



## Request for Comments

Case Name: Granite World of Colorado Rezoning  
Case Number: RCU2024-00007

March 21, 2024

The Adams County Planning Commission is requesting comments on the following application: **Zoning map amendment (rezone) of approximately 0.95 acres from Agricultural-1 to Industrial-1. The site is also affected by the Mineral Conservation Overlay zone district.** This request is located at 6600 Franklin St. The Assessor's Parcel Number is 0182502401003.

Applicant Information: Granite World of Colorado  
Brian Blasco  
1780 E 66th Ave.  
Denver, CO 80229

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 April 12, 2024, 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 [GJBarnes@adcogov.org](mailto:GJBarnes@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](http://www.adcogov.org/current-land-use-cases). Thank you for your review of this case.

Greg Barnes  
Principal 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



**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 checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

**PROJECT NAME:**

**APPLICANT**

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

**OWNER**

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

**DESCRIPTION OF SITE**

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES  NO

If Yes, please list PRE#:

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

### 3. Written Explanation of Project

To Whom It May Concern:

We would like to apply for conceptual review for a variance to request to rezone parcel number 0182502401003 which is currently R1 and we would like request variance to rezone it to I1 . We are apply for a variance because our lot size is .95 acre. In order to qualify for I1 , our lot would need to be a minimum of 1 acre. We are just below the acreage size and requesting a variance to approve the lot to be rezoned.

Majority of the parcels around our lot have been granted approval to rezone as industrial use and every neighboring lot that touches our land is zoned for industrial use. We own a building across the street from this lot, Granite World of Colorado, 1780 E 66<sup>th</sup> Street, and all the land around our property is also zoned for industrial use.

Our intent is to build an industrial use building on the lot, working closely with Adams County to ensure we are within county and state specifications and regulations. We plan to build a 20,000-25,000 square foot building. We would like to schedule a conceptual review meeting to meet with the county engineer, planner, etc. to ensure we are within county guidelines to be approved for I1 .

Should you have questions or concerns, please contact my office at 720-244-6554.

Sincerely,

Brian Blasco  
Owner  
Granite World of Colorado



### 3. Written Explanation of the Project

#### HARDSHIP STATEMENT

*Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria have been satisfied (see Section Section 2-02-21-06 of the Adams County Development Standards and Regulations for the full text of the criteria). Please feel free to attach your statements using a separate piece of paper.*

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

We are requesting one variance for the lot size requirement of Industrial I – 1. The property is .95 acre, just under the minimal 1 acre requirement for I-1. No other variances will be a problem upon rezone, as the current buildings will be demolished or relocated, and replaced with one single structure built to code.

Every neighboring lot that touches our land has already been rezoned to Industrial.

2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.

Currently, the property is zoned agricultural, with a residential house on it. The entire neighboring area was once zoned agricultural – most of which is now zoned Industrial. We are asking for the same to be applied to us.

3. Granting the variance will not confer on the applicant any special privilege.

Granting the variance will allow the lot to be used as the neighborhood is already being used – Industrial. No special privilege is requested. Most of the neighbors have already been rezoned to Industrial.

4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.

If the property remains as is, it will not be in similar usage as the neighborhood. To be in harmony, we are requesting a variance, so that we too can use the property for industrial purposes.

5. The special circumstances or hardship is not self-imposed.

The property owner has not taken any actions to cause the lot size to be slightly under 1 acre. Any other variances are not going to be a problem upon rezone, as the buildings will be demolished or moved.

6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.

The variance, if granted, will allow the lot to be in harmony with the neighborhood – most of which has already been rezoned Industrial. We believe a harmonious neighborhood to be congruent with intent of Adams County Comprehensive Plan and regulations.

### **HARDSHIP STATEMENT (CONT)**

7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

Public good will be increased with our intended usage of the lot. We plan to replace the current structures with a 20,000 – 25,000 square foot building, which will be subdivided into 4 or 5 smaller units. The smaller tenants will then be able to serve the existing larger tenants in the surrounding area. The new structure and improvements will be designed in accordance with current standards and regulations.

8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.

The variance, if granted, would allow for industrial use of the property. This is in complete harmony with the surrounding neighborhood, which already operates Industrial.

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: [permitcenter@adcogov.org](mailto:permitcenter@adcogov.org)

## Public Hearing Notification

Case Name:	Granite World Lot Size Variance
Case Number:	VSP2023-00017
Board of Adjustment Hearing Date:	09/07/2023 at 6:00 p.m.

August 15, 2023

A public hearing has been set by the Adams County Board of Adjustment to consider the following request: **Variance to allow a 0.95-acre lot within the Industrial-1 zone district where a minimum lot size of 1 acre is required.** The proposed use will be Industrial. This request is located at 6600 FRANKLIN ST. The Assessor's Parcel Number(s) 0182502401003

Applicant Information: GWP LLC BRIAN BLASCO  
17860 E 66TH AVE  
6600 FRANKLIN ST  
DENVER, CO 802297110

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 may be viewed.

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](http://www.adcogov.org/current-land-use-cases). Thank you for your review of this case.

Layla Bajelan, Senior Long Range Planner  
Case Manager

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

# Fidelity National Title Company

1120 W 122nd Avenue, Suite 105, Westminster, CO 80234  
 Phone: (303)452-2989 | Fax: (303)633-7600

## FINAL BUYER'S STATEMENT

**Settlement Date:** January 31, 2023  
**Disbursement Date:** January 31, 2023

**Escrow Number:** 141-F20442-22  
**Escrow Officer:** Jenice Schaffer  
**Email:** jschaffer@fnf.com

**Buyer:** GWP, LLC, a Colorado limited liability company  
**Seller:** William M. DeLuzio  
**Property:** 6600 Franklin St  
 Denver, CO 80229-7110

	\$	DEBITS	\$	CREDITS
<b>FINANCIAL CONSIDERATION</b>				
Sale Price of Property		1,150,000.00		
Deposit				20,000.00
<b>PRORATIONS/ADJUSTMENTS</b>				
Stormwater fee Semi-Annually at \$83.00	01/31/23-07/01/23 (\$83.00 / 181 X 151 days)	69.24		
County Taxes at \$3,143.28	01/01/23 to 01/31/23 (\$3,143.28 / 365 X 30 days)			258.35
<b>TITLE &amp; ESCROW CHARGES</b>				
Title - Real Estate Closing Fee (Buyer)	Fidelity National Title Company	185.00		
Title - Tax Certificate	Fidelity National Title Company	13.50		
CO 110.1-06 - Deletion - Standard Exceptions	Fidelity National Title Company	75.00		
<b>GOVERNMENT CHARGES</b>				
Recording Fees	Fidelity National Title Company	18.00		
CO - Deed (Warranty)	\$18.00			
Documentary Fee	Fidelity National Title Company	115.00		
Record Statement of Authority	Fidelity National Title Company	13.00		
<b>Subtotals</b>		<b>1,150,488.74</b>		<b>20,258.35</b>
<b>Balance Due FROM Buyer</b>				<b>1,130,230.39</b>
<b>TOTALS</b>		<b>1,150,488.74</b>		<b>1,150,488.74</b>

**APPROVED AND ACCEPTED**


Sales or use taxes on personal property not included. Fidelity National Title Company assumes no responsibility for the adjustment of special taxes or assessments unless they are shown on the Treasurer's Certificate of Taxes Due. The condition of title to the property is to be determined by reference to the title evidence provided by Seller or by personal investigation. The above statement of settlement is approved as of the settlement date shown above and Escrow Holder is hereby authorized to disburse as Trustee funds as indicated.



