



CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- 1. Development Application Form (pg. 5)
- 2. Application Fees (see pg. 2)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Proof of Ownership (warranty deed or title policy)
- 6. Proof of Water and Sewer Services
- 7. Proof of Utilities (e.g. electric, gas)
- 8. Legal Description
- 9. Certificate of Taxes Paid
- 10. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7)
- 11. Certificate of Surface Development (pg. 8-10)

Supplemental Items (if applicable) *Contact County staff for supplemental forms

- 1. Traffic Impact Study
- 2. Neighborhood Meeting Summary
- 3. Solid waste transfer station*
- 4. Solid waste composting facility*
- 5. Scrap tire recycling facility*
- 6. Inert fill*

Application Fees	Amount	Due
Conditional Use Permit	\$1,100 (\$400 per additional residential request/ \$600 per additional non-residential)	After complete application received
Adams County Health Dept.	\$360 (Level 3) For Solid Waste Use Only	After 1st Staff Review is Completed

Conditional Use-Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site.

4. Site Plan:

- A detailed drawing of existing and proposed improvements.
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

5. Proof of Ownership:

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

6. Proof of Water:

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

Proof of Sewer:

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

7. Proof of Utilities (Gas, Electric, etc):

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

8. Legal Description:

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

9. Proof of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or <http://adcogov.org/index.aspx?NID=812>

10. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
- Mineral or Surface right owners may be found in the title commitment for the subject property

- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents

SUPPLEMENTAL:

1. Preliminary Traffic Impact Study:

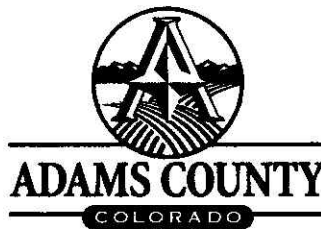
- This shall include, but not limited to:
 - Trip generation estimates from the development,
 - Current traffic counts,
 - Projected future traffic counts to include background traffic projections and future traffic projections from the development.
 - A description of the traffic impacts that the development will have on the surrounding area.

Final Traffic Study:

- Shall have all of the information contained in a Preliminary Traffic Impact Study and it shall also include recommendations on how to mitigate the traffic impacts that are caused by the development. (See chapter 8 for full description of requirements).

2. Neighborhood Meeting Summary:

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



Development Application

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

APPLICANT

Name(s): Company:
Address:
City, State, Zip:
Phone #: Email:

OWNER

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

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

Name: Company:
Address:
City, State, Zip:
Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

From: ACI Payments, Inc. - Customer Service

customerservice@acipayonline.com

Subject: Confirmation of Payment

Date: Apr 10, 2023 at 4:12:45 PM

To: Will Hillen III whillen3@hillencorp.com

ACI PAYMENTS, INC.™

Dear ACI Payments, Inc. Customer:

Thank you for selecting ACI Payments, Inc. for electronic payment of Building Permit Payments. Your payment of \$600.00 was sent to Adams County - Building Safety on 04-10-2023. Your confirmation number is 161526.

To check the status of your payment, visit the ACI Payments, Inc. Web site at https://acipayonline.com/pc_paym.jsp. Please be prepared to provide your e-mail address whillen3@hillencorp.com and one of the following two items:

-Your confirmation number, 161526

OR

-The last four digits of the card you used for payment, 6006

To become a registered user of ACI Payments, Inc., enabling you to access your complete tax and fee payment history, visit our web site at http://acipayonline.com/pc_sign.jsp.

Again, thank you for using ACI Payments, Inc. We hope you enjoy the convenience, cash management, and payment card benefits earned from your payment.

Customer Service

ACI Payments, Inc.
Corporation

Questions? Call toll-free [1-800-487-4567](tel:1-800-487-4567).

 [Make a payment](#)

 [See what I can pay](#)

 [Log in to My Account](#)

ACI Payments, Inc.
6060 Coventry Drive
Elkhorn, NE 68022
acipayonline.com

Explanation of Conditional Use Request

This request is to Hillen Corporation would like to continue to provide materials sorting and separating services on their property. Typical materials that are sorted on-site are metals, excess new wood, brick, and concrete. It was brought to their attention that this activity requires a Conditional Use Permit.

