

AGENDA
WHEAT RIDGE URBAN RENEWAL AUTHORITY
February 3, 2009

Notice is hereby given of a Public Meeting to be held before the City of Wheat Ridge Urban Renewal Authority on Tuesday, February 3, 2009 at 6:00 p.m., in the City Council Chambers of the Municipal Building at 7500 West 29th Avenue, Wheat Ridge, Colorado.

Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. Call Heather Geyer, Public Information Officer at 303-235-2826 at least one week in advance of a meeting if you are interested in participating and need inclusion assistance.

- 1. Call the Meeting to Order**
- 2. Roll Call of Members**
- 3. Approval of Minutes – December 16, 2008**
- 4. Public Forum (This is the time for any person to speak on any subject not appearing on the agenda. Public comments may be limited to 3 minutes.)**
- 5. Old Business**
 - a. 3718 Ames Street**
 - i. Zoning**
 - ii. Real estate comps**
 - iii. Replacement of furnace**
 - b. Update on quiet title action for parcel of property on the S.E. corner of 44th and Wadsworth**
- 6. New Business**
 - a. Strategic Planning – Scope of Work**
- 7. Other Matters**
 - a. Resolution 01-2009, Establishing a designated public place for the posting of meeting notices as required by the Colorado Open Meetings Law**
- 8. Adjournment**

MINUTES
WHEAT RIDGE URBAN RENEWAL AUTHORITY
December 16, 2008

1. CALL THE MEETING TO ORDER

The meeting of the Wheat Ridge Urban Renewal Authority was called to order by Chairman Williams at 6:05 p.m. in the council chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

2. ROLL CALL OF MEMBERS

Authority Members Present: Rick Adams
James Bahrenburg
Janet Leo
Tom Radigan
Larry Schulz
Terrell Williams

Authority Members Absent: Walt Pettit

Also attending: Patrick Goff, Deputy City Manager
Corey Hoffmann, WRURA Attorney
Ann Lazzeri, Recording Secretary

3. APPROVAL OF MINUTES – November 18, 2008

The minutes of November 18, 2008 were approved by acclamation.

4. PUBLIC FORUM (This is the time for any person to speak on any subject not appearing on the agenda.)

There was no one present to address the Authority.

5. ELECTION OF OFFICERS

Rick Adams was elected to serve as Chairman of the Wheat Ridge Urban Renewal Authority. Walt Pettit was elected to serve as Vice Chairman of the Wheat Ridge Urban Renewal Authority.

6. STAFF UPDATES

A. 3718 Ames Street

Patrick Goff reported that the Housing Authority informed him they have no interest in this property. Wheat Ridge 2020 indicated they would be willing to work with WRURA to find a solution.

Discussion ensued on possibilities for disposition of the house. One possibility would be to rehab the house and put it up for sale. There is presently no kitchen and an old furnace that would have to be removed or replaced due to asbestos abatement. Remodeling costs including installation of a kitchen and furnace replacement would be very expensive. There was also a suggestion to put the house on the market around April 1 "as is." Concern was expressed that disposition of the property should meet the goals of the Urban Renewal Authority.

There was a consensus to obtain more information about the property including true comparables and estimated cost of furnace removal or replacement. A final decision would then be made at the next WRURA meeting.

B. Next meeting date

The next WRURA meeting is scheduled for February 3, 2009.

C. Blight Study

Patrick Goff presented an update on the Kipling blight study area.

7. PUBLIC HEARING

A. Resolution 07-2008 – Approving a supplemental budget appropriation for 2008

Chairman Williams opened the public hearing to consider a supplemental budget appropriation for 2008.

Patrick Goff reviewed the proposed supplemental budget. There were no members of the public present. Chairman Williams closed the public hearing.

It was moved by Larry Schulz and seconded by James Bahrenburg to approve Resolution 7-2008, amending the fiscal year 2008 Urban Renewal Budget to reflect the approval of a supplemental budget appropriation in the amount of \$102,325.73 to the Town Center Fund for the purpose of reimbursement to the City of Wheat Ridge for legal services for the Cornerstone case and \$400,005.00 to the Walgreens Project Fund for the purpose of the Cornerstone case settlement. The motion passed unanimously.