I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BUYER:

GWP LLC

BY:   
Brian Blasco  
Managing Member

Selling Agent/Broker

\_\_\_\_\_  
Resident Realty

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

  
\_\_\_\_\_  
Fidelity National Title Company  
Settlement Agent

**Fidelity National Title Company**1120 W 122nd Avenue, Suite 105, Westminster, CO 80234  
Phone: (303)452-2989 | Fax: (303)633-7600**FINAL BUYER'S STATEMENT****Settlement Date:** January 31, 2023  
**Disbursement Date:** January 31, 2023**Escrow Number:** 141-F20442-22  
**Escrow Officer:** Jenice Schaffer  
**Email:** jschaffer@fnf.com**Buyer:** GWP, LLC, a Colorado limited liability company  
**Seller:** William J. DeLuzio  
**Property:** 6600 Franklin St  
Denver, CO 80229-7110

		\$	DEBITS	\$	CREDITS
<b>FINANCIAL CONSIDERATION</b>					
Sale Price of Property			1,150,000.00		
Deposit					20,000.00
<b>PRORATIONS/ADJUSTMENTS</b>					
Stormwater fee Semi-Annually at \$83.00	01/31/23-07/01/23 (\$83.00 / 181 X 151 days)		69.24		
County Taxes at \$3,143.28	01/01/23 to 01/31/23 (\$3,143.28 / 365 X 30 days)				258.35
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<b>Subtotals</b>					
<b>Balance Due FROM Buyer</b>			<b>1,150,488.74</b>		<b>20,258.35</b>
<b>TOTALS</b>			<b>1,150,488.74</b>		<b>1,130,230.39</b>
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BUYER:

GWP LLC

BY: \_\_\_\_\_

Brian Blasco  
Managing Member

~~Selling Agent/Broker~~

*Tony Thurman*

\_\_\_\_\_  
Resident Realty

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



\_\_\_\_\_  
Fidelity National Title Company  
Settlement Agent

# Fidelity National Title Company

1120 W 122nd Avenue, Suite 105, Westminster, CO 80234

Phone: (303)452-2989 | Fax: (303)633-7600

## FINAL SELLER'S STATEMENT

**Settlement Date:** January 31, 2023  
**Disbursement Date:** January 31, 2023

**Escrow Number:** 141-F20442-22  
**Escrow Officer:** Jenice Schaffer  
**Email:** jschaffer@fnf.com

**Buyer:** GWP, LLC, a Colorado limited liability company  
**Seller:** William J. DeLuzio  
**Property:** 6600 Franklin St  
 Denver, CO 80229-7110

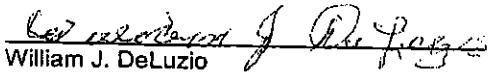
	\$	DEBITS	\$	CREDITS
<b>FINANCIAL CONSIDERATION</b>				
Sale Price of Property				1,150,000.00
<b>PRORATIONS/ADJUSTMENTS</b>				
Stormwater fee Semi-Annually at \$83.00	01/31/23-07/01/23 (\$83.00 / 181 X 151 days)			69.24
County Taxes at \$3,143.28	01/01/23 to 01/31/23 (\$3,143.28 / 365 X 30 days)		258.35	
<b>COMMISSIONS</b>				
Commission - Listing Agent	Pieters Inc \$1,150,000.00 @ 2.8000% = \$32,200.00		32,200.00	
Commission - Selling Agent	Resident Realty \$1,150,000.00 @ 2.8000% = \$32,200.00		32,200.00	
<b>TITLE &amp; ESCROW CHARGES</b>				
Title - Real Estate Closing Fee (Seller)	Fidelity National Title Company		185.00	
Owners Title Policy	Fidelity National Title Company		3,145.00	
Policies to be issued: Owners Policy Coverage: \$1,150,000.00 Premium: \$3,145.00 Version: ALTA Owners Policy 6-17-06				
<b>MISCELLANEOUS CHARGES</b>				
Property Taxes 2022 Due	Adams County Treasurer		3,434.50	
Stormwater	Adams County Stormwater		83.00	
Utility Escrow	North Washington Street Water and Sanitation		500.00	
<b>Subtotals</b>			72,005.85	1,150,069.24
<b>Balance Due TO Seller</b>			<b>1,078,063.39</b>	
<b>TOTALS</b>			<b>1,150,069.24</b>	<b>1,150,069.24</b>

**APPROVED AND ACCEPTED**

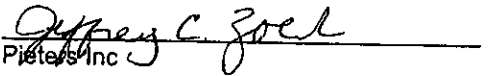
Sales or use taxes on personal property not included. Fidelity National Title Company assumes no responsibility for the adjustment of special taxes or assessments unless they are shown on the Treasurer's Certificate of Taxes Due. The condition of title to the property is to be determined by reference to the title evidence provided by Seller or by personal investigation. The above statement of settlement is approved as of the settlement date shown above and Escrow Holder is hereby authorized to disburse as Trustee funds as indicated.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

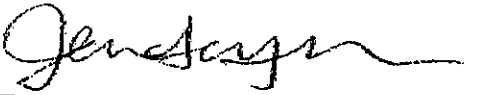
SELLER:

  
William J. DeLuzio

Listing Agent/Broker

  
Pieters Inc

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

  
Fidelity National Title Company  
Settlement Agent



**Pieters Realty**  
 Jeff Zoerb Managing Broker jeff@denverbroker.net;  
 sharon@denverbroker.net  
 Ph: 303.847.3526

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SWA35-8-10) (Mandatory 1-11)

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**SOURCE OF WATER ADDENDUM  
 TO CONTRACT TO BUY AND SELL REAL ESTATE**

Date: 9/7/2022

**1. ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE.** This Source of Water Addendum (Addendum) is made a part of that Contract to Buy and Sell Real Estate between Seller and Buyer dated 12/7/2022 (Contract), for the purchase and sale of the Property known as No. **6600 FRANKLIN Street, DENVER, CO 80229**

**2. SOURCE OF POTABLE WATER.** Seller discloses the following information for the source of potable water for the Property:

[Select and complete 1, 2 or 3 as applicable.]

**2.1** The Property's source of water is a Well. Well Permit #:  
 If a well is the source of water for the Property, a copy of the current Well Permit  Is  Is Not attached.

**2.2** The Water Provider for the Property can be contacted at:  
 Name: North Washington Street Water & Sanitation Distric  
 Address: 3172 E. 78th Avenue Denver, CO 80229  
 Web Site: https://www.colorado.gov/nswsd  
 Phone No.: 303-288-6664

**2.3** There is neither a Well nor a Water Provider for the Property. The source of water for the Property is [describe source]:

**NOTE TO BUYER: SOME WATER PROVIDERS RELY, TO VARYING DEGREES ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.**

*WILLIAM J DE LUZIO*

Seller: WILLIAM J DE LUZIO

Date: 9/16/2022

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

43 *Brian Blasco Managing Member*

Date: 12/12/2022

Buyer: **Granite World of Colorado LLC**

By: **Brian Blasco Managing Member**

44

45 Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

46

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**SWA35-8-10. SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE.** CTM eContracts - ©2022 MRI Software LLC - All Rights Reserved

# R.E.P.O.R.T

LAND SURVEYING

5460 WARD ROAD + SUITE 160  
ARVADA, COLORADO 80002  
(303) 420-4788

IMPROVEMENT LOCATION CERTIFICATE

DATE 01/06/2023 FEE 675.00 JOB# 22-395

CLIENT BRIAN BLASCO

ADDRESS 6600 FRANKLIN STREET

NAME BLASCO

LEGAL DESCRIPTION

(PER CLIENT)  
THE SOUTH 170 FEET OF THE  
WEST 242.82 FEET OF BLOCK 9,  
HARVEST ACRES,  
COUNTY OF ADAMS,  
STATE OF COLORADO

NOTES:

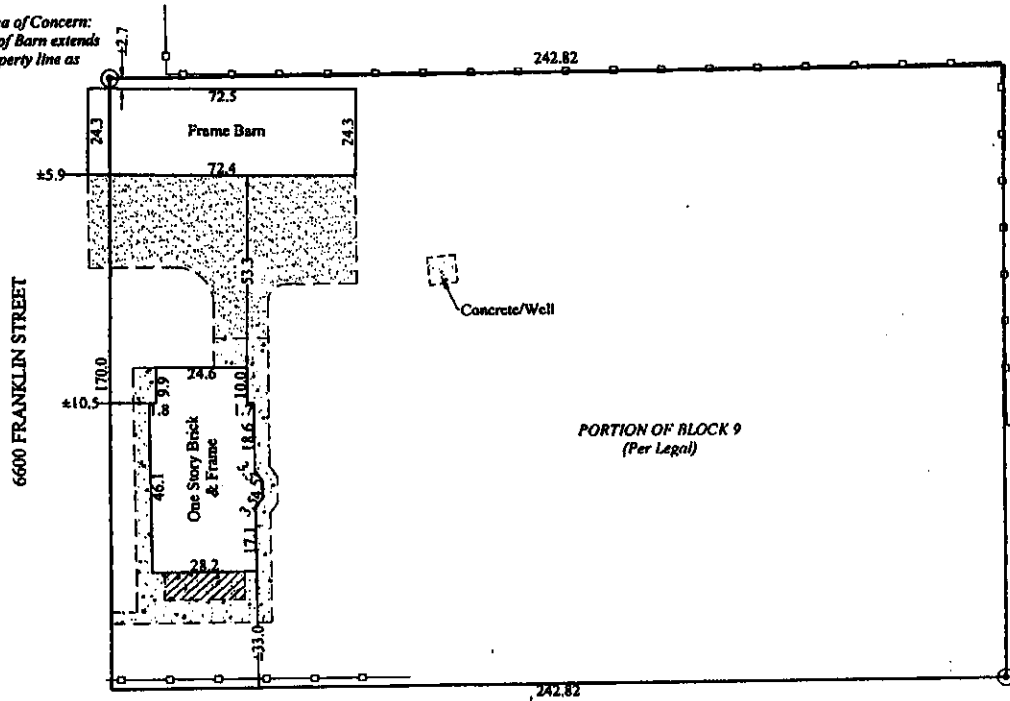
1. Certificate is based on control as shown, an Improvement Survey Plat is recommended for precise location of improvements
2. Location of fence lines, if shown, are approximate.
3. Significant snow cover at time of certificate. Flatwork is shown as accurately as possible.



Scale: 1"=40'



Note Area of Concern:  
Portion of Barn extends  
over property line as  
shown.



170 x 242.82 = 41279.4  
∴ 43560 #acre  
94.76 % of 1 acre

PORTION OF BLOCK 9  
(Per Legal)

LEGEND

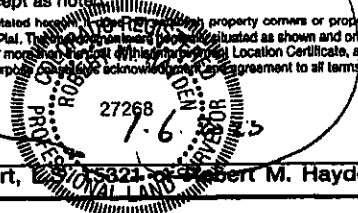
- Fence Line
- ▨ Concrete
- ▩ Asphalt
- ▧ Covered/Roof
- ⊙ Found Rebar/Cap  
LS 14112

On the basis of my knowledge, information and belief, I hereby certify that this improvement location certificate was prepared for BRIAN BLASCO that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This improvement location certificate is prepared for the sole purpose of use by parties stated hereon. It does not establish property corners or property lines. A more precise relationship of the improvements to the boundary lines can be determined by an Improvement Survey Plat. The only encroachments depicted as shown and only apparent improvements and encroachments are noted. R.E. PORT & ASSOCIATES INC and Robert E. Port will not be liable for more than the amount of this improvement location certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this improvement location certificate for any purpose constitutes acknowledgment of the agreement to all terms stated hereon.

NOTE:  
SURVEY IS DRAWN USING  
FLATTED ANGLES OR  
BEARINGS AND DIMENSIONS

Robert E. Port, L.S. 27268 Robert M. Hayden, L.S. 27268







# Statement Of Taxes Due

Account Number R0098157  
Assessed To

Parcel 0182502401003  
DE LUZIO WILLIAM J  
6600 FRANKLIN ST  
DENVER, CO 80229-7110

**Legal Description**

SUB:HARVEST ACRES BLK:9 DESC: THE S 170 FT OF THE W 242/82 FT

**Situs Address**

6600 FRANKLIN ST

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$3,434.50	\$0.00	\$0.00	(\$3,434.50)	\$0.00
<b>Total Tax Charge</b>					\$0.00
<b>Grand Total Due as of 04/24/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.615000*	\$115.17	RES IMPRV LAND	\$91,000	\$6,320
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$559.27	SINGLE FAMILY RES	\$367,498	\$25,540
GENERAL	22.8430000	\$727.78	Total	\$458,498	\$31,860
NORTH WASHINGTON WATER & SA	0.7750000	\$24.69			
RETIREMENT	0.3140000	\$10.00			
ROAD/BRIDGE	1.3000000	\$41.42			
DEVELOPMENTALLY DISABLED	0.2570000	\$8.19			
SD 1 BOND (Mapleton)	12.9690000	\$413.19			
SD 1 GENERAL (Mapleton)	44.9200000	\$1,431.15			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$3.19			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$28.67			
SOCIAL SERVICES	2.2530000	\$71.78			
<b>Taxes Billed 2022</b>	<b>107.8000000</b>	<b>\$3,434.50</b>			

\* Credit Levy

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

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

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

NOT REQUIRED

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, \_\_\_\_\_  
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:  
Physical Address: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
Parcel #(s): \_\_\_\_\_

(PLEASE CHECK ONE):

\_\_\_\_\_ On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

\_\_\_\_\_ I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: \_\_\_\_\_ Applicant: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF COLORADO )  
                                  )  
COUNTY OF ADAMS    )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

Witness my hand and official seal.

My Commission expires: \_\_\_\_\_  
Notary Public

*After Recording Return To:* \_\_\_\_\_ *Name and Address of Person Preparing Legal Description:*

**A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.**

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,  
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, Brian Blasco  
\_\_\_\_\_, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 6600 Franklin St Denver CO 80229  
Legal Description: The south 170 feet of the west 242.82 ft of Block 9,  
Harvest Acres, County of Adams, State of Colorado  
Parcel #(s): 0182502401003

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

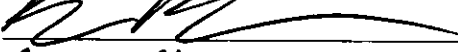
No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

\_\_\_\_\_ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

\_\_\_\_\_ The application for development provides:  
(i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;  
(ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and  
(iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 3-1-24 Applicant: Brian Blasco

After Recording Return To:

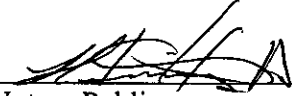
By:   
Print Name: Brian Blasco  
Address: 1780 E 66th Ave  
Denver CO 80229

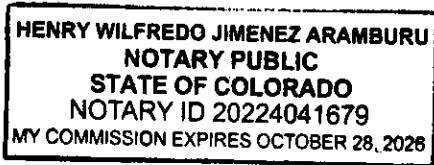
STATE OF COLORADO )  
 )  
COUNTY OF ADAMS )

Subscribed and sworn to before me this \_\_\_\_ day of March 1, 2024, by  
Brian Blasco.

Witness my hand and official seal.

My Commission expires: 10/28/2026

  
\_\_\_\_\_  
Notary Public



*Name and Address of Person Preparing Legal Description:*

**A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.**



January 30, 2024

Adams County  
Public Works – Traffic and Transportation  
4430 South Adams County Parkway  
Brighton, CO  
303.659.2120

**RE: 6600 Franklin Street Development – Trip Generation Letter**

To Whom It May Concern:

Loewen Engineering, Inc. has prepared a Trip Generation Letter to supplement the proposed rezoning of 6600 Franklin Street within unincorporated Adams County on behalf of the subject property owner, Granite World of Colorado. Trip generation analysis was estimated based on land use for industrial zone lots (I-1). The existing condition of the lot is zoned as agricultural (A-1) and has requested a variance by Adams County to be rezoned as (I-1); refer to case number VSP2023-00017. The trip generation summary herein estimates trip generation anticipated by the rezoning and by the future development that will be addressed further if the development of the lot occurs.

Existing Traffic/Road Conditions

The property at 6600 Franklin Street is bound by Planned Unit Development (PUD) to the south/southeast, and private Industrial-2 (I-2) properties existing at all other adjacent lots. The current residence has existing access via a 30-ft wide strip of property extending to Franklin Street. Adjacent streets to the property (Franklin Street to the West and East 66<sup>th</sup> Avenue to the south) are defined as collector roads and not proposed to change as part of this rezoning. Existing connections to Franklin Street and East 66<sup>th</sup> Avenue are collector roadways and private industrial developments with entrances directly connected to the roadway.

Trip Generation Analysis

As required for the rezoning of the lot, a trip generation analysis was performed in accordance with parameters set by the Institute of Transportation Engineers (ITE). The existing development is currently a single family detached residential property and the proposed zoning change will change the zoning to an industrial lot (Zoned I-1) which will be accessed from Franklin Street. Based on national averages from studies by the ITE, the existing lot generates approximately 1 trip per PM peak hour resulting in a daily trip generation of approximately 10 trips (ITE Trip Generation Manual). The proposed rezoning requested as part of this submittal is not proposed to construct any structures at this time but is planned future submittals. Therefore, for the submittal related only to the lot rezoning, we estimate an increase in 0 trips per PM peak hour resulting in an additional 0 daily trips as a building of a defined square footage will not be constructed as part of the rezoning.