Types of activities currently performed on the property are:

- Sorting
- Aggregate size reduction or grinding
- Materials transfer
- Roll-off container storage
- Aggregate stockpiling
- Outside storage of materials

Typical customers of the facility are seeking a LEED credit for a building through recycling construction materials for resource recovery. Materials are brought on-site in roll-off containers and then placed in separate roll-off containers according to material type. Metals are shipped off-site to a metal reclaiming facility. Wood materials are shipped off-site for recycling into landscape mulch. Brick is sorted for potential reuse, then stacked on pallets for reuse on future jobs or sale. Non-usable brick and concrete is reduced in size with a hydraulic jack or crushed. Crushed concrete and brick is available for use on future jobs or for sale.

The facility does comply with Beneficial Use requirements with the Colorado Department of Public Health and Environment (CDPHE) including registration of the recycling facility. No solid or liquid waste is accepted.

An Operations Plan (OP) is submitted with this application to address management of the facility and materials received. The OP includes information about the site, screening for suspected contaminants, recordkeeping, and closure and financial care. The site does not qualify for a stormwater permit since no area over one acre is being disturbed. The drainage is primarily to a stormwater retention basin located in the southwest corner of the property. This retention basin was created as part of the former Certificate of Designation approved in 1981 with the accompanying 1985 drainage report prepared by Quest Consulting. The property has issues that should be noted in relation to the planned Dahlia Street stormwater drainage improvements project with Adams County Engineering. The report notes as follows:

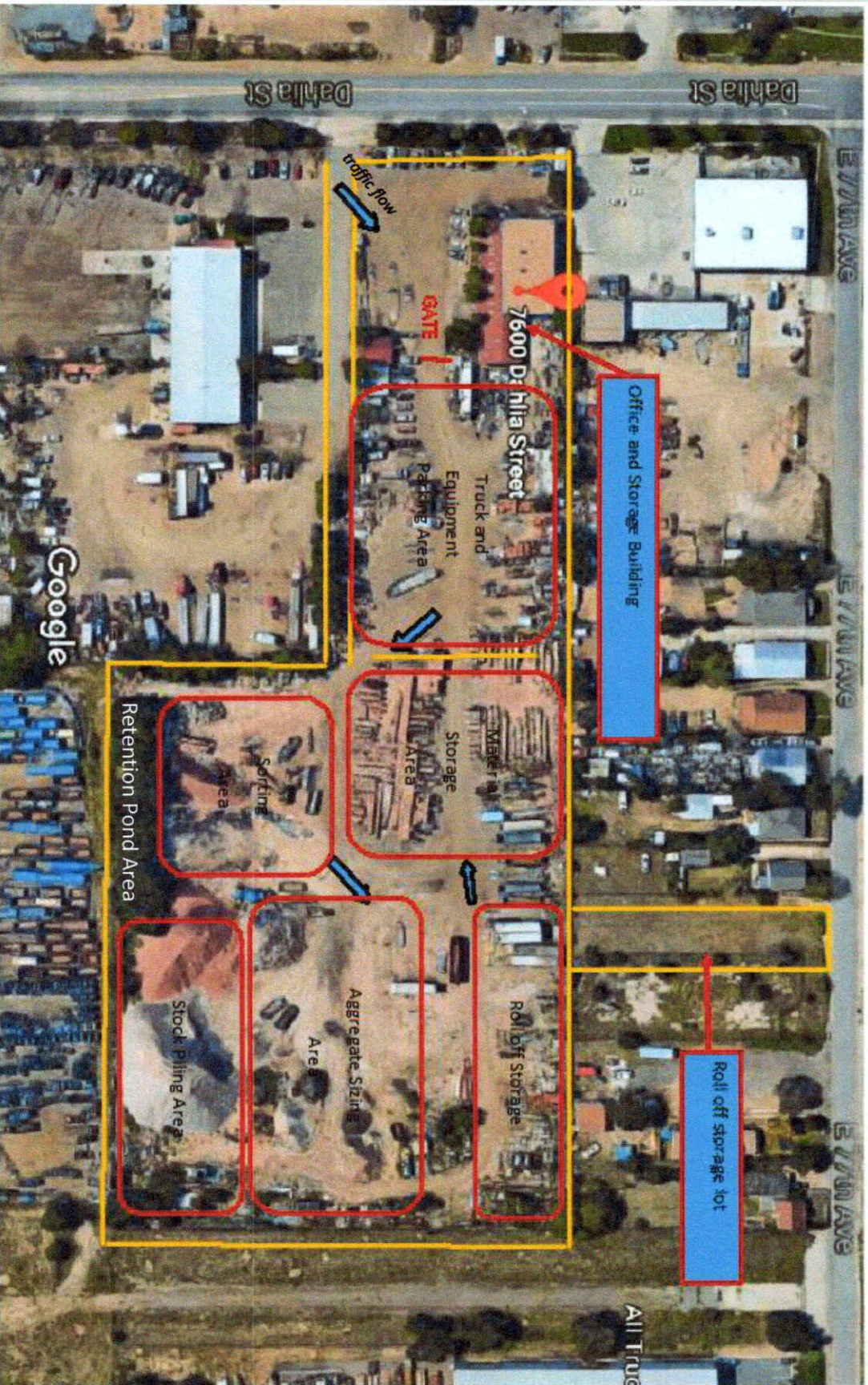
“The State Highway Department and Adams County allowed property to the south (approximately 175 acres) to utilize this property as a retention pond. As far as we can determine this was allowed without the permission of either the present or previous owners of the property, and no provisions have been made for emergency outfall. The water reaches this property by passing through property to the south owned by Timpte