8. NEW BUSINESS

Rick Adams presented a plaque on behalf of the Urban Renewal Authority to Terrell Williams for his years of service to the Authority. The award read as follows: *Thank you for your years of service and significant contributions to the Wheat Ridge Urban Renewal Authority. Your leadership and vision have guided the creation of redevelopment plans for key areas of our community. Thank you for helping make Wheat Ridge a vibrant and sustainable community. March 24, 2003 through December 16, 2008 (Chairman October 19, 2004 through December 16, 2008).*

9. ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

Terrell Williams, Chairman

Ann Lazzeri, Recording Secretary

DRAFT



Wheat Ridge Urban Renewal Authority

7500 W. 29th Avenue

Wheat Ridge, Colorado 80033

303-235-2846

303-235-2857 (Fax)

TO: Urban Renewal Authority Board Members

FROM: Patrick Goff, Executive Director

RE: 3718 Ames Street

DATE: January 29, 2009

Zoning

The property located at 3718 Ames Street is zoned Commercial-One District (C-1) as highlighted on the attached Official Zoning Map Wheat Ridge Colorado. The C-1 district was established to provide for areas with a wide range of commercial land uses which include office, general business, and retail sales and service establishments. Attached is Section 26-218 Commercial-One District (C-1) of the Wheat Ridge Municipal Code which outlines the specific development standards for the C-1 district.

The house located at 3718 Ames Street is considered a legal nonconforming use if it were continued to be used as a residence. Section 26-120 of the Wheat Ridge Municipal Code (attached) permits these nonconformities to continue until they are voluntarily removed, or until they are amortized, but not to encourage their survival. It is further intended that the nonconformities will not be enlarged, expanded, or extended, nor will they be used as grounds for adding other uses or structures prohibited in the district. If the use of the building were changed to a conforming commercial use, modifications to the building would be required to reach a reasonable level of compliance with applicable commercial building codes.

Real Estate Comps

Former URA Chairman Terrell Williams offered to provide real estate comps for the property located at 3718 Ames Street. Actual comps were not received in time for delivery of this packet but will be hand delivered to the Board at the meeting. Mr. Williams did note that

“there aren’t many ‘true’ comps available since it’s a very unusual situation. My conclusion was pretty much the same as back in December –

that it's worth somewhere in the range of \$110,000 to \$160,000 as it sits, and probably more like \$215,000 fixed up."

Replacement of furnace

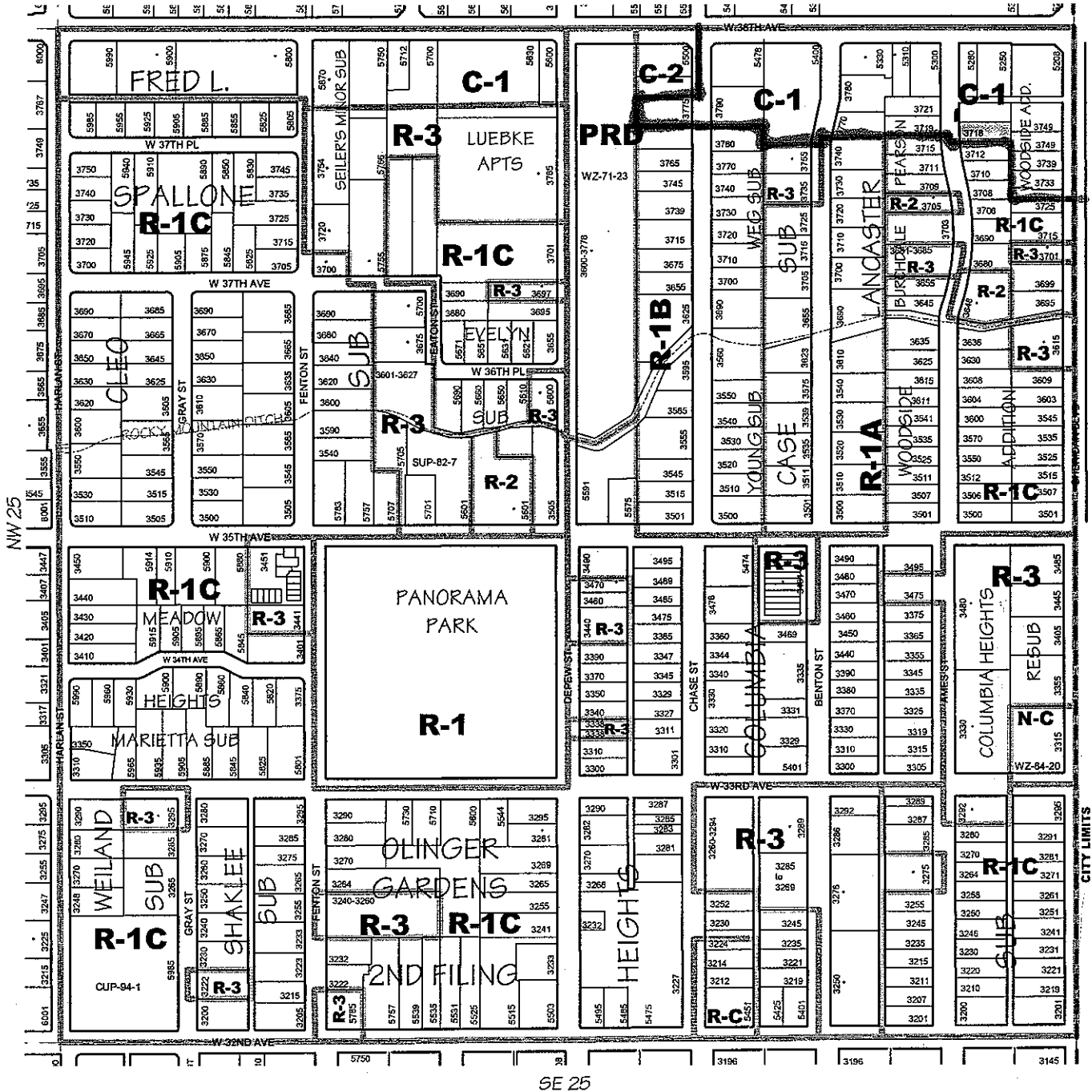
At the December 16, 2008 WRURA meeting staff received direction from the Board to obtain estimates for removal and replacement of the furnace at 3718 Ames Street. Three bids were solicited and three proposals were received (attached). A summary is provided in the table below.

