



## PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL
2. CONSIDERATION OF PREVIOUS MEETING MINUTES  
Meeting minutes of December 9, 2025
3. CONSIDERATION OF NEW BUSINESS
  - a. Public Hearing and Action on a requested Special Use Permit for the expansion of Arc Thrift Store, located at 8657 Sheridan Boulevard  
*Prepared by: Trevor Harlow, Senior Planner*
  - b. Public Hearing and Action on a requested Height Variance for a Flagpole at the Orchard Town Center, located at 14697 Delaware St., Ste. 850  
*Prepared by: Rebecca Batzel, Senior Planner*
4. OLD BUSINESS
5. MISCELLANEOUS BUSINESS
6. ADJOURNMENT

### PLEASE NOTE

The following are the procedures used by the Planning Commission for in-person meetings.

For participation guidelines please visit [www.westminsterco.gov/pc](http://www.westminsterco.gov/pc)

1. Staff will present agenda items. The Developer may present after Staff.
2. Public testimony will be heard for Public Hearing items on the agenda. The Chair may impose time limits on speakers. Please use the sign in sheet located at the back of the room if you wish to provide public testimony.
3. All questions shall be addressed to the Chair of the Planning Commission. The Chair will call on Staff to address questions at the end of the hearing. Planning Commission reserves the right to question anyone at any time during the Public Hearing.
4. The Commission is charged with the review of Comprehensive Plan Amendments, Rezoning, Preliminary Development Plans, Amended Preliminary Development Plans, Official Development Plans, Amended Official Development Plans, Preliminary Plats and Amended Preliminary Plats that are not approved administratively by the City Manager.
5. There are two different procedures involved in the review of applications for development plan approval and the procedure depends on the type of plan under consideration:
  - a. After review and a public hearing, the Planning Commission may recommend approval of an application, approval subject to specified conditions, or denial of an application. The Planning Commission is **not** the final authority on these applications. The City Council is the final decision maker.
  - b. On applications for Official Development Plans and Amended Official Development Plans, the Planning Commission **does** make the final decision, unless the decision of the Planning Commission is appealed to the City Council within 10 days of the Planning Commission decision by a "party-in-interest," as described in Section 11-5-13(B.1) of the Westminster Municipal Code. If a decision of the Planning Commission is properly appealed to the City Council, the City Council will schedule the item for consideration at one of their upcoming meetings and, after holding a public hearing, make a final decision on the application.

If you need further information regarding this process, or any other matter related to the City's development review process, please contact the City Planning Division at 303-658-2092.

**NOTE:** Persons needing an accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, must notify the Planning Aide no later than noon on the Thursday prior to the scheduled Planning Commission hearing to allow adequate time to discuss arrangements. Please call 303-658-2092/TTY711 or State Relay or email [rgarcia@westminsterco.gov](mailto:rgarcia@westminsterco.gov) to make a reasonable accommodation request.



## WESTMINSTER

CITY OF WESTMINSTER  
PLANNING COMMISSION  
Meeting Minutes  
DECEMBER 9, 2025

1. ROLL CALL

The meeting was called to order at 7:00 pm by Chairperson Jim Boschert. Present were Commissioners Rick Mayo, Larry Dunn, David Carpenter, Tracy Colling, Kevin Kinnear and Tim Pegg. Excused from attendance were Commissioners Chennou Xiong and David Tomecek. Also, present staff members, Planning Aide/ Secretary Veronica Garcia, Associate Planner Jennifer Baden, Senior Planner Trevor Harlow, Principal Planner Jacob Kasza, Planning Manager John McConnell, and Deputy City Attorney Greg Graham. With the roll being called, Chairperson Boschert stated that both alternate Commissioners would be voting. Commissioners Kinnear and Pegg served as Alternates.

2. CONSIDERATION OF MINUTES

Meeting Minutes from November 18, 2025

Commissioner Dunn made a motion to approve the minutes from the November 18, 2025, Planning Commission meeting.

Commissioner Kinnear seconded the motion.

The minutes were unanimously approved (7-0).

3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Consideration of Use by Special Permit for Tattoo/Body Piercing Parlor to be located within *My Salon Suite*.

Chairperson Boschert opened the public hearing at 7:02 pm.

Trevor Harlow, Senior Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the Westminster Window. Notices were provided by the required deadline. Mr. Harlow narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Planning Commission approves a Special Use Permit for a "Tattoo/Body Piercing Parlor" within the existing business *My Salon Suite* to operate in the Westglenn Subdivision, subject to the rules and requirements of Section 11-4-8 of the Westminster Municipal Code and all other applicable City codes and regulations.

Commissioner Pegg asked staff if the Special Use Permit (SUP) being requested would be granted to the new owner since the current owner already has a special use permit, but they are not transferable. Mr. Harlow confirmed that the SUP is not transferable and that an SUP will exist for both the current owner and this applicant.

Chairperson Boschert opened the public testimony at 7:15pm.

Seeing there was no public testimony, Chairperson Boschert closed the public testimony at 7:15pm.

Chairperson Boschert asked the Commissioners if they had any further questions for staff or the applicant.

Seeing there was no Commissioner discussion, Chair Boschert asked for a motion.

Vice Chair Carpenter made a motion that the Planning Commission approves a Special Use Permit for a "Tattoo/Body Piercing Parlor" within the existing business My Salon Suite to operate in the Westglenn Subdivision, subject to the rules and requirements of Section 11-4-8 of the Westminster Municipal Code and all other applicable City codes and regulations. Commissioner Dunn seconded the motion.

Commissioner Kinnear asked Deputy City Attorney Graham whether approving a Special Use Permit for a potential new owner would cancel the current owner's permit and leave the business in limbo, if the new owner's business fell through for whatever reason. Mr. Graham explained that if the code doesn't address that situation, the current owner's permit would stay valid until the new applicant formally takes over.

The motion passed unanimously (7-0).

### 3b) Public Hearing and Recommendation for the Third Amended Preliminary Development Plan for Interchange Business Center Filing No. 1

Chairperson Boschert opened the public hearing at 7:18pm.

Jacob Kasza, Principal Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, and certification of posted notice. Notices were provided by the required deadline. Mr. Kasza narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Planning Commission recommend City Council approve the Third Amended Preliminary Development Plan for Interchange Business Center Filing No. 1. This recommendation is based on a finding that the Preliminary Development Plan is supported by the criteria set forth in Section 11-5-14 of the Westminster Municipal Code.

Chair Boschert asked the applicant when they would expect putting the cell tower into service. The applicant explained they would like to complete the project as soon as possible and explained the timeline of the project.

Commissioner Colling asked the applicant if they could co-locate other carriers on the tower. The applicant explained the tower would encompass four carriers, and others could be added, but structural changes would have to happen.

Commissioner Colling asked the applicant if the tower would be a direct burial pole or if it will have a foundation. The applicant responded it would likely have a concrete foundation where a Geotech report of the soil would determine what kind of material would be used for the foundation.

Commissioner Colling asked the applicant if there was any agreement made with Walmart to have the cell tower located on their site. The applicant responded there is a master lease agreement between the applicant, SBA company, and Walmart and that Walmart views the cell tower as providing a service to their customers by improving cell service in the area.

Commissioner Colling asked the applicant if they receive complaints about their towers. The applicant responded they do get complaints regarding radio emissions. The applicant mentioned that this cell tower would be placed in a commercial area surrounded by an interstate and other businesses, so it would be further away from homes.

Commissioner Colling asked the applicant if they ever receive complaints regarding visual impairment from the cell towers. The applicant explained it depends where the tower is located.

Commissioner Dunn asked the applicant if the towers require commitments from carriers before being built or if they acquired as they go along. The applicant responded that the projects are carrier driven and SBA requires an agreement and firm commitment from a carrier in place before starting construction on their cell towers. Commissioner Dunn asked for clarification if Verizon is the carrier in agreement with this project. The applicant confirmed it is Verizon for now, with the goal being to house other carriers.

Vice Chair Carpenter noted a previous Planning Commission meeting topic that dealt with a tall flagpole being installed near this project, and asked Staff to clarify why that project was recommended for denial, while this project is recommended for approval. Staff responded the previous flagpole item was reviewed as a sign variance, since flags are considered signs under the City's sign code and is subject to separate regulations and rules when compared to telecommunications devices. Staff added the City has received numerous complaints from the surrounding neighborhood about the lack of coverage in this area, specifically the Police and Fire Department, who note that people in this area cannot immediately reach emergency services due to the poor cell coverage. Staff also noted a condition for approval for applicant is they are required to be able to collocate additional carriers.

Commissioner Mayo commented regarding the previous Planning Commission item dealing with the flagpole, that it was the size of the flag that was also of concern, and not just the size of the pole that was discussed during that hearing. Staff clarified the point made.

Chairperson Boschert asked the Commissioners if there were any further questions they had for Staff or the Applicant. There were no other questions.

Chairperson Boschert opened the public testimony at 7:41pm.

Seeing there was no public testimony, Chairperson Boschert closed the public testimony at 7:41pm.

Chair Boschert called for either more discussion or a motion on the item.

Commission Pegg made a motion that the Planning Commission recommend City Council approve the Third Amended Preliminary Development Plan for Interchange Business Center Filing No. 1. This recommendation is based on a filing that the preliminary development plan is supported by the criteria set forth in section 11-5-14 of the Westminster Municipal Code. Commissioner Mayo seconded the motion.

The motion passed unanimously (7-0).

Chairperson Boschert thanked staff and the applicant for their presentations.

4. MISCELLANEOUS BUSINESS

5. ADJOURNMENT

The meeting was adjourned at 7:43pm

THE WESTMINSTER PLANNING COMMISSION

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James Boschert, Chairperson

A full recording of the meeting has been posted on The City of Westminster website.  
[www.cityofwestminster.us/pc](http://www.cityofwestminster.us/pc)



## WESTMINSTER

Agenda Memorandum

Agenda Item 3a

Planning Commission Meeting  
January 13, 2026



**Economic Vitality:** Promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base.

**SUBJECT:** Public Hearing and Action on a requested Special Use Permit for the expansion of Arc Thrift Store, located at 8657 Sheridan Boulevard

**PREPARED BY:** Trevor Harlow, AICP, Senior Planner

### RECOMMENDED PLANNING COMMISSION ACTION:

1. Hold a public hearing.
2. Approve the Special Use Permit to allow the expansion of Arc Thrift Store, located in the Labelles Plaza Subdivision.

### SUMMARY STATEMENT:

- The business owner, Rocky Mountain Properties, through its property management company, CSM Corporation, has applied for a Use by Special Permit (Special Use Permit or SUP) to allow for the expansion of the Arc Thrift Store located at 8657 Sheridan Boulevard. If approved, the use, which is currently allowed for the existing building, would expand the square footage of the location by 2,499 square feet to a total size of 24,099 square feet.
- The proposed land use (Thrift Store greater than 5,000 sq. ft.) requires approval of a new Special Use Permit by the Planning Commission, pursuant to Section 11-4-8(B)(8), Westminster Municipal Code (W.M.C.). The Planning Commission is empowered to hear and decide applications for SUPs pursuant to Section 2-2-2(G), W.M.C.

Staff has reviewed the SUP application using the criteria in Sections 11-4-8 (F) and (G), W.M.C.; this analysis may be found in a latter part of this agenda memo.

### FISCAL IMPACT:

\$0 in expenditures.

**SOURCE OF FUNDS:**

Not applicable.

**POLICY ISSUE(S):**

Should the Planning Commission approve a SUP to permit Arc Thrift Store to expand the square footage of its current location in the Labelles Plaza Subdivision?

**ALTERNATIVE(S):**

Pursuant to Section 11-4-8(E), W.M.C., the Planning Commission may choose to grant the application, with or without modifications and conditions, or deny it. Conditions on the granting of a permit include, but are not limited to:

- (1) Requiring buffers or screening between the new activity and adjacent uses;
- (2) Placing limitations on the hours of operation of the use; and
- (3) Making changes in design or layout.

Staff does not recommend denial of this application because, under Staff's analysis below, this application meets the requirements of Sections 11-4-8(F) and (G), W.M.C.

Staff recommends approval of the SUP, as outlined previously.

**BACKGROUND INFORMATION:**Overview of the Special Use Permit Process

A SUP does not grant a permanent entitlement that "runs with the land" such as a PDP amendment would. Instead, an entitlement is granted to the owner of a specific business at a specific location. A SUP may not be transferred to another person, business, or location. A SUP terminates automatically whenever the permitted use is inactive for a period of one year or more. Also, when required for a particular use (in this case, a thrift store greater than 5,000 sq ft in size), a SUP entitles the property to operate that use in its current configuration. A use authorized by SUP may not be expanded unless the owner obtains a new SUP for the expanded site. The Planning Commission also may terminate any SUP for cause if it determines that the conditions of approval under which the permit was initially approved are no longer being met (see Attachment 2). Termination of the existing SUP is neither part of this application nor recommended by Staff.

History of Subject Property

The Labelles Plaza Subdivision, within which the subject property is located, was originally annexed into the City in 1970 through an annexation plat initiated by General Cable Corporation. The property is currently zoned C-1 Commercial with no approved Preliminary Development Plan (PDP). The Comprehensive Plan designates the parcel as Commercial. The subject property is a portion of a retail shopping center, with this application being for the business that occupies the southern end unit of the main retail center.

Nature of Request

This application requests approval of a SUP to allow for the expansion of a specific use within the existing Labelles Plaza Subdivision property (see Attachment 1). The use is defined in Section 11-2-1, W.M.C., and is as follows:

**Thrift store** shall mean a shop or store that devotes more than 75 percent of their retail sales floor area to the activity of selling used clothing or merchandise. This does not include antique shops or consignment stores, or used motor vehicle parts sales.

The approval of this SUP will allow expansion of the existing 21,600 sq. ft. thrift store by 2,499 sq. ft. The business is already entitled to operate as a thrift store greater than 5,000 sq. ft. through a previously approved SUP but requires a new SUP due to the proposed increase in size. If the SUP is granted, the operation will continue as normal, with the addition of 2,499 sq. ft. more space to be used as added employee space. No additional associated site or architectural changes are proposed with this SUP proposal.

Applicant

Arc Thrift Store  
8657 Sheridan Boulevard  
Westminster, CO 80003

Property Owner

Rocky Mountain Properties  
680 Kasota Avenue  
Minneapolis, MN 55414

Location

The site is located within the shopping center at the southwestern corner of South 88<sup>th</sup> Avenue and Sheridan Boulevard. The property is currently addressed as 8657 Sheridan Boulevard Westminster, CO 80003, see attachment 1.

Surrounding Land Uses and Designations

| Direction | Development Name                                  | Zoning           | Comp Plan Designation | Current Use   |
|-----------|---|------------------|-----------------------|---|
| North     | Downtown Westminster                              | PUD              | Mixed Use             | Retail/Commercial Space, Multi-Unit Residential, Public Space |
| East      | Highway 36/Sheridan Park Subdivision              | PUD              | Office                | Office Park   |
| South     | (City of Arvada)                                  | (City of Arvada) | (City of Arvada)      | Single-Unit Residential                                       |
| West      | Lowes of Westminster/Westminster Village Filing 1 | PUD              | Commercial            | Retail/Commercial Space                                       |

Public Notification

Section 11-5-13(A), W.M.C. requires the following two public notification procedures:

- Property Posting: Notice of the public hearing shall be posted on the property with a minimum of one sign in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required date. The applicant has provided the City's

Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.

- **Written Notice:** At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to property owners and homeowner's associations registered with the City within 1,000 feet of the subject property. The applicant has provided the City's Planning Manager with a certification that the required notices were mailed on or by the required date.

### Westminster Municipal Code Analysis

#### *11-4-8. – Uses by Special Permit*

*(F) Special Use Permit Criteria: When considering any application for a special use permit, the Planning Commission shall consider each of the criteria listed below, insofar as each is relevant to the proposed use:*

*(1) Impact on the character of the neighborhood.*

As mentioned, the proposed use is already existing within the established commercial center, which is already equipped with needed infrastructure and site services. There will be no change in intensity with the only changing factor being the added space to accommodate employees while working. Additionally, there will be no public facing exterior display or storage associated with this Special Use Permit. Staff anticipates no negative impacts to the community.

*(2) Compatibility of the proposed use with existing and planned uses on adjacent properties.*

The proposed use is expanding by only 2,499 sq. ft. to provide additional space for employees while working. This will not impact the exterior of the building, with the entire expansion being internal to the existing building, which will not noticeably increase the intensity of the current use. The surrounding businesses are commercial retail and service oriented. This proposed use would continue to provide synergetic support for neighboring businesses by activating the area with commercial traffic and awareness; thereby bolstering the commercial success of the subdivision.

*(3) Activities or uses on the site that generate potential adverse impacts or nuisance effects, such as visual impacts, noise, vibrations, light intensity, odors, loitering, or level of police activity.*

Staff finds that the proposed use would not result in adverse impacts or nuisance effects. Very minor site improvements are associated with this SUP, and its approval will not create any additional impacts or effects.

*(4) Amount or degree of outdoor activity.*

Outdoor activity will continue to be limited to vehicular and foot traffic from customers and drop off donations near the front of the building. This activity is already allowed, and the expansion of the site to accommodate employees while at work would not impact the intensity of this activity. Additionally, no outdoor display or storage is proposed or permitted with this SUP.

*(5) Hours of operation and deliveries.*

Hours of operation and deliveries will not change from current levels and are typical for the commercial setting for which the use is proposed.

*(6) Location and intensity of storage, loading, and delivery areas.*

Outdoor display and storage are not proposed or permitted with this SUP. No significant impact on loading and delivery areas is anticipated with the proposed use. Arc Thrift Store does have a loading area for donation drop-off near its entrance, but this is existing, and this SUP does not include any factors that would impact the intensity of operation for this area.

