



**AGENDA
PLANNING COMMISSION
MEETING
JUNE 17, 2025
6:00 P.M.
SUPERIOR TOWN HALL
124 E. COAL CREEK DRIVE**

This meeting will be held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the meeting will be made available after the meeting on YouTube and at SuperiorColorado.gov

1. Call to Order a special meeting of the Planning Commission
2. Preliminary Matters
 - a. Roll Call
 - Public Comment (limit 5 minutes/person)
3. Approval of Minutes of Planning Commission
 - a. June 3, 2025
4. Public Hearing: Annexation and initial zoning to Planned Development (PD) of the Turnbull Property (1599 S 76th Street)
5. Updates
6. Adjourn



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
June 3rd, 2025
Town Hall, 124 E. Coal Creek Drive
6:00 p.m.**

1. CALL TO ORDER A REGULAR MEETING OF THE PLANNING COMMISSION.

Chair David Harper called the meeting to order at 6:00PM

2. PRELIMINARY MATTERS

a. ROLL CALL

Present: Chair David Harper
Vice Chair Lonny Rose
Commissioner Amanda Vaughan
Commissioner Steve Witte
Commissioner Michael Barnes
Commissioner Michael J Gordon
Commissioner Ryan Mojo
Commissioner Anne Shanahan

Absent: Commissioner David Gross

Others Present: Renae Stavros, Planning and Building Director
Bria May, Town Attorney's Office

b. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS

None

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. May 6th, 2025 MEETING MINUTES

MOTION: Commissioner Amanda Vaughan moved to approve May 6th, 2025 Meeting Minutes, Seconded by Commissioner Ryan Mojo

VOTE: Motion carried 8-0

AYES: Chair David Harper, Vice Chair Lonny Rose, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Michael J Gordon, Commissioner Ryan Mojo, Commissioner Anne Shanahan

NOES: None

4. PD Amendment for Rezoning Town 15 in Rock Creek PD to Open Space and Recreational District (OS-R)

- a. Renae Stavros presented on Rezoning Town 15 from PD - CAC to OS-R
 - i. Comments from Commissioners
- b. Public Comments

MOTION: Vice Chair Lonny Rose moved to amend the Rock Creek Ranch Planned Development to remove town owned property and rezone the property from PD (Planned Development) to OS-R (Open Space and Recreation) for Town 15, Seconded by Commissioner Ryan Mojo

VOTE: Motion was not carried 6-2, 6 NOES, 2 AYES

AYES: Vice Chair Lonny Rose, Commissioner Michael J Gordon

NOES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Ryan Mojo, Commissioner Anne Shanahan

5. PLANNING AND BUILDING UPDATES

- a. Discussion: Items for Dinner with Town Council, June 9th
- b. Speaker Series: Cultural Intelligence, June 5th
- c. Speaker Series: Economic Development, June 12th

6. ADJOURNMENT

Chair David Harper adjourned meeting at 7:52PM



ITEM NO. 4

INFORMATION FOR MEETING OF THE SUPERIOR PLANNING COMMISSION

AGENDA ITEM: **Annexation and initial zoning to Planned Development of the Turnbull Property (1599 S 76th Street)**

MEETING DATE: **June 17, 2025**

PRESENTED BY: **Renae Stavros - Planning and Building Director**

PRESENTED FOR: **Discussion and Recommendation**

Item: Turnbull Annexation and Zoning Hearing (1599 S 76th Street)

Applicant: Jim Brzostowicz on behalf of Guardian Storage Solutions

Representatives: Renae Stavros - Planning and Building Director

Existing Zoning: Unincorporated Boulder County – Agricultural

Proposed Zoning: Planned Development

Location: 1599 S 76th St – South of the existing Guardian Storage property

Request: Approval of Resolution recommending approval to the Town Council to annex and zone Planned Development (PD), the Turnbull property.

VICINITY MAP:

Figure 1: Turnbull Property – 1599 S 76th Street

BACKGROUND:

The property at 1599 S 76th Street is located in unincorporated Boulder County (*see Figure 1*). Historically, it was developed as a single-unit primary structure with a variety of accessory structures. The Marshall Fire event of December 30, 2021 destroyed all of the historic structures on the property. Subsequently, the applicant has the property under contract, and the owner has signed the Annexation Petition on their behalf, as the registered property owner.

The property, also known as the “Turnbull Property,” is located south of the existing Guardian Storage property, north of Sagamore, and west of Costco and Target. The immediately adjacent land uses to this site are vacant agricultural land (Boulder County) and commercial retail. Also in the vicinity is the residential neighborhood of Sagamore to the south and a CDOT maintenance facility to the north, both of which are located within the Town of Superior boundary.

The application under consideration proposes to annex the 4.57-acre Turnbull Property into the Town of Superior and amend the Guardian PD to include the unincorporated Boulder County lot immediately to the south (*See Figure 2*). The property is currently vacant, with previous structures having been destroyed by the Marshall Fire. The current zoning designation of the property in unincorporated Boulder County is Agricultural. In accordance

with the Town's Municipal Code for Annexation, this application requires the property to be zoned. A subsequent review of the proposed Planned Development is included in this application.

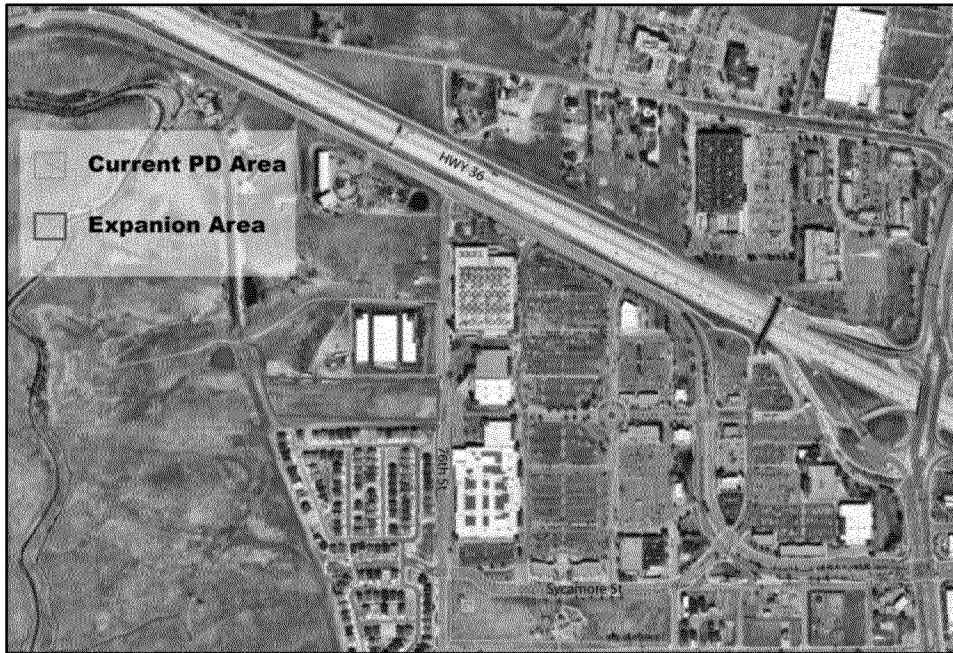


Figure 2: PD Zoning

Zoning on the lots immediately adjacent to the property includes, the PDs of Sagamore and Superior Marketplace to the south and east (respectively) and Boulder County Agricultural to the north and west. The CDOT facility further to the north is zoned Light Industry (I-L) (see Figure 3).

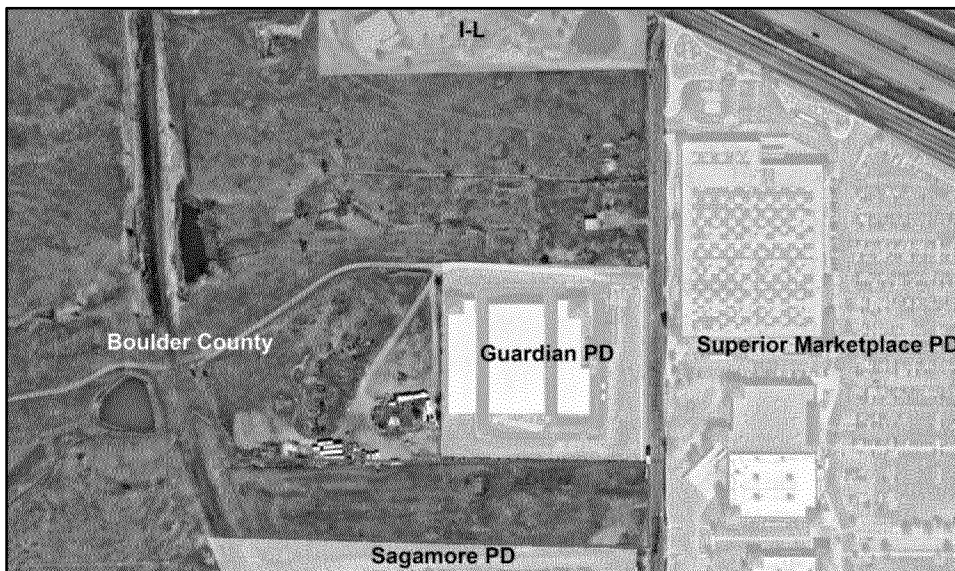


Figure 1: Zoning Map

A Quit Claim Deed relinquishing any Town ownership interest in the Turnbull property was executed on April 28, 2025. The surveyor hired by the applicant preparing the annexation application of the Turnbull property discovered discrepancies in the various surveys prepared over the years of the Sagamore annexation/subdivision and the unannexed Turnbull property located directly to the north in unincorporated Boulder County. The Town annexed and platted the Sagamore subdivision in 1997 and relied on documents prepared by a licensed surveyor and a Title company. Staff, the applicant, and the County Surveyor all found that the northern property line of the platted Sagamore subdivision did not accurately reflect the property ownership, and approval of the Quit Claim Deed formally relinquished the Town's interest. The approval of the Quit Claim Deed was the appropriate preliminary step to address this area in question to make it clear that the Town should not be a party to this annexation and to provide assurance to the applicant when creating the annexation map and accompanying Planned Development zoning documents.

The passage of a Resolution of Substantial Compliance by the Town Council was completed in a public hearing on May 12, 2025. This was the first step in processing the proposed Annexation. Town Council found that the Annexation Petition included necessary allegations and accompaniments under C.R.S. § 31-12-107(1).

APPLICATION SUMMARY & ANALYSIS:

Annexation

This application proposes to annex the Turnbull Property into the Town of Superior. Sec. 16-5-10, Sec. 16-5-30 and Sec. 16-5-40 of the Town's Municipal Code outline the requirements and dedications for Annexation into the Town. The Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.* outlines the process for annexation and zoning of property in the Town by petition.

A Petition for Annexation was filed with the Town Clerk and referred to Town Council for a finding of Substantial Compliance. A Resolution of Substantial Compliance was approved on May 12, 2025, and the Annexation and Zoning hearing was set for the Town Council for June 23, 2025. Annexation hearing notices will be published in the newspaper for 4 successive weeks prior to the Town Council Hearing (5 total notices).

An Annexation Agreement outlining the Annexation requirements including zoning, Town fees, water conveyance, road improvements, land dedication, easements, development, and vested rights of the property, was submitted in accordance with requirements of the Code and provided as an attachment to this memo. The Annexation Map defines the area that is proposed to be annexed into the town and includes a Note related to the property line issue associated with the Quit Claim Deed.

Concurrent with the annexation petition, the Applicant submitted an application, pursuant to Sections 16-7-30(a) and 16-10-30 of the Superior Municipal Code, to zone the Property as Planned Development (PD) with a PD Plan.

Zoning - Planned Development

This application proposes to amend the Guardian Storage Solutions PD to incorporate additional land, structures, and uses.

According to the Project Narrative, the PD Amendment proposes to expand the current PD to include small business and person flexible storage units on the lot to the south of its current location. In addition to some traditional self-storage units for lease, this extension would offer 35-50 1,000-1,200 SF flexible storage units that would be available for purchase. This option would have the advantage of allowing owners to avoid rent increases and build equity while enjoying the privacy and convenience of their own functional, private, non-residential condominium space. These units are intended to accommodate a variety of uses and users, including office, contracting, workshop, distribution services, and recreational. Outside storage will be prohibited. Amenities are to be determined but may include:

- 14' to 20' wide overhead doors with opener, remotes and wireless keypads
- Insulated walls, ceilings and doors
- Climate Controlled
- Utilities (individually metered water, gas and electricity)
- Private Restrooms
- Custom Floor Finishes
- Mezzanine

Development Standards

The size and height regulations proposed for the expansion property are largely identical to those for the existing development (see *Figure 4*). The two exceptions are a 9' height increase on the eastern half of the lot to 39' and a 45' side yard setback to the south between Guardian Storage and the Sagamore neighborhood. Together with the 50' gas easement, this setback effectively creates 95' buffer between the Guardian expansion area and Sagamore. No setback would exist between the original development and the expansion area.

AREA AND BULK STANDARDS		
STANDARD	PLANNING AREA 1	PLANNING AREA 2
MAXIMUM NUMBER OF STORIES	2	2
MAXIMUM BUILDING HEIGHT (FEET)	30	30/39*
MAXIMUM FLOOR AREA RATIO	1:1	1:1
YARD REQUIREMENTS (FEET)		
EAST (FRONT)	25	25
SOUTH (SIDE)	0	45
WEST (REAR)	15	15
NORTH (SIDE)	15	15
INTERNAL LOT LINE	0	0
LANDSCAPE BUFFER TO SAGAMORE NEIGHBORHOOD (FEET)**	N/A	20
OPEN SPACE (COMBINED PD)	15%	

* 30 FEET IN WEST 1/2 OF PLANNING AREA, 39 FEET IN EAST HALF OF PLANNING AREA

**SEE LANDSCAPE TABLE

Figure 2: Development Standards

Since the site design is still under development, the PD Amendment does not provide the exact number of parking spaces for the expansion but indicates it will follow Town Code (16-24-10), which for industrial uses requires 1 space for every 500 sq. ft. or .75 spaces for

under every employee, whichever is greater. The Amendment specifies that non-dedicated spaces will be provided along the drive aisles. The original PD provides 27 parking spaces. The PD Amendment also indicates that signage will observe the provisions of the Town Code (16-19-70), permitting one building sign and one freestanding or monument sign per street entrance.

Architecture and Site Design

The application does not provide architectural plans but stipulates that the architecture of the expansion will be considerate of the unique circumstances of the proposed uses while being consistent with that of the original development including, architectural features, materials, articulation, and color.

Provisionally, the expansion proposes to provide street access via a gated entrance off of 76th St, south of and separate from the existing Guardian Storage entrance located at 1555 S 76th Street.