Contractor	Brand	BTU's	Efficiency	Cost
Staley	Rheem	75,000	80%	\$3,495.00
B.P.	Goodman	90,000	80%	\$3,100.00
American Heating	Carrier	70,000	80%	\$2,470.00

Attachments:

1. Official Zoning Map Wheat Ridge Colorado
2. Section 26-218 Wheat Ridge Municipal Code
3. Section 26-120 Wheat Ridge Municipal Code
4. Estimates for removal and installation of furnace

SE 24



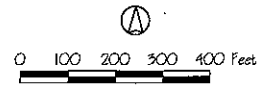
NW 25

SE 25

**OFFICIAL
ZONING MAP
WHEAT RIDGE
COLORADO**

NE 25

- PARCEL/LOT BOUNDARY (DESIGNATES OWNERSHIP)
- WATER FEATURE
- * DENOTES MULTIPLE ADDRESSES
- 100-YEAR FLOOD PLAIN (APPROXIMATE LOCATION)



DEPARTMENT OF
PLANNING AND DEVELOPMENT

ATTACHMENT 1

MAP ADOPTED: June 15, 1994
Last Revision: September 10, 2001

8. ~~Parking requirements. See section 26-501.~~
9. ~~Landscape requirements. See section 26-502.~~
10. ~~Fencing requirements. See section 26-603.~~
11. ~~Sign requirements. See article VII.~~
12. ~~Streetscape and architectural design guidelines: See streetscape and architectural design manual, as may be amended from time to time.~~

(Ord. No. 2001-1215, § 1, 2-26-01; Ord. No. 1355, § 2, 3-14-06)



Sec. 26-218. Commercial-One District (C-1).

A. *Intent and purpose.* This district is established to provide for areas with a wide range of commercial land uses which include office, general business, and retail sales and service establishments. This district is supported by the community and/or entire region.

B. *Development standards.*

1. *Maximum height.* Fifty (50) feet.
2. *Minimum lot area.* No limitation, provided that all other requirements can be met.
3. *Maximum lot coverage.* Eighty (80) percent, with a minimum of twenty (20) percent of the lot being landscaped.
4. *Minimum lot width.* No limitations, provided that all other requirements can be met.
5. *Front yard setback.* Fifty (50) feet minimum, except as follows:
 - a. Thirty (30) feet for structures on lots or portions of lots which abut a cul-de-sac bulb.
 - b. Thirty (30) feet where the height of the building does not exceed thirty-five (35) feet, and where the front setback area is completely landscaped, exclusive of ingress/egress drives on either side of a structure.
 - c. Structures on lots which abut Sheridan Boulevard, Wadsworth Boulevard, Kipling Street, Ward Road, north of West 44th Avenue and Youngfield Street shall be setback a minimum of fifty (50) feet.
6. *Side yard setback.* Based upon the specific site, adjacent land use and adjacent public streets, one (1) or more of the following requirements shall apply:
 - a. Five (5) feet per story minimum, except a zero setback may be permitted where structures are constructed of masonry or nonflammable material and in accordance with the uniform building code.
 - b. In all cases, thirty (30) feet where adjacent to a dedicated public street.
 - c. In addition to building setback as required by subsection a. above, where a side yard abuts property zoned residential, or where zoned agricultural and there is a residential structure within fifteen (15) feet of the commercial property, a five-foot-per-story landscaped meeting the requirements of section 26-502E. (landscape buffering for parking lots), shall be required.
7. *Rear yard setback.* Based upon specific site, adjacent land use and adjacent public streets, one (1) or more of the following shall apply:
 - a. Ten (10) feet for a one-story building and an additional five (5) feet per each