*(7) Adequacy of parking and vehicular access and circulation.*

Parking, vehicular access, and circulation were previously reviewed and accounted for during the initial development of the Labelles Plaza Subdivision and the establishment of the Arc Thrift Store, which considered multi-tenant and commercial demands. No changes to parking or vehicular access are proposed with this SUP.

*(8) Traffic volume generated by the proposed use.*

Traffic impact analysis and review were part of the original planning and review of the development, which considered multi-tenant and commercial demands. No changes in traffic volumes or traffic patterns are anticipated with this SUP.

*(9) Pedestrian safety.*

The site changes associated with this SUP will have no impact on pedestrian safety or circulation. Pedestrian safety and circulation were accounted for with the original planning and review for the development.

*(G) Standards of Review: After consideration of the foregoing criteria, the Commission will grant the special use permit if it determines:*

*(1) That the proposed use will be reasonably compatible with the surrounding neighborhood;*

The proposed use has been and is expected to continue to be reasonably compatible with the surrounding neighborhood.

*(2) That the proposed use will not be in conflict with the policies of the Comprehensive Plan; and*

The proposed use is not in conflict with the policies (or the Commercial land use designation) of the Comprehensive Plan.

*(3) That the proposed use will meet the following distance limitations:*

*(a) The location of any other Group Care Facility or Institutional Care Facility within 750 feet of a Group Care Facility shall preclude the approval of the special use permit.*

(Not Applicable)

*(b) The location of any other Group Care Facility or Institutional Care Facility within 750 feet of an Institutional Care Facility shall preclude the approval of the special use permit.*

(Not Applicable)

*(c) The location of any other Tattoo or Body Piercing Parlor within 1,000 feet of another such use shall preclude the approval of the special use permit.*

(Not Applicable)

*(d) The location of any other Thrift Store within 1,000 feet of another such use shall preclude approval of the special use permit.*

The proposed use is not within 1,000 feet of another such use.

*(e) The location of an ambulance service within 500 feet of the boundary of any residential district or the property line of a lot devoted to a residential use, regardless of the zoning designation, will preclude the approval of the special use permit.*

(Not Applicable)

*(4) In the case of an Ambulance Service, that the primary vehicular access from the subject property is direct to a four-or-more-lane street and that no outside storage of ambulances occurs.*

(Not Applicable)

*(5) In the case of a use identified as a special use under a specific plan, that the criteria identified in the respective specific plan have been met.*

(Not Applicable)

### Summary of Staff Recommendation

Staff recommends that the Planning Commission:

1. Hold a public hearing.
2. Approve the Special Use Permit to allow the expansion of the Arc Thrift Store located at 8657 Sheridan Boulevard and part of the Labelles Plaza subdivision.

### **STRATEGIC PLAN PRIORITY:**

**Economic Vitality:** Approval of the proposed SUP helps to promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base.

Respectfully Submitted,



John McConnell, AICP  
Planning Manager

### **ATTACHMENTS:**

Attachment 1: Vicinity Map

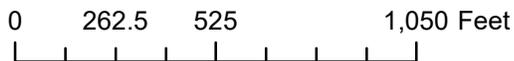
Attachment 2: Submittal Documentation



Vicinity Map  
 Arc Thrift Store Expansion  
 8657 Sheridan Blvd



WESTMINSTER





## SPECIAL USE PERMIT APPLICATION

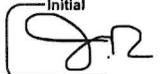
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### Submittal Requirements

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***Please note that incomplete submittals will not be accepted for review.***

1. Review Fee \$450.00
2. Public Hearing Fee \$350.00
3. Recording Fee - to be determined if request is approved
4. Signed Special Use Permit Application (*This form.*)
5. Ownership and Encumbrances Report: The O&E report must be from a title company and dated within the last 30 days from date of application.
6. If real property owner is a legal entity, applicant must provide evidence of authorization to sign on behalf of such entity. (i.e. Articles of Incorporation, Articles of Organization, Operating Agreement, Resolution from the Board of Directors, etc.)
7. Vicinity map showing immediately adjacent properties, structures, existing land use, existing zoning and Comprehensive Plan classification(s), streets, sidewalks, and curb sets.
8. Written detailed description of the proposed use describing the operational characteristics and potential impact on the existing neighborhood.
9. Detail site plan showing location of the existing and proposed buildings and other structures, parking areas and number of available parking spaces for the special use, ingress and egress, outside trash and storage areas, and type of screening, fencing, and landscaping.
10. Existing floor plan and elevations of buildings or proposed construction or modifications as may be applicable.
11. Map of property owners within one thousand (1,000) feet of the subject property based upon records of the County Assessor as of a date within fifteen (15) days of filing the application. The map shall be from the County Assessor and shall identify the subject site and the location and lot and block number of the properties to be notified. §11-5-13(A)(6), Westminster Municipal Code.
12. List of property owners within one thousand (1,000) feet of the subject property based upon records of the County Assessor as of a date within fifteen (15) days of filing the application. The list shall contain the name and mailing address of property owners from the County's records, keyed to the appropriate lot and block number on the County Assessor's maps. §11-5-13(A)(6), Westminster Municipal Code.

Reviewed by: 



***If a Group Care Facility or Institutional Care Facility, also provide the following:***

- Scaled map indicating the locations of any other Group Care Facility or Institutional Care Facility within 750 feet of the subject property. Measurement shall be from property line to property line, in a straight line.

***If a Tattoo or Body Piercing Parlor, also provide the following:***

- Scaled map indicating the location of any other tattoo or body piercing parlor within 1,000 feet. Measurement shall be from the closest exterior wall to wall, in a straight line. §11-4-13(A)(7), Westminster Municipal Code.

***If an Ambulance Service, also provide the following:***

- Scaled map indicating a minimum distance of 500 feet from the boundary of any residential district or property line of a lot devoted to a residential use regardless of the zoning designation, as measured from the property line in a straight line.

***If a Thrift Store 5,000 square feet or greater, also provide the following:***

- Scaled map indicating the location of any other thrift store within 1,000 feet. Measurement shall be from the closest exterior wall to wall, in a straight line. §11-4-13, Westminster Municipal Code.

***If an Institutional Care Facility, also provide the following:***

- Written plans for: security measures to prevent unplanned and unsafe activities on the part of residents; screening measures to prevent the placement of residents with a history of or high risk for violence or abuse of children; the ratio of supervisors to residents; programs for counseling or rehabilitation; the hours per day or week when counseling or rehabilitation programs will be administered; the education, training and other qualifications of all staff members; provisions for recreation including the areas of the building and site to be used for recreation.

***If an Institutional Care Facility, or Group Care Facility, also provide the following:***

- A copy of the Colorado State License or the application form for such state license showing the use requested.





DESCRIPTION: EXISTING ARC THRIFT STORE (APPROX. 21,600 SF) TO EXPAND AN ADDITIONAL 2,499 SF INTO THE EXISTING ATTACHED RETAIL BUILDING. THE ADDITION SF WILL BE DEDICATED EMPLOYEE USE. NO ADDITIONAL RETAIL SALES FLOOR SF WILL BE ADDED. NO ADDITIONAL EMPLOYEES ARE EXPECTED. NO ADDITIONAL CUSTOMERS ARE EXPECTED. THERE WILL BE NO PARKING IMPACTS, NOR ANY ADDITIONAL TRAFFIC TO THE SITE. THE EXISTING RETAIL SPACES REMAINS AS-IS. AS NEITHER THE BUILDING FOOTPRINT, NOR THE EXTERIOR WILL BE MODIFIED, NO ADDITIONAL SCREENING, TRASH, OR LANDSCAPING IS NEEDED.



Olde Town Exchange Consignment Store

PGA TOUR  
SUPERSTORE

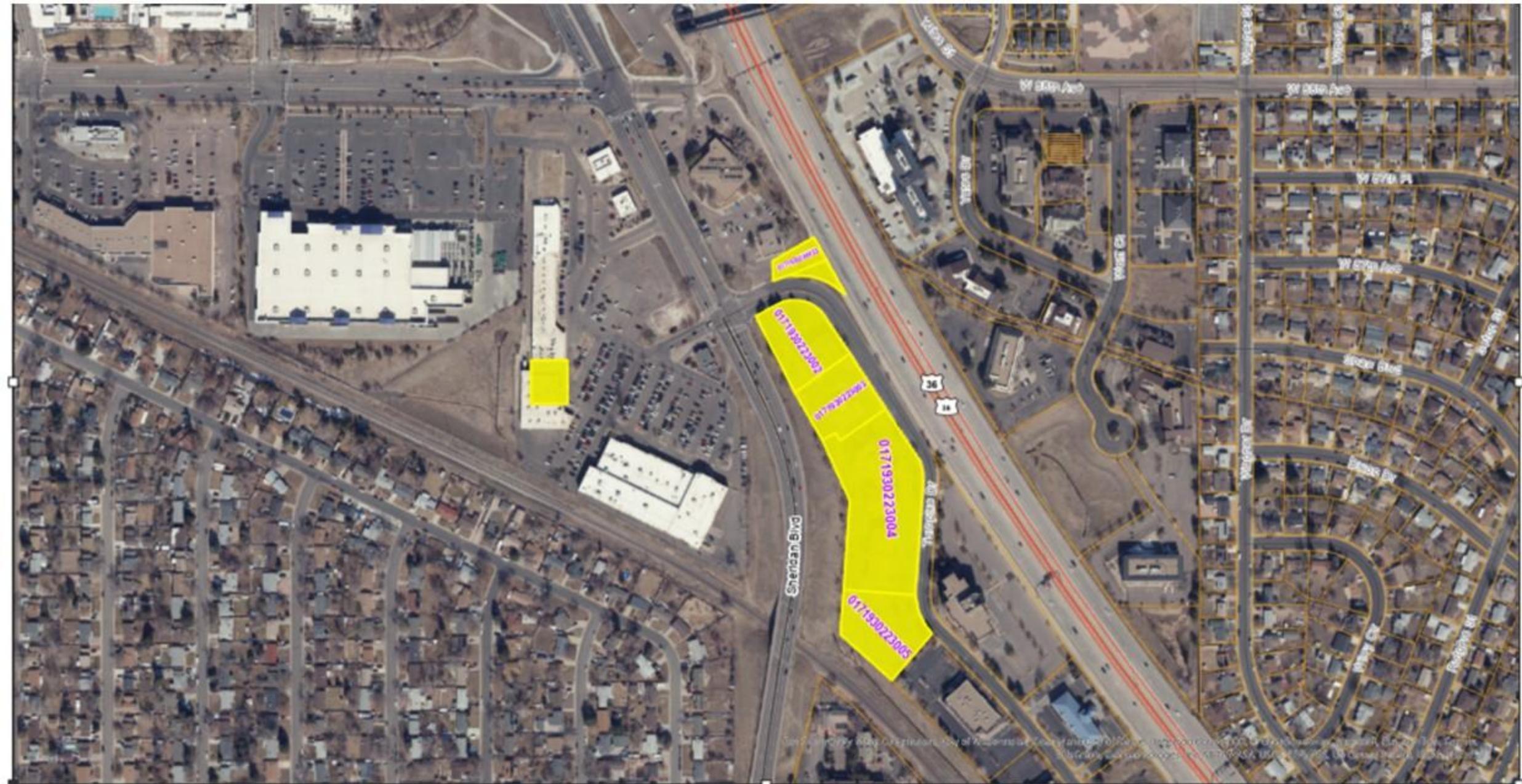
1,143 FT

arc Thrift Stores

Good morning,

Below please find an ownership list within the 1000ft of the provided address (outside Adam County) and a snapshot of the requested map:

| PARCELNB     | ACCOUNTNO | ACCT TYPE  | SITE ADDRESS     | LOCAL CITY  | SUBDIVISION NAME     | LEGAL BLOCK | LOT    | OWNER   | ADDRESS                           | CITY           | STATE | ZIPCODE   |
|--------------|-----------|------------|------------------|-------------|----------------------|-------------|--------|---|-----------------------------------|----------------|-------|-----------|
| 171930200022 | R0062620  | Exempt     | 0                | WESTMINSTER | <Null>               | <Null>      | <Null> | CITY OF WESTMINSTER                           | 4800 W 92ND AVE                   | WESTMINSTER    | CO    | 800306399 |
| 171930223002 | R0062944  | Commercial | 8787 TURNPIKE DR | WESTMINSTER | WESTPARK CENTER NO4  | 1           | 1      | MENDI-CO II LLC                               | 8787 TURNPIKE DR STE 260          | WESTMINSTER    | CO    | 800314300 |
| 171930223003 | R0062945  | Commercial | 8721 TURNPIKE DR | WESTMINSTER | WESTPARK CENTER NO 3 | 1           | <Null> | SEFCIK PROPERTIES LLC                         | 233 S PLEASANT GROVE BLVD STE 102 | PLEASANT GROVE | UT    | 840622878 |
| 171930223004 | R0062946  | Commercial | 8701 TURNPIKE DR | WESTMINSTER | WESTPARK CENTER NO 3 | 1           | 1      | APEX HOSPITALITY INC                          | 7494 S COOLIDGE WAY               | AURORA         | CO    | 800165232 |
| 171930223005 | R0108242  | Commercial | 0                | WESTMINSTER | WESTPARK CENTER NO 6 | 1           | 1      | TEBO STEPHEN D DBA: TEBO DEVELOPEMENT COMPANY | PO BOX T                          | BOULDER        | CO    | 803061966 |
| 171930224001 | R0062947  | Exempt     | 0                | WESTMINSTER | WESTPARK CENTER NO 1 | <Null>      | <Null> | CITY OF WESTMINSTER                           | 4800 W 92ND AVE                   | WESTMINSTER    | CO    | 800306399 |



Property Address: 8657 Sheridan Blvd, Westminster, CO



US Feet

0 500 1,000

**Disclaimer:**

Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representation, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data.



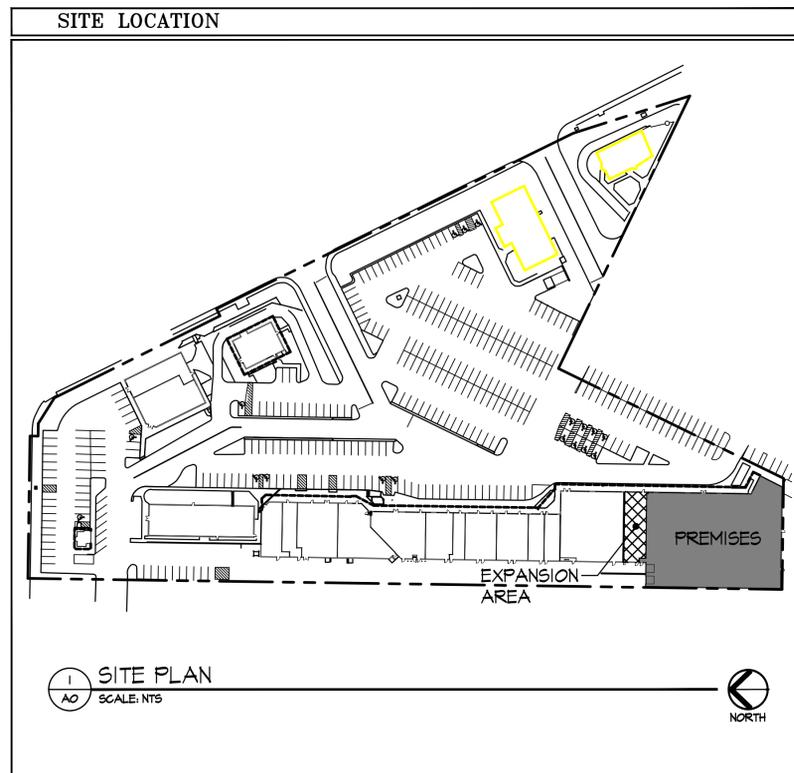
**ASSESSOR'S OFFICE**  
**ADAMS COUNTY, COLORADO**  
4430 S. Adams County Pkwy - 2nd Floor  
Brighton, CO 80601  
Phone: (720) 523-6038; Fax (720) 523-6037  
Voice Response System (720) 523-6380  
[www.adcoqov.org](http://www.adcoqov.org)

# ARC THRIFT STORE EXPANSION

## ROCKY MOUNTAIN PLAZA

### 8657 SHERIDAN BOULEVARD

### WESTMINSTER, CO 80031



**OCCUPANCY LOAD**

| OCCUPANCY CLASSIFICATION | SQUARE FOOTAGE | OCCUPANT LOAD FACTOR | NUMBER OF OCCUPANTS |
|--------------------------|----------------|----------------------|---------------------|
| MERCANTILE (M)           | 23,182 SF      | 60 GROSS             | 387 OCCUPANTS       |
| OFFICE (B)               | 427 SF         | 150 GROSS            | 7 OCCUPANTS         |
| TOTAL                    | 24,109 SF      |                      | 394 OCCUPANTS       |

TOTAL EXIT WIDTH REQUIRED 344 X .2 = 78.8"

**OCCUPANCY CLASSIFICATION**

| OCCUPANCY TYPE | CLASSIFICATION | EXITS REQUIRED | EXITS PROVIDED |
|----------------|----------------|----------------|----------------|
| MERCANTILE (M) | M              | 2              | 7              |
| OFFICE (B)     | B              | 1              | 1              |
| TOTAL          |                | 2              | 8              |

**MINIMUM PLUMBING FIXTURES**

| OCCUPANCY CLASSIFICATION | SQUARE FOOTAGE | OCCUPANT LOAD FACTOR | OCCUPANT LOAD        | FIXTURES REQUIRED |                  | FIXTURES PROVIDED         |              |
|--------------------------|----------------|----------------------|----------------------|-------------------|------------------|---------------------------|--------------|
|                          |                |                      |                      | MEN               | WOMEN            | MEN                       | WOMEN        |
| MERCANTILE (M)           | 23,182 SF      | 60                   | 194 MEN<br>194 WOMEN | 38 W.C. / 26 LAV  | 38 W.C. / 26 LAV |                           |              |
| OFFICE (B)               | 427 SF         | 150                  | 4 MEN<br>4 WOMEN     | 16 W.C. / 10 LAV  | 16 W.C. / 10 LAV |                           |              |
| TOTAL                    | 24,109 SF      |                      | 201 MEN<br>201 WOMEN | 1 W.C. / 1 LAV    | 1 W.C. / 2 LAV   | 1 W.C./1 URINAL/<br>2 LAV | 2 W.C./2 LAV |

**CODE REVIEW**

**PROJECT DESCRIPTION:**  
ARC THRIFT STORE IS AN EXISTING TENANT AT ROCKY MOUNTAIN PLAZA THAT OCCUPIES 21,600 SF OF RETAIL SPACE AND WILL BE EXPANDING BY AN ADDITIONAL 2,499 SF.

