



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT

CASE NO.: PRC2023-00019

CASE NAME: 7-ELEVEN AT 6950 BROADWAY

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**Community and Economic
Development Department
Staff Report**

Planning Commission

April 24, 2025

Case Name:	7-Eleven at 6950 Broadway
Case Number:	PRC2023-00019
Owner Name:	50 E. 70 th Ave. LLC. and Welch 3 Investments, LLC.
Applicant Name:	Mikaela Moore
Applicant's Address:	380 Interlocken Crescent, Suite 100, Broomfield, CO 80021
Location of Requests:	6950 Broadway Street, Denver, CO 80221
Parcel Numbers:	0182503103033 and 0182503103029
Nature of Requests:	1. Zoning Map Amendment (rezoning) to change the zone district designation of approximately 2.9 acres to Commercial-5 from Industrial-1; and 2. Minor Subdivision (Final Plat) to reconfigure two lots on approximately 3.3 acres.
Total Site Area:	Approximately 3.3 acres
Hearing Dates:	Planning Commission: April 24, 2025 at 6:00 p.m. Board of County Commissioners: May 13, 2025 at 9:30 a.m.
Report Date:	April 7, 2025
Case Manager:	Nick Eagleson, Senior Strategic Planner
Staff Recommendation:	Approval with 15 findings of fact and two notes.

Executive Summary

- The request is for a rezoning of approximately 2.9 acres from Industrial-1 (I-1) to Commercial-5 (C-5) and a Minor Subdivision Final Plat to reconfigure two lots on approximately 3.3 acres.
- If the Minor Subdivision and Rezone are approved, there would be potential for the development of a future convenience store with service station on Lot 1 (northern lot).
- No public comment has been received regarding this request.

Summary of Previous Applications

A building permit for a change in use from a glass shop to an auto repair shop was issued for parcel 0182503103029 on October 12, 2006 (BDP06-1657).

Site Characteristics

The subject site is approximately 3.3 acres in size and is located on the southeast corner of West 70th Avenue and Broadway Street. There is an existing restaurant use at the southern end of the

property that would remain operating and would be located on future Lot 2, if the subdivision is approved.

Surrounding Zoning Designations and Existing Use Activity

Northwest C-4 Parking Lot	North I-1 Light Industrial	Northeast I-1 Light Industrial
West I-1 and C-5 Light Industrial	Subject Property C-5 and I-1 <u>Commercial</u>	East I-1 and R-1-C Industrial and Residential
Southwest I-1 Light Industrial	South PUD Light Industrial	Southeast PUD Light Industrial

The subject site is surrounded on the north, south, east, and west by properties zoned and used as either commercial or light industrial properties. There is a small parcel directly adjacent to the east that is zoned and used as a single-family residence. All of the adjacent properties have the future land use designation of Mixed Use Commercial, which supports the existing uses.

Development Standards and Regulations Requirements

The applicant has filed an application for a Zoning Map Amendment, pursuant to Section 2-02-15 of the Adams County Development Standards and Regulations. The proposal will rezone approximately 2.9 acres to Commercial-5 from Industrial-1, if approved.

The Planning Commission in making their recommendation and the Board of County Commissioners in approving a Zoning Map Amendment shall find:

1. *The zoning map amendment is consistent with the Adams County Comprehensive Plan.*
Staff Analysis: The Adams County Comprehensive Plan designates the future land use of the subject property as Mixed Use Commercial, which serves as a transition for areas with industrial or heavy commercial developments that may have environmental considerations. The Mixed Use Commercial future land use designation supports a rezone to the Commercial-5 (C-5), which can allow for heavier commercial uses such as convenience stores.
2. *The zoning map amendment is consistent with these standards and regulations.*
Staff Analysis: The purpose of the C-5 zone district is to serve as a general retail and service district designed to provide the broadest scope of services and products for both the general and traveling public in an interstate and regional context. This zone district allows for the development of a convenience store with service station, as well as the existing restaurant use. This Zoning Map Amendment is consistent with that purpose and permitted uses. The amendment complies with the Adams County Comprehensive Plan and the Adams County Development Standards and Regulations. The Zoning Map Amendment is consistent with these standards and regulations.
3. *The zoning map amendment will comply with these standards and regulations.*

Staff Analysis: The proposed Lot 1 will be approximately 1.8 acres with a lot width of 298 feet and Lot 2 will be approximately 1.4 acres with a lot width of 192 feet. There is no minimum lot size for the C-5 zone district and the minimum lot width required is 100 feet. The proposed lots meet the minimum dimensional requirements for the C-5 zone district and comply with 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.*

Staff Analysis: This area is comprised of both light industrial and commercial properties. The potential for an additional commercial use at this location would be consistent with the surrounding area. Staff have determined that this amendment is compatible and harmonious with the surrounding area, and not detrimental to the surrounding area or to the health, safety, and welfare of the inhabitants of Adams County.

The applicant has filed an application for a Minor Subdivision Final Plat, pursuant to Section 2-02-20-03 of the Adams County Development Standards and Regulations.

The Planning Commission in making their recommendation and the Board of County Commissioners in approving a Minor Subdivision Final Plat shall find:

1. *The Final Plat is consistent and conforms to the approved Sketch Plan*

Staff Analysis: No Sketch Plan was pursued as part of this development.

2. *The final plat is in conformance with the subdivision design standards.*

Staff Analysis: The Final Plat is consistent with the purposes of these standards and regulations. The proposed subdivision lot dimensions meet lot size and width requirements, and they meet zoning requirements (if the rezone to C-5 is approved). The lot configuration is appropriate for development type, not irregularly shaped, and is compatible with adjacent land uses. The subdivision is also accessed by a public road. Parkland dedication fees will be provided by the applicant as part of this Minor Subdivision. A Subdivision Improvements Agreement (SIA) has also been submitted as part of the application. The SIA is only heard by the Board of County Commissioners.

3. *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.*

Staff Analysis: The applicant has provided a will serve letter from the North Pecos Water and Sanitation District stating that the district can provide sufficient water services to the subject property.

4. *The applicant has provided evidence that provision has been made for a public sewage disposal system and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.*

Staff Analysis: The applicant has provided a will serve letter for the North Pecos Water and Sanitation District stating that they can provide sewer services to the subject property.

5. *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 area compatible with such conditions.*

Staff Analysis: There are no topographical conditions that make the proposed subdivision hazardous nor require any special condition.

6. *The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.*

Staff Analysis: The applicant has provided evidence that the proposed drainage will be adequate for the proposed convenience store and service station use. This plat will also bring the property into compliance with our current subdivision standards. To properly manage future development of Lot 2 (which is currently improved with a restaurant), a plat note has been added stating: “Any redevelopment of Lot 2 shall comply with the then-current Adams County Development Standards and Regulations, including, without limitation, then-current engineering and stormwater management/drainage standards.” A Subdivision Improvements Agreement has also been provided for improvements to the site.

7. *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 a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.*

Staff Analysis: There are adequate public facilities and infrastructure for the proposed subdivision. Specifically, a detention pond and outfall will be constructed to provide for stormwater mitigation on the proposed Lot 1. A Subdivision Improvements Agreement has been provided for consideration by the Board of County Commissioners; the collateral will be provided after ownership has transferred for the property, as detailed in the Subdivision Improvements Agreement.

8. *The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.*

Staff Analysis: The Adams County Comprehensive Plan designates the future land use of the subject property as Mixed Use Commercial, which serves as a transition for areas with industrial or heavy commercial developments that may have environmental considerations. The Mixed Use Commercial future land use designation supports the subdivision of the subject property into two lots, which would allow for additional development of the area.

9. *The final plat is consistent with the purpose of these standards and regulations.*

Staff Analysis: The Final Plat is consistent with the purpose of these standards and regulations as the site will be properly platted and future development will be able to

occur on the site. The subject property is located within the C-5 zone district. The C-5 zone district does not require a minimum lot size but does require 100 feet of lot width. Both lots will meet the minimum lot width required.

10. *The overall density of development within the proposed subdivision conforms to the zone district density allowances.*

Staff Analysis: The C-5 zone district does not require minimum or maximum densities.

11. *The proposed subdivision 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, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:*

- a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;*
- b. 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;*
- c. 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; and*
- d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.*

Staff Analysis: The proposed lot conforms to zone district standards, and if developed in conformance with C-5 zone district uses, would be compatible with the surrounding I-1 zone district uses. Staff has determined that this Minor Subdivision Final Plat is compatible and harmonious with the surrounding area, and not detrimental to the surrounding area or to the health, safety and welfare of the inhabitants of Adams County.

PUBLIC COMMENTS

Number of Notices Sent	Number of Comments
296	0

All adjacent property owners within 1,000 feet of the subject property were notified of this request. No comments have been received as of the writing of this report.

REFERRAL AGENCY COMMENTS

There was initial concern from LUMEN regarding utility easements, which was resolved by the applicant. The applicant also worked with North Pecos Water and Sanitation District regarding water availability on the site and has provided a will serve letter, which can be found as an exhibit within this packet.

Staff Recommendation:

Based upon the application for a Zoning Map Amendment and Minor Subdivision Final Plat, and the criteria for approval, Staff recommends approval with 15 findings of fact and two notes to the applicant.

Recommended Notes to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations.
2. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.



Legend

- Address
- Highways
 - Interstate
 - Highway
 - Tollway
- Streets
 - Streets
 - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream
- Parcels
- County Boundary

1: 1,232



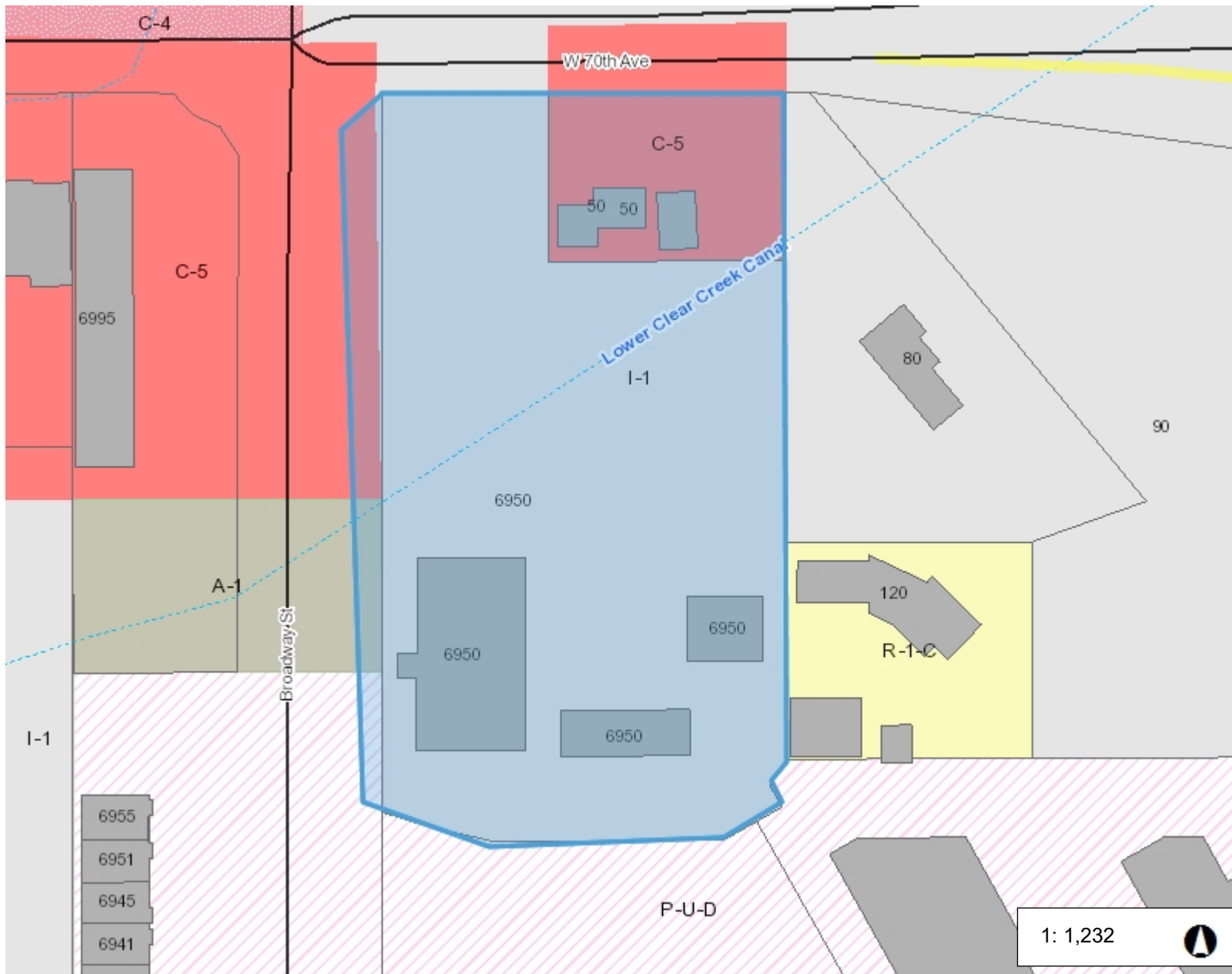
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Notes