Landscape

The PD Amendment indicates the number of plantings that will be provided in the expansion area (see *Figure 5* below). The ratios generally conform to the requirements of the Town Code for Industrial development (16-21-10) with the exception of lower tree density provided between this development and the Sagamore neighborhood—decreased from 1/15 LF to 1/40 LF. The reduced tree buffer was offered in response to Sagamore neighbors’ concerns about obscuring their views to the north and west. In addition to the tree buffer a non-combustible fence will be provided to help mitigate the impacts of this expansion on the Sagamore residents.

LANDSCAPE - PLANNING AREA 1		
PER GUARDIAN STORAGE FINAL DEVELOPMENT PLANS AMENDMENTS #1 AND #2		
LANDSCAPE - PLANNING AREA 2		
	TREES	SHRUBS
LANDSCAPE BUFFER TO SAGAMORE NEIGHBORHOOD*	1 / 40 LF	
FOUNDATON PLANTING	N/A	1/4 LF, EXCEPT AT BUILDING ENTRANCES OR OVERHEAD DOORS
OPEN SPACE LANDSCAPE REQUIREMENTS (DEVELOPED)	1/825 SF	1/100 SF
OPEN SPACE LANDSCAPE (NATURALIZED)	1/4000 SF	1/500 SF
STREET RIGHT OF WAY	1 / 40 LF	0
PARKING LOT ISLANDS LESS THAN 825 SF	1 EA	0
PARKING LOT ISLANDS LESS THAN 360 SF	0	1/30 SF

*A 6 FOOT TALL NON-COMBUSTIBLE OPAQUE FENCE IS REQUIRED IN ADDITION TO TREE PLANTINGS, WHERE DRIVE AISLES FACE SOUTH

Permitted Uses

As described above, the PD would allow for light industrial, office, small scale commercial, and storage type uses. The PD includes the following tables of permissible and proscribed uses (*Figure 5*):

ALLOWABLE USES
FACILITIES FOR RESEARCH, TESTING, FABRICATION, PROCESSING, MANUFACTURE, REPAIR, CLEANING OR ASSEMBLY OF:
MUSICAL INSTRUMENTS, TOYS, NOVELTIES
ARTWORK, POTTERY
CERAMICS, GLASS, METAL AND PLASTIC PRODUCTS
NATURAL OR CULTURED STONE PRODUCTS
FURNITURE
OFFICE FOR CONDUCT OF A BUSINESS OR PROFESSION
INDOOR AUTOMOBILE AND RECREATION VEHICLE GENERAL SERVICE, REPAIR, AND STORAGE
GENERAL STORAGE AND WAREHOUSES FOR GOODS
MINI-STORAGE WAREHOUSE
SHOPS FOR:
CABINETWORKS AND FURNITURE
GLAZING
PRINTING AND PUBLISHING
PLUMBING
ELECTRICIAN
SHEET METAL
HANDICRAFT PRODUCTS
UPHOLSTERY
GENERAL REPAIR
SHOPS FOR USES SIMILAR TO AND COMPATIBLE WITH THE ABOVE USES AND PRODUCTS
RETAIL SALES OF PRODUCTS DIRECTLY RELATED TO AN OTHERWISE PERMITTED FOR WHICH THE GROSS FLOOR AREA RELATED TO ON-SITE SALES IS 25% OR LESS OF THE GROSS FLOOR AREA OF THE PERMITTED USE
STORAGE, REPAIR, RENTAL OR SALES WITH CONTRACT INSTALLATION FOR DURABLE GOODS (BY WAY OF EXAMPLE, KITCHEN APPLIANCES, SAUNAS, JACUZZIS, SHEET METAL PRODUCTS, SHEET ROCK, OFFICE EQUIPMENT, SOLAR ENERGY EQUIPMENT)
PUBLIC AND GOVERNMENTAL BUILDINGS
WHOLESALE SALES OPERATIONS
STUDIOS FOR MOTION PICTURE OF VIDEO PRODUCTIONS
NOTE: ALL ALLOWED USES SHALL BE INDOORS

PROHIBITED USES
SALVAGE YARDS, JUNKYARDS
WELDING AS A PRIMARY USE
VETERINARY CLINICS/HOSPITALS
KENNELS
SEXUALLY ORIENTED BUSINESSES
RESTAURANTS OR COMMERCIAL KITCHENS
OUTDOOR STORAGE
OUTDOOR DISPLAY OF INVENTORY
RESIDENTIAL USES
ANY OTHER USE THAT IS NOT SPECIFICALLY PERMITTED SHALL BE DEEMED TO BE PROHIBITED

Figure 3: Allowed and Prohibited Uses

System Development

The PD Amendment proposes to access utilities taps that currently exist in the adjacent 76th St right-of-way. According to the Water and Sewer Demand Memo provided by the applicant, “Public domestic water mains are present in both 76th Street and within the existing Guardian Storage property. A new public main loop connection will be required to provide hydrant coverage and taps. There is an 8” reuse water main along the entire 76th Street frontage of the property.” The new utility demands for the expansion are provided in the following table, estimated using the Town of Superior Standards and Specifications:

ESTIMATED UTILITY DEMANDS	
DOMESTIC WATER	7430 GALLONS PER DAY
SANITARY SEWER	4,530 GALLONS PER DAY
IRRIGATION	248,000 GALLONS PER MONTH (PEAK)
REFER TO UTILITY DEMAND MEMO. DEMANDS ARE BASED ON ACREAGE OF INDUSTRIAL LAND USE, PER TOWN STANDARDS.	

With respect to improvements, the Water and Sewer Demand Memo indicates that the development will require “drive aisles and parking stalls, an extension of the existing detention pond, and the extension of water and sanitary services through the site.”

Annexation & Zoning Analysis

For some time, the Town's 3-Mile plan has identified this property for eventual annexation. The 2012 Comprehensive Plan included this property, along with properties to the north (surrounding the annexed Guardian Storage property at 1555 S 76th Street), as an Opportunity Area, designating it for land uses such as light industrial, flex space, community-oriented uses, or medium-density residential uses. The proposed annexation will help fulfill this portion of the Town's goals related to annexation and development within this Opportunity Area.

Furthermore, through this annexation, the Town continues to ensure a balanced mix of land uses that maintains and enhances Superior's identity as a diversified community – another goal of the 2012 Comprehensive Plan. The applicant, Guardian Storage, owns the property to the north, and has been offering state-of-the-art storage solutions to the residential and business community in Superior since February 2012.

The proposed expansion is specifically targeted at fulfilling an undersupplied and needed product in the market: small business and personal flexible storage units. The project aim is to provide large, flexible storage units to accommodate a business, office, contracting, workshop, or distribution services-based business. They may also be used for recreational storage.

A PD Amendment is a type of zoning amendment. Section 16-7-30 (b) defines the criteria for Rezoning and Zoning Amendments: "The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a Comprehensive Plan amendment."

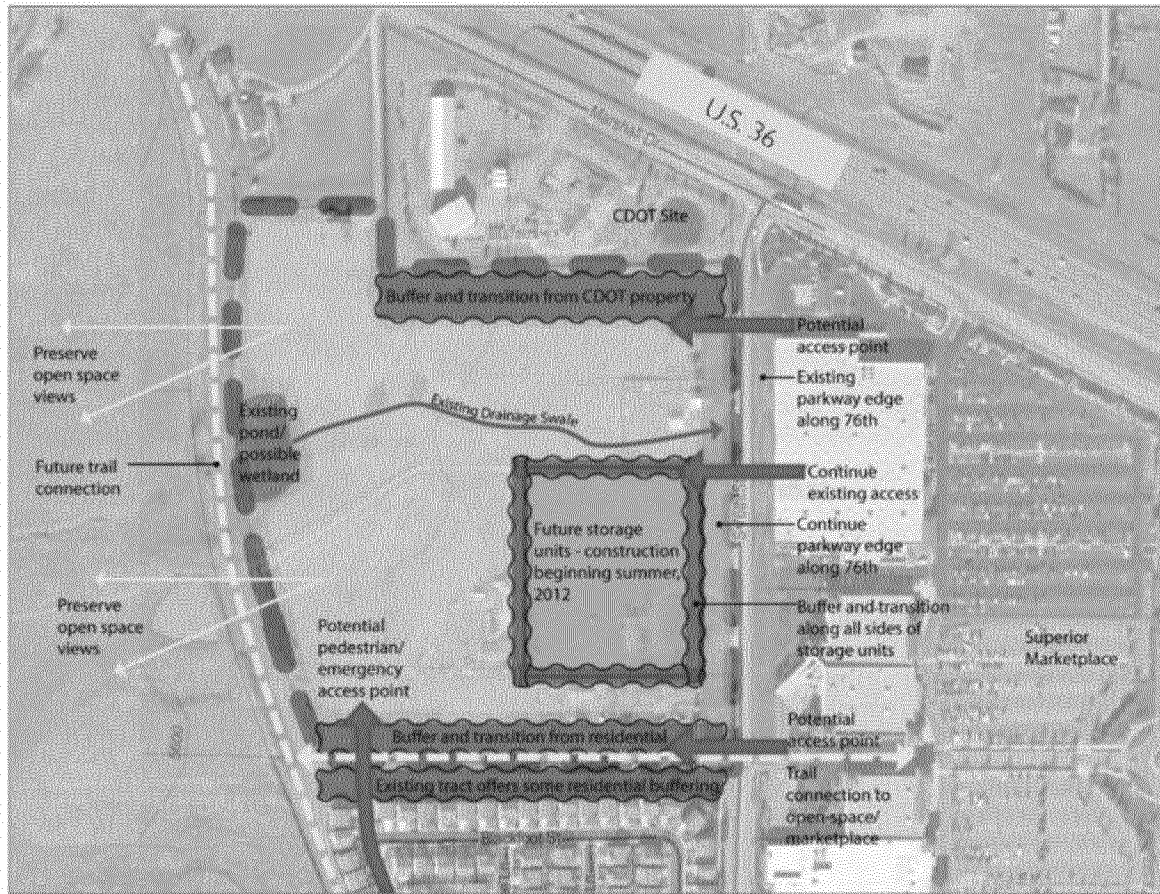
Staff finds that the application satisfies the Municipal Code criteria insofar as the PD Amendment furthers several goals and policies found in the 2012 Comprehensive Plan, including fulfilling the preferred land uses and implementing site design and landscaping that buffers it from the existing residential neighborhood and preserving open spaces views:

Policy 4.6.a: Opportunity Area 1 (76th Street Properties)

4.6.a(i): Preferred Land Uses: Preferred land uses for this site include *light industrial or flex space*. Potential community-oriented uses (e.g., ball fields) or medium density residential uses may also be considered.

4.6.a(ii): Relationship to Adjacent Uses: Incorporate the site design considerations identified on Figure 4 below, as appropriate, to ensure future development provides sufficient vehicular and pedestrian connections to adjacent uses and is *compatible with the Sagamore neighborhood to the south*.

Figure 4: Site Design Considerations for Opportunity Area 1 (West of Superior Marketplace)



STAFF RECOMMENDATION:

If Planning Commission finds the application meets the criteria for Annexation and zoning Planned Development, staff has included a Resolution recommending approval to the Town Council for annexing to the town the real property known as Turnbull, zoning such property as Planned Development (PD) and approving the associated Annexation Agreement.

ATTACHMENTS:

- Resolution
- Ordinance
- Quit Claim Deed
- Resolution of Substantial Compliance
- Narrative
- Annexation Agreement
- Annexation Map
- Guardian PD
- Trip Generation Memo
- Utility Memo

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-4
SERIES 2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SUPERIOR RECOMMENDING APPROVAL REGARDING ANNEXATION TO
THE TOWN THE REAL PROPERTY KNOWN AS TURNBULL AND
ZONING SUCH PROPERTY AS PLANNED DEVELOPMENT (PD)**

WHEREAS, a petition for annexation (the "Petition") was filed with the Town of Superior (the "Town") requesting the annexation to the Town of certain unincorporated territory located in Boulder County, and described in **Exhibit A** and shown on the Annexation Map in **Exhibit B** attached hereto and incorporated herein by this reference, also known as Turnbull (the "Property");

WHEREAS, by resolution adopted on May 12, 2025, the Town Council found the Petition to be in substantial compliance with C.R.S. § 31-12-107(1);

WHEREAS, the specific requirements for the Planning Commission's review of a proposed annexation are set forth in Section 16-5-20 of the Superior Municipal Code (the "Code");

WHEREAS, on June 17, 2025, the Planning Commission held a properly-noticed public hearing on the Petition;

WHEREAS, concurrent with the annexation petition, the Applicant submitted an application, pursuant to Sections 16-7-30(a) and 16-10-30 of the Code, to rezone the Property as Planned Development (PD) with a PD Plan (the "Application");

WHEREAS, the specific requirements for rezoning are set forth in Sections 16-7-10 through 16-7-40 of the Code; and

WHEREAS, on June 17, 2025, the Planning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Planning Commission hereby finds that the Petition meets all applicable requirements of the Code and recommends that the Town Council approve the Petition.

Section 2. The Planning Commission hereby finds that the Application meets all applicable requirements of the Code and recommends that the Town Council approve the Application.

Section 3. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

_____ "yes" votes

_____ "no" votes

ADOPTED this 17th day of June, 2025.

David Harper, Chair

ATTEST:

Shannon Dujardin, Town Clerk

Exhibit A
Legal Description

EXHIBIT B
ANNEXATION MAP

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 28 day of April, 2025, by and between the Town of Superior, a Colorado municipal corporation with an address of 124 East Coal Creek Drive, Superior, CO 80027 (the "Grantor") and Joseph Turnbull, an individual landowner with an address of P.O. Box 682, Jal, New Mexico, 88252 (the "Grantee").

Witness that the Grantor, for and in consideration of the sum of \$10.00, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and Quitclaim unto the Grantee, its successors, and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the Town of Superior, County of Boulder and State of Colorado, described as follows:

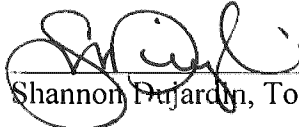
See **Exhibit A** attached hereto and incorporated herein by this reference.

Subject to all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

To have and hold the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this 28 day of April, 2025.

ATTEST:


Shannon Dujardin, Town Clerk



TOWN OF SUPERIOR, COLORADO


Mark Lacis, Mayor

EXHIBIT A
Legal Description

THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, COLORADO, WHICH BEGINS AT THE SE CORNER OF SAID SE 1/4 SW 1/4 (THE SOUTH 1/4 CORNER OF SAID SECTION 13); THENCE WEST ALONG THE SOUTH LINE OF SAID SE 1/4 SW 1/4, A DISTANCE OF 930.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AN ABANDONED RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD A DISTANCE OF 225.80 FEET, MORE OR LESS, TO A POINT WHICH LIES 210.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 SW 1/4, A DISTANCE OF 1013.00 FEET TO A POINT ON THE EAST LINE OF SAID SE 1/4 SW 1/4 OF SECTION 13; THENCE SOUTH ALONG THE EAST LINE OF SAID SE 1/4 SW 1/4 A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE EAST 25.00 FEET THEREOF, IN USE AS A PUBLIC WAY, COUNTY OF BOULDER, STATE OF COLORADO.

