-4202

CURRENT RESIDENT
7860 FEDERAL BLVD
WESTMINSTER CO 80030-4202

CURRENT RESIDENT
7870 FEDERAL BLVD
WESTMINSTER CO 80030-4202

CURRENT RESIDENT
7880 FEDERAL BLVD
WESTMINSTER CO 80030-4202

CURRENT RESIDENT
7995 FEDERAL BLVD
WESTMINSTER CO 80030-4203

CURRENT RESIDENT
7900 FEDERAL BLVD
WESTMINSTER CO 80030-4204

CURRENT RESIDENT
7930 FEDERAL BLVD
WESTMINSTER CO 80030-4204

CURRENT RESIDENT
7950 FEDERAL BLVD
WESTMINSTER CO 80030-4204

CURRENT RESIDENT
7970 FEDERAL BLVD
WESTMINSTER CO 80030-4204

CURRENT RESIDENT
7990 FEDERAL BLVD
WESTMINSTER CO 80030-4204

CURRENT RESIDENT
7811 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4220

CURRENT RESIDENT
7861 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4220

CURRENT RESIDENT
7975 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4222

CURRENT RESIDENT
7981 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4222

CURRENT RESIDENT
7995 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4222

CURRENT RESIDENT
7961 FEDERAL BLVD UNIT 101
WESTMINSTER CO 80030-4283

CURRENT RESIDENT
7961 FEDERAL BLVD UNIT 102
WESTMINSTER CO 80030-4283

CURRENT RESIDENT
3025 W 80TH AVE APT 1
WESTMINSTER CO 80030-4287

CURRENT RESIDENT
3025 W 80TH AVE APT 2
WESTMINSTER CO 80030-4287

CURRENT RESIDENT
3025 W 80TH AVE APT 3
WESTMINSTER CO 80030-4287

CURRENT RESIDENT
3025 W 80TH AVE APT 4
WESTMINSTER CO 80030-4287

CURRENT RESIDENT
7850 GROVE ST
WESTMINSTER CO 80030-4288

CURRENT RESIDENT
6761 MEADE CIR
WESTMINSTER CO 80030-5374

CURRENT RESIDENT
7151 ALCOTT ST
WESTMINSTER CO 80030-5624

CURRENT RESIDENT
7171 ALCOTT ST
WESTMINSTER CO 80030-5624

CURRENT RESIDENT
7150 BERTHOUD ST
WESTMINSTER CO 80030-5633

CURRENT RESIDENT
6822 VRAIN ST
WESTMINSTER CO 80030-5761

CURRENT RESIDENT
4402 W 68TH AVE
WESTMINSTER CO 80030-5856

CURRENT RESIDENT
3801 W 68TH AVE APT G101
WESTMINSTER CO 80030-6100

CURRENT RESIDENT
3801 W 68TH AVE APT G102
WESTMINSTER CO 80030-6100

CURRENT RESIDENT
3801 W 68TH AVE APT G103
WESTMINSTER CO 80030-6100

CURRENT RESIDENT
3801 W 68TH AVE APT G104
WESTMINSTER CO 80030-6100

CURRENT RESIDENT
3801 W 68TH AVE APT G105
WESTMINSTER CO 80030-6100

CURRENT RESIDENT
3801 W 68TH AVE APT G106
WESTMINSTER CO 80030-6100

CURRENT RESIDENT
3801 W 68TH AVE APT G107
WESTMINSTER CO 80030-6100

CURRENT RESIDENT
3801 W 68TH AVE APT G108
WESTMINSTER CO 80030-6100

CURRENT RESIDENT
3801 W 68TH AVE APT G109
WESTMINSTER CO 80030-6100

CURRENT RESIDENT
3801 W 68TH AVE APT G110
WESTMINSTER CO 80030-6100

CURRENT RESIDENT
3801 W 68TH AVE APT G201
WESTMINSTER CO 80030-6101

CURRENT RESIDENT
3801 W 68TH AVE APT G202
WESTMINSTER CO 80030-6101

CURRENT RESIDENT
3801 W 68TH AVE APT G301
WESTMINSTER CO 80030-6102

CURRENT RESIDENT
3801 W 68TH AVE APT G302
WESTMINSTER CO 80030-6102

CURRENT RESIDENT
3801 W 68TH AVE APT G401
WESTMINSTER CO 80030-6103

CURRENT RESIDENT
3801 W 68TH AVE APT G402
WESTMINSTER CO 80030-6103

CURRENT RESIDENT
6760 MEADE CIR UNIT B
WESTMINSTER CO 80030-6115

CURRENT RESIDENT
3801 W 68TH AVE APT G203
WESTMINSTER CO 80030-6136

CURRENT RESIDENT
3801 W 68TH AVE APT G204
WESTMINSTER CO 80030-6136

CURRENT RESIDENT
3801 W 68TH AVE APT G205
WESTMINSTER CO 80030-6136

CURRENT RESIDENT
3801 W 68TH AVE APT G206
WESTMINSTER CO 80030-6136

CURRENT RESIDENT
3801 W 68TH AVE APT G207
WESTMINSTER CO 80030-6136

CURRENT RESIDENT
3801 W 68TH AVE APT G208
WESTMINSTER CO 80030-6136

CURRENT RESIDENT
3801 W 68TH AVE APT G209
WESTMINSTER CO 80030-6136

CURRENT RESIDENT
3801 W 68TH AVE APT G210
WESTMINSTER CO 80030-6136

CURRENT RESIDENT
3801 W 68TH AVE APT G211
WESTMINSTER CO 80030-6136

CURRENT RESIDENT
3801 W 68TH AVE APT G212
WESTMINSTER CO 80030-6136

CURRENT RESIDENT
3801 W 68TH AVE APT G303
WESTMINSTER CO 80030-6158

CURRENT RESIDENT
3801 W 68TH AVE APT G304
WESTMINSTER CO 80030-6158

CURRENT RESIDENT
3801 W 68TH AVE APT G305
WESTMINSTER CO 80030-6158

CURRENT RESIDENT
3801 W 68TH AVE APT G306
WESTMINSTER CO 80030-6158

CURRENT RESIDENT
3801 W 68TH AVE APT G307
WESTMINSTER CO 80030-6158

CURRENT RESIDENT
3801 W 68TH AVE APT G308
WESTMINSTER CO 80030-6158

CURRENT RESIDENT
3801 W 68TH AVE APT G309
WESTMINSTER CO 80030-6158

CURRENT RESIDENT
3801 W 68TH AVE APT G310
WESTMINSTER CO 80030-6158

CURRENT RESIDENT
3801 W 68TH AVE APT G311
WESTMINSTER CO 80030-6158

CURRENT RESIDENT
3801 W 68TH AVE APT G312
WESTMINSTER CO 80030-6158

CURRENT RESIDENT
3801 W 68TH AVE APT G403
WESTMINSTER CO 80030-6159

CURRENT RESIDENT
3801 W 68TH AVE APT G404
WESTMINSTER CO 80030-6159

CURRENT RESIDENT
3801 W 68TH AVE APT G405
WESTMINSTER CO 80030-6159

CURRENT RESIDENT
3801 W 68TH AVE APT G406
WESTMINSTER CO 80030-6159

CURRENT RESIDENT
3801 W 68TH AVE APT G407
WESTMINSTER CO 80030-6159

CURRENT RESIDENT
3801 W 68TH AVE APT G408
WESTMINSTER CO 80030-6159

CURRENT RESIDENT
9241 JULIAN WAY
WESTMINSTER CO 80031-2731

CURRENT RESIDENT
9240 KING WAY
WESTMINSTER CO 80031-2736

CURRENT RESIDENT
9260 KING WAY
WESTMINSTER CO 80031-2736

CURRENT RESIDENT
9240 KNOX CT
WESTMINSTER CO 80031-2738

CURRENT RESIDENT
9260 KNOX CT
WESTMINSTER CO 80031-2738

CURRENT RESIDENT
3603 W 90TH AVE
WESTMINSTER CO 80031-3104

CURRENT RESIDENT
3603 W 90TH PL
WESTMINSTER CO 80031-3106

CURRENT RESIDENT
3605 W 90TH PL
WESTMINSTER CO 80031-3106

CURRENT RESIDENT
3615 W 90TH PL
WESTMINSTER CO 80031-3106

CURRENT RESIDENT
3625 W 90TH PL
WESTMINSTER CO 80031-3106

CURRENT RESIDENT
3635 W 90TH PL
WESTMINSTER CO 80031-3106

CURRENT RESIDENT
3602 W 90TH PL
WESTMINSTER CO 80031-3107

CURRENT RESIDENT
3604 W 90TH PL
WESTMINSTER CO 80031-3107

CURRENT RESIDENT
3612 W 90TH PL
WESTMINSTER CO 80031-3107

CURRENT RESIDENT
3614 W 90TH PL
WESTMINSTER CO 80031-3107

CURRENT RESIDENT
3731 W 91ST PL
WESTMINSTER CO 80031-3110

CURRENT RESIDENT
9123 MEADE ST
WESTMINSTER CO 80031-3111

CURRENT RESIDENT
9133 MEADE ST
WESTMINSTER CO 80031-3111

CURRENT RESIDENT
9143 MEADE ST
WESTMINSTER CO 80031-3111

CURRENT RESIDENT
9153 MEADE ST
WESTMINSTER CO 80031-3111

CURRENT RESIDENT
9072 MEADE ST
WESTMINSTER CO 80031-3112

CURRENT RESIDENT
9102 MEADE ST
WESTMINSTER CO 80031-3113

CURRENT RESIDENT
9122 MEADE ST
WESTMINSTER CO 80031-3113

CURRENT RESIDENT
9132 MEADE ST
WESTMINSTER CO 80031-3113

CURRENT RESIDENT
9152 MEADE ST
WESTMINSTER CO 80031-3113

CURRENT RESIDENT
9180 NEWTON ST
WESTMINSTER CO 80031-3115

CURRENT RESIDENT
9200 NEWTON ST
WESTMINSTER CO 80031-3128

CURRENT RESIDENT
9215 MEADE ST
WESTMINSTER CO 80031-3161

CURRENT RESIDENT
9210 MEADE ST
WESTMINSTER CO 80031-3162

CURRENT RESIDENT
9230 MEADE ST
WESTMINSTER CO 80031-3162

CURRENT RESIDENT
9250 MEADE ST
WESTMINSTER CO 80031-3162

CURRENT RESIDENT
9085 LOWELL CT
WESTMINSTER CO 80031-3163

CURRENT RESIDENT
9115 LOWELL CT
WESTMINSTER CO 80031-3164

CURRENT RESIDENT
9125 LOWELL CT
WESTMINSTER CO 80031-3164

CURRENT RESIDENT
9165 LOWELL BLVD STE A
WESTMINSTER CO 80031-3181

CURRENT RESIDENT
9165 LOWELL BLVD STE B
WESTMINSTER CO 80031-3181

CURRENT RESIDENT
9165 LOWELL BLVD STE C
WESTMINSTER CO 80031-3181

CURRENT RESIDENT
9165 LOWELL BLVD STE D
WESTMINSTER CO 80031-3181

CURRENT RESIDENT
3520 W 92ND AVE STE 100
WESTMINSTER CO 80031-3304

CURRENT RESIDENT
3520 W 92ND AVE STE 101
WESTMINSTER CO 80031-3304

CURRENT RESIDENT
3520 W 92ND AVE STE 102
WESTMINSTER CO 80031-3304

CURRENT RESIDENT
3520 W 92ND AVE STE 104
WESTMINSTER CO 80031-3304

CURRENT RESIDENT
3520 W 92ND AVE STE 200
WESTMINSTER CO 80031-3304

CURRENT RESIDENT
3520 W 92ND AVE STE 201
WESTMINSTER CO 80031-3304

CURRENT RESIDENT
3520 W 92ND AVE STE 202
WESTMINSTER CO 80031-3304

CURRENT RESIDENT
9177 KNOX CT
WESTMINSTER CO 80031-3308

CURRENT RESIDENT
9187 KNOX CT
WESTMINSTER CO 80031-3308

CURRENT RESIDENT
9001 LASALLE PL
WESTMINSTER CO 80031-3310

CURRENT RESIDENT
9009 LASALLE PL
WESTMINSTER CO 80031-3310

CURRENT RESIDENT
9017 LASALLE PL
WESTMINSTER CO 80031-3310

CURRENT RESIDENT
9033 LASALLE PL
WESTMINSTER CO 80031-3310

CURRENT RESIDENT
9057 LASALLE PL
WESTMINSTER CO 80031-3310

CURRENT RESIDENT
9061 LASALLE PL
WESTMINSTER CO 80031-3310

CURRENT RESIDENT
9040 LASALLE PL
WESTMINSTER CO 80031-3311

CURRENT RESIDENT
9056 LASALLE PL
WESTMINSTER CO 80031-3311

CURRENT RESIDENT
9089 LASALLE PL
WESTMINSTER CO 80031-3312

CURRENT RESIDENT
9127 LASALLE PL
WESTMINSTER CO 80031-3312

CURRENT RESIDENT
9137 LASALLE PL
WESTMINSTER CO 80031-3312

CURRENT RESIDENT
9167 LASALLE PL
WESTMINSTER CO 80031-3312

CURRENT RESIDENT
9177 LASALLE PL
WESTMINSTER CO 80031-3312

CURRENT RESIDENT
9115 LANDER ST
WESTMINSTER CO 80031-3315

CURRENT RESIDENT
9135 LANDER ST
WESTMINSTER CO 80031-3315

CURRENT RESIDENT
8845 LOWELL BLVD
WESTMINSTER CO 80031-3316

CURRENT RESIDENT
9136 LASALLE PL
WESTMINSTER CO 80031-3355

CURRENT RESIDENT
9186 LASALLE PL
WESTMINSTER CO 80031-3355

CURRENT RESIDENT
3501 HIGHLAND PL
WESTMINSTER CO 80031-3359

CURRENT RESIDENT
3540 W 92ND AVE
WESTMINSTER CO 80031-3365

CURRENT RESIDENT
9100 LOWELL BLVD
WESTMINSTER CO 80031-3376

CURRENT RESIDENT
9150 LOWELL BLVD
WESTMINSTER CO 80031-3376

CURRENT RESIDENT
3640 W 88TH AVE
WESTMINSTER CO 80031-3502

CURRENT RESIDENT
3660 W 88TH AVE
WESTMINSTER CO 80031-3502

CURRENT RESIDENT
3680 W 88TH AVE
WESTMINSTER CO 80031-3502

CURRENT RESIDENT
3821 W 88TH AVE
WESTMINSTER CO 80031-3504

CURRENT RESIDENT
3841 W 88TH AVE
WESTMINSTER CO 80031-3504

CURRENT RESIDENT
8819 CIRCLE DR
WESTMINSTER CO 80031-3510

CURRENT RESIDENT
8823 CIRCLE DR
WESTMINSTER CO 80031-3510

CURRENT RESIDENT
8839 CIRCLE DR
WESTMINSTER CO 80031-3510

CURRENT RESIDENT
8849 CIRCLE DR
WESTMINSTER CO 80031-3510

CURRENT RESIDENT
8859 CIRCLE DR
WESTMINSTER CO 80031-3510

CURRENT RESIDENT
8869 CIRCLE DR
WESTMINSTER CO 80031-3510

CURRENT RESIDENT
8873 CIRCLE DR
WESTMINSTER CO 80031-3510

CURRENT RESIDENT
8879 CIRCLE DR
WESTMINSTER CO 80031-3510

CURRENT RESIDENT
8899 CIRCLE DR
WESTMINSTER CO 80031-3510

CURRENT RESIDENT
8800 CIRCLE DR
WESTMINSTER CO 80031-3511

CURRENT RESIDENT
8820 CIRCLE DR
WESTMINSTER CO 80031-3511

CURRENT RESIDENT
8830 CIRCLE DR
WESTMINSTER CO 80031-3511

CURRENT RESIDENT
8840 CIRCLE DR
WESTMINSTER CO 80031-3511

CURRENT RESIDENT
8848 CIRCLE DR
WESTMINSTER CO 80031-3511

CURRENT RESIDENT
8858 CIRCLE DR
WESTMINSTER CO 80031-3511

CURRENT RESIDENT
8878 CIRCLE DR
WESTMINSTER CO 80031-3511

CURRENT RESIDENT
8888 CIRCLE DR
WESTMINSTER CO 80031-3511

CURRENT RESIDENT
8898 CIRCLE DR
WESTMINSTER CO 80031-3511

CURRENT RESIDENT
8900 MCCOY PL
WESTMINSTER CO 80031-3512

CURRENT RESIDENT
8905 MCCOY PL
WESTMINSTER CO 80031-3512

CURRENT RESIDENT
8911 MCCOY PL
WESTMINSTER CO 80031-3512

CURRENT RESIDENT
8917 MCCOY PL
WESTMINSTER CO 80031-3512

CURRENT RESIDENT
8923 MCCOY PL
WESTMINSTER CO 80031-3512

CURRENT RESIDENT
8929 MCCOY PL
WESTMINSTER CO 80031-3512

CURRENT RESIDENT
8930 MCCOY PL
WESTMINSTER CO 80031-3512

CURRENT RESIDENT
8817 NORWICH ST
WESTMINSTER CO 80031-3527

CURRENT RESIDENT
8827 NORWICH ST
WESTMINSTER CO 80031-3527

CURRENT RESIDENT
8867 NORWICH ST
WESTMINSTER CO 80031-3527

CURRENT RESIDENT
8878 NORWICH ST
WESTMINSTER CO 80031-3528

CURRENT RESIDENT
8806 OAKWOOD ST
WESTMINSTER CO 80031-3530

CURRENT RESIDENT
8819 LOWELL WAY
WESTMINSTER CO 80031-3556

CURRENT RESIDENT
8825 LOWELL WAY
WESTMINSTER CO 80031-3556

CURRENT RESIDENT
8829 LOWELL WAY
WESTMINSTER CO 80031-3556

CURRENT RESIDENT
8845 LOWELL WAY
WESTMINSTER CO 80031-3556

CURRENT RESIDENT
8855 LOWELL WAY
WESTMINSTER CO 80031-3556

CURRENT RESIDENT
8820 MEADE ST
WESTMINSTER CO 80031-3563

CURRENT RESIDENT
8824 MEADE ST
WESTMINSTER CO 80031-3563

CURRENT RESIDENT
8848 MEADE ST
WESTMINSTER CO 80031-3563

CURRENT RESIDENT
8845 MEADE ST
WESTMINSTER CO 80031-3565

CURRENT RESIDENT
8867 MEADE ST
WESTMINSTER CO 80031-3565

CURRENT RESIDENT
8868 NEWTON ST
WESTMINSTER CO 80031-3568

CURRENT RESIDENT
8872 NEWTON ST
WESTMINSTER CO 80031-3568

CURRENT RESIDENT
8865 NEWTON ST
WESTMINSTER CO 80031-3569

CURRENT RESIDENT
3745 W 88TH CT
WESTMINSTER CO 80031-3570

CURRENT RESIDENT
3805 W 88TH CT
WESTMINSTER CO 80031-3571

CURRENT RESIDENT
3825 W 88TH CT
WESTMINSTER CO 80031-3571

CURRENT RESIDENT
3865 W 88TH CT
WESTMINSTER CO 80031-3571

CURRENT RESIDENT
3885 W 88TH CT
WESTMINSTER CO 80031-3571

CURRENT RESIDENT
3895 W 88TH CT
WESTMINSTER CO 80031-3571

CURRENT RESIDENT
8803 CIRCLE DR APT 1
WESTMINSTER CO 80031-3594

CURRENT RESIDENT
8803 CIRCLE DR APT 2
WESTMINSTER CO 80031-3594

CURRENT RESIDENT
8803 CIRCLE DR APT 3
WESTMINSTER CO 80031-3594

CURRENT RESIDENT
8803 CIRCLE DR APT 4
WESTMINSTER CO 80031-3594

CURRENT RESIDENT
8803 CIRCLE DR APT 5
WESTMINSTER CO 80031-3594

CURRENT RESIDENT
8803 CIRCLE DR APT 6
WESTMINSTER CO 80031-3594

CURRENT RESIDENT
8780 CIRCLE DR
WESTMINSTER CO 80031-3674

CURRENT RESIDENT
8731 LOWELL BLVD
WESTMINSTER CO 80031-3676

CURRENT RESIDENT
2551 W 84TH AVE
WESTMINSTER CO 80031-3807

CURRENT RESIDENT
8300 ALCOTT ST STE 100
WESTMINSTER CO 80031-4000

CURRENT RESIDENT
8300 ALCOTT ST STE 101
WESTMINSTER CO 80031-4000

CURRENT RESIDENT
8300 ALCOTT ST STE 105
WESTMINSTER CO 80031-4000

CURRENT RESIDENT
8300 ALCOTT ST STE 200
WESTMINSTER CO 80031-4029

CURRENT RESIDENT
8300 ALCOTT ST STE 201
WESTMINSTER CO 80031-4029

CURRENT RESIDENT
8300 ALCOTT ST STE 202
WESTMINSTER CO 80031-4029

CURRENT RESIDENT
8300 ALCOTT ST STE 205
WESTMINSTER CO 80031-4029

CURRENT RESIDENT
8300 ALCOTT ST STE 300
WESTMINSTER CO 80031-4030

CURRENT RESIDENT
8300 ALCOTT ST STE 302
WESTMINSTER CO 80031-4030

CURRENT RESIDENT
2590 W 83RD WAY
WESTMINSTER CO 80031-4048

CURRENT RESIDENT
2451 W 82ND PL UNIT 101
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 102
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 103
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 104
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 105
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 106
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 107
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 108
WESTMINSTER CO 80031-4070

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2451 W 82ND PL UNIT 109
WESTMINSTER CO 80031-4070

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2451 W 82ND PL UNIT 110
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 111
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 112
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 113
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 114
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 115
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 116
WESTMINSTER CO 80031-4070

CURRENT RESIDENT
2451 W 82ND PL UNIT 201
WESTMINSTER CO 80031-4071

CURRENT RESIDENT
2451 W 82ND PL UNIT 202
WESTMINSTER CO 80031-4071

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2451 W 82ND PL UNIT 203
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2451 W 82ND PL UNIT 204
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WESTMINSTER CO 80031-4071

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WESTMINSTER CO 80031-4072

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WESTMINSTER CO 80031-4072

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WESTMINSTER CO 80031-4072

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WESTMINSTER CO 80031-4072

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2451 W 82ND PL UNIT 215
WESTMINSTER CO 80031-4072

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WESTMINSTER CO 80031-4072

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WESTMINSTER CO 80031-4072

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2451 W 82ND PL UNIT 220
WESTMINSTER CO 80031-4072

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2451 W 82ND PL UNIT 221
WESTMINSTER CO 80031-4072

CURRENT RESIDENT
2451 W 82ND PL UNIT 222
WESTMINSTER CO 80031-4072

CURRENT RESIDENT
2451 W 82ND PL UNIT 301
WESTMINSTER CO 80031-4073

CURRENT RESIDENT
2451 W 82ND PL UNIT 302
WESTMINSTER CO 80031-4073

CURRENT RESIDENT
2451 W 82ND PL UNIT 303
WESTMINSTER CO 80031-4073

CURRENT RESIDENT
2451 W 82ND PL UNIT 304
WESTMINSTER CO 80031-4073

CURRENT RESIDENT
2451 W 82ND PL UNIT 305
WESTMINSTER CO 80031-4073

CURRENT RESIDENT
2451 W 82ND PL OFC
WESTMINSTER CO 80031-4074

CURRENT RESIDENT
2451 W 82ND PL UNIT 306
WESTMINSTER CO 80031-4074

CURRENT RESIDENT
2451 W 82ND PL UNIT 307
WESTMINSTER CO 80031-4074

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2451 W 82ND PL UNIT 315
WESTMINSTER CO 80031-4074

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WESTMINSTER CO 80031-4074

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2451 W 82ND PL UNIT 317
WESTMINSTER CO 80031-4074

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2451 W 82ND PL UNIT 318
WESTMINSTER CO 80031-4074

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2451 W 82ND PL UNIT 319
WESTMINSTER CO 80031-4074

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2451 W 82ND PL UNIT 320
WESTMINSTER CO 80031-4074

CURRENT RESIDENT
2451 W 82ND PL UNIT 321
WESTMINSTER CO 80031-4074

CURRENT RESIDENT
2451 W 82ND PL UNIT 322
WESTMINSTER CO 80031-4074

CURRENT RESIDENT
2461 W 82ND PL UNIT 101
WESTMINSTER CO 80031-4079

CURRENT RESIDENT
2461 W 82ND PL UNIT 102
WESTMINSTER CO 80031-4079

CURRENT RESIDENT
2461 W 82ND PL UNIT 103
WESTMINSTER CO 80031-4079

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2461 W 82ND PL UNIT 104
WESTMINSTER CO 80031-4079

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2461 W 82ND PL UNIT 105
WESTMINSTER CO 80031-4079

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2461 W 82ND PL UNIT 106
WESTMINSTER CO 80031-4079

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2461 W 82ND PL UNIT 107
WESTMINSTER CO 80031-4079

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WESTMINSTER CO 80031-4079

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2461 W 82ND PL UNIT 109
WESTMINSTER CO 80031-4079

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2461 W 82ND PL UNIT 110
WESTMINSTER CO 80031-4079

CURRENT RESIDENT
2461 W 82ND PL UNIT 201
WESTMINSTER CO 80031-4079

CURRENT RESIDENT
2461 W 82ND PL UNIT 202
WESTMINSTER CO 80031-4079

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2461 W 82ND PL UNIT 203
WESTMINSTER CO 80031-4079

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2461 W 82ND PL UNIT 204
WESTMINSTER CO 80031-4079

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WESTMINSTER CO 80031-4079

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2461 W 82ND PL UNIT 210
WESTMINSTER CO 80031-4079

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2461 W 82ND PL UNIT 211
WESTMINSTER CO 80031-4079

CURRENT RESIDENT
2461 W 82ND PL UNIT 212
WESTMINSTER CO 80031-4079

CURRENT RESIDENT
2461 W 82ND PL UNIT 213
WESTMINSTER CO 80031-4079

CURRENT RESIDENT
2461 W 82ND PL UNIT 215
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 301
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 302
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 303
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 304
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 305
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 306
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 307
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 308
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 309
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 310
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 311
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 312
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 313
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 314
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
2461 W 82ND PL UNIT 315
WESTMINSTER CO 80031-4080

CURRENT RESIDENT
8001 FEDERAL BLVD
WESTMINSTER CO 80031-4115

CURRENT RESIDENT
8097 FEDERAL BLVD
WESTMINSTER CO 80031-4115

CURRENT RESIDENT
8000 FEDERAL BLVD
WESTMINSTER CO 80031-4116

CURRENT RESIDENT
8030 FEDERAL BLVD
WESTMINSTER CO 80031-4116

CURRENT RESIDENT
8040 FEDERAL BLVD
WESTMINSTER CO 80031-4116

CURRENT RESIDENT
8050 FEDERAL BLVD
WESTMINSTER CO 80031-4116

CURRENT RESIDENT
8025 GREEN CT
WESTMINSTER CO 80031-4120

CURRENT RESIDENT
8045 GREEN CT
WESTMINSTER CO 80031-4120

CURRENT RESIDENT
2901 W 81ST AVE APT A
WESTMINSTER CO 80031-4140

CURRENT RESIDENT
2901 W 81ST AVE APT E
WESTMINSTER CO 80031-4140

CURRENT RESIDENT
8020 FEDERAL BLVD STE 1
WESTMINSTER CO 80031-4165

CURRENT RESIDENT
8020 FEDERAL BLVD STE 10
WESTMINSTER CO 80031-4165

CURRENT RESIDENT
8020 FEDERAL BLVD STE 11
WESTMINSTER CO 80031-4165

CURRENT RESIDENT
8020 FEDERAL BLVD STE 2
WESTMINSTER CO 80031-4165

CURRENT RESIDENT
8020 FEDERAL BLVD STE 3
WESTMINSTER CO 80031-4165

CURRENT RESIDENT
8020 FEDERAL BLVD STE 4
WESTMINSTER CO 80031-4165

CURRENT RESIDENT
8020 FEDERAL BLVD STE 5
WESTMINSTER CO 80031-4165

CURRENT RESIDENT
8020 FEDERAL BLVD STE 6
WESTMINSTER CO 80031-4165

CURRENT RESIDENT
8020 FEDERAL BLVD STE 7
WESTMINSTER CO 80031-4165

CURRENT RESIDENT
8020 FEDERAL BLVD STE 8
WESTMINSTER CO 80031-4165

CURRENT RESIDENT
8020 FEDERAL BLVD STE 9
WESTMINSTER CO 80031-4165

CURRENT RESIDENT
8012 DECATUR CT
WESTMINSTER CO 80031-4166

CURRENT RESIDENT
8013 DECATUR CT
WESTMINSTER CO 80031-4166

CURRENT RESIDENT
8029 DECATUR CT
WESTMINSTER CO 80031-4166

CURRENT RESIDENT
8061 DECATUR CT
WESTMINSTER CO 80031-4167

CURRENT RESIDENT
8066 DECATUR CT
WESTMINSTER CO 80031-4167

CURRENT RESIDENT
8036 DECATUR ST
WESTMINSTER CO 80031-4168

CURRENT RESIDENT
8057 DECATUR ST
WESTMINSTER CO 80031-4173

CURRENT RESIDENT
8079 CLAY DR
WESTMINSTER CO 80031-4176

CURRENT RESIDENT
8078 CLAY DR
WESTMINSTER CO 80031-4177

CURRENT RESIDENT
8082 CLAY DR
WESTMINSTER CO 80031-4177

CURRENT RESIDENT
8062 CLAY DR
WESTMINSTER CO 80031-4179

CURRENT RESIDENT
8039 CLAY DR
WESTMINSTER CO 80031-4180

CURRENT RESIDENT
8045 CLAY DR
WESTMINSTER CO 80031-4180

CURRENT RESIDENT
8048 CLAY DR
WESTMINSTER CO 80031-4181

CURRENT RESIDENT
8036 CLAY DR
WESTMINSTER CO 80031-4183

CURRENT RESIDENT
8089 CLAY ST
WESTMINSTER CO 80031-4187

CURRENT RESIDENT
9099 LOWELL BLVD
WESTMINSTER CO 80031-6425

CURRENT RESIDENT
8740 NORWICH ST
WESTMINSTER CO 80031-6911

CURRENT RESIDENT
8760 NORWICH ST
WESTMINSTER CO 80031-6911

CURRENT RESIDENT
8780 NORWICH ST
WESTMINSTER CO 80031-6911

CURRENT RESIDENT
8751 NORWICH ST
WESTMINSTER CO 80031-6912

CURRENT RESIDENT
8771 NORWICH ST
WESTMINSTER CO 80031-6912

CURRENT RESIDENT
2880 W 81ST AVE
WESTMINSTER CO 80031-7200

CURRENT RESIDENT
8024 DECATUR ST
WESTMINSTER CO 80031-7215

CURRENT RESIDENT
8026 DECATUR ST
WESTMINSTER CO 80031-7215

CURRENT RESIDENT
8908 CIRCLE DR
WESTMINSTER CO 80031-7500

CURRENT RESIDENT
8918 CIRCLE DR
WESTMINSTER CO 80031-7500

CURRENT RESIDENT
8928 CIRCLE DR
WESTMINSTER CO 80031-7500

CURRENT RESIDENT
8909 CIRCLE DR
WESTMINSTER CO 80031-7501

CURRENT RESIDENT
8913 CIRCLE DR
WESTMINSTER CO 80031-7501

CURRENT RESIDENT
8919 CIRCLE DR
WESTMINSTER CO 80031-7501

CURRENT RESIDENT
8929 CIRCLE DR
WESTMINSTER CO 80031-7501

CURRENT RESIDENT
8939 CIRCLE DR
WESTMINSTER CO 80031-7501

CURRENT RESIDENT
56691 E COLFAX AVE
STRASBURG CO 80136-3000

CURRENT RESIDENT
1606 MAIN ST
STRASBURG CO 80136-5020

CURRENT RESIDENT
1609 VISTA LN
STRASBURG CO 80136-5021

CURRENT RESIDENT
1619 VISTA LN
STRASBURG CO 80136-5021

CURRENT RESIDENT
1629 VISTA LN
STRASBURG CO 80136-5021

CURRENT RESIDENT
1649 VISTA LN
STRASBURG CO 80136-5021

CURRENT RESIDENT
1659 VISTA LN
STRASBURG CO 80136-5021

CURRENT RESIDENT
1679 VISTA LN
STRASBURG CO 80136-5021

CURRENT RESIDENT
1623 MONROE ST
STRASBURG CO 80136-7501

CURRENT RESIDENT
1553 MONROE ST
STRASBURG CO 80136-7502

CURRENT RESIDENT
1704 ADAMS ST
STRASBURG CO 80136-7504

CURRENT RESIDENT
1744 ADAMS ST
STRASBURG CO 80136-7504

CURRENT RESIDENT
1784 ADAMS ST
STRASBURG CO 80136-7504

CURRENT RESIDENT
1552 MAIN ST
STRASBURG CO 80136-7507

CURRENT RESIDENT
1524 ADAMS ST
STRASBURG CO 80136-7508

CURRENT RESIDENT
1554 ADAMS ST
STRASBURG CO 80136-7508

CURRENT RESIDENT
1596 ADAMS ST
STRASBURG CO 80136-7508

CURRENT RESIDENT
1555 MAIN ST
STRASBURG CO 80136-7510

CURRENT RESIDENT
1597 MAIN ST
STRASBURG CO 80136-7510

CURRENT RESIDENT
1622 MONROE ST
STRASBURG CO 80136-7512

CURRENT RESIDENT
1672 MONROE ST
STRASBURG CO 80136-7512

CURRENT RESIDENT
1626 MAIN ST
STRASBURG CO 80136-7541

CURRENT RESIDENT
1656 MAIN ST
STRASBURG CO 80136-7541

CURRENT RESIDENT
1663 MAIN ST
STRASBURG CO 80136-7541

CURRENT RESIDENT
56768 E 22ND PL
STRASBURG CO 80136-7553

CURRENT RESIDENT
1716 MAIN ST
STRASBURG CO 80136-7572

CURRENT RESIDENT
1756 MAIN ST
STRASBURG CO 80136-7572

CURRENT RESIDENT
56348 E 22ND PL
STRASBURG CO 80136-7580

CURRENT RESIDENT
2245 TROUT RD
STRASBURG CO 80136-7582

CURRENT RESIDENT
1706 WAGNER ST
STRASBURG CO 80136-7700

CURRENT RESIDENT
1570 LONGBRANCH ST
STRASBURG CO 80136-7704

CURRENT RESIDENT
1614 LONGBRANCH ST
STRASBURG CO 80136-7704

CURRENT RESIDENT
1844 ASOKA ST
STRASBURG CO 80136-7708

CURRENT RESIDENT
56521 E COLFAX AVE UNIT E
STRASBURG CO 80136-7709

CURRENT RESIDENT
56521 E COLFAX AVE UNIT W
STRASBURG CO 80136-7709

CURRENT RESIDENT
1626 ASPEN ST
STRASBURG CO 80136-7710

CURRENT RESIDENT
2177 BASIL ST
STRASBURG CO 80136-7711

CURRENT RESIDENT
56303 WESTVIEW AVE
STRASBURG CO 80136-7712

CURRENT RESIDENT
56473 WESTVIEW AVE
STRASBURG CO 80136-7712

CURRENT RESIDENT
1850 WAGNER ST
STRASBURG CO 80136-7717

CURRENT RESIDENT
1608 VISTA LN
STRASBURG CO 80136-7720

CURRENT RESIDENT
1628 VISTA LN
STRASBURG CO 80136-7720

CURRENT RESIDENT
1638 VISTA LN
STRASBURG CO 80136-7720

CURRENT RESIDENT
1923 ASOKA ST
STRASBURG CO 80136-7722

CURRENT RESIDENT
1933 ASOKA ST
STRASBURG CO 80136-7722

CURRENT RESIDENT
2100 WAGNER ST
STRASBURG CO 80136-7726

CURRENT RESIDENT
2102 WAGNER ST
STRASBURG CO 80136-7726

CURRENT RESIDENT
1743 BURTON ST
STRASBURG CO 80136-7730

CURRENT RESIDENT
1763 BURTON ST
STRASBURG CO 80136-7730

CURRENT RESIDENT
1773 BURTON ST
STRASBURG CO 80136-7730

CURRENT RESIDENT
1645 LONGBRANCH ST
STRASBURG CO 80136-7733

CURRENT RESIDENT
1655 LONGBRANCH ST
STRASBURG CO 80136-7733

CURRENT RESIDENT
1570 WAGNER ST
STRASBURG CO 80136-7737

CURRENT RESIDENT
1596 WAGNER ST
STRASBURG CO 80136-7737

CURRENT RESIDENT
1591 WAGNER ST
STRASBURG CO 80136-7738

CURRENT RESIDENT
56321 E COLFAX AVE
STRASBURG CO 80136-7741

CURRENT RESIDENT
56371 E COLFAX AVE
STRASBURG CO 80136-7741

CURRENT RESIDENT
1815 LONGBRANCH ST
STRASBURG CO 80136-7802

CURRENT RESIDENT
1923 BURTON ST
STRASBURG CO 80136-7806

CURRENT RESIDENT
1926 ASPEN ST
STRASBURG CO 80136-7827

CURRENT RESIDENT
1984 LONGBRANCH ST
STRASBURG CO 80136-7830

CURRENT RESIDENT
1965 LONGBRANCH ST
STRASBURG CO 80136-7831

CURRENT RESIDENT
56155 SUNSET AVE
STRASBURG CO 80136-7832

CURRENT RESIDENT
56175 SUNSET AVE UNIT 1
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 10
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 11
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 12
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 13
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 14
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 15
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 16
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 2
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 3
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 4
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 5
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 6
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 7
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 8
STRASBURG CO 80136-7833

CURRENT RESIDENT
56175 SUNSET AVE UNIT 9
STRASBURG CO 80136-7833

CURRENT RESIDENT
2230 ANCE ST
STRASBURG CO 80136-7835

CURRENT RESIDENT
56481 COLORADO AVE
STRASBURG CO 80136-7839

CURRENT RESIDENT
56175 SUNSET AVE UNIT 17
STRASBURG CO 80136-7840

CURRENT RESIDENT
1764 LONGBRANCH ST
STRASBURG CO 80136-7842

CURRENT RESIDENT
1784 LONGBRANCH ST
STRASBURG CO 80136-7842

CURRENT RESIDENT
1992 ANCE ST
STRASBURG CO 80136-7846

CURRENT RESIDENT
2062 ANCE ST
STRASBURG CO 80136-7849

CURRENT RESIDENT
55981 E COLFAX AVE
STRASBURG CO 80136-8014

CURRENT RESIDENT
56210 E 20TH CT
STRASBURG CO 80136-8102

CURRENT RESIDENT
56931 E COLFAX AVE
STRASBURG CO 80136-8115

CURRENT RESIDENT
56951 E COLFAX AVE
STRASBURG CO 80136-8115

CURRENT RESIDENT
57061 E COLFAX AVE
STRASBURG CO 80136-8115

CURRENT RESIDENT
1851 COMANCHE CIR
STRASBURG CO 80136-8124

CURRENT RESIDENT
57121 E COLFAX AVE UNIT 1
STRASBURG CO 80136-8138

CURRENT RESIDENT
57121 E COLFAX AVE UNIT 2
STRASBURG CO 80136-8138

CURRENT RESIDENT
57121 E COLFAX AVE UNIT 3
STRASBURG CO 80136-8138

CURRENT RESIDENT
56641 E COLFAX AVE
STRASBURG CO 80136-8154

CURRENT RESIDENT
1651 HEADLIGHT RD
STRASBURG CO 80136-8197

CURRENT RESIDENT
1955 HEADLIGHT RD
STRASBURG CO 80136-8235

CURRENT RESIDENT
33105 E COLFAX AVE UNIT A
WATKINS CO 80137-6720

CURRENT RESIDENT
33105 E COLFAX AVE UNIT B
WATKINS CO 80137-6720

CURRENT RESIDENT
33105 E COLFAX AVE UNIT C
WATKINS CO 80137-6720

CURRENT RESIDENT
33105 E COLFAX AVE UNIT D
WATKINS CO 80137-6720

CURRENT RESIDENT
33105 E COLFAX AVE UNIT E
WATKINS CO 80137-6720

CURRENT RESIDENT
33105 E COLFAX AVE UNIT F
WATKINS CO 80137-6720

CURRENT RESIDENT
33105 E COLFAX AVE UNIT G
WATKINS CO 80137-6720

CURRENT RESIDENT
33355 E COLFAX AVE
WATKINS CO 80137-6732

CURRENT RESIDENT
32845 E COLFAX AVE
WATKINS CO 80137-6736

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV1
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV10
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV2
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV3
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV4
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV5
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV6
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV7
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV8
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV9
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV12
WATKINS CO 80137-6802

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV13
WATKINS CO 80137-6802

CURRENT RESIDENT
35500 E COLFAX AVE SPC HSE2
WATKINS CO 80137-6803

CURRENT RESIDENT
35500 E COLFAX AVE SPC HSE3
WATKINS CO 80137-6803

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV14
WATKINS CO 80137-6808

CURRENT RESIDENT
1695 N WATKINS RD
WATKINS CO 80137-7164

CURRENT RESIDENT
32820 E FRONT ST S
WATKINS CO 80137-7178

CURRENT RESIDENT
1800 N WATKINS RD
WATKINS CO 80137-7182

CURRENT RESIDENT
32781 E COLFAX AVE
WATKINS CO 80137-8700

CURRENT RESIDENT
32681 E COLFAX AVE
WATKINS CO 80137-8727

CURRENT RESIDENT
35500 E COLFAX AVE APT 1
WATKINS CO 80137-9002

CURRENT RESIDENT
35500 E COLFAX AVE APT 3
WATKINS CO 80137-9002

CURRENT RESIDENT
35500 E COLFAX AVE SPC 32
WATKINS CO 80137-9002

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV11
WATKINS CO 80137-9002

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV15
WATKINS CO 80137-9002

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV16
WATKINS CO 80137-9002

CURRENT RESIDENT
35500 E COLFAX AVE SPC 10
WATKINS CO 80137-9013

CURRENT RESIDENT
35500 E COLFAX AVE SPC 11
WATKINS CO 80137-9013

CURRENT RESIDENT
35500 E COLFAX AVE SPC 12
WATKINS CO 80137-9013

CURRENT RESIDENT
35500 E COLFAX AVE SPC 13
WATKINS CO 80137-9013

CURRENT RESIDENT
35500 E COLFAX AVE SPC 14
WATKINS CO 80137-9013

CURRENT RESIDENT
35500 E COLFAX AVE SPC 15
WATKINS CO 80137-9013

CURRENT RESIDENT
35500 E COLFAX AVE SPC 16
WATKINS CO 80137-9013

CURRENT RESIDENT
35500 E COLFAX AVE SPC 17
WATKINS CO 80137-9013

CURRENT RESIDENT
35500 E COLFAX AVE SPC 2
WATKINS CO 80137-9013

CURRENT RESIDENT
35500 E COLFAX AVE SPC 7
WATKINS CO 80137-9013

CURRENT RESIDENT
35500 E COLFAX AVE SPC 8
WATKINS CO 80137-9013

CURRENT RESIDENT
35500 E COLFAX AVE SPC 9
WATKINS CO 80137-9013

CURRENT RESIDENT
35500 E COLFAX AVE APT 4
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE APT 5
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE APT 6
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 18
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 19
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 20
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 21
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 22
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 23
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 24
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 25
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 26
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 27
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 28
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 29
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 30
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 31
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 33
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 34
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 35
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 36
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 37
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 39
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 40
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 41
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 43
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 44
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 45
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 46
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC HSE1
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC 42
WATKINS CO 80137-9016

CURRENT RESIDENT
5371 TENNYSON ST UNIT 1
DENVER CO 80212-4000

CURRENT RESIDENT
5371 TENNYSON ST UNIT 2
DENVER CO 80212-4000

CURRENT RESIDENT
5371 TENNYSON ST UNIT 3
DENVER CO 80212-4000

CURRENT RESIDENT
5371 TENNYSON ST UNIT 4
DENVER CO 80212-4000

CURRENT RESIDENT
5371 TENNYSON ST UNIT 5
DENVER CO 80212-4000

CURRENT RESIDENT
5371 TENNYSON ST UNIT 6
DENVER CO 80212-4000

CURRENT RESIDENT
4405 W 52ND AVE
DENVER CO 80212-4006

CURRENT RESIDENT
4407 W 52ND AVE
DENVER CO 80212-4006

CURRENT RESIDENT
4409 W 52ND AVE
DENVER CO 80212-4006

CURRENT RESIDENT
4501 W 52ND AVE
DENVER CO 80212-4007

CURRENT RESIDENT
4525 W 52ND AVE
DENVER CO 80212-4007

CURRENT RESIDENT
4527 W 52ND AVE
DENVER CO 80212-4007

CURRENT RESIDENT
4569 W 52ND AVE
DENVER CO 80212-4007

CURRENT RESIDENT
4647 W 52ND AVE
DENVER CO 80212-4008

CURRENT RESIDENT
4401 W 52ND PL
DENVER CO 80212-4012

CURRENT RESIDENT
4420 W 52ND PL
DENVER CO 80212-4012

CURRENT RESIDENT
4421 W 52ND PL
DENVER CO 80212-4012

CURRENT RESIDENT
4441 W 52ND PL
DENVER CO 80212-4012

CURRENT RESIDENT
4205 W 53RD AVE
DENVER CO 80212-4019

CURRENT RESIDENT
5265 RALEIGH ST
DENVER CO 80212-4036

CURRENT RESIDENT
4340 W 53RD AVE
DENVER CO 80212-4039

CURRENT RESIDENT
4402 W SAINT CLAIR PL
DENVER CO 80212-4040

CURRENT RESIDENT
4821 W 52ND AVE APT 10A
DENVER CO 80212-4041

CURRENT RESIDENT
4821 W 52ND AVE APT 10B
DENVER CO 80212-4041

CURRENT RESIDENT
4821 W 52ND AVE APT 10C
DENVER CO 80212-4041

CURRENT RESIDENT
4821 W 52ND AVE APT 10D
DENVER CO 80212-4041

CURRENT RESIDENT
4821 W 52ND AVE APT 10E
DENVER CO 80212-4041

CURRENT RESIDENT
4821 W 52ND AVE APT 10F
DENVER CO 80212-4041

CURRENT RESIDENT
4821 W 52ND AVE APT 10G
DENVER CO 80212-4041

CURRENT RESIDENT
4821 W 52ND AVE APT 10H
DENVER CO 80212-4041

CURRENT RESIDENT
4821 W 52ND AVE APT 10J
DENVER CO 80212-4041

CURRENT RESIDENT
4821 W 52ND AVE APT 10K
DENVER CO 80212-4041

CURRENT RESIDENT
4821 W 52ND AVE APT 10L
DENVER CO 80212-4041

CURRENT RESIDENT
4821 W 52ND AVE APT I0I
DENVER CO 80212-4041

CURRENT RESIDENT
5293 STUART ST
DENVER CO 80212-4043

CURRENT RESIDENT
5230 TENNYSON ST
DENVER CO 80212-4046

CURRENT RESIDENT
5254 TENNYSON ST
DENVER CO 80212-4046

CURRENT RESIDENT
5288 TENNYSON ST
DENVER CO 80212-4046

CURRENT RESIDENT
5296 TENNYSON ST
DENVER CO 80212-4046

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 101
DENVER CO 80212-4050

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 102
DENVER CO 80212-4050

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 103
DENVER CO 80212-4050

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 105
DENVER CO 80212-4050

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 106
DENVER CO 80212-4050

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 107
DENVER CO 80212-4051

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 108
DENVER CO 80212-4051

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 109
DENVER CO 80212-4051

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 110
DENVER CO 80212-4051

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 112
DENVER CO 80212-4051

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 113
DENVER CO 80212-4052

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 114
DENVER CO 80212-4052

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 201
DENVER CO 80212-4052

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 202
DENVER CO 80212-4052

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 203
DENVER CO 80212-4052

CURRENT RESIDENT
4821 W 52ND AVE APT 11A
DENVER CO 80212-4054

CURRENT RESIDENT
4821 W 52ND AVE APT 11B
DENVER CO 80212-4054

CURRENT RESIDENT
4821 W 52ND AVE APT 11C
DENVER CO 80212-4054

CURRENT RESIDENT
4821 W 52ND AVE APT 11D
DENVER CO 80212-4054

CURRENT RESIDENT
4821 W 52ND AVE APT 11E
DENVER CO 80212-4054

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4821 W 52ND AVE APT 11F
DENVER CO 80212-4054

CURRENT RESIDENT
4821 W 52ND AVE APT 11G
DENVER CO 80212-4054

CURRENT RESIDENT
4821 W 52ND AVE APT 11H
DENVER CO 80212-4054

CURRENT RESIDENT
4821 W 52ND AVE APT 11I
DENVER CO 80212-4054

CURRENT RESIDENT
4821 W 52ND AVE APT 11J
DENVER CO 80212-4054

CURRENT RESIDENT
4821 W 52ND AVE APT 11K
DENVER CO 80212-4054

CURRENT RESIDENT
4821 W 52ND AVE APT 11L
DENVER CO 80212-4054

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 204
DENVER CO 80212-4055

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 205
DENVER CO 80212-4055

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 206
DENVER CO 80212-4055

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4510 W SAINT CLAIR PL APT 207
DENVER CO 80212-4055

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4510 W SAINT CLAIR PL APT 208
DENVER CO 80212-4055

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4510 W SAINT CLAIR PL APT 209
DENVER CO 80212-4056

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4510 W SAINT CLAIR PL APT 210
DENVER CO 80212-4056

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4510 W SAINT CLAIR PL APT 211
DENVER CO 80212-4056

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4510 W SAINT CLAIR PL APT 212
DENVER CO 80212-4056

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4510 W SAINT CLAIR PL APT 213
DENVER CO 80212-4056

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 214
DENVER CO 80212-4057

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 215
DENVER CO 80212-4057

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 301
DENVER CO 80212-4057

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 302
DENVER CO 80212-4057

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 303
DENVER CO 80212-4057

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 305
DENVER CO 80212-4058

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4510 W SAINT CLAIR PL APT 306
DENVER CO 80212-4058

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4510 W SAINT CLAIR PL APT 307
DENVER CO 80212-4058

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4510 W SAINT CLAIR PL APT 308
DENVER CO 80212-4058

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4510 W SAINT CLAIR PL APT 311
DENVER CO 80212-4059

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4510 W SAINT CLAIR PL APT 312
DENVER CO 80212-4059

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 313
DENVER CO 80212-4059

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 314
DENVER CO 80212-4059

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 315
DENVER CO 80212-4059

CURRENT RESIDENT
5351 TENNYSON ST UNIT 1A
DENVER CO 80212-4065

CURRENT RESIDENT
5351 TENNYSON ST UNIT 1B
DENVER CO 80212-4065

CURRENT RESIDENT
5351 TENNYSON ST UNIT 1C
DENVER CO 80212-4065

CURRENT RESIDENT
5351 TENNYSON ST UNIT 1D
DENVER CO 80212-4065

CURRENT RESIDENT
5351 TENNYSON ST UNIT 2
DENVER CO 80212-4065

CURRENT RESIDENT
4703 W 52ND AVE UNIT 100
DENVER CO 80212-4068

CURRENT RESIDENT
4703 W 52ND AVE UNIT 101
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 102
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 103
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 104
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 105
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 106
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 107
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 108
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 201
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 202
DENVER CO 80212-4069

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4703 W 52ND AVE UNIT 203
DENVER CO 80212-4069

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4703 W 52ND AVE UNIT 204
DENVER CO 80212-4069

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4703 W 52ND AVE UNIT 205
DENVER CO 80212-4069

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DENVER CO 80212-4069

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4703 W 52ND AVE UNIT 207
DENVER CO 80212-4069

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4703 W 52ND AVE UNIT 208
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 301
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 302
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 303
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 304
DENVER CO 80212-4070

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4703 W 52ND AVE UNIT 305
DENVER CO 80212-4070

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4703 W 52ND AVE UNIT 306
DENVER CO 80212-4070

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4703 W 52ND AVE UNIT 307
DENVER CO 80212-4070

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4703 W 52ND AVE UNIT 308
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 401
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 402
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 403
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 404
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 405
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 406
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 407
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 408
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 501
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 502
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 503
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 504
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 505
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 506
DENVER CO 80212-4071

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4703 W 52ND AVE UNIT 507
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 508
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 601
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 602
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 603
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 604
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 605
DENVER CO 80212-4072

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4703 W 52ND AVE UNIT 606
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 607
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 608
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 701
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 702
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 703
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 704
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 705
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 706
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 707
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 708
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 801
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 802
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 803
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 804
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 805
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 806
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 807
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 808
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 901
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 902
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 903
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 904
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 905
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 906
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 907
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 908
DENVER CO 80212-4073

CURRENT RESIDENT
4461 W 52ND PL APT 1
DENVER CO 80212-4075

CURRENT RESIDENT
4461 W 52ND PL APT 2
DENVER CO 80212-4075

CURRENT RESIDENT
4461 W 52ND PL APT 3
DENVER CO 80212-4075

CURRENT RESIDENT
5371 TENNYSON ST UNIT 10
DENVER CO 80212-4078

CURRENT RESIDENT
5371 TENNYSON ST UNIT 11
DENVER CO 80212-4078

CURRENT RESIDENT
5371 TENNYSON ST UNIT 12
DENVER CO 80212-4078

CURRENT RESIDENT
5371 TENNYSON ST UNIT 7
DENVER CO 80212-4078

CURRENT RESIDENT
5371 TENNYSON ST UNIT 8
DENVER CO 80212-4078

CURRENT RESIDENT
5371 TENNYSON ST UNIT 9
DENVER CO 80212-4078

CURRENT RESIDENT
4821 W 52ND AVE APT 12A
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12B
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12C
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12D
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12E
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12F
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12G
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12H
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12I
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12J
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12K
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12L
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12M
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12N
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 12O
DENVER CO 80212-4079

CURRENT RESIDENT
4821 W 52ND AVE APT 13A
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13B
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13C
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13D
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13E
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13F
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13G
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13H
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13I
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13J
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13K
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13L
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13M
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13N
DENVER CO 80212-4080