ATTACHMENT 2

additional story thereafter.

b. In all cases, any rear yard which abuts a public street shall have a minimum setback of fifteen (15) feet for all structures.

c. In all cases, any rear yard which abuts a public alley shall have a minimum setback for all structures of five (5) feet from the edge of the alley.

d. In addition to building setback as required by subsection a. above, where a rear yard abuts property zoned residential, or where zoned agricultural and there is a residential structure within fifteen (15) feet of the commercial property, a five-foot-per-story landscaped buffer meeting the requirements of section 26-502E. (landscape buffering for parking lots), shall be required.

8. *Parking requirements.* See section 26-501.

9. *Landscape requirements.* See section 26-502.

10. *Fencing requirements.* See section 26-603.

11. *Sign requirements.* See article VII.

12. *Streetscape and architectural design guidelines:* See streetscape and architectural design manual, as may be amended from time to time.

(Ord. No. 2001-1215, § 1, 2-26-01; Ord. No. 1355, § 3, 3-14-06)

Sec. 26-219. Commercial-Two District (C-2).

A. *Intent and purpose.* This district is established to provide for areas with a wide range of commercial land uses which include office, general business, more intensive retail sales, wholesale businesses, and light manufacturing. This district generally depends on the entire region for the market area.

B. *Development standards.*

1. *Maximum height.* Fifty (50) feet.

2. *Minimum lot area.* No limitation, provided that all other requirements can be met.

3. *Maximum lot coverage.* Eighty (80) percent, with a minimum of twenty (20) percent of the lot being landscaped.

4. *Minimum lot width.* No limitations, provided that all other requirements can be met.

5. *Front yard setback.* Fifty (50) feet minimum, except as follows:

a. Thirty (30) feet for structures on lots or portions of lots which abut a cul-de-sac bulb.

b. Thirty (30) feet where the height of the building does not exceed thirty-five (35) feet, and where the front setback area is completely landscaped, exclusive of ingress/egress drives on either side of a structure.

c. Structures on lots which abut Sheridan Boulevard, Wadsworth Boulevard, Kipling Street, Ward Road north of West 44th Avenue, and Youngfield Street shall be setback a minimum of fifty (50) feet.

6. *Side yard setback.* Based upon the specific site, adjacent land use and adjacent public streets, one (1) or more of the following requirements shall apply:

a. Five (5) feet per story minimum, except a zero setback may be permitted where structures are constructed of masonry or nonflammable material and in

vest with adjacent property owners or the original grantor or its successors-in-interest as provided by C.R.S. § 43-23-01, et seq.

(Ord. No. 2001-1215, § 1, 2-26-01; Ord. No. 1288, §§ 1, 2, 5-12-03; Ord. No. 1352, § 4, 9-26-05)

Sec. 26-119. Zoning and mapping corrections.

A. Procedures for correcting errors contained on the official zoning map or within rezoning ordinances or resolutions:

1. *Administrative correction:*

a. Where a verifiable error is discovered in the zone classification of any particular parcel as displayed on the official zoning map, or as represented in a rezoning ordinance, the director of community development shall notify the current property owner by certified mail of the error and shall inform the owner of the intent to correct the error based upon the record of the last rezoning action. The director shall also notify city council of the proposed correction by memorandum, including documentation which supports the corrective action. If within thirty (30) days of said notice the owner fails to submit a written protest to the correction, the director is authorized to cause the error(s) to be corrected and shall publish a legal notice of the correction. However, if the owner does file a written protest, a rezoning action shall be initiated. The rezoning action shall be subject to the provisions of section 26-112 except that no fee shall be assessed.

b. At any time minor corrections to the official zoning map which do not affect the zoning of any parcel may be made with the approval of the community development director and with a note added under the "revisions" box on said map, indicating that an "administrative correction" has been made, a case file shall be created with a case number assigned for each correction, with information contained in the file which gives the location and nature of the correction.

