



REQUEST FOR ORDINANCE

TO: Karen Walton, City Attorney's Office
FROM: Robert J. Duncanson, PE
PROJECT NO: 2015-PROJMSTR-0000524
DATE: March 7, 2016
SUBJECT: Request for an Ordinance to connect City wastewater facilities to a property outside of the limits of the City.

It is requested that the above subject item be placed on the next available Mayor Council Agenda.

This office has investigated the request of Alan Sorrel of the City and County of Denver on behalf of the property at 5400 Monroe.

This matter has been checked by this office and has been coordinated with DS Engineering - Wastewater who has indicated their agreement.

Therefore, you are requested to initiate Council action to connect City wastewater facilities the following described areas:

SEE ATTACHED 2015-PROJMSTR-0000524 FOR PROJECT DESCRIPTION

Cc:
Public Works: Alba Castro
Public Works: Nancy Kuhn
Development Services: Alan Sorrel
Development Services: Frank Kemme

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias at
Angela.casias@denvergov.org by **NOON on Monday.**

All fields must be completed.

Incomplete request forms will be returned to sender which may cause a delay in processing.

Date of Request: January 12, 2015

Please mark one: **Bill Request** or **Resolution Request**

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. Title: *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

2015-xxx-xx: Request for an Ordinance to connect to City wastewater facilities.

3. Requesting Agency: Public Works Survey

4. Contact Person: *(With actual knowledge of proposed ordinance/resolution.)*

- **Name:** Alan Sorrel
- **Phone:** 720-865-3027
- **Email:** Alan.Sorrel@denvergov.org

5. Contact Person: *(With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)*

- **Name:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** angela.casias@denvergov.org

6. General description of proposed ordinance including contract scope of work if applicable:

This is a property outside of the limits of the City that needs to connect to City wastewater facilities, which requires an Ordinance.

****Please complete the following fields:** *(Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

- a. **Contract Control Number:** N/A
- b. **Duration:** Permanent
- c. **Location:** 5400 Monroe
- d. **Affected Council District:** N/A
- e. **Benefits:** N/A
- f. **Costs:** N/A

7. Is there any controversy surrounding this ordinance? *(Groups or individuals who may have concerns about it?)*

Please explain.

None

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

2015-PROJMSTR-0000524

Lot 1, Block 1

McGuire Subdivision

Commerce City

County of Adams

State of Colorado

MCGUIRE SUBDIVISION - FIRST REPLAT

A RE-SUBDIVISION OF LOT 1, BLOCK 1, MCGUIRE SUBDIVISION

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,

CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOSCH INVESTMENTS, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PART OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, MCGUIRE SUBDIVISION, AS RECORDED AT RECEPTION NUMBER 2010000015357, CONTAINING 10.085 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE SAME TITLE OF MCGUIRE SUBDIVISION, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN, AND THE EASEMENTS AS SHOWN, FOR PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE CITY OF COMMERCE CITY.

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

ADIAN MCGUIRE AS INITIAL MANAGER AND

TERESA MCGUIRE AS INITIAL MANAGER

STATE OF COLORADO

COUNTY OF _____

CITY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ A.D. 20____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

OWNERSHIP AND TITLE CERTIFICATION

I, _____ A DULY AUTHORIZED OFFICER OF _____ HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN ON THIS PLAT.

AUTHORIZED OFFICIAL _____ DATE _____

LIEN HOLDER

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN THE PLAT OF MCGUIRE SUBDIVISION - FIRST REPLAT, JOINS IN AND CONSENTS TO THE FILING HEREOF.

CCGF, L.L.C., A COLORADO LIMITED LIABILITY COMPANY,

BY: ERIC BUSH AS MANAGER _____

STATE OF COLORADO

COUNTY OF _____

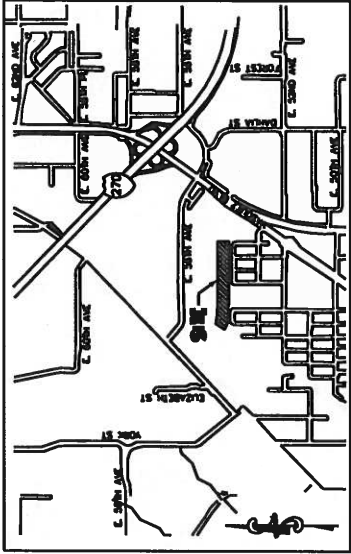
CITY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ A.D. 20____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



Vicinity Map

0' 2000' 4000' 6000'

SCALE: 1" = 2000'

SURVEYOR'S CERTIFICATE

I, ANTONIO W. SMITH, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE FOREGOING REPLAT PRESENTS NO PRELIMINARY RECORDS, EASEMENTS, ENCUMBRANCES, EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

BY: ANTONIO W. SMITH, COLO. L.S.#39320

CITY STAFF CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY

THIS _____ DAY OF _____ A.D. _____

CITY ENGINEER _____

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

OF THE CITY OF COMMERCE CITY,

THIS _____ DAY OF _____ A.D. _____

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT:

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M.

ON THE _____ DAY OF _____ A.D. _____

COUNTY CLERK AND RECORDER _____

BY DEPUTY _____

RECEPTION NO. _____

NOTICE IS HEREBY GIVEN:

1. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE CITY, EXCEPT AS HEREBY AUTHORIZED.
2. ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF A PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.
3. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREOF.
4. THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS, IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND CONSTRUCT AND MAINTAIN THE SAME. SAID OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES TO PAY UPON BILLING.
5. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.
6. A BLANKET DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF COMMERCE CITY OVER AND ACROSS THE ENTIRE SITE, EXCEPTING AREAS OCCUPIED BY BUILDING OR OTHER PERMANENT STRUCTURE.
7. A BLANKET, NON-EXCLUSIVE, ACCESS EASEMENT IS HEREBY GRANTED OVER AND ACROSS THE ENTIRE SITE, EXCEPTING AREAS OCCUPIED BY BUILDING OR OTHER PERMANENT STRUCTURE.