Adams County Zoning Map



Legend

Address

Highways

- Interstate
- Highway
- Tollway

Streets

- Streets
- Ramp

Building

County Parks and Open Space

Small Lakes

Major Lakes

Rivers

- Canal
- Ditch
- Primary Creek
- River
- Secondary Creek
- Stream

Parcels

Zoning

- A-1
- A-2
- A-3
- Conditions
- TOD
- R-E
- R-1-A
- R-1-C
- R-2

1: 1,232



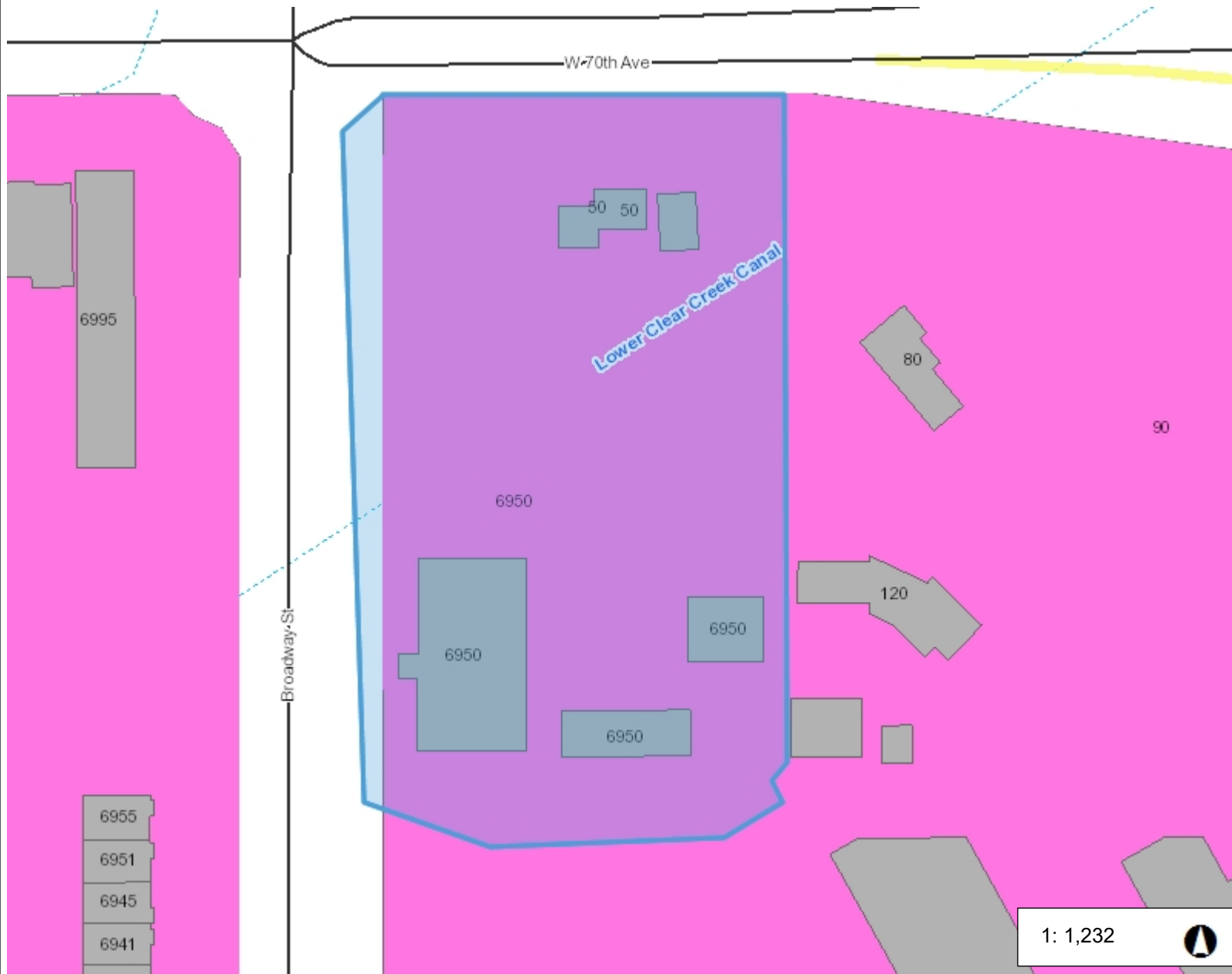
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Notes



Adams County Future Land Use Map



Legend

Address

Highways

- Interstate
- Highway
- Tollway

Streets

- Streets
- Ramp

Building

County Parks and Open Space

Advancing Adams (Future Land Use)

- Agriculture Large Scale
- Agriculture Small Scale
- Commercial
- Industrial High
- Industrial Low
- Industrial Medium
- Institutional
- Mixed Use
- Mixed Use Commercial
- Mixed Use Commercial*
- Parks Open Space
- Plan - CASP
- Plan - Splendid Valley
- Plan - Square Lakes
- Plan - Welby
- Public
- Residential High
- Residential Low
- Residential Medium

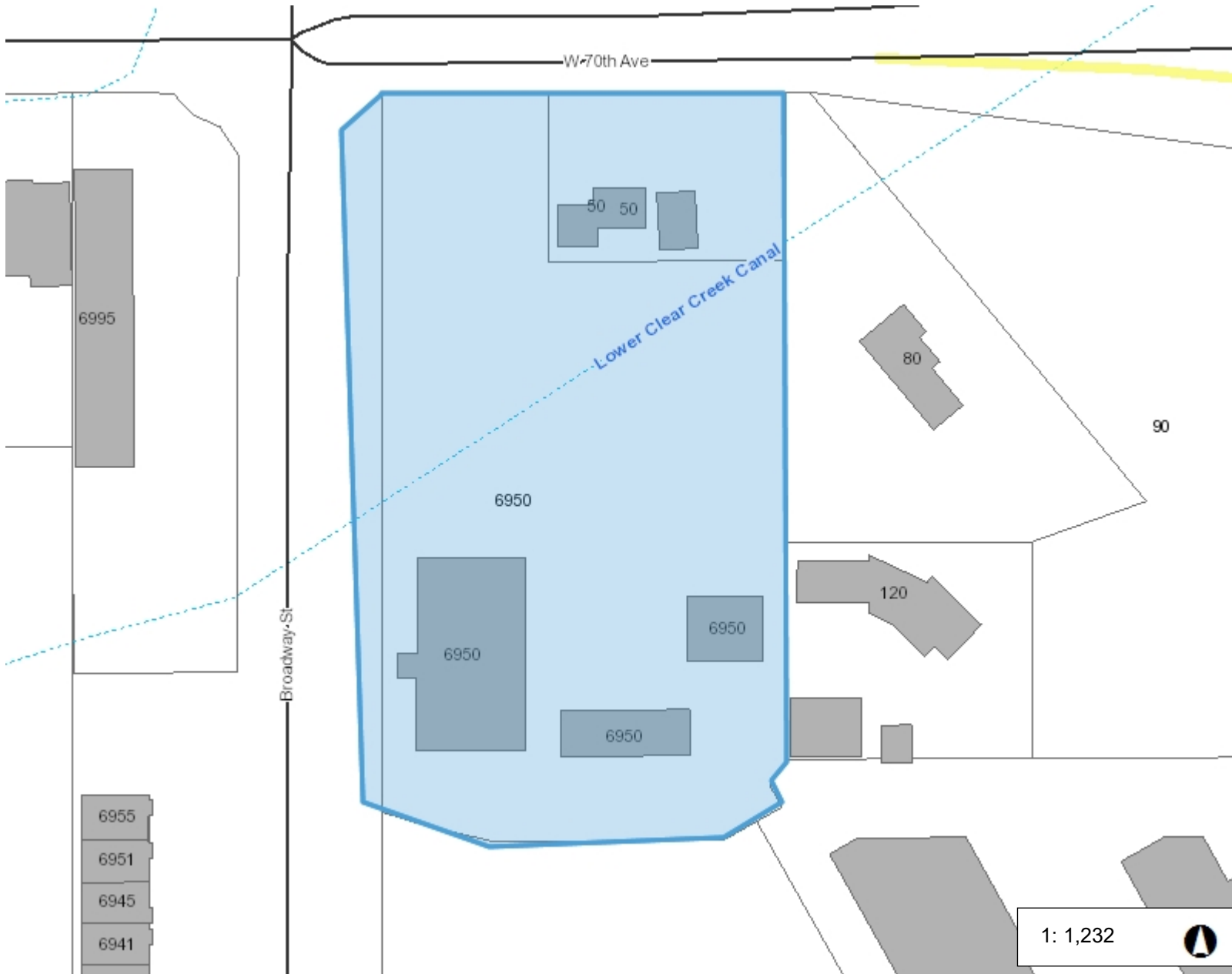
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Notes



Adams County Simple Map



Legend

- Address
- Highways
 - Interstate
 - Highway
 - Tollway
- Streets
 - Streets
 - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
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 - Primary Creek
 - River
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- Parcels
- County Boundary

1: 1,232



0.0 0 0.02 0.0 Miles

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Notes



July 21, 2023

Adams County
Planning and Zoning Department
4430 S Adams County Pkwy
Brighton, CO 80601

Re: ***Letter of Intent
Convenience Store and Fueling Station
Southeast Corner of 70th Avenue and Broadway in Unincorporated Adams County, Colorado***

To Whom It May Concern,

Kimley-Horn and Associates, Inc. is pleased to be submitting for the above-referenced project on behalf of United Properties (the "Site Developer"). General project information and anticipated scope of work related to the site improvements is further summarized below.

GENERAL PROJECT INFORMATION

The Overall Site is located at the southeast corner of 70th Avenue and Broadway in Unincorporated Adams County, Denver Colorado (the "Overall Site"). The Overall Site is bounded by a private development to the east and south, 70th Avenue to the north, and Broadway to the west. The Overall Site for the proposed development is composed of two parcels (#0182503103033 and #0182503103029), totaling approximately 3.2-acres.

The existing Liquor Store (Liquor Daddy) will be demolished as a part of this redevelopment. The existing auto-parts store (Junior's Auto), fronting 70th Avenue, will also be demolished, while the existing restaurant (Mickey's Top Sirloin) will remain in place.

The northeast corner of the Site is currently zoned Commercial 5 (C-5) based on the latest published Zoning Map for the County. Fueling stations and convenience stores are permitted land uses within this zoning district. However, the majority of the site (the larger parcel of the existing two parcels) is zoned Industrial 1 (I-1). Fueling stations and convenience stores are also permitted in I-1 zoning, but it is understood that the County's master plan identifies this area as commercial. Due to this, we are pursuing a re-zone to C-5. C-5 zoning permits fueling stations, convenience stores, restaurants, and auto parts stores. Development of the proposed fueling station and convenience store also requires a re-plat of the surrounding area. The re-plat would identify a northern parcel (the corner lot) for the fueling station and convenience store, with an additional parcel (or two) to the south for the restaurant, auto-parts store, and surrounding parking.

SITE IMPROVEMENTS

The current site (where the fueling station development will be located) has multiple existing buildings and a large asphalt surface parking lot. The Project is anticipated to remove all the existing structures on the northern ~1.4-acres and will consist of a new single-story Fuel Station Convenience Store, including detached pumps, drive aisles, parking, landscaping, trash enclosure, detention/water quality pond, and associated utility improvements. The proposed building and fueling canopies have been located outside of the 50' setback for both 70th Avenue and Broadway.

Roadway infrastructure proposed within the Project site will provide access from the Project to adjacent rights-of-way. The existing access location off Broadway is anticipated to remain and be widened to approximately 40'-wide. This access will serve both the fueling station and the restaurant/auto parts store, and act as the main entry for large vehicles accessing the fueling station. The existing access along 70th Avenue really close to the Broadway and 70th Avenue intersection will be closed (is already "closed" in the existing condition), and the existing approximately 50'-wide access along 70th Avenue further to the east will remain. This access will serve the fueling station and the neighboring property to the east. Large

widening of this access is not anticipated, only modifications necessary to improve the western half. Parking and drive aisles are proposed to loop around the detached pumps to provide internal traffic circulation as well as emergency access throughout the Project. Additionally, a small amount of ROW dedication along the north frontage is anticipated to accommodate the required right turn lane into the site from 70th Ave. Landscaping and irrigation will be proposed along the property boundary and throughout the Project. Signage for the Project will be provided per the County Code. Allowable signage for the Site will be coordinated with the County.

SITE STORMWATER

There is a large existing “hole” near the center of the Site which connects to infrastructure owned by the Large Clear Creek Ditch Company (LCC), including a box culvert and 72” storm pipe. In preliminary conversations the LCC has indicated they would be in favor of closing this hole, however the LCC infrastructure *cannot* take on any on-site stormwater flows. On-site stormwater is proposed to be routed through a proposed detention/water quality pond on-site, and further into existing storm infrastructure within Broadway right-of-way (proposed pond to outfall west).

PROJECT PROCESSES

The Project is anticipated to be processed through the following jurisdictions / submittals:

1. **Replat** – Adams County Planning
2. **Rezone** – Adams County Planning
3. **Civil CDs, Drainage Report, SWMP Report/Plan** – Adams County Public Works
4. **Landscape/Irrigation CDs** – Adams County Public Works
5. **North Pecos Water and Sanitation District & Denver Water** Approvals
6. **Adams County Fire Rescue** Review/Approval
7. **CDOT Roadway/SWMP Plans** – CDOT

We hope this Letter of Intent assists in your review of the application submittal. We are excited to work with the County on this project and look forward to delivering a project that the County and this project team are extremely proud of. If you have any questions or comments during your review, please do not hesitate to contact me at 303-974-3626.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Mikaela Moore, P.E.

OWNERSHIP AND DEDICATION CERTIFICATES

KNOW ALL MEN BY THESE PRESENTS THAT SW DEV STNL 70th & BROADWAY LLC, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 TOGETHER WITH THE ADDITIONAL PUBLIC RIGHT-OF-WAY PARCEL FOR E. 70TH AVENUE AS CREATED BY THIS PLAT, BEING A PORTION OF LOT 1, BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2, COUNTY OF ADAMS, STATE OF COLORADO, RECORDED AT RECEPTION NO. 2016000073284, TOGETHER WITH LOT 1, BRONCUCIA & SONS REPLAT OF PART OF LOT 14, WATERVLEIT, COUNTY OF ADAMS, STATE OF COLORADO, RECORDED AT RECEPTION NO. C1099014,

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF 70TH & BROADWAY 7-ELEVEN SUBDIVISION. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS _____ DAY OF _____, A.D. 20 ____.

OWNER:
SW DEV STNL 70TH & BROADWAY LLC, DELAWARE LIMITED LIABILITY COMPANY
BY: STABLEWOOD PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER

BY: _____
NAME: GLENN LOWENSTEIN
TITLE: CHIEF EXECUTIVE OFFICER

STATE OF COLORADO)
COUNTY OF _____)SS.

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED

BEFORE ME THIS _____ DAY OF _____, 20 ____

BY GLENN LOWENSTEIN AS CHIEF EXECUTIVE OFFICER OF STABLEWOOD PROPERTIES, LLC.

NOTARY PUBLIC _____

ADDRESS _____

MY COMMISSION EXPIRES _____

KNOW ALL MEN BY THESE PRESENTS THAT 6950 NORTH BROADWAY, LLC, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 AS CREATED BY THIS PLAT, BEING A PORTION OF LOT 1, BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2, COUNTY OF ADAMS, STATE OF COLORADO, RECORDED AT RECEPTION NO. 2016000073284,

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF 70TH & BROADWAY 7-ELEVEN SUBDIVISION. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS _____ DAY OF _____, A.D. 20 ____.

OWNER:
6950 NORTH BROADWAY, LLC

BY: _____
GEORGE A. GUZMAN-CISNEROS, MANAGER

STATE OF COLORADO)
COUNTY OF _____)SS.

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED

BEFORE ME THIS _____ DAY OF _____, 20 ____

BY GEORGE A. GUZMAN-CISNEROS AS MANAGER OF 6950 NORTH BROADWAY, LLC.

NOTARY PUBLIC _____

ADDRESS _____

MY COMMISSION EXPIRES _____

LIEN HOLDER APPROVAL

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS AS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM ENCUMBRANCE AS RECORDED AT RECEPTION NUMBER _____ OF ADAMS COUNTY PUBLIC RECORDS.

NAME _____ TITLE/OFFICER _____

STATE OF COLORADO)
COUNTY OF _____)SS.

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS _____ DAY OF _____, 20 ____

BY _____.