2. *Minor corrections:*

a. Subdivisions: Corrections to name of subdivisions, locations of lot lines and boundary lines, location and names of streets and alleys and railroads.

b. Base map: Corrections to watercourse locations or names, location or names of lakes, names or location of street or railroads.

c. Zoning information: Corrections to names of planned developments, case numbers, and closure of zone districts in accordance with the most recent record of zoning action where there is no zoning line separation between two (2) different zone districts.

(Ord. No. 2001-1215, § 1, 2-26-01; Ord. No. 1288, §§ 1, 2, 5-12-03)



Sec. 26-120. Nonconforming lots, uses and structures.

A. *Scope and intent:*

1. Within the districts created by the adoption of this zoning code, or by the adoption of amendments, there may exist lots, structures or uses of land and structures which were legal prior to the time of the adoption or amendment of this chapter but which are now prohibited or regulated. It is the intent of this chapter to permit these nonconformities to continue until they are voluntarily removed, or until they are amortized, but not to

encourage their survival. It is further intended that these nonconformities will not be enlarged, expanded, or extended, nor will they be used as grounds for adding other uses or structures prohibited in the district. In cases where a nonconformity constitutes an eminent public safety hazard or threat, the nonconforming situation may be ordered corrected or removed.

2. Any building or structure for which a building permit has been issued or a use of land or structure for which a use permit has been granted prior to the effective date of enactment or amendment of this chapter which created the nonconformity may be completed and used in accordance with the plans, specifications and permit on which the building or use permit was granted, if construction in the case of a building, or occupancy in the case of use, is commenced within sixty (60) days after the issuance of the permit and diligently carried to completion or occupancy.

B. *Nonconforming lots of record:* In any district in which single-family dwellings are permitted, a single-family residence and customary accessory buildings may be erected on any single lot of record, provided that the lot is in separate ownership and not of continuous frontage with other lots under the same ownership. This provision shall apply even though the lot fails to meet the requirements of the district in which it is located for area, width, or both; provided, however, that the requirements of the district for minimum yard dimensions and lot coverage shall be met.

If two (2) or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record, and part or all of the lots do not meet the requirements of the district in which they are located as to minimum area or frontage or both, the lands shall be considered to be an undivided parcel and no portion of the parcel shall be sold or used in a manner which diminishes compliance with minimum lot width and area requirements.

C. *Nonconforming structures and uses:* Where a structure or use lawfully existed at the time of the adoption or amendment of this chapter which could not be built under the current requirements of this chapter because of lot area, lot coverage, required yards or the location of the structure on the lot, such structure or use may be continued so long as it remains otherwise lawful, subject to the following.

1. Any one- or two-family dwelling structure or customary accessory structures may be enlarged, altered or added to provided that all lot coverage requirements of the zoning district in which the structure is located are met, and provided that the enlargement, alteration or addition does not increase the extent of nonconforming setbacks by encroaching beyond the existing setback line. In instances of corner lots, no enlargement, alteration or addition shall be permitted to encroach within the minimum sight distance triangle as set forth in section 26-603B. In addition, no enlargement, alteration or addition which extends within the nonconforming area shall result in the development of any additional dwelling units.

2. If any structure or nonconforming portion thereof is demolished or reconstructed by the owner to an extent of more than fifty (50) percent of its replacement cost, it shall not be reconstructed except in conformity with the applicable provisions of this chapter.

3. If any structure should for any reason be moved from its location at the time of adoption or amendment of this chapter, it shall conform to the provisions of the district in which it is located after it is moved.

4. No existing structure devoted to a use not permitted by this chapter in the district in which located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.

5. Any nonconforming use may be extended throughout any part of the building which was designed or arranged for such use at the time of adoption or amendment of this

chapter, but no such use shall be extended to occupy any land outside such building. In addition, no such use shall be extended to any portion of the property outside of any building which was not used for said nonconforming use at the time of the adoption or amendment of this chapter creating said nonconforming use.

6. Whenever any nonconforming use of a structure, or land, or a structure and land in combination is discontinued for sixty (60) consecutive days or six (6) months during any three-year period (except when government action impedes access to the property) the structure, or structure and premises in combination shall not thereafter be devoted to a use not permitted in the district in which is located. Nonconforming residential structures and uses are exempt from the provisions of this subparagraph.