**APPLICABLE CODES**  
2021 INTERNATIONAL BUILDING CODE (IBC) W/STATE AMENDMENTS  
2021 INTERNATIONAL PLUMBING CODE (IPC)  
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2021 INTERNATIONAL MECHANICAL CODE (IMC)  
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
2021 INTERNATIONAL FIRE CODE (IFC)  
2017 ICC ANSI A117.1

**BUILDING TYPE:** TYPE VB - SPRINKLED

**PROJECT DATA:** BUSINESS OFFICE/RETAIL  
**PROPOSED USE:** APPLICABLE GOVERNING STANDARD

**DESCRIPTION OF OCCUPANCIES:**  
(CHAPTER 3)

| CLASSIFICATION | DESCRIPTION | AREA      |
|----------------|-------------|-----------|
| M              | MERCANTILE  | 23,182 SF |
| B              | BUSINESS    | 427 SF    |

**REQUIRED SEPARATION OF OCCUPANCIES:** B TO M  
(CHAPTER 5, TABLE 508.3.3)

THE OFFICE (B OCCUPANCY) ENCOMPASSES LESS THAN 10 PERCENT OF THE MAIN OCCUPANCY. THEREFORE, PER IBC 508.2.3, NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY.

**SHEET INDEX**

|      |                              |
|------|------------------------------|
| A0.0 | COVER SHEET                  |
| AO.1 | ARCHITECTURAL OCCUPANCY PLAN |
| A1.0 | DEMO PLAN                    |
| A1.1 | FLOOR PLAN                   |

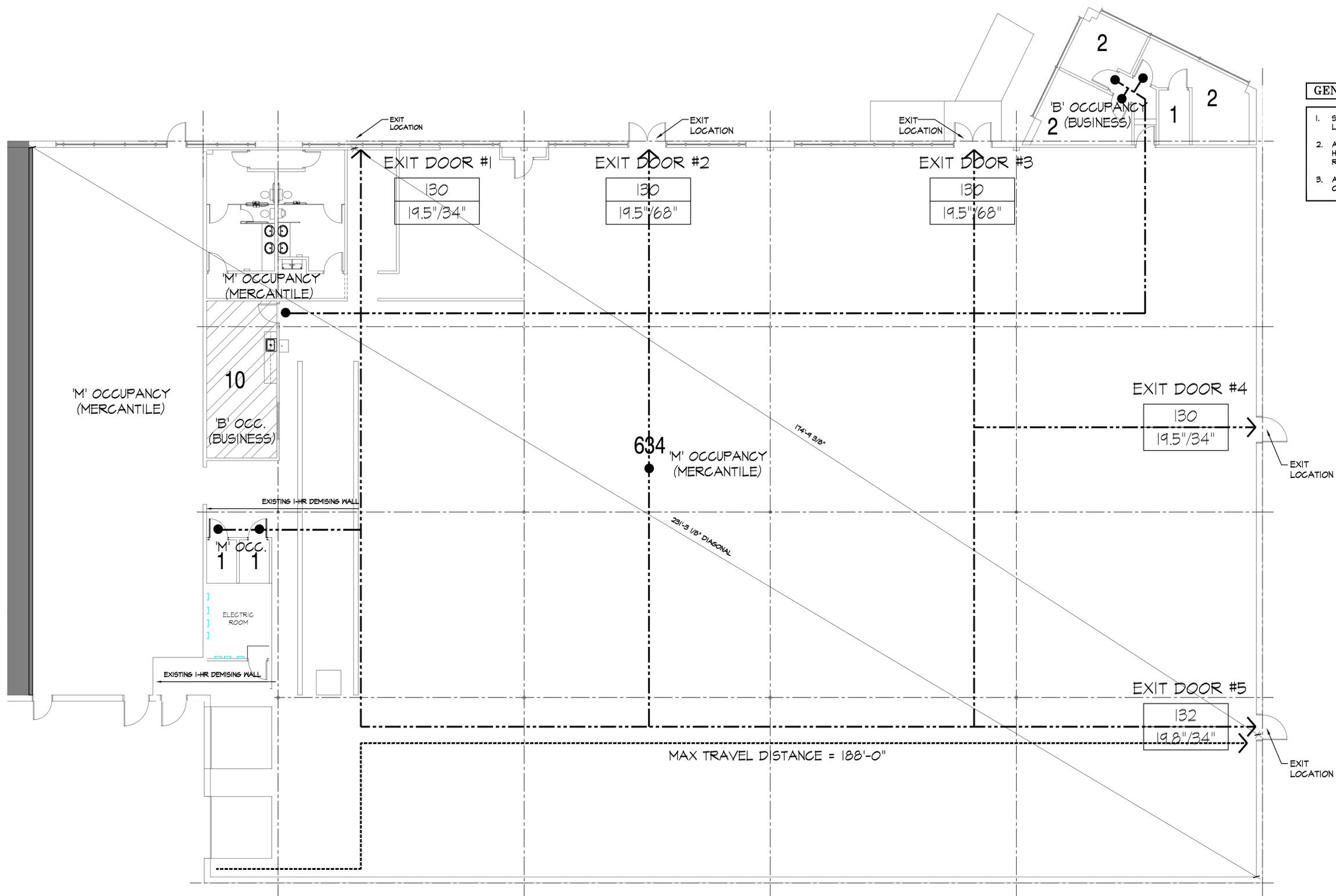
ARC  
THRIFT  
STORE  
EXPANSION

WESTMINSTER,  
COLORADO

PERMIT SET  
09-25-25

GENERAL NOTES

1. SEE ELECTRICAL SHEET Ax.0 FOR ALL EMERGENCY LIGHTING
2. ALL EXISTING AND NEW EXTERIOR EGRESS DOORS SHALL HAVE CODE COMPLIANT EGRESS HARDWARE. UPDATE AS REQUIRED.
3. ALL EXIT DOORS SHALL HAVE A TACTILE EXIT SIGN COMPLIANT WITH ICC A117.1



1 OCCUPANCY PLAN  
A0.1 SCALE: 1/8"=1'-0"



CSM 500 Washington Avenue South, Suite 3000  
Minneapolis, MN 55415  
Bus: (612) 395-7000 Fax: (612) 395-7002  
DEVELOPING REAL ESTATE FOR PEOPLE,  
BUSINESS & COMMUNITIES.

Registration:



Drawn By: JASON GRUHN

Checked By: SARA MARLOW

Project Manager:

Date: SEPT. 25, 2025

Revisions

ISSUED FOR PERMIT 9.25.25

Project No. XX-XXXX

Sheet Title

OCCUPANCY PLAN

Sheet No.

A0.1

ARC  
THRIFT  
STORE  
EXPANSION

WESTMINSTER,  
COLORADO

PERMIT SET  
09-25-25



1 DEMOLITION PLAN  
A1.0 SCALE: 3/32"=1'-0"



| DEMOLITION NOTES  |
|---|
| 1. GENERAL CONTRACTOR IS TO COORDINATE ALL TRADES FOR THEIR REQUIRED DEMOLITION WORK.   |
| 2. DASHED LINES INDICATE WALLS, DOORS AND OTHER ITEMS TO BE REMOVED, UNLESS NOTED OTHERWISE.  |
| 3. WHERE PARTITION WALLS ARE INDICATED TO BE REMOVED, REMOVE WALL AND ALL ITEMS THAT ARE ON OR WITHIN THAT WALL UNLESS NOTED OTHERWISE. THIS INCLUDES DOORS, FRAMES, HARDWARE, AND MECHANICAL AND ELECTRICAL EQUIPMENT. |
| 4. ALL AREAS DISTURBED BY DEMOLITION WORK THAT ARE TO REMAIN ARE TO BE REPAIRED TO MATCH EXISTING.  |
| 5. EXISTING BATHROOMS ARE TO REMAIN AS IS.  |

| DEMOLITION KEY NOTES  |
|---|
| REMOVE EXISTING WALLS SHOWN AS DASHED AND ALL ITEMS THAT ARE ON OR WITHIN THAT WALL.      |
| DEMO EXISTING CEILING GRID, TILES AND LIGHTING THROUGHOUT.                                |
| DEMO EXISTING FLOORING THROUGHOUT SPACE. PREPARE FLOOR TO RECEIVE NEW FLOORING.           |
| DEMO EXISTING FLOOR SINK AND FAUCET. CAP PLUMBING AS REQUIRED.                            |
| DEMO EXISTING SINK AND CAP PLUMBING AS REQUIRED.  |
| DEMO EXISTING CASEWORK.   |
| DEMO EXISTING REFRIGERATOR AND ALL ASSOCIATED ITEMS.                                      |
| DEMO OPENING BETWEEN EXISTING AND NEW SPACES. VERIFY EXACT LOCATION AND SIZE WITH TENANT. |

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Drawn By: JASON GRUHN  
Checked By: SARA MARLOW  
Project Manager:  
Date: SEPT. 25, 2025

Revisions

ISSUED FOR PERMIT 9.25.25

Project No. XX-XXXX

Sheet Title

DEMOLITION PLAN &  
OCCUPANCY PLAN

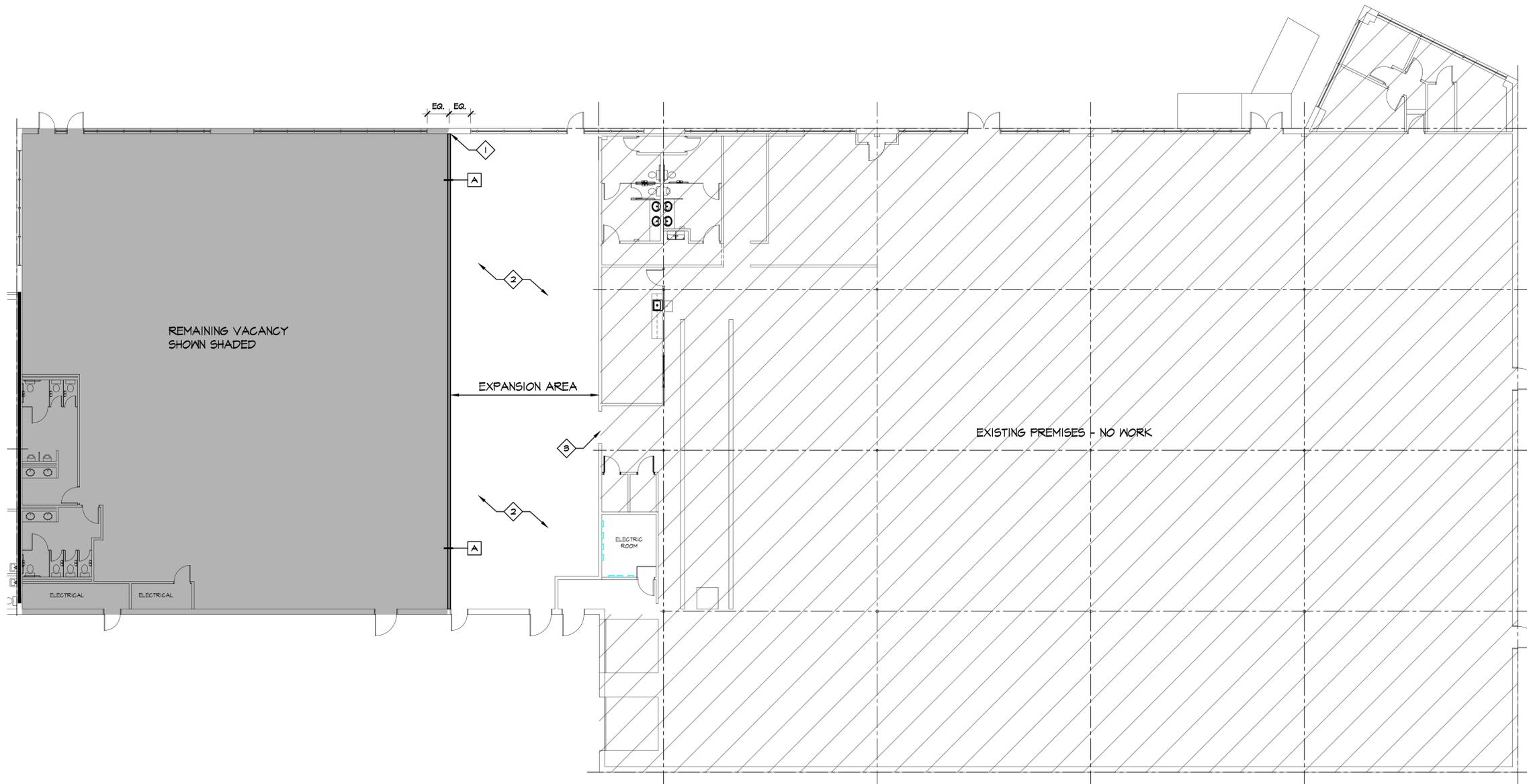
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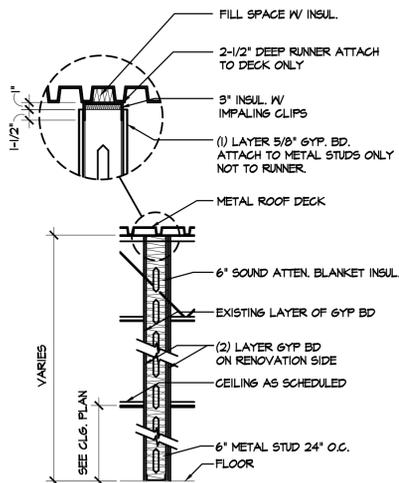
ARC  
THRIFT  
STORE  
EXPANSION

WESTMINSTER,  
COLORADO

PERMIT SET  
09-25-25



1 FLOOR PLAN  
SCALE: 3/32"=1'-0"



A TYPICAL DEMISING WALL PARTITION (1 HR RATED, UL DESIGN 414)

2 WALL TYPES  
SCALE: 1/2"=1'-0"

KEY NOTES

- 1 NEW WALL TO BE CENTERED BETWEEN WINDOWS.
- 2 ADJUST EXISTING SPRINKLERS AND LIGHTING AS REQUIRED THROUGHOUT NEW EXPANSION AREA
- 3 NEW OPENINGS BETWEEN NEW AND EXISTING SPACES. VERIFY EXACT LOCATION AND SIZE WITH TENANT.

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Minneapolis, MN 55415  
Bus: (612) 395-7000 Fax: (612) 395-7002  
DEVELOPING REAL ESTATE FOR PEOPLE,  
BUSINESS & COMMUNITIES.

Registration:



Drawn By: JASON GRUHN

Checked By: SARA MARLOW

Project Manager:

Date: SEPT. 25, 2025

Revisions

ISSUED FOR PERMIT 9.25.25

Project No. XX-XXXX

Sheet Title

FLOOR PLAN

Sheet No.

A1.1



First American Title Insurance Company - NCS  
121 South 8th Street, Suite 1250  
Minneapolis, Minnesota 55402  
Phone: (612)305-2000 Fax:(714)689-7109

## Owners and Encumbrance Report

Date: October 15, 2025

CSM Corporation  
500 S Washington Ave, Suite 3000  
Minneapolis, MN 55415

Reference: 8657 - 8795 Sheridan Boulevard, Westminster, CO  
File No.: NCS-1281029-MPLS

### Property Description

County Effective Date: October 9, 2025

Owner: Rocky Mountain Properties, a Minnesota limited partnership who acquired title as Rocky Mountain Properties, a Minnesota general partnership  
Property: 8657 - 8795 Sheridan Boulevard Westminster, CO 80003  
Legal Description:  
Lot 1,  
SECOND REPLAT LA BELLE'S PLAZA, recorded April 1, 2025 at Reception No. [2025018752](#)  
County of Jefferson,  
State of Colorado.  
County: Jefferson  
Parcel Number: 29-251-01-001

### Ownership Documents

1. Plat of SECOND REPLAT LA BELLE'S PLAZA recorded April 1, 2025 at Reception No. [2025018752](#).

### Encumbrances

### Statement of Charges

O&E Report: \$TBD  
Copies: \$TBD  
Total Due: \$TBD

End of Report

### **LIMITATION OF LIABILITY**

THIS REPORT CONTAINS INFORMATION OBTAINED FROM PUBLIC RECORDS IN THE COUNTY WHERE THE LAND IS LOCATED WHICH GIVES NOTICE OF CERTAIN MATTERS RELATING TO SAID LAND. EASEMENTS, RIGHTS OF WAY AND COVENANTS, CONDITIONS AND RESTRICTIONS, AND TAX INFORMATION ARE NOT REPORTED. THIS REPORT IS NOT INTENDED TO BE, NOR SHOULD IT BE RELIED UPON AS A LEGAL OPINION OF TITLE OR ANY FORM OF TITLE INSURANCE. THE SOLE LIABILITY ASSUMED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FOR THE INFORMATION CONTAINED WITHIN THE REPORT IS THE FEE THE CUSTOMER PAID FOR THE REPORT. ALL OTHER LIABILITY IS EXPRESSLY DISCLAIMED, INCLUDING LIABILITY IN CONTRACT, TORT OR DUE TO NEGLIGENCE IN THE PRODUCTION OF THIS REPORT.



