CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

- 1. Development Application Form (pg. 5)
- 2. Application Fees (see pg. 2)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Proof of Ownership (warranty deed or title policy)
- 6. Proof of Water and Sewer Services
- 7. Proof of Utilities (e.g. electric, gas)
- 8. Legal Description
- 9. Certificate of Taxes Paid
- 10. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7)
- 11. Certificate of Surface Development (pg. 8-10)

Supplemental Items (if applicable) *Contact County staff for supplemental forms

- □ 1. Traffic Impact Study
- □ 2. Neighborhood Meeting Summary
- □ 3. Solid waste transfer station*
- □ 4. Solid waste composting facility*
- □ 5. Scrap tire recycling facility*
- □ 6. Inert fill*
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11. Certificate of Surface Development (pg. 8-10)
1: Development Application Form
DEVELOPMENT APPLICATION FORM

Application Type:

- Conceptual Review
- Subdivision, Preliminary
- Subdivision, Final
- Plat Correction/Vacation
- Preliminary PUD
- Final PUD
- Rezone
- Special Use
- Temporary Use
- Variance
- Conditional Use
- Other: _______________________

PROJECT NAME: Strasburg Fire Protection District Crew Quarters

APPLICANT

Name(s): Strasburg Fire Protection District
Phone #: 303-622-4444

Address: 56281 East Colfax Ave.
City, State, Zip: Strasburg, CO 80136

2nd Phone #: N/A
Email: info@svfd8.org

OWNER

Name(s): Strasburg Fire Protection District
Phone #: 303-622-4444

Address: 56281 East Colfax Ave.
City, State, Zip: Strasburg, CO 80136

2nd Phone #: N/A
Email: info@svfd8.org

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

Name:
Phone #: 

Address:

City, State, Zip:

2nd Phone #: 
Email: 


DESCRIPTION OF SITE

Address: 55281 East Colfax Ave.

City, State, Zip: Strasburg, CO 80136

Area (acres or square feet):

Tax Assessor Parcel Number 0181333425001

Existing Zoning: C-5

Existing Land Use: Fire Station

Proposed Land Use: Fire Station

Have you attended a Conceptual Review? YES X NO

If Yes, please list PRE#: PRE 2019-00048

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

Name: Robert Yaich Date: 08/15/2019

Owner's Printed Name

Name:

Owner's Signature
The required applications fees have been included with this application.
The Strasburg Fire Protection District, a special district established pursuant to Colorado State Statute, is proposing to purchase and install a modular home to serve as fire personnel crew quarters. The location of the installation will be at Strasburg Fire Station 1, 56281 East Colfax Ave.

It is the intent of the District to solicit bids from qualified builders for this project. This will be a” turn-key” proposal in that the successful bidder will be responsible for:

- Submission of a design that conforms to the District specifications.
- Preparing the installation site for the unit.
- Identifying all applicable utilities and managing all aspects of the tie-ins to those utilities.
- Securing all necessary permits for the project.

It is anticipated that the modular will be between 1,200-1,800 square feet in size and that is shall generally conform to the specifications identified below. The primary use of the modular will be to serve as crew quarters for career and volunteer personnel who are covering the first station 24/7/365. A portion of the space will also be utilized for administrative functions.

**General Specifications**

- One story modular home.
- Four bedrooms and two baths.
- Master bedroom will be utilized for multiple beds/bunks for shared staff use.
- Carbon monoxide detection as required by Colorado Law.
- Walls will be ½ inch finished drywall throughout.
- Open kitchen and dining nook.
- Open den and great room. One area will be used as a day room for staff (recliners, sofa, TV, etc.) The other area will be used as a general works space (desk, computer work area, etc).
- Laundry nook for washer/dryer (to be provided by bidder).
- Kitchen appliances to be supplied by bidder – Range, oven, microwave, refrigerator and microwave. Refrigerator shall be oversize.
- Stainless steel kitchen sink.
- All countertops shall be solid surface.
- All flooring shall be solid surface or commercial grade carpeting.
- Minimum 200-Amp electrical service.
- LED lighting to be used where appropriate.
- Minimum 50-gallon electric water heater.
- High efficiency forced air heating and air conditioning.
- TV and phone jacks TBD based on design.
- Home will be located directly adjacent to the current fire station.
- One exit door of the home will directly face the fire station to provide immediate access. The walkway to the station will be provided by others.
• Home will be integrated into the existing Fire Station Emergency Generator if possible. This will require further investigation.
• For the purposes of this project this building is classified as an R-2 occupancy under the International Building Code and International Fire Code.
• An NFPA 13R fire sprinkler system will be required for this building.
• In accordance with the exceptions allowed in Section 907.2.9 of the International Fire Code manual fire alarm system is not required for this project.
• Single station smoke detectors will be required in accordance with Section 907.2.11.2 of the International Fire Code.
• It shall not be required to provide any additional protection for openings in this modular unit that may face the existing fire station as called out in Section 705.8 of the International Building Code.
• The sketch below is intended to serve as a general representation of the layout only. Bidders will be encouraged to propose standard floor plans that can be adapted to meet the needs of the Strasburg Fire Department.