TOWN OF SUPERIOR
RESOLUTION NO. R-30
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR
ACCEPTING A PETITION FOR ANNEXATION OF A PARCEL OF LAND
LOCATED IN UNINCORPORATED BOULDER COUNTY AND SETTING A
PUBLIC HEARING ON THE ANNEXATION (TURNBULL)

WHEREAS, Joseph Turnbull, as the owner of unincorporated land comprising more than 50% of the area proposed for annexation pursuant to C.R.S. § 31-12-107, has filed a petition for annexation of such land to the Town (the "Petition"), which land is more particularly described in Exhibit A of the Petition;

WHEREAS, pursuant to C.R.S. § 31-12-108, the Town may accept the Petition if complete and in substantial compliance with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, et seq., and the Town Council shall then establish a date, time, and place for a public hearing to consider the annexation;

WHEREAS, Article V of Chapter 16 of the Superior Municipal Code (the "Code") establishes supplemental requirements for annexations, including without limitation additional submittal requirements and required dedications; and

WHEREAS, the Town Council, at its regular meeting on May 12, 2025, reviewed the Petition and various documents submitted in support of the Petition.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Petition is hereby accepted and found to be in substantial compliance with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, et seq., and the Code.

Section 2. A public hearing is scheduled for 7:00 p.m. on Monday, June 23, 2025, at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado 80027, to determine if the proposed annexation complies with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, et seq., and Article II, § 30 of the Colorado Constitution, as amended.

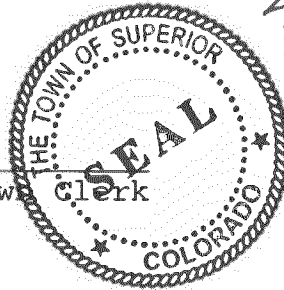
Section 3. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the Town, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Boulder County

may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

ADOPTED this 12 day of MAY, 2025.

ATTEST:


Shannon Dujardin, Town Clerk




Mark Lacis, Mayor



Project Description

Overview

The proposed Planned Development (PD) amendment includes the existing Guardian Storage PD property at 1555 S 76th Street and expands the PD boundary to include the adjacent 4.57 acres at 1599 S 76th Street. The PD's allowed uses include traditional self storage as well as personal flex storage units for purchase or lease.

The PD will establish the zoning for property including allowed uses, prohibited uses, architectural requirements, setback requirements, height restrictions and landscaping requirements. Should the PD be approved, the applicant shall proceed with a Final Development Plan (FDP), which will include a site plan, architectural renderings, drainage and utility plans, parking and traffic, among others. The FDP will be subject to the Town Board's approval.

The existing Guardian Storage property located at 1555 S 76th Street has been offering state of the art storage solutions to the residential and business community since Superior February 2012, including climate controlled, interior non climate controlled and drive up self storage. Amenities at the Guardian Storage include electronically secured computerized gate access, individual door alarms, extensive video surveillance, access to interior units via automated secured sliding doors with security keypads, covered loading, a 4' loading dock and moving carts at each entrance for tenants to use to transport their items to their storage units.

Guardian Storage has been named the Independent Business of the Year in 2014 and Business of the Year in 2019 by the Superior Chamber of Commerce for its involvement in the community at large, and the local business community in particular. In addition to traditional self storage, the proposed expansion is specifically targeted at fulfilling an undersupplied and needed product in the market: small business and personal flexible storage units. Unlike traditional storage options, these units may be owned, allowing owners to avoid rent increases and build equity while enjoying the privacy and convenience of their own functional, private, non-residential condominium space.

Boulder County has seen a surge in multifamily development in the last decade, particularly in locations that have previously been zoned to allow flexible storage space. This has left the small independent business owner and personal user with limited and expensive options for a place where they can store their inventory/tools, manage their business from or store recreational items. The proposed Project aim is to provide large, flexible storage units, ranging in size from approximately 1,000-2,000 SF. It is currently anticipated that the Project will consist of approximately 35-50 flex storage units, plus some traditional self storage drive-up climate controlled units for lease.

The flexible storage units are intended to accommodate a business, office, contracting, workshop, or distribution services-based business. They may also be used for the recreational user to store the largest of motor coaches or house a classic car collection. Outside storage will be prohibited.

Amenities are to be determined but may include:

- 14' to 20' wide overhead doors with opener, remotes and wireless keypads
- Insulated walls, ceilings and doors
- Climate Controlled
- Utilities (individually metered water, gas and electricity)
- Private Restrooms
- Custom Floor Finishes
- Mezzanine

There are currently utilities within the adjacent 76th Street and thus the Project will not place an undue burden on the Town's infrastructure. The Project will likely be accessed via a gated entrance off of 76th Street, south of and separate from the existing Guardian Storage entrance located at 1555 S 76th Street.

Neighborhood Communication

In September 2024, Guardian Storage sent out letters to all the registered owners of the households along Blackfoot Street, the northern most street of Sagamore that sits adjacent to the proposed Project. The letter stated that Guardian Storage is considering an expansion of its current offering and "would welcome any thoughts, concerns and feedback" concerning it.

The following is a summary of the primary concerns communicated by the Blackfoot neighbors, as well as Guardian's response to each:

1. **Setback and Proximity of the Project to Existing Homes.** Light industrial requires a setback on the south property line of 20'. In an effort to get the project as far away from the property line as possible while still having a feasible site plan, Guardian Storage worked through multiple sketch site plans. Ultimately, a 45' required setback is specified on the PD, 25' in excess of what the IL zoning requires.
2. **Height and Loss of Views to the West.** Light industrial has a maximum height of 60'. The PD has a maximum height of 39' on the eastern half of the property and 30' on the west. The lower building height on the west side is an effort to maintain views to whatever extent possible.
3. **Vehicle Headlights Facing Directly South.** The IL zoning has nothing in it to address this specific concern. In order to address it, a note was added to the PD below the Landscape chart that specifies "A 6' tall opaque fence is required in addition to tree plantings, where drive aisles face south".
4. **Flex Space Uses Incompatible with Neighborhood.** The PD includes a table of allowed and prohibited uses. All allowed uses will be required to be done inside the buildings. Prohibited uses are consistent with IL zoning and include the following:
 - Salvage Yards, Junkyards
 - Welding
 - Veterinary Clinics/Hospitals
 - Kennels
 - Sexually Oriented Businesses
 - Restaurants/Commercial Kitchens

- Outdoor Storage
- Outdoor Display of Inventory
- Auto Repair Shops
- Cannabis (cultivation, sales, distribution)
- Manufacturing and others uses that do not adhere to local noise, environmental, odor or emission standards

Flex Space Allowed Uses

Allowed uses in the PD are as followed (use in bold, followed by sub bullets with examples of each use):

- **Mini Storage/Self Storage**
 - Traditional self storage consistent with the Guardian Storage property at 1555 S 76th Street.
- **Professional & Personal Offices**
 - Small-scale offices for service providers, such as consultants, architects, accountants, or designers and service-based business, as a primary or secondary use within the space.
 - Includes optional on-site storage for supplies and or equipment as an ancillary use (i.e. an architect storing blueprints or models).
- **Personal Uses for Sports Motor Enthusiasts & Collectors**
 - Indoor vehicle storage and display for collectible or specialty vehicles, such as sports cars, vintage automobiles, motorcycles and recreational vehicles.
 - Personal hobby spaces or multipurpose spaces for hobbies or personal entertainment like lounges or media rooms.
- **Light Manufacturing & Assembly**
 - Assembly of consumer goods, such as custom electronics, furniture or equipment.
 - Operations would be limited to those with minimal noise, odor, or emissions, fully enclosed within the unit.
- **Maker Spaces**
 - Studio spaces for artisans, craftsmen or boutique manufacturers creating products like pottery, jewelry or printed materials.
 - Collaborative workspaces for small-scale custom production (i.e. woodworking, 3D printing or CNC machines).
- **Studios**
 - Art studios for painting, sculpture or photography with optional gallery space.
 - Recording, pod casting or content creation studios.
- **Scientific Research & Development**
 - Labs for product testing, prototype development or research in fields like electronics or materials science.
 - Examples: A small team working on solar panel innovations or testing eco-friendly materials.

- **Specialized Automotive Use**
 - Limited automotive uses such as vehicle detailing, wrap installations or aftermarket parts customization.
- **Trades & Workshops**
 - Workshops for trades like plumbing, electrical or HVAC services, where small-scale assembly or storage of tools/materials is required.
 - Example: A contractor using the space for prefabricating components for installation at a job site
- **Indoor Recreation and Specialty Uses**
 - Fitness studios for personal / private training, yoga or martial arts with small class sizes appropriate to the unit size.
 - Personalized services, such as physical therapy, training or professional instruction.
 - NOTE: larger uses (i.e. gym) requiring a larger volume of parking would NOT be permitted.
- **Indoor Storage**
 - Storage of inventory or equipment for small businesses (i.e. e-commerce retailers or tradespeople).
 - Stand-alone logistics operations focused on last-mile delivery or product distribution.
 - Storage of personal collections, collectibles and vehicles.
- **Showrooms and Wholesale Integration**
 - Display areas for businesses showcasing products materials or specialty goods.
 - Wholesale and e-tail sales permitted only as a secondary component to another approved use.
- **Miscellaneous Light Industrial Uses**
 - Boutique, small-scale manufacturing of all types, which adhere to local noise and environmental standards.
 - Example: packaging and labeling services for e-commerce businesses, and specialized or advanced fabrication or assembly for a finished good.
- **Wholesale Trade and Distribution**
 - Distribution hubs for specialized products such as medical supplies, electronics or artisan goods.
 - Wholesale operations with limited customer traffic and predominantly outbound shipments.
- **Creative and Display Uses**
 - Small, boutique showrooms for interior and exterior building materials, high-end tools, industrial equipment or similar products.
 - Demonstration areas for industrial machinery or prototype testing.
- **Retail Sales of Products Directly Related to Allowed Use (<25% Gross Floor Area)**

- **Subsequent Land Use Applications**

If this annexation and PD are approved, a Final Development Plan (FDP) will be issued in the future. The FDP will include specific proposed uses, building architecture, a traffic and utility study, and detailed landscape, lighting, and engineering plans.

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 2025 (the "Effective Date") by and between the Town of Superior, a Colorado municipality with an address of 124 East Coal Creek Drive, Superior, Colorado 80027 (the "Town"), and _____ with an address of _____ ("Owner") (each a "Party" and collectively the "Parties").

WHEREAS, Owner is the owner of certain real property located in unincorporated Boulder County and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, Owner desires to have the Property annexed to the Town;

WHEREAS, the Town wishes to annex the Property into the Town upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants, and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the Parties hereby agree as follows:

1. Annexation. The annexation of the Property shall be in accordance with the Colorado Municipal Annexation Act of 1965, as amended.
2. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by Owner upon annexation and initial development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Superior Municipal Code, as amended, and other applicable law.
3. Zoning. Owner hereby consents to the zoning of the Property as PD (Planned Development). Owner is entering into this Agreement and is undertaking the obligations imposed upon Owner herein in reliance upon the Town's concurrent adoption of an ordinance annexing the Property into the Town and an ordinance zoning the Property as provided in this Paragraph. Performance of Owner's obligations hereunder is expressly conditioned upon the Town's adoption of the ordinances described in this Paragraph. If the Town fails to adopt the ordinances described in this Paragraph, then the petition for annexation will be deemed withdrawn and the annexation process will be terminated.
4. Town Fees. Owner hereby agrees to pay the Town the actual cost plus 15% to defray the administrative and review expenses of the Town, and for engineering, surveying, and legal services rendered in connection with the review of the annexation of the Property, which cost shall be determined by the Town Manager. In addition, Owner shall reimburse the Town for the actual cost of making corrections or additions to the official Town Map, with a fee for recording such map, if necessary, and accompanying documents with the County Clerk and Recorder. Owner further agrees to pay all impact fees as established by Town ordinance at the time this Agreement is executed, and such additional impact fees as may be in effect at the time of development of the Property (as evidenced by plat approval) so long as said additional impact fees are assessed or

6/13/2025

adopted Town-wide except as specifically provided by this Agreement. The Town may withhold any plat approval, or withhold the issuance of any permits for construction or occupancy for failure to pay Town fees as provided herein. All fees recited in this Agreement shall be subject to amendment by the Town Council by ordinance. Any amendment to the fees shall be incorporated into this Agreement as if originally set forth herein.

5. Northern Colorado Water Conservancy District. On or before the Effective Date of Annexation, Owner shall provide the Town with evidence that the Property is included within the Northern Colorado Water Conservancy District ("NCWCD"). At such time as the Town provides notice that water service will be provided to the Property by the Town, the Owner shall include the Property into the Municipal Subdistrict of NCWCD prior to receiving said water service from the Town.

6. Road Improvements. The Owners shall be responsible for the cost of improvements to 76th Street as needed for the road to comply with the Town's current standards and specifications. Owners shall contribute an amount equal to the cost of roadway widening and sidewalk, curb and gutter construction along 76th Street to standard cross section along the property frontage and for a distance of approximately 90 feet south of the property, calculated according to the Property's length of frontage along 76th Street. Owners shall make this contribution to the Town within 90 days of written request from the Town made after the improvements are complete.

7. Land Dedication. Owner shall convey to the Town by special warranty deed, free and clear of all liens and encumbrances, the portion of additional right-of-way necessary for public improvements specified in Paragraph 6 of this Agreement upon the Town's approval of the annexation of the Property.

8. Easements. Owners agree to acquire at their own expense, and to dedicate to the Town by special warranty deed, all utility easements within the Property necessary to provide for the location of water and wastewater distribution, collection and transmission lines and related facilities.

9. Permitted Development. Owner shall develop the Property in accordance with this Agreement, Town ordinances and regulation, and applicable state and federal law and regulations. The Town shall allow and permit the development of the Property upon submission of proper application and payment of fees imposed by Town ordinances and regulation.

10. Vested Rights. Upon annexation, Owner waives any prior vested property rights that may have been acquired in Boulder County and acknowledges that this Agreement creates no new vested rights.

11. Remedies. Owner's remedies against the Town for the Town's breach of this Agreement are limited to breach of contract claims. The Town's remedies under this Agreement include without limitation the following:

- a. The refusal to issue any building permit or certificate of occupancy.

b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party.

c. A demand that the security given for the completion of the public improvements be paid or honored.

d. Any other remedy available at law.