**First American Title Insurance Company - NCS**  
**121 South 8th Street, Suite 1250**  
**Minneapolis, Minnesota 55402**  
Phone: **(612)305-2000** Fax: **(714)689-7109**

***Please send Payment to: Accounts Receivable Department***  
***PO Box 677858***  
***Dallas, TX 75267-7858***

BEST COPY AVAILABLE

# SECOND REPLAT LA BELLE'S PLAZA

A REPLAT OF LOT 1, A REPLAT OF LA BELLE'S PLAZA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF WESTMINSTER, COUNTY OF JEFFERSON, STATE OF COLORADO.

SHEET 1 OF 4

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT ROCKY MOUNTAIN PROPERTIES LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP, BEING THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

LOT 1, A REPLAT OF LA BELLE'S PLAZA, RECORDED JANUARY 10, 1979 IN PLAT BOOK 58, AT PAGE 12, UNDER RECEPTION NO. 79003184, COUNTY OF JEFFERSON, STATE OF COLORADO.

CONTAINING 342,674 SQUARE FEET OR 7.867 ACRES, MORE OR LESS.

HAS LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED THE SAME UNDER THE NAME OF SECOND REPLAT LA BELLE'S PLAZA SUBDIVISION, CITY OF WESTMINSTER, COUNTY OF JEFFERSON, STATE OF COLORADO.

THE UNDERSIGNED DOES, BY THIS PLAT, GRANT AND CONVEY TO THE CITY OF WESTMINSTER ALL OF THE FOLLOWING, AS SHOWN HEREON:

- A) EXCLUSIVE CITY OF WESTMINSTER (COW) EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL CITY OWNED UTILITIES INCLUDING, WITHOUT LIMITATION, WATER, RECLAIMED WATER, SANITARY SEWER, STORM SEWER MAINS, CITY-OWNED FIBER OPTIC LINES AND ASSOCIATED APPURTENANCES FOR EACH OF THESE UTILITIES THEREWITH. ANY SUCH ITEMS SO CONSTRUCTED OR INSTALLED SHALL BECOME, UPON APPROVAL AND ACCEPTANCE BY THE CITY, THE SOLE PROPERTY OF THE CITY OF WESTMINSTER. THESE EASEMENTS SHALL BE EXCLUSIVE, HOWEVER, OTHER UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES AFTER RECEIVING WRITTEN PERMISSION FROM THE CITY OF WESTMINSTER CITY ENGINEER.
- B) UTILITY EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES INCLUDING, WITHOUT LIMITATION, ELECTRIC, GAS, TELEPHONE, AND TELECOMMUNICATION LINES, CABLES, WORKS, POLES, RELAYS AND SWITCHES; IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL IMPROVEMENTS SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER, AND SHALL REMAIN THE PROPERTY OF THE OWNER OF THE PUBLIC UTILITY, FRANCHISE OR PERMIT.
- C) DRAINAGE EASEMENTS FOR THE BENEFIT OF THE SUBDIVISION, TO CONTROL, CONTAIN AND DIRECT THE STORM WATER RUN-OFF THEREFROM AND TO ALLOW THE INSTALLATION OF DETENTION FACILITIES, CULVERTS, DITCHES, PIPELINES AND OTHER FLOOD CONTROL IMPROVEMENTS AND APPURTENANCES THERETO; IT IS EXPRESSLY UNDERSTOOD AND AGREED TO BY THE SUBDIVIDER THAT THE INSTALLATION AND MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE SUBDIVIDER, ITS HEIRS, SUCCESSORS, AND ASSIGNS AND WILL NOT BECOME THE PROPERTY OR MAINTENANCE RESPONSIBILITY OF THE CITY OF WESTMINSTER.
- D) ALL RIGHT TO NON-TRIBUTARY WATER UNDERLYING THE SITE ARE HEREBY GRANTED TO THE CITY OF WESTMINSTER. OWNER AGREES TO ALLOW THE CITY REASONABLE ACCESS TO THE SITE FOR PURPOSES OF DEVELOPING SAID WATER, VIA AN EASEMENT OR OTHER MUTUALLY ACCEPTABLE MEANS. PROVIDED THAT SUCH ACCESS SHALL NOT UNREASONABLY IMPAIR THE OWNER'S USE AND ENJOYMENT OF THE SITE AND OPERATION OF IMPROVEMENTS THEREON.
- E) A BLANKET ACCESS EASEMENT, EXCLUDING BUILDING FOOTPRINTS AND LANDSCAPING, FOR THE PURPOSE OF THE PUBLIC INGRESS AND EGRESS OF ALL VEHICLES, PEDESTRIANS, BICYCLES AND OTHER TRANSPORTATION DEVICES. THE UNDERLYING PROPERTY OWNER SHALL MAINTAIN THE BLANKET EASEMENT AREA.

EXECUTED THIS 1<sup>st</sup> DAY OF March, 2025.

OWNER: ROCKY MOUNTAIN PROPERTIES LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP

BY: GSH COMMERCIAL INVESTMENTS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

ITS: GENERAL PARTNER

BY: [Signature] ITS: MANAGER

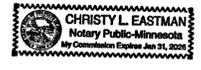
STATE OF MINNESOTA )  
 ) SS  
 COUNTY OF HENNEPIN )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 1<sup>st</sup> DAY OF March, 2025, BY Bradley Kittleson AS MANAGER OF GSH COMMERCIAL INVESTMENTS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF ROCKY MOUNTAIN PROPERTIES LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP.

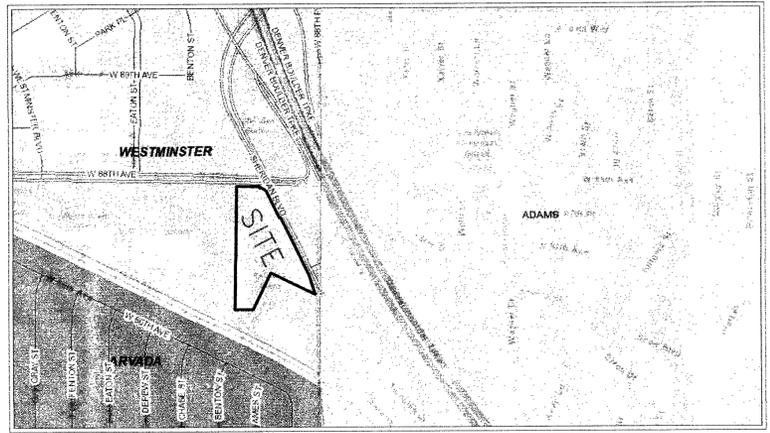
MY COMMISSION EXPIRES: 1/31/2026

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]  
 NOTARY PUBLIC



**VICINITY MAP**



**SHEET INDEX:**

- SHEET 1 - COVER SHEET
- SHEET 2 - BOUNDARY ESTABLISHMENT AND EXISTING EASEMENTS DETAIL
- SHEET 3 - EASEMENTS TO BE VACATED BY THIS PLAT AND SEPARATE INSTRUMENT DETAIL
- SHEET 4 - EASEMENTS DEDICATED BY THIS PLAT DETAIL, LINE & CURVE TABLES

**PURPOSE STATEMENT:**

THE INTENDED PURPOSE OF THIS PLAT IS TO VACATE UTILITY EASEMENTS AS DEDICATED BY A REPLAT OF LA BELLE'S PLAZA, RECORDED IN BOOK NO. 58 AT PAGE 12, UNDER RECEPTION NO. 79003184, TO VACATE TEMPORARY CONSTRUCTION EASEMENTS, RECORDED UNDER RECEPTION NO. 2017046612, AND TO DEDICATE NEW UTILITY, DRAINAGE AND ACCESS EASEMENTS TO THE CITY OF WESTMINSTER.

**GENERAL NOTES:**

1. THE TOTAL ACREAGE OF THIS FINAL PLAT IS 342,674 SQUARE FEET OR 7.867 ACRES, MORE OR LESS.
2. THE DATE OF FIELD WORK FOR THIS PLAT WAS PERFORMED ON AUGUST 8 & 9, 2021.
3. THIS PLAT WAS PREPARED ON THE 1ST DAY OF MARCH, 2024.
4. THE BASIS OF BEARINGS FOR THIS PLAT IS BASED UPON THE EAST LINE OF A REPLAT OF LA BELLE'S PLAZA, PER THE PLAT RECORDED JANUARY 10, 1979 AT RECEPTION NO. 79003184 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF JEFFERSON, STATE OF COLORADO, WHICH BEARS NORTH 00°51'02" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREIN.
5. THIS SURVEY OR PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC. TO DETERMINE TITLE, RIGHTS-OF-WAY AND EASEMENTS OF RECORD. TITLE COMMITMENT NO. NCS-1079089-CO, WITH AN EFFECTIVE DATE OF JULY 27, 2021, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WERE RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, RIGHTS-OF-WAY AND EASEMENTS.
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SURVEYED PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, PANEL 206 OF 675, COMMUNITY PANEL NUMBER 08059C0206F AND DATED FEBRUARY 5, 2014 - THE SURVEYED PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
8. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
9. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY, ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
10. PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

**TITLE CERTIFICATE:**

OWNERSHIP AND TITLE CERTIFICATION:

I, Seth Halley, A DULY AUTHORIZED OFFICER OF First American Title Ins. Co. 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.

3-18-2025  
 DATE

[Signature]  
 SIGNATURE OF AUTHORIZED OFFICIAL

First American Title Ins. Co.  
 TITLE COMPANY

**SURVEYOR'S CERTIFICATE:**

I, JESUS A. LUGO, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOW SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 35-51-106, COLORADO REVISED STATUTES.



JESUS A. LUGO, PLS 38081  
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
 FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC.

**CITY APPROVAL:**

THIS PLAT, AND THE DEDICATION FOR THE PUBLIC'S USE OF THE STREETS, PUBLIC WAYS AND PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, TO THE CITY OF WESTMINSTER, ARE HEREBY ACCEPTED AND APPROVED THIS 31 DAY OF March, 2025. IN ADDITION, THE CITY OF WESTMINSTER ACKNOWLEDGES THE VACATION, PURSUANT TO PARAGRAPH 11-6-9(B) OF THE WESTMINSTER MUNICIPAL CODE, OF CERTAIN UTILITY EASEMENTS, AS SHOWN HEREON, WHICH EASEMENTS HAD BEEN DEDICATED PREVIOUSLY BY A REPLAT OF LA BELLE'S PLAZA RECORDED IN BOOK NO. 58 AT PAGE 12, UNDER RECEPTION NO. 79003184 AND TEMPORARY CONSTRUCTION EASEMENTS, AS SHOWN HEREON, WHICH EASEMENTS HAD BEEN DEDICATED PREVIOUSLY BY RECEPTION NO. 2017046612.

[Signature]  
 CITY MANAGER

[Signature]  
 ATTEST: CITY CLERK

**CLERK AND RECORDER'S CERTIFICATE:**

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

JEFFERSON COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

**COVER SHEET**

| DATE    | BY  | DESCRIPTION                   |
|---------|-----|-------------------------------|
| 3/1/24  | KJS | PLAT PREPARED                 |
| 4/25/24 | KJS | 1ST SUBMITTAL REVIEW REVISION |
| 6/24/24 | KJS | 2ND SUBMITTAL REVIEW REVISION |

SHEET 1 OF 4

ALTURA  
 LAND CONSULTANTS  
 6950 South Tucson Way, Unit C  
 Centennial, Colorado 80112  
 Phone: (720) 488-1303 JOB NO. 21188

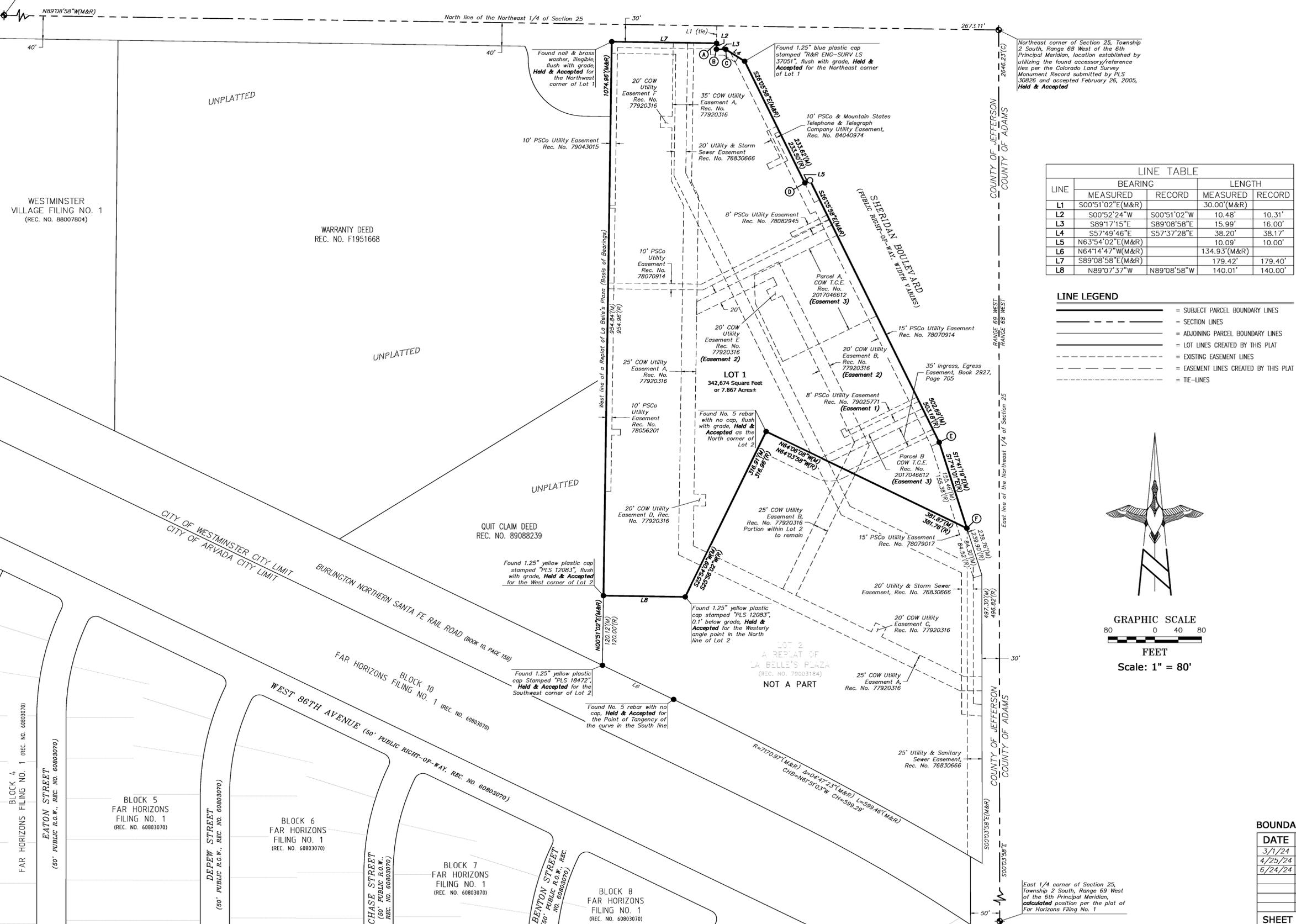
125-34  
 1/4

# SECOND REPLAT LA BELLE'S PLAZA

A REPLAT OF LOT 1, A REPLAT OF LA BELLE'S PLAZA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF WESTMINSTER, COUNTY OF JEFFERSON, STATE OF COLORADO.

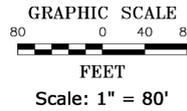
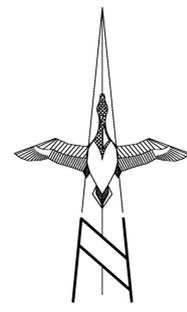
SHEET 2 OF 4

North 1/4 corner of Section 25, Township 2 South, Range 69 West of the 6th Principal Meridian, location established by utilizing the found accessory/reference ties per the Colorado Land Survey Monument Record submitted by PLS 30826, accepted February 26, 2005, Held & Accepted



| LINE | BEARING           |             | LENGTH   |         |
|------|-------------------|-------------|----------|---------|
|      | MEASURED          | RECORD      | MEASURED | RECORD  |
| L1   | S00°51'02"E (M&R) |             | 30.00'   | (M&R)   |
| L2   | S00°52'24"W       | S00°51'02"W | 10.48'   | 10.31'  |
| L3   | S89°17'15"E       | S89°08'58"E | 15.99'   | 16.00'  |
| L4   | S57°49'46"E       | S57°37'28"E | 38.20'   | 38.17'  |
| L5   | N63°54'02"E (M&R) |             | 10.09'   | 10.00'  |
| L6   | N64°14'47"W (M&R) |             | 134.93'  | (M&R)   |
| L7   | S89°08'58"E (M&R) |             | 179.42'  | 179.40' |
| L8   | N89°07'37"W       | N89°08'58"W | 140.01'  | 140.00' |

| LINE LEGEND |                                       |
|-------------|---------------------------------------|
|             | = SUBJECT PARCEL BOUNDARY LINES       |
|             | = SECTION LINES                       |
|             | = ADJOINING PARCEL BOUNDARY LINES     |
|             | = LOT LINES CREATED BY THIS PLAT      |
|             | = EXISTING EASEMENT LINES             |
|             | = EASEMENT LINES CREATED BY THIS PLAT |
|             | = TIE-LINES                           |



## MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET MONUMENT BEING AN 18" LONG #5 REBAR WITH AN 1.25" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081".
- ⊕ INDICATES FOUND SECTION CORNER AS NOTED.