NOTARY PUBLIC _____

ADDRESS _____

MY COMMISSION EXPIRES _____

70TH & BROADWAY 7-ELEVEN SUBDIVISION

A REPLAT OF LOT 1, BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2 AND OF LOT 1, BRONCUCIA & SONS REPLAT OF PART OF LOT 14, WATERVLEIT, BEING PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

Sheet 1 of 2



VICINITY MAP 1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO BEAR NORTH 00°08'06" EAST ACCORDING TO THE PLAT OF BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2, RECORDED SEPTEMBER 2, 2016 AT RECEPTION NO. 2016000073284;

THENCE SOUTH 51°13'25" EAST, A DISTANCE OF 64.01 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2, THE POINT OF BEGINNING;

THENCE SOUTH 89°53'42" EAST ALONG THE NORTH LINE OF SAID LOT 1, BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2, A DISTANCE OF 115.30 FEET;
THENCE SOUTH 89°53'42" EAST, A DISTANCE OF 164.84 FEET TO THE NORTHWEST CORNER OF LOT 1, BRONCUCIA MINOR SUBDIVISION, RECORDED AUGUST 16, 2019 AT RECEPTION NO. 2019000066583;
THENCE SOUTH 00°00'17" WEST, A DISTANCE OF 117.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2;
THENCE SOUTH 00°05'20" WEST, A DISTANCE OF 196.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BRONCUCIA MINOR SUBDIVISION;
THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINE OF SAID LOT 1, BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2 THE FOLLOWING EIGHT (8) COURSES:
1. THENCE SOUTH 00°05'02" WEST, A DISTANCE OF 150.00 FEET;
2. THENCE SOUTH 33°47'19" WEST, A DISTANCE OF 21.71 FEET;
3. THENCE SOUTH 29°06'30" EAST, A DISTANCE OF 17.47 FEET;
4. THENCE SOUTH 60°48'59" WEST, A DISTANCE OF 46.32 FEET;
5. THENCE SOUTH 89°48'29" WEST, A DISTANCE OF 160.02 FEET;
6. THENCE NORTH 76°48'39" WEST, A DISTANCE OF 47.48 FEET;
7. THENCE NORTH 72°29'39" WEST, A DISTANCE OF 31.99 FEET;
8. THENCE NORTH 00°08'06" EAST, A DISTANCE OF 499.51 FEET TO THE POINT OF BEGINNING,

CONTAINING 144,219 SQUARE FEET, OR 3.311 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, LESTER J. LUDEMAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A SURVEY PERFORMED UNDER MY RESPONSIBLE CHARGE IN AUGUST OF 2021, THAT THE MONUMENTS DEPICTED HEREON EXISTED IN THE FIELD, AND THAT THE DIMENSIONS OF THE LOTS HEREBY CREATED ARE CORRECT.

LESTER J. LUDEMAN, P.L.S. No. 25636
Foresight West Surveying, Inc.
1309 S. Inca Street, Denver, CO 80223
(303) 504-4440

Case No. PRC2023-00019

GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937 / 1200 FEET.

3. BEARINGS ARE BASED UPON THE WEST LINE OF LOT 1, BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2, RECORDED SEPTEMBER 2, 2016 AT RECEPTION NO. 2016000073284. THE LINE BEARS NORTH 00°08'06" EAST AS SHOWN ON SAID PLAT AND IS MONUMENTED IN THE FIELD AS SHOWN HEREON.

4. TITLE POLICY REFERENCE: THIS SURVEY RELIED UPON TITLE COMMITMENTS ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 00505965-201-7N7-ES, EFFECTIVE DECEMBER 13, 2024, AND BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 00506013-201-7N7-ES, EFFECTIVE DECEMBER 20, 2024.

5. STORM DRAINAGE FACILITIES STATEMENT:
THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

6. THIS PARCEL LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FIRM PANEL NO. 08001C0603H, EFFECTIVE 03/05/2007.

7. THE 30' INGRESS EGRESS EASEMENT IN BOOK 1903 AT PAGE 336 SHOWN ON THE PLAT OF BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2 IS MISPLOTTED AND DOES NOT ACTUALLY LIE WITHIN THE BOUNDARY OF THIS SUBDIVISION.

8. ANY REDEVELOPMENT OF LOT 2 SHALL COMPLY WITH THE THEN-CURRENT ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS, INCLUDING, WITHOUT LIMITATION, THEN-CURRENT ENGINEERING AND STORMWATER MANAGEMENT/DRAINAGE STANDARDS.

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20 ____.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS

THIS _____ DAY OF _____, 20 ____.

CHAIR

CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO

AT ____ M ON THE _____ DAY OF _____, 20 ____.

CLERK AND RECORDER

BY DEPUTY: _____

RECEPTION NO. _____

PRELIMINARY

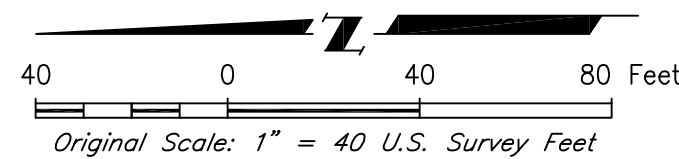
Revision	Date
7/26/24	
8/21/24	
8/28/24	
12/02/24	
1/07/25	
2/17/25	
2/20/25	
3/13/25	

70TH & BROADWAY 7-ELEVEN SUBDIVISION

Case No. PRC2023-00019

A REPLAT OF LOT 1, BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2 AND OF LOT 1,
BRONCUCIA & SONS REPLAT OF PART OF LOT 14, WATERVLEIT, BEING PART OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

Sheet 2 of 2



● = Found #5 Rebar & 1.25" Yellow Plastic Cap stamped RW BAYER PLS 6973 as shown on 2016 plat

(R) = Record
(M) = Measured

Revision	Date
7/26/24	
8/21/24	
8/28/24	
12/02/24	
1/07/25	
2/17/25	
2/20/25	
3/13/25	

Line Legend

- Boundary
- Lot Line
- Easement
- Aliquot Line

Line	Bearing	Distance
L1	N00°08'06"E	35.94'
L2	S89°51'54"E	28.43'
L3	S00°08'06"W	35.94'
L4	N89°51'54"W	28.43'
L5	S89°51'54"E	169.23'
L6	N00°08'06"E	63.22'
L7	S89°51'54"E	35.08'
L8	N00°08'06"E	0.50'
L9	S89°51'54"E	36.70'
L10	S00°08'06"W	63.40'
L11	N89°51'54"W	58.56'
L12	S00°08'06"W	44.33'

East 70th Avenue (State Highway 224)

Broadway (State Highway 53)

State Highway Department, Book 1634 Page 112

Curve	Delta Angle	Radius	Arc Distance	Chord Bearing	Chord Distance
C1	90°00'00"	24.00'	37.70'	N45°08'06"E	33.94'

PRELIMINARY

IMPROVEMENTS AGREEMENT

This Improvements Agreement (the “Agreement”) is made and entered into as of the ____ day of _____, 2025 (the “Effective Date”), by and between SW DEV STNL 70th and Broadway LLC, a Delaware limited liability company qualified to do business in Colorado (“Developer”), whose address is 111 Congress Avenue, Suite 500, Austin, Texas 78701, and the Board of County Commissioners of the County of Adams, State of Colorado (“County”), whose address is 4430 S. Adams County Parkway, Brighton, CO 80601. County and Developer may be referred to in this Agreement collectively as “Parties.”

I. General

I.1 Purpose. The purpose of this Agreement is to provide for the completion of the Improvements as hereinafter defined, for the Subdivision as herein after defined.

I.2 Recitals.

a. Developer is the contract purchaser and subdivider of the property described in Exhibit A attached hereto and has presented a final plat of the Subdivision to the County for approval, and any such plat approval is subject to a number of conditions, including, without limitation, a condition that certain real estate transactions occur prior to the release of the mylar for recording, and a condition that an updated title commitment satisfactory to the County be submitted prior to the release of the mylar for recording.

b. The subdivision statutes of the State of Colorado, Section 30-28-137, C.R.S., and the Adams County Development Standards and Regulations authorize the execution of an agreement with the County to construct required public and/or private improvements, to provide security for completion of said improvements, and, to the extent set forth on the Subdivision (defined below), deed land for public purposes or right-of-way.

c. This Agreement will provide for the completion of the Improvements within Lot 1 of the Subdivision and will protect the County from the cost of completing the Improvements, as follows:

1. This Agreement requires Developer to deposit the collateral more particularly described in Section III.1 below as a condition precedent to the recording of such final plat for the Subdivision, and in any event, prior to commencing any construction or other work within the Property; and

2. In connection with the approval of the final plat for the Subdivision, the County imposed a condition of approval that requires such collateral to be delivered in accordance with this Agreement; and

3. Should the Developer fail to deposit such collateral in accordance with the terms and conditions of this Agreement and the condition of approval imposed by the County with respect to the final plat of the Subdivision, both the plat of the Subdivision and this Agreement shall automatically terminate as of midnight on _____, 2025
[6 months from date of BoCC approval of the plat].

I.3 Subdivision. The “Subdivision” shall mean the 70th & Broadway 7Eleven Subdivision, Case No. PRC2023-00019, on the property described in Exhibit A attached hereto (the “Property”), and by this reference made part hereof.

I.4 Improvements. The “Improvements” shall mean the street, drainage, and other improvements listed on the attached Exhibit B attached hereto, and by this reference made part hereof.

I.5 Plans. The “Plans” shall mean the Improvement plans approved by the County in Case No. EGR2023-00032.

II. Design and Construction of Improvements

II.1 Engineering Services. Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the Improvements.

II.2 Drawings and Estimates. The Developer shall furnish one full set of reproducible “as built” drawings of the Improvements that comply with County requirements at the time that the Developer requests Preliminary Acceptance of the Improvements. Upon request, the Developer shall furnish a final statement of construction costs to the County.

II.3 Construction. The Developer shall furnish and construct, at its own expense the Improvements. The Improvements shall be constructed in accordance with the Plans approved by the County, and to the extent not otherwise provided in the Plans, in accordance with the County’s ordinances, resolutions and regulations.

II.4 Right to Access. At all times during construction/installation of the Improvements, and any warranty period therefor, the County, and its employees, contractors, and agents, shall have the right to access the Property to inspect the

Improvements and any other inspections required hereunder; provided, however that the County will use its best efforts to coordinate any entry to the Property with the Developer in advance.

II.5 Time for Completion. The Improvements shall be completed according to the terms of this Agreement within the “Construction Completion Date” appearing in Exhibit B. The Director of the Community and Economic Development Department may, for good cause, grant extension of the time for completion for the Improvements. Any extension greater than 180 days may be approved only by the Board of County Commissioners. All extensions of time shall be in written form only. In determining good cause, the Director of the Community and Economic Development Department will consider risks beyond the reasonable control of the Developer, incurred not as a product or result of the negligence of Developer, that have a materially adverse effect on the ability of Developer to perform its obligations under this Agreement.

II.6 Warranties of Developer. Developer warrants that the Improvements shall be installed in good workmanlike manner and in substantial compliance with the Plans and requirements of this Agreement and shall be substantially free of defects in materials and workmanship. This warranty of the Developer shall remain in effect until Final Acceptance of the Improvements by the County.

III. Guarantee of Completion of Improvements.

III.1 Deposit of Collateral. To secure performance of the obligations of the Developer under this Agreement to complete the Improvements, the Developer shall deposit with the County a cash escrow deposit or other acceptable collateral deemed adequate by the County, including, without limitation, cash, letter of credit, an irrevocable letter of credit, or a performance surety bond payable to the County. Said collateral shall be in the amount of \$155,201.13 as set forth in Exhibit B, which includes twenty percent (20%) to cover administration and five percent (5%) per year based on the Construction Completion Date to cover inflation. If Developer has not achieved Preliminary Acceptance by the Construction Completion Date and/or the Construction Completion Date as amended pursuant to Section II.5 of this Agreement, the Developer shall deposit additional collateral to cover inflation in the amount of five percent (5%) per year.

a. Collateral shall be furnished in the amount required and in a form acceptable to the Board of County Commissioners prior to the release of any building permit for the Property. In addition, no building permits shall be issued until the fire district having jurisdiction over the Subdivision confirms that emergency services can be provided to the Property. No certificate of occupancy for the Subdivision shall be issued until all the Improvements described in Exhibit

B have been preliminarily accepted by the Director of the Public Works Department in accordance with Section IV.1 of this Agreement. Without limiting the foregoing, Developer acknowledges and agrees that the County will not record the final plat for the Subdivision unless and until Developer has deposited such collateral in accordance with this Article III. Developer agrees to use commercially reasonable efforts to deposit the collateral promptly following the date upon which the Board of County Commissioners has approved the final plat for the Subdivision and this Agreement; but in any event, Developer will deposit the collateral prior to, and as a condition precedent of, the recordation of the final plat. Notwithstanding anything to the contrary in this Agreement, if the County has not received the required collateral as of _____, 2025 [*6 months from date of BoCC approval of the plat*], then this Agreement will automatically terminate and be of no further force and effect; Developer will be deemed to have waived any and all vested rights that it may have acquired by virtue of this Agreement, the approved final plat of the Subdivision, State law, the Adams County Development Standards and Regulations, or otherwise; and neither party shall have any further rights or obligations pursuant to this Agreement.

III.2 Recording of Agreement. After approval of the Subdivision and recordation of the final plat by the County, this Agreement may be recorded in the office of the Clerk and Recorder of Adams County. Following the Final Acceptance of all Improvements by the County, the County shall record a resolution notating that Final Acceptance, and thereby releasing the Developer from the obligations under this Agreement.

IV. Acceptance and Maintenance of Public Improvements

IV.1 Preliminary Acceptance. Upon the satisfactory completion of all the Improvements listed in Exhibit B, the Developer may request Preliminary Acceptance be granted by the Department of Public Works.

a. Upon request for Preliminary Acceptance, the County shall inspect the completed Improvements, and if the County finds that the Improvements have been completed in accordance with the Plans and the requirements of this Agreement and are ready for their intended use, and have no outstanding issues or deficiencies, the Department of Public Works of the County shall issue Preliminary Acceptance and notify the Developer in writing of the date of Preliminary Acceptance. Completion of said Improvements shall be determined solely by the County. The determination of whether the Improvements have been completed in accordance with the Plans and the requirements of this Agreement and are ready for their intended use, and have no outstanding issues or deficiencies, shall be made solely by the County.

b. Upon issuance of Preliminary Acceptance, the one (1) year guaranty period shall begin for the Developer with respect to the Improvements. During the guaranty period, the Developer shall be responsible for all maintenance and repairs to the Improvements. Failure by the Developer to maintain and repair the Improvements during this period shall be cause for the Department of Public Works to extend the guaranty period until such work is completed and Final Acceptance is issued.

IV.2 Release of Collateral. Following Developer's submittal of the required full set of "as-built" drawings and upon Preliminary Acceptance in accordance with this agreement and Section 5-02-05-01 of the County's Development Standards and Regulations, the collateral shall be released to Developer. Notwithstanding the foregoing, a reasonable part of said collateral, up to twenty-five percent (25%), may be retained to guarantee maintenance of the Improvements for a period of one year from the date of Preliminary Acceptance.

IV.3 Final Acceptance. Upon the completion of the one-year guaranty period the Developer may request Final Acceptance of the Improvements.

a. Upon request for the Final Acceptance for the Improvements, the County shall inspect the Improvements, and all repairs or replacements of failed materials, specifications, or workmanship that have been completed. If after inspection, the condition of the Improvements meets County standards, as determined solely by the County, the Department of Public Works shall recommend that the Board of County Commissioners grant Final Acceptance of the Improvements.

b. Upon Final Acceptance by the Board of County Commissioners, all Improvements designated as "public" on Exhibit B shall be public facilities and become property of the County or other public agencies upon acceptance.

c. Only upon Final Acceptance by the Board of County Commissioners, the remaining collateral shall be released to Developer.