12. Disconnection. The Town acknowledges that the purpose of the annexation is for a third party to develop the Property, and if the Property is not conveyed to a third party, the Town's purpose of the annexation will be lost. Therefore, if the annexation of the Property is completed, but title to the Property remains with Owners rather than being transferred to another party, Owners shall have the right to file a petition for disconnection pursuant to C.R.S. § 31-12-501, *et seq.* While not limiting its authority under C.R.S. § 31-12-501(3), to make a determination at the time of a disconnection application, if title to the Property remains with Owners rather than being transferred to another party, the Town anticipates the best interests of the Town will not be prejudiced by the disconnection.

13. Authority of the Town. Nothing in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances, or as a waiver or abrogation of the Town's legislative, governmental, or police powers to promote and protect the health, safety and general welfare of the Town or its inhabitants.

a. Owners acknowledges that the annexation and subsequent zoning of the Property are subject to the legislative discretion of the Town Council of the Town of Superior. No assurances of annexation or zoning have been made or relied upon by the Owners.

b. In the event that the Town of Superior Town Council, in the exercise of its legislative discretion, does not take any action with respect to the Property herein contemplated, then the sole and exclusive remedy for the breach hereof, accompanied by the exercise of such discretion, shall be the withdrawal of the petition for annexation by the Owners, or disconnection from the Town in accordance with state law, as may be appropriate.

14. Indemnification. Owners agree to indemnify and hold harmless the Town and the Town's officers, employees, agents, and contractors, from and against all liability, claims, and demands, including attorney's fees and court costs, which arise out of or are in any manner connected with the annexation of the Property, or with any other annexation or other action determined necessary or desirable by the Town in order to effectuate the annexation of the Property, or which are in any manner connected with the Town's enforcement of this Agreement. Owners further agree to investigate, handle, respond to, and to provide defense for and defend against, or at the Town's option, to pay the attorney's fees for defense counsel of the Town's choice for any such liability, claims, or demands.

15. Recordation. This Agreement shall be recorded with the Clerk and Recorder of Boulder County, Colorado, and shall run with the land, and shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties hereto.

16. Miscellaneous

a. *Governing Law and Venue.* This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

b. *No Waiver.* Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

c. *Integration.* This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

d. *Third Parties.* There are no intended third-party beneficiaries to this Agreement.

e. *Notice.* Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent pre-paid, first-class U.S. Mail to the Party at the address set forth on the first page of this Agreement. Any Party (and its successors and assigns) shall have the right to modify its address for receipt of notices upon providing written notice of such change to the other Parties.

f. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

g. *Modification.* This Agreement may only be modified upon written agreement of the Parties.

h. *Successors and Assigns; Assignment.* This Agreement shall run with the land and inure to the benefit of and be binding upon the successors and assigns of the Parties. The Town acknowledges that, following annexation, the Property is intended to be conveyed to a successor in interest to the Owners, and, once that conveyance occurs, the Town acknowledges that the Owners shall have no further obligations under this Agreement and that the successor in interest shall be bound by all terms of this Agreement.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the Effective Date.

TOWN OF SUPERIOR

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

OWNER:

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this
_____ day of _____, 2025, by _____, as
_____ of _____.

My commission expires: _____

(S E A L)

Notary Public

ANNEXATION LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 TO BEAR S00°12'27"E, A DISTANCE OF 2708.37 FEET BETWEEN A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "CIVIL ARTS DREXEL 2007 PLS 25379" AT THE CENTER QUARTER CORNER AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP (ILLEGIBLE) AT THE SOUTH QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13; THENCE N88°32'42"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 25.01 FEET TO A POINT ON THE EAST LINE OF THE PARCEL DESCRIBED IN REC. NO. 3742838 AND THE WESTERLY RIGHT OF WAY LINE OF 76TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, N88°32'42"W, A DISTANCE OF 914.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD, N21°22'19"W, A DISTANCE OF 178.98 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN REC. NO. 3742838; THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN REC. NO. 3742838 N88°54'01"E, A DISTANCE OF 978.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 76TH STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°12'27"E, A DISTANCE OF 208.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

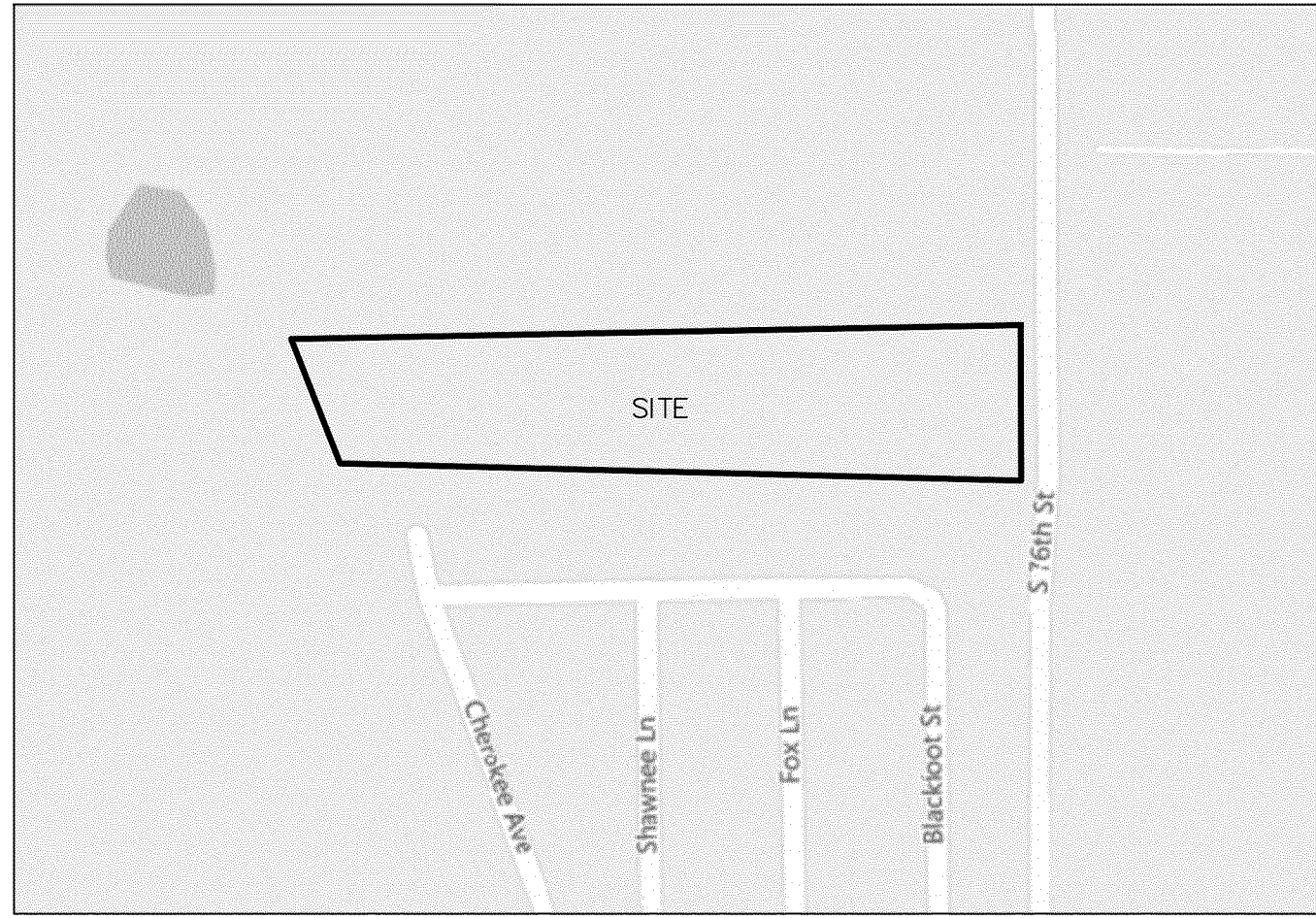
SAID PARCEL CONTAINING 177,455 SQUARE FEET OR 4.07 ACRES, MORE OR LESS.

CONTIGUITY TABLE

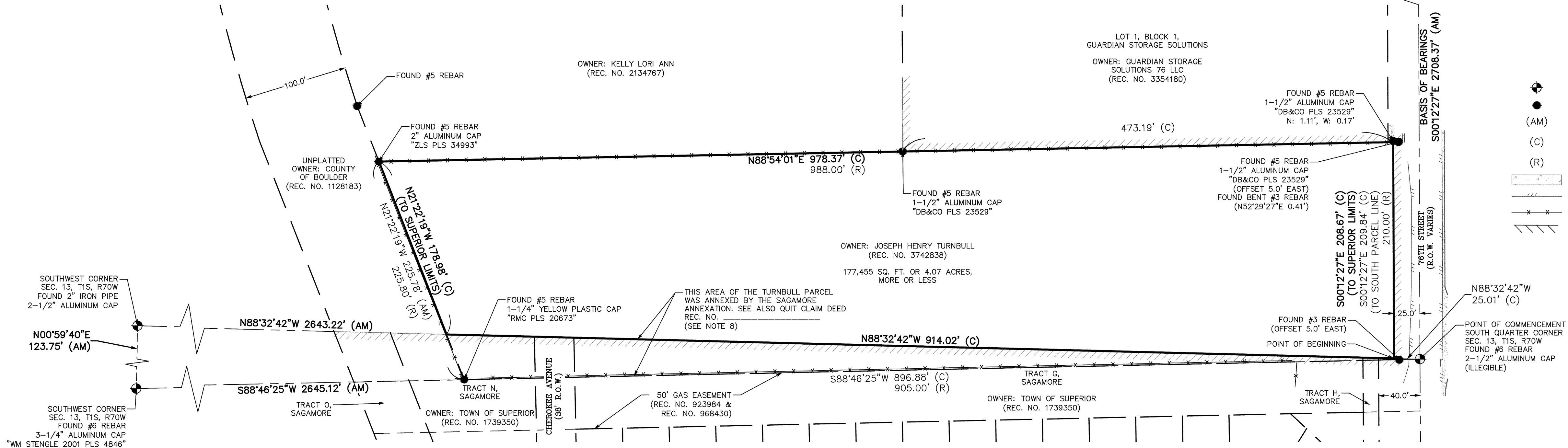
TOTAL PERIMETER = 2,280.04 FEET
1/6 TOTAL PERIMETER = 380.01 FEET
CONTIGUOUS PERIMETER = 1,595.88 FEET

TOTAL AREA = 177,455 SQ. FT. OR 4.07 ACRES, MORE OR LESS

ANNEXATION MAP
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 1



Vicinity Map
NOT TO SCALE



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (R) AS PER RECORD INFORMATION
- CONCRETE
- EDGE OF ASPHALT
- FENCE
- TOWN OF SUPERIOR LIMITS

BOUNDARY CLOSURE REPORT

COURSE: N88°32'42"W LENGTH: 914.02'
COURSE: N21°22'19"W LENGTH: 178.98'
COURSE: N88°54'01"E LENGTH: 978.37'
COURSE: S00°12'27"E LENGTH: 208.67'
PERIMETER: 2,280.04' AREA: 177,455 SQ. FT.
ERROR CLOSURE: 0.01' COURSE: S20°35'51"W
ERROR NORTH: -0.010' EAST: -0.004'
PRECISION 1: 228004

PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____
BY THE TOWN OF SUPERIOR PLANNING COMMISSION,
RESOLUTION NO. PC_____ SERIES 20____.

TOWN CLERK'S CERTIFICATE

STATE OF COLORADO }
TOWN OF SUPERIOR } SS.
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK,
_____ 20____, AND IS DULY RECORDED.
TOWN CLERK

CERTIFICATE OF ANNEXATION/OWNERSHIP

WE CERTIFY THAT JOSEPH HENRY TURNBULL, IS THE OWNER OF THE PROPERTY, AND
CONSENTS TO THE ABOVE ANNEXATION.
IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.
BY _____, OWNER.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,
20____, BY _____ AS MAYOR OF THE TOWN OF SUPERIOR, A
MUNICIPAL CORPORATION.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC

TOWN COUNCIL CERTIFICATE

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, STATE OF COLORADO
WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS _____ DAY
OF _____, 20____.
ATTEST:
TOWN CLERK
MAYOR

NOTES

- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABZ70845227-2, DATED NOVEMBER 07, 2024 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP 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.
- THIS ANNEXATION MAP IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: FEBRUARY 19, 2025
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S00°12'27"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, BETWEEN A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "CIVIL ARTS DREXEL 2007 PLS 25379" AT THE CENTER QUARTER CORNER OF SECTION 13 AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP (ILLEGIBLE) AT THE SOUTH QUARTER CORNER OF SECTION 13 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS ANNEXATION MAP IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND IN VIOLATION OF STATE STATUTE.
- SEE DEPOSITED SURVEY LS-24-0090 FOR NARRATIVE OF HISTORIC PARCEL LINE ISSUES IN THIS AREA.

DATE	REVISION	COMMENTS
05/29/2025 JK	1	UPDATED PER TOWN COMMENTS
	2	
	3	
	4	
	5	
	6	
	7	
	8	
	9	

ANNEXATION MAP

COPYRIGHT 2025 FLATIRON, INC.