Once rezoning is completed, a plan for site improvements will be submitted to Adams County with an estimate footprint of a new building. Preliminary plans estimate the new industrial building will be approximately 18,000 SF. Using estimates from the ITE, a building of this size classified as a warehouse building type will result in approximately 14 trips for PM Peak hour yielding roughly 70 trips per day based on average daily trip calculation method which we estimate will require a Phase I or Phase II traffic study (based on the final structure size to be



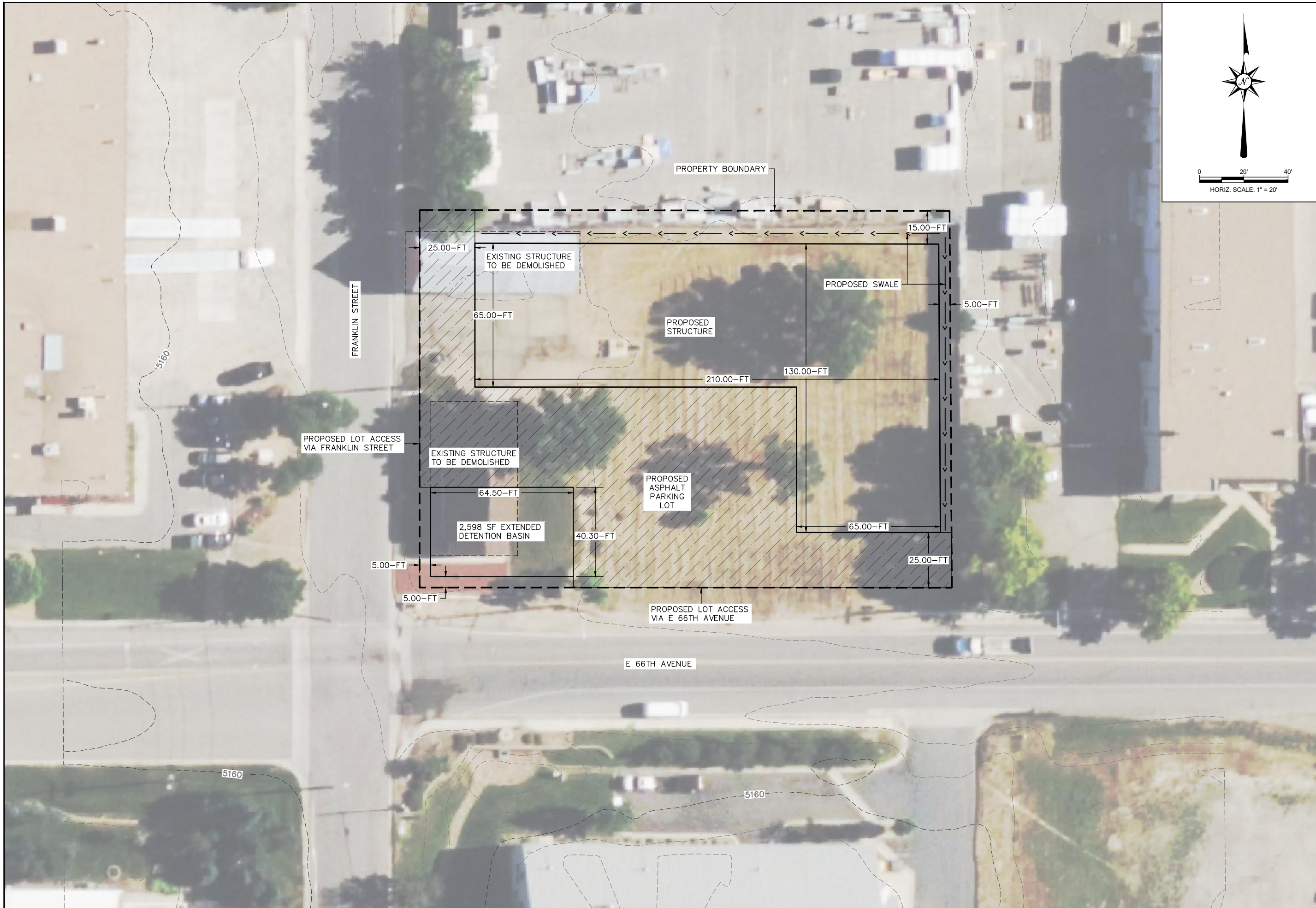
confirmed during final design of the lot. A final traffic study will be provided once the final structure size is determined, and the design team can accurately access the trip generations associated with said structure.

Please reach out with any questions or concerns regarding the analysis.

Regards,

A handwritten signature in blue ink, appearing to read "Daniel Loewen".

Daniel Loewen, PE  
President  
Loewen Engineering, Inc.



0 20' 40'  
HORIZ. SCALE: 1" = 20'

PREPARED BY:  
  
**LOEWEN**  
 Engineering Inc.  
 7388 S REVERE PKWY  
 SUITE 601  
 CENTENNIAL, CO 80112  
 O: (720) 667-2063

PREPARED FOR:  
  
**GRANITE WORLD**

VERIFY SCALE:  
 BAR IS ONE INCH  
 ON ORIGINAL  
 DRAWINGS



6600 FRANKLIN STREET  
 SITE PLAN

#	DATE	DESCRIPTION	INITIALS

DRAWN BY: KAN  
 DESIGNED BY: KAN  
 CHECKED BY: DPL

DATE  
**JAN 2024**

SHEET  
**3**

# 6600 FRANKLIN STREET

## LEVEL 1 - STORM DRAINAGE PLAN



Know what's below.  
Call before you dig.



SHEET LIST TABLE – CIVIL	
SHEET NUMBER	SHEET TITLE
1	COVER
2	GENERAL NOTES
3	SITE PLAN
4	EXISTING DRAINAGE MAP
5	PROPOSED DRAINAGE MAP
6	EROSION AND SEDIMENT CONTROL PLAN
7	EROSION AND SEDIMENT CONTROL PLAN DETAILS (1 OF 2)
8	EROSION AND SEDIMENT CONTROL PLAN DETAILS (2 OF 2)

CONTACT INFORMATION

**CIVIL ENGINEER**  
**Loewen Engineering**  
 Contact: Daniel Loewen  
 7388 S Revere Parkway, Unit 601  
 Centennial, CO 80112  
 720.667.2063

**OWNER**  
**Granite World of Colorado**  
 Contact: Brian Blasco  
 1780 E 66th Avenue  
 Denver, CO 80229  
 303.430.8400

LOCATION MAP  
 NOT TO SCALE



JANUARY 2024

FOR AND ON BEHALF OF  
**LOEWEN ENGINEERING, INC.**

PROJECT ENGINEER: DANIEL LOEWEN, P.E.

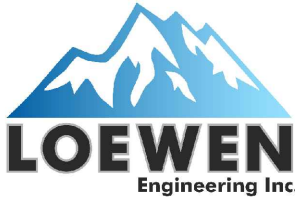
DATE

STAFF ENGINEER: KEVIN NOSIGLIA, E.I.