Corporation, then discharges into this property. This change in drainage patterns was done sometime after 1975, and therefore is probably not a historic condition; i.e., the present property owner doesn't have to continue to accept this non-historical drainage. However, prior to taking any unilateral action, the owner should consult legal counsel if a mutually satisfactory solution is not arrived at with the County and the adjacent owner. This problem was studied in a report prepared by Matrix Engineering and also was covered in report by McLaughlin Water Engineers (April, 1985). Both reports covered not only this property, but general basin area problems and proposed future improvements. Both reports were studied and utilized in preparing this report." (Quest Consulting, November 1985)

This CUP includes outside storage of aggregate piles that are above the fence line. The pile location is in the rear of the property and is not visible from the roadways. The piles have existed for many years, as the recycled product is depleted and restocked for customers without incident or complaint. The piles will be managed in accordance with the Operation Plan and we request approval to continue management of the existing piles.

Traffic from 72nd Avenue and Dahlia is estimated to be less than 40 trips per day, therefore a traffic study was not completed for the facility. No additional traffic is contemplated with continued future use.

Hillen Site Plan



SPECIAL WARRANTY DEED

THIS DEED, made this Sept 22, 2016
between **FRANCES L. HILLEN TRUST,**

grantor, and

WILLIAM D. HILLEN, Individually
whose legal address is: **7600 Dahlia Street**
Commerce City, CO 80022
of the City of Commerce City, and State of Colorado, grantee,

WITNESSETH, That the grantor, for and in consideration of the sum of: **TEN AND NO/100****DOLLARS (U.S. \$10.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the grantee, his heirs and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of Adams and State of Colorado, described as follows:

An undivided one-half interest in Lots 1, 2, 3, 4, and 5, **DAHLIA INDUSTRIALPARK AMENDED**, containing 13.90 acres, more or less, a part of the E½ of Section 31, T2S, R67W of the 6th P.M. According to a plat filed for record in the office of the Clerk and Recorder, County of Adams, State of Colorado on the 28th day of May, 1987 in File 16, Map 602, Reception #B743947

also known by street and number as: 7500 to 7600 Dahlia Street, Commerce City, CO 80022

CORRECTION DEED CORRECTING SPECIAL WARRANTY DEED

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee, his heirs and assigns forever. The grantor, for itself, its heirs and personal representatives or successors, does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF, The grantor has executed this deed on the date set forth above.

W. Hillen
Grantor: **FRANCES L. HILLEN TRUST**
By **WILLIAM D. HILLEN,** as TRUSTEE

State of Colorado }
 }ss.
County of Jefferson }

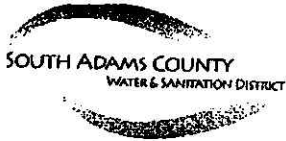
The foregoing was acknowledged before me this 22nd day of September, 2016, by **FRANCES L. HILLEN TRUST** by **WILLIAM D. HILLEN,** as TRUSTEE, grantor.