BAR ENGINEERS-SURVEYORS, INC.
 70 WEST COLFAX AVENUE
 DENVER, COLORADO 80202
 (303) 733-0800
 www.bar-engineers.com

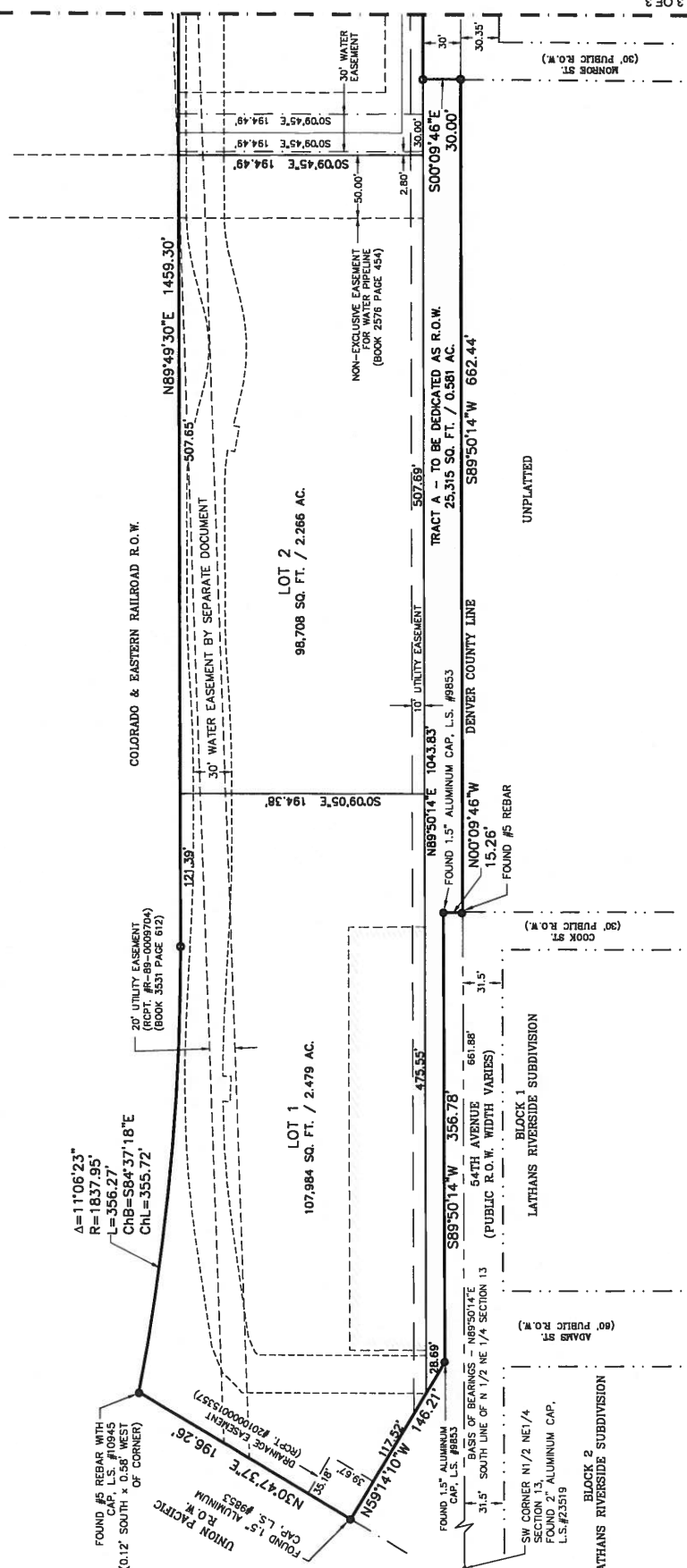
REVISIONS

NO.	DATE	DESCRIPTION
10/20/13	10/20/13	COMMENTS (See Item 10/19/13)
11/16/15	11/16/15	COMMENTS (See Item 11/16/15)
12/16/15	12/16/15	COMMENTS (See Item 12/16/15)

PLAT NO. **8014110**

MCGUIRE SUBDIVISION - FIRST REPLAT

A RE-SUBDIVISION OF LOT 1, BLOCK 1, MCGUIRE SUBDIVISION
 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 3



GENERAL NOTES

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE N1/2 NE1/4 SECTION 13. SAID LINE BEARS N 89°50'14" E, AND IS MONUMENTED ON THE WEST BY A 2" ALUMINUM CAP, L.S.#23519 AND ON THE EAST BY A 3.25" ALUMINUM CAP, L.S.#9853.
- LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- SUBJECT PARCEL CONTAINS 439,331 SQUARE FEET OR 10.085 ACRES.