DATE

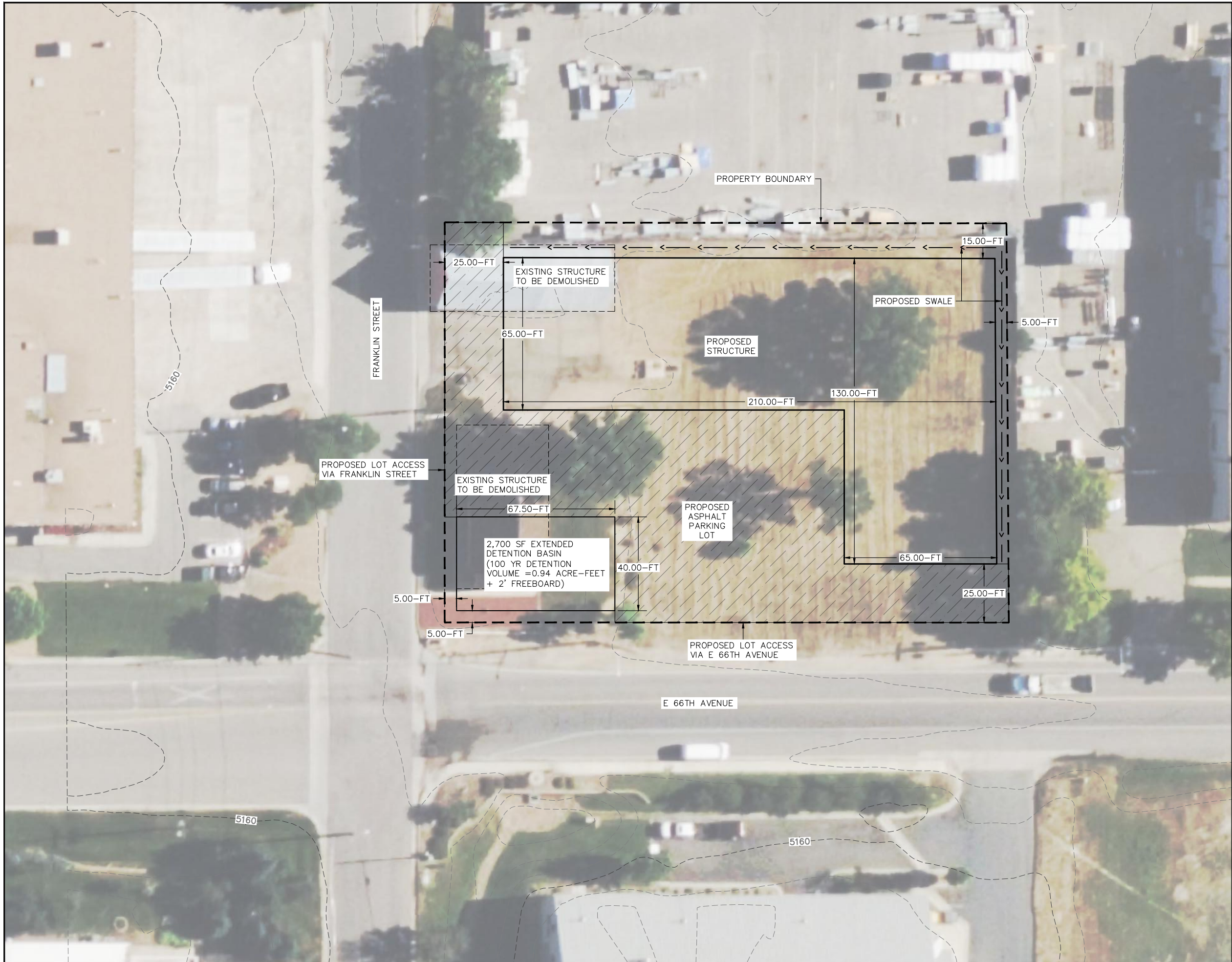


GRANITE WORLD









LEGEND

- PROPERTY LINE
- >- PROPOSED SWALE
- ▨ PROPOSED ASPHALT SURFACE

NOTES:

1. SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST 6TH PRINCIPAL MERIDIAN

PREPARED BY:



7388 S REVERE PKWY  
SUITE 601  
CENTENNIAL, CO 80112  
O: (720) 667-2063

PREPARED FOR:



GRANITE WORLD

VERIFY SCALE:

BAR IS ONE INCH ON ORIGINAL DRAWINGS



Know what's below.  
Call before you dig.

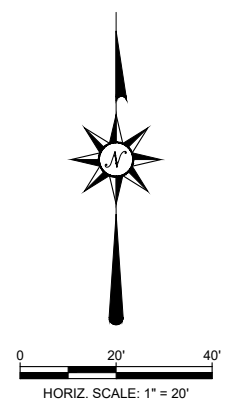
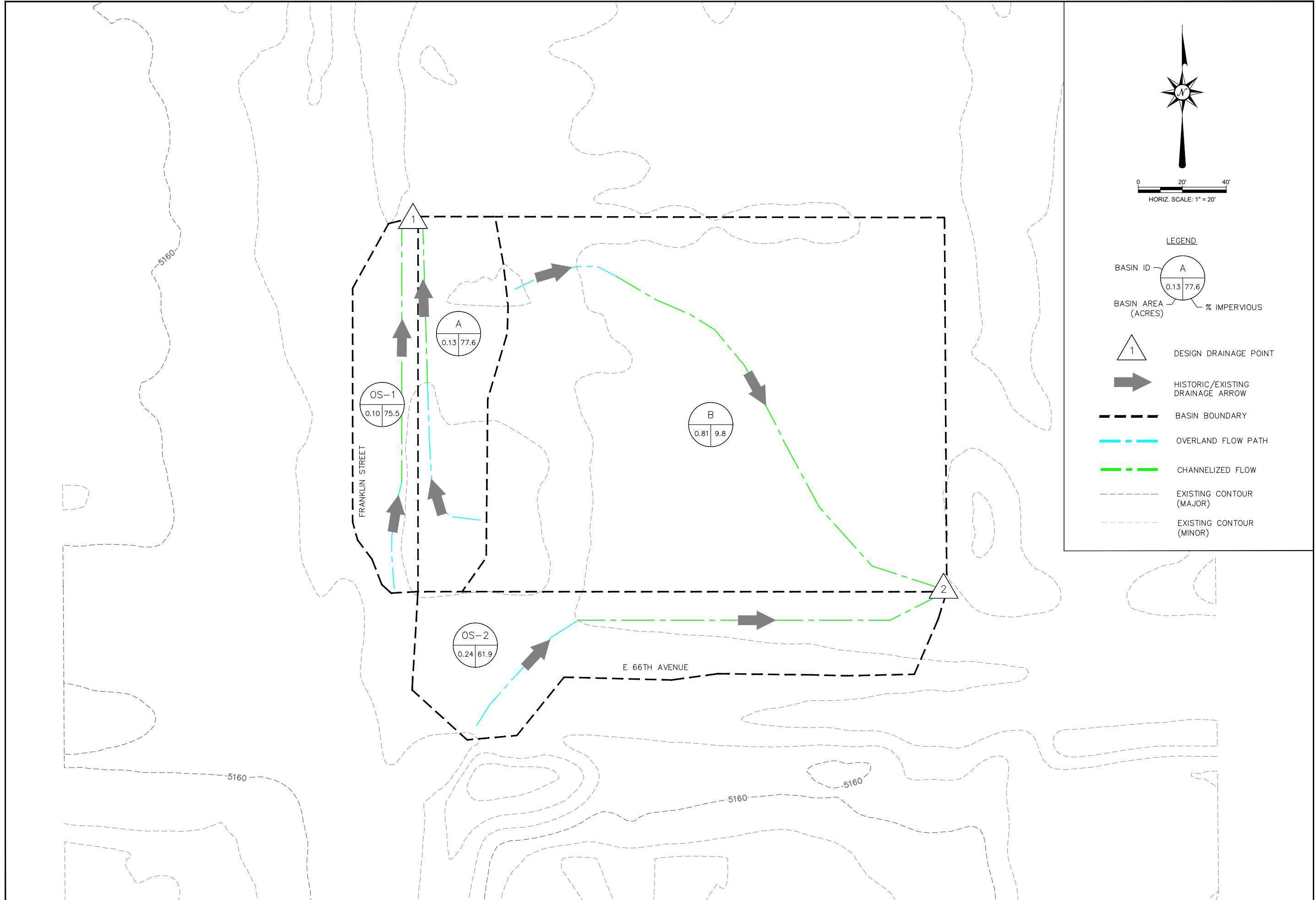
6600 FRANKLIN STREET  
SITE PLAN

#	DATE	DESCRIPTION	INITIALS

DRAWN BY: KAN  
DESIGNED BY: KAN  
CHECKED BY: DPL

DATE  
JAN 2024

SHEET  
3



- LEGEND**
- BASIN ID — BASIN AREA (ACRES) — % IMPERVIOUS
  - DESIGN DRAINAGE POINT
  - HISTORIC/EXISTING DRAINAGE ARROW
  - BASIN BOUNDARY
  - OVERLAND FLOW PATH
  - CHANNELIZED FLOW
  - EXISTING CONTOUR (MAJOR)
  - EXISTING CONTOUR (MINOR)

PREPARED BY:  
  
 7388 S REVERE PKWY  
 SUITE 601  
 CENTENNIAL, CO 80112  
 O: (720) 667-2063

PREPARED FOR:  
  
 GRANITE WORLD

VERIFY SCALE:  
 BAR IS ONE INCH  
 ON ORIGINAL  
 DRAWINGS

  
 Know what's below.  
 Call before you dig.