CURRENT RESIDENT
4821 W 52ND AVE APT 13O
DENVER CO 80212-4080

CURRENT RESIDENT
5314 STUART ST
DENVER CO 80212-4081

CURRENT RESIDENT
5740 BROADWAY
DENVER CO 80216-1023

CURRENT RESIDENT
5803 BROADWAY
DENVER CO 80216-1024

CURRENT RESIDENT
5811 BROADWAY
DENVER CO 80216-1024

CURRENT RESIDENT
5861 BROADWAY
DENVER CO 80216-1024

CURRENT RESIDENT
5867 BROADWAY
DENVER CO 80216-1024

CURRENT RESIDENT
5810 BROADWAY
DENVER CO 80216-1025

CURRENT RESIDENT
5880 BROADWAY
DENVER CO 80216-1025

CURRENT RESIDENT
5901 BROADWAY
DENVER CO 80216-1026

CURRENT RESIDENT
5925 BROADWAY
DENVER CO 80216-1026

CURRENT RESIDENT
5952 BROADWAY
DENVER CO 80216-1027

CURRENT RESIDENT
5958 BROADWAY
DENVER CO 80216-1027

CURRENT RESIDENT
5968 BROADWAY
DENVER CO 80216-1027

CURRENT RESIDENT
5970 BROADWAY
DENVER CO 80216-1027

CURRENT RESIDENT
5976 BROADWAY
DENVER CO 80216-1027

CURRENT RESIDENT
5978 BROADWAY
DENVER CO 80216-1027

CURRENT RESIDENT
5775 BROADWAY
DENVER CO 80216-1036

CURRENT RESIDENT
121 E 58TH AVE
DENVER CO 80216-1304

CURRENT RESIDENT
5670 WASHINGTON ST
DENVER CO 80216-1320

CURRENT RESIDENT
5735 WASHINGTON ST
DENVER CO 80216-1321

CURRENT RESIDENT
5761 WASHINGTON ST
DENVER CO 80216-1321

CURRENT RESIDENT
5765 WASHINGTON ST
DENVER CO 80216-1321

CURRENT RESIDENT
5771 WASHINGTON ST
DENVER CO 80216-1321

CURRENT RESIDENT
5700 WASHINGTON ST
DENVER CO 80216-1322

CURRENT RESIDENT
5750 WASHINGTON ST
DENVER CO 80216-1322

CURRENT RESIDENT
5700 LOGAN ST
DENVER CO 80216-1324

CURRENT RESIDENT
5740 LOGAN ST
DENVER CO 80216-1324

CURRENT RESIDENT
5750 LOGAN ST
DENVER CO 80216-1324

CURRENT RESIDENT
5690 LOGAN ST STE A
DENVER CO 80216-1327

CURRENT RESIDENT
5690 LOGAN ST STE B
DENVER CO 80216-1327

CURRENT RESIDENT
5690 LOGAN ST STE C
DENVER CO 80216-1327

CURRENT RESIDENT
5810 LOGAN ST
DENVER CO 80216-1329

CURRENT RESIDENT
5745 WASHINGTON ST STE A
DENVER CO 80216-1334

CURRENT RESIDENT
5840 WASHINGTON ST
DENVER CO 80216-1335

CURRENT RESIDENT
420 E 58TH AVE STE 101
DENVER CO 80216-1400

CURRENT RESIDENT
420 E 58TH AVE STE 111
DENVER CO 80216-1400

CURRENT RESIDENT
420 E 58TH AVE STE 116
DENVER CO 80216-1400

CURRENT RESIDENT
420 E 58TH AVE STE 124
DENVER CO 80216-1400

CURRENT RESIDENT
480 E 58TH AVE
DENVER CO 80216-1402

CURRENT RESIDENT
620 E 58TH AVE
DENVER CO 80216-1403

CURRENT RESIDENT
640 E 58TH AVE
DENVER CO 80216-1403

CURRENT RESIDENT
650 E 58TH AVE
DENVER CO 80216-1403

CURRENT RESIDENT
680 E 58TH AVE
DENVER CO 80216-1403

CURRENT RESIDENT
5702 LOGAN CT
DENVER CO 80216-1405

CURRENT RESIDENT
5712 LOGAN CT
DENVER CO 80216-1405

CURRENT RESIDENT
5722 LOGAN CT
DENVER CO 80216-1405

CURRENT RESIDENT
5734 LOGAN CT
DENVER CO 80216-1405

CURRENT RESIDENT
5738 LOGAN CT
DENVER CO 80216-1405

CURRENT RESIDENT
5752 LOGAN CT
DENVER CO 80216-1405

CURRENT RESIDENT
5766 LOGAN CT
DENVER CO 80216-1405

CURRENT RESIDENT
5782 LOGAN CT
DENVER CO 80216-1405

CURRENT RESIDENT
5786 LOGAN CT
DENVER CO 80216-1405

CURRENT RESIDENT
5703 LOGAN CT
DENVER CO 80216-1406

CURRENT RESIDENT
5713 LOGAN CT
DENVER CO 80216-1406

CURRENT RESIDENT
5723 LOGAN CT
DENVER CO 80216-1406

CURRENT RESIDENT
5733 LOGAN CT
DENVER CO 80216-1406

CURRENT RESIDENT
5743 LOGAN CT
DENVER CO 80216-1406

CURRENT RESIDENT
5753 LOGAN CT
DENVER CO 80216-1406

CURRENT RESIDENT
5763 LOGAN CT
DENVER CO 80216-1406

CURRENT RESIDENT
420 E 58TH AVE STE 128
DENVER CO 80216-1407

CURRENT RESIDENT
420 E 58TH AVE STE 141
DENVER CO 80216-1407

CURRENT RESIDENT
520 E 58TH AVE
DENVER CO 80216-1415

CURRENT RESIDENT
420 E 58TH AVE STE 142
DENVER CO 80216-1443

CURRENT RESIDENT
420 E 58TH AVE STE 143
DENVER CO 80216-1443

CURRENT RESIDENT
420 E 58TH AVE STE 145
DENVER CO 80216-1443

CURRENT RESIDENT
420 E 58TH AVE STE 147
DENVER CO 80216-1443

CURRENT RESIDENT
535 E 56TH AVE
DENVER CO 80216-1716

CURRENT RESIDENT
5686 LOGAN CT UNIT A
DENVER CO 80216-1737

CURRENT RESIDENT
5686 LOGAN CT UNIT B
DENVER CO 80216-1737

CURRENT RESIDENT
5686 LOGAN CT UNIT C
DENVER CO 80216-1737

CURRENT RESIDENT
5686 LOGAN CT UNIT D
DENVER CO 80216-1737

CURRENT RESIDENT
5686 LOGAN CT UNIT E
DENVER CO 80216-1737

CURRENT RESIDENT
5686 LOGAN CT UNIT F
DENVER CO 80216-1737

CURRENT RESIDENT
5686 LOGAN CT UNIT G
DENVER CO 80216-1737

CURRENT RESIDENT
5350 FEDERAL BLVD
DENVER CO 80221-1143

CURRENT RESIDENT
5325 PRIMROSE LN
DENVER CO 80221-1252

CURRENT RESIDENT
2955 COLUMBINE RD
DENVER CO 80221-1260

CURRENT RESIDENT
5273 COLUMBINE LN
DENVER CO 80221-1276

CURRENT RESIDENT
5311 COLUMBINE RD
DENVER CO 80221-1279

CURRENT RESIDENT
5395 COLUMBINE RD
DENVER CO 80221-1279

CURRENT RESIDENT
5201 LILAC LN
DENVER CO 80221-1283

CURRENT RESIDENT
5205 LILAC LN
DENVER CO 80221-1283

CURRENT RESIDENT
5304 COLUMBINE LN
DENVER CO 80221-1284

CURRENT RESIDENT
5320 COLUMBINE LN
DENVER CO 80221-1284

CURRENT RESIDENT
5332 COLUMBINE LN
DENVER CO 80221-1284

CURRENT RESIDENT
5344 COLUMBINE LN
DENVER CO 80221-1284

CURRENT RESIDENT
5327 COLUMBINE LN
DENVER CO 80221-1285

CURRENT RESIDENT
5331 COLUMBINE LN
DENVER CO 80221-1285

CURRENT RESIDENT
5242 COLUMBINE LN
DENVER CO 80221-1329

CURRENT RESIDENT
5252 COLUMBINE LN
DENVER CO 80221-1329

CURRENT RESIDENT
5282 COLUMBINE LN
DENVER CO 80221-1329

CURRENT RESIDENT
5292 COLUMBINE LN
DENVER CO 80221-1329

CURRENT RESIDENT
2201 W 52ND AVE
DENVER CO 80221-1404

CURRENT RESIDENT
5240 WYANDOT ST
DENVER CO 80221-1405

CURRENT RESIDENT
5242 WYANDOT ST
DENVER CO 80221-1405

CURRENT RESIDENT
5270 WYANDOT ST
DENVER CO 80221-1405

CURRENT RESIDENT
2063 W 52ND PL
DENVER CO 80221-1410

CURRENT RESIDENT
2095 W 53RD AVE
DENVER CO 80221-1412

CURRENT RESIDENT
2101 W 53RD AVE
DENVER CO 80221-1412

CURRENT RESIDENT
2324 W 53RD PL
DENVER CO 80221-1426

CURRENT RESIDENT
2344 W 53RD PL
DENVER CO 80221-1426

CURRENT RESIDENT
2255 W 54TH AVE
DENVER CO 80221-1427

CURRENT RESIDENT
2250 W 54TH AVE
DENVER CO 80221-1428

CURRENT RESIDENT
5251 TEJON ST
DENVER CO 80221-1429

CURRENT RESIDENT
5261 TEJON ST
DENVER CO 80221-1429

CURRENT RESIDENT
5270 TEJON ST
DENVER CO 80221-1430

CURRENT RESIDENT
5350 TEJON ST
DENVER CO 80221-1432

CURRENT RESIDENT
5506 TEJON ST
DENVER CO 80221-1436

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

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

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

CURRENT RESIDENT
2205 W MOFFAT PL
DENVER CO 80221-1442

CURRENT RESIDENT
2200 W MOFFAT PL
DENVER CO 80221-1443

CURRENT RESIDENT
2210 W MOFFAT PL
DENVER CO 80221-1443

CURRENT RESIDENT
5335 VALLEJO ST
DENVER CO 80221-1444

CURRENT RESIDENT
5365 VALLEJO ST
DENVER CO 80221-1444

CURRENT RESIDENT
5395 VALLEJO ST
DENVER CO 80221-1444

CURRENT RESIDENT
5427 VALLEJO ST
DENVER CO 80221-1446

CURRENT RESIDENT
5540 VALLEJO ST
DENVER CO 80221-1448

CURRENT RESIDENT
5281 WYANDOT ST
DENVER CO 80221-1449

CURRENT RESIDENT
5296 ZUNI ST
DENVER CO 80221-1453

CURRENT RESIDENT
5411 ZUNI ST
DENVER CO 80221-1456

CURRENT RESIDENT
5421 ZUNI ST
DENVER CO 80221-1456

CURRENT RESIDENT
5441 ZUNI ST
DENVER CO 80221-1456

CURRENT RESIDENT
5451 ZUNI ST
DENVER CO 80221-1456

CURRENT RESIDENT
5481 ZUNI ST
DENVER CO 80221-1456

CURRENT RESIDENT
5430 ZUNI ST
DENVER CO 80221-1457

CURRENT RESIDENT
5485 TEJON ST
DENVER CO 80221-1464

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

CURRENT RESIDENT
5360 ZUNI ST APT 2A
DENVER CO 80221-1468

CURRENT RESIDENT
5360 ZUNI ST APT 2B
DENVER CO 80221-1468

CURRENT RESIDENT
5360 ZUNI ST APT 2C
DENVER CO 80221-1468

CURRENT RESIDENT
5360 ZUNI ST APT 4A
DENVER CO 80221-1468

CURRENT RESIDENT
5360 ZUNI ST APT 4B
DENVER CO 80221-1468

CURRENT RESIDENT
5360 ZUNI ST APT 6A
DENVER CO 80221-1468

CURRENT RESIDENT
5360 ZUNI ST APT 6B
DENVER CO 80221-1468

CURRENT RESIDENT
5360 ZUNI ST APT 4C
DENVER CO 80221-1469

CURRENT RESIDENT
5360 ZUNI ST APT 6C
DENVER CO 80221-1469

CURRENT RESIDENT
5360 ZUNI ST APT 1A
DENVER CO 80221-1471

CURRENT RESIDENT
5360 ZUNI ST APT 1B
DENVER CO 80221-1471

CURRENT RESIDENT
5360 ZUNI ST APT 1C
DENVER CO 80221-1471

CURRENT RESIDENT
5360 ZUNI ST APT 3A
DENVER CO 80221-1471

CURRENT RESIDENT
5360 ZUNI ST APT 3B
DENVER CO 80221-1471

CURRENT RESIDENT
5360 ZUNI ST APT 5A
DENVER CO 80221-1471

CURRENT RESIDENT
5360 ZUNI ST APT 5B
DENVER CO 80221-1471

CURRENT RESIDENT
5360 ZUNI ST APT 3C
DENVER CO 80221-1472

CURRENT RESIDENT
5360 ZUNI ST APT 5C
DENVER CO 80221-1472

CURRENT RESIDENT
5486 UMATILLA ST
DENVER CO 80221-1474

CURRENT RESIDENT
5251 WYANDOT ST APT 1
DENVER CO 80221-1478

CURRENT RESIDENT
5251 WYANDOT ST APT 2
DENVER CO 80221-1478

CURRENT RESIDENT
5251 WYANDOT ST APT 3
DENVER CO 80221-1478

CURRENT RESIDENT
5251 WYANDOT ST APT 5
DENVER CO 80221-1478

CURRENT RESIDENT
5251 WYANDOT ST APT 6
DENVER CO 80221-1478

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

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

CURRENT RESIDENT
5251 WYANDOT ST APT 7
DENVER CO 80221-1488

CURRENT RESIDENT
5325 ZUNI ST
DENVER CO 80221-1499

CURRENT RESIDENT
2530 W 55TH AVE APT 1
DENVER CO 80221-1601

CURRENT RESIDENT
2530 W 55TH AVE APT 2
DENVER CO 80221-1601

CURRENT RESIDENT
2530 W 55TH AVE APT 3
DENVER CO 80221-1601

CURRENT RESIDENT
2530 W 55TH AVE APT 4
DENVER CO 80221-1601

CURRENT RESIDENT
2530 W 55TH AVE APT 5
DENVER CO 80221-1601

CURRENT RESIDENT
2530 W 55TH AVE APT 6
DENVER CO 80221-1601

CURRENT RESIDENT
2530 W 55TH AVE APT 7
DENVER CO 80221-1601

CURRENT RESIDENT
2699 W 54TH AVE
DENVER CO 80221-1603

CURRENT RESIDENT
2543 W 54TH AVE
DENVER CO 80221-1605

CURRENT RESIDENT
2851 W 54TH AVE
DENVER CO 80221-1607

CURRENT RESIDENT
2938 W 54TH AVE
DENVER CO 80221-1608

CURRENT RESIDENT
2950 W 54TH AVE
DENVER CO 80221-1608

CURRENT RESIDENT
2550 W 55TH AVE
DENVER CO 80221-1612

CURRENT RESIDENT
2857 W 55TH AVE
DENVER CO 80221-1615

CURRENT RESIDENT
2867 W 55TH AVE
DENVER CO 80221-1615

CURRENT RESIDENT
2842 W 55TH AVE
DENVER CO 80221-1616

CURRENT RESIDENT
2872 W 55TH AVE
DENVER CO 80221-1616

CURRENT RESIDENT
2452 W 55TH AVE
DENVER CO 80221-1617

CURRENT RESIDENT
2480 W 55TH AVE
DENVER CO 80221-1617

CURRENT RESIDENT
2941 W 55TH AVE
DENVER CO 80221-1619

CURRENT RESIDENT
2900 W 55TH AVE
DENVER CO 80221-1620

CURRENT RESIDENT
2922 W 55TH AVE
DENVER CO 80221-1620

CURRENT RESIDENT
2942 W 55TH AVE
DENVER CO 80221-1620

CURRENT RESIDENT
5411 ALCOTT ST
DENVER CO 80221-1621

CURRENT RESIDENT
5440 ALCOTT ST
DENVER CO 80221-1622

CURRENT RESIDENT
5450 ALCOTT ST
DENVER CO 80221-1622

CURRENT RESIDENT
5460 ALCOTT ST
DENVER CO 80221-1622

CURRENT RESIDENT
5470 ALCOTT ST
DENVER CO 80221-1622

CURRENT RESIDENT
5467 BEACH CT
DENVER CO 80221-1625

CURRENT RESIDENT
5410 BEACH CT
DENVER CO 80221-1626

CURRENT RESIDENT
5480 BEACH CT
DENVER CO 80221-1626

CURRENT RESIDENT
5430 BRYANT ST
DENVER CO 80221-1628

CURRENT RESIDENT
5460 BRYANT ST
DENVER CO 80221-1628

CURRENT RESIDENT
5429 ELM CT
DENVER CO 80221-1629

CURRENT RESIDENT
5440 ELM CT
DENVER CO 80221-1629

CURRENT RESIDENT
5445 ELM CT
DENVER CO 80221-1629

CURRENT RESIDENT
5563 CLAY ST
DENVER CO 80221-1634

CURRENT RESIDENT
5451 ALCOTT ST
DENVER CO 80221-1638

CURRENT RESIDENT
2541 W 52ND AVE
DENVER CO 80221-1645

CURRENT RESIDENT
5429 PRIMROSE LN
DENVER CO 80221-1652

CURRENT RESIDENT
5450 PRIMROSE LN
DENVER CO 80221-1653

CURRENT RESIDENT
2652 ROSEMARY LN
DENVER CO 80221-1657

CURRENT RESIDENT
5475 ALCOTT ST UNIT 1
DENVER CO 80221-1662

CURRENT RESIDENT
5475 ALCOTT ST UNIT 2
DENVER CO 80221-1662

CURRENT RESIDENT
1730 W 54TH PL
DENVER CO 80221-1700

CURRENT RESIDENT
1762 W 54TH PL
DENVER CO 80221-1700

CURRENT RESIDENT
1782 W 54TH PL
DENVER CO 80221-1700

CURRENT RESIDENT
1873 W 52ND AVE
DENVER CO 80221-1701

CURRENT RESIDENT
5275 RARITAN WAY
DENVER CO 80221-1702

CURRENT RESIDENT
1621 W 52ND AVE
DENVER CO 80221-1707

CURRENT RESIDENT
1641 W 52ND AVE
DENVER CO 80221-1707

CURRENT RESIDENT
1651 W 52ND AVE
DENVER CO 80221-1707

CURRENT RESIDENT
1707 W 52ND AVE
DENVER CO 80221-1709

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

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

CURRENT RESIDENT
1843 W 52ND AVE UNIT 1
DENVER CO 80221-1715

CURRENT RESIDENT
1843 W 52ND AVE UNIT 2
DENVER CO 80221-1715

CURRENT RESIDENT
1702 W 52ND CT
DENVER CO 80221-1717

CURRENT RESIDENT
1730 W 52ND CT
DENVER CO 80221-1717

CURRENT RESIDENT
1753 W 52ND CT
DENVER CO 80221-1717

CURRENT RESIDENT
1773 W 52ND CT
DENVER CO 80221-1717

CURRENT RESIDENT
1650 W 52ND CT
DENVER CO 80221-1718

CURRENT RESIDENT
1670 W 52ND CT
DENVER CO 80221-1718

CURRENT RESIDENT
1673 W 52ND CT
DENVER CO 80221-1718

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

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

CURRENT RESIDENT
5453 SHOSHONE ST
DENVER CO 80221-1722

CURRENT RESIDENT
5472 SHOSHONE ST
DENVER CO 80221-1723

CURRENT RESIDENT
5541 SHOSHONE ST
DENVER CO 80221-1724

CURRENT RESIDENT
5561 SHOSHONE ST
DENVER CO 80221-1724

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

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

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

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

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

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

CURRENT RESIDENT
5320 RARITAN WAY
DENVER CO 80221-1734

CURRENT RESIDENT
5421 RARITAN WAY
DENVER CO 80221-1735

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

CURRENT RESIDENT
1701 W 55TH PL
DENVER CO 80221-1747

CURRENT RESIDENT
1781 W 55TH PL
DENVER CO 80221-1747

CURRENT RESIDENT
5543 RARITAN WAY
DENVER CO 80221-1770

CURRENT RESIDENT
5650 FEDERAL BLVD
DENVER CO 80221-1802

CURRENT RESIDENT
5855 FEDERAL BLVD
DENVER CO 80221-1805

CURRENT RESIDENT
2760 W 56TH AVE
DENVER CO 80221-1816

CURRENT RESIDENT
2780 W 56TH AVE
DENVER CO 80221-1816

CURRENT RESIDENT
2902 W 56TH AVE
DENVER CO 80221-1820

CURRENT RESIDENT
2892 W 56TH AVE
DENVER CO 80221-1838

CURRENT RESIDENT
2898 W 56TH AVE
DENVER CO 80221-1838

CURRENT RESIDENT
5601 FEDERAL BLVD APT 1
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD APT 2
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD APT 3
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD APT 4
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD APT 5
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 1A
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 1B
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 2A
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 2B
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 3A
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 3B
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 4A
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 4B
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 5A
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 6A
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 7A
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 8A
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 9A
DENVER CO 80221-1845

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 10B
DENVER CO 80221-1846

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 11B
DENVER CO 80221-1846

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 12B
DENVER CO 80221-1846

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 13B
DENVER CO 80221-1846

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 14B
DENVER CO 80221-1846

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 5B
DENVER CO 80221-1846

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 6B
DENVER CO 80221-1846

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 7B
DENVER CO 80221-1846

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 8B
DENVER CO 80221-1846

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 9B
DENVER CO 80221-1846

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 10A
DENVER CO 80221-1847

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 11A
DENVER CO 80221-1847

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 12A
DENVER CO 80221-1847

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 13A
DENVER CO 80221-1847

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 14A
DENVER CO 80221-1847

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 15A
DENVER CO 80221-1847

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 16A
DENVER CO 80221-1847

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 17A
DENVER CO 80221-1847

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 18A
DENVER CO 80221-1847

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 19A
DENVER CO 80221-1847

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 20A
DENVER CO 80221-1848

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 21A
DENVER CO 80221-1848

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 15B
DENVER CO 80221-1849

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 16B
DENVER CO 80221-1849

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 17B
DENVER CO 80221-1849

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 18B
DENVER CO 80221-1849

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 19B
DENVER CO 80221-1849

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 20B
DENVER CO 80221-1849

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 21B
DENVER CO 80221-1849

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 22B
DENVER CO 80221-1849

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 23B
DENVER CO 80221-1849

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 24B
DENVER CO 80221-1849

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 25B
DENVER CO 80221-1850

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 26B
DENVER CO 80221-1850

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 27B
DENVER CO 80221-1850

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 28B
DENVER CO 80221-1850

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 29B
DENVER CO 80221-1850

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 30B
DENVER CO 80221-1850

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 31B
DENVER CO 80221-1850

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 32B
DENVER CO 80221-1850

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 33B
DENVER CO 80221-1850

CURRENT RESIDENT
5601 FEDERAL BLVD LOT 34B
DENVER CO 80221-1850

CURRENT RESIDENT
5900 FEDERAL BLVD UNIT A
DENVER CO 80221-1872

CURRENT RESIDENT
5900 FEDERAL BLVD UNIT B
DENVER CO 80221-1872

CURRENT RESIDENT
5711 HOOKER ST
DENVER CO 80221-1901

CURRENT RESIDENT
5735 HOOKER ST
DENVER CO 80221-1901

CURRENT RESIDENT
5747 HOOKER ST
DENVER CO 80221-1901

CURRENT RESIDENT
5759 HOOKER ST
DENVER CO 80221-1901

CURRENT RESIDENT
5783 HOOKER ST
DENVER CO 80221-1901

CURRENT RESIDENT
3061 W 58TH AVE
DENVER CO 80221-1902

CURRENT RESIDENT
3060 W 58TH AVE
DENVER CO 80221-1905

CURRENT RESIDENT
3129 W 62ND AVE
DENVER CO 80221-1907

CURRENT RESIDENT
3172 W 62ND AVE
DENVER CO 80221-1907

CURRENT RESIDENT
5801 HOOKER ST
DENVER CO 80221-1908

CURRENT RESIDENT
5801 LOWELL BLVD
DENVER CO 80221-1937

CURRENT RESIDENT
5895 LOWELL BLVD
DENVER CO 80221-1937

CURRENT RESIDENT
5820 LOWELL BLVD
DENVER CO 80221-1938

CURRENT RESIDENT
6321 LOWELL BLVD
DENVER CO 80221-1947

CURRENT RESIDENT
6364 LOWELL BLVD
DENVER CO 80221-1948

CURRENT RESIDENT
6325 KNOX CT
DENVER CO 80221-1970

CURRENT RESIDENT
6331 KNOX CT
DENVER CO 80221-1970

CURRENT RESIDENT
6335 KNOX CT
DENVER CO 80221-1970

CURRENT RESIDENT
6361 KNOX CT
DENVER CO 80221-1970

CURRENT RESIDENT
6365 KNOX CT
DENVER CO 80221-1970

CURRENT RESIDENT
6371 KNOX CT
DENVER CO 80221-1970

CURRENT RESIDENT
6326 KNOX CT
DENVER CO 80221-1971

CURRENT RESIDENT
6330 KNOX CT
DENVER CO 80221-1971

CURRENT RESIDENT
6336 KNOX CT
DENVER CO 80221-1971

CURRENT RESIDENT
6340 KNOX CT
DENVER CO 80221-1971

CURRENT RESIDENT
6346 KNOX CT
DENVER CO 80221-1971

CURRENT RESIDENT
6350 KNOX CT
DENVER CO 80221-1971

CURRENT RESIDENT
6360 KNOX CT
DENVER CO 80221-1971

CURRENT RESIDENT
6380 KNOX CT
DENVER CO 80221-1971

CURRENT RESIDENT
6309 JULIAN ST
DENVER CO 80221-1972

CURRENT RESIDENT
3055 W 63RD AVE
DENVER CO 80221-1976

CURRENT RESIDENT
3095 W 63RD AVE
DENVER CO 80221-1976

CURRENT RESIDENT
2901 W 63RD AVE LOT 32A
DENVER CO 80221-2000

CURRENT RESIDENT
2901 W 63RD AVE LOT 33A
DENVER CO 80221-2000

CURRENT RESIDENT
2901 W 63RD AVE LOT 34A
DENVER CO 80221-2000

CURRENT RESIDENT
2901 W 63RD AVE LOT 35A
DENVER CO 80221-2000

CURRENT RESIDENT
2901 W 63RD AVE LOT 36A
DENVER CO 80221-2000

CURRENT RESIDENT
2901 W 63RD AVE LOT 37A
DENVER CO 80221-2000

CURRENT RESIDENT
2901 W 63RD AVE LOT 38A
DENVER CO 80221-2000

CURRENT RESIDENT
6001 FEDERAL BLVD
DENVER CO 80221-2001

CURRENT RESIDENT
6000 FEDERAL BLVD
DENVER CO 80221-2002

CURRENT RESIDENT
6199 FEDERAL BLVD
DENVER CO 80221-2003

CURRENT RESIDENT
6100 FEDERAL BLVD
DENVER CO 80221-2004

CURRENT RESIDENT
6201 FEDERAL BLVD
DENVER CO 80221-2005

CURRENT RESIDENT
6289 FEDERAL BLVD
DENVER CO 80221-2005

CURRENT RESIDENT
6299 FEDERAL BLVD
DENVER CO 80221-2005

CURRENT RESIDENT
6337 FEDERAL BLVD
DENVER CO 80221-2007

CURRENT RESIDENT
6350 FEDERAL BLVD
DENVER CO 80221-2008

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 1
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 10
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 11
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 12
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 13
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 14
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 15
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 16
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 18
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6250 FEDERAL BLVD LOT 19
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 2
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 20
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 3
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 4
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 5
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 6
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 7
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 8
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 9
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 21
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 22
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 23
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6250 FEDERAL BLVD LOT 24
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6250 FEDERAL BLVD LOT 25
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6250 FEDERAL BLVD LOT 26
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6250 FEDERAL BLVD LOT 27
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6250 FEDERAL BLVD LOT 28
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6250 FEDERAL BLVD LOT 29
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6250 FEDERAL BLVD LOT 30
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6250 FEDERAL BLVD LOT 31
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6250 FEDERAL BLVD LOT 33
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6250 FEDERAL BLVD LOT 34
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6250 FEDERAL BLVD LOT 35
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 36
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 37
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 38
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 39
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 40
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 41
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 42
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 43
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 44
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 45
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 46
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 47
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 48
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6250 FEDERAL BLVD LOT 49
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6250 FEDERAL BLVD LOT 50
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6250 FEDERAL BLVD LOT 51
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6250 FEDERAL BLVD LOT 52
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6250 FEDERAL BLVD LOT 53
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6250 FEDERAL BLVD LOT 54
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6250 FEDERAL BLVD LOT 55
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 56
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 57
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 58
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 59
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 60
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 61
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 62
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 63
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 64
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 65
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 66
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6250 FEDERAL BLVD LOT 67
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 68
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 69
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 70
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 71
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 72
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 73
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 74
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 75
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 76
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 77
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 78
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 79
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 80
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 100
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 81
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 82
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 83
DENVER CO 80221-2013

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6250 FEDERAL BLVD LOT 84
DENVER CO 80221-2013

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6250 FEDERAL BLVD LOT 85
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 86
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 87
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 88
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 89
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 90
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 91
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 92
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 93
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 94
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 95
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 96
DENVER CO 80221-2013

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6250 FEDERAL BLVD LOT 97
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 98
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 99
DENVER CO 80221-2013

CURRENT RESIDENT
6140 FEDERAL BLVD
DENVER CO 80221-2014

CURRENT RESIDENT
6150 FEDERAL BLVD
DENVER CO 80221-2014

CURRENT RESIDENT
6160 FEDERAL BLVD
DENVER CO 80221-2014

CURRENT RESIDENT
6190 FEDERAL BLVD
DENVER CO 80221-2014

CURRENT RESIDENT
2901 W 63RD AVE OFC OFC OFC DENVER
DENVER CO 80221-2016

CURRENT RESIDENT
2901 W 63RD AVE # 001A
DENVER CO 80221-2017

CURRENT RESIDENT
2901 W 63RD AVE LOT 31A
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 31B
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 31C
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 31D
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 31E
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 31F
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 31G
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 88
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 89
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 90
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 91
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 92
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 93
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 94
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 95
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 96
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 97
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 98
DENVER CO 80221-2026

CURRENT RESIDENT
6331 BEACH ST
DENVER CO 80221-2032

CURRENT RESIDENT
6381 BEACH ST UNIT A
DENVER CO 80221-2036

CURRENT RESIDENT
6381 BEACH ST UNIT B
DENVER CO 80221-2036

CURRENT RESIDENT
3519 W 63RD PL
DENVER CO 80221-2039

CURRENT RESIDENT
3543 W 63RD PL
DENVER CO 80221-2039

CURRENT RESIDENT
6305 KING CT
DENVER CO 80221-2041

CURRENT RESIDENT
2880 W 62ND AVE
DENVER CO 80221-2046

CURRENT RESIDENT
2901 W 63RD AVE LOT 1
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 10
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 12
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 14
DENVER CO 80221-2063

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2901 W 63RD AVE LOT 15
DENVER CO 80221-2063

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2901 W 63RD AVE LOT 16
DENVER CO 80221-2063

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2901 W 63RD AVE LOT 17
DENVER CO 80221-2063

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2901 W 63RD AVE LOT 18
DENVER CO 80221-2063

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2901 W 63RD AVE LOT 19
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 2
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 20
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 3
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 3A
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 4
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 5
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 6
DENVER CO 80221-2063

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2901 W 63RD AVE LOT 7
DENVER CO 80221-2063

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2901 W 63RD AVE LOT 8
DENVER CO 80221-2063

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2901 W 63RD AVE LOT 9
DENVER CO 80221-2063

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2901 W 63RD AVE LOT 21
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 22
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 23
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 24
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 25
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 26
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 27
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 28
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 29
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 30
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 31
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 32
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 33
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 34
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 35
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 36
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 37
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 38
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 39
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 40
DENVER CO 80221-2064

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2901 W 63RD AVE LOT 41
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 42
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 43
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 44
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 45
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 46
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 47
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 48
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 49
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 50
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 51
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 52
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 53
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 54
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 55
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 56
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 57
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 58
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 59
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 60
DENVER CO 80221-2065

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2901 W 63RD AVE LOT 61
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 62
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 63
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 64
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 65
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 66
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 67
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 68
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 69
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 70
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 71
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 72
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 73
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 74
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 75
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 76
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 77
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 78
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 79
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 80
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 81
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 82
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 83
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 84
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 85
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 86
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 87
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 11
DENVER CO 80221-2067

CURRENT RESIDENT
3005 W 65TH AVE
DENVER CO 80221-2101

CURRENT RESIDENT
3015 W 65TH AVE
DENVER CO 80221-2101

CURRENT RESIDENT
3131 W 65TH AVE
DENVER CO 80221-2103

CURRENT RESIDENT
3171 W 65TH AVE
DENVER CO 80221-2103

CURRENT RESIDENT
3181 W 65TH AVE
DENVER CO 80221-2103

CURRENT RESIDENT
3100 W 65TH AVE
DENVER CO 80221-2104

CURRENT RESIDENT
3120 W 65TH AVE
DENVER CO 80221-2104

CURRENT RESIDENT
7475 DAKIN ST STE 440
DENVER CO 80221-2109

CURRENT RESIDENT
3529 W 65TH AVE
DENVER CO 80221-2111

CURRENT RESIDENT
3535 W 65TH AVE
DENVER CO 80221-2111

CURRENT RESIDENT
3575 W 65TH AVE
DENVER CO 80221-2111

CURRENT RESIDENT
3591 W 65TH AVE
DENVER CO 80221-2111

CURRENT RESIDENT
3595 W 65TH AVE
DENVER CO 80221-2111

CURRENT RESIDENT
3532 W 65TH AVE
DENVER CO 80221-2112

CURRENT RESIDENT
3540 W 65TH AVE
DENVER CO 80221-2112

CURRENT RESIDENT
3016 W 66TH AVE
DENVER CO 80221-2114

CURRENT RESIDENT
3018 W 66TH AVE
DENVER CO 80221-2114

CURRENT RESIDENT
3038 W 66TH AVE
DENVER CO 80221-2114

CURRENT RESIDENT
3040 W 66TH AVE
DENVER CO 80221-2114

CURRENT RESIDENT
3500 W 66TH AVE
DENVER CO 80221-2123

CURRENT RESIDENT
3570 W 66TH AVE
DENVER CO 80221-2123

CURRENT RESIDENT
3572 W 66TH AVE
DENVER CO 80221-2123

CURRENT RESIDENT
3574 W 66TH AVE
DENVER CO 80221-2123

CURRENT RESIDENT
3576 W 66TH AVE
DENVER CO 80221-2123

CURRENT RESIDENT
3578 W 66TH AVE
DENVER CO 80221-2123

CURRENT RESIDENT
6603 GREEN CT
DENVER CO 80221-2124

CURRENT RESIDENT
6671 GREEN CT
DENVER CO 80221-2124

CURRENT RESIDENT
6646 GREEN CT
DENVER CO 80221-2125

CURRENT RESIDENT
6661 GROVE ST
DENVER CO 80221-2126

CURRENT RESIDENT
6671 GROVE ST
DENVER CO 80221-2126

CURRENT RESIDENT
6650 GROVE ST
DENVER CO 80221-2127

CURRENT RESIDENT
6670 GROVE ST
DENVER CO 80221-2127

CURRENT RESIDENT
3065 W HAWTHORNE PL
DENVER CO 80221-2128

CURRENT RESIDENT
3050 W HAWTHORNE PL
DENVER CO 80221-2129

CURRENT RESIDENT
3070 W HAWTHORNE PL
DENVER CO 80221-2129

CURRENT RESIDENT
3074 W HAWTHORNE PL
DENVER CO 80221-2129

CURRENT RESIDENT
3115 W HAWTHORNE PL
DENVER CO 80221-2130

CURRENT RESIDENT
3100 W HAWTHORNE PL
DENVER CO 80221-2131

CURRENT RESIDENT
3166 W HAWTHORNE PL
DENVER CO 80221-2131

CURRENT RESIDENT
3180 W HAWTHORNE PL
DENVER CO 80221-2131

CURRENT RESIDENT
3208 W HAWTHORNE PL
DENVER CO 80221-2133

CURRENT RESIDENT
6608 HOOKER ST
DENVER CO 80221-2135

CURRENT RESIDENT
6630 HOOKER ST
DENVER CO 80221-2135

CURRENT RESIDENT
6650 HOOKER ST
DENVER CO 80221-2135

CURRENT RESIDENT
6625 KING ST
DENVER CO 80221-2141

CURRENT RESIDENT
6631 KING ST
DENVER CO 80221-2141

CURRENT RESIDENT
6641 KING ST
DENVER CO 80221-2141

CURRENT RESIDENT
6695 KING ST
DENVER CO 80221-2141

CURRENT RESIDENT
6600 KING ST
DENVER CO 80221-2142

CURRENT RESIDENT
6610 KING ST
DENVER CO 80221-2142

CURRENT RESIDENT
6616 KING ST
DENVER CO 80221-2142

CURRENT RESIDENT
6640 KING ST
DENVER CO 80221-2142

CURRENT RESIDENT
6650 KING ST
DENVER CO 80221-2142

CURRENT RESIDENT
6625 KNOX CT
DENVER CO 80221-2143

CURRENT RESIDENT
6665 KNOX CT
DENVER CO 80221-2143

CURRENT RESIDENT
6675 KNOX CT
DENVER CO 80221-2143

CURRENT RESIDENT
3039 W LONGFELLOW PL
DENVER CO 80221-2145

CURRENT RESIDENT
3081 W LONGFELLOW PL
DENVER CO 80221-2145

CURRENT RESIDENT
3026 W LONGFELLOW PL
DENVER CO 80221-2146

CURRENT RESIDENT
3060 W LONGFELLOW PL
DENVER CO 80221-2146

CURRENT RESIDENT
3185 W LONGFELLOW PL
DENVER CO 80221-2147

CURRENT RESIDENT
3100 W LONGFELLOW PL
DENVER CO 80221-2148

CURRENT RESIDENT
3110 W LONGFELLOW PL
DENVER CO 80221-2148

CURRENT RESIDENT
3130 W LONGFELLOW PL
DENVER CO 80221-2148

CURRENT RESIDENT
3154 W LONGFELLOW PL
DENVER CO 80221-2148

CURRENT RESIDENT
3170 W LONGFELLOW PL
DENVER CO 80221-2148

CURRENT RESIDENT
3180 W LONGFELLOW PL
DENVER CO 80221-2148

CURRENT RESIDENT
3184 W LONGFELLOW PL
DENVER CO 80221-2148

CURRENT RESIDENT
3210 W LONGFELLOW PL
DENVER CO 80221-2150

CURRENT RESIDENT
6530 LOWELL BLVD
DENVER CO 80221-2154

CURRENT RESIDENT
6640 LOWELL BLVD
DENVER CO 80221-2156

CURRENT RESIDENT
6660 LOWELL BLVD
DENVER CO 80221-2156

CURRENT RESIDENT
6690 LOWELL BLVD
DENVER CO 80221-2156

CURRENT RESIDENT
3130 W 64TH AVE
DENVER CO 80221-2160

CURRENT RESIDENT
6670 LOWELL BLVD APT 2
DENVER CO 80221-2166

CURRENT RESIDENT
6670 LOWELL BLVD APT 3
DENVER CO 80221-2166

CURRENT RESIDENT
3596 W 64TH AVE
DENVER CO 80221-2168

CURRENT RESIDENT
3533 W 65TH AVE APT A
DENVER CO 80221-2177

CURRENT RESIDENT
3533 W 65TH AVE APT B
DENVER CO 80221-2177

CURRENT RESIDENT
6601 KNOX CT UNIT A
DENVER CO 80221-2187

CURRENT RESIDENT
6601 KNOX CT UNIT B
DENVER CO 80221-2187

CURRENT RESIDENT
2812 W 66TH PL APT 1
DENVER CO 80221-2200

CURRENT RESIDENT
2812 W 66TH PL APT 2
DENVER CO 80221-2200

CURRENT RESIDENT
2812 W 66TH PL APT 3
DENVER CO 80221-2200

CURRENT RESIDENT
2812 W 66TH PL APT 4
DENVER CO 80221-2200

CURRENT RESIDENT
2812 W 66TH PL APT 5
DENVER CO 80221-2200

CURRENT RESIDENT
2812 W 66TH PL APT 6
DENVER CO 80221-2200

CURRENT RESIDENT
6601 FEDERAL BLVD
DENVER CO 80221-2203

CURRENT RESIDENT
6647 FEDERAL BLVD
DENVER CO 80221-2203

CURRENT RESIDENT
6671 FEDERAL BLVD
DENVER CO 80221-2203

CURRENT RESIDENT
6675 FEDERAL BLVD
DENVER CO 80221-2203

CURRENT RESIDENT
6679 FEDERAL BLVD
DENVER CO 80221-2203

CURRENT RESIDENT
6681 FEDERAL BLVD
DENVER CO 80221-2203

CURRENT RESIDENT
6685 FEDERAL BLVD
DENVER CO 80221-2203

CURRENT RESIDENT
6689 FEDERAL BLVD
DENVER CO 80221-2203

CURRENT RESIDENT
6693 FEDERAL BLVD
DENVER CO 80221-2203

CURRENT RESIDENT
6697 FEDERAL BLVD
DENVER CO 80221-2203

CURRENT RESIDENT
6580 FEDERAL BLVD
DENVER CO 80221-2204

CURRENT RESIDENT
6606 FEDERAL BLVD
DENVER CO 80221-2204

CURRENT RESIDENT
6603 FEDERAL BLVD UNIT A
DENVER CO 80221-2206

CURRENT RESIDENT
6603 FEDERAL BLVD UNIT B
DENVER CO 80221-2206

CURRENT RESIDENT
2780 W 65TH PL
DENVER CO 80221-2208

CURRENT RESIDENT
2821 W 65TH PL
DENVER CO 80221-2209

CURRENT RESIDENT
2831 W 65TH PL
DENVER CO 80221-2209

CURRENT RESIDENT
2853 W 65TH PL
DENVER CO 80221-2209

CURRENT RESIDENT
2901 W 65TH PL
DENVER CO 80221-2209

CURRENT RESIDENT
2935 W 65TH PL
DENVER CO 80221-2209

CURRENT RESIDENT
2840 W 65TH PL
DENVER CO 80221-2210

CURRENT RESIDENT
2880 W 65TH PL
DENVER CO 80221-2210

CURRENT RESIDENT
2701 W 66TH PL
DENVER CO 80221-2217

CURRENT RESIDENT
2703 W 66TH PL
DENVER CO 80221-2217

CURRENT RESIDENT
2791 W 66TH PL
DENVER CO 80221-2217

CURRENT RESIDENT
2831 W 66TH PL
DENVER CO 80221-2219

CURRENT RESIDENT
2841 W 66TH PL
DENVER CO 80221-2219

CURRENT RESIDENT
2861 W 66TH PL
DENVER CO 80221-2219

CURRENT RESIDENT
2881 W 66TH PL
DENVER CO 80221-2219

CURRENT RESIDENT
2850 W 66TH PL
DENVER CO 80221-2220

CURRENT RESIDENT
2833 W 67TH PL
DENVER CO 80221-2225

CURRENT RESIDENT
2830 W 67TH PL
DENVER CO 80221-2226

CURRENT RESIDENT
2860 W 67TH PL
DENVER CO 80221-2226

CURRENT RESIDENT
2870 W 67TH PL
DENVER CO 80221-2226

CURRENT RESIDENT
2890 W 67TH PL
DENVER CO 80221-2226

CURRENT RESIDENT
6660 DECATUR ST
DENVER CO 80221-2228

CURRENT RESIDENT
2861 W 66TH PL APT A
DENVER CO 80221-2229

CURRENT RESIDENT
2861 W 66TH PL APT B
DENVER CO 80221-2229

CURRENT RESIDENT
2861 W 66TH PL APT C
DENVER CO 80221-2229

CURRENT RESIDENT
2885 W 65TH PL UNIT B
DENVER CO 80221-2244

CURRENT RESIDENT
2833 W 65TH PL UNIT A
DENVER CO 80221-2251

CURRENT RESIDENT
2833 W 65TH PL UNIT B
DENVER CO 80221-2251

CURRENT RESIDENT
3222 W 64TH AVE
DENVER CO 80221-2283

CURRENT RESIDENT
3228 W 64TH AVE
DENVER CO 80221-2283

CURRENT RESIDENT
3236 W 64TH AVE
DENVER CO 80221-2283

CURRENT RESIDENT
3240 W 64TH AVE
DENVER CO 80221-2283

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 1
DENVER CO 80221-2300

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 2
DENVER CO 80221-2300

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 3
DENVER CO 80221-2300

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 4
DENVER CO 80221-2300

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 5
DENVER CO 80221-2300

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 6
DENVER CO 80221-2300

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 7
DENVER CO 80221-2300

CURRENT RESIDENT
2621 W 64TH AVE
DENVER CO 80221-2302

CURRENT RESIDENT
2681 W 64TH AVE
DENVER CO 80221-2302

CURRENT RESIDENT
2805 W 64TH AVE
DENVER CO 80221-2303

CURRENT RESIDENT
2821 W 64TH AVE
DENVER CO 80221-2303

CURRENT RESIDENT
2888 W 64TH AVE
DENVER CO 80221-2305

CURRENT RESIDENT
2892 W 64TH AVE
DENVER CO 80221-2305

CURRENT RESIDENT
2896 W 64TH AVE
DENVER CO 80221-2305

CURRENT RESIDENT
6521 FEDERAL BLVD
DENVER CO 80221-2308

CURRENT RESIDENT
6525 FEDERAL BLVD
DENVER CO 80221-2308

CURRENT RESIDENT
6535 FEDERAL BLVD
DENVER CO 80221-2308

CURRENT RESIDENT
6530 FEDERAL BLVD
DENVER CO 80221-2309

CURRENT RESIDENT
6570 FEDERAL BLVD
DENVER CO 80221-2309

CURRENT RESIDENT
2785 W 65TH AVE
DENVER CO 80221-2311

CURRENT RESIDENT
2630 W 65TH AVE
DENVER CO 80221-2312

CURRENT RESIDENT
2640 W 65TH AVE
DENVER CO 80221-2312

CURRENT RESIDENT
2825 W 65TH AVE
DENVER CO 80221-2313

CURRENT RESIDENT
2837 W 65TH AVE
DENVER CO 80221-2313

CURRENT RESIDENT
2839 W 65TH AVE
DENVER CO 80221-2313

CURRENT RESIDENT
2875 W 65TH AVE
DENVER CO 80221-2313

CURRENT RESIDENT
2881 W 65TH AVE
DENVER CO 80221-2313

CURRENT RESIDENT
2901 W 65TH AVE
DENVER CO 80221-2313

CURRENT RESIDENT
2980 W 65TH AVE
DENVER CO 80221-2314

CURRENT RESIDENT
6520 CLAY ST
DENVER CO 80221-2316

CURRENT RESIDENT
6435 FEDERAL BLVD
DENVER CO 80221-2317

CURRENT RESIDENT
6400 FEDERAL BLVD
DENVER CO 80221-2318

CURRENT RESIDENT
6490 FEDERAL BLVD
DENVER CO 80221-2318

CURRENT RESIDENT
6521 CLAY ST LOT 12
DENVER CO 80221-2319

CURRENT RESIDENT
6521 CLAY ST LOT 36A
DENVER CO 80221-2319

CURRENT RESIDENT
6521 CLAY ST LOT 36B
DENVER CO 80221-2319

CURRENT RESIDENT
6521 CLAY ST LOT 36C
DENVER CO 80221-2319

CURRENT RESIDENT
6521 CLAY ST LOT 44
DENVER CO 80221-2319

CURRENT RESIDENT
6521 CLAY ST LOT 45
DENVER CO 80221-2319

CURRENT RESIDENT
6455 FEDERAL BLVD
DENVER CO 80221-2320

CURRENT RESIDENT
6471 FEDERAL BLVD
DENVER CO 80221-2320

CURRENT RESIDENT
6485 FEDERAL BLVD
DENVER CO 80221-2320

CURRENT RESIDENT
6499 FEDERAL BLVD
DENVER CO 80221-2320

CURRENT RESIDENT
2597 W 64TH AVE UNIT 1
DENVER CO 80221-2321

CURRENT RESIDENT
6577 FEDERAL BLVD
DENVER CO 80221-2322

CURRENT RESIDENT
6595 FEDERAL BLVD
DENVER CO 80221-2322

CURRENT RESIDENT
6833 DECATUR ST
DENVER CO 80221-2328

CURRENT RESIDENT
2660 W 64TH AVE
DENVER CO 80221-2330

CURRENT RESIDENT
6521 CLAY ST LOT 10
DENVER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 11
DENVER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 2
DENVER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 3
DENVER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 4
DENVER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 5
DENVER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 6
DENVER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 7
DENVER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 8
DENVER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 9
DENVER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 13
DENVER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 14
DENVER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 15
DENVER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 16
DENVER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 17
DENVER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 18
DENVER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 19
DENVER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 20
DENVER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 21
DENVER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 22
DENVER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 23
DENVER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 24
DENVER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 25
DENVER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 26
DENVER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 27
DENVER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 28
DENVER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 29
DENVER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 30
DENVER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 31
DENVER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 32
DENVER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 33
DENVER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 34
DENVER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 35
DENVER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 37
DENVER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 38
DENVER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 39
DENVER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 40
DENVER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 41
DENVER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 42
DENVER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 43
DENVER CO 80221-2336