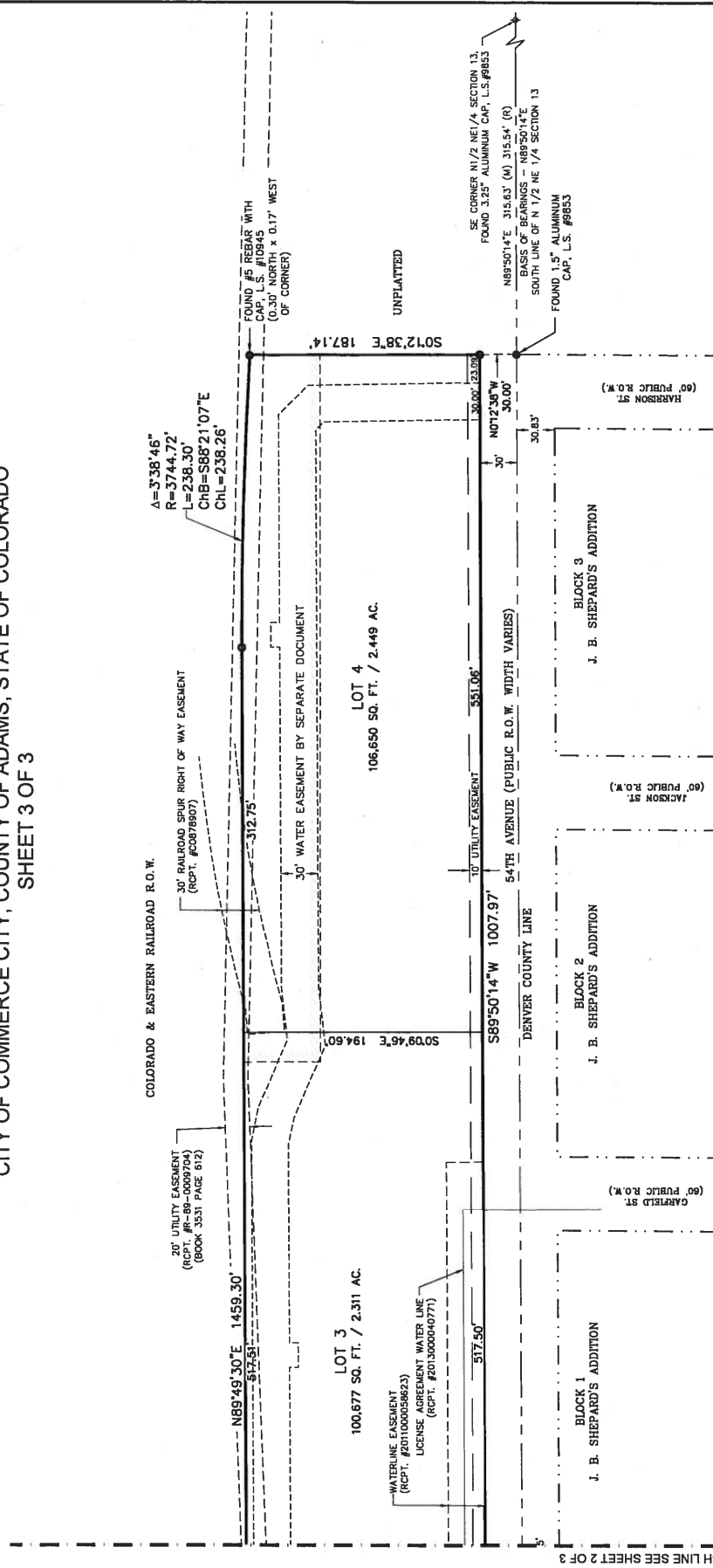
- ### LEGEND
- SET #5 REBAR, 30" LONG WITH 1.5" ALUM. CAP, L.S.#38320
 - FOUND MONUMENT, AS NOTED
 - (R) RECORD
 - (M) MEASURED
 - SUBJECT PARCEL BOUNDARY LINE
 - - - SECTION LINE / RANGE LINE
 - · - · - ADJACENT PROPERTY LINE
 - · - · - EASEMENT LINE, AS NOTED
 - · - · - RIGHT-OF-WAY LINE
 - · - · - DETENTION POND EASEMENT (MCGUIRE SUBDIVISION R.C.P.T. #201000015357) TO BE VACATED BY THIS PLAT

R&R ENGINEERS-SURVEYORS, INC.	
70 WEST COLFAX AVENUE DENVER, COLORADO 80204 (780) 788-6780 (F) 303-783-6888 WWW.RRENTERS.COM	
REVISIONS	File No. B014110-PLAT
10/20/15	Comments: Done, Drawn 08/19/15
11/16/15	Comments: TPF
	Drawn By: AWS
	Checked By:
	Job No.: BD14110

MATCH LINE SEE SHEET 3 OF 3

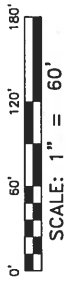
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R.R. ENGINEERS-SURVEYORS, INC.
 70 WEST COLFAX AVENUE
 DENVER, COLORADO 80204
 (303) 733-8700 (303) 733-8888
 WWW.RRENGR.COM

REVISONS	Date	Drawn By	Checked By	Job No.
9/10/15	10/01/15	11/16/15		

File No. B014110-R1M
 Form 800-1
 11/16/15



EXECUTIVE SUMMARY

Project Title: 2015-PROJMSTR-0000524 Request for an Ordinance to connect to City wastewater facilities.

Description of Proposed Project: This is a property outside of the limits of the City that needs to connect to City wastewater facilities, which requires an Ordinance.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: N/A