My commission expires: _____

Witness my hand and official seal.

JEAN E KLENE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19924009093
MY COMMISSION EXPIRES JULY 21, 2020

Jean E. Klene
Notary Public



South Adams County
Water & Sanitation District
6595 E 70th Avenue
Commerce City CO 80022
303.288.2646 www.sacwsd.org

Water and Wastewater Account Information

Account Number: 0404048.00
Service Address: 7600 DAHLIA ST
Service Period: 9-14-2016 to 10-13-2016
Billing Date: 10-13-2016
Due Date: 11- 2-2016

0404048.00

Water Meter Reading: *Use measured in 1,000 gallon increments

	Previous		Current		Total
	Date	Reading	Date	Reading	Use*
Domestic	9- 7-2016	530	10- 4-2016	537	7

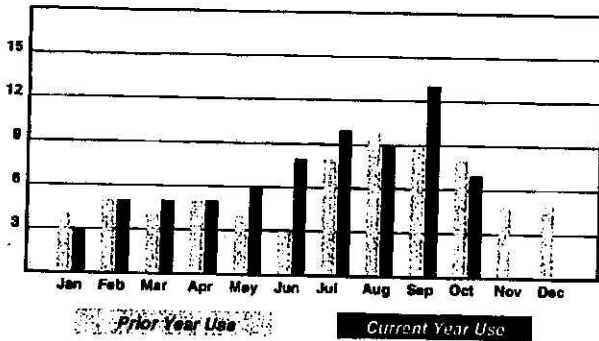
WM D HILLEN
7600 DAHLIA ST
COMMERCE CITY CO 80022-1466

1-299-6



Current Water and Sewer Charges

Water-Commercial Service Fee
Commercial Water 3/4" \$39.41
Sewer-Commercial
Commercial Sewer 3/4" \$43.01



Special Message

Dedicated to Providing
Affordable and Sustainable
Water Resources

Current Bill Summary

Previous Bill Amount: \$47.23
Payments Received: \$-47.23
Current Water & Sewer Charges: \$82.42
TOTAL AMOUNT DUE \$82.42
Amount Automatically withdrawn on 11- 2-2016



Payment Coupon

Account Number: 0404048.00
Service Address: 7600 DAHLIA ST
Service Period: 9-14-2016 to 10-13-2016
Billing Date: 10-13-2016
Due Date: 11- 2-2016

WM D HILLEN
7600 DAHLIA ST
COMMERCE CITY CO 80022-1466

04040480010000082420

Amount Due

TOTAL AMOUNT DUE BY 11- 2-2016 \$82.42

Amount Enclosed

\$

Please return this portion along with your
payment. Please make check payable to:

South Adams County
Water & Sanitation District
PO Box 711863
Denver, CO 80271-1863

0404048.00



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
WILLIAM D HILLEN 7600 DAHLIA ST HENDERSON, CO 80640	53-1932586-3	11/09/2016
	STATEMENT NUMBER	STATEMENT DATE
	521091189	10/20/2016
		AMOUNT DUE
		\$360.14

DAILY AVERAGES	Last Year	This Year
Temperature	64° F	60° F
Electricity kWh	103.8	102.1
Electricity Cost	\$10.81	\$11.01

YOUR MONTHLY NATURAL GAS USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	64° F	60° F
Gas Therms	0.6	0.6
Gas Cost	\$1.69	\$1.76

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Email us at: Customerservice@xcelenergy.com
 Please Call: 1-800-481-4700
 Hearing Impaired: 1-800-895-4949
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Electricity Service	09/22/16 - 10/20/16	2858 kWh	\$308.17
Natural Gas Service	09/21/16 - 10/19/16	20 therms	\$51.97
Current Charges			\$360.14

ACCOUNT BALANCE

Previous Balance	As of 09/21	\$493.63
Payment Received	Auto Pay 10/12	-\$493.63 CR
Balance Forward		\$0.00
Current Charges		\$360.14
Amount Due		\$360.14

INFORMATION ABOUT YOUR BILL

Thank you for your payment.

RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS



Please help our neighbors in need of energy assistance by contributing to Energy Outreach Colorado. To participate, check the box in the lower left corner and mark your contribution amount on the back of this payment stub using blue or black ink.

AV 01 013846 31425B 58 A**5DGT



WILLIAM D HILLEN
 7600 DAHLIA ST
 COMMERCE CITY CO 80022-1466

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-1932586-3	11/09/2016	\$360.14	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

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



XCEL ENERGY
 P.O. BOX 9477
 MPLS MN 55484-9477

31 53110916 19325863 0000003601400000036014

Legal Description

Lot 4 and 5 Dahlia Industrial Park amended; and Henebrys Dupont Annex: Beg 50 ft W of NE cor plot 6 TH W 50 ft TH S 235 ft M/L to S LN SD Plot TH E 50 ft TH 235 ft to POB.



RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account P0000549	Parcel Number 0172131106037	Receipt Date Apr 17, 2023	Receipt Number 2023-04-17-WEB-16968
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HILLEN CORPORATION
7600 DAHLIA ST
COMMERCE CITY, CO 80022-1466

Situs Address 7600 DAHLIA ST	Payor William Hillen				
Legal Description					
Property Code	Actual	Assessed	Year	Area	Mill Levy
Com Eq/Furn/Mch - 2410	206,623	59,920	2022	215	86.768
Payments Received					
E-check				\$2,624.57	
Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Misc Charge	\$50.00	\$25.00	\$25.00	\$0.00
2022	Tax Charge	\$5,199.14	\$2,599.57	\$2,599.57	\$0.00
				\$2,624.57	\$0.00
Balance Due as of Apr 17, 2023					\$0.00

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!



RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account R0148322	Parcel Number 0172131106037	Receipt Date Apr 17, 2023	Receipt Number 2023-04-17-WEB-16956
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HILLEN HOLDINGS LLC
2303 FOSSIL TRACE DR
GOLDEN, CO 80401-6149

Situs Address
7600 DAHLIA ST

Payor
William Hillen

Legal Description
SUB:DAHLIA INDUSTRIAL PARK AMENDED LOT:4

Property Code	Actual	Assessed	Year	Area	Mill Levy
COMM LND SPEC PURPOS - 2130	370,260	107,380	2022	215	86.768
WAREHOUSE/STG - 2235	448,540	130,080	2022	215	86.768

Payments Received
E-check

\$20,603.92

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$20,603.92	\$0.00	\$20,603.92	\$0.00
				\$20,603.92	\$0.00
Balance Due as of Apr 17, 2023					\$0.00

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!



RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account R0148324	Parcel Number 0172131106039	Receipt Date Apr 17, 2023	Receipt Number 2023-04-17-WEB-16966
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HILLEN HOLDINGS LLC
2303 FOSSIL TRACE DR
GOLDEN, CO 80401-6149

Situs Address 0	Payor William Hillen				
Legal Description SUB:DAHLIA INDUSTRIAL PARK AMENDED LOT:5					
Property Code VACANT COMMERCIAL LD - 0200	Actual 695,626	Assessed 201,730	Year 2022	Area 215	Mill Levy 86.768
Payments Received					
E-check			\$17,503.70		
Payments Applied					
Year 2022	Charges Tax Charge	Billed \$17,503.70	Prior Payments \$0.00	New Payments \$17,503.70	Balance \$0.00
				\$17,503.70	\$0.00
Balance Due as of Apr 17, 2023					\$0.00

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!



RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account P0000549	Parcel Number 0172131106037	Receipt Date Feb 15, 2023	Receipt Number 2023-02-15-NetVantage-3629
----------------------------	---------------------------------------	-------------------------------------	---

HILLEN CORPORATION
7600 DAHLIA ST
COMMERCE CITY, CO 80022-1466

Situs Address 7600 DAHLIA ST	Payor				
Legal Description					
Property Code	Actual	Assessed	Year	Area	Mill Levy
Com Eq/Furn/Mch - 2410	206,623	59,920	2022	215	86.768
Payments Received					
Check				\$2,624.57	
Check Number 00120050					
Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Misc Charge	\$50.00	\$0.00	\$25.00	\$25.00
2022	Tax Charge	\$5,199.14	\$0.00	\$2,599.57	\$2,599.57
				\$2,624.57	\$2,624.57
		Balance Due as of Feb 15, 2023			\$2,624.57

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!