Rezoning or special use permit applications for properties which are nonconforming uses at the time of application, and where these applications are intended to bring the nonconforming use into use conformance, shall not be charged application fees or be required to reimburse the city for direct expenses related to the application review process.

D. Repairs and maintenance: On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done during any one (1) year period on ordinary repairs, or on repair and replacement of nonbearing wall fixtures, wiring or plumbing; provided that the cubic content existing when it became nonconforming is not increased. If a nonconforming structure or portion of a structure devoted to a nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and it is declared by the director of community development to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, rebuilt or repaired except in conformity with the regulations of the district in which it is located. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protection of the public safety.

E. Exceptions:

1. Government actions. Whenever the City of Wheat Ridge or the State of Colorado shall, through a purchase, condemnation or a required dedication of land for street widening or extension purposes, cause any lot, structure or use maintained upon that lot to become nonconforming in the areas of setback, area of lot, or parking and landscape requirements, the existing lot, structure or use, which would otherwise become nonconforming, shall be considered conforming, subject to the following:

a. The nonconformity that was created by street right-of-way widening or extension was not anticipated by adopted plans which were in effect as of the date of commencement of the original construction or use; and

b. Any nonconformity other than those created by the above-described governmental action, and which existed prior to the date of the governmental action, shall be considered a nonconformity which is subject to the remaining provisions of this section.

2. Variances and waivers. Any lot or structure which is granted a variance or waiver in accordance with section 26-115 shall not be deemed a nonconforming lot or structure.

3. Private roadways. Dwellings or other structures existing in the City of Wheat Ridge on private roads or legally recorded easements shall not be considered to be nonconforming by virtue of such cases.

F. Miscellaneous nonconformities: Existing uses and/or developed lands which are nonconforming due to ingress/egress, landscaping, parking, signage or public improvements may be continued notwithstanding the provisions of subsections C. and D., above; provided, however, that any reconstruction, enlargement or addition meets the specific nonconforming provisions related to the particular nonconformity as specified in the appropriate section. (See section 26-501 for parking and ingress/egress; section 26-502 for landscaping; article VII for

signs; and section 26-110 for public improvements.)

(Ord. No. 2001-1215, § 1, 2-26-01; Ord. No. 1288, §§ 1, 2, 5-12-03)

Sec. 26-121. Vested property rights.

A. *Purpose.* Pursuant to the provisions of Article XX, Section 6 of the Constitution of the State of Colorado, the electors of the city have adopted a Home Rule Charter. The law is, and has for many years been, clear and certain that adoption of a Home Rule Charter vests the citizens of a home rule city, and the legislative body thereof, with the power and authority to enact legislation on matters of purely local concern, which legislation preempts and supersedes state legislation as to those matters of purely local concern. Zoning is and has on numerous occasions been declared and confirmed by the Colorado Supreme Court as being a matter of purely local concern. The purpose of this section is to state the intent of the City of Wheat Ridge to guard jealously its rights and powers as a home rule city to enact local zoning regulations which supersede and preempt state legislation in the area of zoning.

B. *Vested rights.* The City of Wheat Ridge is aware of C.R.S. § 24-68-101, et seq. The City of Wheat Ridge rejects the assertion that the subject matter of that statute is "a matter of statewide concern," and, therefore, determines that the provisions of C.R.S. § 24-68-101, et seq. are expressly superseded and preempted within the City of Wheat Ridge by the provisions of this section.

C. *Creation of vested rights.* No vested right is created within the City of Wheat Ridge by the approval of any application for zoning or rezoning, site plan, consolidation plan, subdivision plan or plat, planned building group, or an outline, preliminary or final development plan. Rather, a vested property right shall be created if, after a building, grading or fill permit has been lawfully issued, the successful applicant, owner or permit holder (expressly provided that approval has been granted and/or a permit has been issued in compliance with all applicable laws, rules and regulations, and not based upon a "misrepresentation of fact or a mutual mistake of fact") has taken lawful, reasonable and substantial steps, and has incurred lawful, reasonable and substantial expenses, in justifiable reliance upon the approval or permit. The intent of this provision is to adopt the common law of estoppel in pais as that doctrine existed on June 30, 1987, as the law of vested property rights within the City of Wheat Ridge.

D. *Notice concerning vested rights.* Ordinances approving requests for zoning/rezoning of property, and ordinances, resolutions or motions approving plans, plats, site plans or any other required submission, shall contain the following statement:

"Approval of this (ordinance, plan, plat, etc.) does not create a vested property right. Vested property rights may only arise and accrue pursuant to the provisions of section 26-121 of the Code of Laws of the City of Wheat Ridge."