Has a Temp MEP been issued, and if so, what work is underway: N/A

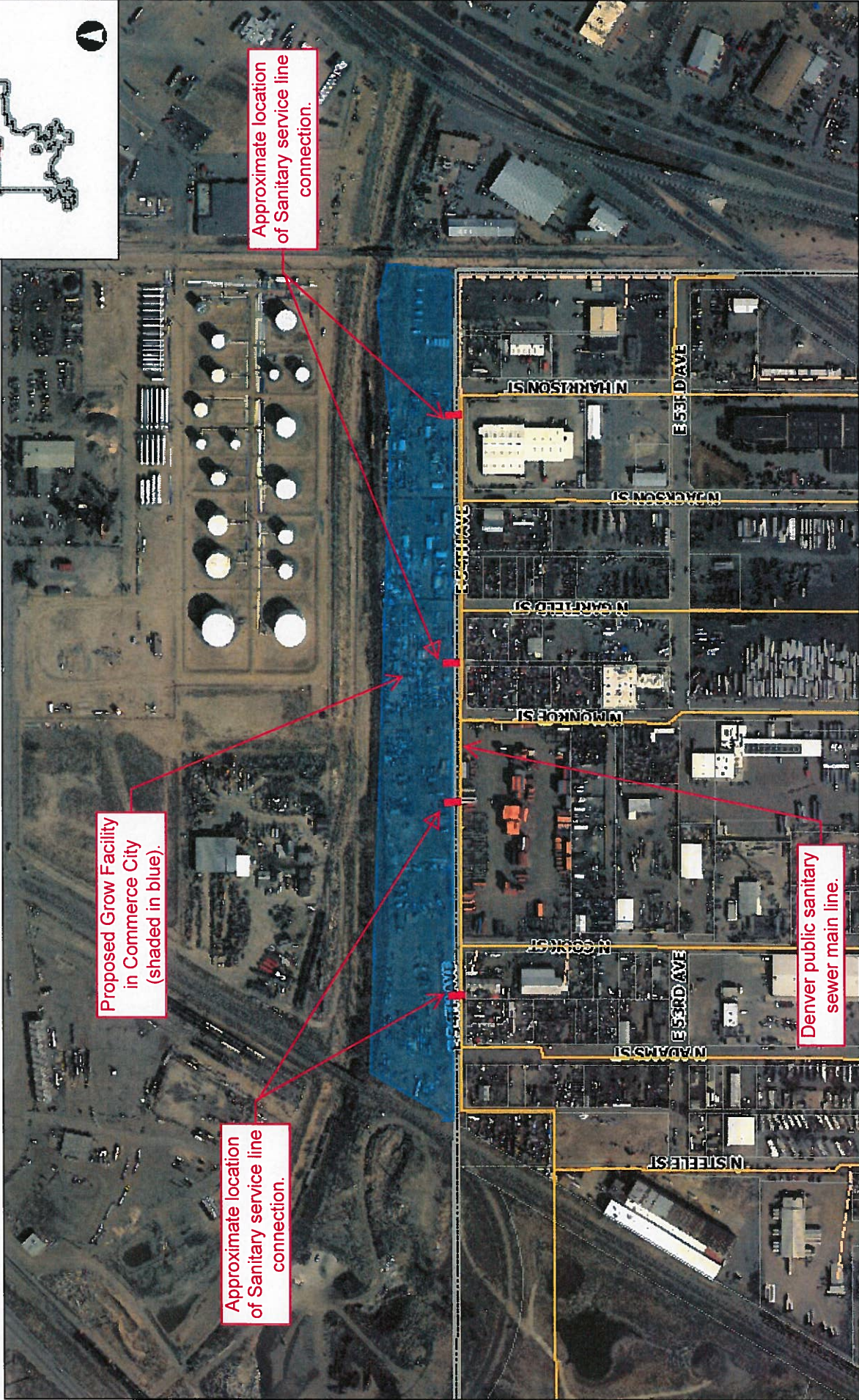
What is the known duration of an MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A

Additional information: None.



Proposed Grow Facility
in Commerce City
(shaded in blue).

Approximate location
of Sanitary service line
connection.

Approximate location
of Sanitary service line
connection.

Denver public sanitary
sewer main line.



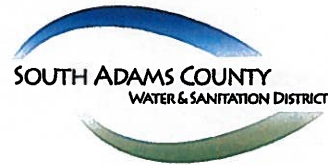
799
0 399.5 799 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

0.2

Map Generated: 12/16/2015

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.



September 14, 2015

Marty Flaum
Bush Development
155 S. Madison
Denver, Colorado 80209

RE: 5400 Monroe

Dear Mr. Flaum:

The South Adams County Water and Sanitation District (the "District") received a letter from Bush Development, addressed to the Board of Directors, requesting a variance to the District's Rules and Regulations, specifically to Article I, Rule 5.4 of which provides that no water or wastewater disposal system may be constructed within the boundaries of the District, which does not connect to the District's water and wastewater system. In particular, you requested a variance to allow your business located at 5400 Monroe Street (the "Property") to connect its wastewater service line to a wastewater main owned by Denver Wastewater, located in the right-of-way on E. 54th, adjacent to your Property. As you noted, the nearest District-owned wastewater line is located approximately 2300 linear feet from your Property, in the Sand Creek area. Your Property is located within the boundaries of the District, and you intend to receive water service from the District.

The District Board of Directors acted on your request at the September 9, 2015 Board of Directors meeting. At the meeting, the Board granted your variance to the requirement to connect to the District's wastewater system, until such time that the District's wastewater facilities are constructed within 400 feet of your Property line. At such time that the District's wastewater facilities are located within 400 feet of your Property line, you (or the successor owner of the Property) will be required to disconnect from the Denver Wastewater system and connect to the District's facilities for the permanent wastewater service for the Property, paying all connection fees and other fees due to the District and complying with all requirements for service under the then-current Rules and Regulations of the District.

The approval was conditioned upon Bush Development receiving approval from the Denver City Council, as required in the email from the Director of Operations of Wastewater Management Division/Public Works of the City and County of Denver dated August 6, 2015. In addition, since the property located at 5400 Monroe Street is in an area that is served by the District via a Master Meter Agreement with Denver Water, the applicant will be required to pay all District water connection fees as well as any other review fees imposed by the District or Denver Water, and submit plans to both the District and Denver Water for approval of water service to the property.

We would like to request that you record a copy of this letter to provide notice to future property owners.

If you have any questions or need clarification, please do not hesitate to contact the District's Development Review Coordinator Steve Voehringer at svoehringer@sacwsd.org or by phone at 720-206-0593 or myself at amoreno@sacwsd.org or by phone at 720-206-0590.

Best wishes,

A handwritten signature in blue ink, appearing to read "Abel Moreno".