- Hillen Corporation offers any roll off service you may need for one flat rate – no hidden fees
- Commercial or Residential Use
 - 15 and 30 YD Containers
 - Single or Multiple Containers
 - Waste Containers
 - Recycling
 - Single Stream Recycling
- Allow us to manage your construction waste – we are experienced to handle all needs with exceptional service

Who We Are

About Us

Hillen Corporation is located in Denver, CO offering full service demolition, selective demolition and site cleaning operations. Hillen Corporation now provides fully mobile saw cutting service teams experienced in core drilling, openings and slab sawing.

Hillen Corporation also provides roll off trash disposals ranging in sizes to fit every need. Available to use on your site for construction waste, concrete or recycling.

Allow us to assist you in obtaining LEED credits by sorting your commingled waste off site and transporting to the appropriate locations.

Whatever your needs, please call and we will be glad to assist you with your project.

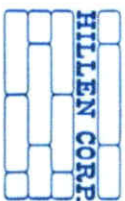
Contact Us

Phone: (303) 287-2664
 Email: hillen@hillencorp.com
 Web: www.hillencorp.com



Hillen Corporation

7600 Dahlia Street, Commerce City, CO 80022
 Phone (303)287-2664 Fax (303)287-1663 E-mail: hillen@hillencorp.com
www.hillencorp.com



WILLIAM D. HILLEN - A CORPORATION
 7600 DAHLIA • COMMERCE CITY, CO 80022 • 303-287-2664 • FAX 303-287-1663

HILLEN CORPORATION ROLL OFF CONTAINER SERVICE





Sorted Wood and Metal at Hillen Yard

Here at Hillen we have the necessary resources to manage your construction waste at our site...allow us to do the sorting and distributing of your construction waste and recycling



Streamlined LEED Construction Waste Roll Offs has it's Advantages:

- LEED paperwork managed and documented with a monthly report and back up documentation to your project

Get the results you want with your projects LEED Certification with control over all waste

- No scrap loads wasted due to too much debris in wrong container
- No wasted labor time sorting roll offs on site or redistributing of waste from one container to appropriate container
- Smaller footprint of project space needed for roll off containers
- One flat rate fee negotiated...no unexpected additional charges

- Located conveniently east of Denver and able to provide reliable service to your project



Recycling concrete operation at Hillen Corp

Obtaining LEED credit for MR 2 is one easy step:

Comingle all construction waste in one roll off can...call Hillen when ready for pick up

From there we do the rest:

- Take roll off container to our yard to sort into wood, metal, trash, etc
- Transport for appropriate disposal
- Provide LEED report and back up documentation to your project monthly





LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

March 22, 2018

Mr. Will Hillen
whillen3@hillencorp.com

Re: 7600 Dahlia
Trip Generation Letter
Adams County, CO
LSC #180390

Dear Mr. Hillen:

In response to your request, we have completed this trip generation letter for the 7600 Dahlia property in Adams County, Colorado. The purpose of this letter is to estimate the trip generation of the existing use on the property.

Table 1 shows the estimated trip generation potential for the existing land use based on information provided by the applicant because the existing business does not match any of the land uses included in the ITE *Trip Generation*, 10th Edition, 2017. Table 1 shows the existing property generates about 116 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 15 vehicles would enter and about 14 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 14 vehicles would enter and about 15 vehicles would exit.

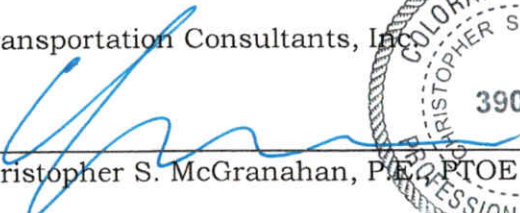
* * *

We trust this information will assist you in planning for the 7600 Dahlia development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:


Christopher S. McGranahan, P.E., P.T.O.E.