## FOUND MONUMENT NOTES

- Ⓐ FOUND NAIL & BRASS WASHER, ILLEGIBLE, FLUSH WITH GRADE, HELD & ACCEPTED FOR THE NORTHERLY, EASTERLY ANGLE POINT IN THE NORTH LINE OF LOT 1.
- Ⓑ FOUND 1.25" BLUE PLASTIC CAP STAMPED "R&R ENG-SURV LS 37051", FLUSH WITH GRADE, HELD & ACCEPTED FOR THE SOUTHERLY, EASTERLY ANGLE POINT IN THE NORTH LINE OF LOT 1.
- Ⓒ FOUND 1.25" BLUE PLASTIC CAP STAMPED "R&R ENG-SURV LS 37051", FLUSH WITH GRADE, HELD & ACCEPTED FOR THE EASTERLY ANGLE POINT IN THE NORTH LINE OF LOT 1.
- Ⓓ FOUND 1.25" BLUE PLASTIC CAP STAMPED "R&R ENG-SURV LS 37051", FLUSH WITH GRADE, HELD & ACCEPTED FOR THE EASTERLY, NORTHERLY ANGLE POINT IN THE EAST LINE OF LOT 1.
- Ⓔ FOUND 1.25" BLUE PLASTIC CAP STAMPED "R&R ENG-SURV LS 37051", FLUSH WITH GRADE, HELD & ACCEPTED FOR THE EASTERLY, SOUTHERLY ANGLE POINT IN THE EAST LINE OF LOT 1.
- Ⓕ FOUND 1.25" ORANGE PLASTIC CAP STAMPED "PLS 38495", FLUSH WITH GRADE, HELD & ACCEPTED FOR THE NORTHEAST CORNER OF LOT 2.

## REFERENCE NOTES

- (R) INDICATES RECORD INFORMATION PER THE PLAT OF A REPLAT OF LA BELLE'S PLAZA RECORDED JANUARY 10, 1979 AT RECEPTION NO. 79003184 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF JEFFERSON, STATE OF COLORADO.
- (M) INDICATES MEASURED BEARINGS AND DISTANCES.
- (M&R) INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES.
- (C) INDICATES CALCULATED BEARINGS AND DISTANCES.

## EASEMENTS TO BE VACATED

- EASEMENT 1** 8' PSCo UTILITY EASEMENT, RECEPTION NO. 79025771, VACATED BY THE INSTRUMENT RECORDED MAY 28, 2024 AT RECEPTION NO. 2024029251. (SEE SHEET 3 OF 4 FOR DEPICTION OF THE EASEMENT VACATION)
- EASEMENT 2** 20' (WITH A PORTION BEING 25' WIDE) CITY OF WESTMINSTER UTILITY EASEMENT, EASEMENT B AND EASEMENT C, RECEPTION NO. 77920316, ARE HEREBY VACATED BY THIS PLAT. (SEE SHEET 3 OF 4 FOR THE DESCRIPTION AND DEPICTION OF THE PORTIONS BEING VACATED)
- EASEMENT 3** CITY OF WESTMINSTER TEMPORARY CONSTRUCTION EASEMENT, PARCEL A AND PARCEL B, RECEPTION NO. 2017046612, ARE HEREBY VACATED BY THIS PLAT. (SEE SHEET 3 OF 4 FOR THE DESCRIPTION AND DEPICTION OF THE PORTIONS BEING VACATED)

## HATCH LEGEND AND NOTES

- EASEMENT 1:** (LINE-HATCHED AREA) INDICATES 8' PSCo UTILITY EASEMENT RECORDED MARCH 23, 1979 AT RECEPTION NO. 79025771, TO BE VACATED BY SEPARATE INSTRUMENT. (SEE SHEET 3 OF 4 FOR DEPICTION OF THE EASEMENT VACATION)
- EASEMENT 2:** (CROSS-HATCHED AREA) INDICATES 20' (WITH A PORTION BEING 25' WIDE) CITY OF WESTMINSTER UTILITY EASEMENT, EASEMENT B AND EASEMENT C, RECORDED SEPTEMBER 22, 1977 AT RECEPTION NO. 77920613, TO BE VACATED BY THIS PLAT. (SEE SHEET 3 OF 4 FOR THE DESCRIPTION AND DEPICTION OF THE PORTIONS OF THE EASEMENT BEING VACATED)
- EASEMENT 3:** (LINE, DASHED-LINE, HATCHED AREA) INDICATES CITY OF WESTMINSTER TEMPORARY CONSTRUCTION EASEMENT, PARCEL A AND PARCEL B, RECORDED MAY 3, 2017 AT RECEPTION NO. 2017046612, TO BE VACATED BY THIS PLAT. (SEE SHEET 3 OF 4 FOR THE DESCRIPTION AND DEPICTION OF THE PORTIONS OF THE EASEMENT BEING VACATED)

## ABBREVIATION LEGEND

|          |                     |        |                                 |
|----------|---------------------|--------|---------------------------------|
| R        | RADIUS              | QCD    | QUIT CLAIM DEED                 |
| Δ        | DELTA/CENTRAL ANGLE | SWD    | SPECIAL WARRANTY DEED           |
| L        | ARC LENGTH          | ISP    | IMPROVEMENT SURVEY PLAT         |
| CHD      | CHORD BEARING       | LSP    | LAND SURVEY PLAT                |
| CH       | CHORD DISTANCE      | NG     | NATURAL GROUND                  |
| BK/Pg    | BOOK/PAGE           | R.O.W. | RIGHT OF WAY                    |
| REC. NO. | RECEPTION NUMBER    | TYP    | TYPICAL                         |
| ORD. NO. | ORDINANCE NUMBER    | LS     | LAND SURVEYOR                   |
| WD       | WARRANTY DEED       | PLS    | PROFESSIONAL LAND SURVEYOR      |
| COW      | CITY OF WESTMINSTER | T.C.E. | TEMPORARY CONSTRUCTION EASEMENT |

## BOUNDARY ESTABLISHMENT AND EXISTING EASEMENTS DETAIL

| DATE    | BY  | DESCRIPTION                   |
|---------|-----|-------------------------------|
| 3/1/24  | KJS | PLAT PREPARED                 |
| 4/25/24 | KJS | 1ST SUBMITTAL REVIEW REVISION |
| 6/24/24 | KJS | 2ND SUBMITTAL REVIEW REVISION |

**ALTURA**  
LAND CONSULTANTS

6950 South Tucson Way, Unit C  
Centennial, Colorado 80112  
Phone: (720) 488-1303 **JOB NO. 21188**

SHEET 2 OF 4

125-34  
2/4

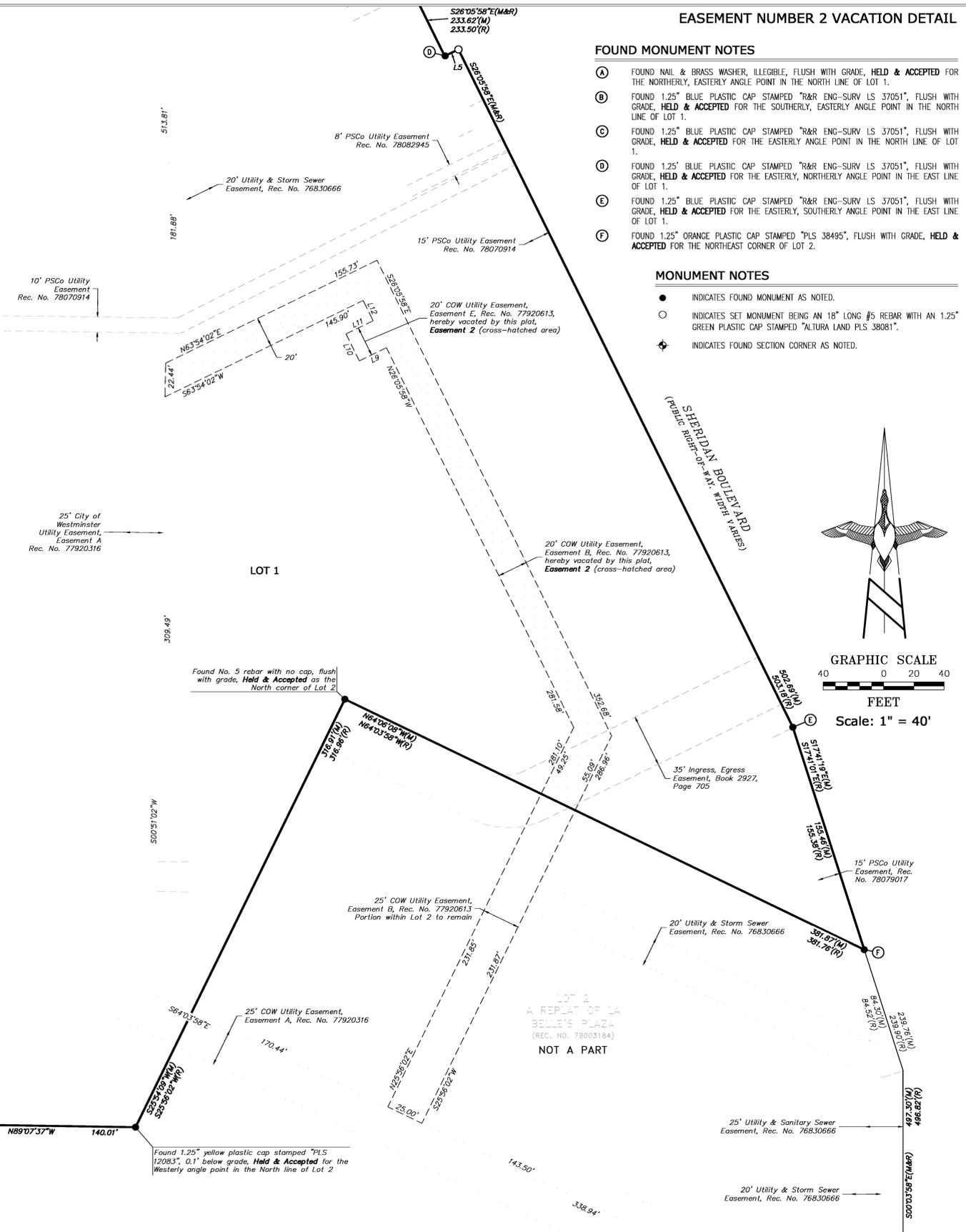
# SECOND REPLAT LA BELLE'S PLAZA

A REPLAT OF LOT 1, A REPLAT OF LA BELLE'S PLAZA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF WESTMINSTER, COUNTY OF JEFFERSON, STATE OF COLORADO.

SHEET 3 OF 4

125-34

3/4



**EASEMENT NUMBER 2 VACATION DETAIL**

**FOUND MONUMENT NOTES**

(A) FOUND NAIL & BRASS WASHER, ILLEGIBLE, FLUSH WITH GRADE, HELD & ACCEPTED FOR THE NORTHERLY, EASTERLY ANGLE POINT IN THE NORTH LINE OF LOT 1.

(B) FOUND 1.25" BLUE PLASTIC CAP STAMPED "R&R ENG-SURV LS 37051", FLUSH WITH GRADE, HELD & ACCEPTED FOR THE SOUTHERLY, EASTERLY ANGLE POINT IN THE NORTH LINE OF LOT 1.

(C) FOUND 1.25" BLUE PLASTIC CAP STAMPED "R&R ENG-SURV LS 37051", FLUSH WITH GRADE, HELD & ACCEPTED FOR THE EASTERLY ANGLE POINT IN THE NORTH LINE OF LOT 1.

(D) FOUND 1.25" BLUE PLASTIC CAP STAMPED "R&R ENG-SURV LS 37051", FLUSH WITH GRADE, HELD & ACCEPTED FOR THE EASTERLY, NORTHERLY ANGLE POINT IN THE EAST LINE OF LOT 1.

(E) FOUND 1.25" BLUE PLASTIC CAP STAMPED "R&R ENG-SURV LS 37051", FLUSH WITH GRADE, HELD & ACCEPTED FOR THE EASTERLY, SOUTHERLY ANGLE POINT IN THE EAST LINE OF LOT 1.

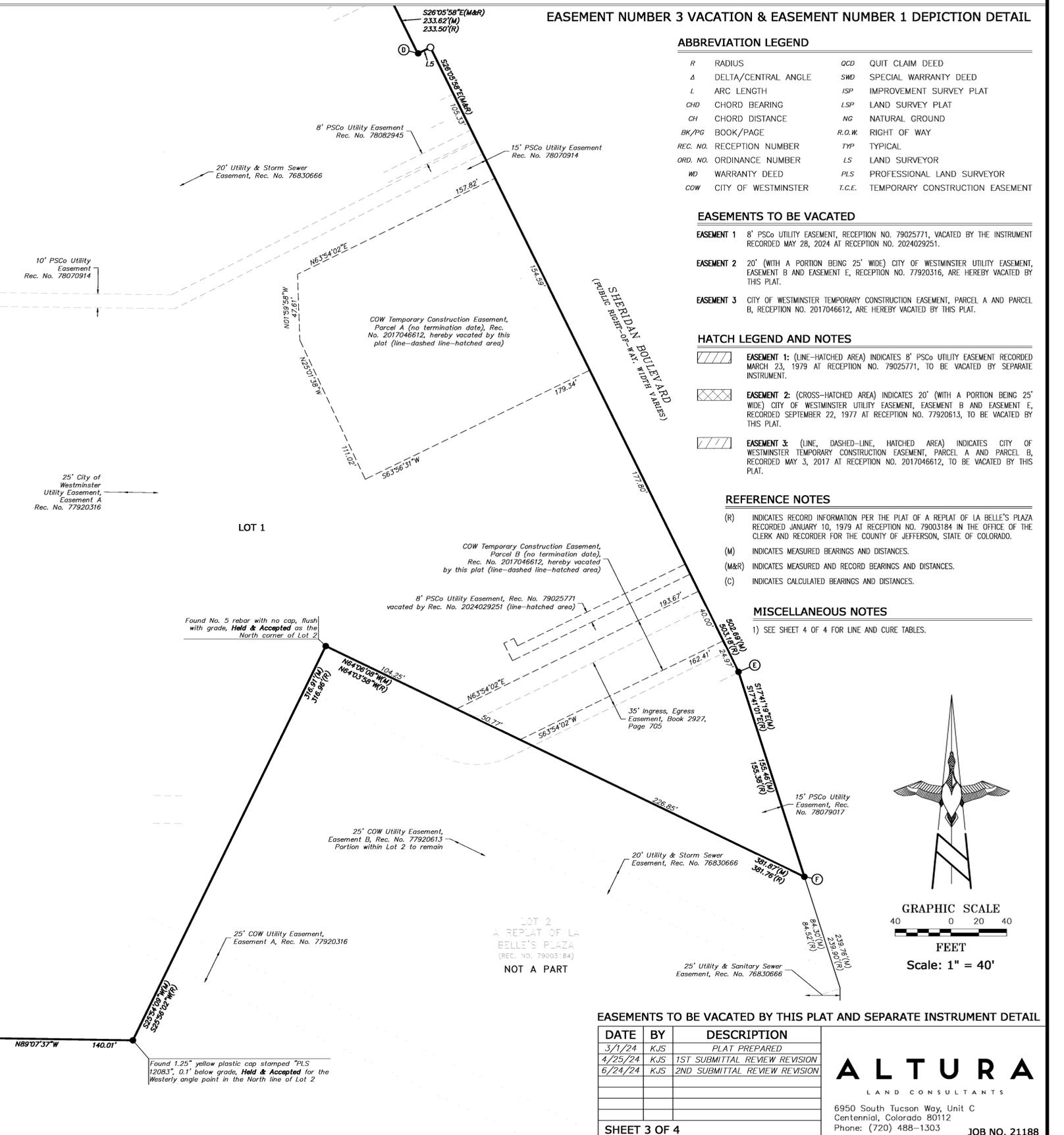
(F) FOUND 1.25" ORANGE PLASTIC CAP STAMPED "PLS 38495", FLUSH WITH GRADE, HELD & ACCEPTED FOR THE NORTHEAST CORNER OF LOT 2.

**MONUMENT NOTES**

● INDICATES FOUND MONUMENT AS NOTED.

○ INDICATES SET MONUMENT BEING AN 18" LONG #5 REBAR WITH AN 1.25" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081".

◆ INDICATES FOUND SECTION CORNER AS NOTED.



**EASEMENT NUMBER 3 VACATION & EASEMENT NUMBER 1 DEPICTION DETAIL**

**ABBREVIATION LEGEND**

|          |                     |        |                                 |
|----------|---------------------|--------|---------------------------------|
| R        | RADIUS              | QCD    | QUIT CLAIM DEED                 |
| Δ        | DELTA/CENTRAL ANGLE | SWD    | SPECIAL WARRANTY DEED           |
| L        | ARC LENGTH          | ISP    | IMPROVEMENT SURVEY PLAT         |
| CHD      | CHORD BEARING       | LSP    | LAND SURVEY PLAT                |
| CH       | CHORD DISTANCE      | NG     | NATURAL GROUND                  |
| BK/PG    | BOOK/PAGE           | R.O.W. | RIGHT OF WAY                    |
| REC. NO. | RECEPTION NUMBER    | TYP    | TYPICAL                         |
| ORD. NO. | ORDINANCE NUMBER    | LS     | LAND SURVEYOR                   |
| WD       | WARRANTY DEED       | PLS    | PROFESSIONAL LAND SURVEYOR      |
| COW      | CITY OF WESTMINSTER | T.C.E. | TEMPORARY CONSTRUCTION EASEMENT |

**EASEMENTS TO BE VACATED**

**EASEMENT 1** 8' PSCo UTILITY EASEMENT, RECEPTION NO. 79025771, VACATED BY THE INSTRUMENT RECORDED MAY 28, 2024 AT RECEPTION NO. 2024029251.

**EASEMENT 2** 20' (WITH A PORTION BEING 25' WIDE) CITY OF WESTMINSTER UTILITY EASEMENT, EASEMENT B AND EASEMENT E, RECEPTION NO. 77920316, ARE HEREBY VACATED BY THIS PLAT.

**EASEMENT 3** CITY OF WESTMINSTER TEMPORARY CONSTRUCTION EASEMENT, PARCEL A AND PARCEL B, RECEPTION NO. 2017046612, ARE HEREBY VACATED BY THIS PLAT.