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
3825 IRIS AVE., SUITE 395
BOULDER, CO 80301
(303) 443-7001
7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 776-1733
(303) 936-6997



DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE
(SEAL)

JOB NUMBER:
25-82,032
DATE:
05-30-2025
DRAWN BY:
M. ROBAK
CHECKED BY:
JJK/JJZ

PLANNED DEVELOPMENT AMENDMENT

GUARDIAN STORAGE SOLUTIONS

TOWN OF SUPERIOR

LOTS 1 AND 2, BLOCK 1, GUARDIAN STORAGE SOLUTIONS SUBDIVISION REPLAT NO.1

LOCATED IN THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 13, T1S, R69W OF THE 6TH P.M.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

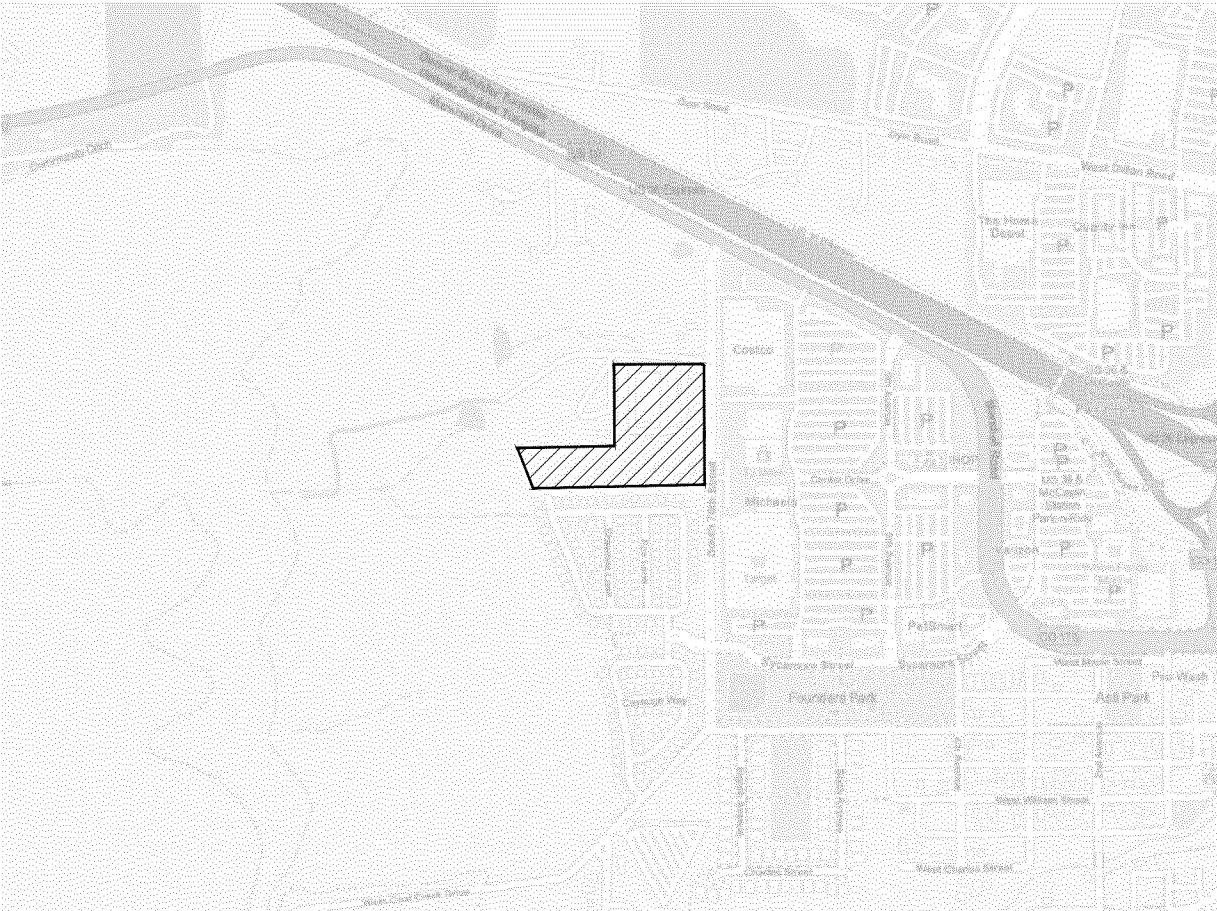
CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 TO BEAR S00°12'27"E, A DISTANCE OF 2708.37 FEET BETWEEN A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "CIVIL ARTS DREXEL 2007 PLS 25379" AT THE CENTER QUARTER CORNER AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP (ILLEGIBLE) AT THE SOUTH QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13; THENCE S88°46'25"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN REC. NO. 3742838, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 896.88 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD N21°22'19"W, A DISTANCE OF 225.78 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN REC. NO. 3742838; THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN REC. NO. 3742838 N88°54'01"E, A DISTANCE OF 505.18 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, GUARDIAN STORAGE SOLUTIONS SUBDIVISION; THENCE ALONG THE LINES OF SAID LOT 1 THE FOLLOWING FOUR COURSES:

- N00°11'35"W, A DISTANCE OF 426.27 FEET;
- THENCE N89°55'50"E, A DISTANCE OF 460.88 FEET;
- THENCE S42°54'39"E, A DISTANCE OF 10.54 FEET;
- THENCE S00°12'27"E, A DISTANCE OF 410.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND A POINT ON THE NORTH LINE OF SAID PARCEL DESCRIBED IN REC. NO. 3742838;

THENCE N88°54'01"E ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO THE WEST RIGHT OF WAY LINE OF 76TH STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°12'27"E, A DISTANCE OF 209.84 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 395,217 SQUARE FEET OR 9.07 ACRES, MORE OR LESS.



SHEET INDEX	
NUMBER	TITLE
1	COVER SHEET
2	SITE PLAN

ESTIMATED UTILITY DEMANDS	
DOMESTIC WATER	7430 GALLONS PER DAY
SANITARY SEWER	4,530 GALLONS PER DAY
IRRIGATION	249,000 GALLONS PER MONTH (PEAK)
REFER TO UTILITY DEMAND MEMO. DEMANDS ARE BASED ON ACREAGE OF INDUSTRIAL LAND USE, PER TOWN STANDARDS.	

PROPERTY OWNER

GUARDIAN STORAGE SOLUTIONS-76 LLC
1555 S 76TH STREET
SUPERIOR, CO 80027
KEVIN COHEN
303-250-2059

CIVIL ENGINEER

CIVIL RESOURCES, LLC
JIM BRZOSTOWICZ, P.E.
PRINCIPAL / CIVIL ENGINEER
8508 COLORADO BLVD, SUITE 200
FIRESTONE, CO 80504
303-833-1416 X 203

PROPERTY OWNER

JOSEPH HENRY TURNBULL
PO BOX 682
JAL, NM 88252

SURVEYOR

FLATIRONS SURVEYING
JESS KUNTS, PLS
655 FOURTH AVENUE
LONGMONT, CO 80501
720-208-0294

TOWN COUNCIL CERTIFICATE

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR DAY OF _____, 20____.

ATTEST: _____ MAYOR
TOWN CLERK

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____, BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC _____ SERIES 20 _____.

TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY {RESOLUTION/ ORDINANCE} NO. _____, SERIES 20 _____, ON THIS _____ DAY OF _____, 20____, AND WAS FILED IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.

TOWN CLERK

CERTIFICATE OF OWNERSHIP:

I CERTIFY THAT I, _____, AM AN OWNER REPRESENTATIVE

OF THE PROPERTY AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20____.

GUARDIAN STORAGE SUPERIOR, LLC.

STATE OF COLORADO)

) SS.

COUNTY OF BOULDER)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20____, BY

_____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP:

I CERTIFY THAT I, _____, AM AN OWNER OF THE PROPERTY

AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20____.

STATE OF _____)

) SS.

COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20____, BY

_____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PARKING	
MINI-STORAGE	0 DEDICATED SPACES; TEMPORARY PARKING PROVIDED IN DRIVE AISLES
ALL OTHER USES	PER TOWN CODE ON A SITE WIDE BASIS
NOTE: WHERE PARKING IS ADJACENT TO A BUILDING WITH OVERHEAD DOORS, UP TO 20 STALLS IN A ROW MAY BE PROVIDED WITHOUT AN INTERNAL LANDSCAPE ISLAND	

LANDSCAPE - PLANNING AREA 1	
PER GUARDIAN STORAGE FINAL DEVELOPMENT PLANS AMENDMENTS #1 AND #2	

LANDSCAPE - PLANNING AREA 2		
	TREES	SHRUBS
LANDSCAPE BUFFER TO SAGAMORE NEIGHBORHOOD*	1 / 40 LF	
FOUNDATON PLANTING	N/A	1/4 LF, EXCEPT AT BUILDING ENTRANCES OR OVERHEAD DOORS
OPEN SPACE LANDSCAPE REQUIREMENTS (DEVELOPED)	1/825 SF	1/100 SF
OPEN SPACE LANDSCAPE (NATURALIZED)	1/4000 SF	1/500 SF
STREET RIGHT OF WAY	1 / 40 LF	0
PARKING LOT ISLANDS LESS THAN 825 SF	1 EA	0
PARKING LOT ISLANDS LESS THAN 360 SF	0	1/30 SF

*A 6 FOOT TALL NON-COMBUSTIBLE OPAQUE FENCE IS REQUIRED IN ADDITION TO TREE PLANTINGS, WHERE DRIVE AISLES FACE SOUTH

SIGNAGE	
PLANNING AREA 1	PER EXISTING SIGNAGE
PLANNING AREA 2	ONE MONUMENT SIGN AND WALL SIGNAGE PER TOWN CODE

ARCHITECTURE	
ARCHITECTURE IN PLANNING AREA 2 SHALL BE CONSISTENT WITH AND COMPLEMENT THE EXISTING BUILDINGS IN PLANNING AREA 1, INCLUDING ARCHITECTURAL FEATURES, MATERIALS, ARTICULATION, AND COLOR. WALL EXPANSE AND PARAPET REQUIREMENTS SHALL ALSO BE CONSISTENT, AND NOT IN EXCESS, OF THE EXISTING BUILDINGS IN PLANNING AREA 1 AND SHALL CONSIDER THE UNIQUE ASPECTS OF MINI-STORAGE AND SIMILAR FLEX TYPE USES.	

PLANNED DEVELOPMENT AMENDMENT
GUARDIAN STORAGE SOLUTIONS
TOWN OF SUPERIOR

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: JAB DATE: 3/26/2025
DRAWN BY: CLH SCALE: NONE
CHECKED BY: JAB
JOB NO.: 23100109
DWG NAME: 23100109CVR.dwg

COVER
SHEET

SHEET:

SHEET 1 OF 2

TECHNICAL MEMORANDUM

TO: Town of Superior

FROM: Civil Resources, LLC

DATE: March 20, 2025

RE: Trip Generation Memo
Guardian Storage PD Amendment

PROJECT DESCRIPTION

Guardian Storage proposes to expand the boundaries of the existing PD to incorporate the adjacent 4.5-acre parcel south of their existing facility. The specific uses within the expansion are not known, but the PD is structured to allow additional mini-storage, flex/industrial units, or a combination thereof. Related site improvements include drive aisles and parking stalls, an extension of the existing detention pond, and the extension of water and sanitary services through the site.

Refer to Figure 1 for a vicinity map of the site.



Figure 1 - Vicinity Map

TRIP GENERATION

The volume of traffic that the proposed development is expected to generate was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. For both mini-storage and flex space, the peak trip generation is predicted to occur on a weekday.

The actual floor area and uses in the expanded PD will be determined as part of a future Final Development Plan. For the purpose of this memorandum, it is assumed that the expansion will include approximately 70,000 SF of additional building.

Assuming 100% of the proposed 70,000 square-feet is mini-storage, results in an additional 106 trips per day; alternatively, assuming 100% of the proposed 70,000 square-feet is flex space, results in an additional 348 trips per day. It is likely that the project will include a mix of uses; therefore the actual trip generation would be within this range.

Table 1 summarizes the trip generation calculations.

Table 1 - Trip Generation

LAND USE	ITE CODE	SIZE	UNIT	AVERAGE WEEKDAY TRIPS				AM PEAK HOUR TRIPS				PM PEAK HOUR TRIPS			
				RATE	TOTAL	IN	OUT	RATE	TOTAL	IN	OUT	RATE	TOTAL	IN	OUT
General Light Industrial (Flex Space)	110	70.0	1,000 SF	4.96	348	174	174	0.7	49	12	37	0.63	45	28	17
Mini-Warehouse (Self-Storage)	151	70.0	1,000 SF	1.51	106	53	53	0.10	7	4	3	0.17	12	6	6

¹Trip generation estimate based on rates outlined in ITE Trip Generation Manual, 10th Edition

SITE ACCESS

Site access will either be taken from the existing Guardian Storage site, a new driveway on 76th Street to be constructed opposite the existing Target service entrance, or both locations.

Prepared by: Rebekah Janquart, E.I.
Reviewed by: Jim Brzostowicz, P.E.

Attachment: Excerpt from ITE 10th Edition Trip Generation Summary

J:\Guardian Storage - 231\231.001.09 Superior\Memos and Reports\Traffic\Guardian Superior_Trip Generation Memo.docx

ITE Trip Generation, 10th Edition

ITE			unit	Daily Rate	Peak Hour of Adjacent Street Rate					
No.	Land Use Description	AM (7-9)			PM (4-6)					
		Total			In	Out	Total	In	Out	
Industrial/Agricultural										
110	General Light Industrial	ksf	4.96	0.70	88%	12%	0.63	13%	87%	
		emp.	3.05	0.52	83%	17%	0.49	22%	78%	
130	Industrial Park	ksf	3.37	0.40	81%	19%	0.40	21%	79%	
		emp.	2.91	0.44	86%	14%	0.42	20%	80%	
140	Manufacturing	ksf	3.93	0.62	77%	23%	0.67	31%	69%	
		ac.	35.02	4.62	90%	10%	4.54	43%	57%	
150	Warehousing	ksf	1.74	0.17	77%	23%	0.19	27%	73%	
		emp.	5.05	0.61	72%	28%	0.66	36%	64%	
151	Mini-Warehouse	ksf	1.51	0.10	60%	40%	0.17	47%	53%	
160	Data Center	ksf	0.99	0.11	55%	45%	0.09	30%	70%	
Residential										
210	Single-Family Detached Housing	DU	9.44	0.74	25%	75%	0.99	63%	37%	
220	Multifamily Housing (Low-Rise)	DU	7.32	0.46	23%	77%	0.56	63%	37%	
231	Mid-Rise Residential w/ 1st-Floor Commercial	DU	3.44	0.30	28%	72%	0.36	70%	30%	
240	Mobile Home Park	DU	5.00	0.26	31%	69%	0.46	62%	38%	
251	Senior Adult Housing - Detached	DU	4.27	0.24	33%	67%	0.30	61%	39%	
252	Senior Adult Housing - Attached	DU	3.70	0.20	35%	65%	0.26	55%	45%	
253	Congregate Care Facility	DU	2.02	0.07	60%	40%	0.18	53%	47%	
254	Assisted Living	beds	4.24	0.39	78%	22%	0.49	30%	70%	
255	Continuing Care Retirement Community	units	2.40	0.14	65%	35%	0.16	39%	61%	
270	Residential Planned Unit Development	DU	7.38	0.57	22%	78%	0.69	75%	25%	
Lodging										
310	Hotel	rooms	8.36	0.47	59%	41%	0.60	51%	49%	
311	All Suites Hotel	rooms	4.46	0.34	53%	47%	0.36	48%	52%	
312	Business Hotel	rooms	4.02	0.39	42%	58%	0.32	55%	45%	
320	Motel	rooms	3.35	0.38	37%	63%	0.38	54%	46%	
330	Resort Hotel	rooms	n/a	0.32	72%	28%	0.41	43%	57%	
Recreational										
411	Public Park	ac.	0.78	0.02	59%	41%	0.11	55%	45%	
416	Campground/Recreational Vehicle Park	occ. sites	n/a	0.21	36%	64%	0.27	65%	35%	
444	Movie Theatre	screens	220.00	n/a	n/a	n/a	14.60	44%	56%	
445	Multiplex Movie Theatre	screens	292.50	n/a	n/a	n/a	13.73	51%	49%	
488	Soccer Complex	fields	71.33	0.99	61%	39%	16.43	66%	34%	
490	Tennis Courts	courts	30.32	n/a	n/a	n/a	4.21	n/a	n/a	
491	Racquet/Tennis Club	courts	27.71	n/a	n/a	n/a	3.82	n/a	n/a	
492	Health/Fitness Club	ksf	n/a	1.31	51%	49%	3.45	57%	43%	
495	Recreational Community Center	ksf	28.82	1.76	66%	34%	2.31	47%	53%	

TECHNICAL MEMORANDUM

TO: Town of Superior

FROM: Civil Resources, LLC

DATE: March 26, 2025

RE: Water and Sewer Demand Memo
Guardian Storage PD Amendment

PROJECT DESCRIPTION

Guardian Storage proposes to expand the boundaries of the existing PD to incorporate the adjacent 4.5-acre parcel (the site) south of their existing facility. The specific uses within the expansion are not known, but the PD is structured to allow additional mini-storage, flex/industrial units, or a combination thereof. Related site improvements include drive aisles and parking stalls, an extension of the existing detention pond, and the extension of water and sanitary services through the site.