CSM/wc

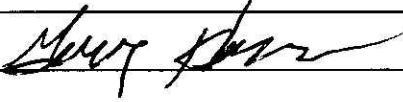


Enclosures: Table 1

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Neighborhood Meeting Summary

The meeting was held at the Hillen offices on Friday September 22 at 4pm. Two Residents attended. One complaint was filed by resident Marlon Dalton 4940 E 77th Ave. The complaint referred to the drainage issues on 77th Ave. This was determined to not be caused by the Hillen Corporation. The other attendee was Al from ADI and there were not issues for them. There were no other issues brought up against Hillen or there day to day business practices.

7595 CABINS LLC	14270 MEADOWLARK LN	
ALLIED WASTE TRANSPORTATION INC c/o Property Tax Dept.	PO BOX 29246	
B AND M EQUIPMENT COMPANY	PO BOX 566	
BECK CHRISTOPHER	234 HERMOSA ST	
BK ENTERPRISES LLC	8417 BRIGHTON RD	
CASTORENA ARLENE	702 EMERALD LN	
CMH CONCRETE PUMPING INC	1486 S BEACH CT	
COMMERCE HEIGHTS LLC	31200 NORTHWESTERN HWY	
COUNTY OF ADAMS	4430 SOUTH ADAMS COUNTY PKWY	
DENNIS AND JEFF ENTERPRISES LLC	789 N SHERMAN ST STE 660	
DISHER JAMES W AND DISHER CHERYL A	PO BOX 1716	
FIRST ROCK PROPERTY GROUP LLC	4211 INCA ST	
FORTENBERRY INVESTMENT CO LLP	6545 WEST BERRY AVE	
FORTENBERRY INVESTMENT CO LLP	10052 W UTE PL UNIT 205	
HILLEN HOLDINGS LLC	2303 FOSSIL TRACE DR	
INTEGRITY TRAFFIC HOLDING COMPANY LLC	9249 S BROADWAY # 200-361	
INTEGRITY TRAFFIC HOLDING COMPANY LLC	7625 DAHLIA ST	
JMJ LLC	5656 W 109TH CIR	
M2 CONCRETE AND EXCAVATING INC	PO BOX 12007	
MD/HOGAN LLC	2801 YOUNGFIELD ST STE 370	
MILES FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP	8875 E MEXICO DR	
OFFEN 5011 LLC	5100 E 78TH AVE	
QUINTANA MONTE A REID ROBERT F SR AKA ROBERT AKA ROBERT FREDERICK SR.	2886 W 111TH AVENUE 2624 E 97TH AVE	
ROUBIDOUX CAROL JO	4473 COUNTY ROAD 61	
SCHWERTFEGER BARBARA AND SCHWERTFEGER FRANK	12244 WHEELING CT	
SHOCO ENTERPRISES INC STEVENSON PROPERTIES COMMERCE CITY LLC C/O SPEC BUILDING CORP.	PO BOX 867 2840 ROE LN	
SWANK JANET R	7631 BRIGHTON BLVD	
UNION NORMAN J	7631 BRIGHTON BLVD	
UNION NORMAN J AND SWANK JANET R	7631 BRIGHTON BLVD	
ARAGON OLIVIA P OR CURRENT RESIDENT	4920 E 77TH AVE	