Abel Moreno
Distribution and Collection Systems Manager

cc: Steve Voehringer, Development Review Coordinator



CITY AND COUNTY OF DENVER

Department of Public Works - Development Services

Sewer Use and Drainage Permit



Address: 5400 N Monroe St, Bldg A

Permit # 2015-SUDP-0008084

Project Name: Greenhaus/Cannabis For Health

Application Date: 12/03/2015

Ready Date: 12/03/2015

Type of Work: New Use: Commercial Reduced or Exempt Fee:
 Service Area Code: 04080000 SFRE: 20 Tap Size: 2.00

Fee Type	Fund/Org/No	Fee Amount	Transaction Number	Payment Date	Void
Report to Metro:	Total Permit Fees:		Exemption or Fee Reduction:		

Upon proper inspection and issuance of a Sewer Connection Permit and compliance with the terms and conditions of this Permit as well as those of the associated Application, authorization to connect to the sewer system is hereby granted. All Wastewater Management Division rules and regulations, criteria, standards, details, etc., shall apply as a minimum unless specifically exempted in writing. All inspection requests must be called in to Wastewater, at the (303) 446-3759 number, no later than 3:30 P.M. on the previous business day. No inspection requests will be accepted after 3:30 P.M. If work under this Permit is not properly completed, this Permit shall become void. If work under this Permit is not commenced within one year from the date of issuance or, if after partial completion, the work is discontinued for a period of one year, this Permit shall become void. Failure to comply with this Permit may result in the imposition

TYPE OF CONNECTION:

REQUIRED INSPECTIONS FOR THIS PERMIT

Sanitary Inspections: Storm Inspections: Pre-Treatment:

Inspection Type	Inspection Status	Inspection Scheduled Date/Inspection Date

See permit conditions below for more detailed information.

SEWER PERMIT CONDITIONS:

- | | |
|---------|---|
| Number: | Condition: |
| 1 | This permit is issued for a new commercial building (located in Commerce City, Adams County) sanitary sewer service line connection to a sanitary sewer main located within the City and County of Denver only. |
| | Any future additions to, modifications of, or changes of use to this commercial building must be reviewed and approved in writing by the city and County of Denver Development Services for potential impacts to a Denver Public Sanitary Main. |
| 2 | Sanitary sewer connection fees, in accordance with RMC Chapter 56, Article 3, Division 3, Sec 56-92.5, will apply to this project and are non-refundable. |
| | Billing for ongoing carriage, treatment and disposal charges will be based on water usage and shall be 150% of the amount that would be charged for areas inside the boundaries of the city per residential connection or residential |

Office Copy

Site Copy - MUST BE POSTED ON SITE

Billing for this property will be sent directly to the owner of this property to address:

5400 Monroe Street, Building A
Commerce City, CO 80222

DRAFT

Increases to carriage, treatment and disposal charges may occur from time to time and will apply at the same rate / time for this property as for all other Denver Residents.

3 A copy of the domestic water tap application (Application for Water Supply License) for the new two (2) inch domestic water tap must be submitted to PWPO, PRIOR to any sanitary building sewer construction or connection.

Anytime an existing domestic water tap is reactivated or increased in pipe size, or a new domestic water tap is added, a Sewer Use & Drainage Permit must be obtained from Development Services

4

5 ANY CHANGE IN THE BUILDING SEWER SIZE, CONFIGURATION OR LOCATION, FROM WHAT WAS ORIGINALLY SUBMITTED AND APPROVED BY DEVELOPMENT SERVICES MUST BE RESUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ANY SANITARY BUILDING SEWER CONSTRUCTION.

6 Any portion of the building sewer being built over, or any portion within two (2) feet of a building, must be replaced with approved material (Schedule 40 PVC, ABS/DWV, or Cast Iron pipe). All new and replaced sewers beyond two (2) feet from the building must be inspected and approved by PW DES Plumbing Inspection.

7 NO SANITARY EJECTORS ARE AUTHORIZED UNDER THE TERMS OF THIS PERMIT

The properly licensed sewer contractor must confirm if the existing public sanitary main has been lined prior to connection. The connection to the main shall be coordinated with the PW WMD Plumbing Inspector as to the proper connection method, if the public sanitary main is lined.

A 1:1 ratio to the bearing point must be maintained on all sanitary service lines.

The new six (6) inch building sewer line and connection to the new 4' diameter control manhole (Per modified CCD Std. Dtl. #501.1 & 502) to the new six (6) inch building sewer line and connection to the existing twelve (12) inch public sanitary main (ID#42099SAGM) in E 54th Ave. via WYE FITTING (NO CORE DRILLING), must be inspected and water tested by PWDES Plumbing Inspection. Installation must conform to PW WMD standards regarding workmanship and materials, to include the use of Class B bedding material conforming to ASTM C-33, gradation size 67. All work must be done by a properly licensed Plumbing or Sewer Contractor and the licensed Plumbing or Sewer Contractor must call PWPO at 303-446-3759 with valid license and permit numbers, no later than 3:30 P.M. on the previous business day, to schedule inspections.

8 The properly licensed sewer contractor must coordinate all cleanout locations AND SIZES with the PW WMD Plumbing Inspector. An approved type of two-way cleanout shall be installed outside of the building near the connection between the building drain and building sewer, on ALL building sewer lines exiting the building or in compliance with section 708 of the 2009 IPC. Cleanouts are NOT permitted to be located in the garage floor slab or in the public right-of way. All cleanouts located within vehicle travel paths must be equipped with traffic-rated cleanouts. Additional cleanouts shall be installed at intervals not to exceed 100 feet and for each aggregate horizontal change in direction exceeding 135 degrees.

9 A pH level of 5.0 or above must be maintained prior to discharge to the sanitary sewer.

10 All construction activities associated with this permit are subject to the conditions and requirements of Erosion & Sediment Control / Construction Activities Stormwater Discharge Permit as reviewed and approved by Commerce City, Adams County.