**HATCH LEGEND AND NOTES**

▨ **EASEMENT 1:** (LINE-HATCHED AREA) INDICATES 8' PSCo UTILITY EASEMENT RECORDED MARCH 23, 1979 AT RECEPTION NO. 79025771, TO BE VACATED BY SEPARATE INSTRUMENT.

▩ **EASEMENT 2:** (CROSS-HATCHED AREA) INDICATES 20' (WITH A PORTION BEING 25' WIDE) CITY OF WESTMINSTER UTILITY EASEMENT, EASEMENT B AND EASEMENT E, RECORDED SEPTEMBER 22, 1977 AT RECEPTION NO. 77920613, TO BE VACATED BY THIS PLAT.

▧ **EASEMENT 3:** (LINE, DASHED-LINE, HATCHED AREA) INDICATES CITY OF WESTMINSTER TEMPORARY CONSTRUCTION EASEMENT, PARCEL A AND PARCEL B, RECORDED MAY 3, 2017 AT RECEPTION NO. 2017046612, TO BE VACATED BY THIS PLAT.

**REFERENCE NOTES**

(R) INDICATES RECORD INFORMATION PER THE PLAT OF A REPLAT OF LA BELLE'S PLAZA RECORDED JANUARY 10, 1979 AT RECEPTION NO. 79003184 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF JEFFERSON, STATE OF COLORADO.

(M) INDICATES MEASURED BEARINGS AND DISTANCES.

(M&R) INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES.

(C) INDICATES CALCULATED BEARINGS AND DISTANCES.

**MISCELLANEOUS NOTES**

1) SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES.

**EASEMENTS TO BE VACATED BY THIS PLAT AND SEPARATE INSTRUMENT DETAIL**

| DATE    | BY  | DESCRIPTION                   |
|---------|-----|-------------------------------|
| 3/1/24  | KJS | PLAT PREPARED                 |
| 4/25/24 | KJS | 1ST SUBMITTAL REVIEW REVISION |
| 6/24/24 | KJS | 2ND SUBMITTAL REVIEW REVISION |
|         |     |                               |
|         |     |                               |
|         |     |                               |

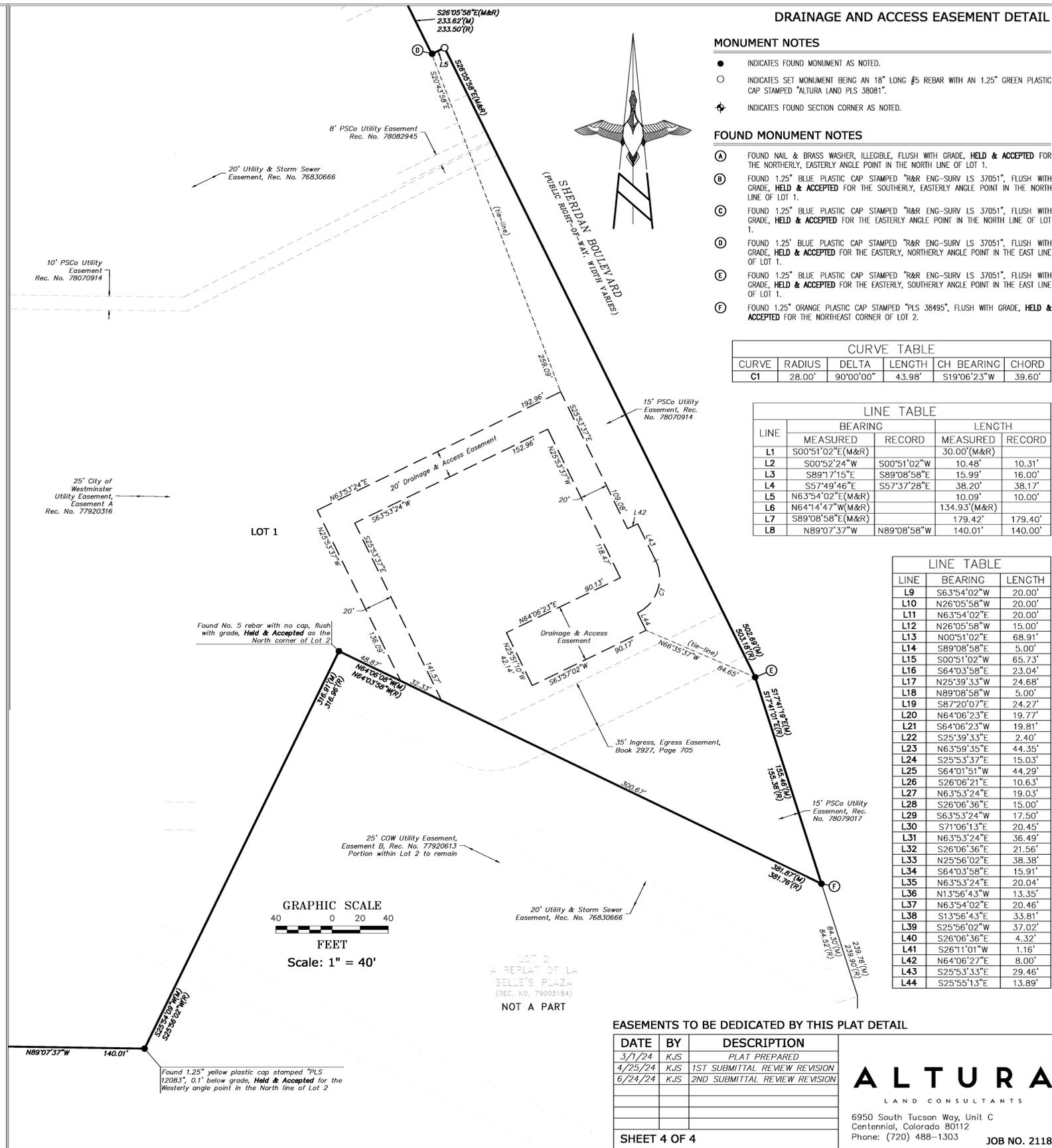
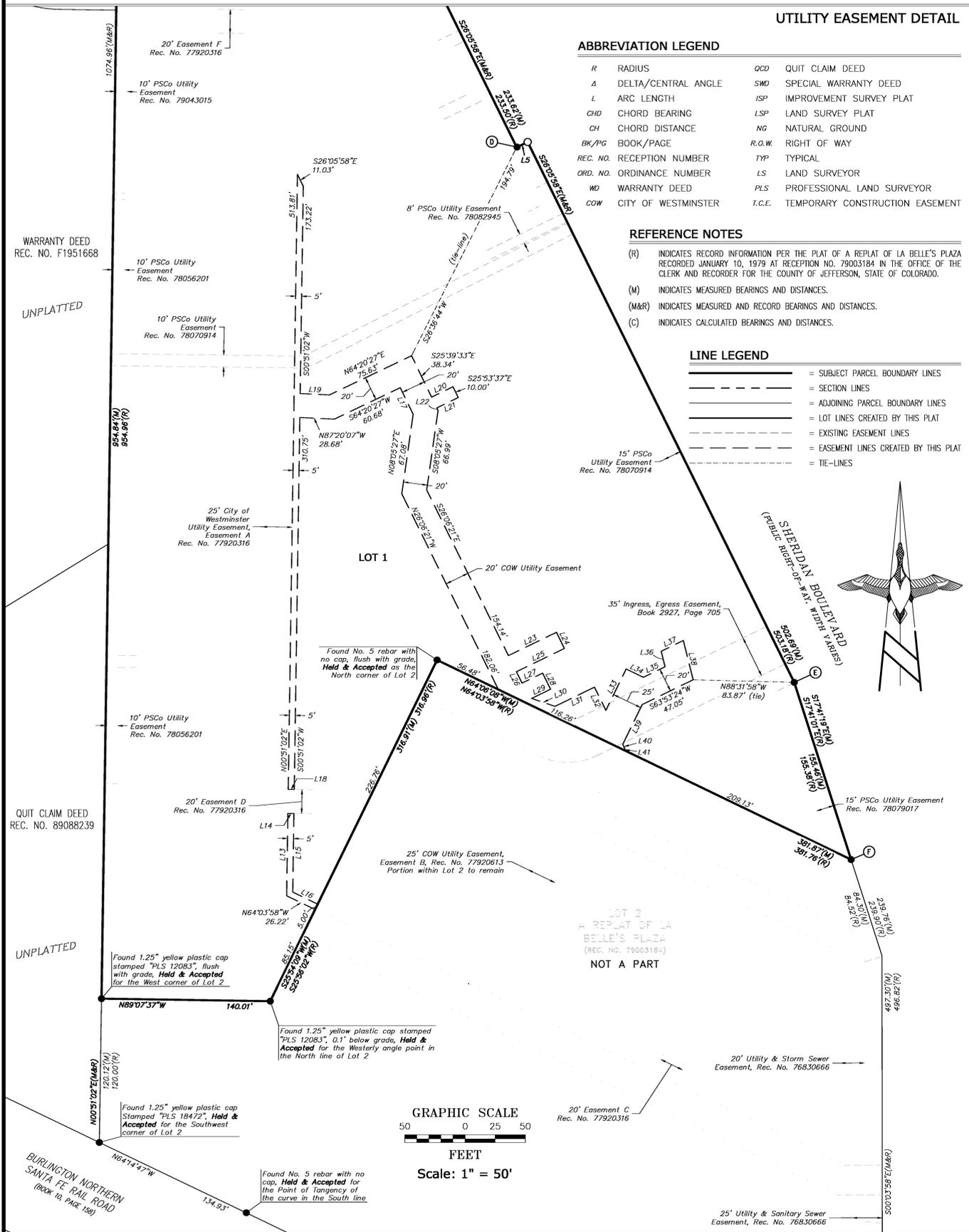
**ALTURA**  
LAND CONSULTANTS  
6950 South Tucson Way, Unit C  
Centennial, Colorado 80112  
Phone: (720) 488-1303  
JOB NO. 21188

SHEET 3 OF 4

# SECOND REPLAT LA BELLE'S PLAZA

A REPLAT OF LOT 1, A REPLAT OF LA BELLE'S PLAZA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF WESTMINSTER, COUNTY OF JEFFERSON, STATE OF COLORADO.

SHEET 4 OF 4



125-34  
4/4



Documentary Fee \$ 84.83  
Not Due  
STATE DOCUMENTARY FEE  
84.83  
JAN 23 1979

THIS DEED, Made this 18th day of January, 1979

between F. D. WILKINS, Trustee

of the  
County of Boulder and State of Colorado, of the first part, and  
ROCKY MOUNTAIN PROPERTIES, a Minnesota General Partnership  
whose legal address is 680 Kasota Ave., Minneapolis, Minn. 55414

of the  
MINNESOTA County of Hennepin and State of  
MINNESOTA, of the second part:

WITNESSETH, That the said part y of the first part, for and in consideration of  
EIGHT HUNDRED FORTY EIGHT THOUSAND TWO HUNDRED EIGHTY FOUR AND NO/100 - DOLLARS  
to the said part y of the first part in hand paid by said part ies of the second part, the receipt whereof is  
hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do es  
grant, bargain, sell, convey and confirm, unto the said parties of the second part their heirs and assigns for-  
ever, all the following described lot or parcel of land, situate, lying and being in the  
County of Jefferson and State of Colorado, to wit:

Lot 1, a Replat of LaBelle's Plaza, according to the plat thereof recorded  
January 10, 1979 in Plat Book 58 at Page 12.

EXCEPT that part thereof described as follows:

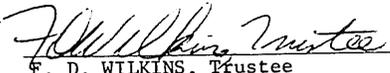
A portion of Lot 1, Replat of LaBelle's Plaza, lying in the Northeast  
one-quarter of Section 25, Township 2 South, Range 69 West of the Sixth  
Principal Meridian, City of Westminster, County of Jefferson, State of Colorado,  
described as follows: Commencing at the Northeast corner of said Section 25;  
thence N 89°08'58" W and along the North line of said Section 25, 438.18 feet;  
thence S 0°51'02" W, 30.00 feet; thence S 26°05'58" E, 730.55 feet to the Point  
of Beginning; thence continuing S 26°05'58" E, 35.00 feet; thence S 17°41'01"  
E, 155.38 feet; thence N 64°03'58" W, 239.37 feet; thence N 63°54'02" E, 170.00  
feet to the point of Beginning.  
also known as street and number Southwest Corner of 88th and Sheridan, Westminster, Co.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise apper-  
taining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the  
estate, right, title, interest, claim and demand whatsoever of the said part Y of the first part, either in law or  
equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the  
said part ies of the second part, their heirs and assigns forever. And the said part Y of the first part,  
for him self, his heirs, executors, and administrators, do es covenant, grant, bargain, and agree to and  
with the said part ies of the second part, their heirs and assigns, that at the time of the ensealing and delivery  
of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and  
indefeasible estate of inheritance, in law, in fee simple, and ha s good right, full power and authority  
to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear  
from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind of  
nature soever, except general taxes for 1979 and subsequent years, restrictions,  
easements, reservations and rights of way now of record, if any; and subject to  
a First Deed of Trust dated November 12, 1976, recorded November 16, 1976 in Book  
2927 at Page 745, and subject to City of Westminster assessments if any;

and the above bargained premises in the quiet and peaceable possession of the said part ies of the second part,  
their heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part  
thereof, the said part y of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said part y of the first part ha s hereunto set his hand  
and seal the day and year first above written.

 (SEAL)  
F. D. WILKINS, Trustee  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(SEAL)

STATE OF COLORADO,  
County of Boulder } ss.

The foregoing instrument was acknowledged before me this 18th day of January  
19 79, by F. D. WILKINS, Trustee

My commission expires May 27, 1986. Witness my hand and official seal.  
  
Notary Public.

6.00

79007282

1979 JAN 23 AM 11:33

6

County of Jefferson State of Co

13

QUIT CLAIM DEED

M-M Development Corporation, a Minnesota corporation, whose street address is 680 Kasota Avenue, City of Minneapolis, County of Hennepin and State of Minnesota, for the consideration of One Dollar (\$1.00) in hand paid hereby sells and quit claims to Rocky Mountain Properties, a Minnesota general partnership, whose street address is 360 West Larpenteur, City of Saint Paul, County of Ramsey and State of Minnesota, the following real property in the County of Jefferson and State of Colorado, to-wit:

STATE DOCUMENTARY FEE  
 No Doc. Fee Collected  
 JAN 23 1979

See Exhibit "A" attached

(Convenience Deed - No Documentary Fee Required.)

with all its appurtenances and quit claims the title to the same.

Signed this 17th day of January, 1979.

In testimony whereof, the said first party has caused these presents to be executed in its corporate name by its President and its Secretary and its corporate seal to be hereunto affixed the day and year first above written.

M-M DEVELOPMENT CORPORATION



By Leonard W. Jensen  
 Its President

By Carole Johnson  
 Its Secretary

02-4554-2

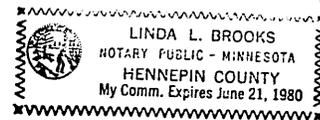
6.00

STATE OF MINNESOTA )  
 )SS.  
COUNTY OF HENNEPIN )

On this 17<sup>th</sup> day of January, 1979, before me,  
a duly authorized Notary Public within and for said County,  
personally appeared Leonard W. Vanasse and  
Lewell W. Bliss, to me personally known, who  
being each by me duly sworn did say they are respectively  
the President and the Secretary of the corporation named  
in the foregoing instrument, and that the seal affixed to  
said instrument is the corporate seal of said corporation,  
and that said instrument was signed and sealed on behalf  
of said corporation by authority of its Board of Directors  
and said President and Secretary acknowledge said instrument  
to be the free act and deed of said corporation.

Linda L. Brooks

Notary Public  
\_\_\_\_\_ County, Minnesota  
My commission expires: \_\_\_\_\_



79007282

3

EXHIBIT "A"

Lot 1, a Replat of LaBelle's Plaza, according to the Plat thereof recorded January 10, 1979 in Plat Book 58 at Page 12. EXCEPT that part thereof described as follows:

A portion of Lot 1, Replat of LaBelle's Plaza, lying in the Northeast one-quarter of Section 25, Township 2 South, Range 69 West of the Sixth Principal Meridian, City of Westminster, County of Jefferson, State of Colorado, described as follows:

Commencing at the Northeast corner of said Section 25; thence N 89°08'58" W and along the North line of said Section 25, 438.18 feet; thence S 0°51'02" W, 30.00 feet; thence S 26°05'58" E, 730.55 feet to the Point of Beginning; thence continuing S 26°05'58" E, 35.00 feet; thence S 17°41'01" E, 155.38 feet; thence N 64°03'58" W, 239.37 feet; thence N 63°54'02" E, 170.00 feet to the Point of Beginning.

also known as street and number Southwest Corner of 88th and Sheridan, Westminster, Co.

County of Jefferson,  
State Of Colorado

2.00

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_  
79007283 1979 JAN 23 AM 11:39  
Reception No. \_\_\_\_\_ Recorder.

7

1-1

Documentary Fee \$ \_\_\_\_\_  
Not Due

STATE DOCUMENTARY FEE  
No Doc. Fee Collected  
JAN 23 1979

FAWN LAKE RANCH COMPANY, a Nebraska corporation  
whose address is 90 Madison Street,  
City and County of Denver, and State of  
Colorado, for the consideration of One Dollar and other  
good and valuable consideration Dollars, in hand paid,  
hereby sell(s) and quit claim(s) to Rocky Mountain Properties,  
a Minnesota general partnership  
whose address is c/o Gary Holmes, 680 Kasota Avenue,  
Minneapolis, Minnesota 55414  
County of \_\_\_\_\_ and State of \_\_\_\_\_, the following real  
property, in the County of Jefferson, and State of Colorado, to wit:

A portion of Lot 1, Replat of LaBalle's Plaza,  
lying in the Northeast one-quarter of Section 25,  
Township 2 South, Range 69 West of the Sixth Principal  
Meridian, City of Westminster, County of Jefferson,  
State of Colorado, described as follows:

COMMENCING at the Northeast corner of said Section  
25; thence N89°08'58"W and along the North line of  
said Section 25, 438.18 feet; thence S0°51'02" W,  
30.00 feet; thence S26°05'58"E, 730.55 feet to the  
Point of Beginning; thence continuing S26°05'58"E,  
35.00 feet; thence S17°41'01"E, 155.38 feet; thence  
N64°03'58"W, 239.37 feet; thence N63°54'02"E, 170.00  
feet to the Point of Beginning

\*\* No Doc. Fee Required \*\*

also known as street and number  
with all its appurtenances

Signed this 4th day of January, 19 79

Attest:

  
MICHAEL M. JENSEN, Assistant Secretary

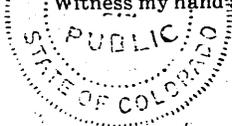
FAWN LAKE RANCH COMPANY, a Nebraska Corporation

By: Maryanne Carroll, President

STATE OF COLORADO,  
City and County of Denver } ss.