Refer to Figure 1 for a vicinity map of the site.



Figure 1 - Vicinity Map

WATER DEMAND ESTIMATE

Based on the past year's meter records, the existing Guardian Storage facility uses an average of 1,000 gallons per month of domestic water, or approximately 33.3 gallons per day.

The domestic water demand of the 4.5 acre expansion site was estimated using Table 400.01 of the *Town of Superior Standards and Specifications*. The proposed land use most closely fits the Industrial land use category.

- Industrial Use: 1,651 Gallons/Acre/Day X 4.5 AC = **7,430 Gallons/Day**

Following the development of the 4.5 acre expansion, the total Guardian Storage facility will have an estimated total domestic water demand of **7,463 Gallons/Day**.

SEWER DEMAND ESTIMATE

The existing Guardian Storage facility has separate irrigation and domestic water taps; therefore, it is assumed the existing sanitary demand is equal to the existing domestic water use or 1,000 gallons per month. Typical consumptive use for indoor domestic water is 10%, therefore, the approximate existing sewer flow rate is 30 gallons per day.

The actual floor area and land used of the expansion site will be determined as part of a future Final Development Plan. Table 500.01 of the *Town of Superior Standards and Specifications* outlines general sewer design flow rates based on assumed land uses. This project most closely fits the Industrial land use category.

- Industrial Use: 1,000 Gallons/Acre/Day x 4.5 AC = **4,500 Gallons/Day (0.0045 MGD)**
- Peaking Factor (PF): $3.8/(ADF)^{0.17} = 9.5$
PF shall not be less than 2.5 or greater than 5.0
Use PF: 5.0
- **Peak Flow: ADF x PF = 4,500 Gallons/Day x 5.0 = 22,500 Gallons/Day (0.0225 MGD)**

Per the methods described in section 500 of the Town Standards, the Guardian Storage facility will have an estimated total sanitary sewer demand of **4,530 Gallons/Day**.

IRRIGATION ESTIMATE

Based on the past year's meter records, the existing Guardian Storage facility uses an average of 322,600 gallons per month of irrigation water during the irrigation season (May through October).

The irrigation demand for the expansion site was estimated based on the ratio of irrigation demand per landscape area for the existing Guardian Storage site. The existing site has 2.06 acres of landscape area, resulting in a ratio of 156,239 Gallons/Acre/Month. The expansion site is estimated to have a landscape area of 1.59 acres, which will result in an estimated irrigation demand of **248,051 Gallons/Month** for the site expansion.

Following the development of the 4.5 acre expansion, the Guardian Storage facility will have an estimated total irrigation demand of 570,651 Gallons/Month, or **19,022 Gallons/Day**, during the irrigation season.

UTILITY CONNECTIONS

Public domestic water mains are present in both 76th Street and within the existing Guardian Storage property. A new public main loop connection will be required to provide hydrant coverage and taps. There is an 8" reuse water main along the entire 76th Street frontage of the property.

Prepared by: Rebekah Janquart, E.I.
Reviewed by: Jim Brzostowicz, P.E.

Attachments:

- *Town of Superior Utility Bills for 1555 S 76th Street*
- *Excerpt from City and County of Broomfield 2022 Standards and Specifications (with 2024 Technical Update)*

J:\Guardian Storage - 231\231.001.09 Superior\Memos and Reports\Utility\Guardian Superior_Utility Memo.docx



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Service Address

1555 S 76TH ST
SUPERIOR CO 80027

Account Information

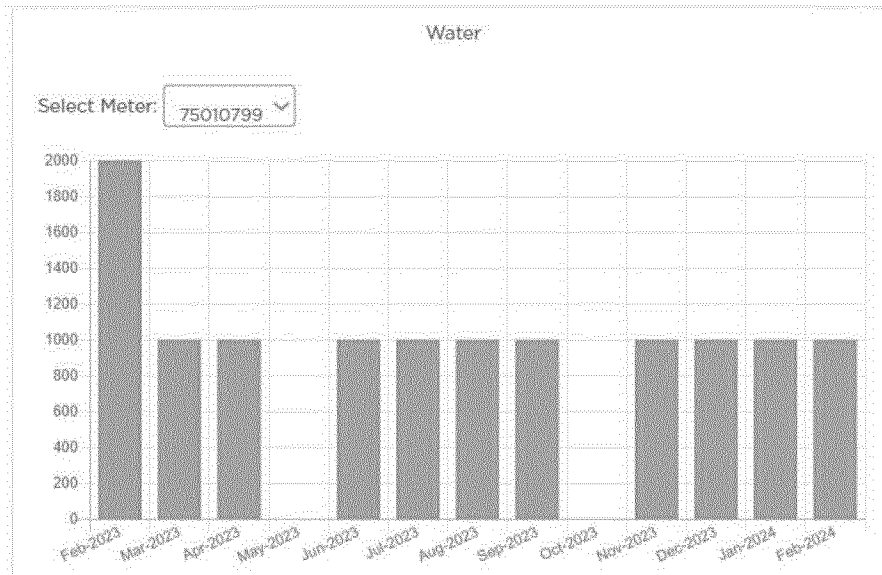
Account Number 505051.00
Billing Period End 02/11/2024
Account Type Utility
Due Date 03/05/2024
Select Billing Period 2/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	01/02/2024	01/31/2024	75010799	135	136	1000

Previous Payment Date: 01/15/2024
Previous Payment Amount: \$288.60

Total Charges

Water	\$21.45
Sewer	\$9.96
Storm Drainage	\$212.19
Statement Charges	\$243.60
Amount Due	\$243.60



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Account Information

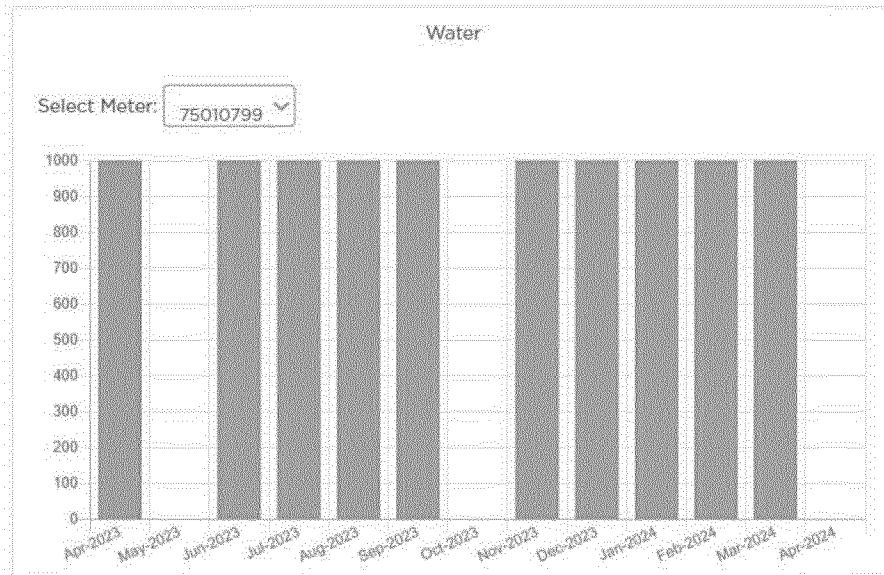
Account Number 505051.00
Billing Period End 04/11/2024
Account Type Utility
Due Date 05/05/2024
Select Billing Period 4/11/2024

Total Charges

Water	\$19.29
Sewer	\$8.58
Storm Drainage	\$222.66
Statement Charges	\$250.53
Amount Due	\$250.53

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	03/01/2024	04/01/2024	75010799	137	137	0

Previous Payment Date 03/14/2024
Previous Payment Amount \$243.60



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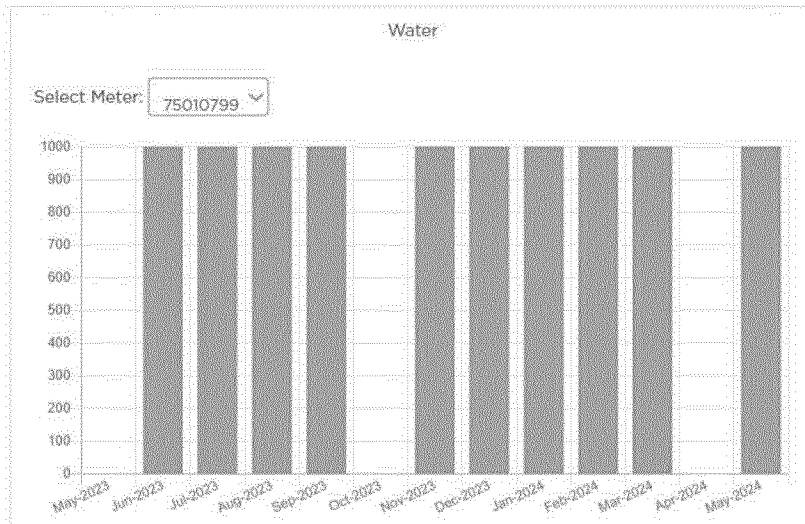
1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number 50505100
Billing Period End 05/11/2024
Account Type Utility
Due Date 06/05/2024
Select Billing Period 5/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	04/01/2024	04/30/2024	75010799	137	138	1000

Previous Payment Date 04/16/2024
Previous Payment Amount \$250.53



Total Charges

Water	\$23.06
Sewer	\$10.71
Storm Drainage	\$222.66
Statement Charges	\$256.43
Amount Due	\$256.43

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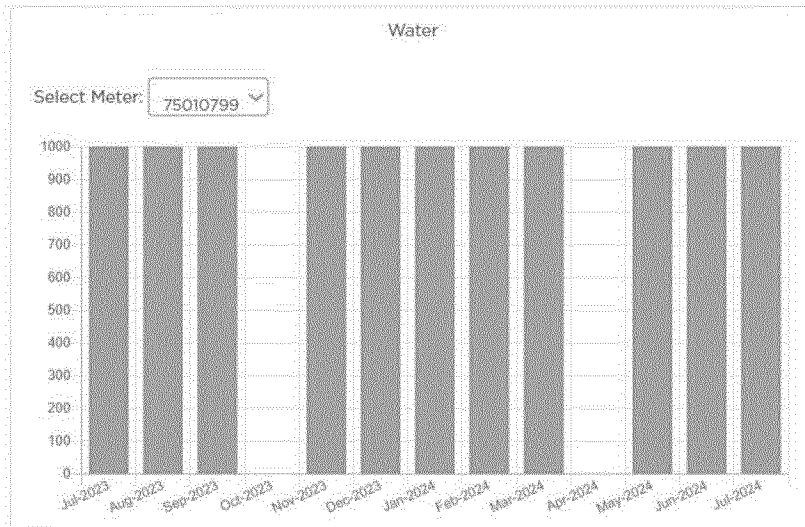
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SUPERIOR CO 80027

Account Information

Account Number: 50505100
Billing Period End: 07/11/2024
Account Type: Utility
Due Date: 08/05/2024
Select Billing Period: 7/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	06/04/2024	07/02/2024	75010799	139	140	1000

Previous Payment Date: 06/17/2024
Previous Payment Amount: \$256.43



Total Charges

Water	\$23.06
Sewer	\$10.71
Storm Drainage	\$222.66
Statement Charges	\$256.43
Amount Due	\$256.43

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Service Address

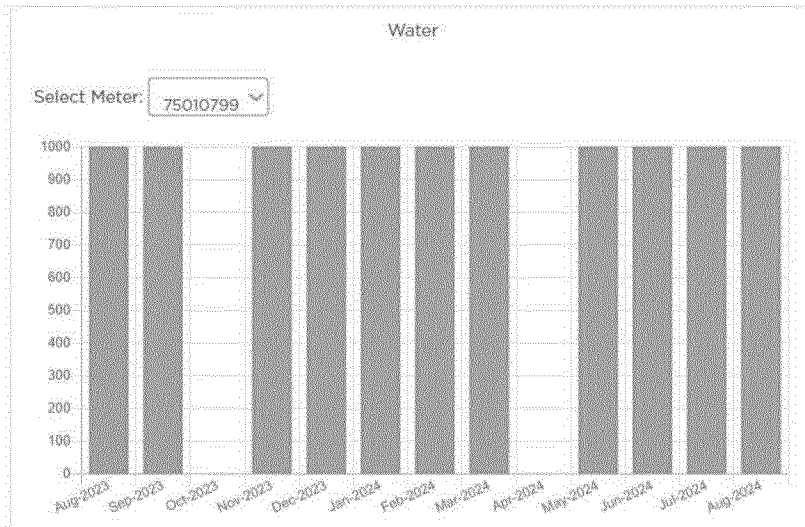
1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number 50505100
Billing Period End 08/11/2024
Account Type Utility
Due Date 09/05/2024
Select Billing Period 8/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	07/02/2024	08/02/2024	75010799	140	141	1000

Previous Payment Date 07/15/2024
Previous Payment Amount \$256.43



Total Charges

Water	\$23.06
Sewer	\$10.71
Storm Drainage	\$222.66
Statement Charges	\$256.43
Amount Due	\$256.43

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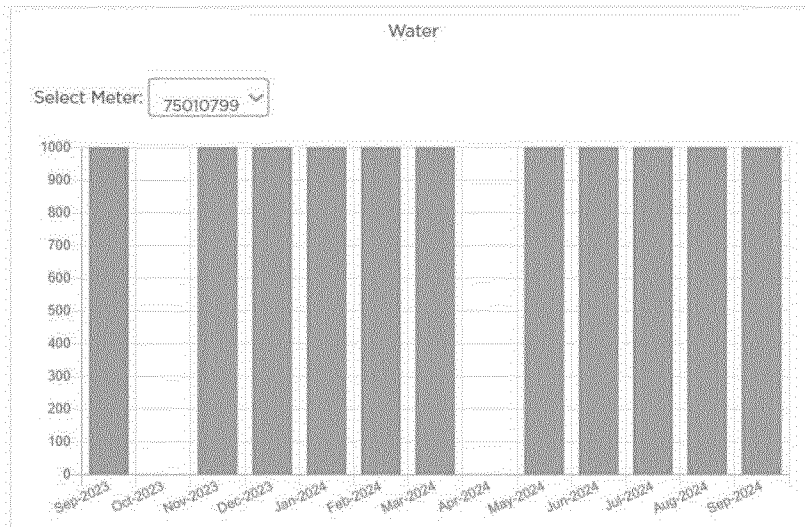
1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number 505051.00
Billing Period End 09/11/2024
Account Type Utility
Due Date 10/05/2024
Select Billing Period 9/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	08/02/2024	09/04/2024	75010799	141	142	1000