11 PLEASE NOTE: The owner/developer is responsible for improvements/repairs in the right-of-way adjacent to this site. No Certificate of Occupancy will be validated by Public Works Construction until these improvements/repairs are complete. Contact the DES Construction Inspector PRIOR to starting construction. Call 303-446-3469 for the name and number of the area inspector. Any work within the public right-of-way will require a Street Cut, Construction, and/or Street Occupancy Permit(s) from Public Works Permit Operations, located at 2000 W. 3rd Ave., Room 107, phone number 303-446-3759. It is the Licensed Contractor's responsibility to obtain the proper permit(s).

DRAFT

FLOODPLAIN PERMIT CONDITIONS:

Number: Condition:

DRAFT

Standard Comments and Condition:

Conditions:

Anytime an existing domestic water tap is reactivated or increased in pipe size, or a new domestic water tap is added, a Sewer Use & Drainage permit must be obtained from Development Services.

PLEASE NOTE: The owner/developer is responsible for improvements/repairs in the right-of-way adjacent to this site. No Certificate of Occupancy will be validated by Public Works Construction until these improvements/repairs are complete. Contact the DES Construction Inspector PRIOR to starting construction. Call 303-446-3469 for the name and number of the inspector. Any work within the public right-of-way will require a Street Cut, Construction, and/or Street Occupancy Permit(s) from Public Works Permit Operations, located at 2000 W. 3rd Ave., Room 107, phone number 303-446-3759. It is the Licensed Contractor's responsibility to obtain the proper permit(s).

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT



CITY AND COUNTY OF DENVER

Department of Public Works - Development Services

Sewer Use and Drainage Permit



Address: 5400 N Monroe St, Bldg B

Permit # 2015-SUDP-0008085

Project Name: Greenhaus/Cannabis For Health

Application Date: 12/03/2015

Ready Date: 12/03/2015

Type of Work: New Use: Commercial Reduced or Exempt Fee:
 Service Area Code: 04080000 SFRE: 20 Tap Size: 2.00

Fee Type	Fund/Org/No	Fee Amount	Transaction Number	Payment Date	Void
Report to Metro:	Total Permit Fees:		Exemption or Fee Reduction:		

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TYPE OF CONNECTION:

REQUIRED INSPECTIONS FOR THIS PERMIT

Sanitary Inspections: Storm Inspections: Pre-Treatment:

Inspection Type	Inspection Status	Inspection Scheduled Date/Inspection Date

See permit conditions below for more detailed information.

SEWER PERMIT CONDITIONS:

- Number: 1 Condition: This permit is issued for a new commercial building (located in Commerce City, Adams County) sanitary sewer service line connection to a sanitary sewer main located within the City and County of Denver only.

Any future additions to, modifications of, or changes of use to this commercial building must be reviewed and approved in writing by the city and County of Denver Development Services for potential impacts to a Denver Public Sanitary Main.
- Number: 2 Condition: Sanitary sewer connection fees, in accordance with RMC Chapter 56, Article 3, Division 3, Sec 56-92.5, will apply to this project and are non-refundable.

Billing for ongoing carriage, treatment and disposal charges will be based on water usage and shall be 150% of the amount that would be charged for areas inside the boundaries of the city per residential connection or residential

Office Copy

Site Copy - MUST BE POSTED ON SITE

equivalent, in accordance with RMC Chapter 56, Article 3, Division 3, Secs. 56-97 through 56-101.

Billing for this property will be sent directly to the owner of this property to address:

5400 Monroe Street, Building B
Commerce City, CO 80222

Increases to carriage, treatment and disposal charges may occur from time to time and will apply at the same rate / time for this property as for all other Denver Residents.

3 A copy of the domestic water tap application (Application for Water Supply License) for the new two (2) inch domestic water tap must be submitted to PWPO, PRIOR to any sanitary building sewer construction or connection.

Anytime an existing domestic water tap is reactivated or increased in pipe size, or a new domestic water tap is added, a Sewer Use & Drainage Permit must be obtained from Development Services.

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5 ANY CHANGE IN THE BUILDING SEWER SIZE, CONFIGURATION OR LOCATION, FROM WHAT WAS ORIGINALLY SUBMITTED AND APPROVED BY DEVELOPMENT SERVICES MUST BE RESUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ANY SANITARY BUILDING SEWER CONSTRUCTION.

6 Any portion of the building sewer being built over, or any portion within two (2) feet of a building, must be replaced with approved material (Schedule 40 PVC, ABS/DWW, or Cast Iron pipe). All new and replaced sewers beyond two (2) feet from the building must be inspected and approved by PW DES Plumbing Inspection.

7 NO SANITARY EJECTORS ARE AUTHORIZED UNDER THE TERMS OF THIS PERMIT

The properly licensed sewer contractor must confirm if the existing public sanitary main has been lined prior to connection. The connection to the main shall be coordinated with the PW WMD Plumbing Inspector as to the proper connection method, if the public sanitary main is lined.

A 1:1 ratio to the bearing point must be maintained on all sanitary service lines.

The new six (6) inch building sewer line and connection to the new 4' diameter control manhole (Per modified CCD Std. Dtl. #501.1 & 502) to the new six (6) inch building sewer line and connection to the existing ten (10) inch public sanitary main (ID#42101SAGM) in E 54th Ave. via a WYE FITTING (NO CORE DRILLING), must be inspected and water tested by PWDES Plumbing Inspection. Installation must conform to PW WMD standards regarding workmanship and materials, to include the use of Class B bedding material conforming to ASTM C-33, gradation size 67. All work must be done by a properly licensed Plumbing or Sewer Contractor and the licensed Plumbing or Sewer Contractor must call PWPO at 303-446-3759 with valid license and permit numbers, no later than 3:30 P.M. on the previous business day, to schedule inspections.