V. Defaults and Remedies

V.1 Default by Developer. A default by the Developer shall exist if: (a) Developer fails to construct the Improvements in substantial compliance with the Plans and the other requirements of this Agreement; (b) Developer fails to complete construction of the Improvements by the Construction Completion Date provided herein as the same may be extended; (c) Developer fails to cure any noncompliance specified in any written notice of

noncompliance within a reasonable time after receipt of the notice of noncompliance; or (d) Developer otherwise breaches or fails to comply with any obligation of Developer under this Agreement.

V.2 Remedies of County. If the County, after notice, determines that a default by Developer exists, and if Developer fails to cure such default within the time specified by the County to complete the work, the County shall be entitled to (a) make a draw on the collateral for the amount reasonably determined by the County to be necessary to cure the default in a manner consistent with the approved Plans up to the face amount of the collateral; and (b) sue the Developer for recovery of any amount necessary to cure the default over and above the amount available in the collateral provided.

V.3 County Right to Completion of Improvements. The right of the County to complete or cause completion of the Improvements as herein provided shall include the right to complete the Improvements, in substantial accordance with the Plans, the estimated costs, and other requirements of this Agreement, either itself or by contract with a third party or by assignment of its rights to a successor developer who has acquired the Property by purchase, foreclosure, or otherwise.

V.4 Use of Funds by County. Any funds obtained by the County through collateral or recovered by the County from Developer by suit or otherwise, shall be used by the County to pay the costs of completion of the Improvements substantially in accordance with the Plans and other requirements of this Agreement and to pay the reasonable costs and expenses of the County in connection with the default by the Developer, including reasonable attorneys' fees.

VI. Miscellaneous

VI.1 Indemnifications. Developer shall indemnify and save harmless the County from (a) any and all suits, actions, claims, judgments, obligations, or liabilities of every nature and description which arise from an event or occurrence prior to the date of Final Acceptance and which are caused by, arise from or on account of the construction and installation of the Improvements; and (b) any and all suits, actions, claims or judgments which both arise from an event or occurrence prior to the date of Final Acceptance and are asserted by or on behalf of contractors or subcontractors working in the Subdivision/, lot owners in the Subdivision or third parties claiming injuries to the extent resulting from defective improvements constructed by the Developer. This indemnification shall not apply to claims arising from the negligent acts or omissions of the County. Developer shall pay and any all judgments rendered against the County on account of any such suit, action, or claim, together with all expenses and attorneys' fees incurred by the County in defending such suit, action, or claim. The County shall, within fifteen days after being served with any such claim, suit, or action, provide the Developer with a copy of the complaint. The County agrees that the Developer may also, on its own behalf, become a party to any such action and the

County agrees to execute any documents as may be necessary to allow the Developer to be a party.

VI.2 No Third Party Beneficiaries. Except as herein provided, no person or entity, other than a party to this Agreement, shall have any right of action under this Agreement including, but not limited to, lenders, lot or home buyers and materialmen, laborers or others providing work, services, or materials for the Improvements.

VI.3 Notices. Any and all notices, demands, or other communications desired or required to be given under any provision of this Agreement shall be given in writing and delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid or by email address as follows:

To Developer:

SW DEV STNL 70TH & BROADWAY LLC
c/o Stablewood Properties LLC
111 Congress Avenue, Suite 500
Austin, Texas 78701
Attn: Alicia Rhymer
Alicia.Rhymer@stablewoodproperties.com
720-273-9841

To Adams County:

Director, Adams County Community and Economic Development
4430 S. Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601

With a Copy to:

Adams County Attorney
4430 S. Adams County Parkway
5th Floor, Suite C5000B
Brighton, CO 80601

VI.4 Successors and Assigns. This Agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer and shall be deemed a covenant running with the real property described in Exhibit A attached hereto. Notwithstanding the foregoing, Developer may, upon written notice to and prior written approval of the County, not to be unreasonably withheld or delayed, acting by and through its Board of County Commissioners, assign its rights and obligations under this Agreement, in whole or in part, to (a) one or more districts organized to serve the Property pursuant to Title

32, C.R.S., and/or (b) any successor developer for any portion of the Property. Following any such assignment of this Agreement by Developer, and delivery to the County of written evidence of such assignment and assumption by such assignee approved in advance by the County, Developer will be relieved of any obligations and liabilities so assigned, and the County will accept performance of the obligations set forth in this Agreement by the party so assigned such obligations in accordance with this Section.

VI.5 Governmental Immunity. Nothing herein shall be deemed by a waiver of the rights, defenses, and limitations afforded to the County in accordance with the Colorado Governmental Immunity Act, Section 24-10-101, C.R.S., *et seq.*, as may be amended from time to time.

VI.6 Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado.

VI.7 Waiver. No waiver of one or more terms of this Agreement shall constitute a waiver of the other terms. No waiver of any provision of this agreement in any instance shall constitute a waiver of such provision in other instances.

VI.8 Severability. If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid, it shall not affect the validity of this Agreement as a whole, or any part thereof, other than the part declared to be invalid.

VI.9 Consent to Jurisdiction and Venue. Personal jurisdiction and venue for any civil action commenced by either party to this Agreement with respect to this Agreement shall be proper only if such action is commenced in the District Court for Adams County, Colorado.

VI.10 Amendment. This agreement may only be modified, amended, or changed in whole or in part by a separate agreement in writing duly authorized and executed by the Parties hereto with the same formality as this Agreement.

[Signature Page Follows]

SW DEV STNL 70TH & BROADWAY LLC

By: Stablewood Properties, LLC, its sole member

By: _____
Glenn Lowenstein, Chief Executive Officer

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Glenn Lowenstein, as Chief Executive Officer of Stablewood Properties, LLC, as sole member of SW DEV STNL 70th & Broadway LLC.

My commission expires:_____

Address: _____

Notary Public

APPROVED BY resolution at the meeting of _____, 20__.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board

Chair

Approved as to form:

Adams County Attorney's Office

EXHIBIT A

Legal Description:

LOT 1, 70TH AND BROADWAY 7-ELEVEN SUBDIVISION, ACCORDING TO THE PLAT
RECORDED _____, 2025, AT RECEPTION NO.
_____ COUNTY OF ADAMS, STATE OF COLORADO

Exhibit B

Common Costs

Item	Quantity	Unit Cost	Unit	Cost
Mobilization	1	7,500.00	EA	\$7,500.00
Construction Surveying	1	5,000.00	EA	\$5,000.00
Traffic Control	1	25,000.00	EA	\$25,000.00
Erosion and Sediment Control	1	5,000.00	EA	\$5,000.00
				\$0.00
				\$0.00
				\$0.00
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				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
		Subtotal:		\$42,500.00

Public Improvemets (E 70TH AVE)

Item	Quantity	Unit Cost	Unit	Cost
Removal of Concrete Curb Ramp	10	100.00	SY	\$1,000.00
Concrete Curb Ramp	10	400.00	SY	\$4,000.00
Detectable Warnings	12	155.00	SF	\$1,860.00
Concrete Sidewalk	177	75.00	SY	\$13,275.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
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				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Subtotal:				\$20,135.00

Public Improvements (Street 4 Name)

[illegible]

Public Improvements (BROADWAY)

Item	Quantity	Unit Cost	Unit	Cost
Concrete Sidewalk	25	75.00	SY	\$1,875.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
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				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
		Subtotal:		\$1,875.00

Public Improvements (Street 3 Name)

[illegible]

Private Improvement - Detention Pond

Item	Quantity	Unit Cost	Unit	Cost
Outlet Structure w/ Micropool (Modified Type C Inlet)	1	3,500.00	EA	\$3,500.00
Outfall Pipe (30" RCP)	250	150.00	LF	\$37,500.00
Grading/Excavation	1	2,000.00	EA	\$2,000.00
Riprap	420	12.50	SF	\$5,250.00
Trickle Channel	91	50.00	LF	\$4,550.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
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				\$0.00
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				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
		Subtotal:		\$52,800.00

Cost Total

Common Costs	\$42,500.00
Public Improvements (BROADWAY)	\$1,875.00
Public Improvemets (E 70TH AVE)	\$20,135.00
Public Improvements (Street 3 Name)	\$0.00
Public Improvements (Street 4 Name)	\$0.00
Private Improvement - Detention Pond	\$52,800.00

Subtotal: \$117,310.00

20% Administration Cost \$23,462.00

Subtotal: \$140,772.00

5% per year Inflation \$14,429.13

Grand Total: \$155,201.13

Construction Completion Date: 9/1/2026

Number of Year for Completion: 2
(Round up to nearest year)

Exhibit B Instructions - DO NOT PRINT

1. Applicant is required to post a surety for all public improvements and the detention pond(s). The surety is required to reflect the true costs of construction for these items. Public Improvements include all improvements within the County's Right-of-Way (ROW) that will be owned and maintained by the County. The costs for the detention pond should include all features of the detention pond, including excavation and the connection to existing storm pipes or a stilling basin.
2. All costs should be taken from the latest addition of the Colorado Department of Transportation (CDOT) Cost Data Book. If the latest addition of the Cost Data Book does not have an item cost, the applicant may use the next most recent Cost Data Book, but no more than 1 year old. Costs not found in any Cost Data Book will need to be approved by County Staff. The applicant is required to use the Cost Data Book units.
3. Applicant will enter costs for each street/ROW in a separate table. The Template is set up for four (4) streets. If the development includes more than four (4) streets, the applicant will need to add additional street tables by expanding the Template and copying and pasting additional tables. The "Cost Total" table will need to be adjusted to accommodate this change. If the development includes less than four (4) streets, the additional tables should be left blank; county staff will adjust the template accordingly.
4. The Exhibit B total shall include 20% for Administration Costs, and 5 % per year (round up to nearest year) interest to account for inflation. The "Cost Total" sheet is set up to include these costs. If additional street tables are needed, the "Cost Total" equations will need to be adjusted.
5. Applicant will need to enter the quantity and Units Costs only. The Exhibit B Template cells already include equations for calculating the item cost, summation of table costs, and calculating the Total Cost of the surety. Applicant should not adjust these equations.
6. Applicant may add additional rows as needed by inserting rows into the middle of the table. Do not add rows at the beginning or end of the table. Extra/un-used rows should be left blank. Staff will format the final approved Exhibit B for the final SIA draft.
7. DO NOT change text formatting, color, cell sizes, etc. The formatting is intentional.
8. DO NOT convert completed Exhibit into a PDF. This file needs to be returned to the County as an Excel file.

Exhibit B

Common Costs				
Item	Quantity	Unit Cost	Unit	Cost
Mobilization	1	7,500.00	EA	\$7,500.00
Construction Surveying	1	5,000.00	EA	\$5,000.00
Traffic Control	1	25,000.00	EA	\$25,000.00
Erosion and Sediment Control	1	5,000.00	EA	\$5,000.00
				\$0.00
				\$0.00
				\$0.00
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				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
		Subtotal:		\$42,500.00

Public Improvements (BROADWAY)				
Item	Quantity	Unit Cost	Unit	Cost
Concrete Sidewalk	25	75.00	SY	\$1,875.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
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				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
		Subtotal:		\$1,875.00

Cost Total	
Common Costs	\$42,500.00
Public Improvements (BROADWAY)	\$1,875.00
Public Improvements (E 70TH AVE)	\$20,135.00
Public Improvements (Street 3 Name)	\$0.00
Public Improvements (Street 4 Name)	\$0.00
Private Improvement - Detention Pond	\$52,800.00
Subtotal:	\$117,310.00
20% Administration Cost	\$23,462.00
Subtotal:	\$140,772.00

20% Administration Cost	\$23,462.00
Subtotal:	\$140,772.00

5% per year Inflation	\$14,429.13
Grand Total:	\$155,201.13

Construction Completion Date: 9/1/2026

Number of Year for Completion: 2
(Round up to nearest year)

Public Improvemetrns (E. 70TH AVE)				
Item	Quantity	Unit Cost	Unit	Cost
Removal of Concrete Curb Ramp	10	100.00	SY	\$1,000.00
Concrete Curb Ramp	10	400.00	SY	\$4,000.00
Detectable Warnings	12	155.00	SF	\$1,860.00
Concrete Sidewalk	177	75.00	SY	\$13,275.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
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				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
		Subtotal:		\$20,135.00

[illegible][illegible]

Private Improvement - Detention Pond				
Item	Quantity	Unit Cost	Unit	Cost
Outlet Structure w/ Micropool (Modified Type C Inlet)	1	3,500.00	EA	\$3,500.00
Outfall Pipe (30" RCP)	250	150.00	LF	\$37,500.00
Grading/Excavation	1	2,000.00	EA	\$2,000.00
Riprap	420	12.50	SF	\$5,250.00
Trickle Channel	91	50.00	LF	\$4,550.00
				\$0.00
				\$0.00
				\$0.00
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				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
		Subtotal:		\$52,800.00

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 8/31/2023

Project Number: PRC2023-00019

Project Name: 7-Eleven at 6950 Broadway

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Development Engineering Review

Name of Reviewer: Laurie Clark

Date: 08/31/2023

Email:

Resubmittal Required

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0603H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

ENG2: Property IS in Adams County MS4 Stormwater Permit area. Proposed improvements appear to disturb more than one (1) acre of ground. A Stormwater Quality (SWQ) Permit WILL be required as long as (1) acre or more of ground is disturbed, and a State Permit COR400000 WILL be required as long as one (1) acre or more of ground is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge. The applicant should contact Juliana Archuleta, the County’s Stormwater Program Manager, to inquire about obtaining a SWQ Permit. Ms. Archuleta can be contacted at 720-523-6869 or by email at mjarchuleta@adcogov.org.

ENG3: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:
All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. 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.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

ENG4: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

Commenting Division: Development Engineering Review

Name of Reviewer: Laurie Clark

Date: 08/31/2023

Email:

Comment

ENG5: Engineering Review case EGR2023-00032 is currently in process. This includes the Traffic Impact Study, Drainage Report, Stormwater Management Plans and Report, Onsite Construction Plans, and Public Improvements Plans.

ENG6: Site Construction Plans and Reports for this Subdivision must include the entire subdivision, not just the proposed northern parcel. Resubmittal of engineering documents is required.

ENG7: The developer is required to construct roadway improvements adjacent to the proposed site such as curb, gutter, and sidewalks. Additional roadway improvements will be determined based on the Traffic Impact Study.

ENG8: Broadway Street and W 70th Avenue adjacent to the site are CDOT jurisdiction. Applicant is responsible for providing CDOT Access Permit(s).

ENG9: Applicant to provide shared access easements/agreements as applicable for existing access to the site.

ENG10: Applicant is required to coordinate construction with the Lower Clear Creek Canal.

ENG11: Subdivision documents shall accurately depict the existing 72" RCP storm pipe and associated easement across the southwest portion of the subdivision.

ENG12: A Subdivision Improvements Agreement (SIA) may be required for public improvements.