(Ord. No. 2001-1215, § 1, 2-26-01)

Sec. 26-122. Zoning code amendments.

A. *Requests or proposals for amendments.* Requests or proposals to amend this code may be initiated by city council, the mayor, planning commission, board of adjustment, the city attorney, the city manager, or the director of community development.

Any proposal to amend the zoning code shall be referred to the planning commission and shall be scheduled for hearing within thirty (30) days of its referral and a recommendation to approve, to modify, or to deny the proposal shall be rendered by the planning commission within sixty (60) days of such referral. Failure to make a recommendation to city council within sixty (60) days shall be deemed a recommendation for approval without comments. Any other party requesting or suggesting

ATTACHMENT 4

PROPOSAL CREATED FOR

Providing Professional Quality Service



HEATING & AIR CONDITIONING, INC.

P.O. Box 67 • Commerce City, CO 80037

303-288-2919

www.staleyheating.com



It's just good business



Customer Name Patrick Goff
 Installation Address 3718 Ames St.
 City wheatridge State CO Zip 80212
 Day Phone _____
 Home Phone 3-995-6465 Date 1-28-09
 E-Mail _____

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of

R & R Furnace. New Rheem 75,000 BTU furnace
including Return Air Box, Reworking exposed ducts in
Basement, new T-stat, Gas valve & flex line - Includes
Labor, materials, TAXES, Permit, Cleanup & Haul off
and Electrical. & chimney liner

Rheem 80% 75000 BTU 1 stage \$ 3495.⁰⁰

Rheem 80% 75000 BTU 2 stage \$ 3795.⁰⁰

Optional equipment not included unless specified.	Amount	Warranties		A/C	Furnace	
		1yr.	2yr		Exchanger	
Thermostat		Compressor			Exchanger	20
Air Cleaner		Parts			Parts	5
Water Heater		Labor			Labor	1
Humidifier		Energy Savings Agreement				
Other		1yr.		2yr		3yr

Work to be performed as per specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$ _____

Payments as follows 100% on completion

Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over & above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date _____ Signature Dennis Gries
 Staley Comfort Consultant 720-333-1106 cell



B.P.



Air Conditioning & Heating

3568 Peoria St. Suite 602 • Aurora, CO 80010
Phone (303) 344-4080 • Pager (303) 208-1340 • Fax (303) 344-4071

January 27, 2009

Proposal

To: Patrick Goff
City of Wheatridge
303 235 2805 office 303 234 4924 fax

Re: 3718 Ames St

Thank you for giving us the opportunity to bid the replacement of the furnace at the above referenced address. The furnace currently in there is a gravity type, it is vented thru a chimney, which will have to have a liner ran thru for new furnace or, replace existing furnace with 90% efficient furnace. There is no power to existing furnace, so we will have to have an electrician install a dedicated power circuit for new furnace.

We propose to remove old furnace, cut into pieces and remove from basement and property, install a new Goodman 80% efficient furnace, turn it sideways compared to existing to allow room to install return air box with filter rack, we would install a new plenum on top of furnace, and repipe to existing supplies, install chimney liner from roof to equipment room and reconnect to new furnace and existing water heater, we would remove ½ panel from north window and pan off and install upper and lower combustion air per code. We will provide and install a new programmable thermostat. The furnace would be 90,000.

The warranty on this furnace is one year labor, 5 years parts and 20 year heat exchanger per manufacturer specs. This bid includes all material, labor, equipment, permit and electrician. The price for this job would be \$3,100.00. If you desire to go to a 90% efficient furnace, we would cap the chimney where the furnace is currently piped, leave water heater alone (when water heater is replaced, you or new owner would still need to get flu liner installed), run fresh air and return thru 3" PVC thru north side of house, we would need to install a condensate pump, and pump drainage to approved drain, and we would still need to bring in some combustion air for water heater. We would not run the flu liner at this time. The price for this job would be \$3,500.00, all inclusive.

If you have any questions, please feel free to contact me anytime on my cell. 303 916 0854.

Bill Philman

Acceptance _____ Date _____



9751 W 44th Ave., Suite 122, Wheatridge, CO 80033
 (303) 456-7995 FAX (303) 362-8460

PROPOSAL SUBMITTED TO Patrick Goff		PHONE 303-995-6465	FAX	DATE 1/30/09
STREET		JOB NAME		
		JOB LOCATION 3718 Ames St.		
ATTENTION:	DATE OF PLANS	CITY, STATE and ZIP CODE Wheat Ridge, 80033		

We are pleased to provide the following proposal for your review and use.