CURRENT RESIDENT
6746 CLAY ST
DENVER CO 80221-2337

CURRENT RESIDENT
2545 W 65TH AVE
DENVER CO 80221-2339

CURRENT RESIDENT
2891 W 65TH AVE APT A
DENVER CO 80221-2341

CURRENT RESIDENT
2891 W 65TH AVE APT B
DENVER CO 80221-2341

CURRENT RESIDENT
2891 W 65TH AVE APT C
DENVER CO 80221-2341

CURRENT RESIDENT
2891 W 65TH AVE APT D
DENVER CO 80221-2341

CURRENT RESIDENT
2891 W 65TH AVE APT E
DENVER CO 80221-2341

CURRENT RESIDENT
2891 W 65TH AVE APT F
DENVER CO 80221-2341

CURRENT RESIDENT
2830 W 64TH AVE UNIT A
DENVER CO 80221-2354

CURRENT RESIDENT
2830 W 64TH AVE UNIT B
DENVER CO 80221-2354

CURRENT RESIDENT
2830 W 64TH AVE UNIT C
DENVER CO 80221-2354

CURRENT RESIDENT
2830 W 64TH AVE UNIT D
DENVER CO 80221-2354

CURRENT RESIDENT
2830 W 64TH AVE UNIT E
DENVER CO 80221-2354

CURRENT RESIDENT
2830 W 64TH AVE UNIT F
DENVER CO 80221-2354

CURRENT RESIDENT
2830 W 64TH AVE UNIT G
DENVER CO 80221-2354

CURRENT RESIDENT
2830 W 64TH AVE UNIT H
DENVER CO 80221-2354

CURRENT RESIDENT
2830 W 64TH AVE UNIT I
DENVER CO 80221-2354

CURRENT RESIDENT
2830 W 64TH AVE UNIT J
DENVER CO 80221-2354

CURRENT RESIDENT
2896 W 64TH AVE UNIT 1
DENVER CO 80221-2357

CURRENT RESIDENT
2896 W 64TH AVE UNIT 2
DENVER CO 80221-2357

CURRENT RESIDENT
2896 W 64TH AVE UNIT 3
DENVER CO 80221-2357

CURRENT RESIDENT
2896 W 64TH AVE UNIT 4
DENVER CO 80221-2357

CURRENT RESIDENT
2900 W 65TH AVE APT 1
DENVER CO 80221-2359

CURRENT RESIDENT
2900 W 65TH AVE APT 3
DENVER CO 80221-2359

CURRENT RESIDENT
6540 CLAY ST APT A
DENVER CO 80221-2361

CURRENT RESIDENT
6540 CLAY ST APT B
DENVER CO 80221-2361

CURRENT RESIDENT
6521 CLAY ST LOT 36
DENVER CO 80221-2364

CURRENT RESIDENT
2611 W 64TH AVE UNIT B
DENVER CO 80221-2368

CURRENT RESIDENT
2611 W 64TH AVE UNIT C
DENVER CO 80221-2368

CURRENT RESIDENT
2611 W 64TH AVE UNIT E
DENVER CO 80221-2368

CURRENT RESIDENT
2611 W 64TH AVE UNIT G
DENVER CO 80221-2368

CURRENT RESIDENT
1101 W 62ND AVE
DENVER CO 80221-2404

CURRENT RESIDENT
911 W 62ND AVE
DENVER CO 80221-2409

CURRENT RESIDENT
1350 W 62ND AVE
DENVER CO 80221-2428

CURRENT RESIDENT
1100 W 64TH AVE
DENVER CO 80221-2442

CURRENT RESIDENT
1860 W 68TH AVE
DENVER CO 80221-2506

CURRENT RESIDENT
7031 SAMUEL DR
DENVER CO 80221-2519

CURRENT RESIDENT
7071 SAMUEL DR
DENVER CO 80221-2519

CURRENT RESIDENT
6841 ALAN DR
DENVER CO 80221-2520

CURRENT RESIDENT
1772 W 68TH AVE
DENVER CO 80221-2521

CURRENT RESIDENT
6911 ALAN DR
DENVER CO 80221-2522

CURRENT RESIDENT
6931 ALAN DR
DENVER CO 80221-2522

CURRENT RESIDENT
6930 ALAN DR
DENVER CO 80221-2523

CURRENT RESIDENT
7056 ALAN DR
DENVER CO 80221-2525

CURRENT RESIDENT
6811 AVRUM DR
DENVER CO 80221-2528

CURRENT RESIDENT
6800 AVRUM DR
DENVER CO 80221-2529

CURRENT RESIDENT
6890 AVRUM DR
DENVER CO 80221-2529

CURRENT RESIDENT
6896 AVRUM DR
DENVER CO 80221-2529

CURRENT RESIDENT
1740 JORDAN DR
DENVER CO 80221-2537

CURRENT RESIDENT
7121 LARSH DR
DENVER CO 80221-2544

CURRENT RESIDENT
7131 LARSH DR
DENVER CO 80221-2544

CURRENT RESIDENT
7161 LARSH DR
DENVER CO 80221-2544

CURRENT RESIDENT
7170 LARSH DR
DENVER CO 80221-2545

CURRENT RESIDENT
7101 QUIVAS ST
DENVER CO 80221-2546

CURRENT RESIDENT
7181 QUIVAS ST
DENVER CO 80221-2546

CURRENT RESIDENT
7050 RARITAN ST
DENVER CO 80221-2549

CURRENT RESIDENT
7080 RARITAN ST
DENVER CO 80221-2549

CURRENT RESIDENT
7101 RARITAN ST
DENVER CO 80221-2550

CURRENT RESIDENT
7121 RARITAN ST
DENVER CO 80221-2550

CURRENT RESIDENT
7161 RARITAN ST
DENVER CO 80221-2550

CURRENT RESIDENT
7100 RARITAN ST
DENVER CO 80221-2551

CURRENT RESIDENT
7150 RARITAN ST
DENVER CO 80221-2551

CURRENT RESIDENT
7170 RARITAN ST
DENVER CO 80221-2551

CURRENT RESIDENT
7140 RUTH WAY
DENVER CO 80221-2559

CURRENT RESIDENT
7180 RUTH WAY
DENVER CO 80221-2559

CURRENT RESIDENT
7141 SAMUEL DR APT 101
DENVER CO 80221-2561

CURRENT RESIDENT
7141 SAMUEL DR APT 102
DENVER CO 80221-2561

CURRENT RESIDENT
7141 SAMUEL DR APT 103
DENVER CO 80221-2561

CURRENT RESIDENT
7141 SAMUEL DR APT 104
DENVER CO 80221-2561

CURRENT RESIDENT
7141 SAMUEL DR APT 106
DENVER CO 80221-2561

CURRENT RESIDENT
7141 SAMUEL DR APT 201
DENVER CO 80221-2561

CURRENT RESIDENT
7141 SAMUEL DR APT 202
DENVER CO 80221-2561

CURRENT RESIDENT
7141 SAMUEL DR APT 203
DENVER CO 80221-2561

CURRENT RESIDENT
7141 SAMUEL DR APT 204
DENVER CO 80221-2561

CURRENT RESIDENT
7141 SAMUEL DR APT 205
DENVER CO 80221-2561

CURRENT RESIDENT
7141 SAMUEL DR APT 206
DENVER CO 80221-2562

CURRENT RESIDENT
7141 SAMUEL DR APT 301
DENVER CO 80221-2562

CURRENT RESIDENT
7141 SAMUEL DR APT 302
DENVER CO 80221-2562

CURRENT RESIDENT
7141 SAMUEL DR APT 303
DENVER CO 80221-2562

CURRENT RESIDENT
7141 SAMUEL DR APT 304
DENVER CO 80221-2562

CURRENT RESIDENT
7141 SAMUEL DR APT 305
DENVER CO 80221-2562

CURRENT RESIDENT
7141 SAMUEL DR APT 306
DENVER CO 80221-2562

CURRENT RESIDENT
7121 SAMUEL DR APT 101
DENVER CO 80221-2563

CURRENT RESIDENT
7121 SAMUEL DR APT 102
DENVER CO 80221-2563

CURRENT RESIDENT
7121 SAMUEL DR APT 103
DENVER CO 80221-2563

CURRENT RESIDENT
7121 SAMUEL DR APT 104
DENVER CO 80221-2563

CURRENT RESIDENT
7121 SAMUEL DR APT 106
DENVER CO 80221-2563

CURRENT RESIDENT
7121 SAMUEL DR APT 201
DENVER CO 80221-2563

CURRENT RESIDENT
7121 SAMUEL DR APT 202
DENVER CO 80221-2563

CURRENT RESIDENT
7121 SAMUEL DR APT 203
DENVER CO 80221-2563

CURRENT RESIDENT
7121 SAMUEL DR APT 204
DENVER CO 80221-2564

CURRENT RESIDENT
7121 SAMUEL DR APT 205
DENVER CO 80221-2564

CURRENT RESIDENT
7121 SAMUEL DR APT 206
DENVER CO 80221-2564

CURRENT RESIDENT
7121 SAMUEL DR APT 301
DENVER CO 80221-2564

CURRENT RESIDENT
7121 SAMUEL DR APT 302
DENVER CO 80221-2564

CURRENT RESIDENT
7121 SAMUEL DR APT 303
DENVER CO 80221-2564

CURRENT RESIDENT
7121 SAMUEL DR APT 304
DENVER CO 80221-2564

CURRENT RESIDENT
7121 SAMUEL DR APT 305
DENVER CO 80221-2564

CURRENT RESIDENT
7121 SAMUEL DR APT 306
DENVER CO 80221-2564

CURRENT RESIDENT
7140 ZUNI ST
DENVER CO 80221-2576

CURRENT RESIDENT
7120 WARREN DR
DENVER CO 80221-2578

CURRENT RESIDENT
7160 WARREN DR
DENVER CO 80221-2578

CURRENT RESIDENT
7180 WARREN DR
DENVER CO 80221-2578

CURRENT RESIDENT
3060 W 67TH AVE
DENVER CO 80221-2602

CURRENT RESIDENT
3475 W 67TH AVE
DENVER CO 80221-2605

CURRENT RESIDENT
3454 W 67TH AVE
DENVER CO 80221-2606

CURRENT RESIDENT
3595 W 67TH AVE
DENVER CO 80221-2607

CURRENT RESIDENT
6840 LOWELL BLVD UNIT 1
DENVER CO 80221-2608

CURRENT RESIDENT
6840 LOWELL BLVD UNIT 2
DENVER CO 80221-2608

CURRENT RESIDENT
6840 LOWELL BLVD UNIT 3
DENVER CO 80221-2608

CURRENT RESIDENT
6861 JULIAN ST UNIT B
DENVER CO 80221-2611

CURRENT RESIDENT
6771 RARITAN DR
DENVER CO 80221-2613

CURRENT RESIDENT
3461 W 68TH AVE
DENVER CO 80221-2618

CURRENT RESIDENT
3450 W 68TH PL
DENVER CO 80221-2622

CURRENT RESIDENT
6731 FEDERAL BLVD
DENVER CO 80221-2625

CURRENT RESIDENT
6710 FEDERAL BLVD
DENVER CO 80221-2626

CURRENT RESIDENT
6728 FEDERAL BLVD
DENVER CO 80221-2626

CURRENT RESIDENT
6790 FEDERAL BLVD
DENVER CO 80221-2626

CURRENT RESIDENT
6751 GREEN CT
DENVER CO 80221-2631

CURRENT RESIDENT
6791 GREEN CT
DENVER CO 80221-2631

CURRENT RESIDENT
6701 GROVE ST
DENVER CO 80221-2635

CURRENT RESIDENT
6739 GROVE ST
DENVER CO 80221-2635

CURRENT RESIDENT
6704 GROVE ST
DENVER CO 80221-2636

CURRENT RESIDENT
6740 GROVE ST
DENVER CO 80221-2636

CURRENT RESIDENT
6746 GROVE ST
DENVER CO 80221-2636

CURRENT RESIDENT
1660 W 67TH CIR
DENVER CO 80221-2637

CURRENT RESIDENT
1665 W 67TH CIR
DENVER CO 80221-2637

CURRENT RESIDENT
1681 W 67TH CIR
DENVER CO 80221-2637

CURRENT RESIDENT
1691 W 67TH CIR
DENVER CO 80221-2637

CURRENT RESIDENT
6704 HOOKER ST
DENVER CO 80221-2640

CURRENT RESIDENT
6708 HOOKER ST
DENVER CO 80221-2640

CURRENT RESIDENT
6726 HOOKER ST
DENVER CO 80221-2640

CURRENT RESIDENT
6830 JULIAN ST
DENVER CO 80221-2646

CURRENT RESIDENT
6850 JULIAN ST
DENVER CO 80221-2646

CURRENT RESIDENT
6725 KING ST
DENVER CO 80221-2647

CURRENT RESIDENT
6741 KING ST
DENVER CO 80221-2647

CURRENT RESIDENT
6743 KING ST
DENVER CO 80221-2647

CURRENT RESIDENT
6765 KING ST
DENVER CO 80221-2647

CURRENT RESIDENT
6785 KING ST
DENVER CO 80221-2647

CURRENT RESIDENT
6795 KING ST
DENVER CO 80221-2647

CURRENT RESIDENT
6731 LOWELL BLVD
DENVER CO 80221-2650

CURRENT RESIDENT
6751 LOWELL BLVD
DENVER CO 80221-2650

CURRENT RESIDENT
6771 LOWELL BLVD
DENVER CO 80221-2650

CURRENT RESIDENT
6740 LOWELL BLVD
DENVER CO 80221-2651

CURRENT RESIDENT
6750 LOWELL BLVD
DENVER CO 80221-2651

CURRENT RESIDENT
6796 LOWELL BLVD
DENVER CO 80221-2651

CURRENT RESIDENT
6801 LOWELL BLVD
WESTMINSTER CO 80221-2652

CURRENT RESIDENT
6875 LOWELL BLVD
WESTMINSTER CO 80221-2652

CURRENT RESIDENT
6802 LOWELL BLVD
DENVER CO 80221-2653

CURRENT RESIDENT
6804 LOWELL BLVD
DENVER CO 80221-2653

CURRENT RESIDENT
6806 LOWELL BLVD
DENVER CO 80221-2653

CURRENT RESIDENT
6808 LOWELL BLVD
DENVER CO 80221-2653

CURRENT RESIDENT
6812 LOWELL BLVD
DENVER CO 80221-2653

CURRENT RESIDENT
6834 LOWELL BLVD
DENVER CO 80221-2653

CURRENT RESIDENT
6838 LOWELL BLVD
DENVER CO 80221-2653

CURRENT RESIDENT
6890 LOWELL BLVD
DENVER CO 80221-2653

CURRENT RESIDENT
6921 LOWELL BLVD
WESTMINSTER CO 80221-2654

CURRENT RESIDENT
6900 LOWELL BLVD
DENVER CO 80221-2655

CURRENT RESIDENT
6930 LOWELL BLVD
DENVER CO 80221-2655

CURRENT RESIDENT
6940 LOWELL BLVD
DENVER CO 80221-2655

CURRENT RESIDENT
6950 LOWELL BLVD
DENVER CO 80221-2655

CURRENT RESIDENT
6960 LOWELL BLVD
DENVER CO 80221-2655

CURRENT RESIDENT
3460 W 67TH AVE
DENVER CO 80221-2656

CURRENT RESIDENT
3470 W 67TH AVE
DENVER CO 80221-2656

CURRENT RESIDENT
3421 MOSKO CT
DENVER CO 80221-2657

CURRENT RESIDENT
3451 MOSKO CT
DENVER CO 80221-2657

CURRENT RESIDENT
3485 W 68TH AVE APT 1
DENVER CO 80221-2665

CURRENT RESIDENT
3485 W 68TH AVE APT 2
DENVER CO 80221-2665

CURRENT RESIDENT
3485 W 68TH AVE APT 3
DENVER CO 80221-2665

CURRENT RESIDENT
3485 W 68TH AVE APT 4
DENVER CO 80221-2665

CURRENT RESIDENT
3485 W 68TH AVE APT 5
DENVER CO 80221-2665

CURRENT RESIDENT
3485 W 68TH AVE APT 6
DENVER CO 80221-2665

CURRENT RESIDENT
3485 W 68TH AVE APT 7
DENVER CO 80221-2665

CURRENT RESIDENT
3485 W 68TH AVE APT 8
DENVER CO 80221-2665

CURRENT RESIDENT
3485 W 68TH AVE APT 10
DENVER CO 80221-2666

CURRENT RESIDENT
3485 W 68TH AVE APT 11
DENVER CO 80221-2666

CURRENT RESIDENT
3485 W 68TH AVE APT 12
DENVER CO 80221-2666

CURRENT RESIDENT
3485 W 68TH AVE APT 13
DENVER CO 80221-2666

CURRENT RESIDENT
3485 W 68TH AVE APT 14
DENVER CO 80221-2666

CURRENT RESIDENT
3485 W 68TH AVE APT 15
DENVER CO 80221-2666

CURRENT RESIDENT
3485 W 68TH AVE APT 16
DENVER CO 80221-2666

CURRENT RESIDENT
3485 W 68TH AVE APT 9
DENVER CO 80221-2666

CURRENT RESIDENT
6781 GROVE ST APT E
DENVER CO 80221-2667

CURRENT RESIDENT
6781 GROVE ST APT F
DENVER CO 80221-2667

CURRENT RESIDENT
6781 GROVE ST APT G
DENVER CO 80221-2667

CURRENT RESIDENT
6781 GROVE ST APT H
DENVER CO 80221-2667

CURRENT RESIDENT
6771 GROVE ST APT A
DENVER CO 80221-2668

CURRENT RESIDENT
6771 GROVE ST APT B
DENVER CO 80221-2668

CURRENT RESIDENT
6771 GROVE ST APT C
DENVER CO 80221-2668

CURRENT RESIDENT
6771 GROVE ST APT D
DENVER CO 80221-2668

CURRENT RESIDENT
6776 GROVE ST
DENVER CO 80221-2669

CURRENT RESIDENT
6761 QUIVAS WAY
DENVER CO 80221-2675

CURRENT RESIDENT
6765 QUIVAS WAY
DENVER CO 80221-2675

CURRENT RESIDENT
6756 RARITAN DR
DENVER CO 80221-2676

CURRENT RESIDENT
6762 RARITAN DR
DENVER CO 80221-2676

CURRENT RESIDENT
6764 RARITAN DR
DENVER CO 80221-2676

CURRENT RESIDENT
1445 W 68TH AVE
DENVER CO 80221-2681

CURRENT RESIDENT
6776 NAVAJO ST
DENVER CO 80221-2689

CURRENT RESIDENT
6780 NAVAJO ST
DENVER CO 80221-2689

CURRENT RESIDENT
6784 NAVAJO ST
DENVER CO 80221-2689

CURRENT RESIDENT
6788 NAVAJO ST
DENVER CO 80221-2689

CURRENT RESIDENT
6792 NAVAJO ST
DENVER CO 80221-2689

CURRENT RESIDENT
1480 W 72ND AVE APT 1
DENVER CO 80221-2700

CURRENT RESIDENT
1480 W 72ND AVE APT 2
DENVER CO 80221-2700

CURRENT RESIDENT
1480 W 72ND AVE APT 3
DENVER CO 80221-2700

CURRENT RESIDENT
1480 W 72ND AVE APT 4
DENVER CO 80221-2700

CURRENT RESIDENT
1714 W 72ND AVE
DENVER CO 80221-2702

CURRENT RESIDENT
1716 W 72ND AVE
DENVER CO 80221-2702

CURRENT RESIDENT
7375 SAMUEL DR
DENVER CO 80221-2705

CURRENT RESIDENT
7251 SAMUEL DR APT 201
DENVER CO 80221-2706

CURRENT RESIDENT
7251 SAMUEL DR APT 202
DENVER CO 80221-2706

CURRENT RESIDENT
7251 SAMUEL DR APT 203
DENVER CO 80221-2706

CURRENT RESIDENT
7251 SAMUEL DR APT 204
DENVER CO 80221-2706

CURRENT RESIDENT
7251 SAMUEL DR APT B201
DENVER CO 80221-2706

CURRENT RESIDENT
7251 SAMUEL DR APT B202
DENVER CO 80221-2706

CURRENT RESIDENT
7251 SAMUEL DR APT B203
DENVER CO 80221-2706

CURRENT RESIDENT
7251 SAMUEL DR APT B204
DENVER CO 80221-2706

CURRENT RESIDENT
7251 SAMUEL DR APT 205
DENVER CO 80221-2707

CURRENT RESIDENT
7251 SAMUEL DR APT 206
DENVER CO 80221-2707

CURRENT RESIDENT
7251 SAMUEL DR APT 207
DENVER CO 80221-2707

CURRENT RESIDENT
7251 SAMUEL DR APT 208
DENVER CO 80221-2707

CURRENT RESIDENT
7251 SAMUEL DR APT B205
DENVER CO 80221-2707

CURRENT RESIDENT
7251 SAMUEL DR APT B206
DENVER CO 80221-2707

CURRENT RESIDENT
7251 SAMUEL DR APT B207
DENVER CO 80221-2707

CURRENT RESIDENT
7251 SAMUEL DR APT B208
DENVER CO 80221-2707

CURRENT RESIDENT
7251 SAMUEL DR APT 209
DENVER CO 80221-2709

CURRENT RESIDENT
7251 SAMUEL DR APT 210
DENVER CO 80221-2709

CURRENT RESIDENT
7251 SAMUEL DR APT 211
DENVER CO 80221-2709

CURRENT RESIDENT
7251 SAMUEL DR APT 212
DENVER CO 80221-2709

CURRENT RESIDENT
7251 SAMUEL DR APT B209
DENVER CO 80221-2709

CURRENT RESIDENT
7251 SAMUEL DR APT B210
DENVER CO 80221-2709

CURRENT RESIDENT
7251 SAMUEL DR APT B211
DENVER CO 80221-2709

CURRENT RESIDENT
7251 SAMUEL DR APT B212
DENVER CO 80221-2709

CURRENT RESIDENT
7251 SAMUEL DR APT 311
DENVER CO 80221-2714

CURRENT RESIDENT
7251 SAMUEL DR APT B311
DENVER CO 80221-2714

CURRENT RESIDENT
1771 W 72ND AVE APT 101
DENVER CO 80221-2715

CURRENT RESIDENT
1771 W 72ND AVE APT 103
DENVER CO 80221-2715

CURRENT RESIDENT
1771 W 72ND AVE APT 105
DENVER CO 80221-2715

CURRENT RESIDENT
1771 W 72ND AVE APT 107
DENVER CO 80221-2715

CURRENT RESIDENT
1771 W 72ND AVE APT 109
DENVER CO 80221-2715

CURRENT RESIDENT
1771 W 72ND AVE APT A101
DENVER CO 80221-2715

CURRENT RESIDENT
1771 W 72ND AVE APT A103
DENVER CO 80221-2715

CURRENT RESIDENT
1771 W 72ND AVE APT A105
DENVER CO 80221-2715

CURRENT RESIDENT
1771 W 72ND AVE APT A107
DENVER CO 80221-2715

CURRENT RESIDENT
1771 W 72ND AVE APT A109
DENVER CO 80221-2715

CURRENT RESIDENT
1771 W 72ND AVE APT 301
DENVER CO 80221-2716

CURRENT RESIDENT
1771 W 72ND AVE APT 303
DENVER CO 80221-2716

CURRENT RESIDENT
1771 W 72ND AVE APT 305
DENVER CO 80221-2716

CURRENT RESIDENT
1771 W 72ND AVE APT 307
DENVER CO 80221-2716

CURRENT RESIDENT
1771 W 72ND AVE APT 309
DENVER CO 80221-2716

CURRENT RESIDENT
1771 W 72ND AVE APT A301
DENVER CO 80221-2716

CURRENT RESIDENT
1771 W 72ND AVE APT A303
DENVER CO 80221-2716

CURRENT RESIDENT
1771 W 72ND AVE APT A305
DENVER CO 80221-2716

CURRENT RESIDENT
1771 W 72ND AVE APT A307
DENVER CO 80221-2716

CURRENT RESIDENT
1771 W 72ND AVE APT A309
DENVER CO 80221-2716

CURRENT RESIDENT
1771 W 72ND AVE APT 102
DENVER CO 80221-2717

CURRENT RESIDENT
1771 W 72ND AVE APT 104
DENVER CO 80221-2717

CURRENT RESIDENT
1771 W 72ND AVE APT 106
DENVER CO 80221-2717

CURRENT RESIDENT
1771 W 72ND AVE APT 108
DENVER CO 80221-2717

CURRENT RESIDENT
1771 W 72ND AVE APT 110
DENVER CO 80221-2717

CURRENT RESIDENT
1771 W 72ND AVE APT A102
DENVER CO 80221-2717

CURRENT RESIDENT
1771 W 72ND AVE APT A104
DENVER CO 80221-2717

CURRENT RESIDENT
1771 W 72ND AVE APT A106
DENVER CO 80221-2717

CURRENT RESIDENT
1771 W 72ND AVE APT A108
DENVER CO 80221-2717

CURRENT RESIDENT
1771 W 72ND AVE APT A110
DENVER CO 80221-2717

CURRENT RESIDENT
1771 W 72ND AVE APT 302
DENVER CO 80221-2718

CURRENT RESIDENT
1771 W 72ND AVE APT 304
DENVER CO 80221-2718

CURRENT RESIDENT
1771 W 72ND AVE APT 306
DENVER CO 80221-2718

CURRENT RESIDENT
1771 W 72ND AVE APT 308
DENVER CO 80221-2718

CURRENT RESIDENT
1771 W 72ND AVE APT 310
DENVER CO 80221-2718

CURRENT RESIDENT
1771 W 72ND AVE APT A302
DENVER CO 80221-2718

CURRENT RESIDENT
1771 W 72ND AVE APT A304
DENVER CO 80221-2718

CURRENT RESIDENT
1771 W 72ND AVE APT A306
DENVER CO 80221-2718

CURRENT RESIDENT
1771 W 72ND AVE APT A308
DENVER CO 80221-2718

CURRENT RESIDENT
1771 W 72ND AVE APT A310
DENVER CO 80221-2718

CURRENT RESIDENT
7251 SAMUEL DR APT 312
DENVER CO 80221-2720

CURRENT RESIDENT
7251 SAMUEL DR APT B312
DENVER CO 80221-2720

CURRENT RESIDENT
1701 W 72ND AVE STE 101
DENVER CO 80221-2721

CURRENT RESIDENT
1771 W 72ND AVE APT 201
DENVER CO 80221-2722

CURRENT RESIDENT
1771 W 72ND AVE APT 202
DENVER CO 80221-2722

CURRENT RESIDENT
1771 W 72ND AVE APT 203
DENVER CO 80221-2722

CURRENT RESIDENT
1771 W 72ND AVE APT 204
DENVER CO 80221-2722

CURRENT RESIDENT
1771 W 72ND AVE APT A201
DENVER CO 80221-2722

CURRENT RESIDENT
1771 W 72ND AVE APT A202
DENVER CO 80221-2722

CURRENT RESIDENT
1771 W 72ND AVE APT A203
DENVER CO 80221-2722

CURRENT RESIDENT
1771 W 72ND AVE APT A204
DENVER CO 80221-2722

CURRENT RESIDENT
1280 W 72ND AVE
DENVER CO 80221-2724

CURRENT RESIDENT
1701 W 72ND AVE STE 100
DENVER CO 80221-2727

CURRENT RESIDENT
1701 W 72ND AVE STE 110
DENVER CO 80221-2727

CURRENT RESIDENT
1701 W 72ND AVE STE 130
DENVER CO 80221-2727

CURRENT RESIDENT
1701 W 72ND AVE STE 140
DENVER CO 80221-2727

CURRENT RESIDENT
1701 W 72ND AVE STE 200
DENVER CO 80221-2727

CURRENT RESIDENT
1701 W 72ND AVE STE 300
DENVER CO 80221-2727

CURRENT RESIDENT
1520 W 72ND AVE
DENVER CO 80221-2730

CURRENT RESIDENT
7267 LIPAN ST
DENVER CO 80221-2733

CURRENT RESIDENT
7268 LIPAN ST
DENVER CO 80221-2734

CURRENT RESIDENT
1701 W 72ND AVE STE 115
DENVER CO 80221-2735

CURRENT RESIDENT
7275 MARIPOSA ST
DENVER CO 80221-2736

CURRENT RESIDENT
7273 NAVAJO ST
DENVER CO 80221-2740

CURRENT RESIDENT
1771 W 72ND AVE APT 205
DENVER CO 80221-2742

CURRENT RESIDENT
1771 W 72ND AVE APT 206
DENVER CO 80221-2742

CURRENT RESIDENT
1771 W 72ND AVE APT 207
DENVER CO 80221-2742

CURRENT RESIDENT
1771 W 72ND AVE APT 208
DENVER CO 80221-2742

CURRENT RESIDENT
1771 W 72ND AVE APT A205
DENVER CO 80221-2742

CURRENT RESIDENT
1771 W 72ND AVE APT A206
DENVER CO 80221-2742

CURRENT RESIDENT
1771 W 72ND AVE APT A207
DENVER CO 80221-2742

CURRENT RESIDENT
1771 W 72ND AVE APT A208
DENVER CO 80221-2742

CURRENT RESIDENT
1161 WORLEY DR
DENVER CO 80221-2747

CURRENT RESIDENT
1221 WORLEY DR
DENVER CO 80221-2748

CURRENT RESIDENT
1771 W 72ND AVE APT 209
DENVER CO 80221-2750

CURRENT RESIDENT
1771 W 72ND AVE APT 210
DENVER CO 80221-2750

CURRENT RESIDENT
1771 W 72ND AVE APT 211
DENVER CO 80221-2750

CURRENT RESIDENT
1771 W 72ND AVE APT 212
DENVER CO 80221-2750

CURRENT RESIDENT
1771 W 72ND AVE APT A209
DENVER CO 80221-2750

CURRENT RESIDENT
1771 W 72ND AVE APT A210
DENVER CO 80221-2750

CURRENT RESIDENT
1771 W 72ND AVE APT A211
DENVER CO 80221-2750

CURRENT RESIDENT
1771 W 72ND AVE APT A212
DENVER CO 80221-2750

CURRENT RESIDENT
1771 W 72ND AVE APT 311
DENVER CO 80221-2752

CURRENT RESIDENT
1771 W 72ND AVE APT 312
DENVER CO 80221-2752

CURRENT RESIDENT
1771 W 72ND AVE APT A311
DENVER CO 80221-2752

CURRENT RESIDENT
1771 W 72ND AVE APT A312
DENVER CO 80221-2752

CURRENT RESIDENT
7231 WORLEY DR
DENVER CO 80221-2753

CURRENT RESIDENT
7291 WORLEY DR
DENVER CO 80221-2753

CURRENT RESIDENT
7222 WORLEY DR
DENVER CO 80221-2754

CURRENT RESIDENT
7262 WORLEY DR
DENVER CO 80221-2754

CURRENT RESIDENT
1545 W 68TH AVE
DENVER CO 80221-2759

CURRENT RESIDENT
1570 W 68TH LN
DENVER CO 80221-2760

CURRENT RESIDENT
7211 PECOS ST
DENVER CO 80221-2761

CURRENT RESIDENT
7221 PECOS ST
DENVER CO 80221-2761

CURRENT RESIDENT
7245 PECOS ST
DENVER CO 80221-2761

CURRENT RESIDENT
7255 PECOS ST
DENVER CO 80221-2761

CURRENT RESIDENT
7275 PECOS ST
DENVER CO 80221-2761

CURRENT RESIDENT
7285 PECOS ST
DENVER CO 80221-2761

CURRENT RESIDENT
7204 PECOS ST
DENVER CO 80221-2762

CURRENT RESIDENT
7210 PECOS ST
DENVER CO 80221-2762

CURRENT RESIDENT
7216 PECOS ST
DENVER CO 80221-2762

CURRENT RESIDENT
7220 PECOS ST
DENVER CO 80221-2762

CURRENT RESIDENT
7250 PECOS ST
DENVER CO 80221-2762

CURRENT RESIDENT
7260 PECOS ST
DENVER CO 80221-2762

CURRENT RESIDENT
7290 PECOS ST
DENVER CO 80221-2762

CURRENT RESIDENT
7305 PECOS ST
DENVER CO 80221-2763

CURRENT RESIDENT
7353 PECOS ST
DENVER CO 80221-2763

CURRENT RESIDENT
7310 PECOS ST
DENVER CO 80221-2764

CURRENT RESIDENT
7320 PECOS ST
DENVER CO 80221-2764

CURRENT RESIDENT
2630 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2632 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2634 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2636 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2638 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2640 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2642 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2644 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2646 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2648 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2650 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2652 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2654 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2656 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2658 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2660 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2662 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2664 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2676 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2678 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2680 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2682 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2684 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2686 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2688 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2690 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2692 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
2694 W 68TH AVE
DENVER CO 80221-2768

CURRENT RESIDENT
1460 W 72ND AVE APT 1
DENVER CO 80221-2769

CURRENT RESIDENT
1460 W 72ND AVE APT 2
DENVER CO 80221-2769

CURRENT RESIDENT
1460 W 72ND AVE APT 3
DENVER CO 80221-2769

CURRENT RESIDENT
1460 W 72ND AVE APT 4
DENVER CO 80221-2769

CURRENT RESIDENT
7251 SAMUEL DR APT 101
DENVER CO 80221-2770

CURRENT RESIDENT
7251 SAMUEL DR APT 301
DENVER CO 80221-2771

CURRENT RESIDENT
7251 SAMUEL DR APT 102
DENVER CO 80221-2772

CURRENT RESIDENT
7251 SAMUEL DR APT 103
DENVER CO 80221-2770

CURRENT RESIDENT
7251 SAMUEL DR APT 303
DENVER CO 80221-2771

CURRENT RESIDENT
7251 SAMUEL DR APT 104
DENVER CO 80221-2772

CURRENT RESIDENT
7251 SAMUEL DR APT 105
DENVER CO 80221-2770

CURRENT RESIDENT
7251 SAMUEL DR APT 305
DENVER CO 80221-2771

CURRENT RESIDENT
7251 SAMUEL DR APT 106
DENVER CO 80221-2772

CURRENT RESIDENT
7251 SAMUEL DR APT 107
DENVER CO 80221-2770

CURRENT RESIDENT
7251 SAMUEL DR APT 307
DENVER CO 80221-2771

CURRENT RESIDENT
7251 SAMUEL DR APT 108
DENVER CO 80221-2772

CURRENT RESIDENT
7251 SAMUEL DR APT 109
DENVER CO 80221-2770

CURRENT RESIDENT
7251 SAMUEL DR APT 309
DENVER CO 80221-2771

CURRENT RESIDENT
7251 SAMUEL DR APT 110
DENVER CO 80221-2772

CURRENT RESIDENT
7251 SAMUEL DR APT B101
DENVER CO 80221-2770

CURRENT RESIDENT
7251 SAMUEL DR APT B301
DENVER CO 80221-2771

CURRENT RESIDENT
7251 SAMUEL DR APT B102
DENVER CO 80221-2772

CURRENT RESIDENT
7251 SAMUEL DR APT B103
DENVER CO 80221-2770

CURRENT RESIDENT
7251 SAMUEL DR APT B303
DENVER CO 80221-2771

CURRENT RESIDENT
7251 SAMUEL DR APT B104
DENVER CO 80221-2772

CURRENT RESIDENT
7251 SAMUEL DR APT B105
DENVER CO 80221-2770

CURRENT RESIDENT
7251 SAMUEL DR APT B305
DENVER CO 80221-2771

CURRENT RESIDENT
7251 SAMUEL DR APT B106
DENVER CO 80221-2772

CURRENT RESIDENT
7251 SAMUEL DR APT B107
DENVER CO 80221-2770

CURRENT RESIDENT
7251 SAMUEL DR APT B307
DENVER CO 80221-2771

CURRENT RESIDENT
7251 SAMUEL DR APT B108
DENVER CO 80221-2772

CURRENT RESIDENT
7251 SAMUEL DR APT B109
DENVER CO 80221-2770

CURRENT RESIDENT
7251 SAMUEL DR APT B309
DENVER CO 80221-2771

CURRENT RESIDENT
7251 SAMUEL DR APT B110
DENVER CO 80221-2772

CURRENT RESIDENT
7251 SAMUEL DR APT 302
DENVER CO 80221-2773

CURRENT RESIDENT
7251 SAMUEL DR APT 304
DENVER CO 80221-2773

CURRENT RESIDENT
7251 SAMUEL DR APT 306
DENVER CO 80221-2773

CURRENT RESIDENT
7251 SAMUEL DR APT 308
DENVER CO 80221-2773

CURRENT RESIDENT
7251 SAMUEL DR APT 310
DENVER CO 80221-2773

CURRENT RESIDENT
7251 SAMUEL DR APT B302
DENVER CO 80221-2773

CURRENT RESIDENT
7251 SAMUEL DR APT B304
DENVER CO 80221-2773

CURRENT RESIDENT
7251 SAMUEL DR APT B306
DENVER CO 80221-2773

CURRENT RESIDENT
7251 SAMUEL DR APT B308
DENVER CO 80221-2773

CURRENT RESIDENT
7251 SAMUEL DR APT B310
DENVER CO 80221-2773

CURRENT RESIDENT
2716 W 68TH AVE
DENVER CO 80221-2774

CURRENT RESIDENT
2718 W 68TH AVE
DENVER CO 80221-2774

CURRENT RESIDENT
2720 W 68TH AVE
DENVER CO 80221-2774

CURRENT RESIDENT
2724 W 68TH AVE
DENVER CO 80221-2774

CURRENT RESIDENT
2736 W 68TH AVE
DENVER CO 80221-2774

CURRENT RESIDENT
2740 W 68TH AVE
DENVER CO 80221-2774

CURRENT RESIDENT
2746 W 68TH AVE
DENVER CO 80221-2774

CURRENT RESIDENT
2748 W 68TH AVE
DENVER CO 80221-2774

CURRENT RESIDENT
2752 W 68TH AVE
DENVER CO 80221-2774

CURRENT RESIDENT
2766 W 68TH AVE
DENVER CO 80221-2774

CURRENT RESIDENT
6705 CLAY ST
DENVER CO 80221-2775

CURRENT RESIDENT
6711 CLAY ST
DENVER CO 80221-2775

CURRENT RESIDENT
6717 CLAY ST
DENVER CO 80221-2775

CURRENT RESIDENT
6723 CLAY ST
DENVER CO 80221-2775

CURRENT RESIDENT
6729 CLAY ST
DENVER CO 80221-2775

CURRENT RESIDENT
6735 CLAY ST
DENVER CO 80221-2775

CURRENT RESIDENT
6741 CLAY ST
DENVER CO 80221-2775

CURRENT RESIDENT
6747 CLAY ST
DENVER CO 80221-2775

CURRENT RESIDENT
6753 CLAY ST
DENVER CO 80221-2775

CURRENT RESIDENT
6759 CLAY ST
DENVER CO 80221-2775

CURRENT RESIDENT
6765 CLAY ST
DENVER CO 80221-2775

CURRENT RESIDENT
7290 SAMUEL DR STE 132
DENVER CO 80221-2789

CURRENT RESIDENT
7290 SAMUEL DR STE 150
DENVER CO 80221-2789

CURRENT RESIDENT
7290 SAMUEL DR STE 300
DENVER CO 80221-2790

CURRENT RESIDENT
7290 SAMUEL DR STE 301
DENVER CO 80221-2790

CURRENT RESIDENT
7290 SAMUEL DR STE 302
DENVER CO 80221-2790

CURRENT RESIDENT
7290 SAMUEL DR STE 305
DENVER CO 80221-2790

CURRENT RESIDENT
7290 SAMUEL DR STE 310
DENVER CO 80221-2790

CURRENT RESIDENT
7290 SAMUEL DR STE 312
DENVER CO 80221-2790

CURRENT RESIDENT
7290 SAMUEL DR STE 313
DENVER CO 80221-2790

CURRENT RESIDENT
7290 SAMUEL DR STE 317
DENVER CO 80221-2790

CURRENT RESIDENT
7290 SAMUEL DR STE 320
DENVER CO 80221-2790

CURRENT RESIDENT
7290 SAMUEL DR STE 322
DENVER CO 80221-2790

CURRENT RESIDENT
7290 SAMUEL DR STE 324
DENVER CO 80221-2790

CURRENT RESIDENT
7290 SAMUEL DR STE 200
DENVER CO 80221-2792

CURRENT RESIDENT
7290 SAMUEL DR STE 201
DENVER CO 80221-2792

CURRENT RESIDENT
7290 SAMUEL DR STE 202
DENVER CO 80221-2792

CURRENT RESIDENT
7290 SAMUEL DR STE 206
DENVER CO 80221-2792

CURRENT RESIDENT
7290 SAMUEL DR STE 100
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 101
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 110
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 111
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 114
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 115
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 116
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 117
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 120
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 127
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 130
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 205
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 207
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 209
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 211
DENVER CO 80221-2796

CURRENT RESIDENT
7290 SAMUEL DR STE 125
DENVER CO 80221-2797

CURRENT RESIDENT
7290 SAMUEL DR STE 105
DENVER CO 80221-2799

CURRENT RESIDENT
7290 SAMUEL DR STE 106
DENVER CO 80221-2799

CURRENT RESIDENT
6850 BROADWAY UNIT A
DENVER CO 80221-2800

CURRENT RESIDENT
6850 BROADWAY UNIT B
DENVER CO 80221-2800

CURRENT RESIDENT
6850 BROADWAY UNIT C
DENVER CO 80221-2800

CURRENT RESIDENT
6850 BROADWAY UNIT D
DENVER CO 80221-2800

CURRENT RESIDENT
6850 BROADWAY UNIT E
DENVER CO 80221-2800

CURRENT RESIDENT
6850 BROADWAY UNIT F
DENVER CO 80221-2800

CURRENT RESIDENT
6850 BROADWAY UNIT G
DENVER CO 80221-2800

CURRENT RESIDENT
6850 BROADWAY UNIT H
DENVER CO 80221-2800

CURRENT RESIDENT
6860 BROADWAY UNIT B
DENVER CO 80221-2828

CURRENT RESIDENT
6860 BROADWAY UNIT D
DENVER CO 80221-2828

CURRENT RESIDENT
6936 KIDDER DR
DENVER CO 80221-2840

CURRENT RESIDENT
6901 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6911 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6921 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6925 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6935 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6945 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6951 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6955 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6995 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6870 BROADWAY UNIT A
DENVER CO 80221-2844

CURRENT RESIDENT
6870 BROADWAY UNIT B
DENVER CO 80221-2844

CURRENT RESIDENT
6870 BROADWAY UNIT C
DENVER CO 80221-2844

CURRENT RESIDENT
6870 BROADWAY UNIT D
DENVER CO 80221-2844

CURRENT RESIDENT
6870 BROADWAY UNIT E
DENVER CO 80221-2844

CURRENT RESIDENT
6870 BROADWAY UNIT F
DENVER CO 80221-2844

CURRENT RESIDENT
6870 BROADWAY UNIT G
DENVER CO 80221-2844

CURRENT RESIDENT
6870 BROADWAY UNIT H
DENVER CO 80221-2844

CURRENT RESIDENT
6870 BROADWAY UNIT I
DENVER CO 80221-2844

CURRENT RESIDENT
6870 BROADWAY UNIT J
DENVER CO 80221-2844

CURRENT RESIDENT
6870 BROADWAY UNIT K
DENVER CO 80221-2844

CURRENT RESIDENT
6870 BROADWAY UNIT L
DENVER CO 80221-2844

CURRENT RESIDENT
6870 BROADWAY UNIT M
DENVER CO 80221-2844

CURRENT RESIDENT
6880 BROADWAY UNIT A
DENVER CO 80221-2845

CURRENT RESIDENT
6880 BROADWAY UNIT B
DENVER CO 80221-2845

CURRENT RESIDENT
6880 BROADWAY UNIT C
DENVER CO 80221-2845

CURRENT RESIDENT
6880 BROADWAY UNIT D
DENVER CO 80221-2845

CURRENT RESIDENT
6880 BROADWAY UNIT E
DENVER CO 80221-2845

CURRENT RESIDENT
6880 BROADWAY UNIT F
DENVER CO 80221-2845

CURRENT RESIDENT
6880 BROADWAY UNIT G
DENVER CO 80221-2845

CURRENT RESIDENT
6880 BROADWAY UNIT H
DENVER CO 80221-2845

CURRENT RESIDENT
6880 BROADWAY UNIT I
DENVER CO 80221-2845

CURRENT RESIDENT
6880 BROADWAY UNIT J
DENVER CO 80221-2845

CURRENT RESIDENT
6880 BROADWAY UNIT K
DENVER CO 80221-2845

CURRENT RESIDENT
6880 BROADWAY UNIT L
DENVER CO 80221-2845

CURRENT RESIDENT
6800 BROADWAY UNIT 101
DENVER CO 80221-2848

CURRENT RESIDENT
6800 BROADWAY UNIT 102
DENVER CO 80221-2848

CURRENT RESIDENT
6800 BROADWAY UNIT 103
DENVER CO 80221-2848

CURRENT RESIDENT
6800 BROADWAY UNIT 104
DENVER CO 80221-2848

CURRENT RESIDENT
6800 BROADWAY UNIT 106
DENVER CO 80221-2848

CURRENT RESIDENT
6800 BROADWAY UNIT 109
DENVER CO 80221-2848

CURRENT RESIDENT
6800 BROADWAY UNIT 110
DENVER CO 80221-2848

CURRENT RESIDENT
6800 BROADWAY UNIT 112
DENVER CO 80221-2848

CURRENT RESIDENT
6810 BROADWAY UNIT A
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT B
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT C
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT D
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT E
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT F
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT G
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT H
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT I
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT J
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT K
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT L
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT M
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT N
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT O
DENVER CO 80221-2849

CURRENT RESIDENT
6810 BROADWAY UNIT P
DENVER CO 80221-2849

CURRENT RESIDENT
6820 BROADWAY UNIT A
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT B
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT C
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT D
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT E
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT F
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT G
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT H
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT I
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT J
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT K
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT L
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT M
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT N
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT Q
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT R
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT S
DENVER CO 80221-2850

CURRENT RESIDENT
6820 BROADWAY UNIT T
DENVER CO 80221-2850

CURRENT RESIDENT
6830 BROADWAY UNIT A
DENVER CO 80221-2851

CURRENT RESIDENT
6830 BROADWAY UNIT B
DENVER CO 80221-2851

CURRENT RESIDENT
6830 BROADWAY UNIT C
DENVER CO 80221-2851

CURRENT RESIDENT
6830 BROADWAY UNIT D
DENVER CO 80221-2851

CURRENT RESIDENT
6830 BROADWAY UNIT E
DENVER CO 80221-2851

CURRENT RESIDENT
6830 BROADWAY UNIT F
DENVER CO 80221-2851

CURRENT RESIDENT
6830 BROADWAY UNIT G
DENVER CO 80221-2851

CURRENT RESIDENT
6830 BROADWAY UNIT H
DENVER CO 80221-2851

CURRENT RESIDENT
6830 BROADWAY UNIT I
DENVER CO 80221-2851

CURRENT RESIDENT
6830 BROADWAY UNIT J
DENVER CO 80221-2851

CURRENT RESIDENT
6840 BROADWAY UNIT A
DENVER CO 80221-2852

CURRENT RESIDENT
6840 BROADWAY UNIT B
DENVER CO 80221-2852

CURRENT RESIDENT
6840 BROADWAY UNIT C
DENVER CO 80221-2852

CURRENT RESIDENT
6840 BROADWAY UNIT D
DENVER CO 80221-2852

CURRENT RESIDENT
6840 BROADWAY UNIT E
DENVER CO 80221-2852

CURRENT RESIDENT
6840 BROADWAY UNIT F
DENVER CO 80221-2852

CURRENT RESIDENT
6840 BROADWAY UNIT G
DENVER CO 80221-2852

CURRENT RESIDENT
6840 BROADWAY UNIT H
DENVER CO 80221-2852

CURRENT RESIDENT
6840 BROADWAY UNIT I
DENVER CO 80221-2852

CURRENT RESIDENT
6825 BROADWAY
DENVER CO 80221-2878

CURRENT RESIDENT
6831 BROADWAY
DENVER CO 80221-2878

CURRENT RESIDENT
6845 BROADWAY
DENVER CO 80221-2878

CURRENT RESIDENT
80 E 70TH AVE
DENVER CO 80221-2902

CURRENT RESIDENT
201 W 70TH AVE
DENVER CO 80221-2916

CURRENT RESIDENT
7010 BROADWAY STE 100
DENVER CO 80221-2919

CURRENT RESIDENT
7010 BROADWAY STE 101
DENVER CO 80221-2919

CURRENT RESIDENT
7010 BROADWAY STE 102
DENVER CO 80221-2919

CURRENT RESIDENT
7010 BROADWAY STE 106
DENVER CO 80221-2919

CURRENT RESIDENT
7010 BROADWAY STE 107
DENVER CO 80221-2919

CURRENT RESIDENT
7010 BROADWAY STE 200
DENVER CO 80221-2921

CURRENT RESIDENT
7010 BROADWAY STE 201
DENVER CO 80221-2921

CURRENT RESIDENT
7010 BROADWAY STE 203
DENVER CO 80221-2921

CURRENT RESIDENT
7010 BROADWAY STE 204
DENVER CO 80221-2921

CURRENT RESIDENT
7010 BROADWAY STE 205
DENVER CO 80221-2921

CURRENT RESIDENT
7010 BROADWAY STE 210
DENVER CO 80221-2921

CURRENT RESIDENT
7010 BROADWAY STE 215
DENVER CO 80221-2921

CURRENT RESIDENT
7010 BROADWAY STE 220
DENVER CO 80221-2921

CURRENT RESIDENT
7010 BROADWAY STE 300
DENVER CO 80221-2924

CURRENT RESIDENT
7010 BROADWAY STE 310
DENVER CO 80221-2924

CURRENT RESIDENT
7010 BROADWAY STE 315
DENVER CO 80221-2924

CURRENT RESIDENT
7010 BROADWAY STE 320
DENVER CO 80221-2924

CURRENT RESIDENT
7010 BROADWAY STE 430
DENVER CO 80221-2946

CURRENT RESIDENT
7010 BROADWAY STE 450
DENVER CO 80221-2946

CURRENT RESIDENT
7010 BROADWAY STE 400
DENVER CO 80221-2952

CURRENT RESIDENT
7010 BROADWAY STE 405
DENVER CO 80221-2952

CURRENT RESIDENT
7010 BROADWAY STE 350
DENVER CO 80221-2953

CURRENT RESIDENT
7010 BROADWAY STE 360
DENVER CO 80221-2953

CURRENT RESIDENT
7046 JENNIE DR
DENVER CO 80221-3017

CURRENT RESIDENT
960 W 70TH PL
DENVER CO 80221-3031

CURRENT RESIDENT
7075 INCA WAY
DENVER CO 80221-3044

CURRENT RESIDENT
7075 JOAN ST
DENVER CO 80221-3050

CURRENT RESIDENT
7001 LIPAN ST
DENVER CO 80221-3058

CURRENT RESIDENT
7008 LIPAN ST
DENVER CO 80221-3059

CURRENT RESIDENT
7028 LIPAN ST
DENVER CO 80221-3059

CURRENT RESIDENT
7048 LIPAN ST
DENVER CO 80221-3059

CURRENT RESIDENT
7137 LIPAN ST
DENVER CO 80221-3060

CURRENT RESIDENT
7070 MASEY ST
DENVER CO 80221-3063

CURRENT RESIDENT
7073 SANTA FE DR
DENVER CO 80221-3066

CURRENT RESIDENT
7083 SANTA FE DR
DENVER CO 80221-3066

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-101
DENVER CO 80221-3100

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-102
DENVER CO 80221-3100

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-103
DENVER CO 80221-3100

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-104
DENVER CO 80221-3100

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-105
DENVER CO 80221-3100

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-106
DENVER CO 80221-3100

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-107
DENVER CO 80221-3100

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-108
DENVER CO 80221-3100

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-109
DENVER CO 80221-3100

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-110
DENVER CO 80221-3100

CURRENT RESIDENT
2387 W 72ND AVE
DENVER CO 80221-3101

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-201
DENVER CO 80221-3104

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-202
DENVER CO 80221-3104

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-203
DENVER CO 80221-3104

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-204
DENVER CO 80221-3104

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-205
DENVER CO 80221-3104

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-206
DENVER CO 80221-3104

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-207
DENVER CO 80221-3104

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-208
DENVER CO 80221-3104

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-209
DENVER CO 80221-3104

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-210
DENVER CO 80221-3105

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-211
DENVER CO 80221-3105

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-212
DENVER CO 80221-3105

CURRENT RESIDENT
7220 ZUNI ST APT 1B
DENVER CO 80221-3108

CURRENT RESIDENT
7220 ZUNI ST APT 2B
DENVER CO 80221-3108

CURRENT RESIDENT
7220 ZUNI ST APT 3B
DENVER CO 80221-3108

CURRENT RESIDENT
2201 W 73RD AVE
DENVER CO 80221-3112

CURRENT RESIDENT
2261 W 73RD AVE
DENVER CO 80221-3112

CURRENT RESIDENT
1926 W 73RD PL
DENVER CO 80221-3114

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-301
DENVER CO 80221-3118

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-302
DENVER CO 80221-3118

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-303
DENVER CO 80221-3118

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-304
DENVER CO 80221-3118

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-305
DENVER CO 80221-3118

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-306
DENVER CO 80221-3118

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-307
DENVER CO 80221-3118

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-308
DENVER CO 80221-3118

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-309
DENVER CO 80221-3118

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-310
DENVER CO 80221-3119

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-311
DENVER CO 80221-3119

CURRENT RESIDENT
1770 W 73RD AVE UNIT C-312
DENVER CO 80221-3119

CURRENT RESIDENT
7231 AVRUM DR
DENVER CO 80221-3137

CURRENT RESIDENT
7241 AVRUM DR
DENVER CO 80221-3137

CURRENT RESIDENT
7220 LARSH DR
DENVER CO 80221-3140

CURRENT RESIDENT
7250 LARSH DR
DENVER CO 80221-3140

CURRENT RESIDENT
7290 LARSH DR
DENVER CO 80221-3140

CURRENT RESIDENT
7201 QUIVAS ST
DENVER CO 80221-3141

CURRENT RESIDENT
7211 QUIVAS ST
DENVER CO 80221-3141

CURRENT RESIDENT
7281 QUIVAS ST
DENVER CO 80221-3141

CURRENT RESIDENT
7250 QUIVAS ST
DENVER CO 80221-3142

CURRENT RESIDENT
7270 QUIVAS ST
DENVER CO 80221-3142

CURRENT RESIDENT
7361 QUIVAS ST
DENVER CO 80221-3143

CURRENT RESIDENT
7340 QUIVAS ST
DENVER CO 80221-3144

CURRENT RESIDENT
7220 RARITAN ST
DENVER CO 80221-3146

CURRENT RESIDENT
7240 RARITAN ST
DENVER CO 80221-3146

CURRENT RESIDENT
7280 RARITAN ST
DENVER CO 80221-3146

CURRENT RESIDENT
7231 RUTH WAY
DENVER CO 80221-3147

CURRENT RESIDENT
7251 RUTH WAY
DENVER CO 80221-3147

CURRENT RESIDENT
7295 RUTH WAY
DENVER CO 80221-3147

CURRENT RESIDENT
7220 RUTH WAY
DENVER CO 80221-3148

CURRENT RESIDENT
7270 RUTH WAY
DENVER CO 80221-3148

CURRENT RESIDENT
7250 ZUNI ST
DENVER CO 80221-3163

CURRENT RESIDENT
7220 ZUNI ST APT 101
DENVER CO 80221-3175

CURRENT RESIDENT
7220 ZUNI ST APT 102
DENVER CO 80221-3175

CURRENT RESIDENT
7220 ZUNI ST APT 103
DENVER CO 80221-3175

CURRENT RESIDENT
7220 ZUNI ST APT 104
DENVER CO 80221-3175

CURRENT RESIDENT
7220 ZUNI ST APT 105
DENVER CO 80221-3175

CURRENT RESIDENT
7220 ZUNI ST APT 110
DENVER CO 80221-3176

CURRENT RESIDENT
7220 ZUNI ST APT 201
DENVER CO 80221-3176

CURRENT RESIDENT
7220 ZUNI ST APT 202
DENVER CO 80221-3176

CURRENT RESIDENT
7220 ZUNI ST APT 203
DENVER CO 80221-3176

CURRENT RESIDENT
7220 ZUNI ST APT 204
DENVER CO 80221-3176

CURRENT RESIDENT
7220 ZUNI ST APT 106
DENVER CO 80221-3180

CURRENT RESIDENT
7220 ZUNI ST APT 107
DENVER CO 80221-3180

CURRENT RESIDENT
7220 ZUNI ST APT 108
DENVER CO 80221-3180

CURRENT RESIDENT
7220 ZUNI ST APT 109
DENVER CO 80221-3180

CURRENT RESIDENT
7220 ZUNI ST APT 205
DENVER CO 80221-3181

CURRENT RESIDENT
7220 ZUNI ST APT 206
DENVER CO 80221-3181

CURRENT RESIDENT
7220 ZUNI ST APT 207
DENVER CO 80221-3181

CURRENT RESIDENT
7220 ZUNI ST APT 208
DENVER CO 80221-3181

CURRENT RESIDENT
7220 ZUNI ST APT 209
DENVER CO 80221-3181

CURRENT RESIDENT
7220 ZUNI ST APT 210
DENVER CO 80221-3181

CURRENT RESIDENT
1954 W 76TH AVE APT 1001
DENVER CO 80221-3336

CURRENT RESIDENT
1954 W 76TH AVE APT 1002
DENVER CO 80221-3336

CURRENT RESIDENT
1954 W 76TH AVE APT 1003
DENVER CO 80221-3336

CURRENT RESIDENT
1954 W 76TH AVE APT 1004
DENVER CO 80221-3336

CURRENT RESIDENT
1954 W 76TH AVE APT 1005
DENVER CO 80221-3336

CURRENT RESIDENT
1954 W 76TH AVE APT 1006
DENVER CO 80221-3336

CURRENT RESIDENT
1966 W 76TH AVE APT 1101
DENVER CO 80221-3337

CURRENT RESIDENT
1966 W 76TH AVE APT 1102
DENVER CO 80221-3337

CURRENT RESIDENT
1966 W 76TH AVE APT 1103
DENVER CO 80221-3337

CURRENT RESIDENT
1966 W 76TH AVE APT 1104
DENVER CO 80221-3337

CURRENT RESIDENT
1966 W 76TH AVE APT 1105
DENVER CO 80221-3337

CURRENT RESIDENT
1966 W 76TH AVE APT 1106
DENVER CO 80221-3337

CURRENT RESIDENT
1978 W 76TH AVE APT 1201
DENVER CO 80221-3338

CURRENT RESIDENT
1978 W 76TH AVE APT 1202
DENVER CO 80221-3338

CURRENT RESIDENT
1978 W 76TH AVE APT 1203
DENVER CO 80221-3338

CURRENT RESIDENT
1978 W 76TH AVE APT 1204
DENVER CO 80221-3338

CURRENT RESIDENT
1978 W 76TH AVE APT 1205
DENVER CO 80221-3338

CURRENT RESIDENT
1978 W 76TH AVE APT 1206
DENVER CO 80221-3338

CURRENT RESIDENT
1990 W 76TH AVE APT 1301
DENVER CO 80221-3339

CURRENT RESIDENT
1990 W 76TH AVE APT 1302
DENVER CO 80221-3339

CURRENT RESIDENT
1990 W 76TH AVE APT 1303
DENVER CO 80221-3339

CURRENT RESIDENT
1990 W 76TH AVE APT 1304
DENVER CO 80221-3339

CURRENT RESIDENT
1990 W 76TH AVE APT 1305
DENVER CO 80221-3339

CURRENT RESIDENT
1990 W 76TH AVE APT 1306
DENVER CO 80221-3339

CURRENT RESIDENT
1984 W 76TH AVE APT 1401
DENVER CO 80221-3340

CURRENT RESIDENT
1984 W 76TH AVE APT 1402
DENVER CO 80221-3340

CURRENT RESIDENT
1984 W 76TH AVE APT 1403
DENVER CO 80221-3340

CURRENT RESIDENT
1984 W 76TH AVE APT 1404
DENVER CO 80221-3340

CURRENT RESIDENT
1984 W 76TH AVE APT 1405
DENVER CO 80221-3340

CURRENT RESIDENT
1984 W 76TH AVE APT 1406
DENVER CO 80221-3340

CURRENT RESIDENT
1972 W 76TH AVE APT 1501
DENVER CO 80221-3341

CURRENT RESIDENT
1972 W 76TH AVE APT 1502
DENVER CO 80221-3341

CURRENT RESIDENT
1972 W 76TH AVE APT 1503
DENVER CO 80221-3341

CURRENT RESIDENT
1972 W 76TH AVE APT 1504
DENVER CO 80221-3341

CURRENT RESIDENT
1972 W 76TH AVE APT 1505
DENVER CO 80221-3341

CURRENT RESIDENT
1972 W 76TH AVE APT 1506
DENVER CO 80221-3341

CURRENT RESIDENT
1960 W 76TH AVE APT 1601
DENVER CO 80221-3342

CURRENT RESIDENT
1960 W 76TH AVE APT 1602
DENVER CO 80221-3342

CURRENT RESIDENT
1960 W 76TH AVE APT 1603
DENVER CO 80221-3342

CURRENT RESIDENT
1960 W 76TH AVE APT 1604
DENVER CO 80221-3342

CURRENT RESIDENT
1960 W 76TH AVE APT 1605
DENVER CO 80221-3342

CURRENT RESIDENT
1960 W 76TH AVE APT 1606
DENVER CO 80221-3342

CURRENT RESIDENT
1948 W 76TH AVE APT 901
DENVER CO 80221-3343

CURRENT RESIDENT
1948 W 76TH AVE APT 902
DENVER CO 80221-3343

CURRENT RESIDENT
1948 W 76TH AVE APT 903
DENVER CO 80221-3343

CURRENT RESIDENT
1948 W 76TH AVE APT 904
DENVER CO 80221-3343

CURRENT RESIDENT
1948 W 76TH AVE APT 905
DENVER CO 80221-3343

CURRENT RESIDENT
1948 W 76TH AVE APT 906
DENVER CO 80221-3343

CURRENT RESIDENT
1948 W 76TH AVE APT 907
DENVER CO 80221-3388

CURRENT RESIDENT
1948 W 76TH AVE APT 908
DENVER CO 80221-3388

CURRENT RESIDENT
1948 W 76TH AVE APT 909
DENVER CO 80221-3388

CURRENT RESIDENT
1948 W 76TH AVE APT 910
DENVER CO 80221-3388

CURRENT RESIDENT
1948 W 76TH AVE APT 911
DENVER CO 80221-3388

CURRENT RESIDENT
1948 W 76TH AVE APT 912
DENVER CO 80221-3388

CURRENT RESIDENT
1954 W 76TH AVE APT 1007
DENVER CO 80221-3389

CURRENT RESIDENT
1954 W 76TH AVE APT 1008
DENVER CO 80221-3389

CURRENT RESIDENT
1954 W 76TH AVE APT 1009
DENVER CO 80221-3389

CURRENT RESIDENT
1954 W 76TH AVE APT 1010
DENVER CO 80221-3389

CURRENT RESIDENT
1954 W 76TH AVE APT 1011
DENVER CO 80221-3389

CURRENT RESIDENT
1954 W 76TH AVE APT 1012
DENVER CO 80221-3389

CURRENT RESIDENT
1966 W 76TH AVE APT 1107
DENVER CO 80221-3390

CURRENT RESIDENT
1966 W 76TH AVE APT 1108
DENVER CO 80221-3390

CURRENT RESIDENT
1966 W 76TH AVE APT 1109
DENVER CO 80221-3390

CURRENT RESIDENT
1966 W 76TH AVE APT 1110
DENVER CO 80221-3390

CURRENT RESIDENT
1966 W 76TH AVE APT 1111
DENVER CO 80221-3390

CURRENT RESIDENT
1966 W 76TH AVE APT 1112
DENVER CO 80221-3390

CURRENT RESIDENT
1978 W 76TH AVE APT 1207
DENVER CO 80221-3391

CURRENT RESIDENT
1978 W 76TH AVE APT 1208
DENVER CO 80221-3391

CURRENT RESIDENT
1978 W 76TH AVE APT 1209
DENVER CO 80221-3391

CURRENT RESIDENT
1978 W 76TH AVE APT 1210
DENVER CO 80221-3391

CURRENT RESIDENT
1978 W 76TH AVE APT 1211
DENVER CO 80221-3391

CURRENT RESIDENT
1978 W 76TH AVE APT 1212
DENVER CO 80221-3391

CURRENT RESIDENT
1990 W 76TH AVE APT 1307
DENVER CO 80221-3392

CURRENT RESIDENT
1990 W 76TH AVE APT 1308
DENVER CO 80221-3392

CURRENT RESIDENT
1990 W 76TH AVE APT 1309
DENVER CO 80221-3392

CURRENT RESIDENT
1990 W 76TH AVE APT 1310
DENVER CO 80221-3392

CURRENT RESIDENT
1990 W 76TH AVE APT 1311
DENVER CO 80221-3392

CURRENT RESIDENT
1990 W 76TH AVE APT 1312
DENVER CO 80221-3392

CURRENT RESIDENT
1984 W 76TH AVE APT 1407
DENVER CO 80221-3393

CURRENT RESIDENT
1984 W 76TH AVE APT 1408
DENVER CO 80221-3393

CURRENT RESIDENT
1984 W 76TH AVE APT 1409
DENVER CO 80221-3393

CURRENT RESIDENT
1984 W 76TH AVE APT 1410
DENVER CO 80221-3393

CURRENT RESIDENT
1984 W 76TH AVE APT 1411
DENVER CO 80221-3393

CURRENT RESIDENT
1984 W 76TH AVE APT 1412
DENVER CO 80221-3393

CURRENT RESIDENT
1972 W 76TH AVE APT 1507
DENVER CO 80221-3394

CURRENT RESIDENT
1972 W 76TH AVE APT 1508
DENVER CO 80221-3394

CURRENT RESIDENT
1972 W 76TH AVE APT 1509
DENVER CO 80221-3394

CURRENT RESIDENT
1972 W 76TH AVE APT 1510
DENVER CO 80221-3394

CURRENT RESIDENT
1972 W 76TH AVE APT 1511
DENVER CO 80221-3394

CURRENT RESIDENT
1972 W 76TH AVE APT 1512
DENVER CO 80221-3394

CURRENT RESIDENT
1960 W 76TH AVE APT 1607
DENVER CO 80221-3395

CURRENT RESIDENT
1960 W 76TH AVE APT 1608
DENVER CO 80221-3395

CURRENT RESIDENT
1960 W 76TH AVE APT 1609
DENVER CO 80221-3395

CURRENT RESIDENT
1960 W 76TH AVE APT 1610
DENVER CO 80221-3395

CURRENT RESIDENT
1960 W 76TH AVE APT 1611
DENVER CO 80221-3395

CURRENT RESIDENT
1960 W 76TH AVE APT 1612
DENVER CO 80221-3395

CURRENT RESIDENT
1440 EL PASO BLVD
DENVER CO 80221-3403

CURRENT RESIDENT
7646 EL PASO CIR
DENVER CO 80221-3404

CURRENT RESIDENT
7655 EL PASO CIR
DENVER CO 80221-3404

CURRENT RESIDENT
7611 HILLTOP CIR
DENVER CO 80221-3405

CURRENT RESIDENT
1280 MARIPOSA DR
DENVER CO 80221-3407

CURRENT RESIDENT
1860 W 74TH WAY
DENVER CO 80221-3412

CURRENT RESIDENT
7528 QUIVAS ST
DENVER CO 80221-3416

CURRENT RESIDENT
7548 QUIVAS ST
DENVER CO 80221-3416

CURRENT RESIDENT
7684 NAVAJO ST
DENVER CO 80221-3425

CURRENT RESIDENT
7584 RARITAN ST
DENVER CO 80221-3427

CURRENT RESIDENT
7611 OSAGE ST
DENVER CO 80221-3428

CURRENT RESIDENT
7631 OSAGE ST
DENVER CO 80221-3428

CURRENT RESIDENT
7602 OSAGE ST
DENVER CO 80221-3429

CURRENT RESIDENT
7652 OSAGE ST
DENVER CO 80221-3429

CURRENT RESIDENT
7662 OSAGE ST
DENVER CO 80221-3429

CURRENT RESIDENT
7466 TURNER DR
DENVER CO 80221-3431

CURRENT RESIDENT
7486 TURNER DR
DENVER CO 80221-3431

CURRENT RESIDENT
7585 TURNER DR
DENVER CO 80221-3432

CURRENT RESIDENT
7500 PECOS ST
DENVER CO 80221-3437

CURRENT RESIDENT
7540 PECOS ST
DENVER CO 80221-3437

CURRENT RESIDENT
7550 PECOS ST
DENVER CO 80221-3437

CURRENT RESIDENT
7560 PECOS ST
DENVER CO 80221-3437

CURRENT RESIDENT
7590 PECOS ST
DENVER CO 80221-3437

CURRENT RESIDENT
7549 PECOS ST APT 101
DENVER CO 80221-3438

CURRENT RESIDENT
7549 PECOS ST APT 102
DENVER CO 80221-3438

CURRENT RESIDENT
7549 PECOS ST APT 103
DENVER CO 80221-3438

CURRENT RESIDENT
7549 PECOS ST APT 104
DENVER CO 80221-3438

CURRENT RESIDENT
7549 PECOS ST APT 105
DENVER CO 80221-3438

CURRENT RESIDENT
7549 PECOS ST APT 106
DENVER CO 80221-3438

CURRENT RESIDENT
7549 PECOS ST APT 107
DENVER CO 80221-3438

CURRENT RESIDENT
7549 PECOS ST APT 108
DENVER CO 80221-3438

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7549 PECOS ST APT 109
DENVER CO 80221-3438

CURRENT RESIDENT
7509 PECOS ST APT 101
DENVER CO 80221-3439

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7509 PECOS ST APT 102
DENVER CO 80221-3439

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DENVER CO 80221-3439

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DENVER CO 80221-3439

CURRENT RESIDENT
7479 PECOS ST APT 101
DENVER CO 80221-3440

CURRENT RESIDENT
7479 PECOS ST APT 102
DENVER CO 80221-3440

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DENVER CO 80221-3440

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7479 PECOS ST APT 104
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7479 PECOS ST APT 105
DENVER CO 80221-3440

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DENVER CO 80221-3440

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7479 PECOS ST APT 109
DENVER CO 80221-3440

CURRENT RESIDENT
7479 PECOS ST APT 201
DENVER CO 80221-3441

CURRENT RESIDENT
7479 PECOS ST APT 202
DENVER CO 80221-3441

CURRENT RESIDENT
7479 PECOS ST APT 203
DENVER CO 80221-3441

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7479 PECOS ST APT 204
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7479 PECOS ST APT 208
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7549 PECOS ST APT 204
DENVER CO 80221-3442

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DENVER CO 80221-3443

CURRENT RESIDENT
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DENVER CO 80221-3443

CURRENT RESIDENT
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DENVER CO 80221-3443

CURRENT RESIDENT
7530 HILLTOP CIR
DENVER CO 80221-3448

CURRENT RESIDENT
7540 HILLTOP CIR
DENVER CO 80221-3448

CURRENT RESIDENT
7535 HILLTOP CIR STE 100
DENVER CO 80221-3452

CURRENT RESIDENT
7535 HILLTOP CIR STE 200
DENVER CO 80221-3452

CURRENT RESIDENT
7639 PECOS ST
DENVER CO 80221-3453

CURRENT RESIDENT
7649 PECOS ST
DENVER CO 80221-3453

CURRENT RESIDENT
7690 PECOS ST
DENVER CO 80221-3454

CURRENT RESIDENT
7509 PECOS ST APT 107
DENVER CO 80221-3473

CURRENT RESIDENT
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DENVER CO 80221-3473

CURRENT RESIDENT
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DENVER CO 80221-3473

CURRENT RESIDENT
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DENVER CO 80221-3473

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7509 PECOS ST APT 202
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DENVER CO 80221-3473

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7509 PECOS ST APT 209
DENVER CO 80221-3473

CURRENT RESIDENT
7509 PECOS ST OFC OFC OFC DENVER
DENVER CO 80221-3475

CURRENT RESIDENT
7398 DAKIN ST
DENVER CO 80221-3503

CURRENT RESIDENT
7340 DAKIN ST APT 101
DENVER CO 80221-3504

CURRENT RESIDENT
7340 DAKIN ST APT 102
DENVER CO 80221-3504

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DENVER CO 80221-3504

CURRENT RESIDENT
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DENVER CO 80221-3504

CURRENT RESIDENT
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DENVER CO 80221-3505

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DENVER CO 80221-3506

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DENVER CO 80221-3507

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DENVER CO 80221-3507

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7390 DAKIN ST APT 101
DENVER CO 80221-3508

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DENVER CO 80221-3509

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7390 DAKIN ST APT 201
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7390 DAKIN ST APT 202
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7390 DAKIN ST APT 203
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7390 DAKIN ST APT 204
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7370 DAKIN ST APT 201
DENVER CO 80221-3510

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7370 DAKIN ST APT 202
DENVER CO 80221-3510

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DENVER CO 80221-3510

CURRENT RESIDENT
7360 DAKIN ST APT 107
DENVER CO 80221-3511

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DENVER CO 80221-3511

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7350 DAKIN ST APT 107
DENVER CO 80221-3512

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7340 DAKIN ST APT 107
DENVER CO 80221-3513

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DENVER CO 80221-3513

CURRENT RESIDENT
7390 DAKIN ST APT 303
DENVER CO 80221-3514

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7390 DAKIN ST APT 304
DENVER CO 80221-3514

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7390 DAKIN ST APT 305
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7390 DAKIN ST APT 306
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7390 DAKIN ST APT 307
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7390 DAKIN ST APT 308
DENVER CO 80221-3514

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7390 DAKIN ST APT 205
DENVER CO 80221-3515

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7390 DAKIN ST APT 206
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7390 DAKIN ST APT 208
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CURRENT RESIDENT
7390 DAKIN ST APT 301
DENVER CO 80221-3515

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DENVER CO 80221-3515

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7370 DAKIN ST APT 303
DENVER CO 80221-3516

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7370 DAKIN ST APT 304
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7370 DAKIN ST APT 306
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7370 DAKIN ST APT 307
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7370 DAKIN ST APT 308
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7370 DAKIN ST APT 205
DENVER CO 80221-3517

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7370 DAKIN ST APT 206
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7370 DAKIN ST APT 207
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7370 DAKIN ST APT 208
DENVER CO 80221-3517

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7370 DAKIN ST APT 301
DENVER CO 80221-3517

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7370 DAKIN ST APT 302
DENVER CO 80221-3517

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7360 DAKIN ST APT 303
DENVER CO 80221-3524

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7360 DAKIN ST APT 301
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7360 DAKIN ST APT 302
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7350 DAKIN ST APT 303
DENVER CO 80221-3530

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7350 DAKIN ST APT 306
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DENVER CO 80221-3530

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7350 DAKIN ST APT 308
DENVER CO 80221-3530

CURRENT RESIDENT
7350 DAKIN ST APT 205
DENVER CO 80221-3531

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7350 DAKIN ST APT 206
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7350 DAKIN ST APT 207
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7350 DAKIN ST APT 208
DENVER CO 80221-3531

CURRENT RESIDENT
7350 DAKIN ST APT 301
DENVER CO 80221-3531

CURRENT RESIDENT
7350 DAKIN ST APT 302
DENVER CO 80221-3531

CURRENT RESIDENT
7391 BRONCO RD
DENVER CO 80221-3534

CURRENT RESIDENT
7340 DAKIN ST APT 303
DENVER CO 80221-3535

CURRENT RESIDENT
7340 DAKIN ST APT 304
DENVER CO 80221-3535

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7340 DAKIN ST APT 305
DENVER CO 80221-3535

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7340 DAKIN ST APT 306
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7340 DAKIN ST APT 307
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7340 DAKIN ST APT 308
DENVER CO 80221-3535

CURRENT RESIDENT
7340 DAKIN ST APT 205
DENVER CO 80221-3537

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7340 DAKIN ST APT 206
DENVER CO 80221-3537

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7340 DAKIN ST APT 207
DENVER CO 80221-3537