ENG13: No building permits will be issued until all public improvements have been constructed, inspected, and preliminarily accepted by the Adams County Public Works Department.

ENG14: The developer is responsible for the repair or replacement of any broken or damaged public infrastructure.

ENG15: All proposed drainage facilities with maintenance access shall be within dedicated easements.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 08/31/2023

Email:

Resubmittal Required

ROW1: Remove FILING NO. 1, from the title. There will not be additional filings.

ROW2: Add case number to the top right-hand corner of all sheets.

ROW3: Relabel the initial statement to OWNERSHIP AND DEDICATION CERTIFICATE.

ROW4: Vicinity Map cannot contain any colors. Mylar will not re-produce well and Mylars will be required.

ROW5: The legal descriptions and ownership need to be separated and distinguished between the parties. They will have a full dedication and ownership statement per the subdivision guidelines and regulations followed by the respective notary affirmations. This will then be followed by a new m/b legal description for the new subdivision being created. It's legal must tie to an approved PLS monument, have a Point of Commencement and Point of Beginning.

ROW6: Cannot dedicate right-of-way to CDOT by the plat as they will be a signatory. This must be dedicated to the county, and the county will convey it to CDOT. This dedication statement must be included in the statement. See application guidelines for approved statements. It also must state: ROW DEDICATED BY THIS PLAT

ROW7: Notary Affirmation must state: THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED... BY _____ AS _____

TYPE NAME OF SIGNATORY AND TITLE PER THE REQUESTED SOA

ROW8: A copy of a recorded Statement of Authority will be required to verify the signatory's ability to encumber the property.

ROW9: Once the subdivision plat is recorded any transfer of ownership must be completed and recorded.

ROW10: Signature Block Revisions:

EXECUTED THIS DAY _____ OF _____, 202_

OWNER: WELCH 3 INVESTMENTS LLC

ROW11: Remove note 3. Note 1 covers this issue.

ROW12: Revise the Planning Commission Approval Block as follows:

PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 202_

CHAIR

ROW13: Add County Attorney's approval block.

ROW14: Add a Revision Block to the sheets so we know we are reviewing the latest and greatest submittal.

ROW15: Need to provide the following required notes:

STORM WATER FACILITIES STATEMENT

FLOOD PLAIN – In or out

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 08/31/2023

Email:

Comment

ROW16: The title commitments as provided must be properly cited for both properties.

Welch 3 Investments

Dated 3/7/2023

Schedule B Requirements:

-Copy of operating agreement or copy of recorded Statement of Authority

50 E 70th Ave. LLC

Dated 6/12/2023

Schedule B Requirements:

-Copy of operating agreement or copy of recorded Statement of Authority

ROW16: Do not bold pen weight of old subdivision. Only bold the new lots being created.

ROW17: Only provide information of abutting ownership for clarity. If it does not abut do not provide any information as it obfuscates the plat.

ROW18: Revise the statement of the lot lines to be vacated as provided.

ROW19: Provide a Line Legend

ROW20: If the property is under a lien or note, the holder of the note should be approving the plat since it affects the property. Provide their Statement, Approval Block and Notary

ROW21: Remove zoning information. It is not pertinent to the subdivision.

ROW13: Deleted

ROW14: Pending engineering review any additional drainage and detention easements must be dedicated to the county.

ROW15: Revise closing statement with language provided on plat redlines.

ROW16: Deleted

ROW17: Only provide one reference to Broadways record chain of title for the citation of File 16, Map 136, Rec. #518400

ROW18: Deleted

ROW19: Remove "Final" prior to plat in the recording block.

ROW20: Add sheet numbers below title.

*This plat has too much superfluous information and needs to be clear and concise as to what is going on with the replat and all the easements that affect the subject property. Any reference to the Waterveit Subdivision must be removed, or provide justification of its inclusion, as it has been vacated within this property. Per our conversation, we can provide a plat note as to the correction of the access easement incorrectly platted on the plat correction.

**Additional comments may be provided with subsequent submittals

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 08/31/2023

Email:

Resubmittal Required

Rezoning Request:

PLN01: The request is to rezone approx. 2.9 acres from C-5, Commercial to I-1, Industrial.

PLN02: The Adams County Comprehensive Plan has designated the future land use of these parcels as Mixed-Use Commercial. The proposal to rezone to I-1 is consistent with the Comprehensive Plan and is likely to be supported by staff.

PLN03: The remaining portion of the project area is also zoned I-1 and the area in general is surrounded by I-1 and C-5 zoned properties. Therefore, the surrounding area is generally compatible.

PLN04: A Minor Subdivision will accompany this request to reconfigure two lots.

PLN05: Site plan shows a proposal for a gas station located on the northern lot. Please review the performance standards within the Adams County Development Standards and Regulations for Automobile Service Stations (Section 4-09-02-04). Specifically, fuel storage setbacks.

PLN06: Please also review the Commercial Retail performance standards (Section 4-09-02-08).

PLN07: A Change in Use permit will be required to establish any new use.

Minor Subdivision Request:

PLN08: The request is to reconfigure two lots.

PLN09: The two newly created lots would be zoned I-1, Industrial and would meet the zone district requirements for minimum lot size and minimum lot width.

PLN10: The properties would all be served by the public water and would meet the minimum lot size of 1 acre.

PLN11: The criteria for approval for a Minor Subdivision can be found in Section 2-02-20-03-05.

PLN12: Public Land Dedication fees will be assessed at the time of Final Plat

PLN13: Traffic Impact fees will be assessed at the time of building permit.

PLN14: Subdivision Improvement Agreement or Development Agreement based off improvements.

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

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DISTRICT 2

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DISTRICT 3

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DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 08/24/2023

Email:

Resubmittal Required

ENV1. Please provide will serve letter(s) for water and sewer services for the proposed project. North Pecos Water and Sanitation District has indicated concerns with the replat due to water/sewer/OWS for existing property being split by new lot lines and crossing the Lower Clear Creek Ditch that transects the parcel.

ENV2. The subject parcel is located within the Adams County Mineral Conservation Overlay (MCO) district, the purpose of which is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and the County. Although this parcel is located within the MCO district, the parcel is less than 5 acres and previously developed; therefore, the MCO restrictions are not applicable in this case.

The following comments apply to fueling stations:

ENV3. The Colorado Department of Public Health and Environment (CDPHE) Air Pollution Control Division (APCD) regulates emissions of criteria air pollutants, hazardous air pollutants (aka air toxics), opacity, and fugitive dust. The applicant must provide a copy of its Air Pollutant Emission Notice submitted to CDPHE that indicates estimated annual fuel throughput and calculated estimated emission levels for gasoline and diesel fuel dispensing facilities

ENV4. The applicant shall provide for review its written employee training and certification program for Class A, B, and C Operators associated with the specific retail fuel dispensing facility.

ENV5. The applicant must provide for review a copy of its Compliance Inspection Program and relevant procedures.

ENV6. Adams County has implemented new setback requirements for fueling stations, specifically a pumping station and UST vent pipe setback distance of 50-feet from current and future residentially zoned/used parcel lines.

ENV7. Please provide an updated site plan demonstrating the location, contents, and capacity of fuel storage tanks, secondary containment, safety (grounding and bonding), vent pipes (if applicable), pumping stations, emergency shut-off equipment, and spill response equipment.

ENV8. All hydraulic fluids, oils, and other pollutant sources should be stored within a covered area and in secondary containment.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 08/24/2023

Email:

Comment

The following comments apply to applicants proposing food businesses:

ENV9. Illness-causing organisms are spread easily to the public through food and beverages. To reduce the risk of food borne illnesses, Adams County Health Department (ACHD) reviews plans for new and remodeled retail food establishments for conformance with the Colorado Retail Food Establishment Rules and Regulations. The applicant shall submit plans for the proposed food establishment to 7190 Colorado Blvd., Ste. 200, Commerce City, CO 80022, along with the appropriate Plan Review Packet found at <https://adamscountyhealthdepartment.org/food-license-application>.

ENV10. Plans must be approved by ACHD before the start of construction; therefore, staff recommends completion of the ACHD plans review before issuance of a building permit for the construction. The applicant may call ACHD's Plan Review at 303-288-6816 to determine requirements and schedule inspections. Instructions for opening a retail food establishment can be found at <https://adamscountyhealthdepartment.org/retail-food-licensing>.

The following comments apply to design:

ENV11. The way that buildings are designed impacts health through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain; the air and water quality; the amount of daylight; and even by encouraging physical activity and social interaction. Adams County encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

ENV12. Adams County recommends the incorporation of bicycle parking into the overall site design. Bicycle parking locations and design should allow for safe access from external roads and sidewalks and to/from buildings and internal pedestrian paths.

ENV13. The applicant may want to consider crosswalk(s) where pedestrian access and/or sidewalk crosses internal site drive lanes, as these pedestrian crossings may not be easily visible to drivers since they are not at a street intersection. The simplest crossing design would be to post signs and provide striping on the pavement. A safer design alternative would be to provide a raised pedestrian crossing, with striping and a contrasting color, to clearly delineate the crossing. The raised crossing will provide the added benefit of slowing traffic and improving driver awareness of the crossings.

ENV14. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.

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DISTRICT 3

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DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 08/24/2023

Email:

Comment

The following comments apply to demolition and construction:

ENV15. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction.

ENV16. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site.

ENV17. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

ENV18. Buildings constructed prior to 1978 may contain lead paint. The Environmental Protection Agency's (EPA) 2008 Lead-Based Paint Renovation, Repair, and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair, and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed, such as during demolition activities. More information can be found at <https://www.epa.gov/lead/leadrenovation-repair-and-painting-program-rules> and <https://www.epa.gov/lead>.

ENV19. The applicant shall follow all applicable hazardous materials and waste management regulations to ensure proper management of hazardous materials and waste such that they do not present a significant actual or potential hazard to public health, safety, or environment during demolition, construction, and operation.

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 08/02/2023

Email:

External Agencies Selected

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

Project: 7-Eleven at 6950 Broadway
Address: 6950 Broadway
Reviewed By: Whitney Even

Case #: PRC2023-00019
Review Date: 8/30/23

The following information provides guidance on general fire code requirements typically applicable to new development projects. However, please be aware that this list is NOT all encompassing. **It is the responsibility of the applicant to read this comment letter in its entirety and make sure that all requirements are satisfied.**

General

1. The 2018 International Fire Code is the current fire code adopted within the city and all development must be in compliance with its requirements. The 2018 IFC can be accessed online for free by going to <https://codes.iccsafe.org/public/document/IFC2018>. Amendments to this code can be located by going to http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf.
2. Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code (IFC) as adopted by Adams County. All construction shall be in accordance with IFC Chapter 33, *Fire Safety During Construction and Demolition*.
3. Please be aware that these comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews.

Access Requirements

4. **Approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site**, whichever comes first. Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e., 85,000 lbs.), and must have a surface that provides all-weather driving capabilities. Vehicle access shall be provided to within 150 feet of temporary or permanent fire department connections.
8/30/23 - Note only
5. Fire apparatus access roads shall be a minimum of 24' wide or 26' when a hydrant is present or the building exceeds 30' in height.
8/30/23 - Note only. Appears to be provided.
6. Fire apparatus access roads shall be within 150' of all ground level exterior portions of the building.
8/30/23 - Note only. Appears to be provided.
7. Any dead-end fire apparatus access road in excess of 150' shall be provided with an approved turnaround.
8/30/23 - Note only. No turnaround appears to be necessary for this site. However, an autoturn analysis utilizing our truck specification (attached) will be required showing the ease of maneuverability for the turnaround at time of submittal for permitting to the fire district.

8. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Please be aware that the size of the number may need to be larger than 4 inches is not clearly visible from the street or road. A temporary sign must be provided if the permanent signage is not yet installed.
8/30/23 - Note only.

Fire Protection Water Supply and Hydrants

9. **Water mains and all required hydrants shall be installed before the delivery of combustible materials to the site.** Hydrants shall be maintained operational at all times thereafter, unless alternate provisions for water supply are approved by the Fire District.
8/30/23 - Note only.
10. Unobstructed access to fire hydrants shall be maintained at all times. Fire department personnel shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. A 3-foot (radius) clear space shall be maintained around the circumference of fire hydrants. Within that 6-foot diameter circle and within a 6-foot-wide path leading to the 4.5-inch outlet of a hydrant, vegetation shall be no higher than 4 inches above grade. The unobstructed vertical clearance within that 6-foot circle and 6-foot approach path shall not be less than 7 feet, unless otherwise approved by 5.1the Fire District.
8/30/23 - Note only.
11. A fire hydrant shall be located within 400' (un-sprinklered building) or 600' (fully sprinkled building) of all ground level exterior portions of the building.
8/30/2023 - Note only. **A utility plan will need to be provided to verify hydrant locations at time of submittal for permitting with the fire district.**
12. The number and distribution of fire hydrants is based on the required fire flow. You may refer to Appendix C of the 2018 IFC for guidance.
8/30/2023 - Note only. **Fire flow requirements shall meet the 2018 IFC appendix B, section B105.1 and B105.1(1). This information will need to be provided on the water plans submitted to us and the water district for review. A flow test result will also need to be provided at that time to verify fire flow requirements are met.**

Other Helpful Information

1. Please be aware that the fire code does not specify building fire rating or set-back requirements. These are located within the building code and therefore are out of our scope. This preliminary

review does not approve anything covered under the building code. These requirements need to be verified with the County's Building and Planning Departments.

2. Please be aware that we are a separate entity from the County and anytime you submit to the county for permitting reviews, you will need to submit to us separately.
3. The following fire district reviews and permits are often needed for new development projects:
 - i. Site Development and Water Plans
 1. Civil Plans
 2. Utility Plans
 3. Auto-turn Exhibit (use attached apparatus specifications)
 - ii. New Construction Building Plans
 1. Architectural
 2. MEP
 - iii. Fire Protection System Plans
 1. Fire Alarm
 2. Fire Sprinkler
4. Site development plans must be reviewed and approved before plans for all buildings and fire protection systems are submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.

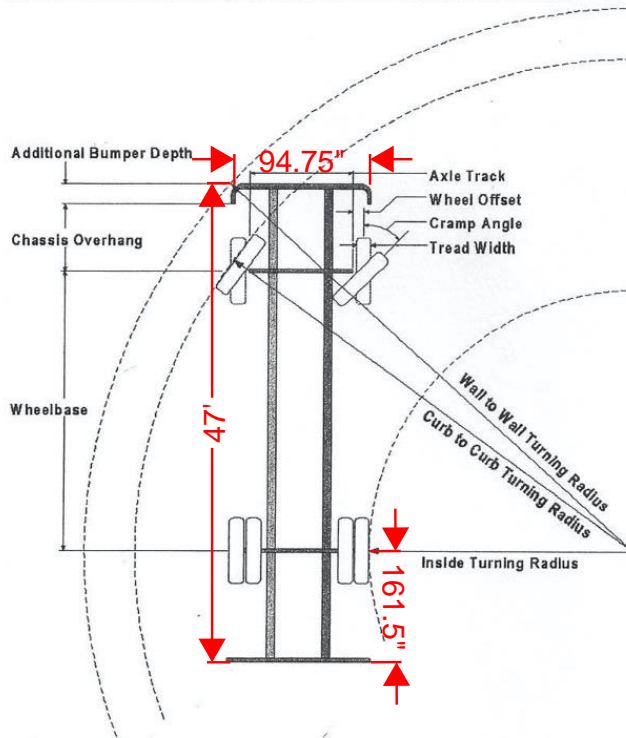


Turning Performance Analysis

09/28/2017

Bid Number: 593
Department: Adams County Fire Rescue

Chassis: Arrow XT Chassis, PAP, PUC
Body: Aerial, Platform 100', PUC, Alum Body



Parameters:

Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.30 in.
Tread Width:	17.50 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	16.00 in.
Front Overhang:	84.99 in.
Wheelbase:	277.50 in.