INCLUDES: All materials, labor and equipment to install the HVAC system per plans & specs to include:

Provide and Install

One Carrier 80% gas furnace 70,000 BTU Model 58STA070-12

One PSP- -511 7 day stat

All gas piping, venting and metal work

Total package \$2,270.00

Add for electrical hook up new circuit to furnace

\$200.00

Total package plus permit cost \$2,470.00

Warranty

5 year parts and one year labor 20 year heat exchanger.

Total due on completion

dollars / and no cents \$

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance

Authorized Signature

Paul Fortenberry

Note: This Proposal may be withdrawn by American heating if not accepted within

15 days

Acceptance of proposal-The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. I further understand that delinquent accounts will be charged maximum legal interest and reasonable collection fees, including attorney's and court

Signature

Date of Acceptance:

Signature



Wheat Ridge Urban Renewal Authority

7500 W. 29th Avenue

Wheat Ridge, Colorado 80033

303-235-2846

303-235-2857 (Fax)

TO: Urban Renewal Authority Board Members

FROM: Patrick Goff, Executive Director

RE: Scope of Work – Strategic Planning

DATE: January 30, 2009

Staff received direction from the WRURA Board at the November 18, 2008 meeting to include \$15,000 in the 2009 WRURA budget for strategic planning purposes. Before a final scope of work is developed and bids are solicited, staff would like to receive direction from the Board on the focus of the strategic plan. Options could include:

1. Bigger picture – development of a vision, mission statement, goals, etc. May include branding, marketing, logo development, etc.
2. Project specific – identify specific projects in each urban renewal area; prioritize projects
3. Analysis of Tax Increment Financing (TIF) policy and procedures – What overall mission and policies should guide the URA as it evaluates how tax increment financing is spent within existing and future urban renewal plan areas?
4. Development of URA policies – should urban renewal be implemented building by building or on a larger scale?
5. Role the URA should play to assist private sector development – issuing formal requests for proposals or providing TIF assistance in reaction to owners or developers who propose projects with an URA area?
6. Relationship between the City and URA in regards to shared mission, financial support, etc.

These are just a few areas to consider for further analysis through a strategic planning process.



Wheat Ridge Urban Renewal Authority

7500 W. 29th Avenue

Wheat Ridge, Colorado 80033

303-235-2846

303-235-2857 (Fax)

Memorandum

TO: Wheat Ridge Urban Renewal Authority

THROUGH: Patrick Goff, Executive Director, Wheat Ridge Urban Renewal Authority

FROM: Kathy Field, Administrative Assistant

DATE: January 29, 2009

SUBJECT: Resolution Designating a Public Place for the Posting of Notices of Public Meetings

Pursuant to legislative amendments to the Colorado Open Meeting Law as Section 24-6-402(2)(c), the Urban Renewal Authority is to annually designate at its first meeting for each calendar year a public place for the posting of notices for meeting. By properly designating a place for posting meeting notices, a public entity will be deemed to have given full and timely notice of any meeting so long as notice thereof was posted as the designated place at least twenty-four hours in advance thereof.

Attached is Resolution 01, Series of 2009, which identifies the lobby of the Municipal Building as the designated place for posting of meeting notices.

Attachment

1. Resolution 01, 2009

**WHEAT RIDGE URBAN RENEWAL AUTHORITY
RESOLUTION NO. 01-2009**

**TITLE: A RESOLUTION ESTABLISHING A DESIGNATED
PUBLIC PLACE FOR THE POSTING OF MEETING
NOTICES AS REQUIRED BY THE COLORADO OPEN
MEETINGS LAW**

BE IT RESOLVED BY THE WHEAT RIDGE URBAN RENEWAL AUTHORITY,
THAT:

Section 1. The lobby of the Municipal Building shall constitute the designated public place for the posting of meeting notices as required by the Colorado Open Meetings Law. The Executive Director or his designee shall be responsible for posting the required notices no later than twenty-four (24) hours prior to the holding of the meeting. All meeting notices shall include specific agenda information, where possible.

DATED this _____ day of _____, 2009.

Rick Adams, Chair

ATTEST:

Ann Lazzeri, Secretary

APPROVED AS TO FORM:

Jeff Parker, WRURA Attorney

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