CURRENT RESIDENT
7340 DAKIN ST APT 208
DENVER CO 80221-3537

CURRENT RESIDENT
7340 DAKIN ST APT 301
DENVER CO 80221-3537

CURRENT RESIDENT
7340 DAKIN ST APT 302
DENVER CO 80221-3537

CURRENT RESIDENT
140 E GRACE PL APT 1
DENVER CO 80221-3600

CURRENT RESIDENT
140 E GRACE PL APT 2
DENVER CO 80221-3600

CURRENT RESIDENT
140 E GRACE PL APT 3
DENVER CO 80221-3600

CURRENT RESIDENT
140 E GRACE PL APT 4
DENVER CO 80221-3600

CURRENT RESIDENT
7480 BROADWAY
DENVER CO 80221-3601

CURRENT RESIDENT
7550 BANNOCK ST
DENVER CO 80221-3604

CURRENT RESIDENT
7552 BANNOCK ST
DENVER CO 80221-3604

CURRENT RESIDENT
21 CAMPO ST
DENVER CO 80221-3605

CURRENT RESIDENT
40 CAMPO ST
DENVER CO 80221-3606

CURRENT RESIDENT
7260 BROADWAY
DENVER CO 80221-3608

CURRENT RESIDENT
7262 BROADWAY
DENVER CO 80221-3608

CURRENT RESIDENT
7270 BROADWAY
DENVER CO 80221-3608

CURRENT RESIDENT
7301 BROADWAY
DENVER CO 80221-3609

CURRENT RESIDENT
7300 BROADWAY
DENVER CO 80221-3610

CURRENT RESIDENT
7320 BROADWAY
DENVER CO 80221-3610

CURRENT RESIDENT
7350 BROADWAY
DENVER CO 80221-3610

CURRENT RESIDENT
7510 BROADWAY
DENVER CO 80221-3616

CURRENT RESIDENT
7550 BROADWAY
DENVER CO 80221-3616

CURRENT RESIDENT
7570 BROADWAY
DENVER CO 80221-3616

CURRENT RESIDENT
80 CORTEZ ST
DENVER CO 80221-3618

CURRENT RESIDENT
61 CRAGMORE ST
DENVER CO 80221-3627

CURRENT RESIDENT
143 E GRACE PL
DENVER CO 80221-3629

CURRENT RESIDENT
145 E GRACE PL
DENVER CO 80221-3629

CURRENT RESIDENT
147 E GRACE PL
DENVER CO 80221-3629

CURRENT RESIDENT
149 E GRACE PL
DENVER CO 80221-3629

CURRENT RESIDENT
151 E GRACE PL
DENVER CO 80221-3629

CURRENT RESIDENT
153 E GRACE PL
DENVER CO 80221-3629

CURRENT RESIDENT
155 E GRACE PL
DENVER CO 80221-3629

CURRENT RESIDENT
157 E GRACE PL
DENVER CO 80221-3629

CURRENT RESIDENT
159 E GRACE PL
DENVER CO 80221-3629

CURRENT RESIDENT
161 E GRACE PL
DENVER CO 80221-3629

CURRENT RESIDENT
163 E GRACE PL
DENVER CO 80221-3629

CURRENT RESIDENT
165 E GRACE PL
DENVER CO 80221-3629

CURRENT RESIDENT
40 GREENWOOD BLVD
DENVER CO 80221-3634

CURRENT RESIDENT
7510 SHERMAN ST
DENVER CO 80221-3636

CURRENT RESIDENT
7524 SHERMAN ST
DENVER CO 80221-3636

CURRENT RESIDENT
7526 SHERMAN ST
DENVER CO 80221-3636

CURRENT RESIDENT
7528 SHERMAN ST
DENVER CO 80221-3636

CURRENT RESIDENT
7530 SHERMAN ST
DENVER CO 80221-3636

CURRENT RESIDENT
7532 SHERMAN ST
DENVER CO 80221-3636

CURRENT RESIDENT
7534 SHERMAN ST
DENVER CO 80221-3636

CURRENT RESIDENT
7536 SHERMAN ST
DENVER CO 80221-3636

CURRENT RESIDENT
7538 SHERMAN ST
DENVER CO 80221-3636

CURRENT RESIDENT
241 CUCHARA ST
DENVER CO 80221-3639

CURRENT RESIDENT
201 GREENWOOD BLVD
DENVER CO 80221-3643

CURRENT RESIDENT
220 GREENWOOD BLVD
DENVER CO 80221-3644

CURRENT RESIDENT
7531 BROADWAY
DENVER CO 80221-3659

CURRENT RESIDENT
7533 BROADWAY
DENVER CO 80221-3659

CURRENT RESIDENT
7535 BROADWAY
DENVER CO 80221-3659

CURRENT RESIDENT
7537 BROADWAY
DENVER CO 80221-3659

CURRENT RESIDENT
7541 BROADWAY
DENVER CO 80221-3659

CURRENT RESIDENT
7543 BROADWAY
DENVER CO 80221-3659

CURRENT RESIDENT
7545 BROADWAY
DENVER CO 80221-3659

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7547 BROADWAY
DENVER CO 80221-3659

CURRENT RESIDENT
7551 BROADWAY
DENVER CO 80221-3659

CURRENT RESIDENT
7553 BROADWAY
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7555 BROADWAY
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7557 BROADWAY
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CURRENT RESIDENT
7561 BROADWAY
DENVER CO 80221-3659

CURRENT RESIDENT
7563 BROADWAY
DENVER CO 80221-3659

CURRENT RESIDENT
7565 BROADWAY
DENVER CO 80221-3659

CURRENT RESIDENT
7567 BROADWAY
DENVER CO 80221-3659

CURRENT RESIDENT
110 E GRACE PL APT 1
DENVER CO 80221-3660

CURRENT RESIDENT
110 E GRACE PL APT 2
DENVER CO 80221-3660

CURRENT RESIDENT
110 E GRACE PL APT 3
DENVER CO 80221-3660

CURRENT RESIDENT
110 E GRACE PL APT 4
DENVER CO 80221-3660

CURRENT RESIDENT
120 E GRACE PL APT 1
DENVER CO 80221-3661

CURRENT RESIDENT
120 E GRACE PL APT 2
DENVER CO 80221-3661

CURRENT RESIDENT
120 E GRACE PL APT 3
DENVER CO 80221-3661

CURRENT RESIDENT
120 E GRACE PL APT 4
DENVER CO 80221-3661

CURRENT RESIDENT
180 E GRACE PL APT 1
DENVER CO 80221-3662

CURRENT RESIDENT
180 E GRACE PL APT 2
DENVER CO 80221-3662

CURRENT RESIDENT
180 E GRACE PL APT 3
DENVER CO 80221-3662

CURRENT RESIDENT
180 E GRACE PL APT 4
DENVER CO 80221-3662

CURRENT RESIDENT
201 E GRACE PL APT 1
DENVER CO 80221-3663

CURRENT RESIDENT
201 E GRACE PL APT 2
DENVER CO 80221-3663

CURRENT RESIDENT
201 E GRACE PL APT 3
DENVER CO 80221-3663

CURRENT RESIDENT
201 E GRACE PL APT 4
DENVER CO 80221-3663

CURRENT RESIDENT
167 E GRACE PL
DENVER CO 80221-3664

CURRENT RESIDENT
169 E GRACE PL
DENVER CO 80221-3664

CURRENT RESIDENT
171 E GRACE PL
DENVER CO 80221-3664

CURRENT RESIDENT
173 E GRACE PL
DENVER CO 80221-3664

CURRENT RESIDENT
175 E GRACE PL
DENVER CO 80221-3664

CURRENT RESIDENT
177 E GRACE PL
DENVER CO 80221-3664

CURRENT RESIDENT
179 E GRACE PL
DENVER CO 80221-3664

CURRENT RESIDENT
183 E GRACE PL
DENVER CO 80221-3664

CURRENT RESIDENT
7575 BROADWAY STE A
DENVER CO 80221-3666

CURRENT RESIDENT
7575 BROADWAY STE B
DENVER CO 80221-3666

CURRENT RESIDENT
7575 BROADWAY STE C
DENVER CO 80221-3666

CURRENT RESIDENT
7575 BROADWAY STE D
DENVER CO 80221-3666

CURRENT RESIDENT
7575 BROADWAY STE E
DENVER CO 80221-3666

CURRENT RESIDENT
7575 BROADWAY STE F
DENVER CO 80221-3666

CURRENT RESIDENT
7540 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7542 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7544 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7546 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7556 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7560 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7564 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7568 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7572 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7576 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7580 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7584 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7588 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7592 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
7596 SHERMAN ST
DENVER CO 80221-3668

CURRENT RESIDENT
10 BOWIE CT
DENVER CO 80221-3674

CURRENT RESIDENT
11 BOWIE CT
DENVER CO 80221-3675

CURRENT RESIDENT
120 CORTEZ ST
DENVER CO 80221-3680

CURRENT RESIDENT
121 CORTEZ ST
DENVER CO 80221-3681

CURRENT RESIDENT
191 CORTEZ ST
DENVER CO 80221-3681

CURRENT RESIDENT
161 BRONCO RD
DENVER CO 80221-3686

CURRENT RESIDENT
160 CRAGMORE ST
DENVER CO 80221-3690

CURRENT RESIDENT
141 CRAGMORE ST
DENVER CO 80221-3691

CURRENT RESIDENT
120 GREENWOOD BLVD
DENVER CO 80221-3694

CURRENT RESIDENT
180 GREENWOOD BLVD
DENVER CO 80221-3694

CURRENT RESIDENT
181 GREENWOOD BLVD
DENVER CO 80221-3695

CURRENT RESIDENT
1141 ERIE ST
DENVER CO 80221-3733

CURRENT RESIDENT
1140 ERIE ST
DENVER CO 80221-3734

CURRENT RESIDENT
1081 DRAKE ST
DENVER CO 80221-3771

CURRENT RESIDENT
1120 DAKIN ST
DENVER CO 80221-3794

CURRENT RESIDENT
1121 DAKIN ST
DENVER CO 80221-3795

CURRENT RESIDENT
7881 CRESTVIEW LN
DENVER CO 80221-3803

CURRENT RESIDENT
7870 CRESTVIEW LN
DENVER CO 80221-3804

CURRENT RESIDENT
7951 CRESTVIEW LN
DENVER CO 80221-3805

CURRENT RESIDENT
7970 CRESTVIEW LN
DENVER CO 80221-3806

CURRENT RESIDENT
2670 W 80TH AVE
DENVER CO 80221-3808

CURRENT RESIDENT
7951 ROBIN LN
DENVER CO 80221-3816

CURRENT RESIDENT
7971 ROBIN LN
DENVER CO 80221-3816

CURRENT RESIDENT
7975 ROBIN LN
DENVER CO 80221-3816

CURRENT RESIDENT
7995 ROBIN LN
DENVER CO 80221-3816

CURRENT RESIDENT
7900 ROBIN LN
DENVER CO 80221-3819

CURRENT RESIDENT
7970 ROBIN LN
DENVER CO 80221-3819

CURRENT RESIDENT
2930 W 80TH AVE STE 1
DENVER CO 80221-3890

CURRENT RESIDENT
8252 ADAMS WAY
DENVER CO 80221-3904

CURRENT RESIDENT
8343 ADAMS WAY
DENVER CO 80221-3905

CURRENT RESIDENT
8363 ADAMS WAY
DENVER CO 80221-3905

CURRENT RESIDENT
8352 ADAMS WAY
DENVER CO 80221-3906

CURRENT RESIDENT
8365 CHARLOTTE WAY
DENVER CO 80221-3910

CURRENT RESIDENT
8375 CHARLOTTE WAY
DENVER CO 80221-3910

CURRENT RESIDENT
8284 CHARLOTTE WAY
DENVER CO 80221-3911

CURRENT RESIDENT
8212 LOUISE DR
DENVER CO 80221-3920

CURRENT RESIDENT
8284 MITZE WAY
DENVER CO 80221-3948

CURRENT RESIDENT
8263 NAVAJO ST
DENVER CO 80221-3949

CURRENT RESIDENT
8387 OSAGE WAY
DENVER CO 80221-3951

CURRENT RESIDENT
8346 OSAGE WAY
DENVER CO 80221-3952

CURRENT RESIDENT
8356 OSAGE WAY
DENVER CO 80221-3952

CURRENT RESIDENT
8383 PECOS ST
DENVER CO 80221-3957

CURRENT RESIDENT
8250 RALPH LN
DENVER CO 80221-3961

CURRENT RESIDENT
8300 RALPH LN
DENVER CO 80221-3963

CURRENT RESIDENT
8330 RALPH LN
DENVER CO 80221-3963

CURRENT RESIDENT
8344 CHARLOTTE WAY
DENVER CO 80221-3971

CURRENT RESIDENT
8374 CHARLOTTE WAY
DENVER CO 80221-3971

CURRENT RESIDENT
8344 MITZE WAY
DENVER CO 80221-3986

CURRENT RESIDENT
8354 MITZE WAY
DENVER CO 80221-3986

CURRENT RESIDENT
8384 MITZE WAY
DENVER CO 80221-3986

CURRENT RESIDENT
8303 NAVAJO ST
DENVER CO 80221-3988

CURRENT RESIDENT
8353 NAVAJO ST
DENVER CO 80221-3988

CURRENT RESIDENT
8363 NAVAJO ST
DENVER CO 80221-3988

CURRENT RESIDENT
7718 ELLEN LN
DENVER CO 80221-4100

CURRENT RESIDENT
7620 ACOMA CT
DENVER CO 80221-4101

CURRENT RESIDENT
82 DEL NORTE ST
DENVER CO 80221-4109

CURRENT RESIDENT
7618 GRACE PL
DENVER CO 80221-4114

CURRENT RESIDENT
7679 LINCOLN WAY
DENVER CO 80221-4119

CURRENT RESIDENT
7719 LINCOLN WAY
DENVER CO 80221-4121

CURRENT RESIDENT
7609 CONIFER RD
DENVER CO 80221-4125

CURRENT RESIDENT
7629 CONIFER RD
DENVER CO 80221-4125

CURRENT RESIDENT
160 E DEL NORTE ST APT 1
DENVER CO 80221-4137

CURRENT RESIDENT
160 E DEL NORTE ST APT 2
DENVER CO 80221-4137

CURRENT RESIDENT
160 E DEL NORTE ST APT 3
DENVER CO 80221-4137

CURRENT RESIDENT
160 E DEL NORTE ST APT 4
DENVER CO 80221-4137

CURRENT RESIDENT
7610 CONIFER RD
DENVER CO 80221-4139

CURRENT RESIDENT
7689 CONIFER RD
DENVER CO 80221-4140

CURRENT RESIDENT
7700 DELTA ST
DENVER CO 80221-4141

CURRENT RESIDENT
7706 DURANGO ST
DENVER CO 80221-4147

CURRENT RESIDENT
180 E DEL NORTE ST APT 1
DENVER CO 80221-4169

CURRENT RESIDENT
180 E DEL NORTE ST APT 2
DENVER CO 80221-4169

CURRENT RESIDENT
180 E DEL NORTE ST APT 3
DENVER CO 80221-4169

CURRENT RESIDENT
180 E DEL NORTE ST APT 4
DENVER CO 80221-4169

CURRENT RESIDENT
200 E DEL NORTE ST APT 1
DENVER CO 80221-4170

CURRENT RESIDENT
200 E DEL NORTE ST APT 2
DENVER CO 80221-4170

CURRENT RESIDENT
200 E DEL NORTE ST APT 3
DENVER CO 80221-4170

CURRENT RESIDENT
200 E DEL NORTE ST APT 4
DENVER CO 80221-4170

CURRENT RESIDENT
7609 SHERMAN PL
DENVER CO 80221-4180

CURRENT RESIDENT
7616 SHERMAN PL
DENVER CO 80221-4181

CURRENT RESIDENT
7636 SHERMAN PL
DENVER CO 80221-4181

CURRENT RESIDENT
7676 SHERMAN PL
DENVER CO 80221-4181

CURRENT RESIDENT
7706 SHERMAN PL
DENVER CO 80221-4183

CURRENT RESIDENT
7617 QUIVAS ST
DENVER CO 80221-4225

CURRENT RESIDENT
7627 QUIVAS ST
DENVER CO 80221-4225

CURRENT RESIDENT
7657 QUIVAS ST
DENVER CO 80221-4225

CURRENT RESIDENT
7667 QUIVAS ST
DENVER CO 80221-4225

CURRENT RESIDENT
7604 RARITAN ST
DENVER CO 80221-4230

CURRENT RESIDENT
7605 TURNER DR
DENVER CO 80221-4231

CURRENT RESIDENT
7616 TURNER DR
DENVER CO 80221-4232

CURRENT RESIDENT
7626 TURNER DR
DENVER CO 80221-4232

CURRENT RESIDENT
8252 GREENWOOD BLVD
DENVER CO 80221-4402

CURRENT RESIDENT
8272 GREENWOOD BLVD
DENVER CO 80221-4402

CURRENT RESIDENT
8390 ELATI ST STE 101
DENVER CO 80221-4409

CURRENT RESIDENT
8390 ELATI ST STE 201
DENVER CO 80221-4409

CURRENT RESIDENT
8390 ELATI ST STE 203
DENVER CO 80221-4409

CURRENT RESIDENT
8281 BLUEBELL WAY
DENVER CO 80221-4410

CURRENT RESIDENT
251 W 83RD AVE
DENVER CO 80221-4414

CURRENT RESIDENT
8356 FOX ST
THORNTON CO 80221-4415

CURRENT RESIDENT
8179 LORETTA DR
DENVER CO 80221-4416

CURRENT RESIDENT
8239 LORETTA DR
DENVER CO 80221-4418

CURRENT RESIDENT
8390 ELATI ST STE 102
DENVER CO 80221-4424

CURRENT RESIDENT
8390 ELATI ST STE 103
DENVER CO 80221-4424

CURRENT RESIDENT
8390 ELATI ST STE 104
DENVER CO 80221-4424

CURRENT RESIDENT
8390 ELATI ST STE 105
DENVER CO 80221-4424

CURRENT RESIDENT
8333 GREENWOOD BLVD STE 275
DENVER CO 80221-4427

CURRENT RESIDENT
8390 ELATI ST STE 202
DENVER CO 80221-4428

CURRENT RESIDENT
8390 ELATI ST STE 204
DENVER CO 80221-4428

CURRENT RESIDENT
8390 ELATI ST STE 205
DENVER CO 80221-4428

CURRENT RESIDENT
411 W 83RD AVE
DENVER CO 80221-4464

CURRENT RESIDENT
8239 CHEROKEE ST
DENVER CO 80221-4465

CURRENT RESIDENT
8259 CHEROKEE ST
DENVER CO 80221-4465

CURRENT RESIDENT
8368 CHEROKEE ST
DENVER CO 80221-4468

CURRENT RESIDENT
8298 ELATI ST
DENVER CO 80221-4478

CURRENT RESIDENT
8365 ELATI ST
DENVER CO 80221-4479

CURRENT RESIDENT
8395 ELATI ST
DENVER CO 80221-4479

CURRENT RESIDENT
8354 ELATI ST
DENVER CO 80221-4480

CURRENT RESIDENT
8333 GREENWOOD BLVD STE 120
DENVER CO 80221-4483

CURRENT RESIDENT
8333 GREENWOOD BLVD STE 215
DENVER CO 80221-4483

CURRENT RESIDENT
8333 GREENWOOD BLVD STE 230
DENVER CO 80221-4483

CURRENT RESIDENT
8333 GREENWOOD BLVD STE 245
DENVER CO 80221-4483

CURRENT RESIDENT
8333 GREENWOOD BLVD STE 250
DENVER CO 80221-4483

CURRENT RESIDENT
8333 GREENWOOD BLVD STE 260
DENVER CO 80221-4483

CURRENT RESIDENT
8333 GREENWOOD BLVD STE 200
DENVER CO 80221-4487

CURRENT RESIDENT
8333 GREENWOOD BLVD STE 210
DENVER CO 80221-4487

CURRENT RESIDENT
8333 GREENWOOD BLVD STE 220
DENVER CO 80221-4487

CURRENT RESIDENT
8333 GREENWOOD BLVD STE 280
DENVER CO 80221-4487

CURRENT RESIDENT
8333 GREENWOOD BLVD STE 240
DENVER CO 80221-4490

CURRENT RESIDENT
8366 CONIFER RD
THORNTON CO 80221-4530

CURRENT RESIDENT
8315 ACOMA ST
DENVER CO 80221-4537

CURRENT RESIDENT
8325 ACOMA ST
DENVER CO 80221-4537

CURRENT RESIDENT
8345 ACOMA ST
THORNTON CO 80221-4537

CURRENT RESIDENT
8336 CONIFER RD
DENVER CO 80221-4582

CURRENT RESIDENT
8307 CONIFER RD
DENVER CO 80221-4583

CURRENT RESIDENT
8367 CONIFER RD UNIT A
DENVER CO 80221-4595

CURRENT RESIDENT
8367 CONIFER RD UNIT B
DENVER CO 80221-4595

CURRENT RESIDENT
8367 CONIFER RD UNIT C
DENVER CO 80221-4595

CURRENT RESIDENT
8345 KATHERINE WAY
DENVER CO 80221-4613

CURRENT RESIDENT
8355 KATHERINE WAY
DENVER CO 80221-4613

CURRENT RESIDENT
8366 KATHERINE WAY
DENVER CO 80221-4614

CURRENT RESIDENT
8319 QUIVAS WAY
DENVER CO 80221-4629

CURRENT RESIDENT
8306 QUIVAS WAY
DENVER CO 80221-4630

CURRENT RESIDENT
8361 SHOSHONE ST
DENVER CO 80221-4631

CURRENT RESIDENT
8381 SHOSHONE ST
DENVER CO 80221-4631

CURRENT RESIDENT
2160 STACY DR
DENVER CO 80221-4636

CURRENT RESIDENT
2361 STACY DR
DENVER CO 80221-4639

CURRENT RESIDENT
8373 STACY DR
DENVER CO 80221-4641

CURRENT RESIDENT
8390 STACY DR
DENVER CO 80221-4642

CURRENT RESIDENT
8382 TEJON ST
DENVER CO 80221-4644

CURRENT RESIDENT
8301 WYANDOT ST
DENVER CO 80221-4653

CURRENT RESIDENT
8318 WYANDOT ST
DENVER CO 80221-4654

CURRENT RESIDENT
8330 ZUNI ST APT 118
WESTMINSTER CO 80221-4674

CURRENT RESIDENT
8330 ZUNI ST APT 119
WESTMINSTER CO 80221-4674

CURRENT RESIDENT
8330 ZUNI ST APT 122
WESTMINSTER CO 80221-4674

CURRENT RESIDENT
8330 ZUNI ST APT 114
WESTMINSTER CO 80221-4675

CURRENT RESIDENT
8330 ZUNI ST APT 115
WESTMINSTER CO 80221-4675

CURRENT RESIDENT
8330 ZUNI ST APT 219
WESTMINSTER CO 80221-4677

CURRENT RESIDENT
8330 ZUNI ST APT 222
WESTMINSTER CO 80221-4677

CURRENT RESIDENT
8330 ZUNI ST APT 209
WESTMINSTER CO 80221-4678

CURRENT RESIDENT
8384 UMATILLA ST
DENVER CO 80221-4680

CURRENT RESIDENT
8330 ZUNI ST APT 101
WESTMINSTER CO 80221-4688

CURRENT RESIDENT
8380 ZUNI ST STE 100
DENVER CO 80221-4689

CURRENT RESIDENT
8380 ZUNI ST STE 105
DENVER CO 80221-4689

CURRENT RESIDENT
8380 ZUNI ST STE 200
DENVER CO 80221-4689

CURRENT RESIDENT
8380 ZUNI ST STE 205
DENVER CO 80221-4689

CURRENT RESIDENT
8380 ZUNI ST STE 300
DENVER CO 80221-4689

CURRENT RESIDENT
8380 ZUNI ST STE 305
DENVER CO 80221-4689

CURRENT RESIDENT
8330 ZUNI ST APT 205
WESTMINSTER CO 80221-4690

CURRENT RESIDENT
8330 ZUNI ST APT 206
WESTMINSTER CO 80221-4690

CURRENT RESIDENT
8330 ZUNI ST APT 216
WESTMINSTER CO 80221-4691

CURRENT RESIDENT
8311 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8313 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8315 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8317 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8319 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8321 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8323 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8327 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8329 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8331 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8333 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8335 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8337 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8339 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8341 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8343 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8345 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8347 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8351 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8353 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
8355 FOX ST
THORNTON CO 80221-4827

CURRENT RESIDENT
7460 DAKIN ST APT 206
DENVER CO 80221-5900

CURRENT RESIDENT
7460 DAKIN ST APT 207
DENVER CO 80221-5900

CURRENT RESIDENT
5415 PECOS ST
DENVER CO 80221-6400

CURRENT RESIDENT
5421 PECOS ST
DENVER CO 80221-6400

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

CURRENT RESIDENT
1731 W 53RD PL UNIT 3
DENVER CO 80221-6410

CURRENT RESIDENT
1731 W 53RD PL UNIT 4
DENVER CO 80221-6410

CURRENT RESIDENT
1731 W 53RD PL UNIT 6
DENVER CO 80221-6410

CURRENT RESIDENT
1731 W 53RD PL UNIT 7
DENVER CO 80221-6410

CURRENT RESIDENT
1750 W 53RD PL UNIT 1
DENVER CO 80221-6414

CURRENT RESIDENT
1750 W 53RD PL UNIT 2
DENVER CO 80221-6414

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

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

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

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

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

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

CURRENT RESIDENT
5250 PECOS ST
DENVER CO 80221-6417

CURRENT RESIDENT
5343 PECOS ST
DENVER CO 80221-6419

CURRENT RESIDENT
1771 W 53RD PL UNIT 5
DENVER CO 80221-6420

CURRENT RESIDENT
1771 W 53RD PL UNIT 7
DENVER CO 80221-6420

CURRENT RESIDENT
5493 PECOS ST
DENVER CO 80221-6421

CURRENT RESIDENT
5590 PECOS ST
DENVER CO 80221-6424

CURRENT RESIDENT
5595 PECOS ST
DENVER CO 80221-6425

CURRENT RESIDENT
5201 PECOS ST
DENVER CO 80221-6426

CURRENT RESIDENT
1740 W 53RD DR UNIT 1
DENVER CO 80221-6427

CURRENT RESIDENT
1740 W 53RD DR UNIT 5
DENVER CO 80221-6428

CURRENT RESIDENT
1740 W 53RD DR UNIT 7
DENVER CO 80221-6428

CURRENT RESIDENT
5290 RARITAN ST UNIT 1
DENVER CO 80221-6432

CURRENT RESIDENT
5290 RARITAN ST UNIT 2
DENVER CO 80221-6432

CURRENT RESIDENT
5290 RARITAN ST UNIT 3
DENVER CO 80221-6432

CURRENT RESIDENT
5290 RARITAN ST UNIT 4
DENVER CO 80221-6432

CURRENT RESIDENT
5290 RARITAN ST UNIT 5
DENVER CO 80221-6432

CURRENT RESIDENT
5290 RARITAN ST UNIT 6
DENVER CO 80221-6432

CURRENT RESIDENT
5290 RARITAN ST UNIT 7
DENVER CO 80221-6432

CURRENT RESIDENT
5290 RARITAN ST UNIT 8
DENVER CO 80221-6432

CURRENT RESIDENT
5340 RARITAN ST UNIT 3
DENVER CO 80221-6434

CURRENT RESIDENT
5340 RARITAN ST UNIT 6
DENVER CO 80221-6434

CURRENT RESIDENT
5340 RARITAN ST UNIT 8
DENVER CO 80221-6434

CURRENT RESIDENT
5318 QUIVAS ST
DENVER CO 80221-6436

CURRENT RESIDENT
5295 QUIVAS ST UNIT 1
DENVER CO 80221-6438

CURRENT RESIDENT
5295 QUIVAS ST UNIT 2
DENVER CO 80221-6438

CURRENT RESIDENT
5295 QUIVAS ST UNIT 4
DENVER CO 80221-6438

CURRENT RESIDENT
5295 QUIVAS ST UNIT 8
DENVER CO 80221-6439

CURRENT RESIDENT
5335 PECOS WAY UNIT 2
DENVER CO 80221-6444

CURRENT RESIDENT
5335 PECOS WAY UNIT 6
DENVER CO 80221-6444

CURRENT RESIDENT
5335 PECOS WAY UNIT 8
DENVER CO 80221-6444

CURRENT RESIDENT
5330 PECOS ST
DENVER CO 80221-6445

CURRENT RESIDENT
5350 PECOS ST
DENVER CO 80221-6445

CURRENT RESIDENT
5390 PECOS ST
DENVER CO 80221-6445

CURRENT RESIDENT
3067 W 54TH AVE
DENVER CO 80221-6501

CURRENT RESIDENT
5203 FEDERAL BLVD
DENVER CO 80221-6511

CURRENT RESIDENT
5261 GROVE ST
DENVER CO 80221-6512

CURRENT RESIDENT
5240 GROVE ST
DENVER CO 80221-6513

CURRENT RESIDENT
5266 GROVE ST
DENVER CO 80221-6513

CURRENT RESIDENT
3058 W 55TH AVE
DENVER CO 80221-6518

CURRENT RESIDENT
3062 W 55TH AVE
DENVER CO 80221-6518

CURRENT RESIDENT
3110 W 55TH AVE
DENVER CO 80221-6520

CURRENT RESIDENT
3150 W 55TH AVE
DENVER CO 80221-6520

CURRENT RESIDENT
3060 W 55TH PL
DENVER CO 80221-6526

CURRENT RESIDENT
3220 W 55TH PL
DENVER CO 80221-6530

CURRENT RESIDENT
3230 W 55TH PL
DENVER CO 80221-6530

CURRENT RESIDENT
3240 W 55TH PL
DENVER CO 80221-6530

CURRENT RESIDENT
3250 W 55TH PL
DENVER CO 80221-6530

CURRENT RESIDENT
5241 REGIS RD
DENVER CO 80221-6536

CURRENT RESIDENT
5335 FEDERAL BLVD
DENVER CO 80221-6537

CURRENT RESIDENT
5377 FEDERAL BLVD
DENVER CO 80221-6537

CURRENT RESIDENT
5220 REGIS RD
DENVER CO 80221-6538

CURRENT RESIDENT
5401 FEDERAL BLVD
DENVER CO 80221-6539

CURRENT RESIDENT
5400 FEDERAL BLVD
DENVER CO 80221-6540

CURRENT RESIDENT
5454 FEDERAL BLVD
DENVER CO 80221-6540

CURRENT RESIDENT
5496 FEDERAL BLVD
DENVER CO 80221-6540

CURRENT RESIDENT
5501 FEDERAL BLVD
DENVER CO 80221-6541

CURRENT RESIDENT
5520 FEDERAL BLVD
DENVER CO 80221-6542

CURRENT RESIDENT
5524 FEDERAL BLVD
DENVER CO 80221-6542

CURRENT RESIDENT
5367 GROVE ST
DENVER CO 80221-6543

CURRENT RESIDENT
5336 GROVE ST
DENVER CO 80221-6544

CURRENT RESIDENT
5380 GROVE ST
DENVER CO 80221-6544

CURRENT RESIDENT
5545 GROVE ST
DENVER CO 80221-6547

CURRENT RESIDENT
5520 GROVE ST
DENVER CO 80221-6548

CURRENT RESIDENT
3243 W 52ND PL
DENVER CO 80221-6552

CURRENT RESIDENT
3050 W 53RD AVE
DENVER CO 80221-6562

CURRENT RESIDENT
3003 W 53RD AVE
DENVER CO 80221-6563

CURRENT RESIDENT
3023 W 53RD AVE
DENVER CO 80221-6563

CURRENT RESIDENT
3075 W 53RD AVE
DENVER CO 80221-6563

CURRENT RESIDENT
5233 GROVE ST UNIT 1
DENVER CO 80221-6572

CURRENT RESIDENT
5233 GROVE ST UNIT 2
DENVER CO 80221-6572

CURRENT RESIDENT
5233 GROVE ST UNIT 3
DENVER CO 80221-6572

CURRENT RESIDENT
5233 GROVE ST UNIT 4
DENVER CO 80221-6572

CURRENT RESIDENT
5233 GROVE ST UNIT 5
DENVER CO 80221-6572

CURRENT RESIDENT
5233 GROVE ST UNIT 6
DENVER CO 80221-6572

CURRENT RESIDENT
5233 GROVE ST UNIT 7
DENVER CO 80221-6572

CURRENT RESIDENT
5233 GROVE ST UNIT 8
DENVER CO 80221-6572

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 21
DENVER CO 80221-6584

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 22
DENVER CO 80221-6584

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 23
DENVER CO 80221-6584

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 24
DENVER CO 80221-6584

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 25
DENVER CO 80221-6584

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 26
DENVER CO 80221-6584

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 27
DENVER CO 80221-6584

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 28
DENVER CO 80221-6584

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 29
DENVER CO 80221-6584

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 30
DENVER CO 80221-6584

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 31
DENVER CO 80221-6585

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 32
DENVER CO 80221-6585

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 33
DENVER CO 80221-6585

CURRENT RESIDENT
5525 FEDERAL BLVD LOT 34
DENVER CO 80221-6585

CURRENT RESIDENT
3241 W 54TH AVE
DENVER CO 80221-6591

CURRENT RESIDENT
5555 FEDERAL BLVD OFC OFC DENVER
DENVER CO 80221-6598

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 10
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 11
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 12
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 14
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 15
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 16
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 17
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 18
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 19
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 2
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 20
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 21
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 22
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 23
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 24
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 25
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 26
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 27
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 28
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 3
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 30
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 31
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 32
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 33
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 34
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 4
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 5
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 6
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 7
DENVER CO 80221-6599

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 8
DENVER CO 80221-6599

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

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

CURRENT RESIDENT
2291 W 56TH AVE
DENVER CO 80221-6604

CURRENT RESIDENT
2220 W 56TH PL
DENVER CO 80221-6607

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

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

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

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

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

CURRENT RESIDENT
5671 TEJON ST
DENVER CO 80221-6616

CURRENT RESIDENT
1451 CARGILL DR
DENVER CO 80221-6635

CURRENT RESIDENT
1551 CARGILL DR
DENVER CO 80221-6636

CURRENT RESIDENT
5610 PECOS ST
DENVER CO 80221-6641

CURRENT RESIDENT
5650 PECOS ST
DENVER CO 80221-6641

CURRENT RESIDENT
5678 PECOS ST
DENVER CO 80221-6641

CURRENT RESIDENT
5686 PECOS ST
DENVER CO 80221-6641

CURRENT RESIDENT
5800 PECOS ST
DENVER CO 80221-6645

CURRENT RESIDENT
5715 PECOS ST
DENVER CO 80221-6652

CURRENT RESIDENT
5725 PECOS ST
DENVER CO 80221-6652

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

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

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

CURRENT RESIDENT
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CURRENT RESIDENT
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DENVER CO 80221-7011

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211062
DENVER CO 80221-7011

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211063
DENVER CO 80221-7011

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211064
DENVER CO 80221-7011

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211065
DENVER CO 80221-7011

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211066
DENVER CO 80221-7011

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211067
DENVER CO 80221-7011

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211068
DENVER CO 80221-7011

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211069
DENVER CO 80221-7011

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211071
DENVER CO 80221-7011

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211072
DENVER CO 80221-7011

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211081
DENVER CO 80221-7012

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211082
DENVER CO 80221-7012

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211083
DENVER CO 80221-7012

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211084
DENVER CO 80221-7012

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211085
DENVER CO 80221-7012

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211086
DENVER CO 80221-7012

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211091
DENVER CO 80221-7012

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211092
DENVER CO 80221-7012

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211093
DENVER CO 80221-7012

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211094
DENVER CO 80221-7012

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211095
DENVER CO 80221-7012

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211096
DENVER CO 80221-7012

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211097
DENVER CO 80221-7012

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211098
DENVER CO 80221-7012

CURRENT RESIDENT
1241 W 69TH AVE
DENVER CO 80221-7013

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211101
DENVER CO 80221-7014

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211102
DENVER CO 80221-7014

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211111
DENVER CO 80221-7014

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211112
DENVER CO 80221-7014

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211113
DENVER CO 80221-7014

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211114
DENVER CO 80221-7014

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211115
DENVER CO 80221-7014

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211116
DENVER CO 80221-7014

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211121
DENVER CO 80221-7014

CURRENT RESIDENT
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DENVER CO 80221-7014

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211123
DENVER CO 80221-7014

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211124
DENVER CO 80221-7014

CURRENT RESIDENT
1401 W 69TH AVE
DENVER CO 80221-7017

CURRENT RESIDENT
1501 W 69TH AVE
DENVER CO 80221-7019

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211125
DENVER CO 80221-7020

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211126
DENVER CO 80221-7020

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211127
DENVER CO 80221-7020

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211128
DENVER CO 80221-7020

CURRENT RESIDENT
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DENVER CO 80221-7020

CURRENT RESIDENT
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DENVER CO 80221-7020

CURRENT RESIDENT
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DENVER CO 80221-7020

CURRENT RESIDENT
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DENVER CO 80221-7020

CURRENT RESIDENT
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DENVER CO 80221-7020

CURRENT RESIDENT
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DENVER CO 80221-7020

CURRENT RESIDENT
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DENVER CO 80221-7020

CURRENT RESIDENT
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DENVER CO 80221-7020

CURRENT RESIDENT
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DENVER CO 80221-7020

CURRENT RESIDENT
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DENVER CO 80221-7020

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211148
DENVER CO 80221-7020

CURRENT RESIDENT
1333 W 70TH AVE
DENVER CO 80221-7021

CURRENT RESIDENT
1400 W 70TH AVE
DENVER CO 80221-7023

CURRENT RESIDENT
1521 W 70TH AVE
DENVER CO 80221-7024

CURRENT RESIDENT
1540 W 70TH AVE
DENVER CO 80221-7025

CURRENT RESIDENT
6831 MARIPOSA ST
DENVER CO 80221-7026

CURRENT RESIDENT
6840 MARIPOSA ST
DENVER CO 80221-7027

CURRENT RESIDENT
6860 MARIPOSA ST
DENVER CO 80221-7027

CURRENT RESIDENT
6940 MARIPOSA ST
DENVER CO 80221-7029

CURRENT RESIDENT
6970 MARIPOSA ST
DENVER CO 80221-7029

CURRENT RESIDENT
6972 MARIPOSA ST
DENVER CO 80221-7029

CURRENT RESIDENT
6980 MARIPOSA ST
DENVER CO 80221-7029

CURRENT RESIDENT
6921 NAVAJO ST
DENVER CO 80221-7032

CURRENT RESIDENT
6931 NAVAJO ST
DENVER CO 80221-7032

CURRENT RESIDENT
6961 NAVAJO ST
DENVER CO 80221-7032

CURRENT RESIDENT
6981 NAVAJO ST
DENVER CO 80221-7032

CURRENT RESIDENT
6831 OSAGE ST
DENVER CO 80221-7034

CURRENT RESIDENT
6973 OSAGE ST
DENVER CO 80221-7036

CURRENT RESIDENT
6975 OSAGE ST
DENVER CO 80221-7036

CURRENT RESIDENT
6983 OSAGE ST
DENVER CO 80221-7036

CURRENT RESIDENT
6985 OSAGE ST
DENVER CO 80221-7036

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211151
DENVER CO 80221-7039

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211152
DENVER CO 80221-7039

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1411 CORTEZ ST UNIT 211153
DENVER CO 80221-7039

CURRENT RESIDENT
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DENVER CO 80221-7039

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DENVER CO 80221-7039

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1411 CORTEZ ST UNIT 211156
DENVER CO 80221-7039

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DENVER CO 80221-7039

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DENVER CO 80221-7039

CURRENT RESIDENT
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DENVER CO 80221-7039

CURRENT RESIDENT
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DENVER CO 80221-7039

CURRENT RESIDENT
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DENVER CO 80221-7039

CURRENT RESIDENT
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DENVER CO 80221-7039

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DENVER CO 80221-7039

CURRENT RESIDENT
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DENVER CO 80221-7039

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211175
DENVER CO 80221-7041

CURRENT RESIDENT
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DENVER CO 80221-7041

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211177
DENVER CO 80221-7041

CURRENT RESIDENT
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DENVER CO 80221-7041

CURRENT RESIDENT
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DENVER CO 80221-7041

CURRENT RESIDENT
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DENVER CO 80221-7041

CURRENT RESIDENT
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DENVER CO 80221-7041

CURRENT RESIDENT
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DENVER CO 80221-7041

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DENVER CO 80221-7041

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DENVER CO 80221-7041

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DENVER CO 80221-7041

CURRENT RESIDENT
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DENVER CO 80221-7041

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DENVER CO 80221-7041

CURRENT RESIDENT
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DENVER CO 80221-7041

CURRENT RESIDENT
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DENVER CO 80221-7041

CURRENT RESIDENT
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DENVER CO 80221-7041

CURRENT RESIDENT
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DENVER CO 80221-7041

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211195
DENVER CO 80221-7041

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211196
DENVER CO 80221-7041

CURRENT RESIDENT
906 W 69TH AVE
DENVER CO 80221-7045

CURRENT RESIDENT
1097 W 69TH AVE
DENVER CO 80221-7046

CURRENT RESIDENT
1080 W 69TH AVE
DENVER CO 80221-7047

CURRENT RESIDENT
1090 W 69TH AVE
DENVER CO 80221-7047

CURRENT RESIDENT
1020 W 70TH AVE
DENVER CO 80221-7051

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211201
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211202
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211203
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211204
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211205
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211206
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211207
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211208
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211211
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211212
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211213
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211214
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211215
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211216
DENVER CO 80221-7052

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DENVER CO 80221-7052

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1411 CORTEZ ST UNIT 211218
DENVER CO 80221-7052

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1411 CORTEZ ST UNIT 211219
DENVER CO 80221-7052

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DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211222
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211223
DENVER CO 80221-7052

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211224
DENVER CO 80221-7052

CURRENT RESIDENT
1206 W 70TH AVE
DENVER CO 80221-7053

CURRENT RESIDENT
1210 W 70TH AVE
DENVER CO 80221-7053

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211225
DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211226
DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211231
DENVER CO 80221-7062

CURRENT RESIDENT
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DENVER CO 80221-7062

CURRENT RESIDENT
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DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211234
DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211235
DENVER CO 80221-7062

CURRENT RESIDENT
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DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211237
DENVER CO 80221-7062

CURRENT RESIDENT
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DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211241
DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211242
DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211243
DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211244
DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211245
DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211246
DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211247
DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211248
DENVER CO 80221-7062

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211249
DENVER CO 80221-7062

CURRENT RESIDENT
1121 W 69TH AVE APT 101
DENVER CO 80221-7063

CURRENT RESIDENT
1121 W 69TH AVE APT 102
DENVER CO 80221-7063

CURRENT RESIDENT
1121 W 69TH AVE APT 103
DENVER CO 80221-7063

CURRENT RESIDENT
1121 W 69TH AVE APT 104
DENVER CO 80221-7063

CURRENT RESIDENT
1121 W 69TH AVE APT 201
DENVER CO 80221-7063

CURRENT RESIDENT
1141 W 69TH AVE APT 101
DENVER CO 80221-7064

CURRENT RESIDENT
1141 W 69TH AVE APT 102
DENVER CO 80221-7064

CURRENT RESIDENT
1141 W 69TH AVE APT 103
DENVER CO 80221-7064

CURRENT RESIDENT
1141 W 69TH AVE APT 104
DENVER CO 80221-7064

CURRENT RESIDENT
1141 W 69TH AVE APT 201
DENVER CO 80221-7064

CURRENT RESIDENT
1161 W 69TH AVE APT 101
DENVER CO 80221-7065

CURRENT RESIDENT
1161 W 69TH AVE APT 102
DENVER CO 80221-7065

CURRENT RESIDENT
1161 W 69TH AVE APT 103
DENVER CO 80221-7065

CURRENT RESIDENT
1161 W 69TH AVE APT 104
DENVER CO 80221-7065

CURRENT RESIDENT
1161 W 69TH AVE APT 201
DENVER CO 80221-7065

CURRENT RESIDENT
1161 W 69TH AVE APT 202
DENVER CO 80221-7069

CURRENT RESIDENT
1161 W 69TH AVE APT 203
DENVER CO 80221-7069

CURRENT RESIDENT
1161 W 69TH AVE APT 204
DENVER CO 80221-7069

CURRENT RESIDENT
1161 W 69TH AVE APT 301
DENVER CO 80221-7069

CURRENT RESIDENT
1161 W 69TH AVE APT 302
DENVER CO 80221-7069

CURRENT RESIDENT
1161 W 69TH AVE APT 303
DENVER CO 80221-7069

CURRENT RESIDENT
1161 W 69TH AVE APT 304
DENVER CO 80221-7069

CURRENT RESIDENT
1141 W 69TH AVE APT 202
DENVER CO 80221-7070

CURRENT RESIDENT
1141 W 69TH AVE APT 203
DENVER CO 80221-7070

CURRENT RESIDENT
1141 W 69TH AVE APT 204
DENVER CO 80221-7070

CURRENT RESIDENT
1141 W 69TH AVE APT 301
DENVER CO 80221-7070

CURRENT RESIDENT
1141 W 69TH AVE APT 302
DENVER CO 80221-7070

CURRENT RESIDENT
1141 W 69TH AVE APT 303
DENVER CO 80221-7070

CURRENT RESIDENT
1141 W 69TH AVE APT 304
DENVER CO 80221-7070

CURRENT RESIDENT
1121 W 69TH AVE APT 202
DENVER CO 80221-7071

CURRENT RESIDENT
1121 W 69TH AVE APT 203
DENVER CO 80221-7071

CURRENT RESIDENT
1121 W 69TH AVE APT 204
DENVER CO 80221-7071

CURRENT RESIDENT
1121 W 69TH AVE APT 301
DENVER CO 80221-7071

CURRENT RESIDENT
1121 W 69TH AVE APT 302
DENVER CO 80221-7071

CURRENT RESIDENT
1121 W 69TH AVE APT 303
DENVER CO 80221-7071

CURRENT RESIDENT
1121 W 69TH AVE APT 304
DENVER CO 80221-7071

CURRENT RESIDENT
1084 W 69TH AVE APT A101
DENVER CO 80221-7074

CURRENT RESIDENT
1084 W 69TH AVE APT A102
DENVER CO 80221-7074

CURRENT RESIDENT
1084 W 69TH AVE APT A103
DENVER CO 80221-7074

CURRENT RESIDENT
1084 W 69TH AVE APT A104
DENVER CO 80221-7074

CURRENT RESIDENT
1084 W 69TH AVE APT A105
DENVER CO 80221-7074

CURRENT RESIDENT
1084 W 69TH AVE APT A106
DENVER CO 80221-7074

CURRENT RESIDENT
1084 W 69TH AVE APT A107
DENVER CO 80221-7074

CURRENT RESIDENT
1084 W 69TH AVE APT A108
DENVER CO 80221-7074

CURRENT RESIDENT
1086 W 69TH AVE APT B101
DENVER CO 80221-7075

CURRENT RESIDENT
1086 W 69TH AVE APT B102
DENVER CO 80221-7075

CURRENT RESIDENT
1086 W 69TH AVE APT B103
DENVER CO 80221-7075

CURRENT RESIDENT
1086 W 69TH AVE APT B104
DENVER CO 80221-7075

CURRENT RESIDENT
1086 W 69TH AVE APT B105
DENVER CO 80221-7075

CURRENT RESIDENT
1086 W 69TH AVE APT B106
DENVER CO 80221-7075

CURRENT RESIDENT
1086 W 69TH AVE APT B107
DENVER CO 80221-7075

CURRENT RESIDENT
1086 W 69TH AVE APT B108
DENVER CO 80221-7075

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211251
DENVER CO 80221-7078

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211252
DENVER CO 80221-7078

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211253
DENVER CO 80221-7078

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211254
DENVER CO 80221-7078

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211255
DENVER CO 80221-7078

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211256
DENVER CO 80221-7078

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211259
DENVER CO 80221-7078

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211261
DENVER CO 80221-7078

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1411 CORTEZ ST UNIT 211262
DENVER CO 80221-7078

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211263
DENVER CO 80221-7078

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211264
DENVER CO 80221-7078

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1411 CORTEZ ST UNIT 211265
DENVER CO 80221-7078

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1411 CORTEZ ST UNIT 211266
DENVER CO 80221-7078

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211271
DENVER CO 80221-7078

CURRENT RESIDENT
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DENVER CO 80221-7078

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211273
DENVER CO 80221-7078

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211274
DENVER CO 80221-7078

CURRENT RESIDENT
1101 W 69TH AVE APT 2
DENVER CO 80221-7080

CURRENT RESIDENT
1101 W 69TH AVE APT 3
DENVER CO 80221-7080

CURRENT RESIDENT
1101 W 69TH AVE APT 4
DENVER CO 80221-7080

CURRENT RESIDENT
1084 W 69TH AVE APT A208
DENVER CO 80221-7082

CURRENT RESIDENT
1086 W 69TH AVE APT B207
DENVER CO 80221-7083

CURRENT RESIDENT
1086 W 69TH AVE APT B208
DENVER CO 80221-7083

CURRENT RESIDENT
1084 W 69TH AVE APT A201
DENVER CO 80221-7086

CURRENT RESIDENT
1084 W 69TH AVE APT A202
DENVER CO 80221-7086

CURRENT RESIDENT
1084 W 69TH AVE APT A203
DENVER CO 80221-7086

CURRENT RESIDENT
1084 W 69TH AVE APT A204
DENVER CO 80221-7086

CURRENT RESIDENT
1084 W 69TH AVE APT A205
DENVER CO 80221-7086

CURRENT RESIDENT
1084 W 69TH AVE APT A206
DENVER CO 80221-7086

CURRENT RESIDENT
1084 W 69TH AVE APT A207
DENVER CO 80221-7086

CURRENT RESIDENT
1086 W 69TH AVE APT B201
DENVER CO 80221-7087

CURRENT RESIDENT
1086 W 69TH AVE APT B202
DENVER CO 80221-7087

CURRENT RESIDENT
1086 W 69TH AVE APT B203
DENVER CO 80221-7087

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1086 W 69TH AVE APT B204
DENVER CO 80221-7087

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1086 W 69TH AVE APT B205
DENVER CO 80221-7087

CURRENT RESIDENT
1086 W 69TH AVE APT B206
DENVER CO 80221-7087

CURRENT RESIDENT
1490 W 70TH AVE UNIT 4
DENVER CO 80221-7088

CURRENT RESIDENT
6899 PECOS ST UNIT A
DENVER CO 80221-7090

CURRENT RESIDENT
6899 PECOS ST UNIT B
DENVER CO 80221-7090

CURRENT RESIDENT
6899 PECOS ST UNIT C
DENVER CO 80221-7090

CURRENT RESIDENT
6899 PECOS ST UNIT D
DENVER CO 80221-7090

CURRENT RESIDENT
6970 OSAGE ST UNIT 1
DENVER CO 80221-7094

CURRENT RESIDENT
6970 OSAGE ST UNIT 2
DENVER CO 80221-7094

CURRENT RESIDENT
6970 OSAGE ST UNIT 3
DENVER CO 80221-7094

CURRENT RESIDENT
6970 OSAGE ST UNIT 4
DENVER CO 80221-7094

CURRENT RESIDENT
6910 NAVAJO ST APT B
DENVER CO 80221-7098

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211275
DENVER CO 80221-7100

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211276
DENVER CO 80221-7100

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1411 CORTEZ ST UNIT 211277
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DENVER CO 80221-7100

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DENVER CO 80221-7100

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DENVER CO 80221-7100

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DENVER CO 80221-7100

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DENVER CO 80221-7100

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DENVER CO 80221-7100

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DENVER CO 80221-7100

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DENVER CO 80221-7100

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DENVER CO 80221-7100

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DENVER CO 80221-7100

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DENVER CO 80221-7100

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DENVER CO 80221-7100

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DENVER CO 80221-7100

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211301
DENVER CO 80221-7101

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211302
DENVER CO 80221-7101

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DENVER CO 80221-7101

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DENVER CO 80221-7101

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DENVER CO 80221-7101

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DENVER CO 80221-7101

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DENVER CO 80221-7101

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DENVER CO 80221-7101

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DENVER CO 80221-7101

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DENVER CO 80221-7101

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DENVER CO 80221-7101

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DENVER CO 80221-7101

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DENVER CO 80221-7101

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DENVER CO 80221-7101

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DENVER CO 80221-7102

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DENVER CO 80221-7102

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DENVER CO 80221-7102

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DENVER CO 80221-7102

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1411 CORTEZ ST UNIT 211333
DENVER CO 80221-7102

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1411 CORTEZ ST UNIT 211334
DENVER CO 80221-7102

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DENVER CO 80221-7102

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211336
DENVER CO 80221-7102

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DENVER CO 80221-7102

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DENVER CO 80221-7102

CURRENT RESIDENT
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DENVER CO 80221-7102

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DENVER CO 80221-7102

CURRENT RESIDENT
1411 CORTEZ ST UNIT 211342
DENVER CO 80221-7102

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1420 W 71ST PL APT 201
DENVER CO 80221-7277

CURRENT RESIDENT
1420 W 71ST PL APT 202
DENVER CO 80221-7277

CURRENT RESIDENT
1420 W 71ST PL APT 203
DENVER CO 80221-7277

CURRENT RESIDENT
1420 W 71ST PL APT 204
DENVER CO 80221-7277

CURRENT RESIDENT
1420 W 71ST PL APT 205
DENVER CO 80221-7278

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1420 W 71ST PL APT 206
DENVER CO 80221-7278

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1420 W 71ST PL APT 207
DENVER CO 80221-7278

CURRENT RESIDENT
1420 W 71ST PL APT 301
DENVER CO 80221-7278

CURRENT RESIDENT
1420 W 71ST PL APT 302
DENVER CO 80221-7278

CURRENT RESIDENT
1420 W 71ST PL APT 303
DENVER CO 80221-7278

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1420 W 71ST PL APT 304
DENVER CO 80221-7278

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1420 W 71ST PL APT 305
DENVER CO 80221-7278

CURRENT RESIDENT
1420 W 71ST PL APT 306
DENVER CO 80221-7278

CURRENT RESIDENT
1420 W 71ST PL APT 307
DENVER CO 80221-7278

CURRENT RESIDENT
5660 LOWELL BLVD
DENVER CO 80221-7320

CURRENT RESIDENT
1701 W 83RD AVE
DENVER CO 80221-7706

CURRENT RESIDENT
1721 W 83RD AVE
DENVER CO 80221-7706

CURRENT RESIDENT
7161 SAMUEL DR APT 1
DENVER CO 80221-8101

CURRENT RESIDENT
7161 SAMUEL DR APT 2
DENVER CO 80221-8101

CURRENT RESIDENT
7161 SAMUEL DR APT 5
DENVER CO 80221-8101

CURRENT RESIDENT
7161 SAMUEL DR APT 6
DENVER CO 80221-8101

CURRENT RESIDENT
7161 SAMUEL DR APT 3
DENVER CO 80221-8102

CURRENT RESIDENT
7161 SAMUEL DR APT 4
DENVER CO 80221-8102

CURRENT RESIDENT
7161 SAMUEL DR APT 7
DENVER CO 80221-8102

CURRENT RESIDENT
7161 SAMUEL DR APT 8
DENVER CO 80221-8102

CURRENT RESIDENT
1675 W 69TH AVE
DENVER CO 80221-8107

CURRENT RESIDENT
200 E GRACE PL APT 1
DENVER CO 80221-8209

CURRENT RESIDENT
200 E GRACE PL APT 2
DENVER CO 80221-8209

CURRENT RESIDENT
200 E GRACE PL APT 3
DENVER CO 80221-8209

CURRENT RESIDENT
200 E GRACE PL APT 4
DENVER CO 80221-8209

CURRENT RESIDENT
141 E GRACE PL APT 1
DENVER CO 80221-8210

CURRENT RESIDENT
141 E GRACE PL APT 2
DENVER CO 80221-8210

CURRENT RESIDENT
141 E GRACE PL APT 3
DENVER CO 80221-8210

CURRENT RESIDENT
141 E GRACE PL APT 4
DENVER CO 80221-8210

CURRENT RESIDENT
181 E GRACE PL APT 1
DENVER CO 80221-8211

CURRENT RESIDENT
181 E GRACE PL APT 2
DENVER CO 80221-8211

CURRENT RESIDENT
181 E GRACE PL APT 3
DENVER CO 80221-8211

CURRENT RESIDENT
181 E GRACE PL APT 4
DENVER CO 80221-8211

CURRENT RESIDENT
150 E GRACE PL APT 1
DENVER CO 80221-8212

CURRENT RESIDENT
150 E GRACE PL APT 2
DENVER CO 80221-8212

CURRENT RESIDENT
150 E GRACE PL APT 3
DENVER CO 80221-8212

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150 E GRACE PL APT 4
DENVER CO 80221-8212

CURRENT RESIDENT
160 E GRACE PL APT 1
DENVER CO 80221-8213

CURRENT RESIDENT
160 E GRACE PL APT 2
DENVER CO 80221-8213

CURRENT RESIDENT
160 E GRACE PL APT 3
DENVER CO 80221-8213

CURRENT RESIDENT
160 E GRACE PL APT 4
DENVER CO 80221-8213

CURRENT RESIDENT
7500 BROADWAY APT 100
DENVER CO 80221-8214

CURRENT RESIDENT
7500 BROADWAY APT 101
DENVER CO 80221-8214

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7500 BROADWAY APT 102
DENVER CO 80221-8214

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DENVER CO 80221-8215

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7500 BROADWAY APT 201
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7520 BROADWAY APT 100
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7520 BROADWAY APT 105
DENVER CO 80221-8221

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DENVER CO 80221-8221

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7520 BROADWAY APT 200
DENVER CO 80221-8221

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7520 BROADWAY APT 201
DENVER CO 80221-8222

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7520 BROADWAY APT 309
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CURRENT RESIDENT
7530 BROADWAY APT 100
DENVER CO 80221-8226

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7530 BROADWAY APT 101
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7530 BROADWAY APT 105
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DENVER CO 80221-8227

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7530 BROADWAY APT 309
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7540 BROADWAY APT 100
DENVER CO 80221-8232

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DENVER CO 80221-8233

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7540 BROADWAY APT 200
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DENVER CO 80221-8237

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7540 BROADWAY APT 309
DENVER CO 80221-8237

CURRENT RESIDENT
1090 ELBERT ST
DENVER CO 80221-8304

CURRENT RESIDENT
1200 ELBERT ST
DENVER CO 80221-8306

CURRENT RESIDENT
1061 ERIE ST
DENVER CO 80221-8308

CURRENT RESIDENT
5565 FEDERAL BLVD LOT 1
DENVER CO 80221-8802

CURRENT RESIDENT
5565 FEDERAL BLVD LOT 10
DENVER CO 80221-8802

CURRENT RESIDENT
5565 FEDERAL BLVD LOT 11
DENVER CO 80221-8802

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5565 FEDERAL BLVD LOT 12
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5565 FEDERAL BLVD LOT 13
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5565 FEDERAL BLVD LOT 14
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5565 FEDERAL BLVD LOT 4
DENVER CO 80221-8802

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DENVER CO 80221-8802

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5565 FEDERAL BLVD LOT 37
DENVER CO 80221-8803