The foregoing instrument was acknowledged before me this 4th  
day of January, 19 79, by Maryanne Carroll as President of Fawn  
Lake Ranch Company, a Nebraska corporation, and Michael M. Jensen as Assistant  
Secretary for Fawn Lake Ranch Company, a Nebraska Corporation

My commission expires 11-2-81  
Witness my hand and official seal



Josie Leman  
Notary Public.

00 4554.2

2.00

# Property Information

[Home](#) / [AIN/Parcel ID](#) / [Property Information](#)

Property Information

Sales

History

Property Information

[Help](#)

**PIN/Schedule**

300037596

**Owners**

ROCKY MOUNTAIN  
PROPERTIES

**AIN/Parcel ID**

29-251-01-001

**Property Address**

8655 SHERIDAN BLVD  
ARVADA, CO 80003

**Address and Political**

[Address Information](#)

**Property Class**

2212 Merchandising

**Mailing Address**

C/O CSM CORPORATION  
500 WASHINGTON AVE S  
3000  
MINNEAPOLIS, MN  
55415



Legal Description

[Help](#)

**Subdivision**

429400 LA BELLES PLAZA A REPLAT OF

**Parcel Map**

[Map](#)

**Interactive Map**

[Aspin](#)

**Interactive Map**

[jMap](#)

| Block | Lot  | Tract | Section | Township | Range | QSection | Land SQFT | Land Acres |
|-------|------|-------|---------|----------|-------|----------|-----------|------------|
|       | 0001 |       | 25      | 02       | 69    | NE       | 342,656   | 7.866      |

**CAUTION: The above legal description is incomplete and for internal purposes only. DO NOT USE THE ABOVE LEGAL DESCRIPTION FOR DEEDS and other legal conveyances.**

## Sale History

 Help

| Sale Date | Sale Amount | Deed Type       | Doc/Instr#               |
|-----------|-------------|-----------------|--------------------------|
| 1/23/1979 | \$0         | Quit Claim Deed | <a href="#">79007283</a> |

## Property Valuation



[FIND COMPARABLE SALES](#)

 Help

The [2024 payable 2025] property valuation for your property includes a value adjustment enacted by the Legislature. This adjustment reduced the actual value of commercial properties by \$30,000 and residential properties by \$55,000. For additional information regarding that legislation, click [here](#).\*\*\*\*

### Mass Appraisal Valuation Explanation

| Tax Year          | Actual Land Value | Actual Imp Value | Actual Total Value | Assessed Land Value | Assessed Imp Value | Assessed Total Value | Notice of Valuation         |
|-------------------|-------------------|------------------|--------------------|---------------------|--------------------|----------------------|-----------------------------|
| 2025 payable 2026 | \$6,339,136       | \$2,821,264      | \$9,160,400        | \$1,711,567         | \$761,741          | \$2,473,308          | <a href="#">View Notice</a> |
| 2024 payable 2025 | \$8,052,416       | \$960,084        | \$9,012,500        | \$2,246,624         | \$267,863          | \$2,514,487          |                             |

## Mill Levy Information

 Help

[Treasurer Tax Information](#)

| Tax Year          | TAG  | Authority                      | Mill Levy      |
|-------------------|------|--------------------------------|----------------|
| 2025 payable 2026 | 0071 | COUNTY                         | TBD            |
|                   |      | MOFFAT TUNNEL IMPROVEMENT DIST | TBD            |
|                   |      | REGIONAL TRANSPORTATION DIST   | TBD            |
|                   |      | SCHOOL                         | TBD            |
|                   |      | URBAN DRAINAGE&FLOOD C SO PLAT | TBD            |
|                   |      | URBAN DRAINAGE&FLOOD CONT DIST | TBD            |
|                   |      | WESTMINSTER                    | TBD            |
|                   |      | WESTMINSTER CTR URB RENW 2028  | TBD            |
|                   |      | <b>Total Mill Levy</b>         | <b>TBD</b>     |
| 2024 payable 2025 | 0071 | COUNTY                         | 26.9780        |
|                   |      | MOFFAT TUNNEL IMPROVEMENT DIST | 0.0000         |
|                   |      | REGIONAL TRANSPORTATION DIST   | 0.0000         |
|                   |      | SCHOOL                         | 44.4880        |
|                   |      | URBAN DRAINAGE&FLOOD C SO PLAT | 0.1000         |
|                   |      | URBAN DRAINAGE&FLOOD CONT DIST | 0.9000         |
|                   |      | WESTMINSTER                    | 3.6500         |
|                   |      | WESTMINSTER CTR URB RENW 2028  | 0.0000         |
|                   |      | <b>Total Mill Levy</b>         | <b>76.1160</b> |

## Property Inventory

[Help](#)

### Neighborhood

360 SHOPPING CENTERS

### Market Area

10 CommrMA: North Jeffco

## Land

[Help](#)

| Land Use                           | State Tax Class | Size    | Unit Type   | Land Contributor   | Contributor Category                           |
|------------------------------------|-----------------|---------|-------------|--|--|
| Comm Model 1<br>Secondary =>20K sf | 2112            | 342,656 | Square Foot | All public available<br>Level to slight slope<br>Plains Region<br>Principal Arterial | Utilities<br>Topography<br>Location<br>Traffic |

# Improvements

 Help

|                        | Impr# | Property Type          | Design                    | Construction Class                        | Quality | Year Built | Adj Year | Remd Year | Cmp% |
|------------------------|-------|------------------------|---------------------------|---|---------|------------|----------|-----------|------|
| <a href="#">Select</a> | 1-1   | 331 Shopping Center    | 353 Store, Retail         | C: Masonry or Concrete Load-Bearing Walls | Average | 1978       | 1983     |           | 100% |
| <a href="#">Select</a> | 2-1   | 322 General Restaurant | 349 Restaurant, Fast Food | C: Masonry or Concrete Load-Bearing Walls | Average | 1978       | 1990     |           | 100% |
| <a href="#">Select</a> | 4-1   | 322 General Restaurant | 350 Restaurant            | C: Masonry or Concrete Load-Bearing Walls | Average | 1978       | 1982     |           | 100% |
| <a href="#">Select</a> | 5-1   | 331 Shopping Center    | 353 Store, Retail         | D: Wood or Steel Studs Frame              | Average | 1979       | 1979     |           | 100% |



| Impr# | Sub-Areas           | Area-SQFT |
|-------|---------------------|-----------|
| 1-1   | Canopy              | 10639     |
| 1-1   | Gross Building Area | 55071     |

| Impr# | Structural Elements by Unit | # Units |
|-------|-----------------------------|---------|
| 1-1   | Marshall Swift Quality Rank | 2       |
| 1-1   | Nbr of Dwelling Units       | 8       |
| 1-1   | Stories                     | 1       |
| 1-1   | Story Height                | 14      |

| Impr# | Structural Elements by SQFT | Description   | Area-SQFT |
|-------|-----------------------------|---------------|-----------|
| 1-1   | HVAC Systems                | Complete HVAC | 55,071    |

| <b>Impr#</b> | <b>Structural Elements by SQFT</b> | <b>Description</b>       | <b>Area-SQFT</b> |
|--------------|------------------------------------|--------------------------|------------------|
| 1-1          | Exterior Wall                      | Concrete Block           | 55,071           |
| 1-1          | Rentable Area %                    | Net Rentable Area % (AG) | 55,071           |
| 1-1          | Building Systems                   | Wet Sprinkler System     | 55,071           |

## Extra Features

 **Help**

| <b>Description</b>           | <b>State Tax Class</b> | <b>Quality</b> | <b>Year Built</b> | <b>SQFT/Units</b> | <b>Quantity</b> |
|------------------------------|------------------------|----------------|-------------------|-------------------|-----------------|
| Yard Impr - Paving, Asphalt  | 2212                   | Average        | 1979              | 197,300           | 1               |
| Yard Impr - Paving, Asphalt  | 2212                   | Average        | 1978              | 1,606             | 1               |
| Yard Impr - Paving, Asphalt  | 2212                   | Average        | 1982              | 2,982             | 1               |
| Yard Impr - Paving, Asphalt  | 2212                   | Average        | 1979              | 5,589             | 1               |
| Yard Impr - Paving, Concrete | 2212                   | Average        | 1979              | 6,091             | 1               |
| Yard Impr - Paving, Concrete | 2212                   | Average        | 1978              | 950               | 1               |
| Yard Impr - Paving, Concrete | 2212                   | Average        | 1978              | 885               | 1               |
| Yard Impr - Paving, Concrete | 2212                   | Average        | 1982              | 1,945             | 1               |
| Yard Impr - Paving, Concrete | 2212                   | Average        | 1979              | 1,704             | 1               |
| Yard Impr - Paving, Concrete | 2212                   | Average        | 1984              | 1,241             | 1               |
| Yard Impr - Paving, Concrete | 2212                   | Average        | 1984              | 236               | 1               |

# Jefferson County, Colorado



0 0.1 0.2 mi



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Jefferson County Colorado

Author: ArcGIS Web AppBuilder  
Date: 10/15/2025



WESTMINSTER

Agenda Memorandum

Agenda Item 3b

Planning Commission Meeting  
January 13, 2026

**SUBJECT:** Public Hearing and Action on a requested Height Variance for a Flagpole at the Orchard Town Center, located at 14697 Delaware St., Ste. 850.

**PREPARED BY:** Rebecca Batzel, Senior Planner  
John McConnell, AICP, Planning Manager

**RECOMMENDED ACTION:**

1. Hold a public hearing.
2. Deny the requested height variance for the Orchard Town Center, located at 14697 Delaware St., Ste. 850.

**SUMMARY STATEMENT:**

- Pursuant to Westminster Municipal Code (W.M.C.) Section 11-11-11(A), flags on flagpoles are regulated as “Incidental Signs”. The maximum allowable height of a flagpole on a property with a Commercial land use is 35 feet.
- Pursuant to Section 11-11-13(E), W.M.C., the owner of the Orchard Town Center, TPP Orchard Property LLC, has applied to the Planning Commission for a variance to deviate from the height limitation in Section 11-11-11(A), W.M.C., to allow for a 40-foot-tall flagpole that includes an 8-inch gold anodized aluminum ball which rests on top of an 8-inch truck detail, for a total height of 41-feet and 4-inches.
- The property for which the variance is requested is a Commercial property located at 14697 Delaware St., Ste. 850, within an existing landscaped area directly north of the intersection of West 144th Avenue and Delaware Street, see Attachment 1.

**POLICY ISSUE(S):**

Should the Planning Commission approve a variance for the flagpole height at the Orchard Town Center?

## **ALTERNATIVE(S):**

The Planning Commission could choose to approve the requested variance. Staff does not recommend this option because the application does not meet the criteria in Section 11-11-13(E), W.M.C.

## **BACKGROUND INFORMATION:**

### Overview of Variance Process – Sign Regulations

Section 11-11-13, W.M.C., provides that the Planning Commission shall hear and decide incidental requests for variances to the regulations in Chapter 11-11, W.M.C. Such variances may be requested from any of the dimensional standards within Chapter 11, Title XI, W.M.C.

Section 11-11-13 (E), W.M.C., specifies six criteria that must be met before the Planning Commission may grant a variance. These criteria, as they apply to this application, are addressed in detail below. The Planning Commission may grant a variance only if it finds that all six criteria are adequately addressed and satisfied; otherwise, the variance request must be denied. Section 2-2-8(C), W.M.C., provides that decisions of the Planning Commission are final subject only to an appeal to district court.

### Nature of Request

The applicant has provided a narrative analysis of the sign criteria in Attachment 2.

This variance request application seeks a variance to the Regulations in Section 11-11-11(A), W.M.C. The applicant is requesting to vary from the Regulations' maximum allowable dimensions for "incidental signs". On properties with a Commercial land use, an incidental sign is allowed to be a maximum height of 35-feet-tall. This variance request is to allow a 40-foot-tall flagpole that includes an 8-inch gold anodized aluminum ball which rests on top of an 8-inch truck detail, for a total height of 41-feet and 4-inches. The applicant is requesting the variance to make the flag visible from a greater distance.

The dimension standards for incidental signs, including flags, are codified in Section 11-11-11(A), W.M.C., Table 11-11-11-1, and has been provided in Attachment 3.

### History of Subject Property

The property was annexed into the City in 1986 as a part of the North Huron Planned Unit Development Annexation. The parcel is currently designated Commercial under the Comprehensive Plan. The property is currently developed as a commercial shopping center.

### Public Notification

Section 11-5-13(A), W.M.C., requires the following two public notification procedures for Planning Commission Public Hearings:

- Property Posting: Notice of the public hearing shall be posted on the property by the applicant with a minimum of one sign per every 660 linear feet of street frontage in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required deadline. The applicant has provided the City's Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.

- Written Notice: At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to property owners and homeowner’s associations registered with the City within 300 feet of the subject property. The applicant has provided the City’s Planning Manager with a certification that the required notices were mailed by the required deadline.

Applicant/Property Owner

Applicant

Farnsworth Group  
 Emily Martin, Sr. Project Architect  
 5613 DTC Parkway, Suite 1100  
 Greenwood Village, CO 80111  
 303-692-8838  
 emartin@f-w.com

Property Owner

TPP Orchard Property LLC  
 Mark Peterson  
 1717 Main St Ste. 2600  
 Dallas, TX 75201  
 mpeterson@vestar.com

Location

The proposed flag and flagpole would be located at 14697 Delaware St., Ste. 850, within an existing landscaped area directly north of the intersection of 144<sup>th</sup> Avenue and Delaware Street, see Attachment 1.

Surrounding Land Uses and Designations

| <b>Direction</b> | <b>Development Name</b>                | <b>Zoning</b>         | <b>Comp Plan Designation</b>             | <b>Current Use</b>                               |
|------------------|--|-----------------------|--|--|
| <b>North</b>     | Arbour Commons & Shay Ditch Open Space | PUD                   | Suburban Multi-Family & City Open Space  | Multi-Family Residential & Shay Ditch Open Space |
| <b>East</b>      | Amazon Fulfillment Center              | N/A - City of Thorton | N/A - City of Thorton                    | N/A - City of Thorton                            |
| <b>South</b>     | St. Anthony Hospital Campus            | PUD                   | Employment – Office/Institutional Campus | Medical  |
| <b>West</b>      | Wilcox Subdivision                     | PUD                   | Residential Large Lot                    | Residential                                      |

Site Plan Information

The applicant has provided a site plan, elevations, and visual simulations in Attachment 4. An exhibit showing the general location of the proposed sign is in Attachment 1.

### Site Design

Not applicable

### Traffic and Transportation

Not applicable

### Landscape Design

The proposed location is in an existing grass area that is suitable for a flag.

### Public Land Dedication/School Land Dedication

Not applicable

### Architectural/Building Materials

The applicant has provided elevations and details including materiality and design elements of the proposed sign in Attachment 4.

### Westminster Municipal Code Analysis

*Section 11-11-13(E)(2) - Criteria. In considering a request for a variance to the Sign Regulations, the Planning Commission shall determine that:*

*(a) There are special circumstances or conditions, such as the existence of buildings, topography, vegetation, sign structures, or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question. However, those circumstances or conditions must be peculiar to the particular entity to which the applicant desires to draw attention, not apply generally to all entities in the applicable Comprehensive Plan land use designation or zone district, and are not conditions created by the property owner.*

### Applicant Justification

See Attachment 2.

### Staff Analysis

There are no special circumstances or conditions which would substantially limit the effectiveness of the sign in question. The site is a large, developed shopping center with conditions created by the property owner. Staff determines that this criteria item has not been satisfied.

*(b) The variance, if granted, would not weaken the general purpose of the Sign Regulations, the Comprehensive Plan policies, or zoning regulations prescribed for the land use designation or zoning district in which the sign is located.*

### Applicant Justification

See Attachment 2.

### Staff Analysis

Deviation from the sign height specified in the Sign Code would weaken the general purpose of the Sign Regulations. Allowing variances from dimension maximums sets a precedent to allow future variances beyond quantified and numerical standards. Consistent application of the sign code is critical to help ensure equity between businesses who utilize signage as not only a tool to identify their business, but also as a mechanism to compete with other similar businesses. Staff determines that this criteria item has not been satisfied.

*(c) The variance, if granted, would not alter the essential character of the land use designation or zoning district in which the sign is located.*

Applicant Justification

See Attachment 2.

Staff Analysis

Staff finds that the proposed sign would not alter the essential character of the land use designation or zoning district.

*(d) The variance, if granted, would not be detrimental to any abutting properties.*

Applicant Justification

See Attachment 2.

Staff Analysis

Staff finds that the proposed sign would not be detrimental to any abutting properties.

*(e) The variance, if granted, would not pose a threat to public health, safety, or welfare.*

Applicant Justification

See Attachment 2.

Staff Analysis

Staff finds that the proposed sign would not pose a threat to public health, safety, or welfare.

*(f) The variance, if granted, would not authorize a type of sign that is not otherwise permitted by this Code.*

Applicant Justification

See Attachment 2.