Calculated Turning Radii:

Inside Turn:	26 ft. 5 in.
Curb to curb:	42 ft. 8 in.
Wall to wall:	49 ft. 0 in.

Comments:

Other Notes:

The front bumper extends 16 inches from the face of the cab.

The width is 19' with outriggers fully extended.

Angle of approach & departure: 15 degree

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtm/AXT/DCF
Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0582746	Tires, Front, Goodyear, G296 MSA, 445/65R22.50, 20 ply
Bumpers	0606536	Bumper, 16" Extended, Steel Painted, Arrow XT
Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

From: [Aaron Eyl - CDOT](#)
To: [Nick Eagleson](#)
Cc: [steven.loeffler](#)
Subject: Request for Comments PRC2023-00019 - 7-Eleven at 6950 Broadway
Date: Tuesday, August 8, 2023 2:35:52 PM

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

Nick,

I received a Request for Comments on August 2nd and have a question for you. The subject of the email is for RCU2023-00028; Chavez Trucking. However, the email and attached documents are for PRC2023-00019; 7-Eleven at 6950 Broadway. Am I correct to assume that this review is for the 7-Eleven at Broadway? If that is correct please see CDOT's comments below.

CDOT has reviewed the Request for Comments for PRC2023-00019 and a CDOT Access Permit has been issued for this location, permit #122007. Currently the Notice to Proceed for this location is in review.

Please let me know if you have any questions.

Thank you.

--

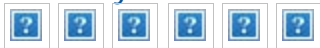
Aaron Eyl
Permit Unit - Region 1



P 720.703.5737

2829 W. Howard Place, Denver CO 80204

aaron.eyl@state.co.us | codot.gov | cotrip.org



From: [Localreferral - CDPHE, CDPHE](#)
To: [Nick Eagleson](#)
Subject: Re: Request for Comments: RCU2023-00028; Chavez Trucking
Date: Tuesday, August 8, 2023 9:45:43 AM

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

Hello Nick,

Please find the additional comment from our hazardous materials and solid waste division representative:

Since the proposal includes demolition of a building, the proposal should include an assessment of whether the building to be demolished has asbestos. the applicant should coordinate with the Air Pollution Control Division Indoor Environments Program for further information at cdphe.asbestos@state.co.us.

Thank you

-CDPHE

On Wed, Aug 2, 2023 at 2:13 PM Nick Eagleson <NEagleson@adcogov.org> wrote:

Good Afternoon,

Please see the attached request for comments for case PRC2023-00019, a request for 1) Minor Subdivision (final plat) to combine two lots and create two lots within the same subdivision on approximately 3.3 acres; 2. Zoning Map amendment (Rezoning) to change the zone district from Industrial-1 to Commercial-5 on approximately 2.9 acres. Please provide any comments by **8/23/23**.

Thank you,



Nick Eagleson

Senior Strategic Planner, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6878 | NEagleson@adcogov.org | www.adcogov.org

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



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

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

August 30, 2023

Nick Eagleson
Adams County Community and Economic Development
NEagleson@adcogov.org

Location:
6950 Broadway
39.8229, -104.9868

Subject: 7-Eleven at 6950 Broadway – Minor Subdivision and Rezone
Case Number PRC2023-00019; Adams County, CO; CGS Unique No. AD-24-0002

Dear Nick:

Colorado Geological Survey has reviewed the 7-Eleven at 6950 Broadway Minor Subdivision and Rezone referral. I understand the applicant proposes (1) Minor Subdivision (final plat) to combine two lots and create two lots within the same subdivision on approximately 3.3 acres, and (2) Zoning Map amendment (Rezoning) to change the zone district from Industrial-1 to Commercial-5 on approximately 2.9 acres.

No geologic hazards or unusual geotechnical constraints are known or suspected to be present that would preclude the proposed lot configuration and commercial use. **CGS therefore has no objection to approval.**

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A, Plate 2, and 5-B, Arvada Quadrangle, 1974), the property is mapped as underlain by an "F1" aggregate resource. F1 is described as a floodplain deposit, potentially containing a coarse aggregate resource consisting of "Gravel: relatively clean and sound." The NRCS Soil Survey (typically valid for only the uppermost five to six feet below the ground surface) rates the site soils as a poor source of sand and a poor source of gravel.

A determination of whether the property contains a mineral resource is outside the scope of CGS review. A site-specific investigation, lab testing, and market analysis would be required to verify the presence or absence of an economically viable mineral resource. However, the site's small size likely precludes economic extraction.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.
Engineering Geologist



1600 West 12th Ave
Denver, CO 80204 3412
303.628.6000
denverwater.org

DISTRIBUTOR CONDITIONAL WATER PLAN APPROVAL

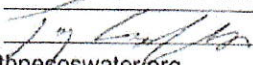
Project Name: 70th and Broadway 7-Eleven

Conditional Approval Date (invalid after six (6) months of inactivity):

~~7/17/2024~~ 2/18/2025

District Representative

District area North Pecos Water and Sanitation District

Approval Signature: 

Email: tcocozzella@northpecoswater.org

North Pecos approves date change to reflect recent plan submittal - Tony Cocozzella

Print: Tony Cocozzella

Phone: 303-429-5770

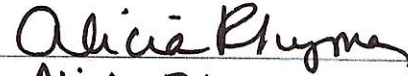
CONDITIONS OF APPROVAL:

- 1) The Applicant is responsible for obtaining **District/Distributor** approval on all plans before submitting to Denver Water.
- 2) The Applicant is responsible for notifying the **District/Distributor** of any changes made to the submitted plans while they are being reviewed by Denver Water. The Applicant also gives Denver Water the authority to share its comments with the **District/Distributor**. These revisions to the plans may include but are not limited to: pipe alignment changes, materials changes, property and overall site layout.
- 3) At time of final plan submittal to Denver Water and before Denver Water Approval, the Applicant shall provide a PDF plan set to **District/Distributor**. **District/Distributor** reserves the right to delay final approval if **District/Distributor** finds that plans have changed and those changes have not been conveyed to **District/Distributor** as required under item #1 above. The changes will be reviewed and a determination made for the acceptance or denial of those changes.
- 4) If applicable, review and execution of easement documents (Easement Agreement, Legal Description, and Exhibit) will be processed through **District/Distributor**. **District/Distributor** will provide a copy of the recorded easement documents and electronic files to Denver Water for their records once available and prior to final Denver Water approval for construction. Note: Format of the Legal Description and Exhibit shall follow both Denver Water's CAD standards and Engineering Standards.

(www.denverwater.org/contractors/construction-information/plan-reviews/water-plan-submittal)

- 5) **Denver Water** will provide Final Plan Approval, and, thereafter, the **Contractor** shall be responsible for scheduling a pre-construction meeting with both the **District/Distributor** and **Denver Water** prior to construction.

I UNDERSTAND AND ACCEPT THE CONDITIONS OF APPROVAL AS DESCRIBED ABOVE

OWNER
SIGNATURE:  DATE: 2/18/25
PRINT NAME: Alicia Rhyma
TITLE: Director
COMPANY: SW DEV STNL 70th & Broadway LLC

Please contact Denver Water for their procedures regarding plan reviews: Denver Water, 1600 West 12th Avenue, Denver, Colorado 80204-3412, (303) 628-6100 #3. The information is also available on their website: www.denverwater.org/contractors/construction-information/plan-reviews



August 29, 2023

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

Re: 70th and Broadway 7-Eleven Subdivision and Rezone
Project No. PRC2023-00019
Part of the SW ¼ NE ¼ of Section 3, Township 3 South, Range 68 West, 6th P.M.
Water Division 1, Water District 7

Dear Nick Eagleson:

We have reviewed the August 2, 2023 proposal to replat 3.2 acres located at 6950 Broadway Street and 50 East 70th Ave Unit 1, also known as Lot 1 of Broncucia Subdivision Correction Plat No. 2 and Lot 1 of Broncucia & Sons Replat of Part of Lot 14 and located in the SW ¼ NE ¼ of Section 3, Township 3 South, Range 68 West, 6th P.M. The two parcels will be combined and subdivided into 2 lots, with the first lot (1.41 acres) being rezoned to Commercial-5 from Industrial-1 for use as a convenience store and fueling station.

Water Demand

A Water Supply Information Summary Sheet was not submitted, therefore, the water supply demand for this development is unknown.

Source of Water Supply

The water supply source is service provided by North Pecos Water and Sanitation District through its distributor agreement with Denver Water. A will serve letter indicating the ability to serve either lot was not provided. This office considers Denver Water to be a reliable water supplier.

A review of our records show no wells located on the subject property.

Storm Water Detention

The applicant should be aware that any proposed detention pond for this Planned Development, must meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, otherwise the structure will be subject to administration by this office. The applicant should review DWR’s [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#) to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.



State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. Prior to further review, the following information must be provided:

1. The water supply demands for the subdivision.
2. A will serve letter from North Pecos Water and Sanitation District.

Please contact Mike Matz at 303-866-3581 x8241 or at Michael.Matz@state.co.us with questions.

Sincerely,



Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Subdivision file no. 30929

Nick Eagleson

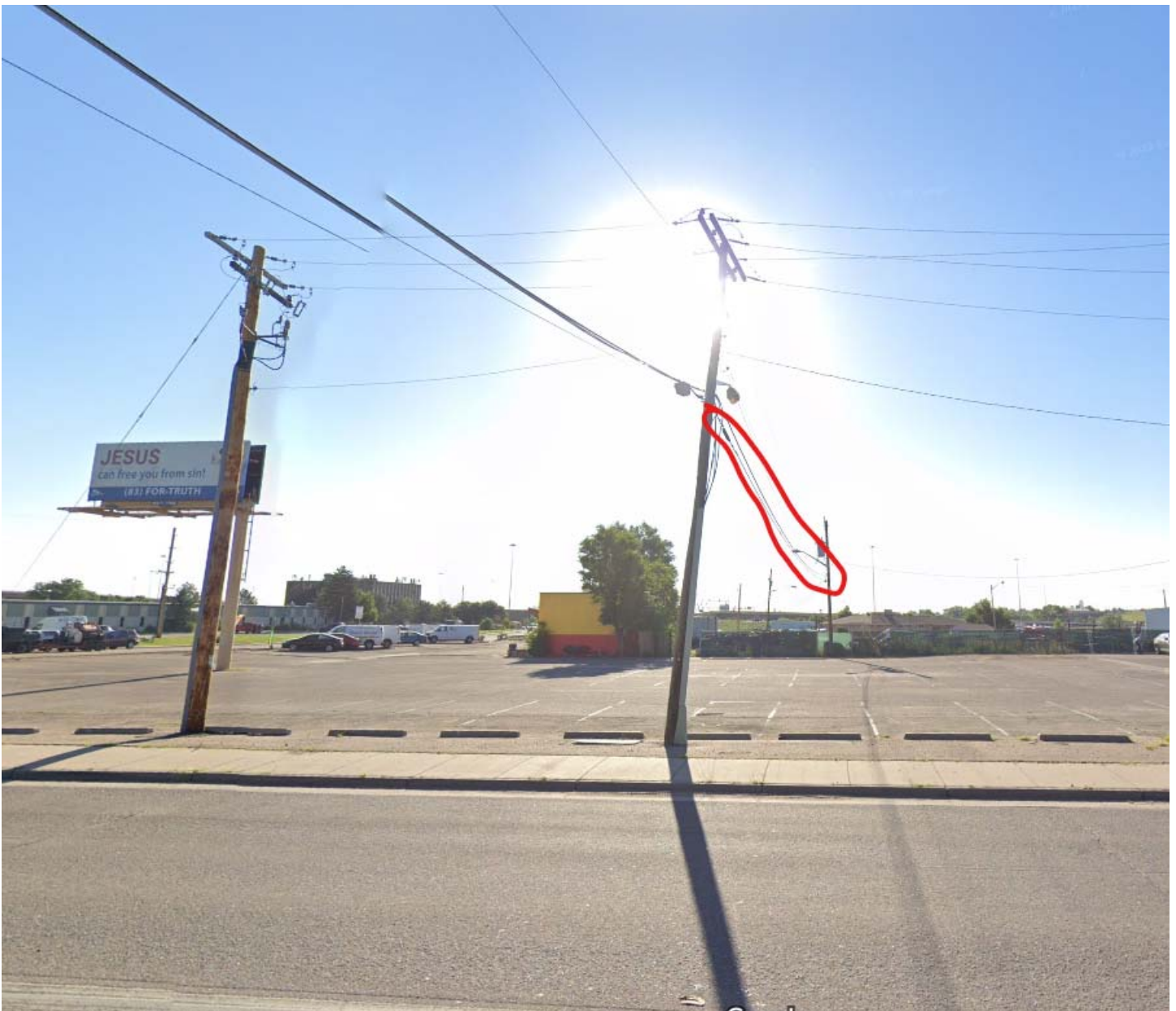
From: Thompson, Luke <Luke.Thompson@lumen.com>
Sent: Thursday, August 17, 2023 12:47 PM
To: Nick Eagleson
Cc: Miller, Kenneth R
Subject: RE: Request for Comments: RCU2023-00028; Chavez Trucking

You don't often get email from luke.thompson@lumen.com. [Learn why this is important](#)

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

Nick,

After review, Lumen has a 50 PR Copper line that is aerial over the lot, see snip below. Neither document calls out an easement for this line. The developer/customer will need to provide said easement or pay to relocate this line.



Thanks,
Luke Thompson | OSP ENGINEER @ LUMEN
Tel: 303-995-2859
MOUNTAIN, LTD.
www.MOUNTAINLTD.com
EOE, AA.

From: Miller, Kenneth R <Kenneth.R.Miller@lumen.com>
Sent: Wednesday, August 2, 2023 2:21 PM
To: Nick Eagleson <NEagleson@adcogov.org>; Thompson, Luke <Luke.Thompson@lumen.com>
Subject: RE: Request for Comments: RCU2023-00028; Chavez Trucking

Luke,
Can you review if there are any potential conflicts with our facilities for this rezone/combination of lots and respond to Nick

From: Nick Eagleson <NEagleson@adcogov.org>
Sent: Wednesday, August 02, 2023 2:13 PM
To: Nick Eagleson <NEagleson@adcogov.org>
Subject: RE: Request for Comments: RCU2023-00028; Chavez Trucking

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Please see the attached request for comments for case PRC2023-00019, a request for 1) Minor Subdivision (final plat) to combine two lots and create two lots within the same subdivision on approximately 3.3 acres; 2. Zoning Map amendment (Rezoning) to change the zone district from Industrial-1 to Commercial-5 on approximately 2.9 acres. Please provide any comments by **8/23/23**.