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DENVER CO 80221-8803

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DENVER CO 80221-8803

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DENVER CO 80221-8803

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DENVER CO 80221-8804

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DENVER CO 80221-8805

CURRENT RESIDENT
5565 FEDERAL BLVD LOT 124
DENVER CO 80221-8805

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 1
DENVER CO 80221-8810

CURRENT RESIDENT
5555 FEDERAL BLVD LOT 9
DENVER CO 80221-8810

CURRENT RESIDENT
5455 FEDERAL BLVD STE A
DENVER CO 80221-8812

CURRENT RESIDENT
5455 FEDERAL BLVD STE B
DENVER CO 80221-8812

CURRENT RESIDENT
5455 FEDERAL BLVD STE C
DENVER CO 80221-8812

CURRENT RESIDENT
5455 FEDERAL BLVD STE D
DENVER CO 80221-8812

CURRENT RESIDENT
5341 FEDERAL BLVD STE A
DENVER CO 80221-8819

CURRENT RESIDENT
5341 FEDERAL BLVD STE B
DENVER CO 80221-8819

CURRENT RESIDENT
5201 FEDERAL BLVD UNIT 1
DENVER CO 80221-8820

CURRENT RESIDENT
5201 FEDERAL BLVD UNIT 2
DENVER CO 80221-8820

CURRENT RESIDENT
6970 NAVAJO ST APT A
DENVER CO 80221-8904

CURRENT RESIDENT
6970 NAVAJO ST APT D
DENVER CO 80221-8904

CURRENT RESIDENT
6990 NAVAJO ST APT A
DENVER CO 80221-8906

CURRENT RESIDENT
6990 NAVAJO ST APT B
DENVER CO 80221-8906

CURRENT RESIDENT
6995 MARIPOSA ST APT B
DENVER CO 80221-8908

CURRENT RESIDENT
6995 MARIPOSA ST APT C
DENVER CO 80221-8908

CURRENT RESIDENT
6975 MARIPOSA ST APT C
DENVER CO 80221-8910

CURRENT RESIDENT
6975 MARIPOSA ST APT D
DENVER CO 80221-8910

CURRENT RESIDENT
6955 MARIPOSA ST APT C
DENVER CO 80221-8912

CURRENT RESIDENT
6925 MARIPOSA ST APT D
DENVER CO 80221-8914

CURRENT RESIDENT
6905 MARIPOSA ST APT B
DENVER CO 80221-8916

CURRENT RESIDENT
1340 W 69TH AVE UNIT A
DENVER CO 80221-8918

CURRENT RESIDENT
1340 W 69TH AVE UNIT B
DENVER CO 80221-8918

CURRENT RESIDENT
6982 MARIPOSA ST UNIT A
DENVER CO 80221-8920

CURRENT RESIDENT
6982 MARIPOSA ST UNIT B
DENVER CO 80221-8920

CURRENT RESIDENT
1101 W 69TH AVE APT 1
DENVER CO 80221-8924

CURRENT RESIDENT
484 E 77TH PL
THORNTON CO 80229-1801

CURRENT RESIDENT
494 E 77TH PL
THORNTON CO 80229-1801

CURRENT RESIDENT
534 E 77TH PL
THORNTON CO 80229-1802

CURRENT RESIDENT
574 E 77TH PL
THORNTON CO 80229-1802

CURRENT RESIDENT
527 E 77TH PL
THORNTON CO 80229-1804

CURRENT RESIDENT
541 E 77TH DR
THORNTON CO 80229-1806

CURRENT RESIDENT
581 E 77TH DR
THORNTON CO 80229-1806

CURRENT RESIDENT
585 E 78TH DR
DENVER CO 80229-1812

CURRENT RESIDENT
625 E 77TH AVE
THORNTON CO 80229-1815

CURRENT RESIDENT
442 E 77TH AVE
THORNTON CO 80229-1819

CURRENT RESIDENT
545 E 77TH AVE
DENVER CO 80229-1821

CURRENT RESIDENT
595 E 77TH AVE
THORNTON CO 80229-1821

CURRENT RESIDENT
7636 PENNSYLVANIA CT
THORNTON CO 80229-1822

CURRENT RESIDENT
7637 PENNSYLVANIA CT
THORNTON CO 80229-1822

CURRENT RESIDENT
7676 PENNSYLVANIA CT
THORNTON CO 80229-1822

CURRENT RESIDENT
7685 PENNSYLVANIA CT
THORNTON CO 80229-1822

CURRENT RESIDENT
7690 PENNSYLVANIA CT
THORNTON CO 80229-1822

CURRENT RESIDENT
8925 CORONA ST APT 101
THORNTON CO 80229-4530

CURRENT RESIDENT
8925 CORONA ST APT 102
THORNTON CO 80229-4530

CURRENT RESIDENT
8925 CORONA ST APT 202
THORNTON CO 80229-4531

CURRENT RESIDENT
8925 CORONA ST APT 203
THORNTON CO 80229-4531

CURRENT RESIDENT
8800 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8804 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8806 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8810 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8820 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8824 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8830 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8840 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8850 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8852 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8858 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8866 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8870 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8876 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8880 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8886 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8888 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8890 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8892 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8894 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8896 WASHINGTON ST
THORNTON CO 80229-4535

CURRENT RESIDENT
8946 WASHINGTON ST
THORNTON CO 80229-4537

CURRENT RESIDENT
8948 WASHINGTON ST
THORNTON CO 80229-4537

CURRENT RESIDENT
8952 WASHINGTON ST
THORNTON CO 80229-4537

CURRENT RESIDENT
8954 WASHINGTON ST
THORNTON CO 80229-4537

CURRENT RESIDENT
8956 WASHINGTON ST
THORNTON CO 80229-4537

CURRENT RESIDENT
8958 WASHINGTON ST
THORNTON CO 80229-4537

CURRENT RESIDENT
8960 WASHINGTON ST
THORNTON CO 80229-4537

CURRENT RESIDENT
8962 WASHINGTON ST
THORNTON CO 80229-4537

CURRENT RESIDENT
8964 WASHINGTON ST
THORNTON CO 80229-4537

CURRENT RESIDENT
8966 WASHINGTON ST
THORNTON CO 80229-4537

CURRENT RESIDENT
8968 WASHINGTON ST
THORNTON CO 80229-4537

CURRENT RESIDENT
8988 WASHINGTON ST
THORNTON CO 80229-4537

CURRENT RESIDENT
8935 CORONA ST APT 101
THORNTON CO 80229-4540

CURRENT RESIDENT
8935 CORONA ST APT 102
THORNTON CO 80229-4540

CURRENT RESIDENT
8935 CORONA ST APT 103
THORNTON CO 80229-4540

CURRENT RESIDENT
8935 CORONA ST APT 104
THORNTON CO 80229-4540

CURRENT RESIDENT
8915 CORONA ST APT 202
THORNTON CO 80229-4542

CURRENT RESIDENT
8915 CORONA ST APT 203
THORNTON CO 80229-4542

CURRENT RESIDENT
8915 CORONA ST APT 204
THORNTON CO 80229-4542

CURRENT RESIDENT
8915 CORONA ST APT 205
THORNTON CO 80229-4542

CURRENT RESIDENT
8915 CORONA ST APT 206
THORNTON CO 80229-4542

CURRENT RESIDENT
8915 CORONA ST APT 207
THORNTON CO 80229-4542

CURRENT RESIDENT
8915 CORONA ST APT 101
THORNTON CO 80229-4544

CURRENT RESIDENT
8915 CORONA ST APT 102
THORNTON CO 80229-4544

CURRENT RESIDENT
8915 CORONA ST APT 103
THORNTON CO 80229-4544

CURRENT RESIDENT
8915 CORONA ST APT 104
THORNTON CO 80229-4544

CURRENT RESIDENT
8915 CORONA ST APT 105
THORNTON CO 80229-4544

CURRENT RESIDENT
8915 CORONA ST APT 201
THORNTON CO 80229-4544

CURRENT RESIDENT
8945 CORONA ST APT 101
THORNTON CO 80229-4546

CURRENT RESIDENT
8945 CORONA ST APT 102
THORNTON CO 80229-4546

CURRENT RESIDENT
8945 CORONA ST APT 103
THORNTON CO 80229-4546

CURRENT RESIDENT
8945 CORONA ST APT 201
THORNTON CO 80229-4546

CURRENT RESIDENT
8945 CORONA ST APT 202
THORNTON CO 80229-4546

CURRENT RESIDENT
8945 CORONA ST APT 203
THORNTON CO 80229-4547

CURRENT RESIDENT
8945 CORONA ST APT 301
THORNTON CO 80229-4547

CURRENT RESIDENT
8945 CORONA ST APT 302
THORNTON CO 80229-4547

CURRENT RESIDENT
8945 CORONA ST APT 303
THORNTON CO 80229-4547

CURRENT RESIDENT
8945 CORONA ST APT 304
THORNTON CO 80229-4547

CURRENT RESIDENT
8935 CORONA ST APT 201
THORNTON CO 80229-4549

CURRENT RESIDENT
8935 CORONA ST APT 202
THORNTON CO 80229-4549

CURRENT RESIDENT
8935 CORONA ST APT 203
THORNTON CO 80229-4549

CURRENT RESIDENT
8925 CORONA ST UNIT 100
THORNTON CO 80229-4570

CURRENT RESIDENT
8925 CORONA ST APT 103
THORNTON CO 80229-4572

CURRENT RESIDENT
8925 CORONA ST APT 104
THORNTON CO 80229-4572

CURRENT RESIDENT
8925 CORONA ST APT 105
THORNTON CO 80229-4572

CURRENT RESIDENT
8925 CORONA ST APT 201
THORNTON CO 80229-4572

CURRENT RESIDENT
8925 CORONA ST APT 204
THORNTON CO 80229-4573

CURRENT RESIDENT
8925 CORONA ST APT 205
THORNTON CO 80229-4573

CURRENT RESIDENT
8925 CORONA ST APT 206
THORNTON CO 80229-4573

CURRENT RESIDENT
8925 CORONA ST APT 207
THORNTON CO 80229-4573

CURRENT RESIDENT
951 E 88TH AVE
THORNTON CO 80229-4574

CURRENT RESIDENT
971 E 88TH AVE
THORNTON CO 80229-4574

CURRENT RESIDENT
1151 E 88TH AVE
THORNTON CO 80229-4576

CURRENT RESIDENT
8935 CORONA ST APT 204
THORNTON CO 80229-4598

CURRENT RESIDENT
8935 CORONA ST APT 301
THORNTON CO 80229-4598

CURRENT RESIDENT
8935 CORONA ST APT 302
THORNTON CO 80229-4598

CURRENT RESIDENT
8935 CORONA ST APT 303
THORNTON CO 80229-4598

CURRENT RESIDENT
8935 CORONA ST APT 304
THORNTON CO 80229-4598

CURRENT RESIDENT
2140 E 89TH AVE
THORNTON CO 80229-4600

CURRENT RESIDENT
2160 E 89TH AVE
THORNTON CO 80229-4600

CURRENT RESIDENT
2090 OAK PL
THORNTON CO 80229-4602

CURRENT RESIDENT
2121 OAK PL
THORNTON CO 80229-4603

CURRENT RESIDENT
2140 OAK PL
THORNTON CO 80229-4604

CURRENT RESIDENT
2190 OAK PL
THORNTON CO 80229-4604

CURRENT RESIDENT
8990 YORK ST STE A
THORNTON CO 80229-4667

CURRENT RESIDENT
8990 YORK ST STE B
THORNTON CO 80229-4667

CURRENT RESIDENT
2041 E 88TH AVE
THORNTON CO 80229-4678

CURRENT RESIDENT
8760 CORONA ST APT 302
THORNTON CO 80229-4700

CURRENT RESIDENT
8796 CORONA ST
DENVER CO 80229-4705

CURRENT RESIDENT
8401 WASHINGTON ST
THORNTON CO 80229-4707

CURRENT RESIDENT
8740 CORONA ST APT 104
THORNTON CO 80229-4714

CURRENT RESIDENT
8770 CORONA ST APT 103
THORNTON CO 80229-4736

CURRENT RESIDENT
8770 CORONA ST APT 201
THORNTON CO 80229-4736

CURRENT RESIDENT
8770 CORONA ST APT 303
THORNTON CO 80229-4736

CURRENT RESIDENT
810 E 88TH AVE UNIT 100
THORNTON CO 80229-4747

CURRENT RESIDENT
810 E 88TH AVE UNIT 110
THORNTON CO 80229-4747

CURRENT RESIDENT
810 E 88TH AVE UNIT 120
THORNTON CO 80229-4747

CURRENT RESIDENT
810 E 88TH AVE UNIT 130
THORNTON CO 80229-4747

CURRENT RESIDENT
810 E 88TH AVE UNIT 140
THORNTON CO 80229-4747

CURRENT RESIDENT
880 E 88TH AVE UNIT 100
THORNTON CO 80229-4748

CURRENT RESIDENT
880 E 88TH AVE UNIT 110
THORNTON CO 80229-4748

CURRENT RESIDENT
880 E 88TH AVE UNIT 120
THORNTON CO 80229-4748

CURRENT RESIDENT
880 E 88TH AVE UNIT 130
THORNTON CO 80229-4748

CURRENT RESIDENT
880 E 88TH AVE UNIT 140
THORNTON CO 80229-4748

CURRENT RESIDENT
880 E 88TH AVE UNIT 150
THORNTON CO 80229-4750

CURRENT RESIDENT
8451 PEARL ST STE 101
THORNTON CO 80229-4803

CURRENT RESIDENT
8401 PEARL ST
THORNTON CO 80229-4804

CURRENT RESIDENT
8451 PEARL ST
THORNTON CO 80229-4804

CURRENT RESIDENT
8761 DAWSON ST APT 104
DENVER CO 80229-4900

CURRENT RESIDENT
8761 DAWSON ST APT 201
DENVER CO 80229-4900

CURRENT RESIDENT
8761 DAWSON ST APT 204
DENVER CO 80229-4900

CURRENT RESIDENT
8761 DAWSON ST APT 304
DENVER CO 80229-4900

CURRENT RESIDENT
8461 CORONA ST
DENVER CO 80229-4905

CURRENT RESIDENT
8681 DE SOTO ST
DENVER CO 80229-4916

CURRENT RESIDENT
1066 E 88TH AVE
THORNTON CO 80229-4925

CURRENT RESIDENT
950 E 88TH AVE
THORNTON CO 80229-4926

CURRENT RESIDENT
8421 CLARKSON ST
DENVER CO 80229-4931

CURRENT RESIDENT
8461 CLARKSON ST
DENVER CO 80229-4931

CURRENT RESIDENT
8420 CLARKSON ST
DENVER CO 80229-4932

CURRENT RESIDENT
8460 CLARKSON ST
DENVER CO 80229-4932

CURRENT RESIDENT
8741 DAWSON ST APT 101
DENVER CO 80229-4938

CURRENT RESIDENT
8741 DAWSON ST APT 203
DENVER CO 80229-4938

CURRENT RESIDENT
8741 DAWSON ST APT 204
DENVER CO 80229-4938

CURRENT RESIDENT
8731 DAWSON ST APT 201
DENVER CO 80229-4957

CURRENT RESIDENT
8731 DAWSON ST APT 202
DENVER CO 80229-4957

CURRENT RESIDENT
8780 DAWSON ST APT 10
DENVER CO 80229-4968

CURRENT RESIDENT
8780 DAWSON ST APT 12
DENVER CO 80229-4968

CURRENT RESIDENT
8780 DAWSON ST APT 2
DENVER CO 80229-4968

CURRENT RESIDENT
8780 DAWSON ST APT 4
DENVER CO 80229-4968

CURRENT RESIDENT
8780 DAWSON ST APT 6
DENVER CO 80229-4968

CURRENT RESIDENT
8780 DAWSON ST APT 8
DENVER CO 80229-4968

CURRENT RESIDENT
8780 DAWSON ST APT 1
DENVER CO 80229-4969

CURRENT RESIDENT
8780 DAWSON ST APT 11
DENVER CO 80229-4969

CURRENT RESIDENT
8780 DAWSON ST APT 3
DENVER CO 80229-4969

CURRENT RESIDENT
8780 DAWSON ST APT 5
DENVER CO 80229-4969

CURRENT RESIDENT
8780 DAWSON ST APT 7
DENVER CO 80229-4969

CURRENT RESIDENT
8780 DAWSON ST APT 9
DENVER CO 80229-4969

CURRENT RESIDENT
8731 DE SOTO ST
DENVER CO 80229-4978

CURRENT RESIDENT
8781 EDISON ST
DENVER CO 80229-4980

CURRENT RESIDENT
8771 DAWSON ST APT 101
DENVER CO 80229-4984

CURRENT RESIDENT
8771 DAWSON ST APT 302
DENVER CO 80229-4984

CURRENT RESIDENT
8710 DAWSON ST APT 101
DENVER CO 80229-4985

CURRENT RESIDENT
8710 DAWSON ST APT 102
DENVER CO 80229-4985

CURRENT RESIDENT
8710 DAWSON ST APT 103
DENVER CO 80229-4985

CURRENT RESIDENT
8710 DAWSON ST APT 104
DENVER CO 80229-4985

CURRENT RESIDENT
8710 DAWSON ST APT 105
DENVER CO 80229-4985

CURRENT RESIDENT
8710 DAWSON ST APT 106
DENVER CO 80229-4985

CURRENT RESIDENT
8710 DAWSON ST APT 107
DENVER CO 80229-4985

CURRENT RESIDENT
8710 DAWSON ST APT 108
DENVER CO 80229-4985

CURRENT RESIDENT
8731 DAWSON ST APT 104
DENVER CO 80229-4986

CURRENT RESIDENT
8741 DAWSON ST APT 304
DENVER CO 80229-4988

CURRENT RESIDENT
761 E 88TH AVE
THORNTON CO 80229-4994

CURRENT RESIDENT
800 E 88TH AVE
THORNTON CO 80229-4999

CURRENT RESIDENT
850 E 88TH AVE
THORNTON CO 80229-4999

CURRENT RESIDENT
2260 E 88TH AVE
THORNTON CO 80229-5024

CURRENT RESIDENT
1940 LARRY CT
DENVER CO 80229-5039

CURRENT RESIDENT
1920 MCDOUGAL ST
DENVER CO 80229-5041

CURRENT RESIDENT
2121 MCDOUGAL ST
DENVER CO 80229-5042

CURRENT RESIDENT
8731 CHERYL DR
DENVER CO 80229-5059

CURRENT RESIDENT
8740 CHERYL DR
DENVER CO 80229-5060

CURRENT RESIDENT
8670 JOLENE DR
DENVER CO 80229-5062

CURRENT RESIDENT
8680 RICHARD RD
DENVER CO 80229-5066

CURRENT RESIDENT
8696 RICHARD RD
DENVER CO 80229-5066

CURRENT RESIDENT
2281 MCDOUGAL ST
DENVER CO 80229-5074

CURRENT RESIDENT
2301 E 88TH AVE
THORNTON CO 80229-5100

CURRENT RESIDENT
2340 E 88TH AVE
THORNTON CO 80229-5107

CURRENT RESIDENT
8655 MCDOUGAL ST
DENVER CO 80229-5131

CURRENT RESIDENT
8675 MCDOUGAL ST
DENVER CO 80229-5131

CURRENT RESIDENT
2466 RAINBOW DR
DENVER CO 80229-5139

CURRENT RESIDENT
2347 RAINBOW DR APT 5
DENVER CO 80229-5142

CURRENT RESIDENT
2347 RAINBOW DR APT 7
DENVER CO 80229-5142

CURRENT RESIDENT
2347 RAINBOW DR APT 8
DENVER CO 80229-5142

CURRENT RESIDENT
2347 RAINBOW DR APT 9
DENVER CO 80229-5142

CURRENT RESIDENT
2400 E 88TH AVE UNIT A
THORNTON CO 80229-5172

CURRENT RESIDENT
2400 E 88TH AVE UNIT B
THORNTON CO 80229-5172

CURRENT RESIDENT
2400 E 88TH AVE UNIT C
THORNTON CO 80229-5172

CURRENT RESIDENT
2400 E 88TH AVE UNIT E
THORNTON CO 80229-5172

CURRENT RESIDENT
2469 DEVONSHIRE CT APT 34
DENVER CO 80229-5174

CURRENT RESIDENT
2400 E 88TH AVE UNIT D
THORNTON CO 80229-5183

CURRENT RESIDENT
2400 E 88TH AVE UNIT G
THORNTON CO 80229-5183

CURRENT RESIDENT
2400 E 88TH AVE UNIT I
THORNTON CO 80229-5183

CURRENT RESIDENT
2400 E 88TH AVE UNIT J
THORNTON CO 80229-5183

CURRENT RESIDENT
2400 E 88TH AVE UNIT K
THORNTON CO 80229-5183

CURRENT RESIDENT
2400 E 88TH AVE UNIT L
THORNTON CO 80229-5183

CURRENT RESIDENT
2400 E 88TH AVE UNIT P
THORNTON CO 80229-5183

CURRENT RESIDENT
2400 E 88TH AVE UNIT Q
THORNTON CO 80229-5183

CURRENT RESIDENT
2400 E 88TH AVE UNIT R
THORNTON CO 80229-5183

CURRENT RESIDENT
2400 E 88TH AVE UNIT S
THORNTON CO 80229-5183

CURRENT RESIDENT
2400 E 88TH AVE UNIT T
THORNTON CO 80229-5183

CURRENT RESIDENT
2467 RAINBOW DR APT 37
DENVER CO 80229-5184

CURRENT RESIDENT
2467 RAINBOW DR APT 40
DENVER CO 80229-5184

CURRENT RESIDENT
2467 RAINBOW DR APT 41
DENVER CO 80229-5184

CURRENT RESIDENT
2467 RAINBOW DR APT 42
DENVER CO 80229-5184

CURRENT RESIDENT
2400 E 88TH AVE UNIT E-1
THORNTON CO 80229-5185

CURRENT RESIDENT
2507 RAINBOW DR APT 56
DENVER CO 80229-5187

CURRENT RESIDENT
2529 DEVONSHIRE CT APT 64
DENVER CO 80229-5188

CURRENT RESIDENT
2487 RAINBOW DR APT 51
DENVER CO 80229-5189

CURRENT RESIDENT
2487 RAINBOW DR APT 52
DENVER CO 80229-5189

CURRENT RESIDENT
2487 RAINBOW DR APT 53
DENVER CO 80229-5189

CURRENT RESIDENT
8770 RAINBOW AVE APT 1
DENVER CO 80229-5190

CURRENT RESIDENT
8770 RAINBOW AVE APT 2
DENVER CO 80229-5190

CURRENT RESIDENT
8770 RAINBOW AVE APT 4
DENVER CO 80229-5190

CURRENT RESIDENT
2447 RAINBOW DR APT 23
DENVER CO 80229-5192

CURRENT RESIDENT
2447 RAINBOW DR APT 24
DENVER CO 80229-5192

CURRENT RESIDENT
2427 RAINBOW DR APT 29
DENVER CO 80229-5193

CURRENT RESIDENT
2427 RAINBOW DR APT 31
DENVER CO 80229-5193

CURRENT RESIDENT
2569 DEVONSHIRE CT APT 71
DENVER CO 80229-5195

CURRENT RESIDENT
500 E 84TH AVE STE C12
THORNTON CO 80229-5300

CURRENT RESIDENT
500 E 84TH AVE STE E1
THORNTON CO 80229-5300

CURRENT RESIDENT
500 E 84TH AVE STE E3
THORNTON CO 80229-5300

CURRENT RESIDENT
500 E 84TH AVE STE SA4
THORNTON CO 80229-5300

CURRENT RESIDENT
500 E 84TH AVE STE B14
THORNTON CO 80229-5311

CURRENT RESIDENT
500 E 84TH AVE STE C1
THORNTON CO 80229-5314

CURRENT RESIDENT
500 E 84TH AVE STE W200
THORNTON CO 80229-5316

CURRENT RESIDENT
500 E 84TH AVE STE W250
THORNTON CO 80229-5317

CURRENT RESIDENT
500 E 84TH AVE STE W230
THORNTON CO 80229-5319

CURRENT RESIDENT
400 E 84TH AVE
THORNTON CO 80229-5326

CURRENT RESIDENT
500 E 84TH AVE STE A12
THORNTON CO 80229-5338

CURRENT RESIDENT
500 E 84TH AVE STE B12
THORNTON CO 80229-5338

CURRENT RESIDENT
500 E 84TH AVE STE C10
THORNTON CO 80229-5338

CURRENT RESIDENT
500 E 84TH AVE STE C6
THORNTON CO 80229-5338

CURRENT RESIDENT
500 E 84TH AVE STE CM1
THORNTON CO 80229-5338

CURRENT RESIDENT
500 E 84TH AVE STE SB5
THORNTON CO 80229-5338

CURRENT RESIDENT
550 E 84TH AVE STE E4
THORNTON CO 80229-5338

CURRENT RESIDENT
550 E 84TH AVE STE E5
THORNTON CO 80229-5338

CURRENT RESIDENT
820 ESSEX DR
DENVER CO 80229-5400

CURRENT RESIDENT
880 ESSEX DR
DENVER CO 80229-5400

CURRENT RESIDENT
801 CORONADO PKWY N
DENVER CO 80229-5403

CURRENT RESIDENT
8360 WASHINGTON ST
DENVER CO 80229-5405

CURRENT RESIDENT
8380 WASHINGTON ST
DENVER CO 80229-5405

CURRENT RESIDENT
8300 WASHINGTON ST
DENVER CO 80229-5408

CURRENT RESIDENT
8341 SOLANA DR
DENVER CO 80229-5409

CURRENT RESIDENT
811 E 83RD PL
DENVER CO 80229-5410

CURRENT RESIDENT
8341 EMERSON ST
DENVER CO 80229-5416

CURRENT RESIDENT
8300 EMERSON ST
DENVER CO 80229-5417

CURRENT RESIDENT
8370 EMERSON ST
DENVER CO 80229-5417

CURRENT RESIDENT
780 ESSEX DR
DENVER CO 80229-5421

CURRENT RESIDENT
8330 WASHINGTON ST
DENVER CO 80229-5426

CURRENT RESIDENT
8331 OGDEN ST
THORNTON CO 80229-5430

CURRENT RESIDENT
8351 OGDEN ST
THORNTON CO 80229-5430

CURRENT RESIDENT
8280 OGDEN ST
THORNTON CO 80229-5431

CURRENT RESIDENT
8281 SOLANA DR
DENVER CO 80229-5432

CURRENT RESIDENT
8351 CLARKSON ST
DENVER CO 80229-5434

CURRENT RESIDENT
8361 CLARKSON ST
DENVER CO 80229-5434

CURRENT RESIDENT
8330 CLARKSON ST
DENVER CO 80229-5435

CURRENT RESIDENT
8370 CLARKSON ST
DENVER CO 80229-5435

CURRENT RESIDENT
891 CORONADO PKWY N
DENVER CO 80229-5447

CURRENT RESIDENT
750 E 83RD PL STE A
DENVER CO 80229-5478

CURRENT RESIDENT
750 E 83RD PL STE B
DENVER CO 80229-5478

CURRENT RESIDENT
750 E 83RD PL STE C
DENVER CO 80229-5478

CURRENT RESIDENT
750 E 83RD PL STE D
DENVER CO 80229-5478

CURRENT RESIDENT
8391 CLARKSON ST STE 100
DENVER CO 80229-5481

CURRENT RESIDENT
8391 CLARKSON ST UNIT A
DENVER CO 80229-5481

CURRENT RESIDENT
8391 CLARKSON ST UNIT B
DENVER CO 80229-5481

CURRENT RESIDENT
8381 CLARKSON ST UNIT A
DENVER CO 80229-5482

CURRENT RESIDENT
8381 CLARKSON ST UNIT B
DENVER CO 80229-5482

CURRENT RESIDENT
8381 CLARKSON ST UNIT C
DENVER CO 80229-5482

CURRENT RESIDENT
8139 CITY VIEW DR
DENVER CO 80229-5601

CURRENT RESIDENT
8227 LADEAN ST
THORNTON CO 80229-5604

CURRENT RESIDENT
8214 LADEAN ST
THORNTON CO 80229-5605

CURRENT RESIDENT
2100 CLEO ST
DENVER CO 80229-5614

CURRENT RESIDENT
7952 GRANT ST
DENVER CO 80229-5800

CURRENT RESIDENT
620 E 78TH PL
DENVER CO 80229-5802

CURRENT RESIDENT
450 E 80TH AVE
DENVER CO 80229-5805

CURRENT RESIDENT
501 E 80TH AVE
DENVER CO 80229-5806

CURRENT RESIDENT
561 E 80TH AVE
DENVER CO 80229-5806

CURRENT RESIDENT
7850 WASHINGTON ST
DENVER CO 80229-5816

CURRENT RESIDENT
7880 WASHINGTON ST
DENVER CO 80229-5816

CURRENT RESIDENT
480 E 82ND DR
DENVER CO 80229-5829

CURRENT RESIDENT
421 E 82ND DR
DENVER CO 80229-5830

CURRENT RESIDENT
500 E 82ND DR
DENVER CO 80229-5831

CURRENT RESIDENT
560 E 82ND DR
DENVER CO 80229-5831

CURRENT RESIDENT
8133 LOGAN ST
DENVER CO 80229-5841

CURRENT RESIDENT
8188 PEARL ST
DENVER CO 80229-5842

CURRENT RESIDENT
8127 PEARL ST
DENVER CO 80229-5843

CURRENT RESIDENT
8137 PEARL ST
DENVER CO 80229-5843

CURRENT RESIDENT
8167 PEARL ST
DENVER CO 80229-5843

CURRENT RESIDENT
8177 PEARL ST
DENVER CO 80229-5843

CURRENT RESIDENT
8165 PENNSYLVANIA ST
THORNTON CO 80229-5845

CURRENT RESIDENT
8160 PENNSYLVANIA WAY
THORNTON CO 80229-5846

CURRENT RESIDENT
8101 WASHINGTON ST
THORNTON CO 80229-5848

CURRENT RESIDENT
8290 WASHINGTON ST
DENVER CO 80229-5849

CURRENT RESIDENT
8120 WASHINGTON ST APT 167
THORNTON CO 80229-5853

CURRENT RESIDENT
8120 WASHINGTON ST APT 170
THORNTON CO 80229-5853

CURRENT RESIDENT
8120 WASHINGTON ST APT 171
THORNTON CO 80229-5853

CURRENT RESIDENT
8124 WASHINGTON ST APT 163
THORNTON CO 80229-5854

CURRENT RESIDENT
8124 WASHINGTON ST APT 165
THORNTON CO 80229-5854

CURRENT RESIDENT
8128 WASHINGTON ST APT 157
THORNTON CO 80229-5855

CURRENT RESIDENT
8128 WASHINGTON ST APT 158
THORNTON CO 80229-5855

CURRENT RESIDENT
8132 WASHINGTON ST APT 149
THORNTON CO 80229-5856

CURRENT RESIDENT
8132 WASHINGTON ST APT 151
THORNTON CO 80229-5856

CURRENT RESIDENT
8144 WASHINGTON ST APT 188
THORNTON CO 80229-5859

CURRENT RESIDENT
8144 WASHINGTON ST APT 191
THORNTON CO 80229-5859

CURRENT RESIDENT
8148 WASHINGTON ST APT 174
THORNTON CO 80229-5860

CURRENT RESIDENT
8148 WASHINGTON ST APT 175
THORNTON CO 80229-5860

CURRENT RESIDENT
8148 WASHINGTON ST APT 176
THORNTON CO 80229-5860

CURRENT RESIDENT
8148 WASHINGTON ST APT 177
THORNTON CO 80229-5860

CURRENT RESIDENT
7974 LOGAN ST
DENVER CO 80229-5866

CURRENT RESIDENT
7923 LOGAN ST
DENVER CO 80229-5867

CURRENT RESIDENT
7937 PEARL ST
DENVER CO 80229-5879

CURRENT RESIDENT
7926 PENNSYLVANIA ST
THORNTON CO 80229-5880

CURRENT RESIDENT
7946 PENNSYLVANIA ST
THORNTON CO 80229-5880

CURRENT RESIDENT
7956 PENNSYLVANIA ST
THORNTON CO 80229-5880

CURRENT RESIDENT
7986 PENNSYLVANIA ST
THORNTON CO 80229-5880

CURRENT RESIDENT
7945 PENNSYLVANIA ST
THORNTON CO 80229-5881

CURRENT RESIDENT
8221 PENNSYLVANIA WAY
THORNTON CO 80229-5885

CURRENT RESIDENT
8152 WASHINGTON ST APT 182
THORNTON CO 80229-5886

CURRENT RESIDENT
8152 WASHINGTON ST APT 183
THORNTON CO 80229-5886

CURRENT RESIDENT
8156 WASHINGTON ST APT 55
THORNTON CO 80229-5887

CURRENT RESIDENT
8160 WASHINGTON ST APT 73
THORNTON CO 80229-5888

CURRENT RESIDENT
8164 WASHINGTON ST APT 62
THORNTON CO 80229-5889

CURRENT RESIDENT
8164 WASHINGTON ST APT 63
THORNTON CO 80229-5889

CURRENT RESIDENT
8164 WASHINGTON ST APT 65
THORNTON CO 80229-5889

CURRENT RESIDENT
8164 WASHINGTON ST APT 66
THORNTON CO 80229-5889

CURRENT RESIDENT
8168 WASHINGTON ST APT 47
THORNTON CO 80229-5890

CURRENT RESIDENT
8168 WASHINGTON ST APT 48
THORNTON CO 80229-5890

CURRENT RESIDENT
8168 WASHINGTON ST APT 50
THORNTON CO 80229-5890

CURRENT RESIDENT
8168 WASHINGTON ST APT 51
THORNTON CO 80229-5890

CURRENT RESIDENT
8172 WASHINGTON ST APT 111
THORNTON CO 80229-5891

CURRENT RESIDENT
8176 WASHINGTON ST APT 117
THORNTON CO 80229-5892

CURRENT RESIDENT
8184 WASHINGTON ST APT 120
THORNTON CO 80229-5894

CURRENT RESIDENT
8184 WASHINGTON ST APT 122
THORNTON CO 80229-5894

CURRENT RESIDENT
8184 WASHINGTON ST APT 125
THORNTON CO 80229-5894

CURRENT RESIDENT
8188 WASHINGTON ST APT 101
THORNTON CO 80229-5895

CURRENT RESIDENT
8188 WASHINGTON ST APT 102
THORNTON CO 80229-5895

CURRENT RESIDENT
8188 WASHINGTON ST APT 106
THORNTON CO 80229-5895

CURRENT RESIDENT
8200 WASHINGTON ST APT 194
THORNTON CO 80229-5896

CURRENT RESIDENT
8200 WASHINGTON ST APT 197
THORNTON CO 80229-5896

CURRENT RESIDENT
8206 WASHINGTON ST APT 33
THORNTON CO 80229-5897

CURRENT RESIDENT
8206 WASHINGTON ST APT 38
THORNTON CO 80229-5897

CURRENT RESIDENT
8212 WASHINGTON ST APT 22
THORNTON CO 80229-5898

CURRENT RESIDENT
7851 OGDEN CT
THORNTON CO 80229-5900

CURRENT RESIDENT
8081 CLARKSON CT
DENVER CO 80229-5905

CURRENT RESIDENT
8080 CLARKSON CT
DENVER CO 80229-5906

CURRENT RESIDENT
720 EXPLORADOR CALLE
DENVER CO 80229-5909

CURRENT RESIDENT
7911 CLARKSON CT
DENVER CO 80229-5914

CURRENT RESIDENT
711 DOWNING WAY
DENVER CO 80229-5916

CURRENT RESIDENT
780 DOWNING WAY
DENVER CO 80229-5917

CURRENT RESIDENT
741 WASHINGTON CT
DENVER CO 80229-5929

CURRENT RESIDENT
1200 E 78TH AVE
DENVER CO 80229-5930

CURRENT RESIDENT
804 E 78TH AVE
DENVER CO 80229-5934

CURRENT RESIDENT
806 E 78TH AVE
DENVER CO 80229-5934

CURRENT RESIDENT
810 E 78TH AVE
DENVER CO 80229-5934

CURRENT RESIDENT
812 E 78TH AVE
DENVER CO 80229-5934

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822 E 78TH AVE
DENVER CO 80229-5934

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826 E 78TH AVE
DENVER CO 80229-5934

CURRENT RESIDENT
844 E 78TH AVE
DENVER CO 80229-5934

CURRENT RESIDENT
846 E 78TH AVE
DENVER CO 80229-5934

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864 E 78TH AVE
DENVER CO 80229-5934

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866 E 78TH AVE
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884 E 78TH AVE
DENVER CO 80229-5934

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886 E 78TH AVE
DENVER CO 80229-5934

CURRENT RESIDENT
875 E 78TH AVE UNIT 18
DENVER CO 80229-5940

CURRENT RESIDENT
875 E 78TH AVE UNIT 19
DENVER CO 80229-5940

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875 E 78TH AVE UNIT 20
DENVER CO 80229-5940

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875 E 78TH AVE UNIT 21
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875 E 78TH AVE UNIT 49
DENVER CO 80229-5943

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875 E 78TH AVE UNIT 52
DENVER CO 80229-5944

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875 E 78TH AVE UNIT 53
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875 E 78TH AVE UNIT 65
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875 E 78TH AVE UNIT 67
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875 E 78TH AVE UNIT 68
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875 E 78TH AVE UNIT 69
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875 E 78TH AVE UNIT 70
DENVER CO 80229-5948

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875 E 78TH AVE UNIT 71
DENVER CO 80229-5948

CURRENT RESIDENT
875 E 78TH AVE UNIT 72
DENVER CO 80229-5948

CURRENT RESIDENT
875 E 78TH AVE UNIT 10
DENVER CO 80229-5980

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875 E 78TH AVE UNIT 11
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875 E 78TH AVE UNIT 12
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875 E 78TH AVE UNIT 14
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875 E 78TH AVE UNIT 15
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875 E 78TH AVE UNIT 16
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875 E 78TH AVE UNIT 4
DENVER CO 80229-5980

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875 E 78TH AVE UNIT 8
DENVER CO 80229-5980

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875 E 78TH AVE UNIT 9
DENVER CO 80229-5980

CURRENT RESIDENT
1727 E 78TH AVE UNIT 111
DENVER CO 80229-5985

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1727 E 78TH AVE UNIT 112
DENVER CO 80229-5985

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1727 E 78TH AVE UNIT 113
DENVER CO 80229-5985

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1727 E 78TH AVE UNIT 114
DENVER CO 80229-5985

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DENVER CO 80229-5985

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DENVER CO 80229-5985

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1727 E 78TH AVE UNIT 125
DENVER CO 80229-5985

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1727 E 78TH AVE UNIT 126
DENVER CO 80229-5985

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1727 E 78TH AVE UNIT 127
DENVER CO 80229-5985

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1727 E 78TH AVE UNIT 128
DENVER CO 80229-5985

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1727 E 78TH AVE UNIT 131
DENVER CO 80229-5985

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1727 E 78TH AVE UNIT 132
DENVER CO 80229-5985

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1727 E 78TH AVE UNIT 133
DENVER CO 80229-5985

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1727 E 78TH AVE UNIT 134
DENVER CO 80229-5985

CURRENT RESIDENT
1727 E 78TH AVE UNIT 135
DENVER CO 80229-5985

CURRENT RESIDENT
1777 E 78TH AVE UNIT 211
DENVER CO 80229-5986

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1777 E 78TH AVE UNIT 212
DENVER CO 80229-5986

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DENVER CO 80229-5986

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1777 E 78TH AVE UNIT 215
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DENVER CO 80229-5986

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1777 E 78TH AVE UNIT 221
DENVER CO 80229-5986

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1777 E 78TH AVE UNIT 222
DENVER CO 80229-5986

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1777 E 78TH AVE UNIT 223
DENVER CO 80229-5987

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1777 E 78TH AVE UNIT 224
DENVER CO 80229-5987

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1777 E 78TH AVE UNIT 225
DENVER CO 80229-5987

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1777 E 78TH AVE UNIT 226
DENVER CO 80229-5987

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1777 E 78TH AVE UNIT 236
DENVER CO 80229-5987

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1777 E 78TH AVE UNIT 237
DENVER CO 80229-5987

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1777 E 78TH AVE UNIT 238
DENVER CO 80229-5987

CURRENT RESIDENT
1855 E 78TH AVE UNIT 311
DENVER CO 80229-5988

CURRENT RESIDENT
1855 E 78TH AVE UNIT 312
DENVER CO 80229-5988

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DENVER CO 80229-5988

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DENVER CO 80229-5988

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DENVER CO 80229-5989

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DENVER CO 80229-5989

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1855 E 78TH AVE UNIT 337
DENVER CO 80229-5989

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1855 E 78TH AVE UNIT 338
DENVER CO 80229-5989

CURRENT RESIDENT
1961 E 78TH AVE UNIT 411
DENVER CO 80229-5990

CURRENT RESIDENT
1961 E 78TH AVE UNIT 412
DENVER CO 80229-5990

CURRENT RESIDENT
1961 E 78TH AVE UNIT 413
DENVER CO 80229-5990

CURRENT RESIDENT
1961 E 78TH AVE UNIT 414
DENVER CO 80229-5990

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1961 E 78TH AVE UNIT 415
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1961 E 78TH AVE UNIT 421
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1961 E 78TH AVE UNIT 423
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1961 E 78TH AVE UNIT 424
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1961 E 78TH AVE UNIT 425
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1961 E 78TH AVE UNIT 427
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1961 E 78TH AVE UNIT 428
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1961 E 78TH AVE UNIT 431
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1961 E 78TH AVE UNIT 432
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1961 E 78TH AVE UNIT 433
DENVER CO 80229-5990

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1961 E 78TH AVE UNIT 434
DENVER CO 80229-5990

CURRENT RESIDENT
1961 E 78TH AVE UNIT 435
DENVER CO 80229-5990

CURRENT RESIDENT
1727 E 78TH AVE UNIT 136
DENVER CO 80229-5991

CURRENT RESIDENT
1727 E 78TH AVE UNIT 137
DENVER CO 80229-5991

CURRENT RESIDENT
1727 E 78TH AVE UNIT 138
DENVER CO 80229-5991

CURRENT RESIDENT
1961 E 78TH AVE UNIT 436
DENVER CO 80229-5993

CURRENT RESIDENT
1961 E 78TH AVE UNIT 437
DENVER CO 80229-5993

CURRENT RESIDENT
1961 E 78TH AVE UNIT 438
DENVER CO 80229-5993

CURRENT RESIDENT
2023 E 78TH AVE UNIT 514
DENVER CO 80229-5994

CURRENT RESIDENT
2023 E 78TH AVE UNIT 515
DENVER CO 80229-5994

CURRENT RESIDENT
2023 E 78TH AVE UNIT 516
DENVER CO 80229-5994

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2023 E 78TH AVE UNIT 517
DENVER CO 80229-5994

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2023 E 78TH AVE UNIT 518
DENVER CO 80229-5994

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2023 E 78TH AVE UNIT 521
DENVER CO 80229-5994

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2023 E 78TH AVE UNIT 522
DENVER CO 80229-5994

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2023 E 78TH AVE UNIT 523
DENVER CO 80229-5994

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2023 E 78TH AVE UNIT 524
DENVER CO 80229-5994

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DENVER CO 80229-5994

CURRENT RESIDENT
2023 E 78TH AVE UNIT 526
DENVER CO 80229-5994

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2023 E 78TH AVE UNIT 527
DENVER CO 80229-5994

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2023 E 78TH AVE UNIT 528
DENVER CO 80229-5994

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2023 E 78TH AVE UNIT 531
DENVER CO 80229-5994

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2023 E 78TH AVE UNIT 532
DENVER CO 80229-5994

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2023 E 78TH AVE UNIT 533
DENVER CO 80229-5994

CURRENT RESIDENT
2023 E 78TH AVE UNIT 534
DENVER CO 80229-5994

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2023 E 78TH AVE UNIT 535
DENVER CO 80229-5994

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2023 E 78TH AVE UNIT 536
DENVER CO 80229-5994

CURRENT RESIDENT
2023 E 78TH AVE UNIT 537
DENVER CO 80229-5994

CURRENT RESIDENT
2023 E 78TH AVE UNIT 538
DENVER CO 80229-5994

CURRENT RESIDENT
2023 E 78TH AVE UNIT 511
DENVER CO 80229-5995

CURRENT RESIDENT
2023 E 78TH AVE UNIT 512
DENVER CO 80229-5995

CURRENT RESIDENT
2023 E 78TH AVE UNIT 513
DENVER CO 80229-5995

CURRENT RESIDENT
2025 NUEVA VISTA DR
DENVER CO 80229-6000

CURRENT RESIDENT
2020 E 78TH AVE
DENVER CO 80229-6005

CURRENT RESIDENT
2080 E 78TH AVE
DENVER CO 80229-6005

CURRENT RESIDENT
2100 E 78TH AVE
DENVER CO 80229-6006

CURRENT RESIDENT
1978 NUEVA VISTA DR
DENVER CO 80229-6012

CURRENT RESIDENT
1980 NUEVA VISTA DR
DENVER CO 80229-6012

CURRENT RESIDENT
1982 NUEVA VISTA DR
DENVER CO 80229-6012

CURRENT RESIDENT
1855 NUEVA VISTA DR
DENVER CO 80229-6016

CURRENT RESIDENT
1865 NUEVA VISTA DR
DENVER CO 80229-6016

CURRENT RESIDENT
1875 NUEVA VISTA DR
DENVER CO 80229-6016

CURRENT RESIDENT
1885 NUEVA VISTA DR
DENVER CO 80229-6016

CURRENT RESIDENT
1895 NUEVA VISTA DR
DENVER CO 80229-6016

CURRENT RESIDENT
1925 NUEVA VISTA DR
DENVER CO 80229-6018

CURRENT RESIDENT
1935 NUEVA VISTA DR
DENVER CO 80229-6018

CURRENT RESIDENT
1955 NUEVA VISTA DR
DENVER CO 80229-6018

CURRENT RESIDENT
1975 NUEVA VISTA DR
DENVER CO 80229-6018

CURRENT RESIDENT
1800 NUEVA VISTA DR APT 100
DENVER CO 80229-6034

CURRENT RESIDENT
1800 NUEVA VISTA DR APT 101
DENVER CO 80229-6034

CURRENT RESIDENT
1800 NUEVA VISTA DR APT 102
DENVER CO 80229-6034

CURRENT RESIDENT
1800 NUEVA VISTA DR APT 103
DENVER CO 80229-6034

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1800 NUEVA VISTA DR APT 104
DENVER CO 80229-6034

CURRENT RESIDENT
1800 NUEVA VISTA DR APT 105
DENVER CO 80229-6034

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1800 NUEVA VISTA DR APT 106
DENVER CO 80229-6034

CURRENT RESIDENT
1800 NUEVA VISTA DR APT 107
DENVER CO 80229-6034

CURRENT RESIDENT
1800 NUEVA VISTA DR APT 108
DENVER CO 80229-6034

CURRENT RESIDENT
1800 NUEVA VISTA DR APT 200
DENVER CO 80229-6034

CURRENT RESIDENT
1800 NUEVA VISTA DR APT 201
DENVER CO 80229-6034

CURRENT RESIDENT
1800 NUEVA VISTA DR APT 202
DENVER CO 80229-6034

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1800 NUEVA VISTA DR APT 209
DENVER CO 80229-6034

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1800 NUEVA VISTA DR APT 300
DENVER CO 80229-6034

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1800 NUEVA VISTA DR APT 301
DENVER CO 80229-6034

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1800 NUEVA VISTA DR APT 302
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DENVER CO 80229-6034

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1800 NUEVA VISTA DR APT 309
DENVER CO 80229-6034

CURRENT RESIDENT
1840 NUEVA VISTA DR APT 100
DENVER CO 80229-6036

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1840 NUEVA VISTA DR APT 101
DENVER CO 80229-6036

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1840 NUEVA VISTA DR APT 102
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1840 NUEVA VISTA DR APT 301
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1840 NUEVA VISTA DR APT 306
DENVER CO 80229-6036

CURRENT RESIDENT
1840 NUEVA VISTA DR APT 307
DENVER CO 80229-6036

CURRENT RESIDENT
1860 NUEVA VISTA DR APT 105
DENVER CO 80229-6038

CURRENT RESIDENT
1860 NUEVA VISTA DR APT 106
DENVER CO 80229-6038

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1860 NUEVA VISTA DR APT 107
DENVER CO 80229-6038

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DENVER CO 80229-6038

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1860 NUEVA VISTA DR APT 201
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DENVER CO 80229-6038

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1860 NUEVA VISTA DR APT 306
DENVER CO 80229-6038

CURRENT RESIDENT
1860 NUEVA VISTA DR APT 307
DENVER CO 80229-6038

CURRENT RESIDENT
1616 E 78TH AVE LOT 1
DENVER CO 80229-6039

CURRENT RESIDENT
1616 E 78TH AVE LOT 2
DENVER CO 80229-6039

CURRENT RESIDENT
1616 E 78TH AVE LOT 3
DENVER CO 80229-6039

CURRENT RESIDENT
1616 E 78TH AVE LOT 4
DENVER CO 80229-6039

CURRENT RESIDENT
1616 E 78TH AVE LOT 5
DENVER CO 80229-6039

CURRENT RESIDENT
1616 E 78TH AVE LOT 6
DENVER CO 80229-6039

CURRENT RESIDENT
1616 E 78TH AVE LOT 8
DENVER CO 80229-6039

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1616 E 78TH AVE LOT 9
DENVER CO 80229-6039

CURRENT RESIDENT
1616 E 78TH AVE LOT 10
DENVER CO 80229-6040

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1616 E 78TH AVE LOT 11
DENVER CO 80229-6040

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1616 E 78TH AVE LOT 12
DENVER CO 80229-6040

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1616 E 78TH AVE LOT 13
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1616 E 78TH AVE LOT 16
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1616 E 78TH AVE LOT 17
DENVER CO 80229-6040

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1616 E 78TH AVE LOT 18
DENVER CO 80229-6041

CURRENT RESIDENT
1616 E 78TH AVE LOT 19
DENVER CO 80229-6041

CURRENT RESIDENT
1616 E 78TH AVE LOT 20
DENVER CO 80229-6041

CURRENT RESIDENT
1616 E 78TH AVE LOT 21
DENVER CO 80229-6041

CURRENT RESIDENT
1616 E 78TH AVE LOT 22
DENVER CO 80229-6041

CURRENT RESIDENT
1616 E 78TH AVE LOT 23
DENVER CO 80229-6041

CURRENT RESIDENT
1616 E 78TH AVE LOT 24
DENVER CO 80229-6041

CURRENT RESIDENT
1616 E 78TH AVE LOT 25
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1616 E 78TH AVE LOT 26
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1616 E 78TH AVE LOT 27
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1616 E 78TH AVE LOT 28
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1616 E 78TH AVE LOT 32
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1616 E 78TH AVE LOT 34
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1616 E 78TH AVE LOT 61
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1616 E 78TH AVE LOT 62
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1616 E 78TH AVE LOT 63
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1616 E 78TH AVE LOT 64
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1616 E 78TH AVE LOT 69
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1616 E 78TH AVE LOT 70
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1616 E 78TH AVE LOT 71
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1616 E 78TH AVE LOT 72
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1616 E 78TH AVE LOT 74
DENVER CO 80229-6047

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1616 E 78TH AVE LOT 75
DENVER CO 80229-6048

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1616 E 78TH AVE LOT 76
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1616 E 78TH AVE LOT 77
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1616 E 78TH AVE LOT 80
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1616 E 78TH AVE LOT 81
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1616 E 78TH AVE LOT 82
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1616 E 78TH AVE LOT 84
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1616 E 78TH AVE LOT 85
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1616 E 78TH AVE LOT 86
DENVER CO 80229-6049

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1616 E 78TH AVE LOT 87
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1616 E 78TH AVE LOT 88
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1616 E 78TH AVE LOT 90
DENVER CO 80229-6049

CURRENT RESIDENT
1616 E 78TH AVE LOT 91
DENVER CO 80229-6050

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1616 E 78TH AVE LOT 92
DENVER CO 80229-6050

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1616 E 78TH AVE LOT 93
DENVER CO 80229-6050

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1616 E 78TH AVE LOT 94
DENVER CO 80229-6050

CURRENT RESIDENT
1616 E 78TH AVE LOT 95
DENVER CO 80229-6050

CURRENT RESIDENT
1616 E 78TH AVE LOT 95A
DENVER CO 80229-6050

CURRENT RESIDENT
1616 E 78TH AVE LOT 100
DENVER CO 80229-6051

CURRENT RESIDENT
1616 E 78TH AVE LOT 101
DENVER CO 80229-6051

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1616 E 78TH AVE LOT 96
DENVER CO 80229-6051

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1616 E 78TH AVE LOT 97
DENVER CO 80229-6051

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1616 E 78TH AVE LOT 98
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1616 E 78TH AVE LOT 99
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1616 E 78TH AVE LOT 102
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1616 E 78TH AVE LOT 103
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1616 E 78TH AVE LOT 104
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1616 E 78TH AVE LOT 105
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1616 E 78TH AVE LOT 110
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1616 E 78TH AVE LOT 111
DENVER CO 80229-6052

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1616 E 78TH AVE LOT 112
DENVER CO 80229-6053

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1616 E 78TH AVE LOT 113
DENVER CO 80229-6053

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1616 E 78TH AVE LOT 114
DENVER CO 80229-6053

CURRENT RESIDENT
1616 E 78TH AVE LOT 114A
DENVER CO 80229-6053

CURRENT RESIDENT
1616 E 78TH AVE LOT 115
DENVER CO 80229-6053

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1616 E 78TH AVE LOT 117
DENVER CO 80229-6053

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1616 E 78TH AVE LOT 118
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1616 E 78TH AVE LOT 120
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1616 E 78TH AVE LOT 121
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1616 E 78TH AVE LOT 122
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1616 E 78TH AVE LOT 124
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1616 E 78TH AVE LOT 131
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1616 E 78TH AVE LOT 132
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1616 E 78TH AVE LOT 133
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1616 E 78TH AVE LOT 134
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1616 E 78TH AVE LOT 135
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1616 E 78TH AVE LOT 136
DENVER CO 80229-6055

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1616 E 78TH AVE LOT 137
DENVER CO 80229-6055

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1616 E 78TH AVE LOT 138
DENVER CO 80229-6055

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1616 E 78TH AVE LOT 139
DENVER CO 80229-6055

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1616 E 78TH AVE LOT 140
DENVER CO 80229-6055

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1616 E 78TH AVE LOT 141
DENVER CO 80229-6056

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1616 E 78TH AVE LOT 142
DENVER CO 80229-6056

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1616 E 78TH AVE LOT 143
DENVER CO 80229-6056

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1616 E 78TH AVE LOT 144
DENVER CO 80229-6056

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1616 E 78TH AVE LOT 145
DENVER CO 80229-6056

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1616 E 78TH AVE LOT 146
DENVER CO 80229-6056

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1616 E 78TH AVE LOT 147
DENVER CO 80229-6056

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1616 E 78TH AVE LOT 148
DENVER CO 80229-6056

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1616 E 78TH AVE LOT 149
DENVER CO 80229-6056

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1616 E 78TH AVE LOT 150
DENVER CO 80229-6056

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1616 E 78TH AVE LOT 151
DENVER CO 80229-6057

CURRENT RESIDENT
1616 E 78TH AVE LOT 152
DENVER CO 80229-6057

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1616 E 78TH AVE LOT 153
DENVER CO 80229-6057

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1616 E 78TH AVE LOT 154
DENVER CO 80229-6057

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1616 E 78TH AVE LOT 155
DENVER CO 80229-6057

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1616 E 78TH AVE LOT 156
DENVER CO 80229-6057

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1616 E 78TH AVE LOT 157
DENVER CO 80229-6057

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1616 E 78TH AVE LOT 158
DENVER CO 80229-6057

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1616 E 78TH AVE LOT 159
DENVER CO 80229-6057

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1616 E 78TH AVE LOT 160
DENVER CO 80229-6057

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1616 E 78TH AVE LOT 161
DENVER CO 80229-6058

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1616 E 78TH AVE LOT 162
DENVER CO 80229-6058

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1616 E 78TH AVE LOT 163
DENVER CO 80229-6058

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1616 E 78TH AVE LOT 164
DENVER CO 80229-6058

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1616 E 78TH AVE LOT 165
DENVER CO 80229-6058

CURRENT RESIDENT
1616 E 78TH AVE LOT 166
DENVER CO 80229-6058

CURRENT RESIDENT
1616 E 78TH AVE LOT 167
DENVER CO 80229-6058

CURRENT RESIDENT
1616 E 78TH AVE LOT 168
DENVER CO 80229-6058

CURRENT RESIDENT
1616 E 78TH AVE LOT 116
DENVER CO 80229-6061

CURRENT RESIDENT
1616 E 78TH AVE # 019A
DENVER CO 80229-6066

CURRENT RESIDENT
1616 E 78TH AVE # 019B
DENVER CO 80229-6066

CURRENT RESIDENT
1616 E 78TH AVE OFC OFC DENVER
DENVER CO 80229-6070

CURRENT RESIDENT
1805 E 78TH AVE
DENVER CO 80229-6079

CURRENT RESIDENT
2218 CORONADO PKWY N APT A
THORNTON CO 80229-6083

CURRENT RESIDENT
2218 CORONADO PKWY N APT C
THORNTON CO 80229-6083

CURRENT RESIDENT
1985 NUEVA VISTA DR
DENVER CO 80229-6087

CURRENT RESIDENT
1995 NUEVA VISTA DR
DENVER CO 80229-6087

CURRENT RESIDENT
2260 CORONADO PKWY N APT A
THORNTON CO 80229-6092

CURRENT RESIDENT
2260 CORONADO PKWY N APT B
THORNTON CO 80229-6092

CURRENT RESIDENT
2260 CORONADO PKWY N APT C
THORNTON CO 80229-6092

CURRENT RESIDENT
2204 CORONADO PKWY N APT A
THORNTON CO 80229-6093

CURRENT RESIDENT
2204 CORONADO PKWY N APT B
THORNTON CO 80229-6093

CURRENT RESIDENT
2204 CORONADO PKWY N APT D
THORNTON CO 80229-6093

CURRENT RESIDENT
2246 CORONADO PKWY N APT B
THORNTON CO 80229-6097

CURRENT RESIDENT
2246 CORONADO PKWY N APT C
THORNTON CO 80229-6097

CURRENT RESIDENT
2246 CORONADO PKWY N APT D
THORNTON CO 80229-6097

CURRENT RESIDENT
2341 E 78TH AVE
DENVER CO 80229-6102

CURRENT RESIDENT
2361 E 78TH AVE
DENVER CO 80229-6102

CURRENT RESIDENT
2401 E 78TH AVE
DENVER CO 80229-6103

CURRENT RESIDENT
2481 E 79TH AVE
DENVER CO 80229-6107

CURRENT RESIDENT
2577 E 79TH AVE
DENVER CO 80229-6108

CURRENT RESIDENT
7860 YORK ST
DENVER CO 80229-6113

CURRENT RESIDENT
7890 YORK ST
DENVER CO 80229-6113

CURRENT RESIDENT
7971 YORK ST APT B
DENVER CO 80229-6114

CURRENT RESIDENT
7969 YORK ST APT D
DENVER CO 80229-6115

CURRENT RESIDENT
7961 YORK ST APT A
DENVER CO 80229-6117

CURRENT RESIDENT
7961 YORK ST APT D
DENVER CO 80229-6117

CURRENT RESIDENT
7957 YORK ST APT 1
DENVER CO 80229-6122

CURRENT RESIDENT
7955 YORK ST APT 1
DENVER CO 80229-6123

CURRENT RESIDENT
7949 YORK ST APT 1
DENVER CO 80229-6150

CURRENT RESIDENT
7945 YORK ST APT 2
DENVER CO 80229-6152

CURRENT RESIDENT
7929 YORK ST APT 3
DENVER CO 80229-6160

CURRENT RESIDENT
7927 YORK ST APT 2
DENVER CO 80229-6161

CURRENT RESIDENT
7927 YORK ST APT 3
DENVER CO 80229-6161

CURRENT RESIDENT
7921 YORK ST APT 3
DENVER CO 80229-6164

CURRENT RESIDENT
7965 YORK ST APT 1
DENVER CO 80229-6168

CURRENT RESIDENT
7905 YORK ST APT 2
DENVER CO 80229-6171

CURRENT RESIDENT
7903 YORK ST APT 1
DENVER CO 80229-6172

CURRENT RESIDENT
7903 YORK ST APT 3
DENVER CO 80229-6172

CURRENT RESIDENT
7901 YORK ST APT 1
DENVER CO 80229-6173

CURRENT RESIDENT
7901 YORK ST APT 2
DENVER CO 80229-6173

CURRENT RESIDENT
7901 YORK ST APT 3
DENVER CO 80229-6173

CURRENT RESIDENT
7909 YORK ST APT B
DENVER CO 80229-6174

CURRENT RESIDENT
7911 YORK ST APT A
DENVER CO 80229-6175

CURRENT RESIDENT
7911 YORK ST APT C
DENVER CO 80229-6175

CURRENT RESIDENT
7913 YORK ST APT B
DENVER CO 80229-6176

CURRENT RESIDENT
7897 YORK ST APT 3
DENVER CO 80229-6177

CURRENT RESIDENT
7891 YORK ST APT 1
DENVER CO 80229-6180

CURRENT RESIDENT
7891 YORK ST APT 3
DENVER CO 80229-6180

CURRENT RESIDENT
7883 YORK ST APT 2
DENVER CO 80229-6184

CURRENT RESIDENT
7883 YORK ST APT 3
DENVER CO 80229-6184

CURRENT RESIDENT
7879 YORK ST APT 1
DENVER CO 80229-6185

CURRENT RESIDENT
7873 YORK ST APT 2
DENVER CO 80229-6188

CURRENT RESIDENT
7873 YORK ST APT 3
DENVER CO 80229-6188

CURRENT RESIDENT
7869 YORK ST APT 2
DENVER CO 80229-6189

CURRENT RESIDENT
7867 YORK ST APT 2
DENVER CO 80229-6190

CURRENT RESIDENT
7863 YORK ST APT 1
DENVER CO 80229-6192

CURRENT RESIDENT
7863 YORK ST APT 2
DENVER CO 80229-6192

CURRENT RESIDENT
7899 YORK ST APT 1
DENVER CO 80229-6193

CURRENT RESIDENT
7899 YORK ST APT 2
DENVER CO 80229-6193

CURRENT RESIDENT
7899 YORK ST APT 3
DENVER CO 80229-6193

CURRENT RESIDENT
7899 YORK ST APT 4
DENVER CO 80229-6193

CURRENT RESIDENT
490 E 76TH AVE UNIT 6A
DENVER CO 80229-6200

CURRENT RESIDENT
490 E 76TH AVE UNIT A
DENVER CO 80229-6200

CURRENT RESIDENT
490 E 76TH AVE UNIT B
DENVER CO 80229-6200

CURRENT RESIDENT
7667 WASHINGTON ST
DENVER CO 80229-6201

CURRENT RESIDENT
7677 WASHINGTON ST
DENVER CO 80229-6201

CURRENT RESIDENT
427 E 76TH AVE
DENVER CO 80229-6204

CURRENT RESIDENT
429 E 76TH AVE
DENVER CO 80229-6204

CURRENT RESIDENT
550 E 76TH AVE
DENVER CO 80229-6207

CURRENT RESIDENT
7700 WASHINGTON ST
DENVER CO 80229-6211

CURRENT RESIDENT
7770 WASHINGTON ST
DENVER CO 80229-6211

CURRENT RESIDENT
7790 WASHINGTON ST
DENVER CO 80229-6211

CURRENT RESIDENT
460 E 76TH AVE UNIT A
DENVER CO 80229-6213

CURRENT RESIDENT
460 E 76TH AVE UNIT B
DENVER CO 80229-6213

CURRENT RESIDENT
460 E 76TH AVE UNIT C
DENVER CO 80229-6213

CURRENT RESIDENT
480 E 76TH AVE UNIT A
DENVER CO 80229-6215

CURRENT RESIDENT
480 E 76TH AVE UNIT D
DENVER CO 80229-6215

CURRENT RESIDENT
480 E 76TH AVE UNIT E
DENVER CO 80229-6215

CURRENT RESIDENT
500 E 76TH AVE UNIT A
DENVER CO 80229-6218

CURRENT RESIDENT
500 E 76TH AVE UNIT B
DENVER CO 80229-6218

CURRENT RESIDENT
7881 YORK ST APT A
DENVER CO 80229-6249

CURRENT RESIDENT
7881 YORK ST APT B
DENVER CO 80229-6249

CURRENT RESIDENT
7820 WASHINGTON ST UNIT A
DENVER CO 80229-6250

CURRENT RESIDENT
7820 WASHINGTON ST UNIT B
DENVER CO 80229-6250

CURRENT RESIDENT
7820 WASHINGTON ST UNIT C
DENVER CO 80229-6250

CURRENT RESIDENT
7650 WASHINGTON ST APT A
DENVER CO 80229-6252

CURRENT RESIDENT
7650 WASHINGTON ST APT B
DENVER CO 80229-6252

CURRENT RESIDENT
7650 WASHINGTON ST APT C
DENVER CO 80229-6252

CURRENT RESIDENT
7650 WASHINGTON ST APT D
DENVER CO 80229-6252

CURRENT RESIDENT
7650 WASHINGTON ST APT E
DENVER CO 80229-6252

CURRENT RESIDENT
7650 WASHINGTON ST APT F
DENVER CO 80229-6252

CURRENT RESIDENT
7660 WASHINGTON ST APT A
DENVER CO 80229-6254

CURRENT RESIDENT
7660 WASHINGTON ST APT B
DENVER CO 80229-6254

CURRENT RESIDENT
7660 WASHINGTON ST APT C
DENVER CO 80229-6254

CURRENT RESIDENT
7660 WASHINGTON ST APT D
DENVER CO 80229-6254

CURRENT RESIDENT
7660 WASHINGTON ST APT E
DENVER CO 80229-6254

CURRENT RESIDENT
7660 WASHINGTON ST APT F
DENVER CO 80229-6254

CURRENT RESIDENT
7373 WASHINGTON ST
DENVER CO 80229-6301

CURRENT RESIDENT
7314 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7316 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7318 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7330 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7334 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7338 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7346 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7348 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7352 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7354 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7401 WASHINGTON ST
DENVER CO 80229-6303