Previous Payment Date 08/19/2024
Previous Payment Amount \$256.43



Total Charges

Water	\$23.06
Sewer	\$10.71
Storm Drainage	\$222.66
Statement Charges	\$256.43
Amount Due	\$256.43

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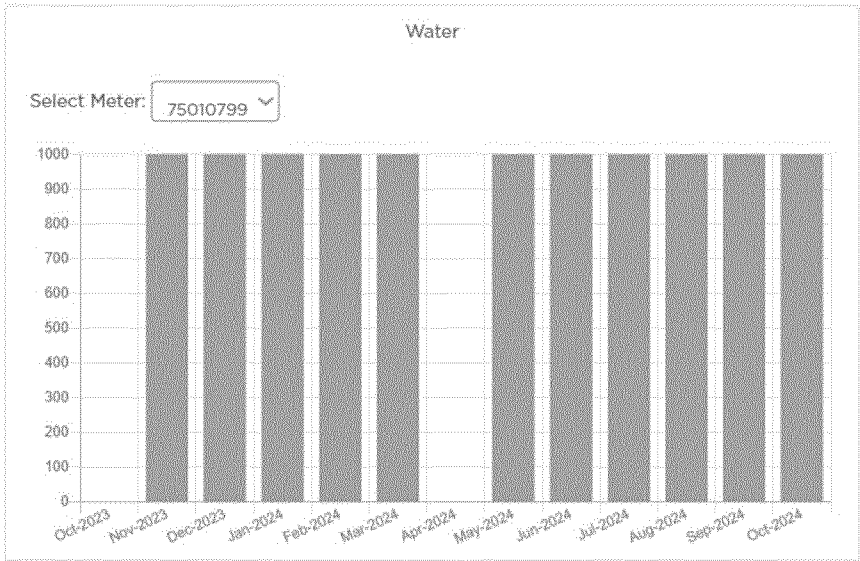
1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	10/11/2024
Account Type	Utility
Due Date	11/05/2024
Select Billing Period	10/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	09/04/2024	10/01/2024	75010799	142	143	1000

Previous Payment Date	09/13/2024
Previous Payment Amount	\$256.43



Total Charges

Water	\$23.06
Sewer	\$10.71
Storm Drainage	\$222.66
Statement Charges	\$256.43
Amount Due	\$256.43

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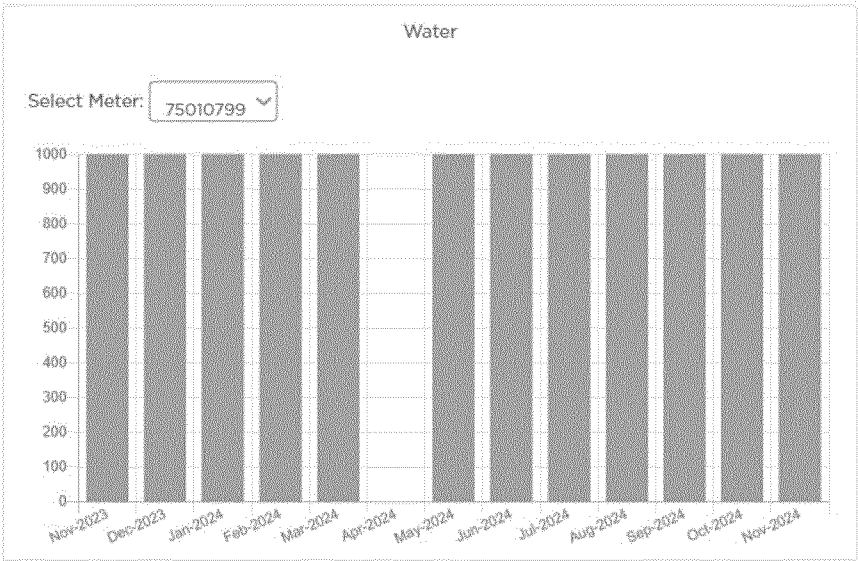
1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	11/11/2024
Account Type	Utility
Due Date	12/05/2024
Select Billing Period	11/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	10/01/2024	11/05/2024	75010799	143	144	1000

Previous Payment Date	10/14/2024
Previous Payment Amount	\$256.43



Total Charges

Water	\$23.06
Sewer	\$10.71
Storm Drainage	\$222.66
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Amount Due	\$256.43

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1555 S 76TH ST
SUPERIOR CO 80027

Account Information

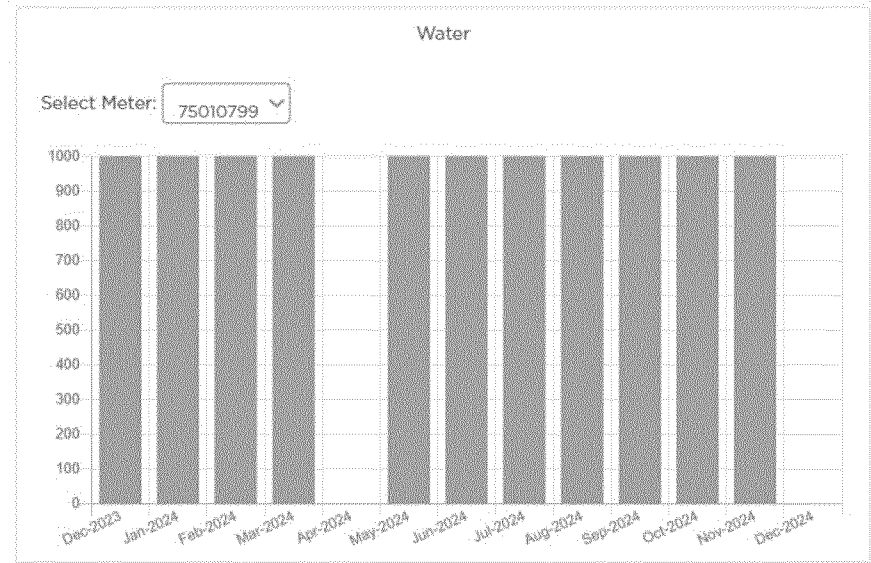
Account Number	505051.00
Billing Period End	12/11/2024
Account Type	Utility
Due Date	01/05/2025
Select Billing Period	12/11/2024

Total Charges

Water	\$19.29
Sewer	\$8.58
Storm Drainage	\$222.66
Statement Charges	\$250.53
Amount Due	\$250.53

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	11/05/2024	12/02/2024	75010799	144	144	0

Previous Payment Date 11/15/2024
Previous Payment Amount \$256.43



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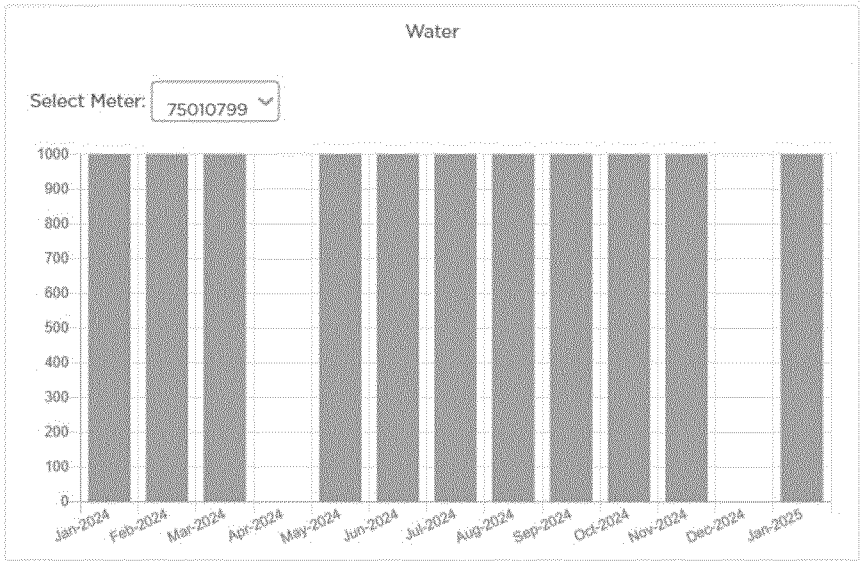
1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	01/11/2025
Account Type	Utility
Due Date	02/05/2025
Select Billing Period	1/11/2025

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	12/02/2024	12/30/2024	75010799	144	145	1000

Previous Payment Date	12/16/2024
Previous Payment Amount	\$250.53



Total Charges

Water	\$23.06
Sewer	\$10.71
Storm Drainage	\$222.66
Statement Charges	\$256.43
Amount Due	\$256.43

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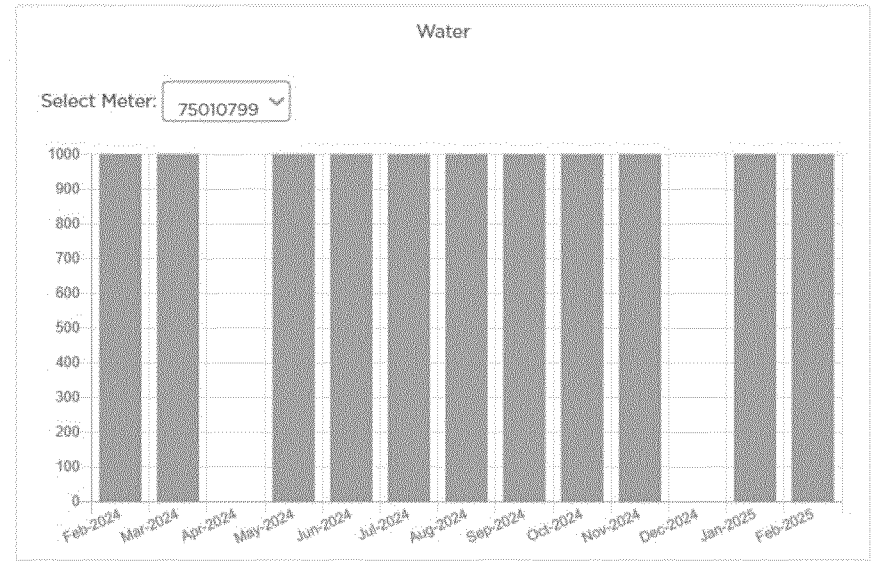
Account Number	505051.00
Billing Period End	02/11/2025
Account Type	Utility
Due Date	03/05/2025
Select Billing Period	2/11/2025

Total Charges

Water	\$23.06
Sewer	\$10.71
Storm Drainage	\$222.66
Statement Charges	\$256.43
Amount Due	\$256.43

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	12/30/2024	02/04/2025	75010799	145	146	1000

Previous Payment Date: 01/20/2025
Previous Payment Amount: \$256.43



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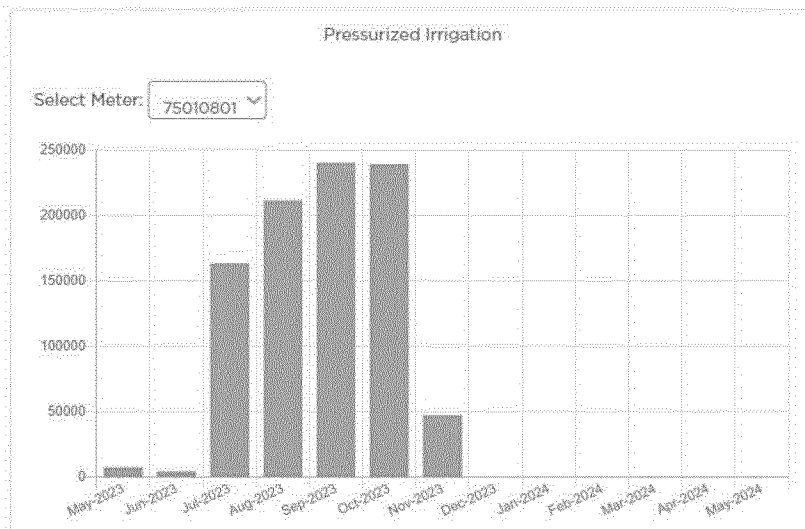
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SUPERIOR CO 80027

Account Information

Account Number	505053.00
Billing Period End	05/11/2024
Account Type	Utility
Due Date	06/05/2024
Select Billing Period	5/11/2024

Previous Payment Date
Previous Payment Amount

12/14/2023
\$13.37



Total Charges

Pressurized Irrig	\$14.37
Statement Charges	\$14.37
Amount Due	\$14.37

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Account Information

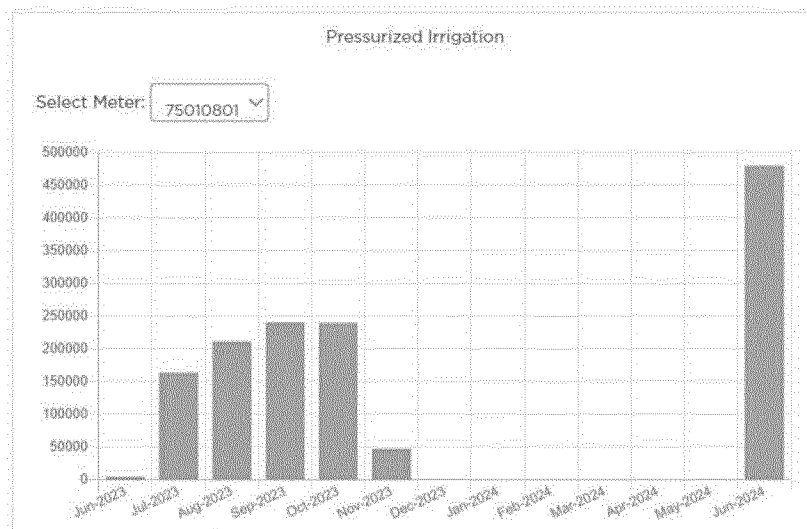
Account Number	505053.00
Billing Period End	06/11/2024
Account Type	Utility
Due Date	07/05/2024
Select Billing Period	6/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	12/04/2023	06/04/2024	75010801	2624	3103	479000