Thank you,



Nick Eagleson
Senior Strategic Planner, *Planning & Development Division*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
O: 720.523.6878 | NEagleson@adcogov.org | www.adcogov.org

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

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NORTH PECOS
WATER & SANITATION DISTRICT

April 15, 2025

Requestor: To Whom it May Concern

Location: 70th & Broadway

Re: Water and Sanitary Sewer Service Availability to proposed 7-11 Site

To: Project Manager – 7-11 Project

Please be advised that North Pecos Water and Sanitation District is willing to provide treated water and sanitary sewer service to a proposed development on parcel number:

Unknown at the time of this request.

with the address of: **70th & Broadway.** in Adams County, Colorado that is wholly within the North Pecos Water and Sanitation District boundaries.

North Pecos Water & Sanitation District (District) has the ability to provide water and sanitary sewer service to the property on the southeast corner of 70th Ave and Broadway..

Depending on the impact to the District's water and sewer facilities, it may be necessary to hold a meeting with the District and landowner/developer prior to creating a water and sewer design and filing a plat for the development.

Depending on the size of the development, the landowner/developer may be required to evaluate the new developments impact on existing water and sanitary sewer facilities. This includes sewer capacities, utility studies, flow monitoring, easements acquisitions. Also, if necessary, all easements must be conveyed to the District and recorded before construction can begin.

The landowner/developer is responsible for all engineering, plan review and construction observation costs. The district will provide a funding agreement which consist of an imprest account that must maintain a balance of no less than a pre-determined amount based on a percentage of the estimated water and sewer cost. The developer/landowner will be notified if the balance is less than the required limit. The landowner/developer is responsible for all costs related to the installation of required new water and sewer mains and if necessary, upgrades to existing water and/or sewer mains to accommodate the new development. All water and sewer mains and appurtenances shall be installed at the landowner/developer's expense and deeded free and clear to the District prior to the issuance of any water or sewer taps.

Any water or sewer mains installed in public right-of-way or dedicated easements must follow Denver Water Engineering Standards, North Pecos Sewer Engineering Standard and North Pecos Rules and Regulations.

NORTH PECOS WATER & SANITATION DISTRICT

Should any upgrades to existing sewer service or water service taps be required, or all new service taps both water and sewer, the property owner is responsible for all charges and applicable fees which include but not limited to District fees, Metro Water Recovery fees and Denver Water fees. All tap fees and charges must be paid prior to Conditional Acceptance of any new water and/or sewer main installation. For a water and sewer tap on existing mains all fees must be paid prior to tapping. Current District and Metro Sewer connection fees can be provided by contacting our office. Contact Denver Water for their water tap fee. Any water and/or sewer services must be approved by North Pecos Water and Sanitation District.

Note: future subdivisions may require additional review and individual will serve letter(s).

North Pecos Water and Sanitation District requires a signature of acceptance of this Service Availability Letter by the landowner/developer prior to scheduling a pre-design meeting with North Pecos. Please provide a copy of this signed Water and Sanitary Sewer Service Availability when scheduling a pre-design meeting.

Alicia Rhymer

Signature of owner/developer

4/15/25

Date

If you have any questions or require additional information, please contact our office.

Sincerely,

Tony Cocozzella

Tony Cocozzella – General Manager
North Pecos Water & Sanitation District

From: [Clayton Woodruff](#)
To: [Nick Eagleson](#)
Subject: RE: Request for Comments: RCU2023-00028; Chavez Trucking
Date: Tuesday, August 22, 2023 10:22:14 AM

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

Nick,

The RTD engineering review has no exceptions to this project at this time.

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Thank you,



C. Scott Woodruff
Engineer III

Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

From: Nick Eagleson <NEagleson@adcogov.org>
Sent: Wednesday, August 02, 2023 2:13 PM
To: Nick Eagleson <NEagleson@adcogov.org>
Subject: RE: Request for Comments: RCU2023-00028; Chavez Trucking

Good Afternoon,

Please see the attached request for comments for case PRC2023-00019, a request for 1) Minor Subdivision (final plat) to combine two lots and create two lots within the same subdivision on approximately 3.3 acres; 2. Zoning Map amendment (Rezoning) to change the zone district from Industrial-1 to Commercial-5 on approximately 2.9 acres. Please provide any comments by **8/23/23**.

Thank you,

Nick Eagleson

Senior Strategic Planner, *Planning & Development Division*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

O: 720.523.6878 | NEagleson@adcogov.org | www.adcogov.org

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



Request for Comments

Case Name: 7-Eleven at 6950 Broadway

Project Number: PRC2023-00019

August 2, 2023

The Adams County Planning Commission is requesting comments on the following application: **1. Minor Subdivision (Final Plat) to combine two lots and create two lots within the same subdivision on approx 3.3 acres; 2. Zoning map amendment (rezoning) to change the zone district designation of approximately 2.9 acres to Commercial-5 from Industrial-1.** This request is located at 6950 BROADWAY ST. The Assessor's Parcel Number is 0182503103029, 0182503103033.

Applicant Information: Kimley-Horn
MIKAELA MOORE
380 INTERLOCKEN CRESCENT, SUITE 100
BROOMFIELD, CO 80021

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 08/25/2023 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to NEagleson@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

Nick Eagleson

Nick Eagleson
Senior Strategic Planner

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



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

Public Hearing Notification

Case Name:	7-Eleven at 6950 Broadway
Case Number:	PRC2023-00019
Planning Commission Hearing Date:	04/24/2025 at 6:00 p.m.
Board of County Commissioners Hearing Date:	05/13/2025 at 9:30 a.m.

April 7, 2025

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

1. Minor Subdivision (Final Plat) to reconfigure two lots on approx 3.3 acres; 2. Zoning map amendment (rezoning) to change the zone district designation of approximately 2.9 acres to Commercial-5 from Industrial-1.

Location: 6950 Broadway Street and 50 East 70th Ave. Denver, CO 80221

The Assessor's Parcel Number(s) 0182503103029, 0182503103033

Applicant Information: Kimley-Horn

MIKAELA MOORE

380 INTERLOCKEN CRESCENT, SUITE 100
BROOMFIELD, CO 80021

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

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 text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

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

Thank you for your review of this case.

Nick Eagleson

A handwritten signature in black ink that reads "Nick Eagleson". The script is cursive and fluid, with the first letters of "Nick" and "Eagleson" being capitalized and prominent.

Senior Strategic Planner

Case Name: 7-Eleven at 6950 Broadway
Case Number: PRC2023-00019

Planning Commission Hearing Date: 4/24/2025 at 6:00 p.m.
Board of County Commissioners Hearing Date: 5/13/2025 at 9:30 a.m.
Both hearings will be held at 4430 S. Adams County Pkwy, Brighton, CO 80601

Request: 1. Minor Subdivision (Final Plat) to reconfigure two lots on approx. 3.3 acres; 2. Zoning map amendment (rezoning) to change the zone district designation of approximately 2.9 acres to Commercial-5 from Industrial-1.

Location of Request: 6950 Broadway St., Denver, CO 80216
Parcel Numbers: 0182503103033 and 0182503103029

Case Manager: Nick Eagleson
Applicant: Mikaela Moore on behalf of Kimley-Horn, 380 Interlocken Crescent, Suite 100, Broomfield, CO 80021



Referral Listing
Case Number PRC2023-00019
7-Eleven at 6950 Broadway

Agency

Contact Information

ADAMS 12 FIVE STAR SCHOOLS

MATT SCHAEFER - PLANNING MANAGER
1500 E. 128TH AVENUE
THORNTON CO 80241
720-972-4289
matt.schaefer@adams12.org

Adams County Assessor

Margaret Grondalsky
4430 S Adams County Pkwy
C2100
Brighton CO 80601
720.523.6712
MGrondalski@adcogov.org

Adams County CEDD Addressing

David Dittmer
4430 S Adams County Pkwy
Brighton CO 80601
720.523.6800
ddittmer@adcogov.org

Adams County CEDD Building Safety

Justin Blair
4430 S Adams County Pkwy
Brighton CO 80601
720-523-6825
JBlair@adcogov.org

Adams County CEDD Engineer

Devt. Services Engineering
4430 S Adams County Pkwy
Brighton CO 80601
720-523-6800
Contact Person May Vary Depending on Case

Adams County CEDD Right-of-Way

David Dittmer
4430 S Adams County Pkwy.
Brighton CO 80601
720-523-6837
ddittmer@adcogov.org

Adams County Code Compliance Officer

Ryan M Ellis
4430 S. Adams County Parkway
Brighton CO 80601
720-523-6908
rmellis@adcogov.org

Adams County Constiuent Services

Megan Barela
4430 S. Adams County Pkwy
Brighton CO 80220
720.523.6997
mbarela@adcogov.org

Agency	Contact Information
Adams County CSWB Code Compliance Officer	Doug Fish 4430 S Adams County Pkwy Brighton CO 80601 720.523.6807 dfish@adcogov.org
Adams County CSWB Code Compliance Officer	Rudy Martinez 4430 S Adams County Pkwy Brighton CO 80601 720.523.6833 rrmartinez@adcogov.org
Adams County CSWB Code Compliance Officer	Ryan Dodge 4430 S Adams County Pkwy Brighton CO 80601 720.523.6207 rdodge@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Fire Protection District	Whitney Even 7980 Elmwood Lane Denver CO 80221 303-539-6802 referrals@acfpd.org
Adams County Fire Protection District	Whitney Even 7980 Elmwood Ln. Denver CO 80221 303-539-6862 referrals@acfpd.org
Adams County Government, County Attorney's Office	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County POSCA Natural Resource Specialist	Jason Baines 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 JBaines@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 School District 14	Matt Rodriguez 4211 E 68th Ave Commerce City CO 80022 303.853.7901 mschwart@adams14.org

303-539-6802

Agency	Contact Information
Adams County Sheriff	Gene Claps 4430 S Adams County Pkwy Brighton CO 80601 303-655-3295 GClaps@adcogov.org
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org
Adams County Treasurer	Alex Villagran 4430 S Adams County Pkwy Brighton CO 80601 720.523-6166 ALVillagran@adcogov.org
Berkeley Sanitation District	Sharon Whitehair 1600 W 12th Ave (303)628-6620 berkeleywater@gmail.com
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@lumen.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
City of Federal Heights	Stephanie Lubanovic 2380 W 90th Ave Federal Heights CO 80260 303.412.3530 planning@fedheights.org
City of Federal Heights	Tim Williams 2380 W 90th Ave Federal Heights CO 80260 303-428-3558 planning@fedheights.org
City of Thornton	Warren Campbell 9500 Civic Center Dr Thornton CO 80229 303-538-7670 developmentsubmittals@thorntonco.gov

Agency	Contact Information
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0
City of Thornton	James Kaiser 12450 Washinton St Thornton CO 80241 720.977.6266 jim.kaiser@thorntonco.gov
City of Westminster	Alexander Gan Public Works & Utilities 4800 W 92nd Ave 303.658.2272 agan@cityofwestminster.us
CITY OF WESTMINSTER	Rita McConnell 4800 W 92ND AVE. WESTMINSTER CO 80031 303-658-2093 planning@cityofwestminster.us
Colorado Department of Public Health & Environment (CDPHE)	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 cdphe_localreferral@state.co.us
Colorado Department of Transportation (CDOT)	Steve Loeffler 2829 W Howard Pl 2nd Floor Denver CO 80204 303-757-9891 CDOT_R1Access_GroupF@state.co.us
Colorado Division of Water Resources	Joanna Williams Office of State Engineer 1313 Sherman St, Room 818 Denver CO 80203 303-866-3581 joanna.williams@state.co.us
Colorado Division of Water Resources	Joanna Williams Office of State Engineer 1313 Sherman St, Room 818 Denver CO 80203 303-866-3581 joanna.williams@state.co.us
Colorado Division of Wildlife	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us

Agency	Contact Information
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Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 303-384-2655 CGS_LUR@mines.edu
COMCAST	Miguel Flores 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 720-413-0113 Miguel_Flores@comcast.com
Crestview Water & Sanitation District	Mitchell Terry PO Box 666 Westminster CO 80036 303-429-1881 manager@crestviewwater.com
Denver Water	Paul Peloquin 1600 W 12th Ave Denver CO 80204 (303) 477-1914 InterGovernmentalPlanReview@denverwater.org
Denver Water	Kela Naso 1600 W 12th Ave Denver CO 80204 303-628-6203 InterGovernmentalPlanReview@denverwater.org
Division of Mining and Reclamation Safety	Amy Eschberger Colorado Department of Natural Resources 1313 Sherman St., #215 Denver CO 80203 (303) 866-3567 EXT. 8129 amy.eschberger@state.co.us
GOAT HILL	SHARON WHITEHAIR 2901 W 63RD AVE SP:0047 DENVER CO 80221 720 480-2831 sharonwhitehair@gmail.com
Mapleton School District #1	Charlotte Ciancio 7350 N Broadway Denver CO 80221 303-853-1015 charlotte@mapleton.us
Metro Wastewater Recovery	Craig Simmonds 6450 York St. Denver CO 80229 303-286-3338 csimmonds@metrowaterrecovery.com

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MOBILE GARDENS	VERA MARIE JONES 6250 FEDERAL #29 DENVER CO 80221 303-429-5856
North Lincoln Water and Sanitation District	JORGE HINOJOS 1560 Broadway Suite 1400 Denver CO 80202 303-861-0061 jorge.hinojos@tetrattech.com
North Lincoln Water and Sanitation District	- - - nlwsdistrict1@gmail.com
North Pecos Water & Sanitation District	Courtney Salazar 6900 Pecos St Denver CO 80221 303-429-5770 ar@northpecoswater.org
North Pecos Water & Sanitation District	Landry Landry 6900 Pecos St Denver CO 80221 303-429-5770 manager@northpecoswater.org
North Washington Street Water & San Dist	Mike DeMattee 3172 E 78th Ave Denver CO 80229 303-288-6664 mdemattee@nwsd.com
Pecos Park Logistics Park Metro District	Matt Mitchell 4221 Brighton Blvd Denver CO 802163719 303-298-1111 mmitchell@westfield-co.com
Pomponio Terrace Metropolitan District	Zachary White 2154 E Commons Ave #2000 Centennial CO 80122 303-858-1800 zwhite@wbapc.com
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	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com