CURRENT RESIDENT
7420 WASHINGTON ST
DENVER CO 80229-6304

CURRENT RESIDENT
7500 WASHINGTON ST
DENVER CO 80229-6305

CURRENT RESIDENT
7520 WASHINGTON ST
DENVER CO 80229-6305

CURRENT RESIDENT
909 E 75TH AVE
DENVER CO 80229-6401

CURRENT RESIDENT
913 E 75TH AVE UNIT A
DENVER CO 80229-6425

CURRENT RESIDENT
913 E 75TH AVE UNIT B
DENVER CO 80229-6425

CURRENT RESIDENT
913 E 75TH AVE UNIT C
DENVER CO 80229-6425

CURRENT RESIDENT
913 E 75TH AVE UNIT D
DENVER CO 80229-6425

CURRENT RESIDENT
913 E 75TH AVE UNIT E
DENVER CO 80229-6425

CURRENT RESIDENT
913 E 75TH AVE UNIT F
DENVER CO 80229-6425

CURRENT RESIDENT
913 E 75TH AVE UNIT G
DENVER CO 80229-6425

CURRENT RESIDENT
913 E 75TH AVE UNIT H
DENVER CO 80229-6425

CURRENT RESIDENT
913 E 75TH AVE UNIT I
DENVER CO 80229-6425

CURRENT RESIDENT
913 E 75TH AVE UNIT J
DENVER CO 80229-6425

CURRENT RESIDENT
913 E 75TH AVE UNIT K
DENVER CO 80229-6425

CURRENT RESIDENT
1003 E 75TH AVE
DENVER CO 80229-6430

CURRENT RESIDENT
2200 E 77TH AVE UNIT 100
DENVER CO 80229-6526

CURRENT RESIDENT
2200 E 77TH AVE UNIT 200
DENVER CO 80229-6526

CURRENT RESIDENT
2200 E 77TH AVE UNIT 300
DENVER CO 80229-6526

CURRENT RESIDENT
2200 E 77TH AVE UNIT 400
DENVER CO 80229-6526

CURRENT RESIDENT
2200 E 77TH AVE UNIT 500
DENVER CO 80229-6537

CURRENT RESIDENT
2300 E 77TH AVE UNIT 500
DENVER CO 80229-6538

CURRENT RESIDENT
7540 YORK ST
DENVER CO 80229-6609

CURRENT RESIDENT
7645 YORK ST
DENVER CO 80229-6610

CURRENT RESIDENT
7640 YORK ST
DENVER CO 80229-6611

CURRENT RESIDENT
7680 YORK ST
DENVER CO 80229-6611

CURRENT RESIDENT
7751 YORK ST
DENVER CO 80229-6612

CURRENT RESIDENT
7761 YORK ST
DENVER CO 80229-6612

CURRENT RESIDENT
7791 YORK ST
DENVER CO 80229-6612

CURRENT RESIDENT
2560 E 76TH AVE
DENVER CO 80229-6616

CURRENT RESIDENT
7656 YORK ST UNIT A
DENVER CO 80229-6662

CURRENT RESIDENT
7656 YORK ST UNIT B
DENVER CO 80229-6662

CURRENT RESIDENT
7591 YORK ST UNIT A
DENVER CO 80229-6666

CURRENT RESIDENT
7591 YORK ST UNIT B
DENVER CO 80229-6667

CURRENT RESIDENT
7091 WASHINGTON ST
DENVER CO 80229-6703

CURRENT RESIDENT
7095 WASHINGTON ST
DENVER CO 80229-6703

CURRENT RESIDENT
7150 WASHINGTON ST
DENVER CO 80229-6706

CURRENT RESIDENT
7154 WASHINGTON ST
DENVER CO 80229-6706

CURRENT RESIDENT
7295 WASHINGTON ST
DENVER CO 80229-6707

CURRENT RESIDENT
525 E 70TH AVE UNIT 1E
DENVER CO 80229-6712

CURRENT RESIDENT
525 E 70TH AVE UNIT 1W
DENVER CO 80229-6712

CURRENT RESIDENT
525 E 70TH AVE UNIT 2E
DENVER CO 80229-6712

CURRENT RESIDENT
525 E 70TH AVE UNIT 2W
DENVER CO 80229-6712

CURRENT RESIDENT
525 E 70TH AVE UNIT 3E
DENVER CO 80229-6712

CURRENT RESIDENT
525 E 70TH AVE UNIT 3W
DENVER CO 80229-6712

CURRENT RESIDENT
565 E 70TH AVE UNIT 1E
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 1W
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 2E
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 2W
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 3E
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 3W
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 4E
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 4W
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 5E
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 5W
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 6E
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 6W
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 7E
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 7W
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 8E
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 8W
DENVER CO 80229-6713

CURRENT RESIDENT
605 E 70TH AVE UNIT 1
DENVER CO 80229-6714

CURRENT RESIDENT
605 E 70TH AVE UNIT 2
DENVER CO 80229-6714

CURRENT RESIDENT
605 E 70TH AVE UNIT 3
DENVER CO 80229-6714

CURRENT RESIDENT
605 E 70TH AVE UNIT 4
DENVER CO 80229-6714

CURRENT RESIDENT
605 E 70TH AVE UNIT 5
DENVER CO 80229-6714

CURRENT RESIDENT
605 E 70TH AVE UNIT 6
DENVER CO 80229-6714

CURRENT RESIDENT
605 E 70TH AVE UNIT 7
DENVER CO 80229-6714

CURRENT RESIDENT
605 E 70TH AVE UNIT 8
DENVER CO 80229-6714

CURRENT RESIDENT
625 E 70TH AVE UNIT 1
DENVER CO 80229-6726

CURRENT RESIDENT
625 E 70TH AVE UNIT 2
DENVER CO 80229-6726

CURRENT RESIDENT
625 E 70TH AVE UNIT 3
DENVER CO 80229-6726

CURRENT RESIDENT
625 E 70TH AVE UNIT 4
DENVER CO 80229-6726

CURRENT RESIDENT
625 E 70TH AVE UNIT 5
DENVER CO 80229-6726

CURRENT RESIDENT
625 E 70TH AVE UNIT 6
DENVER CO 80229-6726

CURRENT RESIDENT
665 E 70TH AVE UNIT 1
DENVER CO 80229-6727

CURRENT RESIDENT
665 E 70TH AVE UNIT 2
DENVER CO 80229-6727

CURRENT RESIDENT
665 E 70TH AVE UNIT 2B
DENVER CO 80229-6727

CURRENT RESIDENT
665 E 70TH AVE UNIT 3
DENVER CO 80229-6727

CURRENT RESIDENT
665 E 70TH AVE UNIT 4
DENVER CO 80229-6727

CURRENT RESIDENT
665 E 70TH AVE UNIT 5
DENVER CO 80229-6727

CURRENT RESIDENT
665 E 70TH AVE UNIT 6
DENVER CO 80229-6727

CURRENT RESIDENT
7174 WASHINGTON ST STE A
DENVER CO 80229-6731

CURRENT RESIDENT
7174 WASHINGTON ST STE B
DENVER CO 80229-6731

CURRENT RESIDENT
7174 WASHINGTON ST STE C
DENVER CO 80229-6731

CURRENT RESIDENT
750 E 71ST AVE UNIT A
DENVER CO 80229-6800

CURRENT RESIDENT
750 E 71ST AVE UNIT B
DENVER CO 80229-6800

CURRENT RESIDENT
750 E 71ST AVE UNIT C
DENVER CO 80229-6800

CURRENT RESIDENT
750 E 71ST AVE UNIT D
DENVER CO 80229-6800

CURRENT RESIDENT
750 E 71ST AVE UNIT E
DENVER CO 80229-6800

CURRENT RESIDENT
1015 E 70TH AVE
DENVER CO 80229-6803

CURRENT RESIDENT
1041 E 70TH AVE
DENVER CO 80229-6803

CURRENT RESIDENT
1061 E 70TH AVE
DENVER CO 80229-6803

CURRENT RESIDENT
891 E 71ST AVE
DENVER CO 80229-6806

CURRENT RESIDENT
800 E 71ST AVE
DENVER CO 80229-6808

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT B
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT C
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT D
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT F
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT G
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT H
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT I
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT J
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT K
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT L
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT M
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT N
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT O
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT P
DENVER CO 80229-6811

CURRENT RESIDENT
1100 E 73RD AVE UNIT A
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT B
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT C
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT D
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT E
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT F
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT G
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT H
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT I
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT J
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT K
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT L
DENVER CO 80229-6812

CURRENT RESIDENT
821 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
825 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
831 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
835 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
841 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
845 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
851 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
853 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
855 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
859 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
861 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
863 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
865 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
881 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
901 E 73RD AVE
DENVER CO 80229-6816

CURRENT RESIDENT
950 E 73RD AVE
DENVER CO 80229-6817

CURRENT RESIDENT
1051 E 73RD AVE
DENVER CO 80229-6818

CURRENT RESIDENT
1210 E 73RD AVE
DENVER CO 80229-6821

CURRENT RESIDENT
1161 E 73RD AVE
DENVER CO 80229-6851

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A1
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A2
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A3
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A4
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A6
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B1
DENVER CO 80229-6854

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B2
DENVER CO 80229-6854

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B3
DENVER CO 80229-6854

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B6
DENVER CO 80229-6854

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B7
DENVER CO 80229-6854

CURRENT RESIDENT
800 E 73RD AVE UNIT 1
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 10
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 11
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 12
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 13
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 14
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 15
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 16
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 17
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 18
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 19
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 2
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 20
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 21
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 22
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 3
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 4
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 5
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 6
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 7
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 8
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 9
DENVER CO 80229-6855

CURRENT RESIDENT
850 E 73RD AVE UNIT 1
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 10
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 12
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 2
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 3
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 4
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 5
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 6
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 7
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 8
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 9
DENVER CO 80229-6856

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT A
DENVER CO 80229-6858

CURRENT RESIDENT
1000 E 73RD AVE UNIT 1
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 10
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 11
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 12
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 13
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 14
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 15
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 16
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 2
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 3
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 4
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 5
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 6
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 7
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 8
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 9
DENVER CO 80229-6860

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT E
DENVER CO 80229-6861

CURRENT RESIDENT
850 E 73RD AVE UNIT 11
DENVER CO 80229-6862

CURRENT RESIDENT
651 E 66TH AVE
DENVER CO 80229-7001

CURRENT RESIDENT
461 E 66TH AVE
DENVER CO 80229-7009

CURRENT RESIDENT
6591 WASHINGTON ST
DENVER CO 80229-7012

CURRENT RESIDENT
6625 WASHINGTON ST
DENVER CO 80229-7014

CURRENT RESIDENT
6665 WASHINGTON ST
DENVER CO 80229-7014

CURRENT RESIDENT
6711 WASHINGTON ST
DENVER CO 80229-7016

CURRENT RESIDENT
6700 WASHINGTON ST
DENVER CO 80229-7017

CURRENT RESIDENT
6521 WASHINGTON ST UNIT A
DENVER CO 80229-7018

CURRENT RESIDENT
6521 WASHINGTON ST UNIT B
DENVER CO 80229-7018

CURRENT RESIDENT
6521 WASHINGTON ST UNIT C
DENVER CO 80229-7018

CURRENT RESIDENT
6521 WASHINGTON ST UNIT D
DENVER CO 80229-7018

CURRENT RESIDENT
6521 WASHINGTON ST UNIT E
DENVER CO 80229-7018

CURRENT RESIDENT
6521 WASHINGTON ST UNIT F
DENVER CO 80229-7018

CURRENT RESIDENT
6521 WASHINGTON ST UNIT G
DENVER CO 80229-7018

CURRENT RESIDENT
6521 WASHINGTON ST UNIT H
DENVER CO 80229-7018

CURRENT RESIDENT
6521 WASHINGTON ST UNIT I
DENVER CO 80229-7018

CURRENT RESIDENT
601 E 64TH AVE UNIT A100
DENVER CO 80229-7020

CURRENT RESIDENT
601 E 64TH AVE UNIT B100
DENVER CO 80229-7021

CURRENT RESIDENT
601 E 64TH AVE UNIT C100
DENVER CO 80229-7022

CURRENT RESIDENT
601 E 64TH AVE UNIT D100
DENVER CO 80229-7023

CURRENT RESIDENT
601 E 64TH AVE UNIT B200
DENVER CO 80229-7024

CURRENT RESIDENT
601 E 64TH AVE UNIT B300
DENVER CO 80229-7026

CURRENT RESIDENT
601 E 64TH AVE UNIT B400
DENVER CO 80229-7027

CURRENT RESIDENT
601 E 64TH AVE UNIT C200
DENVER CO 80229-7028

CURRENT RESIDENT
601 E 64TH AVE UNIT C300
DENVER CO 80229-7030

CURRENT RESIDENT
601 E 64TH AVE UNIT C400
DENVER CO 80229-7031

CURRENT RESIDENT
601 E 64TH AVE UNIT C500
DENVER CO 80229-7032

CURRENT RESIDENT
601 E 64TH AVE UNIT D200
DENVER CO 80229-7033

CURRENT RESIDENT
601 E 64TH AVE UNIT D300
DENVER CO 80229-7034

CURRENT RESIDENT
855 E 68TH AVE
DENVER CO 80229-7101

CURRENT RESIDENT
880 E 68TH AVE
DENVER CO 80229-7102

CURRENT RESIDENT
901 E 68TH AVE
DENVER CO 80229-7103

CURRENT RESIDENT
909 E 68TH AVE
DENVER CO 80229-7103

CURRENT RESIDENT
1445 E 68TH AVE
DENVER CO 80229-7105

CURRENT RESIDENT
6777 DOWNING ST
DENVER CO 80229-7106

CURRENT RESIDENT
6880 DOWNING ST
DENVER CO 80229-7108

CURRENT RESIDENT
710 E 68TH AVE
DENVER CO 80229-7113

CURRENT RESIDENT
1247 E 68TH AVE
DENVER CO 80229-7119

CURRENT RESIDENT
1448 E 68TH AVE
DENVER CO 80229-7122

CURRENT RESIDENT
6780 YORK ST
DENVER CO 80229-7307

CURRENT RESIDENT
6820 YORK ST
DENVER CO 80229-7309

CURRENT RESIDENT
6991 YORK ST
DENVER CO 80229-7310

CURRENT RESIDENT
6910 YORK ST
DENVER CO 80229-7311

CURRENT RESIDENT
2220 E 68TH AVE
DENVER CO 80229-7315

CURRENT RESIDENT
2101 E 68TH AVE
DENVER CO 80229-7316

CURRENT RESIDENT
6610 YORK ST
DENVER CO 80229-7322

CURRENT RESIDENT
6620 YORK ST
DENVER CO 80229-7322

CURRENT RESIDENT
6650 YORK ST
DENVER CO 80229-7322

CURRENT RESIDENT
6656 YORK ST
DENVER CO 80229-7322

CURRENT RESIDENT
6680 YORK ST
DENVER CO 80229-7322

CURRENT RESIDENT
6686 YORK ST
DENVER CO 80229-7322

CURRENT RESIDENT
6690 YORK ST
DENVER CO 80229-7322

CURRENT RESIDENT
6700 YORK ST
DENVER CO 80229-7322

CURRENT RESIDENT
6655 YORK ST
DENVER CO 80229-7324

CURRENT RESIDENT
6721 YORK ST
DENVER CO 80229-7325

CURRENT RESIDENT
6700 RACE ST
DENVER CO 80229-7336

CURRENT RESIDENT
1401 E 69TH AVE
DENVER CO 80229-7349

CURRENT RESIDENT
6535 YORK ST UNIT 101
DENVER CO 80229-7400

CURRENT RESIDENT
6535 YORK ST UNIT 102
DENVER CO 80229-7400

CURRENT RESIDENT
6535 YORK ST UNIT 103
DENVER CO 80229-7400

CURRENT RESIDENT
6535 YORK ST UNIT 104
DENVER CO 80229-7400

CURRENT RESIDENT
6535 YORK ST UNIT 105
DENVER CO 80229-7400

CURRENT RESIDENT
6535 YORK ST UNIT 106
DENVER CO 80229-7400

CURRENT RESIDENT
2001 E 66TH AVE
DENVER CO 80229-7401

CURRENT RESIDENT
2035 E 66TH AVE
DENVER CO 80229-7401

CURRENT RESIDENT
6495 YORK ST
DENVER CO 80229-7406

CURRENT RESIDENT
6565 VINE CT
DENVER CO 80229-7410

CURRENT RESIDENT
6520 VINE CT
DENVER CO 80229-7411

CURRENT RESIDENT
6560 VINE CT
DENVER CO 80229-7411

CURRENT RESIDENT
6562 VINE CT
DENVER CO 80229-7411

CURRENT RESIDENT
2025 E 64TH AVE
DENVER CO 80229-7412

CURRENT RESIDENT
2260 E 66TH AVE
DENVER CO 80229-7418

CURRENT RESIDENT
2280 E 66TH AVE
DENVER CO 80229-7418

CURRENT RESIDENT
6555 YORK ST
DENVER CO 80229-7436

CURRENT RESIDENT
6535 YORK ST UNIT 108
DENVER CO 80229-7437

CURRENT RESIDENT
6535 YORK ST UNIT 110
DENVER CO 80229-7437

CURRENT RESIDENT
6535 YORK ST UNIT 120
DENVER CO 80229-7437

CURRENT RESIDENT
6535 YORK ST UNIT 130
DENVER CO 80229-7437

CURRENT RESIDENT
6535 YORK ST UNIT 14
DENVER CO 80229-7438

CURRENT RESIDENT
6535 YORK ST UNIT 150
DENVER CO 80229-7438

CURRENT RESIDENT
6535 YORK ST UNIT 151
DENVER CO 80229-7438

CURRENT RESIDENT
6535 YORK ST UNIT 153
DENVER CO 80229-7438

CURRENT RESIDENT
6535 YORK ST UNIT 154
DENVER CO 80229-7438

CURRENT RESIDENT
6535 YORK ST UNIT 155
DENVER CO 80229-7438

CURRENT RESIDENT
6535 YORK ST UNIT 181
DENVER CO 80229-7438

CURRENT RESIDENT
6535 YORK ST UNIT 182
DENVER CO 80229-7439

CURRENT RESIDENT
6535 YORK ST UNIT 109
DENVER CO 80229-7440

CURRENT RESIDENT
6580 VINE CT UNIT A
DENVER CO 80229-7445

CURRENT RESIDENT
6580 VINE CT UNIT B
DENVER CO 80229-7445

CURRENT RESIDENT
2202 E 66TH AVE UNIT A
DENVER CO 80229-7447

CURRENT RESIDENT
2202 E 66TH AVE UNIT B
DENVER CO 80229-7447

CURRENT RESIDENT
2756 E 69TH WAY
DENVER CO 80229-7500

CURRENT RESIDENT
2721 E 69TH WAY
DENVER CO 80229-7512

CURRENT RESIDENT
2751 E 69TH WAY
DENVER CO 80229-7512

CURRENT RESIDENT
6830 COLUMBINE ST
DENVER CO 80229-7513

CURRENT RESIDENT
6861 ELIZABETH ST
DENVER CO 80229-7514

CURRENT RESIDENT
2701 E 70TH AVE
DENVER CO 80229-7518

CURRENT RESIDENT
2351 E 70TH AVE
DENVER CO 80229-7520

CURRENT RESIDENT
2521 E 68TH PL
DENVER CO 80229-7525

CURRENT RESIDENT
6855 COLUMBINE ST
DENVER CO 80229-7548

CURRENT RESIDENT
6865 COLUMBINE ST
DENVER CO 80229-7548

CURRENT RESIDENT
6875 COLUMBINE ST
DENVER CO 80229-7548

CURRENT RESIDENT
6885 COLUMBINE ST
DENVER CO 80229-7548

CURRENT RESIDENT
6895 COLUMBINE ST
DENVER CO 80229-7548

CURRENT RESIDENT
8935 CORONA ST APT 305
THORNTON CO 80229-7700

CURRENT RESIDENT
8935 CORONA ST APT 306
THORNTON CO 80229-7700

CURRENT RESIDENT
1030 E 89TH AVE
THORNTON CO 80229-7733

CURRENT RESIDENT
1100 E 89TH AVE
THORNTON CO 80229-7734

CURRENT RESIDENT
1070 OAK PL
THORNTON CO 80229-7741

CURRENT RESIDENT
1100 OAK PL
THORNTON CO 80229-7742

CURRENT RESIDENT
1150 OAK PL
THORNTON CO 80229-7742

CURRENT RESIDENT
1170 OAK PL
THORNTON CO 80229-7742

CURRENT RESIDENT
1091 OAK PL
THORNTON CO 80229-7743

CURRENT RESIDENT
940 OAK PL
THORNTON CO 80229-7745

CURRENT RESIDENT
2260 OAK PL
THORNTON CO 80229-7910

CURRENT RESIDENT
2290 OAK PL
THORNTON CO 80229-7910

CURRENT RESIDENT
2161 E 88TH AVE
THORNTON CO 80229-7944

CURRENT RESIDENT
2181 E 88TH AVE
THORNTON CO 80229-7944

CURRENT RESIDENT
2191 E 88TH AVE
THORNTON CO 80229-7944

CURRENT RESIDENT
2274 CORONADO PKWY N APT A
THORNTON CO 80229-8001

CURRENT RESIDENT
2274 CORONADO PKWY N APT B
THORNTON CO 80229-8001

CURRENT RESIDENT
2288 CORONADO PKWY N APT B
THORNTON CO 80229-8002

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 100
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 101
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 102
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 103
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 104
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 105
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 106
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 107
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 108
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 200
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 201
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 202
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 203
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 204
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 205
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 206
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 207
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 208
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 209
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 300
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 301
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 302
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 303
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 304
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 305
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 306
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 307
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 308
DENVER CO 80229-8034

CURRENT RESIDENT
1820 NUEVA VISTA DR APT 309
DENVER CO 80229-8034

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 104
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 105
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 106
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 107
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 200
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 201
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 202
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 203
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 204
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 205
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 206
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 207
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 300
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 301
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 302
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 303
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 304
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 305
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 306
DENVER CO 80229-8037

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 307
DENVER CO 80229-8037

CURRENT RESIDENT
1860 NUEVA VISTA DR APT 100
DENVER CO 80229-8049

CURRENT RESIDENT
1860 NUEVA VISTA DR APT 101
DENVER CO 80229-8049

CURRENT RESIDENT
1860 NUEVA VISTA DR APT 102
DENVER CO 80229-8049

CURRENT RESIDENT
1860 NUEVA VISTA DR APT 103
DENVER CO 80229-8049

CURRENT RESIDENT
1860 NUEVA VISTA DR APT 104
DENVER CO 80229-8049

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 100
DENVER CO 80229-8050

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 101
DENVER CO 80229-8050

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 102
DENVER CO 80229-8050

CURRENT RESIDENT
1880 NUEVA VISTA DR APT 103
DENVER CO 80229-8050

CURRENT RESIDENT
2139 CORONADO PKWY N APT A
THORNTON CO 80229-8099

CURRENT RESIDENT
2041 LARRY CT
DENVER CO 80229-8207

CURRENT RESIDENT
2080 MCDOUGAL ST
DENVER CO 80229-8208

CURRENT RESIDENT
2150 E 88TH AVE STE A
THORNTON CO 80229-8229

CURRENT RESIDENT
2150 E 88TH AVE STE B
THORNTON CO 80229-8229

CURRENT RESIDENT
2150 E 88TH AVE STE C
THORNTON CO 80229-8229

CURRENT RESIDENT
2150 E 88TH AVE OFC OFC OFC THORNTON
THORNTON CO 80229-8232

CURRENT RESIDENT
8218 WASHINGTON ST APT 1
THORNTON CO 80229-8500

CURRENT RESIDENT
8230 WASHINGTON ST APT 16
THORNTON CO 80229-8502

CURRENT RESIDENT
8242 WASHINGTON ST APT 42
DENVER CO 80229-8504

CURRENT RESIDENT
8242 WASHINGTON ST APT 43
DENVER CO 80229-8504

CURRENT RESIDENT
8248 WASHINGTON ST APT 95
DENVER CO 80229-8505

CURRENT RESIDENT
8254 WASHINGTON ST APT 92
DENVER CO 80229-8506

CURRENT RESIDENT
8260 WASHINGTON ST APT 76
DENVER CO 80229-8507

CURRENT RESIDENT
8260 WASHINGTON ST APT 79
DENVER CO 80229-8507

CURRENT RESIDENT
8266 WASHINGTON ST APT 80
DENVER CO 80229-8508

CURRENT RESIDENT
8266 WASHINGTON ST APT 81
DENVER CO 80229-8508

CURRENT RESIDENT
8266 WASHINGTON ST APT 83
DENVER CO 80229-8508

CURRENT RESIDENT
8156 WASHINGTON ST APT 59
THORNTON CO 80229-8510

CURRENT RESIDENT
8176 WASHINGTON ST APT 119
THORNTON CO 80229-8511

CURRENT RESIDENT
8242 WASHINGTON ST APT 40
DENVER CO 80229-8513

CURRENT RESIDENT
2569 DEVONSHIRE CT APT 68
DENVER CO 80229-8600

CURRENT RESIDENT
2609 DEVONSHIRE CT
DENVER CO 80229-8602

CURRENT RESIDENT
2613 DEVONSHIRE CT
DENVER CO 80229-8602

CURRENT RESIDENT
2630 DEVONSHIRE CT
DENVER CO 80229-8602

CURRENT RESIDENT
2631 DEVONSHIRE CT
DENVER CO 80229-8602

CURRENT RESIDENT
2214 DEVONSHIRE CT
DENVER CO 80229-8605

CURRENT RESIDENT
2221 DEVONSHIRE CT
DENVER CO 80229-8606

CURRENT RESIDENT
2241 E 78TH AVE STE A
DENVER CO 80229-8703

CURRENT RESIDENT
2241 E 78TH AVE STE B
DENVER CO 80229-8703

CURRENT RESIDENT
1580 W 84TH AVE
DENVER CO 80260-3929

CURRENT RESIDENT
800 W 84TH AVE
DENVER CO 80260-3955

CURRENT RESIDENT
500 W 84TH AVE STE 1
DENVER CO 80260-4401

CURRENT RESIDENT
500 W 84TH AVE STE 2
DENVER CO 80260-4401

CURRENT RESIDENT
500 W 84TH AVE STE 3
DENVER CO 80260-4401

CURRENT RESIDENT
500 W 84TH AVE STE 4
DENVER CO 80260-4401

CURRENT RESIDENT
200 W 84TH AVE
THORNTON CO 80260-4427

CURRENT RESIDENT
550 W 84TH AVE
THORNTON CO 80260-4430

CURRENT RESIDENT
2235 W 84TH AVE UNIT A
DENVER CO 80260-4601

CURRENT RESIDENT
2235 W 84TH AVE UNIT B
DENVER CO 80260-4601

CURRENT RESIDENT
2121 W 84TH AVE
FEDERAL HEIGHTS CO 80260-4681

CURRENT RESIDENT
2185 W 84TH AVE
DENVER CO 80260-4681

CURRENT RESIDENT
2265 W 84TH AVE
FEDERAL HEIGHTS CO 80260-4682

CURRENT RESIDENT
2275 W 84TH AVE
FEDERAL HEIGHTS CO 80260-4682

CURRENT RESIDENT
1557 W 84TH AVE UNIT B
DENVER CO 80260-4701

CURRENT RESIDENT
1557 W 84TH AVE UNIT C
DENVER CO 80260-4701

CURRENT RESIDENT
801 W 84TH AVE
FEDERAL HEIGHTS CO 80260-4714

CURRENT RESIDENT
901 W 84TH AVE
FEDERAL HEIGHTS CO 80260-4716

CURRENT RESIDENT
1001 W 84TH AVE
FEDERAL HEIGHTS CO 80260-4717

CURRENT RESIDENT
1327 W 84TH AVE APT 26-2623
DENVER CO 80260-4725

CURRENT RESIDENT
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DENVER CO 80260-4726

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DENVER CO 80260-4727

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DENVER CO 80260-4731

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DENVER CO 80260-4748

CURRENT RESIDENT
1327 W 84TH AVE APT 26-2614
DENVER CO 80260-4748

CURRENT RESIDENT
1327 W 84TH AVE APT 26-2621
DENVER CO 80260-4748

CURRENT RESIDENT
1327 W 84TH AVE APT 26-2622
DENVER CO 80260-4748

CURRENT RESIDENT
1327 W 84TH AVE APT 2611
DENVER CO 80260-4748

CURRENT RESIDENT
1327 W 84TH AVE APT 2612
DENVER CO 80260-4748

CURRENT RESIDENT
1327 W 84TH AVE APT 2613
DENVER CO 80260-4748

CURRENT RESIDENT
1327 W 84TH AVE APT 2614
DENVER CO 80260-4748

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1327 W 84TH AVE APT 2621
DENVER CO 80260-4748

CURRENT RESIDENT
1327 W 84TH AVE APT 2622
DENVER CO 80260-4748

CURRENT RESIDENT
1327 W 84TH AVE APT 27-2711
DENVER CO 80260-4749

CURRENT RESIDENT
1327 W 84TH AVE APT 27-2712
DENVER CO 80260-4749

CURRENT RESIDENT
1327 W 84TH AVE APT 27-2713
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CURRENT RESIDENT
1327 W 84TH AVE APT 27-2714
DENVER CO 80260-4749

CURRENT RESIDENT
1327 W 84TH AVE APT 27-2715
DENVER CO 80260-4749

CURRENT RESIDENT
1327 W 84TH AVE APT 27-2716
DENVER CO 80260-4749

CURRENT RESIDENT
1327 W 84TH AVE APT 27-2717
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CURRENT RESIDENT
1327 W 84TH AVE APT 27-2718
DENVER CO 80260-4749

CURRENT RESIDENT
1327 W 84TH AVE APT 27-2721
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1327 W 84TH AVE APT 27-2722
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1327 W 84TH AVE APT 27-2723
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CURRENT RESIDENT
1327 W 84TH AVE APT 27-2724
DENVER CO 80260-4749

CURRENT RESIDENT
1327 W 84TH AVE APT 27-2725
DENVER CO 80260-4749

CURRENT RESIDENT
1327 W 84TH AVE APT 27-2726
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CURRENT RESIDENT
1327 W 84TH AVE APT 2711
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1327 W 84TH AVE APT 2712
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1327 W 84TH AVE APT 2713
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1327 W 84TH AVE APT 2714
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1327 W 84TH AVE APT 2715
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CURRENT RESIDENT
1327 W 84TH AVE APT 2716
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1327 W 84TH AVE APT 2717
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CURRENT RESIDENT
1327 W 84TH AVE APT 2718
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CURRENT RESIDENT
1327 W 84TH AVE APT 2721
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1327 W 84TH AVE APT 2724
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CURRENT RESIDENT
1327 W 84TH AVE APT 2725
DENVER CO 80260-4749

CURRENT RESIDENT
1327 W 84TH AVE APT 2726
DENVER CO 80260-4749

CURRENT RESIDENT
1327 W 84TH AVE APT 28-2811
DENVER CO 80260-4750

CURRENT RESIDENT
1327 W 84TH AVE APT 28-2812
DENVER CO 80260-4750

CURRENT RESIDENT
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DENVER CO 80260-4750

CURRENT RESIDENT
1327 W 84TH AVE APT 28-2814
DENVER CO 80260-4750

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1327 W 84TH AVE APT 28-2815
DENVER CO 80260-4750

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DENVER CO 80260-4750

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DENVER CO 80260-4750

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1327 W 84TH AVE APT 28-2818
DENVER CO 80260-4750

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DENVER CO 80260-4750

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1327 W 84TH AVE APT 28-2825
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1327 W 84TH AVE APT 28-2827
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1327 W 84TH AVE APT 28-2828
DENVER CO 80260-4750

CURRENT RESIDENT
1327 W 84TH AVE APT 2811
DENVER CO 80260-4750

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1327 W 84TH AVE APT 2812
DENVER CO 80260-4750

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1327 W 84TH AVE APT 2813
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1327 W 84TH AVE APT 2814
DENVER CO 80260-4750

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1327 W 84TH AVE APT 2815
DENVER CO 80260-4750

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1327 W 84TH AVE APT 2816
DENVER CO 80260-4750

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1327 W 84TH AVE APT 2817
DENVER CO 80260-4750

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1327 W 84TH AVE APT 2818
DENVER CO 80260-4750

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1327 W 84TH AVE APT 2821
DENVER CO 80260-4750

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1327 W 84TH AVE APT 2822
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1327 W 84TH AVE APT 2823
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DENVER CO 80260-4750

CURRENT RESIDENT
1327 W 84TH AVE APT 2825
DENVER CO 80260-4750

CURRENT RESIDENT
1327 W 84TH AVE APT 2826
DENVER CO 80260-4750

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1327 W 84TH AVE APT 2827
DENVER CO 80260-4750

CURRENT RESIDENT
1327 W 84TH AVE APT 2828
DENVER CO 80260-4750

CURRENT RESIDENT
1407 W 84TH AVE UNIT A1
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT A2
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT A3
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT B1
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT B2
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT B3
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT B5
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT B8
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT D1
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT D2
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT D3A
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT D3B
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT D3C
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT D3D
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1407 W 84TH AVE UNIT D3E
FEDERAL HEIGHTS CO 80260-4753

CURRENT RESIDENT
1557 W 84TH AVE UNIT A
DENVER CO 80260-4755

CURRENT RESIDENT
1557 W 84TH AVE UNIT D
DENVER CO 80260-4755

CURRENT RESIDENT
1557 W 84TH AVE UNIT E
DENVER CO 80260-4755

CURRENT RESIDENT
1557 W 84TH AVE UNIT G
DENVER CO 80260-4755

CURRENT RESIDENT
1557 W 84TH AVE UNIT H
DENVER CO 80260-4755

CURRENT RESIDENT
1557 W 84TH AVE UNIT I
DENVER CO 80260-4755

CURRENT RESIDENT
1407 W 84TH AVE UNIT B4A
DENVER CO 80260-4783

CURRENT RESIDENT
1407 W 84TH AVE UNIT B4B
FEDERAL HEIGHTS CO 80260-4783

CURRENT RESIDENT
11 W 84TH AVE
THORNTON CO 80260-4801

CURRENT RESIDENT
160 W 84TH AVE
THORNTON CO 80260-4804

CURRENT RESIDENT
90 W 84TH AVE
THORNTON CO 80260-4808

CURRENT RESIDENT
1819 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4809

CURRENT RESIDENT
1825 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4809

CURRENT RESIDENT
1830 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4809

CURRENT RESIDENT
1832 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4809

CURRENT RESIDENT
1834 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4809

CURRENT RESIDENT
1843 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4809

CURRENT RESIDENT
1767 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4811

CURRENT RESIDENT
421 W 84TH AVE
THORNTON CO 80260-4813

CURRENT RESIDENT
461 W 84TH AVE
THORNTON CO 80260-4813

CURRENT RESIDENT
619 W 84TH AVE
THORNTON CO 80260-4817

CURRENT RESIDENT
621 W 84TH AVE
THORNTON CO 80260-4817

CURRENT RESIDENT
691 W 84TH AVE
THORNTON CO 80260-4817

CURRENT RESIDENT
630 W 84TH AVE
THORNTON CO 80260-4818

CURRENT RESIDENT
634 W 84TH AVE
THORNTON CO 80260-4818

CURRENT RESIDENT
636 W 84TH AVE
THORNTON CO 80260-4818

CURRENT RESIDENT
640 W 84TH AVE
THORNTON CO 80260-4818

CURRENT RESIDENT
650 W 84TH AVE
THORNTON CO 80260-4818

CURRENT RESIDENT
660 W 84TH AVE
THORNTON CO 80260-4818

CURRENT RESIDENT
670 W 84TH AVE
THORNTON CO 80260-4818

CURRENT RESIDENT
690 W 84TH AVE
THORNTON CO 80260-4818

CURRENT RESIDENT
721 W 84TH AVE
THORNTON CO 80260-4819

CURRENT RESIDENT
770 W 84TH AVE
THORNTON CO 80260-4820

CURRENT RESIDENT
780 W 84TH AVE
THORNTON CO 80260-4820

CURRENT RESIDENT
790 W 84TH AVE
THORNTON CO 80260-4820

CURRENT RESIDENT
8451 DELAWARE ST
THORNTON CO 80260-4821

CURRENT RESIDENT
8461 DELAWARE ST
THORNTON CO 80260-4821

CURRENT RESIDENT
481 W 84TH AVE STE 101
THORNTON CO 80260-4822

CURRENT RESIDENT
481 W 84TH AVE STE 103
THORNTON CO 80260-4822

CURRENT RESIDENT
481 W 84TH AVE STE 105
THORNTON CO 80260-4822

CURRENT RESIDENT
481 W 84TH AVE STE 109
THORNTON CO 80260-4822

CURRENT RESIDENT
321 W 84TH AVE UNIT A
THORNTON CO 80260-4824

CURRENT RESIDENT
321 W 84TH AVE UNIT B
THORNTON CO 80260-4824

CURRENT RESIDENT
321 W 84TH AVE UNIT C
THORNTON CO 80260-4824

CURRENT RESIDENT
321 W 84TH AVE UNIT D
THORNTON CO 80260-4824

CURRENT RESIDENT
761 W 84TH AVE UNIT A
THORNTON CO 80260-4826

CURRENT RESIDENT
761 W 84TH AVE UNIT B
THORNTON CO 80260-4826

CURRENT RESIDENT
1751 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4837

CURRENT RESIDENT
1753 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4837

CURRENT RESIDENT
51 W 84TH AVE STE 401
THORNTON CO 80260-4840

CURRENT RESIDENT
51 W 84TH AVE STE 403
THORNTON CO 80260-4840

CURRENT RESIDENT
51 W 84TH AVE STE 405
THORNTON CO 80260-4840

CURRENT RESIDENT
51 W 84TH AVE STE 409
THORNTON CO 80260-4840

CURRENT RESIDENT
51 W 84TH AVE STE 411
THORNTON CO 80260-4840

CURRENT RESIDENT
1643 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4846

CURRENT RESIDENT
1645 ASPEN MEADOWS CIR
FEDERAL HEIGHTS CO 80260-4847

CURRENT RESIDENT
51 W 84TH AVE STE 215
THORNTON CO 80260-4855

CURRENT RESIDENT
581 W 84TH AVE
THORNTON CO 80260-4858

CURRENT RESIDENT
101 W 84TH AVE STE 100
DENVER CO 80260-4859

CURRENT RESIDENT
101 W 84TH AVE STE 110
DENVER CO 80260-4859

CURRENT RESIDENT
101 W 84TH AVE STE 130
DENVER CO 80260-4859

CURRENT RESIDENT
101 W 84TH AVE STE 240
DENVER CO 80260-4859

CURRENT RESIDENT
431 W 84TH AVE STE 100
THORNTON CO 80260-4862

CURRENT RESIDENT
431 W 84TH AVE STE 102
THORNTON CO 80260-4862

CURRENT RESIDENT
431 W 84TH AVE STE B1
THORNTON CO 80260-4862

CURRENT RESIDENT
431 W 84TH AVE STE 201
THORNTON CO 80260-4863

CURRENT RESIDENT
431 W 84TH AVE STE 205
THORNTON CO 80260-4863

CURRENT RESIDENT
431 W 84TH AVE STE 206
THORNTON CO 80260-4863

CURRENT RESIDENT
431 W 84TH AVE STE 212
THORNTON CO 80260-4863

CURRENT RESIDENT
301 W 84TH AVE
THORNTON CO 80260-4878

CURRENT RESIDENT
51 W 84TH AVE STE 100
THORNTON CO 80260-4881

CURRENT RESIDENT
51 W 84TH AVE STE 110
THORNTON CO 80260-4881

CURRENT RESIDENT
51 W 84TH AVE STE 120
THORNTON CO 80260-4881

CURRENT RESIDENT
51 W 84TH AVE STE 130
THORNTON CO 80260-4881

CURRENT RESIDENT
51 W 84TH AVE STE 200
THORNTON CO 80260-4882

CURRENT RESIDENT
51 W 84TH AVE STE 205
THORNTON CO 80260-4882

CURRENT RESIDENT
51 W 84TH AVE STE 210
THORNTON CO 80260-4882

CURRENT RESIDENT
51 W 84TH AVE STE 220
THORNTON CO 80260-4882

CURRENT RESIDENT
51 W 84TH AVE STE 410
THORNTON CO 80260-4882

CURRENT RESIDENT
51 W 84TH AVE STE 300
THORNTON CO 80260-4883

CURRENT RESIDENT
51 W 84TH AVE STE 301
THORNTON CO 80260-4883

CURRENT RESIDENT
51 W 84TH AVE STE 304
THORNTON CO 80260-4883

CURRENT RESIDENT
51 W 84TH AVE STE 305
THORNTON CO 80260-4883

CURRENT RESIDENT
51 W 84TH AVE STE 306
THORNTON CO 80260-4883

CURRENT RESIDENT
51 W 84TH AVE STE 400
THORNTON CO 80260-4883

CURRENT RESIDENT
8411 PECOS ST UNIT A
FEDERAL HEIGHTS CO 80260-5000

CURRENT RESIDENT
8411 PECOS ST UNIT B
FEDERAL HEIGHTS CO 80260-5000

CURRENT RESIDENT
8411 PECOS ST UNIT C
FEDERAL HEIGHTS CO 80260-5000

CURRENT RESIDENT
8411 PECOS ST UNIT C1
FEDERAL HEIGHTS CO 80260-5000

CURRENT RESIDENT
8411 PECOS ST UNIT D
FEDERAL HEIGHTS CO 80260-5000

CURRENT RESIDENT
8411 PECOS ST UNIT E
FEDERAL HEIGHTS CO 80260-5000

CURRENT RESIDENT
8411 PECOS ST UNIT F
FEDERAL HEIGHTS CO 80260-5000

CURRENT RESIDENT
8411 PECOS ST UNIT G
FEDERAL HEIGHTS CO 80260-5000

CURRENT RESIDENT
8411 PECOS ST UNIT H
FEDERAL HEIGHTS CO 80260-5000

CURRENT RESIDENT
8411 PECOS ST UNIT I
FEDERAL HEIGHTS CO 80260-5000

CURRENT RESIDENT
1601 W 84TH AVE
FEDERAL HEIGHTS CO 80260-5001

CURRENT RESIDENT
8411 STACY DR
FEDERAL HEIGHTS CO 80260-5005

CURRENT RESIDENT
8421 STACY DR
FEDERAL HEIGHTS CO 80260-5005

CURRENT RESIDENT
8500 ZUNI ST
FEDERAL HEIGHTS CO 80260-5007

CURRENT RESIDENT
8455 PECOS ST
FEDERAL HEIGHTS CO 80260-5008

CURRENT RESIDENT
8455 UMATILLA ST
FEDERAL HEIGHTS CO 80260-5010

CURRENT RESIDENT
8485 UMATILLA ST
FEDERAL HEIGHTS CO 80260-5010

CURRENT RESIDENT
8410 UMATILLA ST
FEDERAL HEIGHTS CO 80260-5011

CURRENT RESIDENT
8470 UMATILLA ST
FEDERAL HEIGHTS CO 80260-5011

CURRENT RESIDENT
1620 W 85TH AVE APT 101
FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
1620 W 85TH AVE APT 102
FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
1620 W 85TH AVE APT 103
FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
1620 W 85TH AVE APT 104
FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
1620 W 85TH AVE APT 105
FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
1620 W 85TH AVE APT 106
FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
1620 W 85TH AVE APT 201
FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5013

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FEDERAL HEIGHTS CO 80260-5013

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FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5013

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FEDERAL HEIGHTS CO 80260-5013

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FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5013

CURRENT RESIDENT
1640 W 85TH AVE APT 101
FEDERAL HEIGHTS CO 80260-5014

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5014

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FEDERAL HEIGHTS CO 80260-5014

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FEDERAL HEIGHTS CO 80260-5014

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CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5014

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FEDERAL HEIGHTS CO 80260-5014

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FEDERAL HEIGHTS CO 80260-5014

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FEDERAL HEIGHTS CO 80260-5014

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FEDERAL HEIGHTS CO 80260-5014

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CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5014

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FEDERAL HEIGHTS CO 80260-5014

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FEDERAL HEIGHTS CO 80260-5014

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FEDERAL HEIGHTS CO 80260-5014

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FEDERAL HEIGHTS CO 80260-5014

CURRENT RESIDENT
1640 W 85TH AVE APT 307
FEDERAL HEIGHTS CO 80260-5014

CURRENT RESIDENT
1680 W 85TH AVE APT 101
FEDERAL HEIGHTS CO 80260-5018

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

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FEDERAL HEIGHTS CO 80260-5018

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5018

CURRENT RESIDENT
1700 W 85TH AVE APT 101
FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
1700 W 85TH AVE APT 105
FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
1700 W 85TH AVE APT 201
FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
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FEDERAL HEIGHTS CO 80260-5028

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FEDERAL HEIGHTS CO 80260-5028

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FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
1700 W 85TH AVE APT 208
FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
1700 W 85TH AVE APT 301
FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
1700 W 85TH AVE APT 302
FEDERAL HEIGHTS CO 80260-5028

CURRENT RESIDENT
1700 W 85TH AVE APT 303
FEDERAL HEIGHTS CO 80260-5029

CURRENT RESIDENT
1700 W 85TH AVE APT 304
FEDERAL HEIGHTS CO 80260-5029

CURRENT RESIDENT
1700 W 85TH AVE APT 305
FEDERAL HEIGHTS CO 80260-5029

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1700 W 85TH AVE APT 306
FEDERAL HEIGHTS CO 80260-5029

CURRENT RESIDENT
1700 W 85TH AVE APT 307
FEDERAL HEIGHTS CO 80260-5029

CURRENT RESIDENT
1700 W 85TH AVE APT 308
FEDERAL HEIGHTS CO 80260-5029

CURRENT RESIDENT
1800 W 85TH AVE
FEDERAL HEIGHTS CO 80260-5039

CURRENT RESIDENT
8420 STACY DR APT 101
FEDERAL HEIGHTS CO 80260-5046

CURRENT RESIDENT
8420 STACY DR APT 102
FEDERAL HEIGHTS CO 80260-5046

CURRENT RESIDENT
8420 STACY DR APT 103
FEDERAL HEIGHTS CO 80260-5046

CURRENT RESIDENT
8420 STACY DR APT 104
FEDERAL HEIGHTS CO 80260-5046

CURRENT RESIDENT
8420 STACY DR APT 201
FEDERAL HEIGHTS CO 80260-5047

CURRENT RESIDENT
8420 STACY DR APT 202
FEDERAL HEIGHTS CO 80260-5047

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8420 STACY DR APT 203
FEDERAL HEIGHTS CO 80260-5047

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FEDERAL HEIGHTS CO 80260-5047

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FEDERAL HEIGHTS CO 80260-5048

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8440 STACY DR APT 101
FEDERAL HEIGHTS CO 80260-5050

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FEDERAL HEIGHTS CO 80260-5051

CURRENT RESIDENT
1760 W 85TH AVE APT 101
FEDERAL HEIGHTS CO 80260-5054

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FEDERAL HEIGHTS CO 80260-5054

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FEDERAL HEIGHTS CO 80260-5063

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FEDERAL HEIGHTS CO 80260-5063

CURRENT RESIDENT
1640 W 85TH AVE APT 308
FEDERAL HEIGHTS CO 80260-5069

CURRENT RESIDENT
8440 STACY DR APT 301
FEDERAL HEIGHTS CO 80260-5082

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FEDERAL HEIGHTS CO 80260-5090

CURRENT RESIDENT
8480 STACY DR APT 308
FEDERAL HEIGHTS CO 80260-5090

CURRENT RESIDENT
8601 ZUNI ST LOT 1
WESTMINSTER CO 80260-7409

CURRENT RESIDENT
8601 ZUNI ST LOT 10
WESTMINSTER CO 80260-7409

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8601 ZUNI ST LOT 11
WESTMINSTER CO 80260-7409

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8601 ZUNI ST LOT 12
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8601 ZUNI ST LOT 13
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8601 ZUNI ST LOT 14
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8601 ZUNI ST LOT 15
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8601 ZUNI ST LOT 16
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8601 ZUNI ST LOT 18
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8601 ZUNI ST LOT 19
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8601 ZUNI ST LOT 2
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8601 ZUNI ST LOT 20
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8601 ZUNI ST LOT 3
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8601 ZUNI ST LOT 4
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8601 ZUNI ST LOT 5
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8601 ZUNI ST LOT 6
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WESTMINSTER CO 80260-7410

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8601 ZUNI ST LOT 37
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WESTMINSTER CO 80260-7413

CURRENT RESIDENT
8601 ZUNI ST LOT 149
WESTMINSTER CO 80260-7413

CURRENT RESIDENT
8601 ZUNI ST LOT 150
WESTMINSTER CO 80260-7413

CURRENT RESIDENT
8601 ZUNI ST LOT 151
WESTMINSTER CO 80260-7413

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8601 ZUNI ST LOT 152
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WESTMINSTER CO 80260-7416

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8601 ZUNI ST LOT 274
WESTMINSTER CO 80260-7416

CURRENT RESIDENT
8601 ZUNI ST OFC
WESTMINSTER CO 80260-7418

CURRENT RESIDENT
8601 ZUNI ST LOT 131
WESTMINSTER CO 80260-7430

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8601 ZUNI ST LOT 132
WESTMINSTER CO 80260-7430

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WESTMINSTER CO 80260-7430

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8601 ZUNI ST LOT 138
WESTMINSTER CO 80260-7430

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8601 ZUNI ST LOT 139
WESTMINSTER CO 80260-7430

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8601 ZUNI ST LOT 140
WESTMINSTER CO 80260-7430

CURRENT RESIDENT
8601 ZUNI ST LOT 166
WESTMINSTER CO 80260-7443

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8601 ZUNI ST LOT 167
WESTMINSTER CO 80260-7443

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WESTMINSTER CO 80260-7443

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WESTMINSTER CO 80260-7444

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8601 ZUNI ST LOT 246
WESTMINSTER CO 80260-7445

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WESTMINSTER CO 80260-7445

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8601 ZUNI ST LOT 248
WESTMINSTER CO 80260-7445

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8601 ZUNI ST LOT 249
WESTMINSTER CO 80260-7445

CURRENT RESIDENT
190 W BROMLEY LN
BRIGHTON CO 80601-3081

CURRENT RESIDENT
14565 BRIGHTON RD UNIT A
BRIGHTON CO 80601-3803

CURRENT RESIDENT
14565 BRIGHTON RD UNIT B
BRIGHTON CO 80601-3803

CURRENT RESIDENT
991 PLATTE RIVER BLVD UNIT A
BRIGHTON CO 80601-4352

CURRENT RESIDENT
991 PLATTE RIVER BLVD UNIT B
BRIGHTON CO 80601-4352

CURRENT RESIDENT
997 PLATTE RIVER BLVD
BRIGHTON CO 80601-4352

CURRENT RESIDENT
992 PLATTE RIVER BLVD
BRIGHTON CO 80601-4359

CURRENT RESIDENT
17180 E 136TH AVE
BRIGHTON CO 80601-7047

CURRENT RESIDENT
10800 E 124TH AVE
BRIGHTON CO 80601-7114

CURRENT RESIDENT
14560 1/2 BRIGHTON RD
BRIGHTON CO 80601-7301

CURRENT RESIDENT
15110 BRIGHTON RD
BRIGHTON CO 80601-7304

CURRENT RESIDENT
15120 BRIGHTON RD
BRIGHTON CO 80601-7304

CURRENT RESIDENT
15040 BRIGHTON RD
BRIGHTON CO 80601-7306

CURRENT RESIDENT
14900 BRIGHTON RD
BRIGHTON CO 80601-7307

CURRENT RESIDENT
14930 BRIGHTON RD
BRIGHTON CO 80601-7307

CURRENT RESIDENT
14646 BRIGHTON RD
BRIGHTON CO 80601-7314

CURRENT RESIDENT
14585 BRIGHTON RD
BRIGHTON CO 80601-7315

CURRENT RESIDENT
14595 BRIGHTON RD
BRIGHTON CO 80601-7315

CURRENT RESIDENT
14530 BRIGHTON RD
BRIGHTON CO 80601-7316

CURRENT RESIDENT
14560 BRIGHTON RD
BRIGHTON CO 80601-7316

CURRENT RESIDENT
14570 BRIGHTON RD
BRIGHTON CO 80601-7316

CURRENT RESIDENT
14390 BRIGHTON RD
BRIGHTON CO 80601-7318

CURRENT RESIDENT
12745 E 144TH AVE
BRIGHTON CO 80601-7332

CURRENT RESIDENT
14471 BRIGHTON RD
BRIGHTON CO 80601-7344

CURRENT RESIDENT
14495 BRIGHTON RD
BRIGHTON CO 80601-7344

CURRENT RESIDENT
14894 BRIGHTON RD UNIT A
BRIGHTON CO 80601-7401

CURRENT RESIDENT
14894 BRIGHTON RD UNIT B
BRIGHTON CO 80601-7401

CURRENT RESIDENT
14894 BRIGHTON RD UNIT C
BRIGHTON CO 80601-7401

CURRENT RESIDENT
13110 E 160TH AVE
BRIGHTON CO 80601-8209

CURRENT RESIDENT
13115 E 160TH AVE
BRIGHTON CO 80601-8210

CURRENT RESIDENT
16043 HI LAND CIR
BRIGHTON CO 80602-7513

CURRENT RESIDENT
9580 E 160TH AVE
BRIGHTON CO 80602-7522

CURRENT RESIDENT
2001 HIGHWAY 7
BRIGHTON CO 80602-7626

CURRENT RESIDENT
15791 YORK ST
THORNTON CO 80602-7779

CURRENT RESIDENT
15975 ELMIRA ST
BRIGHTON CO 80602-8620

CURRENT RESIDENT
15689 HARVEST RD
BRIGHTON CO 80603-3889

CURRENT RESIDENT
24825 E 154TH CIR
BRIGHTON CO 80603-3894

CURRENT RESIDENT
13770 I 76
BRIGHTON CO 80603-4001

CURRENT RESIDENT
13790 BURLINGTON BLVD
BRIGHTON CO 80603-4406

CURRENT RESIDENT
13609 BURLINGTON BLVD
BRIGHTON CO 80603-4407

CURRENT RESIDENT
13819 TELLURIDE ST
BRIGHTON CO 80603-6800

CURRENT RESIDENT
13100 CAMERON DR
BRIGHTON CO 80603-6941

CURRENT RESIDENT
17575 E 136TH AVE
BRIGHTON CO 80603-7024

CURRENT RESIDENT
11405 HIGHWAY 2
BRIGHTON CO 80603-7100

CURRENT RESIDENT
11445 HIGHWAY 2
BRIGHTON CO 80603-7100

CURRENT RESIDENT
11540 POTOMAC ST
COMMERCE CITY CO 80603-7115

CURRENT RESIDENT
11325 POTOMAC ST
BRIGHTON CO 80603-7129

CURRENT RESIDENT
13505 E 112TH AVE
COMMERCE CITY CO 80603-7161

CURRENT RESIDENT
12210 BRIGHTON RD
HENDERSON CO 80640-1000

CURRENT RESIDENT
12210 BRIGHTON RD UNIT 1
HENDERSON CO 80640-1002

CURRENT RESIDENT
12210 BRIGHTON RD UNIT 10
HENDERSON CO 80640-1002

CURRENT RESIDENT
12210 BRIGHTON RD UNIT 11
HENDERSON CO 80640-1002

CURRENT RESIDENT
12210 BRIGHTON RD UNIT 12
HENDERSON CO 80640-1002

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12210 BRIGHTON RD UNIT 13
HENDERSON CO 80640-1002

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12210 BRIGHTON RD UNIT 14
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12210 BRIGHTON RD UNIT 15
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12210 BRIGHTON RD UNIT 16
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12210 BRIGHTON RD UNIT 17
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12210 BRIGHTON RD UNIT 18
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12210 BRIGHTON RD UNIT 2
HENDERSON CO 80640-1002