BAHENA GABINO M AND ESCOBAR VIRIDIANA OR CURRENT RESIDENT	4930 E 77TH AVE	
CASILLAS JOSE M OR CURENT RESIDENT	5000 E 77TH AVE	
CASILLAS JOSE MANUEL OR CURRENT RESIDENT	5010 E 77TH AVE	
CERVANTES-GUTIERREZ MARTIN A OR CURRENT RESIDENT	5201 E 77TH AVE	
DALTON MARLON L OR CURRENT RESIDENT	4940 E 77TH AVE	<i>Mandor G. Datto</i>
HERNANDEZ RAMIREZ ELBA OR CURRENT RESIDENT	4910 E 77TH AVE	
KROAH KRISTOPHER T OR CURRENT RESIDENT	5192 E 77TH AVE	
LOYA CRUZ AND LOYA MELIDA OR CURRENT RESIDENT	5310 E 78TH AVE	
OFFEN 5100 LLC OR CURRENT RESIDENT	5100 E 78TH AVE	
SWANK WALTER C OR CURRENT RESIDENT	7621 BRIGHTON BLVD	
UNION NORMAN J OR CURRENT RESIDENT	7631 BRIGHTON BLVD	
CURRENT RESIDENT	4995 E 77TH AVE	
CURRENT RESIDENT	5020 E 77TH AVE	
CURRENT RESIDENT	5196 E 77TH AVE	
CURRENT RESIDENT	5215 E 77TH AVE	
CURRENT RESIDENT	5251 E 77TH AVE	
CURRENT RESIDENT	5253 E 77TH AVE	
CURRENT RESIDENT	5240 E 77TH AVE	
CURRENT RESIDENT	5250 E 77TH AVE	
CURRENT RESIDENT	4801 E 78TH AVE	
CURRENT RESIDENT	5231 E 78TH AVE	
CURRENT RESIDENT	5200 E 78TH AVE	
CURRENT RESIDENT	7505 DAHLIA ST	
CURRENT RESIDENT	7500 DAHLIA ST	
CURRENT RESIDENT	7550 DAHLIA ST	
CURRENT RESIDENT	7631 DAHLIA ST	
CURRENT RESIDENT	7685 DAHLIA ST	
CURRENT RESIDENT	7600 DAHLIA ST	
CURRENT RESIDENT	7630 DAHLIA ST	
CURRENT RESIDENT	7715 DAHLIA ST	
CURRENT RESIDENT	7725 DAHLIA ST	
CURRENT RESIDENT	7740 DAHLIA ST	
CURRENT RESIDENT	7675 DAHLIA ST UNIT A	
CURRENT RESIDENT	7675 DAHLIA ST UNIT B	
CURRENT RESIDENT	5210 E 78TH AVE UNIT A	
CURRENT RESIDENT	5210 E 78TH AVE UNIT B	
CURRENT RESIDENT	7631 BRIGHTON BLVD REAR REAR	

CURRENT RESIDENT	4955 E 74TH AVE	
CURRENT RESIDENT	5135 E 74TH AVE	
CURRENT RESIDENT	7521 BRIGHTON BLVD	
CURRENT RESIDENT	7521 US HIGHWAY 85	
CURRENT RESIDENT	7595 BRIGHTON BLVD	
CURRENT RESIDENT	7691 BRIGHTON BLVD	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 1	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 10	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 11	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 12	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 14	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 15	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 16	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 17	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 18	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 19	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 2	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 20	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 21	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 28	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 29	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 3	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 30	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 31	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 32	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 33	
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CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 37	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 38	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 39	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 4	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 40	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 41	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 42	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 43	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 44	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 46	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 47	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 48	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 49	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 5	

CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 5	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 52	
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CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 55	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 56	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 57	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 58	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 59	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 6	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 60	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 7	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 8	
CURRENT RESIDENT	7701 BRIGHTON BLVD LOT 9	
CURRENT RESIDENT	7563 DAHLIA ST UNIT A	
CURRENT RESIDENT	7563 DAHLIA ST UNIT B	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 1	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 10	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 11	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 12	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 13	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 14	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 15	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 16	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 2	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 3	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 4	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 5	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 6	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 7	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 8	
CURRENT RESIDENT	7515 BRIGHTON BLVD APT 9	
CURRENT RESIDENT	7701 BRIGHTON BLVD OFC	
CURRENT RESIDENT	5190 E 77TH AVE APT 1	
CURRENT RESIDENT	5190 E 77TH AVE APT 2	
CURRENT RESIDENT	5190 E 77TH AVE APT 3	

Table 1
ESTIMATED TRAFFIC GENERATION (1)
7600 Dahlia
Adams County, CO
LSC #180390; March, 2018

Trip Generating Category	Vehicle - Trips Generated			
	Average	AM Peak Hour		PM Peak - Hour
	Weekday	In	Out	In Out
Employees (2)	40	10	0	0 10
Company Light Trucks (3)	34	2	7	7 2
Tractor Trailer Dump Trucks	12	1	2	2 1
Tractor Trailer Low Boy	20	1	3	3 1
Single-Unit Trucks	10	1	2	2 1
Total	116	15	14	14 15

- Notes:
- (1) Estimated by LSC based on discussions with the applicant because the existing business does not match any of the land uses included in the ITE *Trip Generation*, 10th Edition, 2017.
 - (2) Assumes 20 employees with half arriving/departing during the peak-hour.
 - (3) There are ten company light trucks with seven typically being on site overnight.