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Public Service Company of Colorado (PSCo) dba Xcel Energy	Violeta Ciocanu 1123 West 3rd Denver CO 80223 303-571-3863 Violeta.Ciocanu@xcelenergy.com
Quantum 56 Metro District	Beckman AJ 303-877-6284 aj@publicalliancellc.com
Regional Transportation District (RTD)	Paul Von Fay 1560 Broadway Suite 700 Denver CO 80202 303-299-2317 engineering@rtd-denver.com
South Adams County Fire District	Randall Weigum 6050 Syracuse St Commerce City CO 80022 303-288-0835 planreview@sacfd.org
South Adams County Fire District	Fire Prevention Division 6050 Syracuse St Commerce City CO 80022 303-288-0835 planreview@sacfd.org
South Adams County Water & San Dist	Sharleen Maier 10200 E 102nd Avenue Henderson CO 80022 720-206-0530 smaier@sacwsd.org
South Adams County Water & San Dist	Abel Moreno 10200 E 102nd Ave Henderson CO 80022 720-206-0590 amoreno@sacwsd.org
South Adams County Water & Sanitation District	Nelson Jeff 10200 E 102nd Avenue Henderson CO 80640 720.206.0593 jnelson@sacwsd.org
Thornton Fire Department	Stephanie Harpring 9500 Civic Center Dr Thornton CO 80229-4326 303-538-7602 firedept@thorntonco.gov

720.530.8396

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Jason Eddleman
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Jason.G.Eddleman@usps.gov

Welby Citizen Group

Norma Frank
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Denver CO 80229
(303) 288-3152
nfrank@coloradolighting.com

Westminster Fire Department

Lt. Jim Gagliano
9110 Yates St
Westminster CO 80031
303.658.4545
jgaglian@cityofwestminster.us

WESTMINSTER SCHOOL DISTRICT #50

Deborah Escobar
7002 Raleigh Street
WESTMINSTER CO 80030
720-542-5100
descobar@adams50.org

50 E 70TH AVE LLC
50 E 70TH AVE UNIT 1
DENVER CO 80221-2954

COEN PROPERTIES LLC
11858 BRADBURN BLVD
WESTMINSTER CO 80031-5029

6901 BROADWAY LLC
1103 OAK PARK DRIVE SUITE 110
FT COLLINS CO 80525

COLORADO AGRICULTURAL DITCH
COMPANY
PO BOX 1072
EASTLAKE CO 80614-1072

ABP LLC
338 S EMERSON ST
DENVER CO 80209-2214

CRP/LOVETT BROADWAY INDUSTRIAL OWNER LLC
1902 WASHINGTON AVE STE A
HOUSTON TX 77007-6414

ACCESS SPORTS LLC
1441 E 96TH PLACE
THORNTON CO 80229

GABRIEL RICHARD B
1535 PEACH CT
BRIGHTON CO 80601-3624

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

LAMAI PROPERTIES LLC
6955 N BROADWAY
DENVER CO 80221

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601

MARKOVATOR ELEVATOR AND
LIFT COMPANY LLC
8086 PALLADIO CT
LITTLETON CO 80125-1855

ARTISTIC FLOWERS AND GIFTS INC
482 W 114TH WAY
NORTHGLENN CO 80234

MARKOVATOR ELEVATOR AND LIFT COMPANY LLC
8086 PALLADIO CT
LITTLETON CO 80125-1855

BPAZ HOLDINGS 9 LLC
C/O BERKELEY PARTNERS
1111 BROADWAY STE 1670
OAKLAND CA 94607-4007

MCTIMBER PROPERTIES LLC
6859 GALAPAGO CT
DENVER CO 80221-2833

BROADWAYS LLC
6769 JAY RD
BOULDER CO 80301-4406

MITCHELL BROTHERS HOLDINGS LLC
285 W DELGADA LN
STANSBURY PARK UT 84074-4034

BRONCUCIA MICHAEL F AND BRONCUCIA
MARLENE TRUST
544 SUNDOWN LANE
DENVER CO 80221-4460

OIA CAPITAL SERVICES LLC
47 LIMESTONE RD
ARMONK NY 10504-2306

REGIONAL TRANSPORTATION DISTRICT
1600 BLAKE ST
DENVER CO 80202

COLORADO RED ROCKS PROPERTIES LLC
OR CURRENT RESIDENT
6941 BROADWAY
DENVER CO 80221-2841

RODAN ENTERPRISES LLC
7948 TROTTER LN
LONE TREE CO 80124-9755

FERN LLC
C/O UDI BARON
OR CURRENT RESIDENT
101 E 70TH AVE
DENVER CO 80221

SRE COLORADO 1 LLC
4401 COLWICK RD
CHARLOTTE NC 28211-2311

MONTGOMERY HANSON ENTERPRISES LLC
OR CURRENT RESIDENT
6931 BROADWAY
DENVER CO 80221-2841

TURNPIKE INDUSTRIAL LP
2 EXECUTIVE CIR STE 150
IRVINE CA 92614-6772

SPORTS WORLD PLUS INC
OR CURRENT RESIDENT
6841 BROADWAY
DENVER CO 80221

W W GRAINGER INC
C/O PARADIGM TAX GROUP
PO BOX 800729
DALLAS TX 75380-0729

SPORTS WORLD PLUS INC
OR CURRENT RESIDENT
6835 BROADWAY
DENVER CO 80221

WATUMULL PROPERTIES CORP
307 LEWERS ST STE 600
HONOLULU HI 96815-2364

WAGNER JASON
OR CURRENT RESIDENT
6905 BROADWAY
DENVER CO 80221-2841

WELCH 3 INVESTMENTS LLC
6327 BRAUN LN
ARVADA CO 80004-6131

CURRENT RESIDENT
6850 BROADWAY UNIT A
DENVER CO 80221-2800

WPC CLEAR CREEK LLC
307 LEWERS ST STE 600
HONOLULU HI 96815-2364

CURRENT RESIDENT
6850 BROADWAY UNIT B
DENVER CO 80221-2800

50 E 70TH AVE LLC
OR CURRENT RESIDENT
50 E 70TH AVE UNIT 1
DENVER CO 80221-2954

CURRENT RESIDENT
6850 BROADWAY UNIT C
DENVER CO 80221-2800

BRONCUCIA JOSEPH A
OR CURRENT RESIDENT
120 E 70TH AVE
DENVER CO 80221-2904

CURRENT RESIDENT
6850 BROADWAY UNIT D
DENVER CO 80221-2800

CURRENT RESIDENT
6850 BROADWAY UNIT E
DENVER CO 80221-2800

CURRENT RESIDENT
6925 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6850 BROADWAY UNIT F
DENVER CO 80221-2800

CURRENT RESIDENT
6935 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6850 BROADWAY UNIT G
DENVER CO 80221-2800

CURRENT RESIDENT
6945 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6850 BROADWAY UNIT H
DENVER CO 80221-2800

CURRENT RESIDENT
6951 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6860 BROADWAY UNIT B
DENVER CO 80221-2828

CURRENT RESIDENT
6955 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6860 BROADWAY UNIT D
DENVER CO 80221-2828

CURRENT RESIDENT
6995 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6901 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6870 BROADWAY UNIT A
DENVER CO 80221-2844

CURRENT RESIDENT
6911 BROADWAY
DENVER CO 80221-2841

CURRENT RESIDENT
6870 BROADWAY UNIT B
DENVER CO 80221-2844

CURRENT RESIDENT
6915 BROADWAY
DENVER CO 80221-2841

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6870 BROADWAY UNIT C
DENVER CO 80221-2844

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6921 BROADWAY
DENVER CO 80221-2841

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6870 BROADWAY UNIT D
DENVER CO 80221-2844

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6870 BROADWAY UNIT E
DENVER CO 80221-2844

CURRENT RESIDENT
6880 BROADWAY UNIT B
DENVER CO 80221-2845

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6880 BROADWAY UNIT C
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DENVER CO 80221-2845

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DENVER CO 80221-2848

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DENVER CO 80221-2848

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DENVER CO 80221-2849

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6800 BROADWAY UNIT 102
DENVER CO 80221-2848

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DENVER CO 80221-2848

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6831 BROADWAY
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6840 BROADWAY UNIT G
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6845 BROADWAY
DENVER CO 80221-2878

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DENVER CO 80221-2852

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6950 BROADWAY
DENVER CO 80221-2879

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6840 BROADWAY UNIT I
DENVER CO 80221-2852

CURRENT RESIDENT
7100 BROADWAY STE 7A
DENVER CO 80221-2900

CURRENT RESIDENT
6801 BROADWAY
DENVER CO 80221-2878

CURRENT RESIDENT
7100 BROADWAY STE 7B
DENVER CO 80221-2900

CURRENT RESIDENT
6805 BROADWAY
DENVER CO 80221-2878

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7100 BROADWAY STE 7C
DENVER CO 80221-2900

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DENVER CO 80221-2878

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DENVER CO 80221-2878

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DENVER CO 80221-2917

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7100 BROADWAY STE 3APH
DENVER CO 80221-2915

CURRENT RESIDENT
7100 BROADWAY STE 1I
DENVER CO 80221-2917

CURRENT RESIDENT
201 W 70TH AVE
DENVER CO 80221-2916

CURRENT RESIDENT
7100 BROADWAY STE 1J
DENVER CO 80221-2917

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7100 BROADWAY STE 1A
DENVER CO 80221-2917

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DENVER CO 80221-2920

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DENVER CO 80221-2918

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7100 BROADWAY STE 3E
DENVER CO 80221-2920

CURRENT RESIDENT
7010 BROADWAY STE 100
DENVER CO 80221-2919

CURRENT RESIDENT
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DENVER CO 80221-2920

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DENVER CO 80221-2919

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DENVER CO 80221-2920

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DENVER CO 80221-2920

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DENVER CO 80221-2919

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DENVER CO 80221-2920

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CURRENT RESIDENT
7100 BROADWAY STE 5C
DENVER CO 80221-2923

CURRENT RESIDENT
7010 BROADWAY STE 200
DENVER CO 80221-2921

CURRENT RESIDENT
7100 BROADWAY STE 5E
DENVER CO 80221-2923

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DENVER CO 80221-2921

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DENVER CO 80221-2923

CURRENT RESIDENT
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CURRENT RESIDENT
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DENVER CO 80221-2921

CURRENT RESIDENT
7100 BROADWAY STE 5K
DENVER CO 80221-2923

CURRENT RESIDENT
7010 BROADWAY STE 215
DENVER CO 80221-2921

CURRENT RESIDENT
7100 BROADWAY STE 5L
DENVER CO 80221-2923

CURRENT RESIDENT
7010 BROADWAY STE 220
DENVER CO 80221-2921

CURRENT RESIDENT
7100 BROADWAY STE 5N
DENVER CO 80221-2923

CURRENT RESIDENT
7100 BROADWAY STE 3BPH
DENVER CO 80221-2922

CURRENT RESIDENT
7100 BROADWAY STE 5O
DENVER CO 80221-2923

CURRENT RESIDENT
7100 BROADWAY STE 5P
DENVER CO 80221-2923

CURRENT RESIDENT
7100 BROADWAY STE 6B
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 5Q
DENVER CO 80221-2923

CURRENT RESIDENT
7100 BROADWAY STE 6C
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 5R
DENVER CO 80221-2923

CURRENT RESIDENT
7100 BROADWAY STE 6D
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 5S
DENVER CO 80221-2923

CURRENT RESIDENT
7100 BROADWAY STE 6E
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 5T
DENVER CO 80221-2923

CURRENT RESIDENT
7100 BROADWAY STE 6F
DENVER CO 80221-2925

CURRENT RESIDENT
7010 BROADWAY STE 300
DENVER CO 80221-2924

CURRENT RESIDENT
7100 BROADWAY STE 6G
DENVER CO 80221-2925

CURRENT RESIDENT
7010 BROADWAY STE 310
DENVER CO 80221-2924

CURRENT RESIDENT
7100 BROADWAY STE 6H
DENVER CO 80221-2925

CURRENT RESIDENT
7010 BROADWAY STE 315
DENVER CO 80221-2924

CURRENT RESIDENT
7100 BROADWAY STE 6I
DENVER CO 80221-2925

CURRENT RESIDENT
7010 BROADWAY STE 320
DENVER CO 80221-2924

CURRENT RESIDENT
7100 BROADWAY STE 6J
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 6A
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 6K
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 6L
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 1CPH
DENVER CO 80221-2931

CURRENT RESIDENT
7100 BROADWAY STE 6O
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 2APH
DENVER CO 80221-2932

CURRENT RESIDENT
7100 BROADWAY STE 6Q
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 2BPH
DENVER CO 80221-2933

CURRENT RESIDENT
7100 BROADWAY STE 6R
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 2CPH
DENVER CO 80221-2934

CURRENT RESIDENT
7100 BROADWAY STE 6S
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 2DPH
DENVER CO 80221-2935

CURRENT RESIDENT
7100 BROADWAY STE 6T
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 2EPH
DENVER CO 80221-2936

CURRENT RESIDENT
7100 BROADWAY STE 6U
DENVER CO 80221-2925

CURRENT RESIDENT
7100 BROADWAY STE 2FPH
DENVER CO 80221-2937

CURRENT RESIDENT
7100 BROADWAY STE 3CPH
DENVER CO 80221-2928

CURRENT RESIDENT
7100 BROADWAY STE 2LPH
DENVER CO 80221-2938

CURRENT RESIDENT
7100 BROADWAY STE 3DPH
DENVER CO 80221-2929

CURRENT RESIDENT
7100 BROADWAY STE 2NPH
DENVER CO 80221-2939

CURRENT RESIDENT
7100 BROADWAY STE 3EPH
DENVER CO 80221-2930

CURRENT RESIDENT
7100 BROADWAY STE 2OPH
DENVER CO 80221-2940

CURRENT RESIDENT
7100 BROADWAY STE 2PPH
DENVER CO 80221-2941

CURRENT RESIDENT
7100 BROADWAY STE 1APH
DENVER CO 80221-2951

CURRENT RESIDENT
7100 BROADWAY STE 6NPH
DENVER CO 80221-2942

CURRENT RESIDENT
7010 BROADWAY STE 400
DENVER CO 80221-2952

CURRENT RESIDENT
7100 BROADWAY STE 6OPH
DENVER CO 80221-2943

CURRENT RESIDENT
7010 BROADWAY STE 405
DENVER CO 80221-2952

CURRENT RESIDENT
7100 BROADWAY STE 6PPH
DENVER CO 80221-2944

CURRENT RESIDENT
7010 BROADWAY STE 350
DENVER CO 80221-2953

CURRENT RESIDENT
7100 BROADWAY STE 6QPH
DENVER CO 80221-2945

CURRENT RESIDENT
7010 BROADWAY STE 360
DENVER CO 80221-2953

CURRENT RESIDENT
7010 BROADWAY STE 430
DENVER CO 80221-2946

CURRENT RESIDENT
50 E 70TH AVE UNIT 2
DENVER CO 80221-2954

CURRENT RESIDENT
7010 BROADWAY STE 450
DENVER CO 80221-2946

CURRENT RESIDENT
7100 BROADWAY STE 6SPH
DENVER CO 80221-2948

CURRENT RESIDENT
7100 BROADWAY STE 1DPH
DENVER CO 80221-2949

CURRENT RESIDENT
7100 BROADWAY STE 1BPH
DENVER CO 80221-2950

CERTIFICATE OF POSTING



I, Nick Eagleson do hereby certify that I posted the subject property at Parcel #'s 0182503103033 and 0182503103029 on April 14, 2025 in accordance with the requirements of the Adams County Development Standards and Regulations.

Nick Eagleson

Nick Eagleson