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12210 BRIGHTON RD UNIT 21
HENDERSON CO 80640-1002

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12210 BRIGHTON RD UNIT 22
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12210 BRIGHTON RD UNIT 23
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12210 BRIGHTON RD UNIT 24
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12210 BRIGHTON RD UNIT 3
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12210 BRIGHTON RD UNIT 4
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12210 BRIGHTON RD UNIT 5
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12210 BRIGHTON RD UNIT 6
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12210 BRIGHTON RD UNIT 7
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12210 BRIGHTON RD UNIT 8
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12210 BRIGHTON RD UNIT 9
HENDERSON CO 80640-1002

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12210 BRIGHTON RD UNIT 25
HENDERSON CO 80640-1003

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12210 BRIGHTON RD UNIT 26
HENDERSON CO 80640-1003

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12210 BRIGHTON RD UNIT 31
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12210 BRIGHTON RD UNIT 32
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12210 BRIGHTON RD UNIT 51
HENDERSON CO 80640-1004

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12210 BRIGHTON RD UNIT 143
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12210 BRIGHTON RD UNIT 144
HENDERSON CO 80640-1007

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HENDERSON CO 80640-1022

CURRENT RESIDENT
12210 BRIGHTON RD UNIT 516
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12210 BRIGHTON RD UNIT 739
HENDERSON CO 80640-1031

CURRENT RESIDENT
12210 BRIGHTON RD UNIT 740
HENDERSON CO 80640-1031

CURRENT RESIDENT
10400 E 123RD AVE
BRIGHTON CO 80640-7439

CURRENT RESIDENT
10400 BELLE CREEK BLVD
COMMERCE CITY CO 80640-7572

CURRENT RESIDENT
6121 E 88TH AVE
HENDERSON CO 80640-7816

CURRENT RESIDENT
6161 E 88TH AVE
HENDERSON CO 80640-7816

CURRENT RESIDENT
6300 E 88TH AVE STE 1
HENDERSON CO 80640-7828

CURRENT RESIDENT
6300 E 88TH AVE STE 2
HENDERSON CO 80640-7828

CURRENT RESIDENT
6300 E 88TH AVE STE 3
HENDERSON CO 80640-7828

CURRENT RESIDENT
6300 E 88TH AVE STE 4
HENDERSON CO 80640-7828

CURRENT RESIDENT
6300 E 88TH AVE STE 5
HENDERSON CO 80640-7828

CURRENT RESIDENT
6300 E 88TH AVE STE 6
HENDERSON CO 80640-7828

CURRENT RESIDENT
6300 E 88TH AVE STE 7
HENDERSON CO 80640-7828

CURRENT RESIDENT
6300 E 88TH AVE STE 8
HENDERSON CO 80640-7828

CURRENT RESIDENT
6245 E 88TH AVE STE A
HENDERSON CO 80640-7831

CURRENT RESIDENT
6245 E 88TH AVE STE A2
HENDERSON CO 80640-7831

CURRENT RESIDENT
6245 E 88TH AVE STE B
HENDERSON CO 80640-7831

CURRENT RESIDENT
6245 E 88TH AVE STE C
HENDERSON CO 80640-7831

CURRENT RESIDENT
6245 E 88TH AVE STE D
HENDERSON CO 80640-7831

CURRENT RESIDENT
8741 I 76 SERVICE RD
HENDERSON CO 80640-7834

CURRENT RESIDENT
8751 I 76 FRONTAGE RD
HENDERSON CO 80640-7843

CURRENT RESIDENT
9239 BRIGHTON RD
COMMERCE CITY CO 80640-8230

CURRENT RESIDENT
9100 BRIGHTON RD
HENDERSON CO 80640-8233

CURRENT RESIDENT
9150 BRIGHTON RD
HENDERSON CO 80640-8233

CURRENT RESIDENT
9001 I 76 FRONTAGE RD
HENDERSON CO 80640-8239

CURRENT RESIDENT
9051 I 76
BRIGHTON CO 80640-8239

CURRENT RESIDENT
8777 BRIGHTON RD UNIT A
HENDERSON CO 80640-8267

CURRENT RESIDENT
8777 BRIGHTON RD UNIT B
HENDERSON CO 80640-8267

CURRENT RESIDENT
8777 BRIGHTON RD UNIT C
HENDERSON CO 80640-8267

CURRENT RESIDENT
8777 BRIGHTON RD UNIT D
HENDERSON CO 80640-8267

CURRENT RESIDENT
8777 BRIGHTON RD UNIT E
HENDERSON CO 80640-8267

CURRENT RESIDENT
8777 BRIGHTON RD UNIT F
HENDERSON CO 80640-8267

CURRENT RESIDENT
8777 BRIGHTON RD UNIT G
HENDERSON CO 80640-8267

CURRENT RESIDENT
8777 BRIGHTON RD UNIT H
HENDERSON CO 80640-8267

CURRENT RESIDENT
10110 E 120TH AVE LOT 12
COMMERCE CITY CO 80640-8300

CURRENT RESIDENT
10110 E 120TH AVE LOT 13
COMMERCE CITY CO 80640-8300

CURRENT RESIDENT
5901 E 89TH AVE
COMMERCE CITY CO 80640-8315

CURRENT RESIDENT
9109 MONACO ST
COMMERCE CITY CO 80640-8332

CURRENT RESIDENT
9195 MONACO ST
COMMERCE CITY CO 80640-8332

CURRENT RESIDENT
9001 MONACO ST
COMMERCE CITY CO 80640-8334

CURRENT RESIDENT
9850 I 76 FRONTAGE RD
HENDERSON CO 80640-8450

CURRENT RESIDENT
11010 E 120TH AVE UNIT A
HENDERSON CO 80640-8498

CURRENT RESIDENT
11010 E 120TH AVE UNIT C
HENDERSON CO 80640-8498

CURRENT RESIDENT
8021 E 100TH AVE
HENDERSON CO 80640-8504

CURRENT RESIDENT
10201 BRIGHTON RD
HENDERSON CO 80640-8621

CURRENT RESIDENT
10250 BRIGHTON RD
HENDERSON CO 80640-8622

CURRENT RESIDENT
10035 BRIGHTON RD
HENDERSON CO 80640-8625

CURRENT RESIDENT
9999 BRIGHTON RD
HENDERSON CO 80640-8627

CURRENT RESIDENT
9251 E 104TH AVE
COMMERCE CITY CO 80640-8823

CURRENT RESIDENT
9190 E 104TH AVE
HENDERSON CO 80640-8826

CURRENT RESIDENT
8991 E 104TH AVE
COMMERCE CITY CO 80640-8917

CURRENT RESIDENT
8761 E 104TH AVE
HENDERSON CO 80640-8920

CURRENT RESIDENT
11011 BRIGHTON RD
HENDERSON CO 80640-8933

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11021 BRIGHTON RD
HENDERSON CO 80640-8933

CURRENT RESIDENT
10901 BRIGHTON RD
COMMERCE CITY CO 80640-8935

CURRENT RESIDENT
10981 BRIGHTON RD
HENDERSON CO 80640-8935

CURRENT RESIDENT
10850 BRIGHTON RD
HENDERSON CO 80640-8938

CURRENT RESIDENT
11993 BRIGHTON RD
COMMERCE CITY CO 80640-9321

CURRENT RESIDENT
10110 E 120TH AVE APT 24
COMMERCE CITY CO 80640-9391

CURRENT RESIDENT
10110 E 120TH AVE APT 25
COMMERCE CITY CO 80640-9391

CURRENT RESIDENT
10110 E 120TH AVE APT 7
COMMERCE CITY CO 80640-9391

CURRENT RESIDENT
10110 E 120TH AVE APT A1
HENDERSON CO 80640-9391

CURRENT RESIDENT
10110 E 120TH AVE APT A2
HENDERSON CO 80640-9391

CURRENT RESIDENT
10110 E 120TH AVE APT A3
HENDERSON CO 80640-9391

CURRENT RESIDENT
10110 E 120TH AVE APT A4
HENDERSON CO 80640-9391

CURRENT RESIDENT
10110 E 120TH AVE APT A5
HENDERSON CO 80640-9391

CURRENT RESIDENT
10110 E 120TH AVE LOT 10
COMMERCE CITY CO 80640-9391

CURRENT RESIDENT
10110 E 120TH AVE LOT 22
COMMERCE CITY CO 80640-9391

CURRENT RESIDENT
10110 E 120TH AVE LOT 23
COMMERCE CITY CO 80640-9391

CURRENT RESIDENT
10110 E 120TH AVE LOT 9
COMMERCE CITY CO 80640-9391

CURRENT RESIDENT
10110 E 120TH AVE LOT 11
COMMERCE CITY CO 80640-9434

CURRENT RESIDENT
10110 E 120TH AVE LOT 14
COMMERCE CITY CO 80640-9434

CURRENT RESIDENT
10110 E 120TH AVE LOT 15
COMMERCE CITY CO 80640-9434

CURRENT RESIDENT
10110 E 120TH AVE LOT 21
COMMERCE CITY CO 80640-9700

CURRENT RESIDENT
10110 E 120TH AVE APT 19
COMMERCE CITY CO 80640-9703

CURRENT RESIDENT
10110 E 120TH AVE LOT 17
COMMERCE CITY CO 80640-9703

CURRENT RESIDENT
10110 E 120TH AVE LOT 20
COMMERCE CITY CO 80640-9703

CURRENT RESIDENT
11001 E 120TH AVE
HENDERSON CO 80640-9731

CURRENT RESIDENT
11000 E 120TH AVE
HENDERSON CO 80640-9732

CURRENT RESIDENT
10925 E 120TH AVE
HENDERSON CO 80640-9733

CURRENT RESIDENT
10223 E 120TH AVE
HENDERSON CO 80640-9745

CURRENT RESIDENT
10250 E 120TH AVE
HENDERSON CO 80640-9746

CURRENT RESIDENT
12389 BRIGHTON RD
HENDERSON CO 80640-9747

CURRENT RESIDENT
12330 BRIGHTON RD
HENDERSON CO 80640-9748

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12251 BRIGHTON RD
HENDERSON CO 80640-9749

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12291 BRIGHTON RD
HENDERSON CO 80640-9749

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12200 BRIGHTON RD
HENDERSON CO 80640-9750

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12202 BRIGHTON RD
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12240 BRIGHTON RD
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12260 BRIGHTON RD
HENDERSON CO 80640-9750

CURRENT RESIDENT
12001 BRIGHTON RD
HENDERSON CO 80640-9753

CURRENT RESIDENT
12005 BRIGHTON RD
HENDERSON CO 80640-9753

CURRENT RESIDENT
12070 BRIGHTON RD
COMMERCE CITY CO 80640-9754

| Email | City | Country | Zip | State |
|---|---|---|---|---|
| EGleason@adcogov.org | | | | |
| DSanchez@adamscountyco.gov | | | | |
| carl@carltonelectric.com | | | | |
| sarah.arthurs@merrittcompanies.com | | | | |
| mark@novumcg.com | | | | |
| sglass@gilk.com | | | | |
| michelle.shook@apexcleanenergy.com | Denver | United States | 80218 | CO |
| jeff@frontrangervstorage.com | Brighton | United States | 80601 | CO |
| carrie@wmsconst.com | | | | |
| miabes@hotmail.com | Brighton | United States | 80601 | CO |
| emather@norris-design.com | Denver | United States | 80204 | CO |
| jbierman@leicompanies.com | | | | |
| anieto@ironwomancon.com | | | | |
| Nsjskskidd@outlook.com | | | | |
| polli@bbacllc.onmicrosoft.com | | | | |
| Aparicio28$@apple.com | Denver | United States | 80221 | CO |
| jessdaniels_@outlook.com | Lakewood | United States | 80401 | CO |
| ksullivan@fostergraham.com | Denver | United States | 80209 | CO |
| weldon_mcdonald@yahoo.com | Denver | United States | 80221 | CO |
| prveensingh035@outlook.com | | | | |
| frankz@powersurveying.com | | | | |
| Brittany@darbyenterprises.com | | | | |
| jose.valadez@174powerglobal.com | | | | |
| jim@dgcoleman.com | Commerce City | United States | 80022 | CO |
| Marc.Sydnor@ApexCleanEnergy.com | Charlottesville | United States | 22902 | VA |
| Evan.Page@quikrete.com | Denver | United States | 80221 | CO |
| Regyvonne@hmail.com | Denver | United States | 80221 | CO |
| catnip8009@gmail.com | DENVER | United States | 80221 | CT |
| mmclintock@rockymountainindustrials.com | Greenwood Village | United States | 80111 | CO |
| operations.integrityroofing@outlook.com | | | | |
| dtran125@gmail.com | | | | |
| thejoemeyer@gmail.com | Denver | United States | 80205 | CO |
| aknutson@ottenjohnson.com | | | | |
| barrett.jensen@wasteconnections.com | Denver | United States | 80216 | CO |
| charlie@alliedrecycle.com | | | | |
| sheenap1324@gmail.com | Denver | United States | 80221 | CO |
| isabella.lindblad@apexcleanenergy.com | DENVER | | 80203 | |
| twlysko@gmail.com | Brighton | United States | 80602 | CO |
| lukas@ndcollaborative.org | Denver | United States | 80202 | CO |
| lyon.sarahl@gmail.com | Brighton | United States | 80601 | CO |
| aperkins@adcogov.org | Brighton | United States | 80601 | CO |
| jsammartino@dtjdesign.com | Boulder | United States | 80301 | CO |
| Billy.Powell0945@outlook.com | | | | |

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|---|---|---|---|---|
| Cterwilligerblues@gmail.com | Denver | United States | 80221 | CO |
| pepecharbonnier@msn.com | Denver | United States | 80221 | CO |
| sabirali1292@outlook.com | | | | |
| milan.web123@outlook.com | | | | |
| justsharlie@hotmail.com | | | | |
| lucy.thompson@bark.com | | | | |
| lmshults@lgeverist.com | Commerce City | United States | 80640 | CO |
| dusty@tds.net | | | 80136 | |
| dmcbride@drcog.org | | | | |
| easti70residential@gmail.com | Strasburg | United States | 80136 | CO |
| woeser@centurylink.net | | | | |
| chostelley@rockymountainindustrials.com | Greenwood Village | United States | 80111 | CO |
| tmilo@ccainfo.org | Thornton | United States | 80602 | CO |
| todd@terraformas.com | | | 80113 | |
| amaryann80@gmail.com | Denver | United States | 80221 | CO |
| KMcIntosh@adcogov.org | | | | |
| | Broomfield | United States | 80023 | CO |
| Jones.Millerjm@outlook.com | | | | |
| cpajares@mhfd.org | Lakewood | United States | 80228 | CO |
| Lcampbell@adamscountyco.gov | | | | |
| soliver@momscleanairforce.org | Denver | United States | 80207 | CO |
| preetgupta065@outlook.com | | | | |
| Lealsheena1@gmail.com | Denver | United States | 80221 | CO |
| stevie@forestlandcompany.com | | | | |
| staceybaca@aol.com | | | | |
| Paythecost@icloud.com | Denver | United States | 80203 | CO |
| ella@rosetechnicalconsulting.com | Houston | United States | 77006 | TX |
| r.barkeen@earthlink.net | | | | |
| bfallin@rockymountainindustrials.com | Greenwood Village | United States | 80111 | CO |
| fjelms@yahoo.com | | | | |
| pw@wkccolorado.com | Denver | United States | 80209 | CO |
| keavinkirby@gmail.com | | | | |
| lane2728@skybeam.com | | | | |
| smoothfinish2017@gmail.com | | | | |
| CWhite@BHFS.com | | | | |
| shawn6759@gmail.com | Denver | United States | 80221 | CO |
| barnyardboutique10@gmail.com | | | | |
| gneustrom@kenaicap.com | Littleton | United States | 80123 | CO |
| gursev@rbgas.co | Commerce City | United States | 80022 | CO |
| h.icke@apexunderground.com | Arvada | United States | 80002 | CO |
| nick@strasburgparks.org | | | | |
| Rpurdy@bsd29j.com | | | | |
| jlloyd@trumarkco.com | | | | |
| indrasingh4785@outlook.com | | | | |

| | | | | |
|---|---|---|---|---|
| chris@davisurban.com | Denver | United States | 80211 | CO |
| BrandonBailey568@outlook.com | | | | |
| mhlhomesllc80621@gmail.com | Brighton | United States | 80603 | CO |
| mary.funk@hotmail.com | Denver | United States | 80221 | CO |
| Karen@vcpinc.net | Henderson | United States | 80640 | CO |
| legal@blueravensolar.com | | | | |
| surajgupta231@outlook.com | | | | |
| mckenzie@testingpublicinput.com | | | | |
| JudyS@fosterelectriccorp.com | | | | |
| bpf@qerstoffice.net | | | | |
| kevinchristensen303@gmail.com | | | | |
| kschmidt@transwest.com | Brighton | United States | 80603 | CO |
| spencer@ccmgpro.com | | | | |
| taratoo@q.com | Brighton | United States | 80603 | CO |
| robb.marion@purvisindustries.com | Denver | United States | 80216 | CO |
| jmfaperez@msn.com | Brighton | United States | 80601 | CO |
| bpf@qwestoffice.net | Brighton | United States | 80601 | CO |
| motisingh2545@outlook.com | | | | |
| MMeyer@swinerton.com | | | | |
| rich@dgcoleman.com | Commerce City | United States | 80022 | CO |
| | Denver | United States | 80216 | CO |
| JDaniels@adcogov.org | | | | |
| jrk@laurelmountain.com | Thornton | United States | 80221 | CO |
| Neritanzjane@outlook.com | | | | |
| halpat867@gmail.com | Denver | United States | 80221 | CO |
| bb@nightblazebooks.com | | | | |
| drodriguez@cagecivil.com | Winston-Salem | United States | 27107 | NC |
| izzykalena@gmail.com | Broomfield | United States | 80023 | CO |
| sovanyio@gmail.com | Ingenbohl | Switzerland | | SZ |
| josh.young@jomaxgb.us | | | | |
| MajorA@api.org | Denver | United States | 80264 | CO |
| jake@northpointedev.com | Arvada | United States | 80002 | CO |
| Bradt1979@yahoo.com | Englewood | United States | 80112 | CO |
| Patlthurston@gmail.com | Commerce City | United States | 80022 | CO |
| 4fernayjaz@gmail.com | | | | |
| mariatdiodati@gmail.com | Westminster | United States | 80031 | CO |
| kendevilbiss@gmail.com | Brighton | United States | 80602 | CO |
| billhillen6@gmail.com | Golden | United States | 80401 | CO |
| djteaze@comcast.net | Denver | United States | 80221 | CO |
| foust.ken@gmail.com | Commerce City | United States | 80022 | CO |
| ken@electricalsolutionscorp.com | | | | |
| hillenbill@aol.com | Golden | United States | 80401 | CO |
| tracy@cmca.com | Denver | United States | 80216 | CO |
| Denverkathy000@gmail.com | Broomfield | United States | 80023 | CO |

| | | | | |
|---|---|---|---|---|
| tbuschar@Aspenviewhomes.net | | | | |
| | Brighton | United States | 80602 | CO |
| nikkiwebservices@hotmail.com | | | | |
| mfrench@kwcommercial.com | | | | |
| ishmartinez@gmail.com | Denver | United States | 80221 | CO |
| matt@davisurban.com | Denver | United States | 80211 | CO |
| ryan.searle@cushwake.com | Denver | United States | 80202 | CO |
| prasantsingh045@outlook.com | | | | |
| marcia.ann.patrick@gmail.com | Thornton | United States | 80221 | CO |
| webmaster@novida.com.br | | | | |
| premgupta895@outlook.com | | | | |
| SwartsBiz@msn.com | Keenesburg | United States | 80643 | CO |
| nschubert@mlholdings.com | Denver | United States | 80216 | CO |
| steelesandy@live.com | Denver | United States | 80221 | CO |
| kkennedy@haycamp.com | | | | |
| AdalynMasonFGN@hotmail.com | | | | |
| KYMBERLYANNE@GMAIL.COM | BRIGHTON | United States | 80601 | CO |
| kevin.reidy@state.co.us | Denver | United States | 80203 | CO |
| jmackenzie1908@gmail.com | Raleigh | United States | 27610 | NC |
| donaldcooper59@icloud.com | Brighton | United States | 80601 | CO |
| BTedescoForAdams@gmail.com | Commerce City | United States | 80022 | CO |
| donnie.wilsonchassis@gmail.com | Arvada | United States | 80003 | CO |
| ablack@mlholdings.com | Denver | United States | 80216 | CO |
| postmaster@outlook.com | | | | |
| christi@scrapsmilehigh.com | | | | |
| KimSwarts@men.com | Keenesburg | United States | 80643 | CO |
| jwinters@mhfd.org | Wheat Ridge | United States | 80214 | CO |
| srahne@msn.com | Denver | United States | 80221 | CO |
| sreagleservices@gmail.com | | | | |
| Jdjenkins2150@gmail.com | Byers | United States | 80103 | CO |
| lisa.g@summitwasteco.com | Commerce City | United States | 80022 | CO |
| jkalista56@yahoo.com | Denver | United States | 80221 | CO |
| Stanfieldt@aol.com | Commerce City | United States | 80022 | CO |
| jamesm@martineztesting.com | Thornton | United States | 80602 | CO |
| tabbykitkat1067@gmail.com | Denver | United States | 80221 | CO |
| tim@ringsbyrealty.com | Denver | United States | 80204 | CO |
| diane.barnett10@gmail.com | Brighton | United States | 80601 | CO |
| jimmy@dgcoleman.com | Commerce City | United States | 80022 | CO |
| Afdbatt1@gmail.com | Aurora | United States | 80010 | CO |
| brodie.ayers@flydenver.com | Denver | United States | 80249 | CO |
| don@toddcreekvillage.org | Thornton | United States | 80602 | CO |
| antoniaep0@gmail.com | Denver | United States | 80229 | CO |
| theresa.ortega@Colorado.EDU | Commerce City | United States | 80022 | CO |
| psnyder@trustawc.com | DENVER | USA | 80221 | CO |

| | | | | |
|---|---|---|---|---|
| ABoger@MetroWaterRecovery.com | | | | |
| alex.mathews@apexcleanenergy.com | Longmont | United States | 80503 | CO |
| jeffrey.jensen@wasteconnections.com | | | | |
| tmessenger@fwlaw.com | | | | |
| dan@dgcoleman.com | Commerce City | United States | 80022 | CO |
| peter.lawn@lightsourcebp.com | | | | |
| lpfrk2006@gmail.com | Cape Town | South Africa | | WC |
| madison@supremerealtygroup.com | Brighton | United States | 80601 | CO |
| chris@blacklabelre.net | | | | |
| Wanek@Q.com | Broomfield | United States | 80023 | CO |
| rjordan@bhfs.com | DENVER | | 80211 | |
| taylor@merritcompanies.com | Lakewood | United States | 80401 | CO |
| taylor@merrittcompanies.com | | | | |
| nicktumminaro@gmail.com | | | | |
| SODorisio@adcogov.org | Denver | United States | 80229 | CO |
| JudyS@fosterelectriccorp.onmicrosoft.com | | | | |
| tkj8500@comcast.net | Castle Pines | United States | 80108 | CO |
| mweakley@adcogov.org | | | | |
| | | | | |
| agobel83@gmail.com | Henderson | United States | 80640 | CO |
| lorena.zamora.ama@gmail.com | | | | |
| mapat691@gmail.com | | | | |
| eric@2ncivil.com | Englewood | United States | 80112 | CO |
| childcarefunforkids@juno.com | Thornton | United States | 80233 | CO |
| cboncordo@yesco.com | Denver | United States | 80239 | CO |
| dkalmes@kmd-inc.com | | | | |
| bodee.avery@brucknter truck.com | | | | |
| jstokescolorado@gmail.com | Brighton | United States | 80602 | CO |
| DOss@fostergraham.com | Denver | United States | 80209 | CO |
| lisag4@protonmail.com | | | | |
| ruddenwendy@gmail.com | Denver | United States | 81005 | CO |
| sounds4us@aol.com | Commerce City | United States | 80022 | CO |
| dineshsingh1295@outlook.com | | | | |
| alex@ringsbyrealty.com | Denver | United States | 80204 | CO |
| Erik.Hartung@swca.com | | | | |
| | Commerce City | United States | 80022 | CO |
| jpregan55@gmail.com | Thornton | United States | 80233 | CO |
| kcfinkrobinson@gmail.com | Thornton | United States | 80241 | CO |
| stacey.e.baca@gmail.com | | | | |
| bsample@mercyhousing.org | New York | United States | 10019 | NY |
| sophie.kiepe@siliconranch.com | Golden | United States | 80401 | CO |
| sankarchava@gmail.com | Aurora | United States | 80016 | CO |
| cstuart7@yahoo.com | | | | |
| | Byers | United States | 80103 | CO |

| | | | | |
|---|---|---|---|---|
| Blake@fulenwider.com | | | | |
| ravisingh4568@outlook.com | | | | |
| engomez21@yahoo.com | Thornton | United States | 80221 | CO |
| rodriedwin24@gmail.com | | | | |
| jgarrick@cossa.co | Denver | United States | 80202 | CO |
| lisa.hough@ac-rep.org | Westminster | United States | 80234 | CO |
| akeeling@ironwomancon.com | | | | |
| bpbess@gmail.com | Brighton | United States | 80601 | CO |
| smiley@arvada.org | | | | |
| trinityacresfarmllc@gmail.com | Byers | United States | 80103 | CO |
| ple6210@msn.com | Arvada | United States | 80003 | CO |
| m.hall2011@yahoo.com | | | | |
| mike@fioreandsons.com | Denver | United States | 80216 | CO |
| dkatz@katzlde.com | Denver | United States | 80205 | CO |
| dincy@comcast.net | Brighton | United States | 80601 | CO |
| | Denver | United States | 80221 | CO |
| barbrealty@gmail.com | | | | |
| caleb.jones@stonemontfinancial.com | Dallas | United States | 75201 | TX |
| conpsoffice@gmail.com | | | | |
| Gersidjedja@outlook.com | | | | |
| Victoria.ortega1231@gmail.com | Denver | United States | 80229 | CO |
| Dennis@mclincommercail.com | Denver | United States | 80221 | CO |
| ekennedy@haycamp.com | | | | |
| josh@fronterra.design | Loveland | United States | 80539 | CO |
| Darrinm.usmc@gmail.com | | | | |
| Angela.nic040@outlook.com | | | | |
| asapplewhite@gmail.com | Brighton | United States | 80601 | CO |
| rgary@haycamp.com | | | | |
| jwaintrub@gmail.com | Strasburg | United States | 80136 | CO |
| mvalcof1@yahoo.com | Commerce City | United States | 80022 | CO |
| gotmack@gmail.com | Denver | United States | 80221 | CO |
| booksr4ever@gmail.com | Thornton | United States | 80233 | CO |
| ak@wkccolorado.com | Denver | United States | 80206 | CO |
| mmitchell@westfield-co.com | Denver | United States | 80216 | CO |
| | | | | |
| Chet@MileHighExteriors.com | Aurora | United States | 80015 | CO |
| lauren@brikaltd.com | | | | |
| dennis@mclincommercial.com | Lakewood | United States | 80401 | CO |
| chowrenovations@gmail.com | | | | |
| heather@apexplumbing.com | Arvada | United States | 80002 | CO |
| Art.mejia@5280waste.com | Denver | United States | 80221 | CO |
| barry.burch@flydenver.com | Denver | United States | 80249 | CO |
| Rretanajr@gmail.com | Brighton | United States | 80601 | CO |
| mmeisen2@msn.com | Denver | United States | 80233 | CO |

| | | | | |
|---|---|---|---|---|
| celeste@idealelectrics.net | | | | |
| permits@monalee.co | | | | |
| tlfbethel@hotmail.com | New Meadows | United States | 83654 | ID |
| vmmead@comcast.net | Denver | United States | 80221 | CO |
| tandtdorsey@aol.com | Brighton | United States | 80602 | CO |
| mhoke@baenc.com | Longmont | United States | 80504 | CO |
| tate@sewaldhanfling.com | Denver | United States | 80204 | CO |
| zschneider@ethossolutions.com | | | | |
| Joe.Gomez5609@outlook.com | | | | |
| heather@watershedroofs.com | | | | |
| Scott.Jensen07@outlook.com | | | | |
| vipbuildgc@gmail.com | Greenwood Village | United States | 80111 | CO |
| mark@molenandassociates.com | Thornton | United States | 80233 | CO |
| lmorley@cpandm.net | | | | |
| jmlc0310@gmail.com | | | | |
| demi.gastouniotis@qcells.com | | | | |
| btraver@arcomurray.com | | | | |
| ataylor@drcog.org | Denver | United States | 80202 | CO |
| arvindtomar052@outlook.com | | | | |
| llyda@ottenjohnson.com | DENVER | | 80202 | |
| keith@integribuilds.com | | | | |
| scottyseibert@gmail.com | Thornton | United States | 80602 | CO |
| v.mendoza.contact@gmail.com | | | | |
| Deirdre.nic090@outlook.com | | | | |
| LvaBerbrunner2854@hotmail.com | | | | |
| jasiphinekim@hotmail.com | | | | |
| marial.mol@outlook.com | | | | |
| Matthew@bykrueger.com | | | | |
| amoyer@den100.com | | | | |
| jyotiji3658@outlook.com | | | | |
| elijah.pittsinger@bykrueger.com | | | | |
| Haseen.khan070@hotmail.com | | | | |
| followingmycarpenter@comcast.net | | | | |
| berkeleywater@gmail.com | Arvada | United States | 80002 | CO |
| vibianab@outlook.com | | | | |
| angie@strasburgparks.org | Strasburg | United States | 80136 | CO |
| Rpaplow@MetroWaterRecovery.com | Denver | United States | 80229 | CO |
| dambrosio@metrowaterrecovery.com | | | | |
| segan@ironwomancon.com | Englewood | United States | 80111 | CO |
| hildegarded_2000@yahoo.com | Henderson | United States | 80640 | CO |
| adelpiccolo@ceiconstructors.com | Denver | United States | 80204 | CO |
| kleisy@yahoo.com | Thornton | United States | 80602 | CO |
| craigbrownco@gmail.com | Boston | United States | 2128 | MA |
| carmenvital@comcast.net | Denver | United States | 80210 | CO |

| | | | | |
|---|---|---|---|---|
| Oceaniceyes@yahoo.com | Commerce City | United States | 80022 | CO |
| bp@uefinc.com | Henderson | United States | 80640 | CO |
| kapilsingh2589@outlook.com | | | | |
| estimating@mpbcontractors.com | | | | |
| Faith.nic050@outlook.com | | | | |
| bryon.stevensom@cbre.com | | | | |
| kvaldez@drcog.org | Denver | United States | 80202 | CO |
| mir.hannan@gmail.com | Denver | United States | 80238 | CO |
| RDrennen@ccainfo.org | Centennial | United States | 80112 | CO |
| arcampbell0@gmail.com | | | | |
| nburnett@bhfs.com | | | | |
| JCall@LOGANSIMPSON.COM | | | | |
| lwarren@logansimpson.com | | | | |
| mattc@remingtonhomes.net | | | | |
| foxconstruction2520@yahoo.com | | | | |
| | | | | |
| edwin200955@yahoo.com | | | | |
| farrington.michael2@gmail.com | | | | |
| | | | | |
| sarah@maikerhp.org | | | | |
| skunshier@maikerhp.org | | | | |
| lindsay.rogers@westernresources.org | | | | |
| mfrommer@swenergy.org | | | | |
| eantafoya@greenlatinos.org | | | | |
| dgaines@adcogov.org | | | | |
| SKamau-Small@adamscountyco.gov | | | | |
| Danell.Kalcevic@kalcevicfarms.com | | | | |
| dairymanbhd@gmail.com | | | | |
| rnewbold@manufacturersedge.com | | | | |
| kservice@drcorg.org | | | | |
| ray@coloradoipoc.org | | | | |
| nick.perugini@solarisenergy.com | | | | |
| | | | | |
| RSansoya@adamscountyco.gov | | | | |
| DGaines@adamscountyco.gov | | | | |
| jlloyd@trumarkhome.onmicrosoft.com | | | | |
| carmenvital@vitalarchitecture.net | | | | |
| Alison.Benton@pepsico.com | | | | |
| keely.mayo@grainger.com | | | | |
| cmills@flynn.com | | | | |
| Liz@completedoorsystems.com | | | | |
| support@tgscolorado.com | | | | |
| unsubscribe@vaderetro-safeunsubscribe.com | | | | |
| kmz.omalley@gmail.com | | | | |

rosewishall.ediger@gmail.com
loriann.torres@mastec.com
dmaya@peak1.law
EGleason@adamscountyco.gov
Rramirez2@republicservices.com
csamuels@drmac-co.org
rglorso@gmail.com
patrick.ritsko@gmail.com
millerheatherb@gmail.com
Sherrelwood.co@gmail.com
sburns@ironwomancon.com
alexandra@eliotstrategies.com
tkj8500@camcast.net
amickles@solarunitedneighbors.org
mag357807@outlook.com
slbaicp@gmail.com
drosehd56@gmail.com
Lcecil@dmarealtors.com
thedustmachine@gmail.com
mjarchuleta@adamscountyco.gov
ntaylor@strasburg31j.com
rsigman@adamssheriffco.gov
rw@wkccolorado.com
Admin@i-70reap.com
swccapital@comcast.net
jeffthain@gmail.com
slc4379@gmail.com
lcampbell@adcogov.org
mgoodhue@liveyourcore.com
TJohnston@frontieradv.com
slapshott61@hotmail.com
chervenym@comcast.net
MLDayrs50@gmail.com
patrickfairman23@gmail.com
7487028@gmail.com
Kellils@comcast.net
sprig40@msn.com
Kent.kalcevic@kalcevicfarms.com
dana-diaz@comcast.net
nkampbell@hotmail.com
5520federal@gmail.com

owin.orr@gmail.com
pvera.hink@gmail.com

graygrafx2@gmail.com
ip22basil@proton.me
Matthew.Jones@westernmidstream.com
TLarson@servicepluscm.com
jpiekara@sm-energy.com
summers_mr@icloud.com
gcreflections@yahoo.com
Lewisme1@comcast.net
spsmaterials@hotmail.com
rchoi@duraluxfinish.com
jrpeterson17342@gmail.com
shanleighmcstay@gmail.com
TL.Lough@outlook.com
berkeleyvillagecenter@gmail.com

| Fname | Lname | NameSimple | SignupDate |
|---|---|---|---|
| Ella | Gleason | Ella Gleason | 4/3/2026 22:22 |
| Sue | Frauenfeld | Sue Frauenfeld | 4/7/2026 15:49 |
| | | | 4/30/2026 18:33 |
| Sarah | Arthurs | Sarah Arthurs | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Michelle | Shook | Michelle Shook | 4/30/2026 18:33 |
| FRRVS | Jeff | FRRVS Jeff | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Mianne | Besser | Mianne Besser | 4/30/2026 18:33 |
| Eva | Mather | Eva Mather | 4/30/2026 18:33 |
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| Jsjsks | Jdjksks | Jsjsks Jdjksks | 4/30/2026 18:33 |
| Polli | Bryant | Polli Bryant | 4/30/2026 18:33 |
| Esther and | Pacheco | Esther and John Pacheco | 4/30/2026 18:33 |
| Jess | Daniels | Jess Daniels | 4/30/2026 18:33 |
| Kristin | Sullivan | Kristin Sullivan | 4/30/2026 18:33 |
| Weldon | McDonald | Weldon McDonald | 4/30/2026 18:33 |
| Prveen | singh | Prveen singh | 4/30/2026 18:33 |
| Frank | Zwolinski | Frank Zwolinski | 4/30/2026 18:33 |
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| | | | 4/30/2026 18:33 |
| Jim | Coleman | Jim Coleman | 4/30/2026 18:33 |
| Marc | Sydnor | Marc Sydnor | 4/30/2026 18:33 |
| Evan | Page | Evan Page | 4/30/2026 18:33 |
| Regina | Lucero | Regina Lucero | 4/30/2026 18:33 |
| Kris | Edwards | Kris Edwards | 4/30/2026 18:33 |
| Mike | McClintock | Mike McClintock | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Diem | Tran | Diem Tran | 4/30/2026 18:33 |
| Joe | Meyer | Joe Meyer | 4/30/2026 18:33 |
| Alyssa | Knutson | Alyssa Knutson | 4/30/2026 18:33 |
| Barrett | Jensen | Barrett Jensen | 4/30/2026 18:33 |
| Charlie | Goldberg | Charlie Goldberg | 4/30/2026 18:33 |
| Sheena | Leal | Sheena Leal | 4/30/2026 18:33 |
| Isabella | Lindblad | Isabella Lindblad | 4/30/2026 18:33 |
| Thomas | Lysko | Thomas Lysko | 4/30/2026 18:33 |
| Lukas | Hagen | Lukas  Hagen | 4/30/2026 18:33 |
| 18053 | Ct | 18053 Ct | 4/30/2026 18:33 |
| Amanda | Perkins | Amanda Perkins | 4/30/2026 18:33 |
| Joseph | Sammartino | Joseph Sammartino | 4/30/2026 18:33 |
| Billy | Powell | Billy Powell | 4/30/2026 18:33 |

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|---|---|---|---|
| Cindy | Terwilliger | Cindy Terwilliger | 4/30/2026 18:33 |
| Donna | Charbonnier | Donna Charbonnier | 4/30/2026 18:33 |
| Sabir | ali | Sabir ali | 4/30/2026 18:33 |
| Milan | Singh | Milan Singh | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Lucy | Thompson | Lucy Thompson | 4/30/2026 18:33 |
| Lynn | Shults | Lynn Shults | 4/30/2026 18:33 |
| dusty | miller | dusty miller | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Vibiana | Bowers | Vibiana Bowers | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Crystal | Hostelley | Crystal Hostelley | 4/30/2026 18:33 |
| Tony | Milo | Tony Milo | 4/30/2026 18:33 |
| Todd | Johnson | Todd Johnson | 4/30/2026 18:33 |
| Amanda | Meyer | Amanda Meyer | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Chris | Knippelberg | Chris Knippelberg | 4/30/2026 18:33 |
| Jones | Miller | Jones Miller | 4/30/2026 18:33 |
| Charlie | Pajares | Charlie Pajares | 4/30/2026 18:33 |
| Amelia | Campbell | Amelia Campbell | 4/30/2026 18:33 |
| Shaina | Oliver | Shaina Oliver | 4/30/2026 18:33 |
| Preet | gupta | Preet gupta | 4/30/2026 18:33 |
| Sheena | leal | Sheena leal | 4/30/2026 18:33 |
| Stevie | Johnson | Stevie Johnson | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| KEITH | LEMOIS | KEITH LEMOIS | 4/30/2026 18:33 |
| Ella | Rose | Ella Rose | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Brian | Fallin | Brian Fallin | 4/30/2026 18:33 |
| Fred | Elms | Fred Elms | 4/30/2026 18:33 |
| Peter | Wall | Peter Wall | 4/30/2026 18:33 |
| Keavin | | Keavin | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Carolynne | White | Carolynne  White | 4/30/2026 18:33 |
| Shawn | Armstrong | Shawn Armstrong | 4/30/2026 18:33 |
| Debie | Mortenson | Debie Mortenson | 4/30/2026 18:33 |
| Garrett | Neustrom | Garrett Neustrom | 4/30/2026 18:33 |
| Gursev | Bajwa | Gursev Bajwa | 4/30/2026 18:33 |
| Heather | Icke | Heather Icke | 4/30/2026 18:33 |
| Nick | | Nick | 4/30/2026 18:33 |
| Robin | Purdy | Robin Purdy | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Indra | singh | Indra singh | 4/30/2026 18:33 |

| | | | |
|---|---|---|---|
| chris | jahn | chris jahn | 4/30/2026 18:33 |
| Brandon | Bailey | Brandon Bailey | 4/30/2026 18:33 |
| Jorge | Loya | Jorge Loya | 4/30/2026 18:33 |
| Mary | Funk | Mary Funk | 4/30/2026 18:33 |
| Mike | Vaughn | Mike Vaughn | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Suraj | gupta | Suraj gupta | 4/30/2026 18:33 |
| Kenzie | Testing | Kenzie Testing | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Kyle | Schmidt | Kyle Schmidt | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| 28950 | Ave | 28950 Ave | 4/30/2026 18:33 |
| Robb | Marion | Robb Marion | 4/30/2026 18:33 |
| MLP | | MLP | 4/30/2026 18:33 |
| Tim | Ferrell | Tim Ferrell | 4/30/2026 18:33 |
| Moti | singh | Moti singh | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Rich | Coleman | Rich Coleman | 4/30/2026 18:33 |
| Melanie | Lujan | Melanie Lujan | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Jeff | Kendall | Jeff Kendall | 4/30/2026 18:33 |
| Neritan | Zane | Neritan Zane | 4/30/2026 18:33 |
| Pat | Hall | Pat Hall | 4/30/2026 18:33 |
| Brook | Besser | Brook Besser | 4/30/2026 18:33 |
| Dan | Rodriguez | Dan Rodriguez | 4/30/2026 18:33 |
| Barb | Binder | Barb Binder | 4/30/2026 18:33 |
| Brian | Bolton | Brian Bolton | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Alejandra | Major | Alejandra Major | 4/30/2026 18:33 |
| Jake | Victor | Jake Victor | 4/30/2026 18:33 |
| Brad | Turner | Brad Turner | 4/30/2026 18:33 |
| Patricia | Thurston | Patricia Thurston | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Maria | Rogers | Maria Rogers | 4/30/2026 18:33 |
| Kenneth | DeVilbiss | Kenneth DeVilbiss | 4/30/2026 18:33 |
| Bill | Hillen | Bill Hillen | 4/30/2026 18:33 |
| Dj | | Dj | 4/30/2026 18:33 |
| Kenneth | Foust | Kenneth Foust | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Bill | Hillen | Bill Hillen | 4/30/2026 18:33 |
| Colorado | Tracy Sakaguchi | Tracy Sakaguchi, Colorado Motor Carriers | 4/30/2026 18:33 |
| Kathy | SWAN-BOGARD | Kathy SWAN-BOGARD | 4/30/2026 18:33 |

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|---|---|---|---|
| Timothy | Buschar | Timothy Buschar | 4/30/2026 18:33 |
| Derek | Kramer | Derek Kramer | 4/30/2026 18:33 |
| Nikki | Raghav | Nikki Raghav | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Ismael | Martinez | Ismael Martinez | 4/30/2026 18:33 |
| DAVIS | Davis | DAVIS Davis | 4/30/2026 18:33 |
| Ryan | Searle | Ryan Searle | 4/30/2026 18:33 |
| Prasant | singh | Prasant singh | 4/30/2026 18:33 |
| Marcia | Patrick | Marcia Ann Patrick | 4/30/2026 18:33 |
| Gordon | KC | Gordon KC | 4/30/2026 18:33 |
| Prem | gupta | Prem gupta | 4/30/2026 18:33 |
| Kimberly | Swarts | Kimberly Swarts | 4/30/2026 18:33 |
| Nick | Schubert | Nick Schubert | 4/30/2026 18:33 |
| Sandra | Steele | Sandra  Steele | 4/30/2026 18:33 |
| Krissy | Kennedy | Krissy Kennedy | 4/30/2026 18:33 |
| Adalyn | Mason | Adalyn Mason | 4/30/2026 18:33 |
| Kymberly | Tatro | Kymberly Tatro | 4/30/2026 18:33 |
| Kevin | Reidy | Kevin  Reidy | 4/30/2026 18:33 |
| Justin | test | Justin test | 4/30/2026 18:33 |
| Donald | Cooper | Donald Cooper | 4/30/2026 18:33 |
| Bernadette | Tedesco | Bernadette Tedesco | 4/30/2026 18:33 |
| Don | Wilson | Don Wilson | 4/30/2026 18:33 |
| Amanda | Black | Amanda Black | 4/30/2026 18:33 |
| postmaster@outlook.com | | postmaster@outlook.com | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Kimberly | Swarts | Kimberly Swarts | 4/30/2026 18:33 |
| Jennifer | Winters | Jennifer Winters | 4/30/2026 18:33 |
| Sharon | Rahne | Sharon Rahne | 4/30/2026 18:33 |
| S&R | LLC | S&R LLC | 4/30/2026 18:33 |
| Jeremy | Jenkins | Jeremy Jenkins | 4/30/2026 18:33 |
| Alisa | Gutierrez | Alisa Gutierrez | 4/30/2026 18:33 |
| John | Kalista | John Kalista | 4/30/2026 18:33 |
| Thomson | Stanfield | Thomson Stanfield | 4/30/2026 18:33 |
| James | Martinez | James Martinez | 4/30/2026 18:33 |
| Tabatha | | Tabatha | 4/30/2026 18:33 |
| Timothy | Gilchrist | Timothy I Gilchrist | 4/30/2026 18:33 |
| Dee | Barnett | Dee Barnett | 4/30/2026 18:33 |
| Jimmy | Coleman | Jimmy Coleman | 4/30/2026 18:33 |
| Marty | Russo | Marty Russo | 4/30/2026 18:33 |
| Brodie | Ayers | Brodie Ayers | 4/30/2026 18:33 |
| Don | Summers | Don Summers | 4/30/2026 18:33 |
| Antonia | | Antonia | 4/30/2026 18:33 |
| Theresa | Ortega | Theresa Ortega | 4/30/2026 18:33 |
| Paul | Snyder | Paul Snyder | 4/30/2026 18:33 |

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|---|---|---|---|
| Anne | Boger | Anne Boger | 4/30/2026 18:33 |
| Alex | Mathews | Alex Mathews | 4/30/2026 18:33 |
| Barrett | Jensen | Barrett Jensen | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Dan | Coleman | Dan Coleman | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Savannah | Ellis | Savannah Ellis | 4/30/2026 18:33 |
| Madison | | Madison | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Pam | Wanek | Pam  Wanek | 4/30/2026 18:33 |
| Rami | Jordan | Rami Jordan | 4/30/2026 18:33 |
| Taylor | Merritt | Taylor Merritt | 4/30/2026 18:33 |
| Taylor | Merritt | Taylor Merritt | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Steve | ODorisio | Steve ODorisio | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Terry | Jensen | Terry Jensen | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Andy | Gobel | Andy Gobel | 4/30/2026 18:33 |
| Lorena | Zamora | Lorena Zamora | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Eric | Tuin | Eric Tuin | 4/30/2026 18:33 |
| ROSEMARII | REGAN | ROSEMARIE REGAN | 4/30/2026 18:33 |
| Chuck | | Chuck | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Bodee | Avery | Bodee Avery | 4/30/2026 18:33 |
| Jan | Stokes | Jan Stokes | 4/30/2026 18:33 |
| Deirdre | Oss | Deirdre Oss | 4/30/2026 18:33 |
| Alisa | Gutierrez | Alisa Gutierrez | 4/30/2026 18:33 |
| Wendy | Carter | Wendy Carter | 4/30/2026 18:33 |
| lisa | morgan | lisa morgan | 4/30/2026 18:33 |
| Dinesh | singh | Dinesh singh | 4/30/2026 18:33 |
| Alexander | Ringsby | Alexander Ringsby | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Theresa | Ortega | Theresa Ortega | 4/30/2026 18:33 |
| James | Regan | James Regan | 4/30/2026 18:33 |
| Courtney | Fink-Robinson | Courtney Fink-Robinson | 4/30/2026 18:33 |
| Stacey | Baca | Stacey Baca | 4/30/2026 18:33 |
| Brian | Sample | Brian Sample | 4/30/2026 18:33 |
| Sophie | Kiepe | Sophie Kiepe | 4/30/2026 18:33 |
| Sankar | Chava | Sankar Chava | 4/30/2026 18:33 |
| Carmela | Stuart | Carmela  Stuart | 4/30/2026 18:33 |
| Denise | Jenkins | Denise Jenkins | 4/30/2026 18:33 |

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| | | | 4/30/2026 18:33 |
| Ravi | singh | Ravi singh | 4/30/2026 18:33 |
| Edgar | | Edgar | 4/30/2026 18:33 |
| Edwin | Rodriguez | Edwin Rodriguez | 4/30/2026 18:33 |
| Jeremiah | Garrick | Jeremiah Garrick | 4/30/2026 18:33 |
| Lisa | Hough | Lisa  Hough | 4/30/2026 18:33 |
| Amy | Keeling | Amy Keeling | 4/30/2026 18:33 |
| Brooke | Besser | Brooke Besser | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Denise | Jenkins | Denise Jenkins | 4/30/2026 18:33 |
| Pat | Erickson | Pat Erickson | 4/30/2026 18:33 |
| Miriam | Hall | Miriam Hall | 4/30/2026 18:33 |
| Michael | Fiore | Michael Fiore | 4/30/2026 18:33 |
| Daniel | Katz | Daniel Katz | 4/30/2026 18:33 |
| Cindy | Bruner | Cindy Bruner | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Barb | Riley | Barb Riley | 4/30/2026 18:33 |
| Caleb | Jones | Caleb Jones | 4/30/2026 18:33 |
| Anne | Beard | Anne Beard | 4/30/2026 18:33 |
| Gersi | Dedja | Gersi Dedja | 4/30/2026 18:33 |
| Victoria | PR | Victoria PR | 4/30/2026 18:33 |
| Dennis | McLin | Dennis McLin | 4/30/2026 18:33 |
| Ed | Kennedy | Ed Kennedy | 4/30/2026 18:33 |
| Josh | McCarn | Josh McCarn | 4/30/2026 18:33 |
| Darrin | Monks | Darrin Monks | 4/30/2026 18:33 |
| Angela | Oliver | Angela Oliver | 4/30/2026 18:33 |
| Ann | Applewhite | Ann Applewhite | 4/30/2026 18:33 |
| Rob | Gary | Rob Gary | 4/30/2026 18:33 |
| Julius | Waintrub-St. John | Julius  Waintrub-St. John | 4/30/2026 18:33 |
| Mary | Valcoff | Mary Valcoff | 4/30/2026 18:33 |
| Mack | Koepke | Mack Koepke | 4/30/2026 18:33 |
| Valerie | | Valerie | 4/30/2026 18:33 |
| Austin | Kane | Austin Kane | 4/30/2026 18:33 |
| Matt | Mitchell | Matt Mitchell | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Chet | Ellefson | Chet Ellefson | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Dennis | McLin | Dennis McLin | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Heather | Icke | Heather Icke | 4/30/2026 18:33 |
| Art | Mejia | Art Mejia | 4/30/2026 18:33 |
| Barry | Burch | Barry Burch | 4/30/2026 18:33 |
| Ramon | Retana | Ramon Retana | 4/30/2026 18:33 |
| Meisenheimer | | Meisenheimer | 4/30/2026 18:33 |

| | | | |
|---|---|---|---|
| Celeste | Roman | Celeste Roman | 4/30/2026 18:33 |
| permits@monalee.co | | permits@monalee.co | 4/30/2026 18:33 |
| Tanya | Bethel | Tanya Bethel | 4/30/2026 18:33 |
| Vanessa | Mead | Vanessa Mead | 4/30/2026 18:33 |
| Theresa | Dorsey | Theresa Dorsey | 4/30/2026 18:33 |
| Marcus | Hoke | Marcus Hoke | 4/30/2026 18:33 |
| Tate | Carpenter | Tate Carpenter | 4/30/2026 18:33 |
| Zoe | Schneider | Zoe Schneider | 4/30/2026 18:33 |
| Joe | Gomez | Joe Gomez | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Scott | Jensen | Scott Jensen | 4/30/2026 18:33 |
| Rob | Gonzalez | Rob Gonzalez | 4/30/2026 18:33 |
| Mark | Molen | Mark Molen | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Andy | Taylor | Andy Taylor | 4/30/2026 18:33 |
| Arvind | tomar | Arvind tomar | 4/30/2026 18:33 |
| Lindsay | Lyda | Lindsay Lyda | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Scott | Seibert | Scott Seibert | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Deirdre | Sutherland | Deirdre Sutherland | 4/30/2026 18:33 |
| Lucas | Wilson | Lucas Wilson | 4/30/2026 18:33 |
| jasiphine | kim | jasiphine kim | 4/30/2026 18:33 |
| Marial | Mol | Marial Mol | 4/30/2026 18:33 |
| Matthew | Krueger | Matthew Krueger | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Jyoti | ji | Jyoti ji | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Haseen | Khan | Haseen Khan | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Sharon | Whitehair | Sharon Whitehair | 4/30/2026 18:33 |
| Vibiana | Wesson-Bowers | Vibiana Wesson-Bowers | 4/30/2026 18:33 |
| Angie | Graf | Angie Graf | 4/30/2026 18:33 |
| Renee | Paplow | Renee Paplow | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Shaun | Egan | Shaun Egan | 4/30/2026 18:33 |
| Hildegarde | DeCrescentis | Hildegarde DeCrescentis | 4/30/2026 18:33 |
| Aldo | DelPiccolo | Aldo DelPiccolo | 4/30/2026 18:33 |
| Katie | Ansis | Katie Ansis | 4/30/2026 18:33 |
| Craig | Brown | Craig Brown | 4/30/2026 18:33 |
| Carmen | Vital | Carmen Vital | 4/30/2026 18:33 |

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|---|---|---|---|
| Nicole | Johnston | Nicole Johnston | 4/30/2026 18:33 |
| Bill | Paige | Bill Paige | 4/30/2026 18:33 |
| Kapil | singh | Kapil singh | 4/30/2026 18:33 |
| estimating@mpbcontractors.com | | estimating@mpbcontractors.com | 4/30/2026 18:33 |
| Faith | Rampling | Faith Rampling | 4/30/2026 18:33 |
| | | | 4/30/2026 18:33 |
| Kris | Valdez | Kris Valdez | 4/30/2026 18:33 |
| Mir | Ali | Mir Ali | 4/30/2026 18:33 |
| Randy | Drennen | Randy Drennen | 4/30/2026 18:33 |
| Lia | Campbell | Lia Campbell | 5/5/2026 14:54 |
| Nichole | Burnett | Nichole Burnett | 5/5/2026 14:54 |
| Jeremy | Call | Jeremy Call | 5/5/2026 14:54 |
| Lisa | Warren | Lisa Warren | 5/5/2026 14:55 |
| Matt | Cavanaugh | Matt Cavanaugh | 5/5/2026 14:55 |
| Dave | Fox | Dave Fox | 5/5/2026 14:55 |
| Nicole | Johnston | Nicole Johnston | 5/5/2026 14:56 |
| | | | 5/5/2026 14:58 |
| Michael | Farrington | Michael Farrington | 5/5/2026 14:59 |
| Kevin | Christensen | Kevin Christensen | 5/5/2026 15:00 |
| Sarah | Laverty | Sarah Laverty | 5/5/2026 15:00 |
| Steve | Kunshier | Steve Kunshier | 5/5/2026 15:01 |
| Lindsay | Rogers | Lindsay Rogers | 5/5/2026 15:01 |
| Matt | Frommer | Matt Frommer | 5/5/2026 15:01 |
| Ean | Tafoya | Ean Tafoya | 5/5/2026 15:01 |
| Dindi | Gaines | Dindi Gaines | 5/5/2026 15:02 |
| Sylvia | Kamua-Small | Sylvia Kamua-Small | 5/5/2026 15:02 |
| Danell | Kalcevic | Danell Kalcevic | 5/5/2026 15:03 |
| Greg | Pearson | Greg Pearson | 5/5/2026 15:04 |
| Rob | Newbold | Rob Newbold | 5/5/2026 15:04 |
| Kaitlyn | Service | Kaitlyn Service | 5/5/2026 15:04 |
| Ray | Scott | Ray Scott | 5/5/2026 15:04 |
| Nick | Perugini | Nick Perugini | 5/5/2026 15:05 |
| Lindsey | Earl | Lindsey Earl | 5/5/2026 15:05 |
| Ruhani | Sansoya | Ruhani Sansoya | 5/5/2026 15:05 |
| Dindi | Gaines | Dindi E. Gaines | 5/7/2026 15:00 |
| Jenae | Lloyd | Jenae Lloyd | 5/7/2026 15:02 |
| Carmen | Vital | Carmen Vital | 5/7/2026 21:54 |
| | | | 5/11/2026 15:00 |
| Keely | Mayo | Mayo, Keely | 5/11/2026 15:00 |
| Cheryl | Rees | Cheryl Rees | 5/11/2026 15:01 |
| Liz | Burger | Liz Burger | 5/11/2026 15:01 |
| | | | 5/11/2026 15:01 |
| | | | 5/12/2026 2:15 |
| Mike & Kath | O'Malley | Mike & Kathleen O'Malley | 5/19/2026 15:58 |

| | | | |
|---|---|---|---|
| Rose | Ediger | Rose Ediger | 5/29/2026 12:28 |
| | | | 6/1/2026 16:05 |
| | | | 6/1/2026 16:05 |
| Ella | Gleason | Ella Gleason | 6/1/2026 16:05 |
| Rafael | Ramirez | Rafael Ramirez | 6/1/2026 18:59 |
| | | | 6/3/2026 21:45 |
| RJ | Glorso | RJ Glorso | 6/9/2026 15:00 |
| Patrick | Ritsko | Patrick Ritsko | 6/9/2026 19:58 |
| Heather | Miller | Heather Miller | 6/9/2026 20:15 |
| Robin | Hannon | Robin Hannon | 6/12/2026 16:18 |
| Steve | Burns | Steve Burns | 6/16/2026 20:03 |
| Alexandra | Eliot | Alexandra Eliot | 6/16/2026 22:06 |
| Terry | Jensen | Terry Jensen | 6/17/2026 18:00 |
| Austin | Mickles | Austin Mickles | 6/22/2026 17:24 |
| Gordon | Robbins | Gordon Robbins | 6/29/2026 18:52 |
| Sam | Bishop | Sam Bishop | 6/29/2026 21:46 |
| Dave | Rose | Dave Rose | 7/5/2026 22:27 |
| Lauren | Cecil | Lauren Cecil | 7/7/2026 23:14 |
| Dusty | Miller | Dusty Miller | 7/8/2026 23:36 |
| Juliana | Archuleta | Juliana Archuleta | 7/10/2026 22:31 |
| | | | 7/13/2026 20:52 |
| Ronald | Sigman | Ronald Sigman | 7/13/2026 20:53 |
| Rachel | Willis | Rachel Willis | 7/13/2026 21:18 |
| Tammy | Hoeffner | Tammy Hoeffner | 7/13/2026 21:45 |
| Dennis | Cammack | Dennis Cammack | 7/14/2026 0:14 |
| Jeff | Thain | Jeff Thain | 7/14/2026 15:06 |
| Michael & S | Cranwill | Michael & Stacey Cranwill | 7/14/2026 17:30 |
| Lia | Campbell | Lia Campbell | 7/15/2026 14:51 |
| | | | 7/16/2026 17:00 |
| | | | 7/16/2026 17:00 |
| John | John | John John | 7/18/2026 21:54 |
| Mari | Cherveny | Mari Cherveny | 7/19/2026 20:14 |
| Mary | Ayers | Mary Ayers | 7/19/2026 21:49 |
| Michelle | Decarlo | Michelle Decarlo | 7/20/2026 22:40 |
| Frank | Linnebur | Frank Linnebur | 7/20/2026 23:56 |
| Connie | DuRall | Connie DuRall | 7/21/2026 22:59 |
| Terri | | Terri | 7/22/2026 21:37 |
| Kent | Kalcevic | Kent Kalcevic | 7/27/2026 18:56 |
| Dana | Diaz | Dana Diaz | 8/15/2026 23:22 |
| Nikki | Kampbell | Nikki Kampbell | 8/16/2026 14:59 |
| Celeste | | Celeste | 8/17/2026 15:36 |
| Barbara | Barron | Barbara Barron | 9/8/2026 20:24 |
| Owin | Orr | Owin Orr | 7/21/2026 5:14 |
| Pat | Vera | Pat Vera | 7/20/2026 23:22 |

| | | | |
|---|---|---|---|
| Cindy | Gray | Cindy Gray | 7/20/2026 16:20 |
| Yamileth | | Yamileth | 7/20/2026 4:04 |
| | | | 7/16/2026 17:01 |
| | | | 7/16/2026 17:00 |
| John | Piekara | John Piekara | 7/16/2026 17:00 |
| Michael | Summers | Michael Summers | 9/18/2026 18:28 |
| Renee | Miles | Renee Miles | 9/8/2026 23:46 |
| Michell | Lewis | Michell Lewis | 9/8/2026 23:12 |
| steve | paine | steve paine | 9/8/2026 22:52 |
| | | | 8/26/2026 14:10 |
| Jason | Peterson | Jason Peterson | 8/14/2026 23:17 |
| Shanleigh | McStay | Shanleigh McStay | 7/21/2026 15:49 |
| Lori | | Lori | 7/21/2026 11:09 |
| Ken | Tran | Ken Tran | 8/14/2026 20:10 |