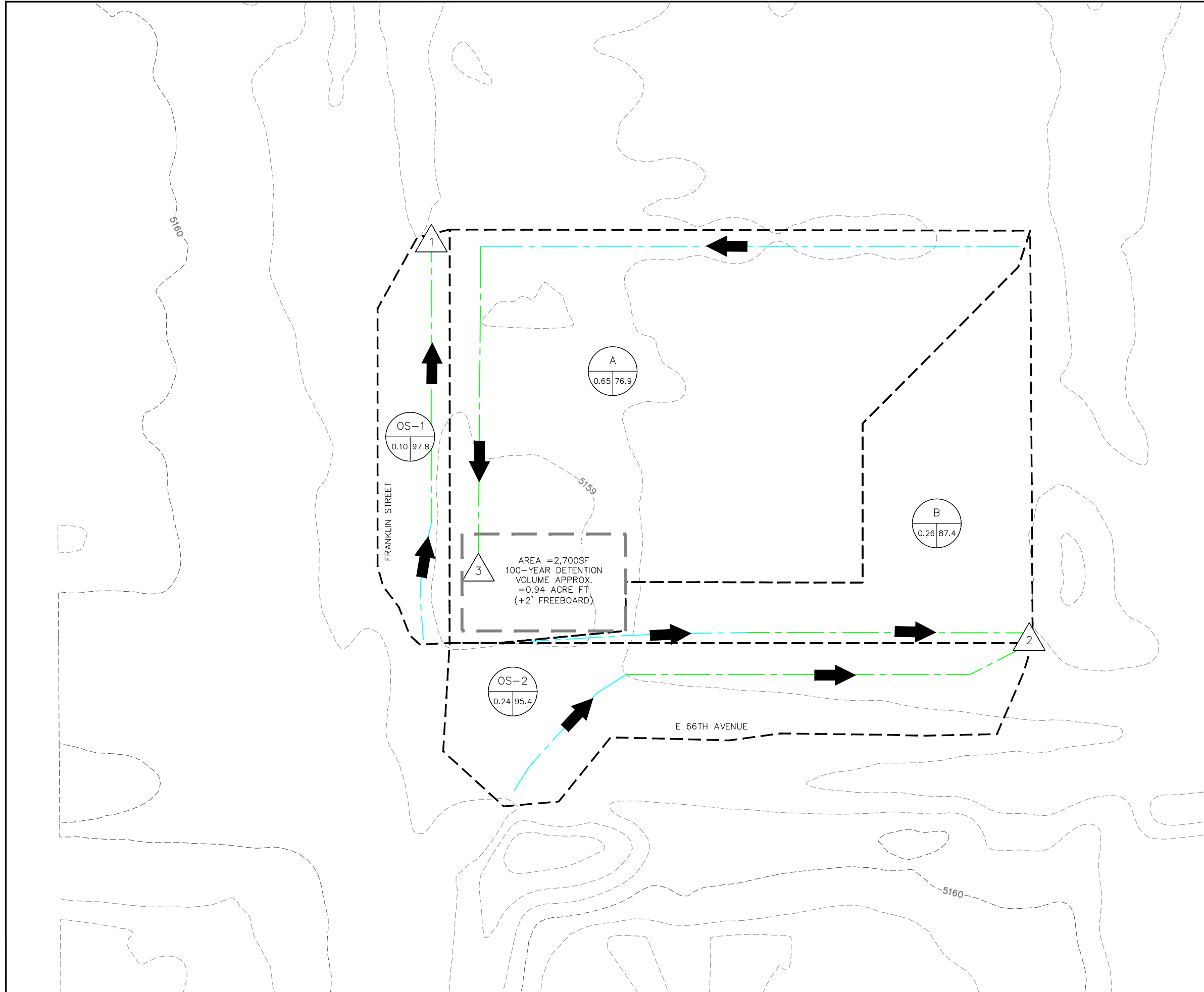
6600 FRANKLIN STREET  
 EXISTING DRAINAGE MAP

#	DATE	DESCRIPTION	INITIALS

DRAWN BY: KAN  
 DESIGNED BY: KAN  
 CHECKED BY: DPL

DATE  
 JAN 2024

SHEET  
 4



N

0 20' 40'

HORIZ. SCALE: 1" = 20'

LEGEND

BASIN ID A  
 0.68 | 76.9  
 BASIN AREA (ACRES) | % IMPERVIOUS

1 DESIGN DRAINAGE POINT

PROPOSED DRAINAGE ARROW

BASIN BOUNDARY

OVERLAND FLOW PATH

CHANNELIZED FLOW

EXISTING CONTOUR (MAJOR)

EXISTING CONTOUR (MINOR)

FUTURE DETENTION BASIN

NOTE: LEVEL I DRAINAGE, PROPOSED GRADING/ CONTOURS NOT PROVIDED

PREPARED BY:

**LOEWEN**  
Engineering Inc.

7388 S REVERE PKWY  
SUITE 601  
CENTENNIAL, CO 80112  
O: (720) 667-2063

PREPARED FOR:

**GRANITE WORLD**

VERIFY SCALE:  
BAR IS ONE INCH ON ORIGINAL DRAWINGS

**811**  
Know what's below.  
Call before you dig.

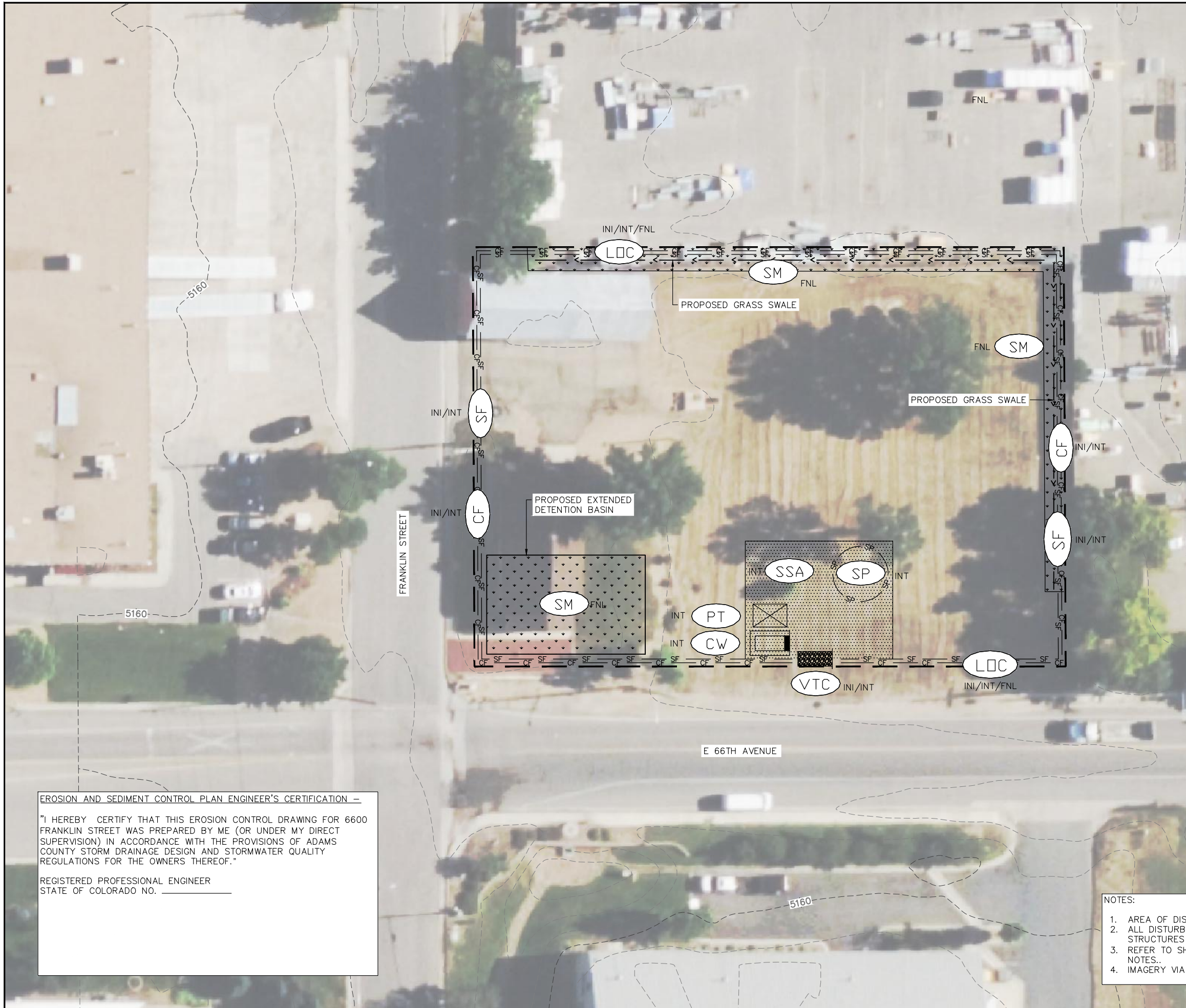
6600 FRANKLIN STREET  
PROPOSED DRAINAGE MAP