8 The properly licensed sewer contractor must coordinate all cleanout locations AND SIZES with the PW WMD Plumbing Inspector. An approved type of two-way cleanout shall be installed outside of the building near the connection between the building drain and building sewer, on ALL building sewer lines exiting the building or in compliance with section 708 of the 2009 IPC. Cleanouts are NOT permitted to be located in the garage floor slab or in the public right-of way. All cleanouts located within vehicle travel paths must be equipped with traffic-rated cleanouts. Additional cleanouts shall be installed at intervals not to exceed 100 feet and for each aggregate horizontal change in direction exceeding 135 degrees.

9 A pH level of 5.0 or above must be maintained prior to discharge to the sanitary sewer.

10 All construction activities associated with this permit are subject to the conditions and requirements of Erosion & Sediment Control / Construction Activities Stormwater Discharge Permit as reviewed and approved by Commerce City, Adams County.

11 PLEASE NOTE: The owner/developer is responsible for improvements/repairs in the right-of-way adjacent to this site. No Certificate of Occupancy will be validated by Public Works Construction until these improvements/repairs are complete. Contact the DES Construction Inspector PRIOR to starting construction. Call 303-446-3469 for the name and number of the area inspector. Any work within the public right-of-way will require a Street Cut, Construction, and/or Street Occupancy Permit(s) from Public Works Permit Operations, located at 2000 W. 3rd Ave., Room 107, phone number 303-446-3759. It is the Licensed Contractor's responsibility to obtain the proper permit(s).

FLOODPLAIN PERMIT CONDITIONS:

Number: Condition:

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Standard Comments and Condition:

Conditions:

Anytime an existing domestic water tap is reactivated or increased in pipe size, or a new domestic water tap is added, a Sewer Use & Drainage permit must be obtained from Development Services.

PLEASE NOTE: The owner/developer is responsible for improvements/repairs in the right-of-way adjacent to this site. No Certificate of Occupancy will be validated by Public Works Construction until these improvements/repairs are complete. Contact the DES Construction Inspector PRIOR to starting construction. Call 303-446-3469 for the name and number of the inspector. Any work within the public right-of-way will require a Street Cut, Construction, and/or Street Occupancy Permit(s) from Public Works Permit Operations, located at 2000 W. 3rd Ave., Room 107, phone number 303-446-3759. It is the Licensed Contractor's responsibility to obtain the proper permit(s).

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CITY AND COUNTY OF DENVER

Department of Public Works - Development Services

Sewer Use and Drainage Permit



Address: 5400 N Monroe St, Bldg C

Permit # 2015-SUDP-0008086

Project Name: Greenhaus/Cannabis For Health

Application Date: 12/03/2015

Ready Date: 12/03/2015

Type of Work: New Use: Commercial Reduced or Exempt Fee:
 Service Area Code: 04080000 SFRE: 20 Tap Size: 2.00

Fee Type	Fund/Org/No	Fee Amount	Transaction Number	Payment Date	Void
Report to Metro:	Total Permit Fees:		Exemption or Fee Reduction:		

Upon proper inspection and issuance of a Sewer Connection Permit and compliance with the terms and conditions of this Permit as well as those of the associated Application, authorization to connect to the sewer system is hereby granted. All Wastewater Management Division rules and regulations, criteria, standards, details, etc., shall apply as a minimum unless specifically exempted in writing. All inspection requests must be called in to Wastewater, at the (303) 446-3759 number, no later than 3:30 P.M. on the previous business day. No inspection requests will be accepted after 3:30 P.M. If work under this Permit is not properly completed, this Permit shall become void. If work under this Permit is not commenced within one year from the date of issuance or, if after partial completion, the work is discontinued for a period of one year, this Permit shall become void. Failure to comply with this Permit may result in the imposition

TYPE OF CONNECTION:

REQUIRED INSPECTIONS FOR THIS PERMIT

Sanitary Inspections:	Storm Inspections:	Pre-Treatment:
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Inspection Type	Inspection Status	Inspection Scheduled Date/Inspection Date

See permit conditions below for more detailed information.

SEWER PERMIT CONDITIONS:

- Number: 1 Condition: This permit is issued for a new commercial building (located in Commerce City, Adams County) sanitary sewer service line connection to a sanitary sewer main located within the City and County of Denver only.

Any future additions to, modifications of, or changes of use to this commercial building must be reviewed and approved in writing by the city and County of Denver Development Services for potential impacts to a Denver Public Sanitary Main.
- Number: 2 Condition: Sanitary sewer connection fees, in accordance with RMC Chapter 56, Article 3, Division 3, Sec 56-92.5, will apply to this project and are non-refundable.

Billing for ongoing carriage, treatment and disposal charges will be based on water usage and shall be 150% of the amount that would be charged for areas inside the boundaries of the city per residential connection or residential

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Site Copy - MUST BE POSTED ON SITE

equivalent, in accordance with RMC Chapter 56, Article 3, Division 3, Secs. 56-97 through 56-101.

Billing for this property will be sent directly to the owner of this property to address:

5400 Monroe Street, Building C
Commerce City, CO 80222

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Increases to carriage, treatment and disposal charges may occur from time to time and will apply at the same rate / time for this property as for all other Denver Residents.

3 A copy of the domestic water tap application (Application for Water Supply License) for the new two (2) inch domestic water tap must be submitted to PWPO, PRIOR to any sanitary building sewer construction or connection.

Anytime an existing domestic water tap is reactivated or increased in pipe size, or a new domestic water tap is added, a Sewer Use & Drainage Permit must be obtained from Development Services.

4

5 ANY CHANGE IN THE BUILDING SEWER SIZE, CONFIGURATION OR LOCATION, FROM WHAT WAS ORIGINALLY SUBMITTED AND APPROVED BY DEVELOPMENT SERVICES MUST BE RESUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ANY SANITARY BUILDING SEWER CONSTRUCTION.