Staff Analysis

Staff finds that the variance would not authorize a sign type that is not otherwise permitted by this Code. The proposed flag is intended as an Incidental Sign.

*Any application not meeting such criteria shall be denied. In approving an application meeting the above criteria, the commission may attach such reasonable conditions and safeguards as it may deem necessary to implement the purpose of Title XI or the various adopted codes.*

Project Meeting(s) and Public Comments

A project meeting is not required for a sign variance. No public comments have been received.

Summary of Staff Recommendation

Staff recommends denial of the variance request as the application has not shown that all six criteria are met.

Respectfully Submitted,



John McConnell, AICP  
Planning Manager

**ATTACHMENTS:**

Attachment 1: Vicinity Map

Attachment 2: Applicant Variance Narrative

Attachment 3: W.M.C. Table 11-11-11-1 (Standards for Flags)

Attachment 4: Site Plan and Visual Simulations



**Vicinity Map**  
**Orchard Town Center**  
**14697 Delaware St**



WESTMINSTER



October 14, 2025

City of Westminster Planning Division  
4800 W. 92<sup>nd</sup> Ave, Westminster CO, 80031

RE: Orchard Town Center – Sign Variance Narrative

Dear Planning Department:

We are requesting to exceed the City of Westminster’s Sign Code Regulation Table 11-11-11-1 Standards for flags. The current maximum height of pole within the Commercial category is 35’-0”. We are requesting the approval to install a 40’-0” flagpole with a standard 60 square foot flag. The 40’-0 pole also includes an 8” gold anodized aluminum ball which rests on top of an approximately 8” tall truck detail, which holds the cord for the flag. The proposed location of the flagpole is within the interior perimeter of the Orchard Town Center shopping mall property in the landscape bed north of the intersection at 144<sup>th</sup> Avenue and Delaware.

- (a) There are special circumstances or conditions, such as the existence of buildings, topography, vegetation, sign structures, or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question. However, those circumstances or conditions must be peculiar to the particular entity to which the applicant desires to draw attention, not apply generally to all entities in the applicable Comprehensive Plan land use designation or zone district, and are not conditions created by the property owner, and

There is an approximate 30’ grade change from the lowest elevation at 5,200 (west bound 144<sup>th</sup> at the traffic light near the pedestrian bridge) and the highest on property at 5,230 (the Curate property). In most instances, you will only see the flat between buildings to the north, and along 144<sup>th</sup> with some visibility on I-25 north of the hospital. I think this info shows that 40’ fits without getting too high into the skyline.

- (b) The variance, if granted, would not weaken the general purpose of the Sign Regulations, the Comprehensive Plan policies, or zoning regulations prescribed for the land use designation or zoning district in which the sign is located, and

Requesting a 5’-0” taller pole than the sign regulations allow should not weaken the general purpose of the sign regulations, the property owner only wants the flag to be seen over a larger distance within the existing mall.

- (c) The variance, if granted, would not alter the essential character of the land use designation or zoning district in which the sign is located, and

The height of the flag is not intended to alter the essential character of the Orchard Town Center

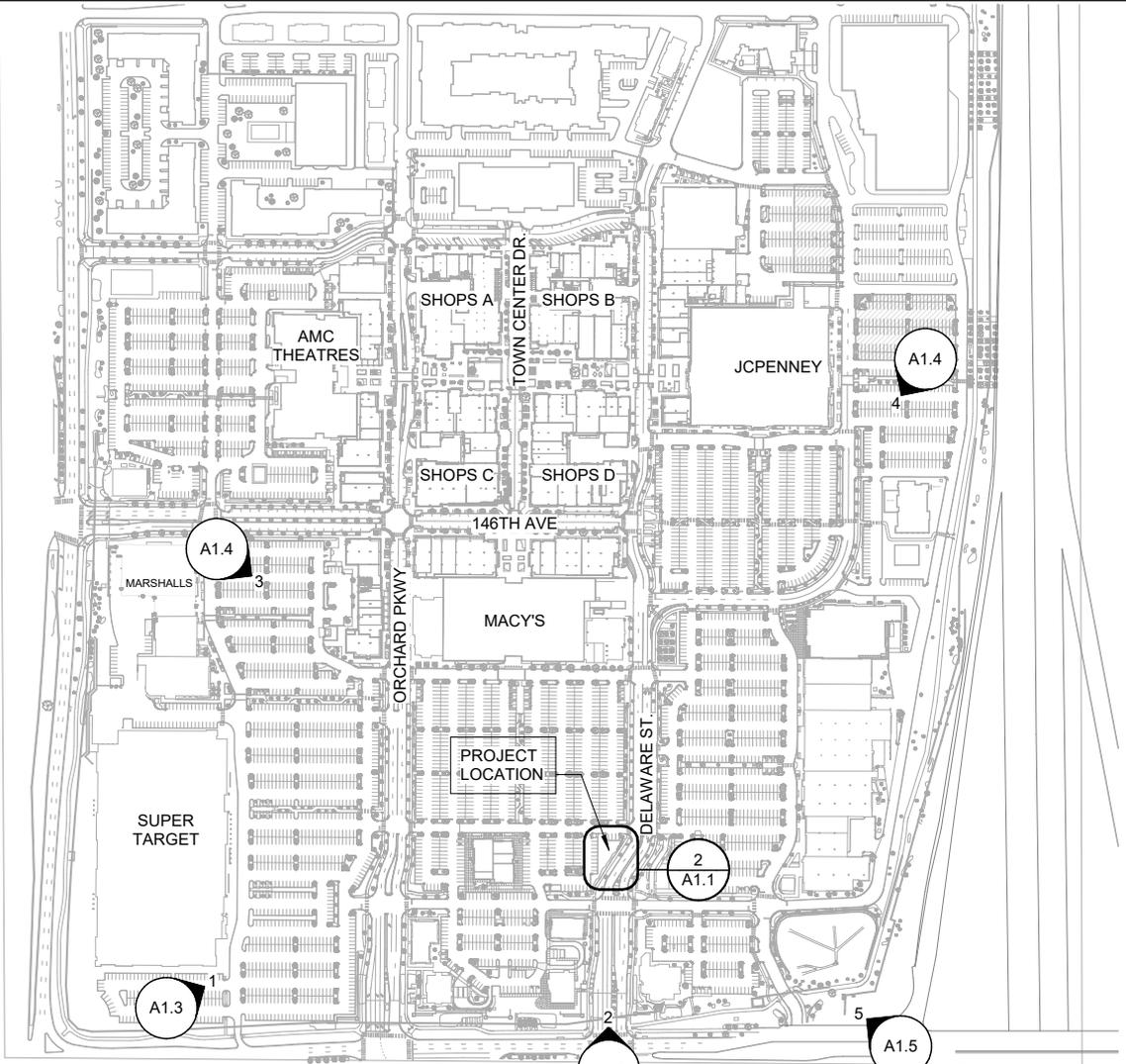
(d) The variance, if granted, would not be detrimental to any abutting properties, and

Because the flag is well within the existing property boundaries shopping center, it does not have a direct impact on any neighboring properties. The nearest property line is approximately 450'-0" away, towards 144<sup>th</sup> avenue.

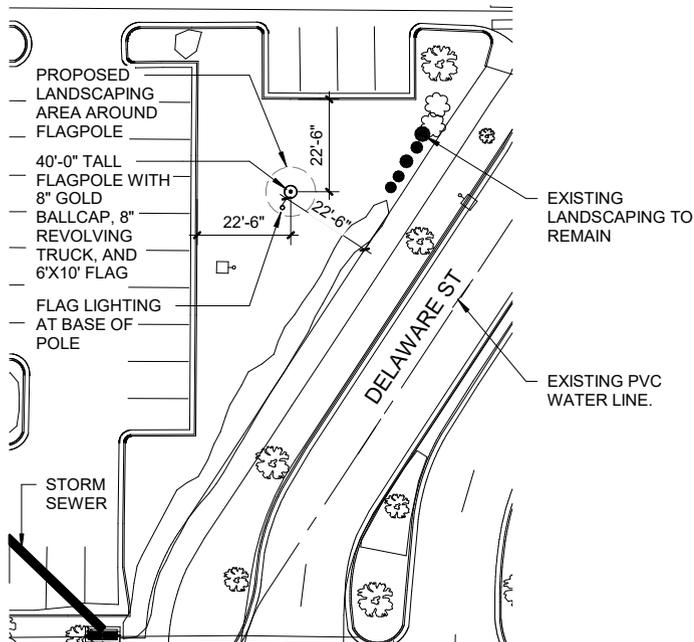
(e) The variance, if granted, would not pose a threat to public health, safety, or welfare, and  
The foundations for the flagpole will be designed and permitted to the structural engineering code requirements for a 40'-0" tall pole.

(f) The variance, if granted, would not authorize a type of sign that is not otherwise permitted by this Code.  
The flag that will be provided on the 40'-0" pole will be the standard 60 square foot flag.

|                        | (A)  | (B)   | (C)   | (D) | (E) | (F) | (G) | (H) |
|------------------------|--|-------|-------|-----|-----|-----|-----|-----|
|                        | ↓ Requirements Categories →                                    | RLI   | RMI   | OTC | COM | MSP | ERD | IFA |
| 1                      | Permitted?   | Yes   | Yes   | Yes | Yes | Yes | Yes | Yes |
| 2                      | Permit required?   | No    | No    | No  | No  | No  | No  | No  |
| 3                      | Number per lot (max.)  | 1     | 1     | 3   | 3   | 3   | 3   | 3   |
| Dimensions             |  |       |       |     |     |     |     |     |
| 4                      | Sign area (max.-sf)  | 24    | 24    | 40  | 60  | 60  | 60  | 60  |
| 5                      | Height of pole (max.-feet)                                     | 25'   | 25'   | 30' | 35' | 35' | 35' | 35' |
| Location               |  |       |       |     |     |     |     |     |
| 6                      | Property Line Setback (front / side-rear; min.-feet)           | 10'3' | 10'3' | 5'  | 5'  | —   | 5'  | 5'  |
| 7                      | Spacing between other signs and between flag poles (min.-feet) | 10'   | 10'   | 10' | 10' | 10' | 10' | 10' |
| Design Characteristics |  |       |       |     |     |     |     |     |
| 8                      | Digital  | No    | No    | No  | No  | No  | No  | No  |
| 9                      | Illumination, Internal   | No    | No    | No  | No  | No  | No  | No  |
| 10                     | Illumination, External   | Yes   | Yes   | Yes | Yes | Yes | Yes | Yes |
| 11                     | Illumination, Halo Lit   | No    | No    | No  | No  | No  | No  | No  |
| 12                     | Channel Letters  | No    | No    | No  | No  | No  | No  | No  |
| 13                     | Changeable copy  | No    | No    | No  | No  | No  | No  | No  |
| 14                     | Animated   | No    | No    | No  | No  | No  | No  | No  |



**1 VICINITY MAP**  
SCALE: 1" = 300'-0"



**2 SITE PLAN**  
SCALE: 1" = 30'-0"

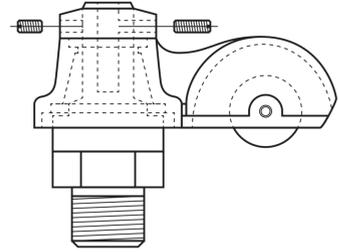
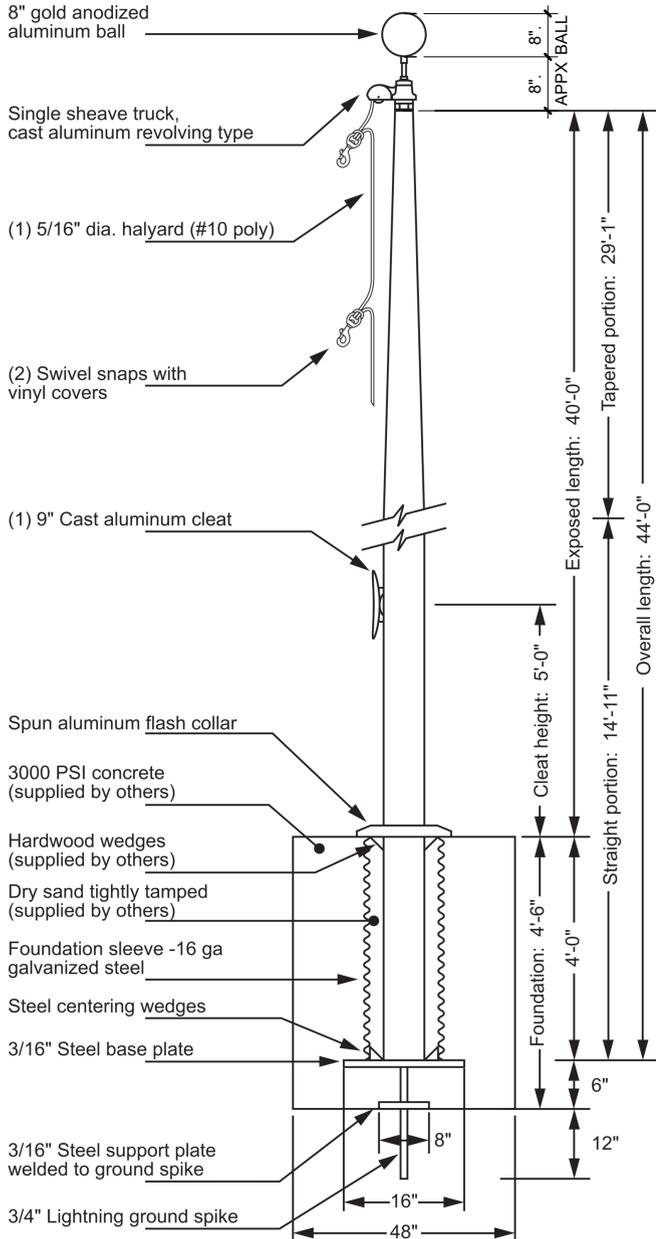


|             |              |            |
|-------------|--------------|------------|
| <b>A1.1</b> | PROJECT NO.: | PLN25-0055 |
|             | DRAWN:       | EM         |
|             | REVIEWED:    | BN         |
|             |              | 9/11/2025  |

VESTAR  
OTC - FLAGPOLE  
  
**OTC - FLAGPOLE  
SITE PLANS**

**Farnsworth**  
GROUP  
5613 DTC PARKWAY, SUITE 1100  
GREENWOOD VILLAGE, COLORADO 80111  
(303) 692-8838 / info@f-w.com

### Model EC40 - External Single Halyard



**Single Sheave Truck Detail**  
 Revolving truck  
 Cast aluminum body  
 Stainless steel ball bearings  
 Nylon sheave  
 Cast aluminum spindle

All shafts with overall length of more than 38'-6" are shipped in multiple sections.

Each section is matched and marked for field assembly. Exposed portion of jam sleeve must be **well lubricated** prior to assembly.

1-1/2" maximum gap allowed for field fitting.



|             |           |  |  |   |
|-------------|-----------|--|--|---|
| Project:    | Date:     | Exposed Height <u>40'-0"</u>   | Ground Set Tapered Aluminum Flagpole<br>ALLOY 6063T6<br>80 grit polish | <b>EDER FLAG</b><br>1000 W. Rawson Avenue<br>Oak Creek, WI 53154<br>www.ederflag.com  |
| Location:   | Job:      | Overall Height <u>44'-0"</u>   |  |   |
| Contractor: | Revision: | Butt Diameter <u>8"</u>  | FINISH:  |  |
| Customer:   |           | Top Diameter <u>3-1/2"</u><br>Wall Thickness <u>.188"</u><br>Ships in 2 sections |  |   |



40'-0" TALL FLAGPOLE WITH 8" GOLD BALLCAP, 8" REVOLVING TRUCK, AND 60 SQUARE FOOT FLAG  
 DASHED LINE REPRESENTS A 35' POLE

2

**VIEW FROM DELAWARE & 144TH INTERSECTION**

NOTE: REFERENCE VICINITY MAP FOR VIEW LOCATION



40'-0" TALL FLAGPOLE WITH 8" GOLD BALLCAP, 8" REVOLVING TRUCK, AND 60 SQUARE FOOT FLAG  
 DASHED LINE REPRESENTS A 35' POLE

1

**VIEW HURON & 144TH INTERSECTION**

NOTE: REFERENCE VICINITY MAP FOR VIEW LOCATION

|      |              |            |
|------|--------------|------------|
| A1.3 | PROJECT NO.: | PLN25-0055 |
|      | DRAWN:       | EM         |
|      | REVIEWED:    | BN         |
|      |              | 9/11/2025  |

VESTAR  
 OTC - FLAGPOLE  
 OTC - FLAGPOLE  
 FLAGPOLE SIMULATION VIEWS

**Farnsworth**  
 GROUP  
 5613 DTC PARKWAY, SUITE 1100  
 GREENWOOD VILLAGE, COLORADO 80111  
 (303) 692-8838 / info@f-w.com



5

### VIEW FROM 144TH AND I-25 INTERSECTION

NOTE: REFERENCE VICINITY MAP FOR VIEW LOCATION

|      |              |            |
|------|--------------|------------|
| A1.5 | PROJECT NO.: | PLN25-0055 |
|      | DRAWN:       | EM         |
|      | REVIEWED:    | BN         |
|      |              | 9/11/2025  |

VESTAR  
OTC - FLAGPOLE

**OTC - FLAGPOLE  
FLAGPOLE SIMULATION VIEWS**

**Farnsworth**  
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4

### VIEW FROM MONUMENT SIGN

NOTE: REFERENCE VICINITY MAP FOR VIEW LOCATION



3

### VIEW FROM MARSHALLS

NOTE: REFERENCE VICINITY MAP FOR VIEW LOCATION

**A1.4**

PROJECT NO.: PLN25-0055

DRAWN: EM

REVIEWED: BN

9/11/2025

VESTAR  
OTC - FLAGPOLE

**OTC - FLAGPOLE**

**FLAGPOLE SIMULATION VIEWS**

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GROUP

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