#	DATE	DESCRIPTION	INITIALS

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DESIGNED BY: KAN  
CHECKED BY: DPL

DATE  
**JAN 2024**








SHEET  
**5**



HORIZ. SCALE: 1" = 20'

**LEGEND**

- LOC — LIMITS OF CONSTRUCTION
- CF — CONSTRUCTION FENCE
- SF — SILT FENCE
-  SSA STABILIZED STAGING AREA
-  SP STOCKPILE PROTECTION
-  VTC VEHICLE TRACKING CONTROL
-  CW CONCRETE WASHOUT
-  SM SEED AND MULCH
-  PT PORTABLE TOILET
-  FLOW DIRECTION

INI BMP INSTALLED/MAINTAINED DURING INITIAL CONSTRUCTION PHASE

INT BMP INSTALLED/MAINTAINED DURING INTERIM CONSTRUCTION PHASE

FNL BMP INSTALLED/MAINTAINED DURING FINAL CONSTRUCTION PHASE

PREPARED BY:



7388 S REVERE PKWY  
SUITE 601  
CENTENNIAL, CO 80112  
O: (720) 667-2063

PREPARED FOR:



GRANITE WORLD

VERIFY SCALE:  
BAR IS ONE INCH  
ON ORIGINAL  
DRAWINGS

**811**  
Know what's below.  
Call before you dig.

6600 FRANKLIN STREET  
EROSION AND SEDIMENT CONTROL  
PLAN

**EROSION AND SEDIMENT CONTROL PLAN ENGINEER'S CERTIFICATION --**

"I HEREBY CERTIFY THAT THIS EROSION CONTROL DRAWING FOR 6600 FRANKLIN STREET WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF ADAMS COUNTY STORM DRAINAGE DESIGN AND STORMWATER QUALITY REGULATIONS FOR THE OWNERS THEREOF."

REGISTERED PROFESSIONAL ENGINEER  
STATE OF COLORADO NO. \_\_\_\_\_

- NOTES:**
1. AREA OF DISTURBANCE = 0.95 ACRES.
  2. ALL DISTURBED AREAS WITHOUT CONSTRUCTED FEATURES OR STRUCTURES TO BE REVEGETATED.
  3. REFER TO SHEET (2) FOR EROSION CONTROL PLAN GENERAL NOTES.
  4. IMAGERY VIA 2022 MAXAR CNES DISTRIBUTION AIRBUS DS.

#	DATE	DESCRIPTION	INITIALS

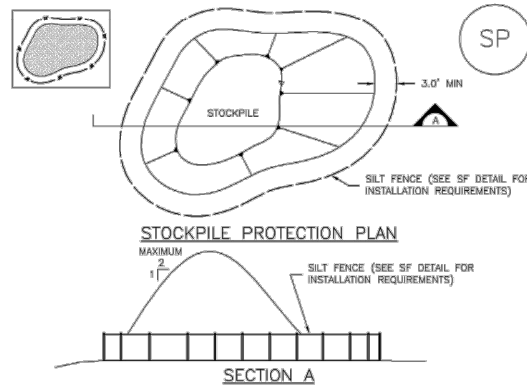
DRAWN BY: KAN  
DESIGNED BY: KAN  
CHECKED BY: DPL

DATE  
**JAN 2024**

SHEET  
**6**

Stockpile Management (SP)

MM-2



STOCKPILE PROTECTION PLAN

SECTION A

SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -LOCATION OF STOCKPILES, -TYPE OF STOCKPILE PROTECTION. 2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. 3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. 4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE...

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-3

MM-2

Stockpile Management (SM)

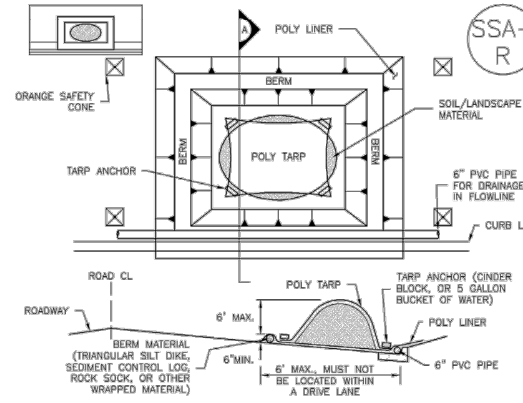
STOCKPILE PROTECTION MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. 4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY. 5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

SP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Stockpile Management (SP)

MM-2



SP-2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -LOCATION OF MATERIAL STAGING AREA(S), -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION. 2. FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS. 3. MATERIALS MUST BE STATIONED ON THE POLY LINER. 4. POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY. 5. SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER. 6. FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS. 7. THIS FEATURE CAN BE USED FOR: -UTILITY REPAIRS, -WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED, -OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-5

MM-2

Stockpile Management (SM)

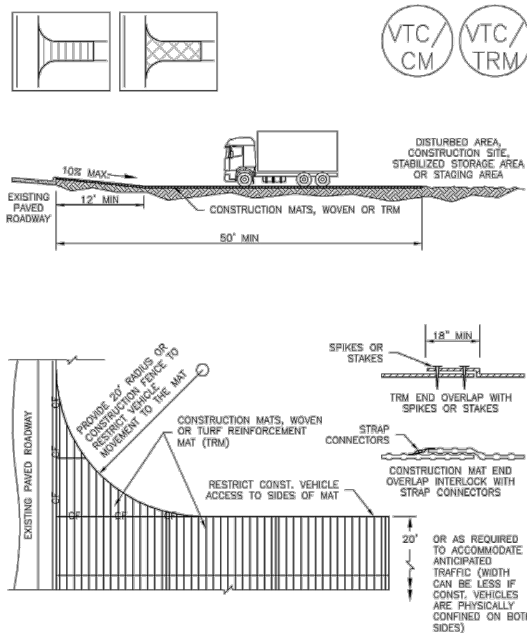
MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. 4. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. 5. CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING. NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Vehicle Tracking Control (VTC)

SM-4



VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-5

SM-4

Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S), -TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM). 2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS. 3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS. 4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES. 5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK. 6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

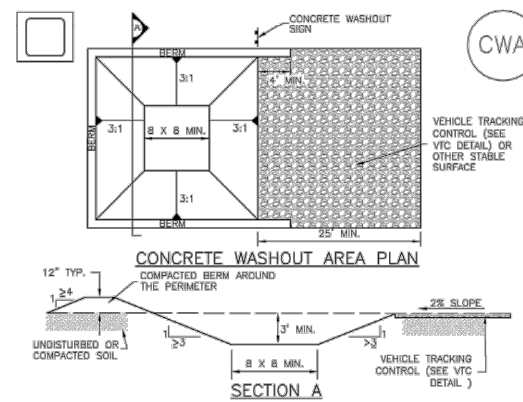
STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. 4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH. 5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. 6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

VTC-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Concrete Washout Area (CWA)

MM-1



CONCRETE WASHOUT AREA PLAN

SECTION A

CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION. 2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. 3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. 4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. 5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'. 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA. 7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. 8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

MM-1

Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. 4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. 5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY. 6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED. 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

CWA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

PREPARED BY:



7388 S REVERE PKWY SUITE 601 CENTENNIAL, CO 80112 O: (720) 667-2063

PREPARED FOR:



GRANITE WORLD

VERIFY SCALE:

BAR IS ONE INCH ON ORIGINAL DRAWINGS



Know what's below. Call before you dig.