Previous Payment Date	05/16/2024
Previous Payment Amount	\$14.37

Total Charges

Pressurized Irrig	\$1,456.16
Statement Charges	\$1,456.16
Amount Due	\$1,456.16



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Account Information

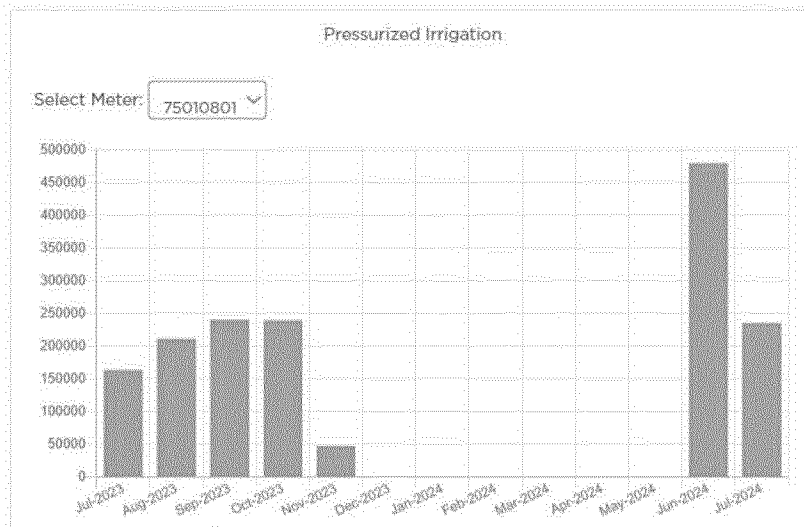
Account Number	505053.00
Billing Period End	07/11/2024
Account Type	Utility
Due Date	08/05/2024
Select Billing Period	7/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	06/04/2024	07/02/2024	75010801	3103	3338	235000

Previous Payment Date	06/17/2024
Previous Payment Amount	\$1,456.16

Total Charges

Pressurized Irrig	\$721.72
Statement Charges	\$721.72
Amount Due	\$721.72



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Account Information

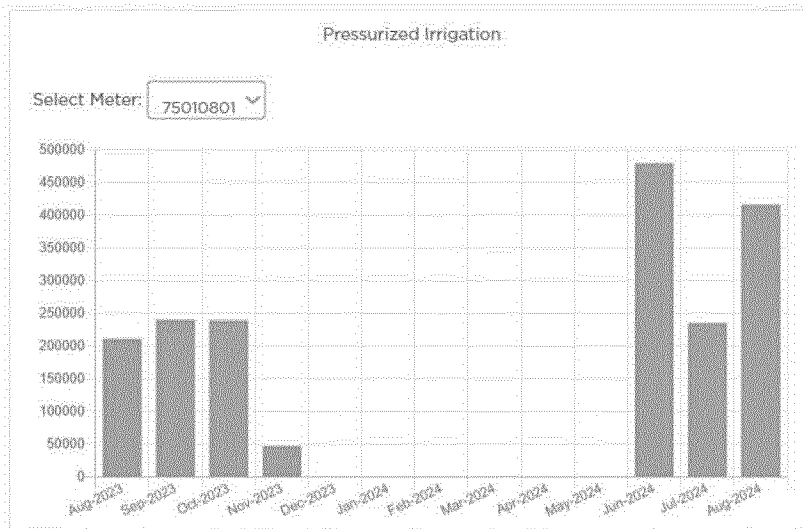
Account Number	505053.00
Billing Period End	08/11/2024
Account Type	Utility
Due Date	09/05/2024
Select Billing Period	8/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	07/02/2024	08/02/2024	75010801	3338	3754	416000

Previous Payment Date	07/15/2024
Previous Payment Amount	\$721.72

Total Charges

Pressurized Irrig	\$1,266.53
Statement Charges	\$1,266.53
Amount Due	\$1,266.53



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Account Information

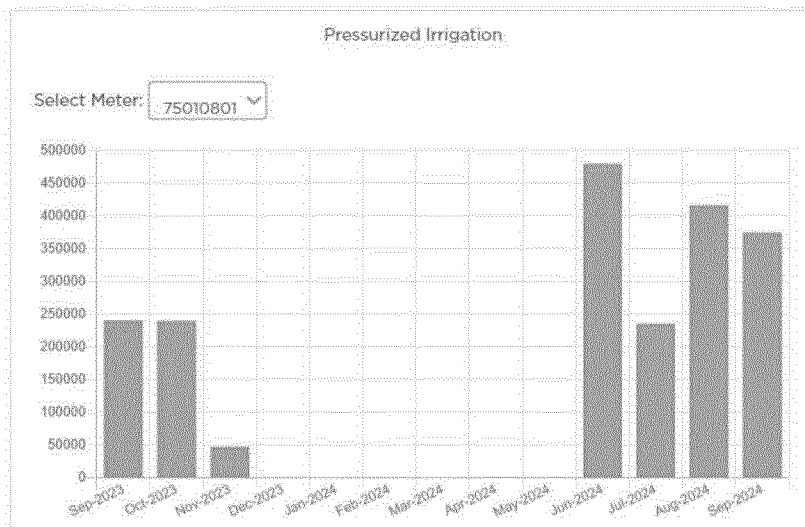
Account Number	505053.00
Billing Period End	09/11/2024
Account Type	Utility
Due Date	10/05/2024
Select Billing Period	9/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	08/02/2024	09/04/2024	75010801	3754	4128	374000

Previous Payment Date	08/19/2024
Previous Payment Amount	\$1,266.53

Total Charges

Pressurized Irrig	\$1,140.11
Statement Charges	\$1,140.11
Amount Due	\$1,140.11



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Account Information

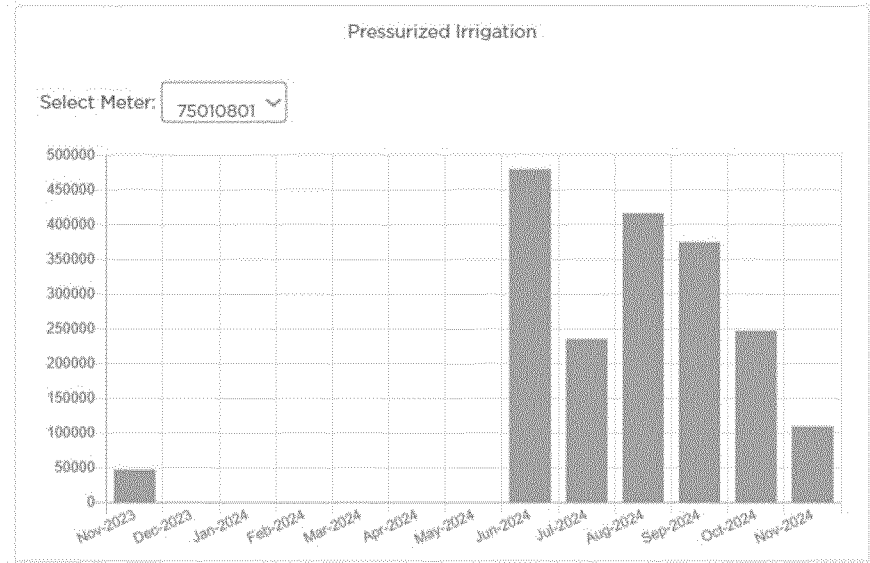
Account Number	505053.00
Billing Period End	11/11/2024
Account Type	Utility
Due Date	12/05/2024
Select Billing Period	11/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	10/01/2024	11/05/2024	75010801	4375	4484	109000

Total Charges

Pressurized Irrig	\$342.46
Statement Charges	\$342.46
Amount Due	\$342.46

Previous Payment Date	10/14/2024
Previous Payment Amount	\$757.84



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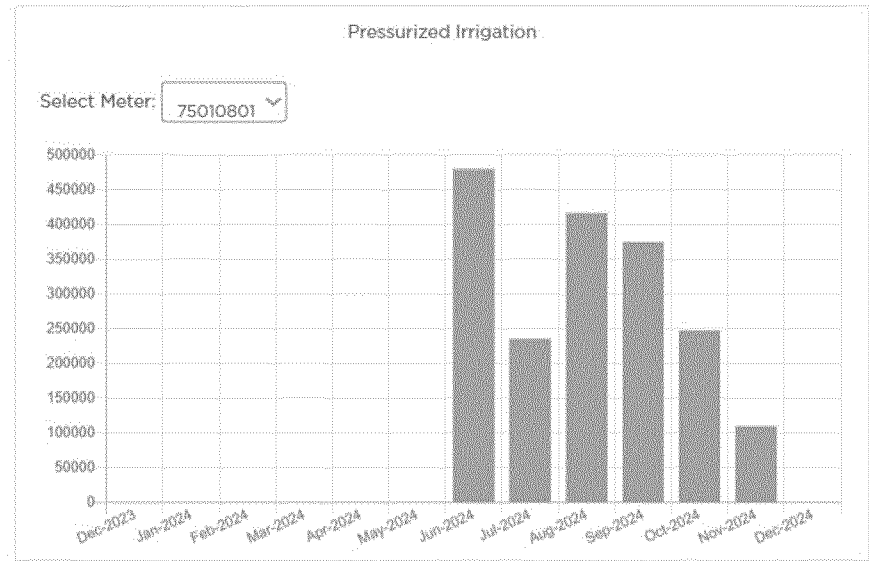
1555 S 76TH ST -IRRIG
SUPERIOR CO 80027

Account Information

Account Number	505053.00
Billing Period End	12/11/2024
Account Type	Utility
Due Date	01/05/2025
Select Billing Period	12/11/2024

Previous Payment Date	11/15/2024
Previous Payment Amount	\$342.46

Statement Charges	\$0.00
Amount Due	\$0.00



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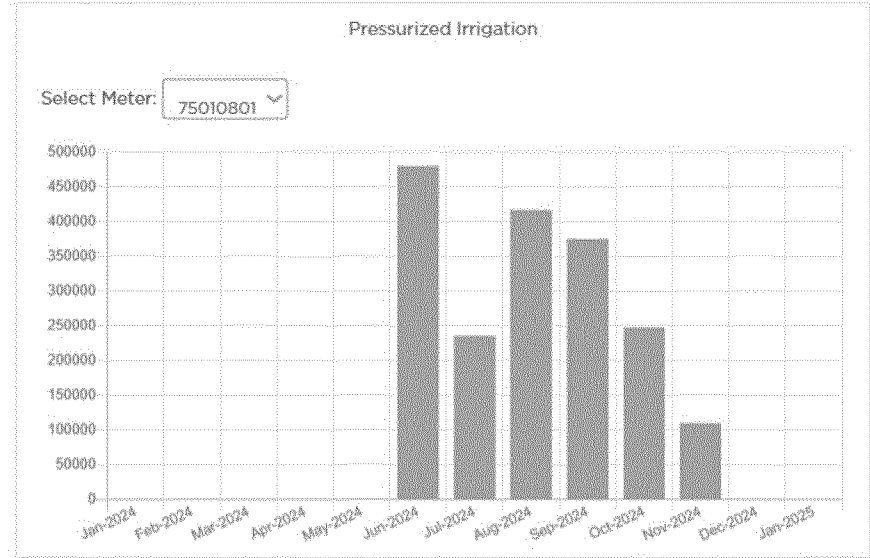
1555 S 76TH ST -IRRIG
SUPERIOR CO 80027

Account Information

Account Number	505053.00
Billing Period End	01/11/2025
Account Type	Utility
Due Date	02/05/2025
Select Billing Period	1/11/2025

Previous Payment Date	11/15/2024
Previous Payment Amount	\$342.46

Statement Charges	\$0.00
Amount Due	\$0.00



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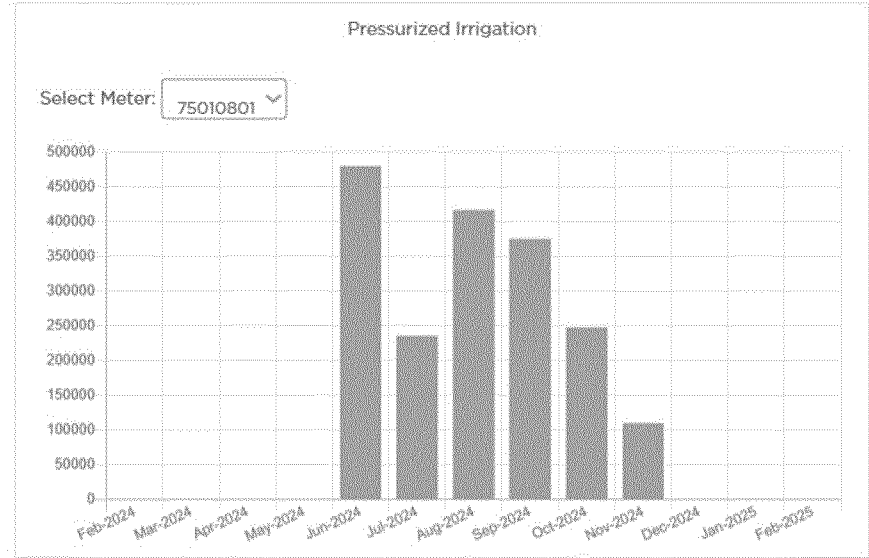
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SUPERIOR CO 80027

Account Information

Account Number	505053.00
Billing Period End	02/11/2025
Account Type	Utility
Due Date	03/05/2025
Select Billing Period	2/11/2025

Previous Payment Date	11/15/2024
Previous Payment Amount	\$342.46

Statement Charges	\$0.00
Amount Due	\$0.00



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SECTION 500 – SANITARY SEWER FACILITIES

501.00 GENERAL CONDITIONS

Refer to SECTION 100 – TITLE, SCOPE AND GENERAL CONDITIONS of these STANDARDS AND SPECIFICATIONS for additional requirements that apply to all projects within Broomfield.

510.00 DESIGN CRITERIA

511.00 General

All extensions of and/or additions to Broomfield sewer systems shall comply with the requirements of these STANDARDS AND SPECIFICATIONS for sewer main and service line construction.

512.00 Design Flow

The design flow shall include the entire area tributary to the outfall point. The following wastewater flow rates, which include infiltration, shall be used:

Commercial User Type	Unit Wastewater Flow Rate
Office Buildings	100 GPD / 1000 SF
Restaurants	25 GPD / seat
Bar and Lounges	15 GPD / seat
Hotels and Motels	140 GPD / room
Neighborhood Stores	150 GPD / 1000 SF
Department Stores	150 GPD / 1000 SF
Laundry and Dry Cleaning	400 GPD / machine
Banks and Financial Buildings	100 GPD / 1000 SF
Medical Buildings and Clinics	300 GPD / 1000 SF
Warehouses	50 GPD / 1000 SF
Meat and Food Processing Plants	2800 GPD / 1000 SF
Car Washes	540 GPD / Bay
Service Stations	100 GPD / Plumbing Fixture
Auto Dealer, Repair and Service	150 GPD / 1000 SF
SuperMarket	200 GPD / 1000 SF