6 Any portion of the building sewer being built over, or any portion within two (2) feet of a building, must be replaced with approved material (Schedule 40 PVC, ABS/DWW, or Cast Iron pipe). All new and replaced sewers beyond two (2) feet from the building must be inspected and approved by PW DES Plumbing Inspection.

7 NO SANITARY EJECTORS ARE AUTHORIZED UNDER THE TERMS OF THIS PERMIT

The properly licensed sewer contractor must confirm if the existing public sanitary main has been lined prior to connection. The connection to the main shall be coordinated with the PW WMD Plumbing Inspector as to the proper connection method, if the public sanitary main is lined.

A 1:1 ratio to the bearing point must be maintained on all sanitary service lines.

The new six (6) inch building sewer line and connection to the new 4' diameter control manhole (Per modified CCD Std. Dtl. #501.1 & 502) to the new six (6) inch building sewer line and connection to the existing ten (10) inch public sanitary main (ID#42102SAGM) in E 54th Ave via a WYE FITTING (NO CORE DRILLING), must be inspected and water tested by PWDES Plumbing Inspection. Installation must conform to PW WMD standards regarding workmanship and materials, to include the use of Class B bedding material conforming to ASTM C-33, gradation size 67. All work must be done by a properly licensed Plumbing or Sewer Contractor and the licensed Plumbing or Sewer Contractor must call PWPO at 303-446-3759 with valid license and permit numbers, no later than 3:30 P.M. on the previous business day, to schedule inspections.

8 The properly licensed sewer contractor must coordinate all cleanout locations AND SIZES with the PW WMD Plumbing Inspector. An approved type of two-way cleanout shall be installed outside of the building near the connection between the building drain and building sewer, on ALL building sewer lines exiting the building or in compliance with section 708 of the 2009 IPC. Cleanouts are NOT permitted to be located in the garage floor slab or in the public right-of-way. All cleanouts located within vehicle travel paths must be equipped with traffic-rated cleanouts. Additional cleanouts shall be installed at intervals not to exceed 100 feet and for each aggregate horizontal change in direction exceeding 135 degrees.

9 A pH level of 5.0 or above must be maintained prior to discharge to the sanitary sewer.

10 All construction activities associated with this permit are subject to the conditions and requirements of Erosion & Sediment Control / Construction Activities Stormwater Discharge Permit as reviewed and approved by Commerce City, Adams County.

11 PLEASE NOTE: The owner/developer is responsible for improvements/repairs in the right-of-way adjacent to this site. No Certificate of Occupancy will be validated by Public Works Construction until these improvements/repairs are complete. Contact the DES Construction Inspector PRIOR to starting construction. Call 303-446-3469 for the name and number of the area inspector. Any work within the public right-of-way will require a Street Cut, Construction, and/or Street Occupancy Permit(s) from Public Works Permit Operations, located at 2000 W. 3rd Ave., Room 107, phone number 303-446-3759. It is the Licensed Contractor's responsibility to obtain the proper permit(s).

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FLOODPLAIN PERMIT CONDITIONS:

Number: Condition:

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Standard Comments and Condition:

Conditions:

Anytime an existing domestic water tap is reactivated or increased in pipe size, or a new domestic water tap is added, a Sewer Use & Drainage permit must be obtained from Development Services.

PLEASE NOTE: The owner/developer is responsible for improvements/repairs in the right-of-way adjacent to this site. No Certificate of Occupancy will be validated by Public Works Construction until these improvements/repairs are complete. Contact the DES Construction Inspector PRIOR to starting construction. Call 303-446-3469 for the name and number of the inspector. Any work within the public right-of-way will require a Street Cut, Construction, and/or Street Occupancy Permit(s) from Public Works Permit Operations, located at 2000 W. 3rd Ave., Room 107, phone number 303-446-3759. It is the Licensed Contractor's responsibility to obtain the proper permit(s).

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CITY AND COUNTY OF DENVER

Department of Public Works - Development Services

Sewer Use and Drainage Permit



Address: 5400 N Monroe St, Bldg D

Permit # 2015-SUDP-0008087

Project Name: Greenhaus/Cannabis For Health

Application Date: 12/03/2015

Ready Date: 12/03/2015

Type of Work: New

Use: Commercial

Reduced or Exempt Fee:

Service Area Code: 04080000

SFRE: 20

Tap Size: 2.00

Fee Type	Fund/Org/No	Fee Amount	Transaction Number	Payment Date	Void
Report to Metro:	Total Permit Fees:		Exemption or Fee Reduction:		

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TYPE OF CONNECTION:

REQUIRED INSPECTIONS FOR THIS PERMIT

Sanitary Inspections:

Storm Inspections:

Pre-Treatment:

Inspection Type	Inspection Status	Inspection Scheduled Date/Inspection Date

See permit conditions below for more detailed information.

SEWER PERMIT CONDITIONS:

- | | |
|---------|---|
| Number: | Condition: |
| 1 | This permit is issued for a new commercial building (located in Commerce City, Adams County) sanitary sewer service line connection to a sanitary sewer main located within the City and County of Denver only. |
| | Any future additions to, modifications of, or changes of use to this commercial building must be reviewed and approved in writing by the city and County of Denver Development Services for potential impacts to a Denver Public Sanitary Main. |
| 2 | Sanitary sewer connection fees, in accordance with RMC Chapter 56, Article 3, Division 3, Sec 56-92.5, will apply to this project and are non-refundable. |

Billing for ongoing carriage, treatment and disposal charges will be based on water usage and shall be 150% of the amount that would be charged for areas inside the boundaries of the city per residential connection or residential

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Billing for this property will be sent directly to the owner of this property to address:

5400 Monroe Street, Building D
Commerce City, CO 80222

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FLOODPLAIN PERMIT CONDITIONS:

Number: Condition:

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Standard Comments and Condition:

Conditions:

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