Question Set
Development Standards Overhaul
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| Organization | Contact | Email |
|---|---|---|
| **Non-Profit Housing** | | |
| Archway Communities | General | info@archwayhousing.org |
| Brothers Redevelopment | General | info@brothersredevelopment.org |
| Colorado Coalition for the Homeless (CCH) | General | info@coloradocoalition.org |
| Community Resources & Housing Development Corpor | Arturo Alvarado | arturo@crhdc.org |
| Elevation Community Land Trust (ECLT) | Stefka Fanchi | info@elevationclt.org |
| Habitat for Humanity Metro Denver | Kate Hilberg | khilberg@habitatmetrodenver.org |
| Mercy Housing | Brian Sample | bsample@mercyhousing.org |
| Rocky Mountain Communities (RMC) | Mark Marshall | info@rmcommunities.org |
| Urban Land Conservancy (ULC) | Aaron Miripol | aaron@urbanlandc.org |
| | | |
| **Housing Authorities** | | |
| Maiker Housing Partners | Steve Kunshier | skunshier@maikerhp.org |
| Brighton Housing Authority | Deb Bristol | dbristol@brightonhousing.org |
| Commerce City Housing Authority | tbd | tbd |
| | | |
| **Private Developers and Construction Companies** | | |
| Boulder Creek Builders | David Sinkey | tbd |
| Taylor Kohrs | Brian Cohen | brianc@taylorkohrs.com |
| Koelbel & Company | Carl Koelbel | ckoelbel@koelbelco.com |
| St. Charles Town Company | Charlie Woolley | cwoolley@stcharlestown.com |
| Ulysses Development Group | Craig Fitchett | info@ulyssesdevelopment.com |
| Zocalo | David Zucker | david@zocalodevelopment.com |
| Mile High Development | George Thorn | gthorn@milehighdevelopment.com |
| Thrive Home Builders | Jay Garcia | jgarcia@thrivehomebuilders.com |
| | Jeff Handlin | tbd |
| Pinkard Construction | Jim Mellor | jmellor@pinkardcc.com |
| McLin Commercial | Dennis McLin | dennis@mclincommercial.com |
| Gorman | Lauren Schevets | lschevets@gormanusa.com |
| McWhinney | Kyle Harris | tbd |
| Westfield | Jonathan Alpert | jalpert@westfield-co.com |
| Remington Homes | Matt Cavanaugh | mattc@remingtonhomes.net |
| | | |
| **Architecture Firms** | | |
| Shopworks Architec | Chad Holtzinger | chad@shopworksarc.com |
| EVStudio | Dean Dalvit | dean@evstudio.com |
| KTGY | Terry Willis | twillis@ktgy.com |
| DTJ | Joseph Sammartino | jsammartino@dtjdesign.com |
| MIG | Mark De La Torre | mdelatorre@mig.com |

# Housing Developers

| Organization | Contact | Email | Phone |
|---|---|---|---|
| Astucia Development | Ivan Anaya | ivan@astuciadevelopment.com | - - |
| Brighton Housing Authority | Joseph A. Espinosa, Execu | jespinosa@brightonhousing.org | |
| Brothers Redevelopment, Inc. | Jeff Martinez | jeff@brothersredevelopment.org | 303 202 6340 |
| Chrisman Development, Inc. | Josh Harman | josh@chrismandm.com | Direct: 541.263.768 |
| Commonwealth Development Corpora | Louie Lange | l.lange@commonwealthco.net | 920-922 8170 |
| Cornerstone Associates, LLC | Bobbi Lucas | blucas@cstonellc.net | 402 341 0888 |
| Delwest Financial Corp | Joe DelZotto | jad@delwest.com | 720 708 4065 |
| Four Corners Development, LLC | Ryan Hamilton | rhamilton855@4cornersdevelopmentllc.com | 417 883 7887 |
| Housing Catatlyst | Kristin Fritz | kfritz@housingcatalyst.com | 970-416 2938 |
| Koelbel and Company | Carl Koelbel | ckoelbel@koelbelco.com | 303 300 8785 |
| Lexton McDermott | Arthur McDermott | arthur@mcdermottproperties.com | 303 773 1551 |
| Maiker Housing Partners | Peter LiFari | plafari@unisonhp.org | 303-227 2078 |
| Medici Communities | Josh Russell | josh@mcgdenver.com | 303 915 7841 |
| Senior Consulting, LLC | Tim Cassidy | tim@seniorlivingdeveloper.com | P:732-233-4625 |
| Summit Housing Group, Inc. | Rusty Snow | rusty@summithousinggroup.com | 406 544 0999 |
| The Michaels Development Company | Ryan Zent | rzent@tmo.com | 781 742 4741 |
| Prospect Properties | E. Scott McFadden | smcfadden@prospectprop.com | C: 303-921-6903 |
| Kephart | Adam Kantor | | - |
| Kephart | Joseph Espinosa | | |
| MJT Properties, Inc./ Brighton Housing | J. Marc Hendricks | marc@hendrickscommunities.com | 303-722 6088 |
| Rocky Mountain Communities | Dontae Latson | need email | |
| McWHINNEY | Troy McWhinney | | |
| Artspace Projects, Inc. | | | 970-667-3232 |
| Blueline Development | Nate Richmond | nate@bluelinedevelopment.net | 406-214-8145 |
| Carlson Associates | Scott Carlson | scott@carlsonland.net | - |
| Colorado Coalition for the Homeless | John Parvensky | jp@coloradocoalition.org | 303-285 5204 |
| Columbia Ventures, LLC | Diana Stoian | dstoian@columbiaven.com | 404-874 5000 |
| DAE Development, LLC | Dan Ezra | dezra@daegroupllc.com | 720 808 9040 |
| Dominium | Shaun Reinhardt | shaun.reinhardt@dominiuminc.com | 763-354 5544 |
| Element Properties | Kevin Knapp | kevin@elementproperties.com | 303 327 9301 |
| Gorman & Company, LLC | Kimball Crangle | kcrangle@gormanusa.com | 303-887 2707 |
| Habitat for Humanity - Metro Denver | Heather Lafferty | heather@habitatmetrodenver.org | |
| Highridge Costa Development Compan | Caitlin Barrow | caitlin.barrow@housingpartners.com | 424 258 2912 |
| Homeward Pikes Peak | | | 719-473-5557 |
| InnovaAge Housing | Development Director | | 720-974-6717 |
| Kittle Property Group, Inc. | Jeffrey Kittle | le@hermankittle.com | 317 805 1980 |
| Metro West Housing Solutions | | | 303-987-7580 |
| Mile High Development | George Thorn | gthorn@milehighdevelopment.com | 303 808 4500 |
| Mile High Ministries | Jeff Johnsen | jjohnsen@milehighmin.org | 303 839 5198 |
| Northwest Real Estate Capital Corp. | | | 208-375-9407 |
| Pedcor Companies | Phillip J. Stoffregen | PJSTOFFY@PEDCOR.NET | 317-587-0320 |
| Senior Housing Options | Jim Goddard | jgoddard@seniorhousingoptions.org | 303 595 4464 |
| Thrive Home Builders | Kevin Puccio | | (303)707-4427 |
| TWG Development, LLC | Ryan Kelly | rkelly@twgdev.com | 317-559-7009 |
| Volunteers of America | Doug Snyder | dsnyder@voa.org | 720 264 3331 |
| Wazee Partners, LLC | Tyler Downs | tdowns@wazeepartners.com | 720 420 1568 |
| Zocalo Community Development | David Zucker | david@zocalodevelopment.com | |
| Zimmerman Properties, LLC | Justin Zimmerman | jzimmerman@wilhoitproperties.com | 417 883 6343 |

# Business Registration List

| Organization | Contact | | Email |
|---|---|---|---|
| Natural World Cleaning and Services LLC | Isabel | Barron | accounting@naturalworldcleaning.com |
| IEC US HOLDINGS, INC. | Accounts | Payable | ACCOUNTSPAYABLE@IECCOLLEGES.( |
| 2nd Time Sports | ANITA | ADAM | adammanor1@gmail.com |
| Guthrie Services LLC | Amanda | Guthrie | amanda@guthrie.services |
| Tejes Services Inc | Anil | Vijay | anil.kumar@tejes.com |
| ASCS, Inc. | Jon | Willis | ascs@ascsdenver.com |
| Cozy Home Away From Home Apartment | Augusta | Allen | augustaa0226@gmail.com |
| Law Office of Austin K. Bess, Professional Company | Austin | Bess | AustinKBessLaw@Outlook.com |
| A Doorable Expressions Boutique | Catherine | Crego | babyblue1179@gmail.com |
| Baesthetics & Co LLC | Blanca | Palacios | baestheticsnco@gmail.com |
| Kilowatito LLC DBA Baterias Kilowatito | Maria | Melendez | bateriaskilowatito@gmail.com |
| OG Digs | Martin | Simpson | bigblock5299.ms@gmail.com |
| Ink Therapy Tattoos | Erik | Wambeke | bigetattoos@msn.com |
| Queen Bee Brews | Deborah | Lee | bizz@queenbeebrews.com |
| Brandon | Brandon | Pickering | brandon@pickeringsauto.com |
| Athenic Business Solutions | Bronson | Rose | bronson@athenicbusiness.com |
| Anita's Ancestry Service | Anita | Brooks | brooksanita33@gmail.com |
| Chaparro's Roofing LLC | Mario | CHUMIL CHUC | chaparros.roofing@gmail.com |
| Unlimited PrintWorks | Constance | Trombley | cmtrombley210@yahoo.com |
| Lazydays Support Services LLC | Andrea | Neeper | compliance@lazydays.com |
| Cowboy Stucco | Filemon | Briceno | cowboystucco@yahoo.com |
| Curbside Kitchen ltd | Fabian | Trujillo | curbsidekitchenltd@gmail.com |
| Park Center Lounge | Dan | Lawrence | dan@parkcenterlounge.com |
| DANRO, llc | Ann | Sahli-Sundby | danro8777@gmail.com |
| Decked Out Custom Decks LLC | Charles | Menkel | deckedoutcustomdecks@gmail.com |
| Denver Handyman Services Limited Liability Co. | Bryan | Mollendor | denverhandyservices@gmail.com |
| All Exterior Solutions | Devan | Gallardo | dmgllrd01@gmail.com |
| Phone RepairZ LLC | Eduardo | Aguilera | eddyaggi8237@gmail.com |
| My Kinda Taste | Evan | Damico | evan@mykindataste.com |
| St Augustine Community Food Pantry | St Augustine | Catholic Chruch | food.pantry@staugustinebrighton.org |
| 360 HVAC PRO LLC | MARIO | GARCIA | gmario1@ymail.com |
| Havana Solutions | Deivy | Robira | havanasolutions26@gmail.com |
| Stephanie | Stephanie | Trzaska | info@windstoneacupuncture.net |
| City Park Provisions | Ivan | Cheesman | ivan.cheesman@gmail.com |
| Synergistik | James | West | james@synergistikusa.com |
| Colorado Comfortable Stay | Jay | Gutierrez | jaygutie67@gmail.com |
| Jazzercise Thornton | Heather | Harrell | jazzercisethornton@gmail.com |
| Interstate Energy, Inc. | Jeff | Polliard | Jeff@interstateenergyinc.com |
| Maries Taqueria LLC | Augustine | Bautista | jessaugie@yahoo.com |
| Jewelry Intentions | Jackie | Keathley-Miller | jewelryintentions@outlook.com |
| Kareful SkateShop | Jose | Montejano | jmonteeart@outlook.com |
| Pennock Center for Counseling | Jody | Pierce | jody@pennockcounseling.org |
| Viable Fiber LLC | Joel | Fay | joel@viablefiber.com |
| WRKD Housing | Jonathan | Walling | jonathan@wrkdhousing.com |
| Rhidez | Juan | Sanchez | juan.carlos.sanchez121@gmail.com |
| WattWorx Electric LLC | justin | scott | justindscottie@gmail.com |
| Justin | Justin | Scott | justindscottie@hotmail.com |
| Purple Mountain Ventures, LLC | Jon | Willis | jwillis@colopmv.com |
| Mountain Mist Spas | Kara | Deans | kara@mtmistspas.com |
| Milehigh Web Tech Inc | Kei | Tezuka | kei@mhwtech.com |
| KBM Bookkeeping | Kristi | McKibben | kristi@kbmbookkeeping.com |
| La Trenza Counseling Inc | Maria | Loya | latrenza@comcast.net |
| The Laundry Spot LLC | Christine | Priday | laundryspot@comcast.net |
| Leaderz Mechanical | Eric | Ramirez | leaderzhvac@gmail.com |
| D.H Pace Company, Inc | Vice President Kristine | Travis | licensing@dhpace.com |
| Maverik Inc | Charles | Maggelet | licensing@maverik.com |
| Rancho Los Corrales | Martha | Guzman | lillyguzman220@yahoo.com |
| Pricewise Business Solutions | Lisa | Price | lisa@pricewiseaccounting.com |
| Lupita's Mobile Flower Shop | Veronica | Cortez Mendez | lupitasmobileflowershop@gmail.com |
| EzBiz Media LLC | Mary J | Funk | maryjfunk@gmail.com |
| Maximus Capital Enterprises Ltd. | Sean | Borah | maxcapenterprises@gmail.com |
| MorgansneedleLLC | Morgan | Cummings | morgansneedle@gmail.com |

| | | | |
|---|---|---|---|
| Dryer Vent Wizard of North Denver and Broomfield | Manuel | Perez Jr | mperez@dryerventwizard.com |
| Spotted Dog Group LLC/DBA RestoPros of North Denver | Michele | Traina | mtraina@restoprosnorthdenver.com |
| Clever Landscaping LLC | alejandro | varela | office@cleverlandscaping.com |
| OTM Skin | Natasha | Baldivia | otmskins@gmail.com |
| The Venue | Pamela | Braun | pamelabraun12@hotmail.com |
| Noelia Geraldine | Noelia Geraldine | Davila | raferger@hotmail.com |
| Colarelli Construction, Inc. | Vincent | Colarelli | randy.brown@colarelliconstruction.com |
| Rhino Realty Pros | Rick | Cavallaro | rick@rickcavallaro.com |
| Farmers Insurance Group | Ruth | Payan | rpayan@farmersagent.com |
| Bruz Beers | Ryan | Evans | ryan@bruzbeers.com |
| C and E Services | Curtis | Hutchison | sageboo1111@gmail.com |
| Mountain Museum Management LLC | Samantha | Hunt-Duran | sam@museum-mgmt.com |
| A Child's Song | Sandy | Taylor | sandy@achildssong.com |
| Mean Machine Carpet Clean, LLC | Sean | Holdren | sholdren224@yahoo.com |
| southwest fence inc | Isamel | Morales | southwestfence@gmail.com |
| Limtronik USA Inc | Tammy | Parker | tammy.parker@limtronik.com |
| The Sugar Shack | Shyela | Swiatek | tastycloudsllc@gmail.com |
| Tejanay | Tejanay | Thomas | tejanay@books2thetee.com |
| T&T General Construction LLC | Thanh | Tran | thanhtran003@gmail.com |
| Jeannnette | Jeannnette | Sautter | thorntonco@goddardschools.com |
| Scientific Martial Arts and Fitness | Jordan | Gutierrez | throwkicks@gmail.com |
| Navarrete Complete Drywall Service, LLC | Tomas | Navarrete-lujan | tomas@ncdservice.com |
| Bueb enterprises | Thomas | Bueb | turquoisemesawinery@gmail.com |
| TwoStrong Abatement, LLC | Brenda | Vazquez | twostrongabatement@gmail.com |
| JarmanSurance LLC | TYLER | JARMAN | tylerjarman@hotmail.com |
| Ultimate Beauty | Tanya | Reed | ultimatebeautyhaircare@gmail.com |
| Valere Farm and Ranch | Perry | Daughtrey | valerefarmandranch@gmail.com |
| Wax & Co. | Jessie | Trujillo | waxandcompany.co@gmail.com |
| Wifey’s Hair Studio | Jackie | Farrell | wifey.farrell@gmail.com |
| Sandoval Healthcare Management Consulting, LLC | Suzanne | Sandoval | wyomingsuz@gmail.com |
| healthy spine family chiropractic | OSVALDO | GRATACOS | yoozzy@hotmail.com |
| YPMI ENTERPRISE LLC | joey | young | ypmiservices@gmail.com |
| YTD Bookkeeping Service LLC | Priscilla | Orozco-Garcia | ytdbookkeepingservice@live.com |
| Zurc, LLC | Angel | Cruz | zurcfoods@gmail.com |

# Economic Development Partners

| Organization | Contact | Email |
|---|---|---|
| Brighton Chamber | Natalie Cummings | natalie@brightonchamber.com |
| | Yvette Martinez | yvette@brightonchamber.com |
| Aurora Chamber | Kevin Hougen | Kevin.Hougen@aurorachamber.org |
| | Mitzi Schindler | Mitzi.Schindler@aurorachamber.org |
| Arvada Chamber | Kami Welch | kami@arvadachamber.org |
| | Ryan Hecht | ryan@arvadachamber.org |
| Commerce City Chamber | Rene' Bullock | wrenebul@earthlink.net,info@4CChamber.com |
| | June Younger | June.younger@gmail.com |
| Westminster Chamber | Juliet Abdel | Info@WestminsterChamber.Biz |
| Asian Chamber of Commerce | Fran Campbell | fcampbell@acccolorado.org |
| | Peggy Moore | pmoore@acccolorado.org |
| Colorado Hispanic Chamber of Commerce | Mike Ferrufino | mferrufino@hispanicchamberdenver.org |
| | Jesus Carrillo | jcarrillo@hispanicchamberdenver.org |
| | Monica Rodriguez | mrodriguez@hispanicchamberdenver.org |
| | Sirena Sanchez | aanstine@hispanicchamberdenver.org |
| Brighton Chamber | Natalie Cummings | natalie@brightonchamber.com |
| | Christian Morales | Christian@brightonchamber.com |
| Aurora Chamber | Kevin Hougen | Kevin.Hougen@aurorachamber.org |
| | Rene Simard | Rene.Simard@aurorachamber.org |
| | Katie Anthony | KAnthony@aurorachamber.org |
| | Naomi Colwell | Naomi.Colwell@aurorachamber.org |
| | Beau Martinez | Beau.Martinez@aurorachamber.org |
| | Lynn Myers | LMyers@aurorachamber.org |
| | Mitzi Schindler | Mitzi.Schindler@aurorachamber.org |
| ACREP | Erin Kruger | Erin.Krueger@ac-rep.com |
| | Lisa Hough | Lisa.hough@ac-rep.com |
| | Sarah Gist | sarah.gist@ac-rep.org; |
| Arvada Chamber | Kami Welch | kami@arvadachamber.org |
| | Molly Kust | molly@arvadachamber.org |
| | Samantha Geerdes | samantha@arvadachamber.org |
| | Ryan Hecht | ryan@arvadachamber.org |
| | Mary Runkel | mary@arvadachamber.org |
| Commerce City Chamber | June Younger | June.younger@gmail.com |
| | Rene' Bullock | wrenebul@earthlink.net,info@4CChamber.com |
| Westminster Chamber | Juliet Abdel | Info@WestminsterChamber.Biz |
| Aurora EDC | Yuriy Gorlov | gorlov@auroraedc.com |
| Brighton ED | Robin Martinez | ramartinez@brightonedc.org |
| | Aaron Herrera | aherrera@brightonedc.org |
| | Erin Shoffit | ershoffit@brightonedc.org |
| Northglenn | Allison Moeding | amoeding@northglenn.org |
| | Shannon Fields | sfields@northglenn.org |
| | Marisa Phillips | mphillips@northglenn.org |
| Commerce City | Nancy Flock | nflock@c3gov.com |
| | Michelle Claymore | mclaymore@c3gov.com; |
| | Wendi Nafziger | wnafziger@c3gov.com |
| | Brian Phetteplace | bphetteplace@c3gov.com |
| Arvada | Izabela Petrykowska | ipetrykowska@arvada.org |
| | Allison Trembly | atrembly@arvada.org |
| Thornton | John Cody | john.cody@thorntonco.gov |
| | Julie Jacoby | Julie.Jacoby@thorntonco.gov |
| | Adam Krueger | adam.krueger@thorntonco.gov |
| Westminster | Christoper Gray | cagray@cityofwestminster.us |
| | Stephanie Troller | stroller@CityofWestminster.us |
| | Shelby Wood | swood@cityofwestminster.us |
| | John Burke | jburke@cityofwestminster.us |
| Federal Heights | Tim Williams | twilliams@fedheights.org |
| Bennett | Steve Hebert | shebert@bennett.co.us |
| | Chad Bunger | cbunger@bennett.co.us |

## Community Partners

| Organization | Contact | Email |
|---|---|---|
| A Precious Child | n/a | 303.466.4272 |
| Adams County Foundation (Board Members) | nsamson@adcogov.org | 720.523.6902 |
| Adams-Jeffco Hazardous Materials Response Authority | n/a | 303-271-4909 |
| Almost Home | info@almosthomeonline.org | 303.659.6199 |
| CASA | casa17th@casa17th.com | 720.523.2855 |
| Center for People with Disabilities | INFO@CPWD.ORG | 303.442.8662 |
| Denver Indian Center | information @denverindiancenter.org | 303.936.2688 |
| Denver Indian Family Resource Center | n/a | 720) 500-1020 |
| ECPAC | admin@ecpac.org | 303-428-2929 |
| Family Tree | cfrt@thefamilytree.org | 303.422.2133 |
| Foster Source | info@fostersource.org | n/a |
| Neighborhood Development Cooperative | n/a | 303-949-1585 |
| Joyful Journeys | joyfuljourneys@joyfuljourneys.org | 303-667-9695 |
| Maiker | info@maikerhp.org | n/a |
| Maple Star | n/a | 3034331975 |
| Rampart Search and Rescue | info@ramparstar.com | 3032477444 |
| Senior Hub | n/a | 303.426.4408 |
| Seniors Resource | n/a | (303) 238-8151 |
| Servicios de la Raza | info@serviciosdelaraza.org | 303.458.5851 |
| The Denver Vet Center | n/a | 800-698-2411 |
| Tri-County Health Department (TCHD) | communications@tchd.org. | n/a |
| United for a New Economy | info@unecolorado.org | 303-936-0503 |
| Warrior Now | info@warriornow.org | (720) 408-8623 |
| Women, Infants & Children (WIC) | n/a | 301-504-5414 |
| Yahweh Health Care | Chloe@yhcclinic.org | n/a |

# Environment and Sustainability

| Organization | Contact | Email |
|---|---|---|
| Conservation Colorado | Josh Kuhn, Senior Water Campaign Manager | josh@conservationco.org |
| Denver Trout Unlimited | Amelia Whiting, Colorado Water Project Legal Counsel | mely.whiting.tu.org |
| Green Latinos | Juan Roberto Madrid, Colorado Clean Transportation & Energy Policy Advocate; Ean Thomas Tafoya, Colorado State Director | |
| Mom's Clean Air Task Force | Shaina Oliver | soliver@momscleanairforce.org |
| Earth Justice | Perry Wheeler | pwheeler@earthjustice.org |
| Colorado Native Plant Society, Denver-Metro Region (SH fo | Kathy Okon, Education Outreach Coordinator | conpsoffice@gmail.com |
| Colorado Solar & Storage Association (COSSA) | Mike Kruger, President or Director | mkruger@cossa.co |
| A-1 Organics | Clinton Sander | TBD |
| Waste Connections | Barrett Jensen | TBD |
| Clementine Curbside | Andrew Smerck | andrew.smerck@clementinecurbside.com |
| Wompost, LLC | Carolyn Pace, | team@wompostcoop.com |
| Republic Services | Mark Petrovich | mpetrovich@republicservices.com |
| Scraps Ltd | Christi Turner | christi@scrapsmilehigh.com |
| Summit Waste and Recycling | Lisa and Robert Guiterrez | lisa.g@summitwasteco.com |
| Lincoln Hills Cares | Shane Wright | shane@lhcares.org |
| | Paul Cawood Hellmund | paul@hellmund.associates |
| | Terry Barnhart | TBarnhart@hylandhills.org |
| Barr-Milton Watershed | Samantha Miller | miller.sami@outlook.com |
| SPCURE – South Platte Coallition Wastershed | Sarah Reeves | SReeves@brwncald.com |
| Mile High Flood district | | contact@mhfd.org |
| ReCharge Colorado - Colorado Energy Office | | Captured by Accela tech list |
| Colorado Solar and Storage Association | Mike Kruger | mkruger@cossa.co |
| Pivot Energy | Jon Fitzpatrick | jfitzpatrick@pivotenergy.net |
| Community Energy Solar, Developer | Jeffrey Butt | jeffrey.butt@communityenergyinc.com |
| United Power, Gov't & Regulatory Relations Officer | Troy Whitmore | twhitmore@unitedpower.com |
| Silicon Ranch, Project Development Manager | Ali Weaver | ali.weaver@siliconranch.com |
| SunShare, Senior VP of Construction and Development | Robert Hayner | rhayner@mysunshare.com |
| Namaste Solar, Commercial Sales Director | Eliot Abel | eliot.abel@namastesolar.com |
| Xcel Energy, Solar Trade Relations Manager | Kevin C Cray | Kevin.Cray@xcelenergy.com |
| Coronal Energy, VP Development | Russ Edwards | redwards@coronalenergy.com |
| AES Distributed, Project Development Manager | Derrick Worden | derrick.worden@aes.com |
| Business Development Manager | Joshua Mayer | Joshua.Mayer@aes.com |

## Solar Companies

| Organization | Contact | Email |
|---|---|---|
| Oak Leaf | Taylor Henderson | thenderson@outshine.energy |
| | Mike McCabe | mike@oakleafep.com |
| Colorado Solar and Storage Association | Mike Kruger | mkruger@cossa.co |
| Pivot Energy | Jon Fitzpatrick | jfitzpatrick@pivotenergy.net |
| Community Energy Solar, Developer | Jeffrey Butt | jeffrey.butt@communityenergyinc.com |
| United Power, Gov't & Regulatory Relations Officer | Troy Whitmore | twhitmore@unitedpower.com |
| Silicon Ranch, Project Development Manager | Ali Weaver | ali.weaver@siliconranch.com |
| SunShare, Senior VP of Construction and Development | Robert Hayner | rhayner@mysunshare.com |
| Namaste Solar, Commercial Sales Director | Eliot Abel | eliot.abel@namastesolar.com |
| Xcel Energy, Solar Trade Relations Manager | Kevin C Cray | Kevin.Cray@xcelenergy.com |
| Coronal Energy, VP Development | Russ Edwards | redwards@coronalenergy.com |
| AES Distributed, Project Development Manager | Derrick Worden | derrick.worden@aes.com |
| Business Development Manager | Joshua Mayer | Joshua.Mayer@aes.com |
| Two Dot | Stephen Myers | myers@2dot-consulting.com |
| Namaste Solar, Commercial Sales Director | Kyle Sundman | kyle.sundman@namastesolar.com |

## Government Partners

| Organization | Contact | Email |
|---|---|---|
| Denver Regional Council of Governments (DRCOG) | General | GChiapella@drcog.org |
| DOLA | Regional Manager | Lachris.la.may@state.co.us |
| Weld County | Planning Director | tparko@weld.gov |
| Araphoe County | Planning Division Manager | jreynolds@arapahoegov.com |
| City and County of Denver | Denver Development Services | development.services@denvergov.org |
| Morgan County | Morgan County Planning and Zoning | nhay@co.morgan.co.us |
| Jefferson County | Jefferson County Planning and Zoning | jwolfort@jeffco.us |
| Broomfield County | Anna Bertanzetti, Planning Director | planning@broomfield.org |
| City of Arvada | Smetana, RobÂ Acting Director of Community and Economic Development | rsmetana@arvada.org |
| City of Aurora | Jeannine Rustad, Planning Director | jrustad@auroragov.org |
| Town of Bennett | Chad Bunger, Planning & Economic Dev Director | cbunger@bennett.co.us |
| City of Brighton | City of Brighton Planning | mtylka@brightonco.gov |
| City of Commerce City | Jennifer Jones, Planning Manager | jjones@c3gov.com |
| City of Federal Heights | Tim Williams, Planning Director | planning@fedheights.org |
| Town of Lochbuie | Christopher Kennedy, Community Dev Director | ckennedy@lochbuie.org |
| City of Northglenn | Becky Smith, Planning Manager | bsmith@northglenn.org |
| City of Thornton | Mike Garrott, Planning Director | mgarrott@thontonco.gov |
| City of Westminster | John McConnell, Interim Planning Manager | jmcconne@cityofwestminster.us |

## Industrial

| Organization | Email |
|---|---|
| Brownstein | cwhite@bhfs.com |
| Iron Woman Construction & Environmental Services, LLC. | segan@ironwomancon.com |
| Fiore & Sons. | mike@fioreandsons.com |
| A-1 Chipseal & Rocky Mountain Pavement, LLC | dgryzmala@a-1chipseal.com |
| Waste Connections of Colorado, Inc | Jeffrey.Jensen@WasteConnections.com |
| IPOC | jalizadeh@fwlaw.com |
| IPOC | cfrancescani@fwlaw.com |
| IPOC | fmarvel@brannan1.com |
| IPOC | aschatz@brannan1.com |
| IPOC | joliver@brannan1.com |
| IPOC | tolsen@brannan1.com |
| IPOC | mmoon@brannan1.com |
| IPOC | brian@apexplumbing.com |
| IPOC | berkeleywater@gmail.com |
| IPOC | adam@rmheavy.com |
| IPOC | dschultejann58@gmail.com |
| IPOC | ashley@rmheavy.com |
| IPOC | dbelk127@gmail.com |
| IPOC | parker.samelson@gmail.com |
| IPOC | Rfvendegna@gmail.com |
| IPOC | permagreen@gmail.com |
| IPOC | jim@jfwtrucking.com |
| IPOC | dave@jfwtrucking.com |
| IPOC | mike@fioreandsons.com |
| IPOC | tomjr@tcalabresetrucking.com |
| IPOC | aj@tcalabresetrucking.com |
| IPOC | Natalie.Jeanne@GMail.com |
| IPOC | bfrei@albertfreiandsons.com |
| IPOC | JBolduc@albertfreiandsons.com |
| IPOC | fgrieve78@gmail.com |
| IPOC | mjgarcia@wdtc.net |
| IPOC | michaelpadilla@wdtc.net |
| IPOC | sarahkos@wdtc.net |
| IPOC | lorenb@mditrucks.com |
| IPOC | benb@mditrucks.com |
| IPOC | bhohnstein@shocooil.com |
| IPOC | shohnstein@shocooil.com |
| IPOC | jsweetman55@q.com |
| IPOC | ahackerott@offenpetro.com |
| IPOC | molenassociates@gmail.com |
| IPOC | geidsness@transwest.com |
| IPOC | bodee.avery@brucknertruck.com |
| IPOC | adam@vcpinc.net |
| IPOC | butch@camcolorado.com |
| IPOC | hunter@camcolorado.com |
| IPOC | chris@coloradocleanup.com |
| IPOC | rusty@coloradocleanup.com |
| IPOC | doug.gannett@5280waste.com |
| IPOC | laurie.johnson@5280recycle.com |

| | |
|---|---|
| IPOC | bill.bradley@5280waste.com |
| IPOC | joe.obrien@5280waste.com |
| IPOC | jbrown@globalmachinery.com |
| IPOC | mikeys@metropaversinc.com |
| IPOC | Rich@lvinc.us |
| IPOC | steve@milehightreecare.com |
| IPOC | clee@vancebrothers.com |
| IPOC | dvance@vancebrothers.com |
| IPOC | dstephens@vancebrothers.com |
| IPOC | dave@rollerauction.com |
| IPOC | dayton@rollerauction.com |
| IPOC | steve@rollerauction.com |
| IPOC | phillip.courtney@martinmarietta.com |
| IPOC | joey.monteleone@martinmarietta.com |
| IPOC | james.sharn@martinmarietta.com |
| IPOC | evan.page@quikrete.com |
| IPOC | andres.solorzano@quikrete.com |
| IPOC | bud@alliedrecycle.com |
| IPOC | charlie@alliedrecycle.com |
| IPOC | whillen3@hillencorp.com |
| IPOC | hillenbill@aol.com |
| IPOC | Maaco0216@gmail.com |
| IPOC | dan@dgcoleman.com |
| IPOC | jim@dgcoleman.com |
| IPOC | rich@dgcoleman.com |
| IPOC | jimmy@dgcoleman.com |
| IPOC | marcuso@steelock.com |
| IPOC | bryce@thouttbrosinc.com |
| IPOC | drew.mcmanus@cushwake.com |
| IPOC | ryan.searle@cushwake.com |
| IPOC | vetosvistas@reagan.com |
| IPOC | jvetos@completecontainer.com |
| IPOC | avetos@completecontainer.com |
| IPOC | bgallery@goodmancommre.com |
| IPOC | mgoodman@goodmancommre.com |
| IPOC | dgoodman@goodmancommre.com |
| IPOC | bp@uefinc.com |
| IPOC | ej@uefinc.com |
| IPOC | shaun.hollis@bluebearwaste.com |
| IPOC | tmartin@utilitytrailer.net |
| IPOC | tim@ringsbyrealty.com |
| IPOC | scott@ringsbyrealty.com |
| IPOC | alex@ringsbyrealty.com |
| IPOC | omoreno@ironwomancon.com |
| IPOC | mnichols@ironwomancon.com |
| IPOC | segan@ironwomancon.com |
| IPOC | dpetty@ironwomancon.com |
| IPOC | twhite@ironwomancon.com |
| IPOC | cwhite@ironwomancon.com |
| IPOC | kputtman@ironwomancon.com |
| IPOC | mdevine@ironwomancon.com |
| IPOC | cmoreno@chomtr.com |
| IPOC | bhamon@hamoninfrastructure.com |
| IPOC | ablackford@ceiconstructors.com |

| | |
|---|---|
| IPOC | adelpiccolo@ceiconstructors.com |
| IPOC | ted@coloradowaterwell.com |
| IPOC | middletonprop@aol.com |
| IPOC | wplessman@mlholdings.com |
| IPOC | max.wolanske@lafargeholcim.com |
| IPOC | paul.conrad@lafargeholcim.com |
| IPOC | everett@merritt-trailers.com |
| IPOC | Merritt Trailers |
| IPOC | dgryzmala@a-1chipseal.com |
| IPOC | markhonnen@honnen.com |
| IPOC | mikedemartin@honnen.com |
| IPOC | greg@cmca.com |
| IPOC | tompeterson@co-asphalt.com |
| IPOC | tmilo@ccainfo.org |
| IPOC | rdrennen@ccainfo.org |
| IPOC | jcummings@duffycrane.com |
| IPOC | Steve.Nelligan@US-Transport.com |
| IPOC | JamesAllenGobeL@Icloud.com |
| IPOC | Stevew@asphaltspecialties.com |
| IPOC | johnsondiscoverygroup@gmail.com |
| IPOC | eric@iovre.com |
| IPOC | mhoffman@myrgroup.com |
| IPOC | kschmidt@transwest.com |
| IPOC | max@saturnfive.com |
| IPOC | office@barretttowing.com |
| IPOC | brady@vermeercolorado.com |
| IPOC | c.jenkins@speccorp.com |
| IPOC | jamiec@satelliteco.com |
| IPOC | zachk@satelliteco.com |
| IPOC | pblair@ccrscrap.com |
| IPOC | helibzns@gmail.com |
| IPOC | aldonhoppa@gmail.com |
| IPOC | lmshults@lgeverist.com |
| IPOC | mnoteboom@lgeverist.com |
| IPOC | fred@5040group.com |
| IPOC | greg.morgan@cobitco.com |
| IPOC | tom.morgan@cobitco.com |
| IPOC | dianna@ralphmartineztrucking.com |
| IPOC | freundflynn@gmail.com |
| IPOC | trisha@newwestpaving.com |
| IPOC | dan@newwestpaving.com |
| IPOC | tbrookhart@semaprecast.com |
| IPOC | nschubert@mlholdings.com |
| IPOC | dneighbour@coloradoasphalt.com |
| IPOC | rosy@hcc-diversityleader.org |
| IPOC | josh@integritycorps.com |
| IPOC | drivers@rkmi.com |
| IPOC | giles.poulson@farismachinery.com |
| IPOC | jevans@alpinelumber.com |
| IPOC | Cris@woodsource.com |
| IPOC | martin@woodsource.com |
| IPOC | info@completetrailers.com |
| IPOC | jay@completetrailers.com |
| IPOC | asutton@powerscreening.com |

| | |
|---|---|
| IPOC | zarcoinc@att.net |
| IPOC | worx9875@gmail.com |
| IPOC | dominic.rivers@rkindustries.com |
| IPOC | bryce@tradecraft.industries |
| IPOC | bernadette@thejorgensenconstruction.com |
| IPOC | jlegler@glasssystemsinc.net |
| IPOC | mark@belliotrucking.com |
| IPOC | deraldbellio@aol.com |
| IPOC | vjmarrone@gmail.com |
| IPOC | t.able@navajo.com |
| IPOC | ron@rockysautosinc.com |
| IPOC | ccinsignia@gmail.com |
| IPOC | justin@millenniumconcrete.com |
| IPOC | Pat@srtelectric.com |
| IPOC | bc@utilitytrailer.net |
| IPOC | bvagher@gmail.com |
| IPOC | ksullivan@fostergraham.com |
| IPOC | chervenym@comcast.net |
| IPOC | tom@millerwalls.com |
| IPOC | matthew.marcus@streamrealty.com |
| IPOC | e.mckendall@m4collision.com |
| IPOC | mpetrovich@republicservices.com |
| IPOC | sderus@republicservices.com |
| IPOC | cgay4@republicservices.com |
| IPOC | jennie@millenniumconcrete.com |
| IPOC | tjackson@steelfloors.com |
| IPOC | ctoohey@uniqueprop.com |
| IPOC | tmyers@uniqueprop.com |
| IPOC | mike.viehmann@nmrk.com |
| IPOC | rjones@imcotrailers.com |
| IPOC | todd@dtitrucks.com |
| IPOC | agobel83@gmail.com |
| IPOC | smercer@bhfs.com |
| IPOC | psnyder@trustawc.com |
| IPOC | dennis@richeyinc.net |
| IPOC | jeff@richeyinc.net |
| IPOC | kevinsherrod@aol.com |
| IPOC | rcshorma@aol.com |
| IPOC | robin@hackettfoundation.com |
| IPOC | harbertsteve@gmail.com |
| IPOC | msilverstein@raqc.org |
| IPOC | goreej@rushenterprises.com |
| IPOC | summersr@rushenterprises.com |
| IPOC | baileyk@rushenterprises.com |
| IPOC | josh@integritycorps.com |
| IPOC | Integrityunderground@yahoo.com |
| IPOC | jlogan@lafflaw.com |
| IPOC | jerry@enochholdings.com |
| IPOC | bret@enochholdings.com |
| IPOC | audrey.barrios@libertyfrac.com |
| IPOC | silable539@yahoo.com |
| IPOC | jeffrey.jensen@wasteconnections.com |
| IPOC | phdisner@gmail.com |
| IPOC | jh6302@yahoo.com |

| | |
|---|---|
| IPOC | rjones@imcotrailers.com |
| IPOC | steve@coblaco.com |
| IPOC | martyhpt@gmail.com |
| IPOC | Steve.hoehne@bldr.com |
| IPOC | marlenekramer45@gmail.com |
| IPOC | dentowingspecialists@comcast.net |
| IPOC | robert2@denver-air.com |
| IPOC | max@hightolowvoltage.com |
| IPOC | patrick.berrend@summitde.net |
| IPOC | kmadden@bhfs.com |
| IPOC | cwhite@bhfs.com |
| IPOC | marlene@chatosconcrete.com |
| IPOC | amy@aimhighequipment.com |
| IPOC | shanepott@comcast.net |
| IPOC | jwestrick@allrecycling.com |
| IPOC | ld@eliterolloff.com |
| IPOC | bnscott83@gmail.com |
| IPOC | saxelson@ihcscott.com |

# Neighborhood Groups

| Organization | Contact | Email | Phone |
|---|---|---|---|
| Sherrelwood | Robin Hannon | Sherrelwoodneighborhoodorg@yahoo.com | (720) 365-5898 |
| Welby | Robin O'Dorisio | robin@welbyheritage.com | (720) 333-8578 |
| Little Dry Creek Area/SW Adams County | Sandra Olivas | steelesandy@live.com | (720) 297-6885 |
| Wadley Farms 1 & 2 | Mike Peterson | N831bf@aol.com | (303) 956-6204 |
| Wadley Farms 1 & 2 | Jan Stokes | jstokescolorado@gmail.com | (303) 210-2797 |
| Henderson/Thornton Church Group | Elizabeth Garcia | e.garcia@hotmail.com | (720) 636-1357 |
| Brothers Four Subdivision in Bennett | Nichole Harrell | nharrell@bennettrec.org | (303) 808-9245 |
| Brighton | Tiffany Ortiz | cheyennemonroe2014@gmail.com | (720) 476-9270 |
| Kids in Need of Dentistry Commerce City | Anid Naranjo | anaranjo@kindsmiles.org | (720) 619-5338 |

## School Districts

| Organization | Email |
|---|---|
| Adams County 14 | mschwart@adams14.org |
| Adams-Arapahoe 28J | comm@aurorak12.org; jdhensley@aurorak12.org |
| Brighton 27J | jasmus@sd27j.net |
| Mapleton 1 | Communications@mapleton.us |
| Northglenn-Thornton 12 | matt.schaefer@adams12.org |
| Westminster 50 | communications@westminsterpublicschools.org |
| Bennett 29J | robinp@bsd29j.com |
| Byers 32J | turrell.tom@byers.k12.co.us |
| Deer Trail 26J | mwoodard@dt26j.com; bbuchmann@dt26j.com |
| Weld County School District RE-3(J) | marvin@rebel-net.tec.co.us |
| Strasburg 31J | ntaylor@strasburg31j.com |
| Wiggins RE-50(J) | rmiller@wiggins50.k12.co.us |

## Website/Direct Registration

| Email |
| --- |
| trev.comstock@nee.com |
| jeff@frontrangervstorage.com |
| bjornscohoney@gmail.com |
| mark@molenandassociates.com |
| sarah.g@goodchem.org |
| hunter@camcolorado.com |
| blakec@focuscorporation.com |
| ted@hbacolorado.com |
| cwigdale@comunaleproperties.com |
| jheiney@comunaleproperties.com |
| bsandberg@dillanddill.com |
| jeff@hamptonpartners.net |
| dvance@vancebrothers.com |
| sherrelwoodneighborhoodorg@yahoo.com |
| jake@northpointedev.com |
| mike@watchmanpaymentsystems.com |
| jbcrog@aol.com |
| izzykalena@gmail.com |
| Wanek@q.com |
| denverkathy000@gmail.com |
| craigbrownco@gmail.com |

# Land Use Case Technical Representatives

| Organization | Contact | Email | Phone |
|---|---|---|---|
| 2N Civil | Eric Tuin | eric@2ncivil.com | 303-925-0544 |
| 39 North Engineering & Surveying Llc | | damien.cain@39north.net | 303.325.5071 |
| 6625 Investments Llc | | mike@fioreandsons.com | |
| Aaa Surveying Land Consultants | | richplscolo@q.com | 303.519.7015 |
| Acklam Corp | Douglas Chinn | doug@acklamcorp.com | 720-685-5905 |
| Adams County | Cyndi Stringham | cstringham@adcogov.org | 720-523-6305 |
| Aggregate Industries - Wcr, Inc | Chance Allen | chance.allen@lafargeholcim.com | 303.648.1175 |
| Albert Frei & Sons | Joel Bolduc | jbolduc@albertfreiandsons.com | 3039136583 |
| Alliance Consulting | | demoorepe@allianceengineer.com | 720-907-9778 |
| Alliance Engineering | David E. Moore | demoorepe@allianceengineer.com | 720.625.1571 |
| Altitude Land Co. | Eric Burtzlaff | eric@altitudelandco.com | 720-427-6161 |
| Altitude Land Consultants | D. Obson | dobson@altitiudelandco.com | 303-648-1866 |
| American West Land Surveying Company | | | 303.659.1532 |
| Aperio Property Concultants Llc | | aaron@aperiopc.com | 303-317-3000 |
| Architectural Signs | | lacy@architecturalsigns.com | 3036966106 |
| Arris Architecture, Inc | | coreys@arrisinc.net | 9708886302 |
| Asphalt Specialties Co Inc | | steve@asphaltspecialties.com | 303-594-1433 |
| Atc Engineering | John Aldridge | john@atceng.com | 303-703-9112 |
| Atwell, Llc | | csveum@atwell-group.com | 303.868.5658 |
| Baseline Corp | Alyssa Rivas | alyssa.rivas@baselinecorp.com | 719-332-39 |
| Baseline Corporation | | jessie.stonberg@baselinecorp.com | 617.939.7566 |
| Baseline Engineering | Jessie Stoneberg | jessie.stoneberg@baselinecorp.com | 303.202.5010 |
| Behrens And Associates Inc | Tom Carter | tcarter@baenc.com | 970-535-9000 |
| Blue Sky Studio | | jsimmons@blueskystudio.com | 303-601-8956 |
| Brimah Law | | amy@brimahlaw.com | 720.305.9920 |
| Bronco Pipeline Company | David | david.a.greer@broncopl.com | 303-268-3732 |
| Brown Civil Engineering | Margaret J Brown | mbrown@browncivilengineering.com | 303-551-8910 |
| Burns & Mcdonnell | | jllee@burnsmcd.com | 7208269882 |
| C/O Imperium Capital Llc | Ig Logistics-Lipan Llc | phoney@greyfieldeast.com | 617-888-0695 |
| C/O Twenty Lake Holdings | 5990 Washington Street Ll | glenn@twentylake.com | 630-915-1850 |
| Cage Civil Engineer | Dan Rodriguez | drodriguez@cagecivil.com | 720-724-5083 |
| Cage Civil Engineering | | kswaving@cagecivil.com | |
| Casa Carrera Real Estate Llc | | e.arana@eatowinginc.com | 303-600-8762 |
| Ces Consultant, Llc | | carrie@cesconsultantsll.com | 970-347-4480 |
| Chambers Consulting, Inc. | | chaconinc@chamberscon.com | 303.697.0650 |
| Chavez Dss Llc | Felix Chavez | felex@chavezdss.com | 303-589-4419 |
| City Of Thornton | Kristin Schwartz | kristin.schwartz@cityofthornton.net | 720-977-6208 |
| Civilworx, Llc | | robbie.lauer@civilworxeng.com | 303-815-3520 |
| Cleary Building | Aaron Schrage | aschrage@clearybuilding.com | 6189209046 |
| Colorado Rifle Club | Dennis Reul - President | denreul@comcast.net | 303-913-5434 |
| Core Civil | Tom Girard | girard@corecivil.com | 303-829-9005 |
| Crc Consulting | | | 719-924-9733 |
| Crestone Peak Resources Midstream Llc | Nancy Floyd | nancy.floyd.contractor@crestonepr.c | |
| Crown Castle | Justin Robinson | justin.robinson@mmi-titan.com | 714.863.4366 |
| Csa | Harold Ponserella - Survey | pons.csa@gmail.com | 303-549-7992 |
| Cvl Consultants | | mlundquist@cvlinc.net | 720-249-3539 |
| Delwest Development Corp | Joseph Delzotto | jad@delwest.com | 720-708-4065 |
| Denver Fence Guys | Hunter Hooks | hunter@denverfenceguys.com | 720-755-7087 |
| Denver Transit Oriented Development | | jrenne@thetodgroup.com | 303-800-6073 |
| Depenbusch Architecture | | lawrence@pedenver.com | 3039818790 |
| Dhm Design | Mark Wilcox | mwilcox@dhmdesign.com | 303-892-5566 EX |
| Dibc Adams County Llc | C/O Fulenwider | | 303-295-3071 |
| Element Engineering | Element Engineering Llc | nmarcotte@elementengineering.net | 303-378-2969 |
| Enertia Cg | | john.crochet@enertiacg.com | 4043104684 |
| Enertia Consulting Group | Rob Singer | rob.singer@enertiacg.com | 303-257-8865 |
| Enertiacg | Sean O'Hearn | sean.ohearn@enertiacg.com | 720-473-3131 |
| Engineering Service Company | Chad Anderson | canderson@engineeringserviceco.c | 303-337-1393 |
| Entitlement & Engineering Solutions, Inc | Jay Miller | jay.miller@ees.us.com | 419.438.8846 |
| Esc Group | | wbryant@engineeringserviceco.com | 303-337-1393 |
| Esi Land Surveying, Llc | | don@esiland.com | 303.340.0113 |

| | | | |
|---|---|---|---|
| F & C Realty Company | | dan@fandcrealty.com | 303-916-4155 |
| Fairfield And Woods Pc | Todd Messenger, Esq. | tmessenger@fwlaw.com | 303-894-4469 |
| Fencing Supply Group | | vsalnvilus@fencingsupplygroup.com | 470-299-0849 |
| Flatirons Inc | Jamie Stephenson | jstephenson@flatironsinc.com | 303-936-6997 |
| Foster And Graham | Kristin Sullivan | ksullivan@fostergraham.com | 303-333-9810 |
| Fwlaw | Todd Messenger | tmessenger@fwlaw.com | 303-894-4469 |
| Galloway & Company | | mikecerbo@gallowayus.com | 3037708884 |
| Garages By Mitchco | | garagesbymitchco@gmail.com | 303.901.1690 |
| Geo Desk Llc | | geodeskusa@protonmail.me | 720-427-9446 |
| George & Associates, Consulting Engineers | | rnoakes@gaceng.net | 720-708-4831 |
| Gillians Land Consultants | | order@gillianslc.com | 303.972.6640 |
| Glen Chudacoff (Twenty Lake Holdings) | | glenn@twentylake.com | 630.915.1850 |
| Grasslands At Commanche Llc | Dave Revol | daverebol@hotmail.com | 970-867-9007 |
| Grey Wolf Architecture | | kharshman@greywolfstudio.com | 303.292.9107X22 |
| Grey Wolf Studio | | jhutkova@greywolfstudio.com | 303.292.9107 |
| Grizzly Petroleum Company Llc | | | |
| Harris Kocher Smith | | hunter thompson <hthompson@hks | |
| Hdr | | brian.brown@hdrinc.com | 970-416-4404 |
| Hi Country Signs | | hicountrysigns@gmail.com | 303-288-7000 |
| High Plains Engineering | | kamerons@hp-eng.com | 303-857-9280 |
| Hks | John Stafford | jstafford@hkseng.com | 303-623-6300 |
| Hks Engineering | Harris Kocher-Smith | mwest@hkseng.com | 303-623-6300 |
| Hoss Consulting | | mksharlow1@gmail.com | 970-485-2996 |
| Hover Architecture | | jtkirschman@hoverarchitecture.com | 720-773-2801 |
| Hr Green | | rlittleton@hrgreen.com | 7206024937 |
| Imeg Corporation | Taylor Goertz | taylor.c.goertz@imegcorp.com | 303.647.4847 |
| Img Construction Management | Chaitra Adari | c.adari@img-cm.com | 503-899-2144 |
| Joseph L Henderson Pe, Ptow | | joe@sustainabletrafficsolutions.com | 303-589-6875 |
| Jr Engineering | | gbales@jrengineering.com | 303-267-6221 |
| June A Torres Esq Baker Law Group Llc | | june@jbakerlawgroup.com | 303-862-4564 |
| Juwi America | Eli Johnson | ejohnson@juwiamericas.com | 720.838.2307 |
| Kephart | | adamk@kephart.com | 3038344474 |
| Kiewit Co. | | tanner.raush@kiewit.com | 206-637-3955 |
| Kimley-Hom | Shannon Petersen | shannin.petersen@kimley-hom.com | 7205040942 |
| Kimley-Horn | | dan.skeehan@kimley-horn.com | 3032282318 |
| Kiowa Solar Llc/Jsi Construction Group Llc | Eli Johnson | ejohnson@juwiamericas.com | 720-838-2307 |
| Kmd Inc | | dkalmes@kmd-inc.com | 720-773-8770 |
| Kmd Inc. | D. Kalmes | dkalmes@kmd-inc.com | 303-773-8770 |
| Lang Land Survey | Bj Drullinger | | 720-242-9732 |
| Lars Andersen & Associates Inc | Dan Zoldak | dzoldak@larsandersen.com | 559-276-2790 X1 |
| Lavemne Flitner Estates | Flitner La Vernne F | | 720-334-3609 |
| Mag Builders Inc. | Chris Sauerwalk | chris@magbuilders.com | 3035138833 |
| Manhard | Derek Brown | dbrown@manhard.com | 303-358-7002 |
| Manhard Consulting | Daniel Rodriguez | drodriguez@manhard.com | 303-531-3211 |
| Mccook Development | David Eisenbraun | de@mccookdevelopment.com | 303-957-6920 |
| Merrick & Company | | rondvorak@merrick.com | 303-884-1231 |
| Midtown Llc, Jeff Mcgovern | | jeff.mcgovern@brookfieldpropertiesc | 303-790-6330 |
| Mmi Titan Inc. | | justin.robinson@mmi-titan.com | 7148634366 |
| Modern Engineering Solutions, Llc | Michael Grosselle | mike@mod-eng.com | 2147342305 |
| Molen And Associates | | mark@molenandassociates.com | 3034501600 |
| Moritz Law | | jmoritz@moritzlaw.net | 303.586.5004 |
| Nell Labrie | Zachary Labrie | zlabrie@gmail.com or nell.labrie1@ | 703-489-3683 |
| Neo Studio | Michael Noda | michael@neostudio.com | 303-332-1627 |
| Nexius Solutions Consultants | Susan Lombardi | susan.lombardi@nexius.com | 303-641-2871 |
| Norris | Eva Mather | emather@norris-design.com | 303.892.1166 |
| Norris Design Inc | | bmahar@norris-design.com | 3038921166 |
| Norris Design Re Eva Mather | | emather@norris-design.com | 303-892-1166 |
| Norris Design, Inc. | Bill Mahar | bmahar@norris-design.com | 303-892-1166 |
| Norris-Design | Eva Mather And Jeff Liljegr | emather@norris-design.com | 303-892-1166 |
| Northern Engineering | Bradley Curtis, Pe | bcurtis@northernengineering.com | 970-488-1119 |
| Oa Properties Strasburg Road Llc | | cooksoncustominteriors@gmail.com | 207-852-8338 |
| Odin Builders | Adam Nyback | adam@odinbuilders.com | 303-710-0309 |
| Olsson | David Pendleton | dpendleton@olsson.com | 970-635-3745 |

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|---|---|---|---|
| Pcs Group Co | | al@pcsgroupco.com | 720.259.8247 |
| Power Surveying Co | Frank Zwolinski, Pls | jason@jtengopc.com | 303-702-1617 |
| Property Owner | Foster Regan And | reganfoster@gmail.com | 303-888-8552 |
| Property Owners | Smialek Dennis Edward An | dsmialekb@aol.com | 303-644-3792 |
| R&R Engineers-Surveyors | | cdayton@rrengineers.com | 303.753.6730 |
| R&R Engineers-Surveyors Inc | Chris Hill | chill@rrengineers.com | 720-390-5537 |
| R. W. Bayer & Associates | | rwbsurveying@hotmail.com | 303.452.4433 |
| Raptor Civil | Eric Burtzlaff | eric@raptor-civil.com | (720) 774-7736 |
| Realarchitecture | | kendall@realarchitecture.com | 303.477.5550 |
| Redland | | swade@redland.com | 720-283-6783 |
| Resource Conservation Partners, Llc | Barbara Brunk | barbb@dgmllc.com | 3037756180 |
| Retherford Enterprises, Inc. | | rachel.long@retherfordenterprises.c | 7205811940 |
| Rick Engineering | Britt Palmberg | bpalmberg@rickengineering.com | 720-985-9807 |
| Ridgetop Engineering | | acarlston@ridgetopeng.com | 970-545-4247 |
| Ridgeview Estates Llc | Ridgeview Estates Llc | | 303-393-9271 |
| Right Hand Construction | | rhcbuilds@outlook.com | 970.397.9058 |
| Rmg Outdoor Inc | Chad Kaehr | ckeahr@ffsirrmg.com | 8005258509 |
| Rocky Mountain Midstream | | andrew.johns@williams.com | 720.202.0287 |
| Rokeh Consulting Llc | Jon Roken | jon@rokehconsulting.com | 603-387-8688 |
| Rtd | | thomas.papadinoff@rtd-denver.com | 7193303908 |
| Samuel Engineering | | bprimeaux@samuelengineering.com | 3037144840 |
| Scott, Cox & Associates, Inc. | John Buri | buri@scottcox.com | 303.444.3051 |
| Sem Group Corp | David Minielly | jismith@semgroupcorp.com | 918-524-8100 |
| Sorenson Engineering | | paul@secengineering.net | 970.590.1579 |
| South Platte | Erin Sandos | esandos@englewoodco.gov | 303-762-2648 |
| Spruce Associates Llc | Mack Koepke | gotmack@gmail.com | 303-246-8902 |
| Stantec Consulting Services | Regina Dennis Pe | regina.dennis@stantec.com | 303-291-2177 |
| Startpoint Llc | | sandys@starpointproperties.com | 310-651-2093 |
| Sterling Design Associates | Jon Spencer | jon@sterlingdesignassociates.com | 3037944727 X20 |
| Streetmedia Group, Llc | Gary Yougn | gary@streetmediagroup.com | |
| Streetmediagroup, Llc | | gary@streetmediagroup.com | 970.420.0807 |
| Sustainable Traffic Soluations | Joseph Henderson Pe Ptoe | joe@sustainabletrafficsolutions.com | 303-589-6875 |
| T-Bone Construction Inc. | | darin.weiss@tboneconstruction.com | 7196233314 |
| Tetratech | Sabrina Hepburn | sabrina.hepburn@tetratech.com | 303-253-1647 |
| The Dimension Group | | scromer@dimensiongroup.com | 7209890101 |
| The Fronterra Group | The Fronterra Group | josh@fronterra.design | 970-669-3737 |
| Transom West Development | | kevin.howard@transomwest.com | 3144776681 |
| Trustile Llc | | yvonne.schell@trustile.com | 30308184941 |
| Trustile Properties Llc | Sarah Laverty | sarah.laverty@gmail.com | 970-319-1997 |
| Ttlc Denver - Lowell Llc | Derek Spalding | dspalding@thetruelifecompanies.com | 720-259-1739 |
| Tucson Surveying & Mapping, Llc | | s.mclain@tucsonsurveying.com | |
| Twenty Lake Holdings | Glen Chudacoff | glenn@twentylake.com | 630.915.1850 |
| Uintah Group | Christopher J. Clark | cclark@uintahgroup.com | 435-789-1017 |
| Van Tilburg, Banvard & Soderbergh | Steve Gardner | sgardner@vtbs.com | 303.675.0041X20 |
| Vermillion Peak Engineering | | brian2@vermillionpeak.com | 720.402.6070 |
| Ware Malcolm | David Nighswonger, Pe | dnighswonger@waremalcomb.com | 303-689-1511 |
| Wbc Engineering & Cm Llc | Alan Bronson | abronson@wbceng.com | 303-668-3891 |
| Wenck | Ryan Duve | rduve@wenck.com | 970-223-4705 |
| West South Platte Water & Reservoir Company, L | Don Summers | don@wspcos.com | 303-637-0344 |
| Western Engineering Consultants | Chadwin Cox | chadwin.cox@westerneci.com | 7206859951 |
| Westwood | Jack Hayes | jack.hays@westwoodps.com | 972-265-4871 |
| Westwood Professional Services | Melinda Lundquist | melinda.lundquist@westwoodps.com | 720-249-3539 |
| Xcel Energy | | jaxon.fagan@xcelenergy.com | 3035717735 |
| Zion Engineering, Llc | Andy Siegfried | andy.siegfried@zion-eng.com | 303.243.3050 |
| Zp Architecs Engineers | | wlogan@zparcheng.com | 303-455-3322 |