6600 FRANKLIN STREET EROSION AND SEDIMENT CONTROL PLAN DETAILS (1 OF 2)

Table with columns: #, DATE, DESCRIPTION, INITIALS

DRAWN BY: KAN DESIGNED BY: KAN CHECKED BY: DPL

DATE JAN 2024

SHEET 7

**Construction Fence (CF)**

**SM-3**

**Description**

A construction fence restricts site access to designated entrances and exits, delineates construction site boundaries, and keeps construction out of sensitive areas such as natural areas to be preserved as open space, wetlands and riparian areas.



Photograph CF-1. A construction fence helps delineate areas where existing vegetation is being protected. Photo courtesy of Douglas County.

**Appropriate Uses**

A construction fence can be used to delineate the site perimeter and locations within the site where access is restricted to protect natural resources such as wetlands, waterbodies, trees, and other natural areas of the site that should not be disturbed.

If natural resource protection is an objective, then the construction fencing should be used in combination with other perimeter control BMPs such as silt fence, sediment control logs or similar measures.

**Design and Installation**

Construction fencing may be chain link or plastic mesh and should be installed following manufacturer's recommendations. See Detail CF-1 for typical installations.

Do not place construction fencing in areas within work limits of machinery.

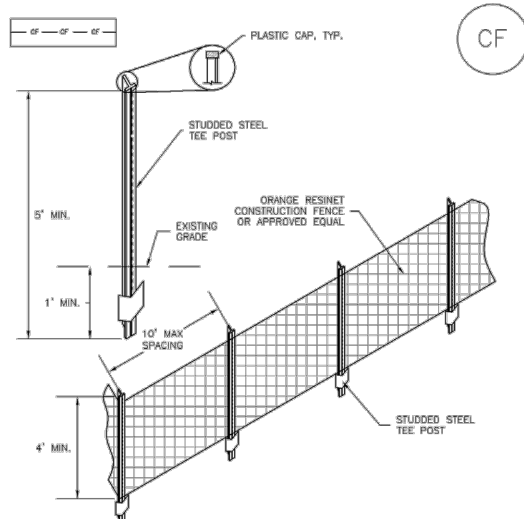
**Maintenance and Removal**

- Inspect fences for damage; repair or replace as necessary.
- Fencing should be tight and any areas with slumping or fallen posts should be reinstalled.
- Fencing should be removed once construction is complete.

Construction Fence	
Functions	
Erosion Control	No
Sediment Control	No
Site/Material Management	Yes

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**SM-3 Construction Fence (CF)**



CF-1. PLASTIC MESH CONSTRUCTION FENCE

**CONSTRUCTION FENCE INSTALLATION NOTES**

- SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION FENCE.
- CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
- STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
- CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CF-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

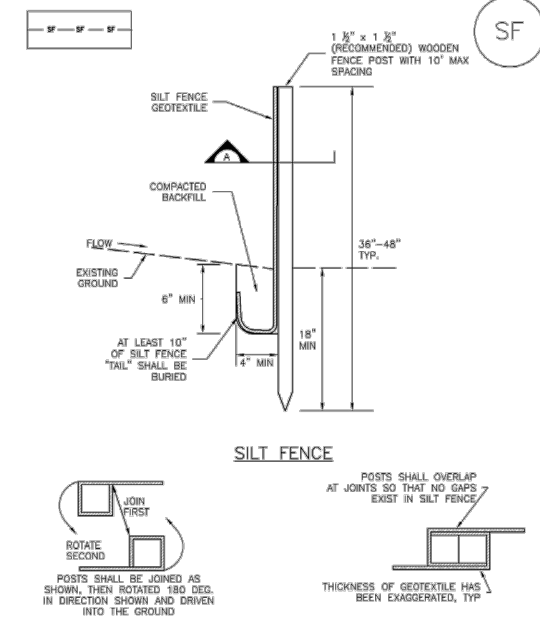
**Construction Fence (CF) SM-3**

**CONSTRUCTION FENCE MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
  - WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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**Silt Fence (SF) SC-1**



SILT FENCE

SECTION A

SF-1. SILT FENCE

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**SC-1 Silt Fence (SF)**

**SILT FENCE INSTALLATION NOTES**

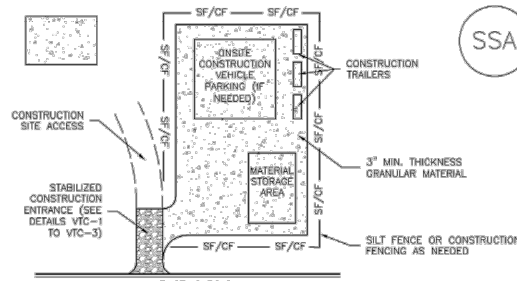
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
- A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

**SILT FENCE MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
  - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
  - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
  - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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**SM-6 Stabilized Staging Area (SSA)**



SSA-1. STABILIZED STAGING AREA

**STABILIZED STAGING AREA INSTALLATION NOTES**

- SEE PLAN VIEW FOR: -LOCATION OF STAGING AREA(S). -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

**STABILIZED STAGING AREA MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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**SM-6 Stabilized Staging Area (SSA)**

**STABILIZED STAGING AREA MAINTENANCE NOTES**

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
  - THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**T-2 Grass Swale**

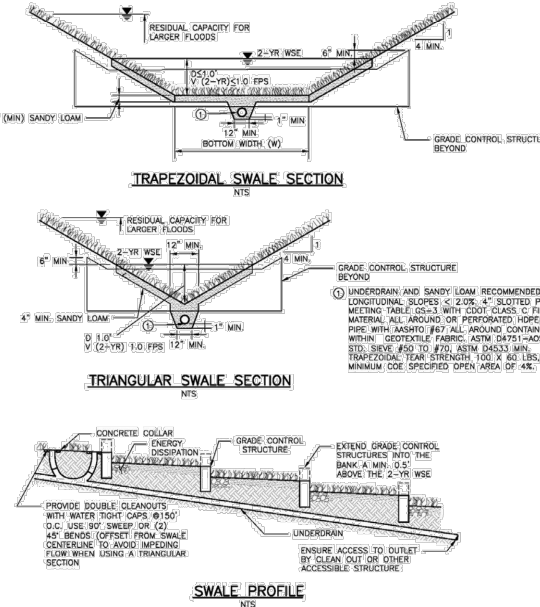


Figure GS-1. Grass Swale Profile and Sections

GS-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

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PREPARED FOR:



GRANITE WORLD

VERIFY SCALE:

BAR IS ONE INCH ON ORIGINAL DRAWINGS



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EROSION AND SEDIMENT CONTROL  
PLAN DETAILS (2 OF 2)

#	DATE	DESCRIPTION	INITIALS

DRAWN BY: KAN  
DESIGNED BY: KAN  
CHECKED BY: DPL

DATE  
JAN 2024

SHEET  
8

## Brittany N. Ramirez

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**From:** Controller <Controller@granite-world.com>  
**Sent:** Friday, March 1, 2024 1:49 PM  
**To:** CPD ePermit Center  
**Cc:** Brian Blasco; Kelly Blasco  
**Subject:** 6600 Franklin Street - Rezone application  
**Attachments:** 6600 Franklin - Rezone Application.pdf; Site Plan 20240108-6600 FRANKLIN STREET SHEET SET.pdf; 20240131 - Trip Generation Letter.pdf; 01262024 6600 Franklin Street - Level I Drainage Plan.pdf

**Categories:** Brittany

You don't often get email from controller@granite-world.com. [Learn why this is important](#)

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

Please see attached rezone application for 6600 Franklin Street.

We are requesting a rezone to Industrial I1.

Please let us know next steps, and when to pay.



Michelle Depres  
Controller  
**Granite World of Colorado**  
1780 E. 66<sup>th</sup> Ave  
Denver, CO 80229  
Cell : 303-917-1484  
[www.granite-world.com](http://www.granite-world.com)

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