Site Information:

The current Strasburg Fire Station 1 is located at 56281 East Colfax Ave. The property is located in a portion of Plot 1, Block 6 of the Adam Wagner Subdivision as shown in Attachment #1. The Fire Station is a metal structure consisting of fire apparatus bays, a training room and kitchen, and several support spaces. The total size of the station is 10,074 square feet. The Adams County Assessors Office lists this building as a “commercial” structure. The current zoning for this property is listed as C-5.
As a result of this project there will be no fundamental change in use of the property. The primary purpose of this project is to provide more appropriate crew quarters for our career fire personnel who are on duty 24/7/365. As a result of this project there will be no increased traffic, parking, or other activity associated with the current fire station and its function.

Responses to Development Team Comments

In response to specific comments made by staff as part of the Conceptual Review Meeting we offer the following information. A copy of those comments is also attached following this section for ease of reference.

Development Services – Planning:

PLN1: Correct as stated – no changes.

PLN2: (a) Correct as stated regarding the current zoning. The Strasburg Fire Protection District acknowledges the objective of commercial land use designation with regards to business and offers that our existing Fire Station on this property serves the regional needs of the entire community.
(b) Development proposal is minimal in scope and will not impact water resources and quality.

PLN3: (a) Correct as stated – no changes.
(b) Correct as stated – no changes.

PLN4: (a) Acknowledged.
(b) Acknowledged.
(c) Acknowledged. Given the minimal scope of this proposal Strasburg Fire will not be conducting a neighborhood meeting.

PLN5: (a) Setbacks – the existing lot meets the minimum width of 100 feet. The proposed location of the modular unit will meet or exceed the setback requirements.
(b) Parking
  4-12-02-01: Not applicable as no additional parking is required for this project.
  4-12-02-02: Not applicable to this project as the existing lot does not abut any residential lots or walls.
  4-12-02-03: Not applicable to this project as no part of any vehicle will extend beyond the boundary lines of the parking area.
  4-12-02-04: Refer to Landscaping Requirements in Section (e) below.
  4-12-02-05: Not applicable as all parking is existing and meets the requirements of this section.
  4-12-02-06: Refer to existing site plan in Section 4: Site Plan Showing Proposed Development.
  4-12-04-03: There is no comparable match in the Table for a Fire Station with respect to the required number of parking spaces. The closest match could be “Government Buildings” in which case the Director of Community and Economic Development has the responsibility to make the determination. The requirements for “Offices” does not apply as this will not be a general use of the new building. The addition of the modular
unit for crew quarters will not increase the parking requirements above current levels thus we believe that no additional parking is required.
4-12-04-04: There is currently parking in the front of the fire station for the public who may be visiting the Fire District Offices. Additional parking for personnel is available on the east and west sides of the existing fire station. No new parking will be required for the addition of the crew quarters.
4-12-04-05: Not applicable as no new parking spaces or areas will be required for this project.
4-12-04-07: There are less than 25 total parking spaces in the lot thus only 1 handicap space is required. This space is located on the south side of the existing fire station.
4-12-04-09: No additional pedestrian facilities are required for this project.
4-12-04-10: No additional bicycle facilities are required for this project.
4-12-04-12: Loading zones are not applicable to this project.

(c) Lighting
4-12-02-07: Not applicable to this project as all existing lighting meets the requirements of this section and no new lighting will be required.

(d) Signs
4-14: Not applicable to this project as existing signs meet the requirements of this section and no new signage will be required.

(e) Landscaping
4-16-02: The existing building meets Exemption 2 thus is not required to meet the landscaping requirements.
4-16-07: Since this proposal consist of adding a 1,200 to 1,800 square foot trailer next to an existing 10,000 square foot fire station on an existing lot it is difficult to ascertain precisely what landscaping is required under this section. The existing lot is approximately 50,000 square feet in size which would therefore require 5,000 square feet in landscaping if this were a completely new development. While the Fire District is not fundamentally opposed to providing additional landscaping we are requesting additional direction from Adams County Development Services.
4-16-07-01: For street frontage landscaping please refer to the Development Services - Right of Way section below.
4-16-07-02: Not applicable to this project.

(f) Other Features
4-08: The addition of the modular structure to serve as crew quarters shall comply with the requirements of this section. There will be no new fences, walls, garbage areas or outdoor storage associated with this project.
4-08-02-07-02: The lot size minimum of ½ acre is satisfied. This section also requires no setback from a residential zone. As the modular that is being proposed is detached from the existing building but is also clearly accessory to it additional guidance from Adams County Development Services may be required.

Development Services – Engineering:

ENG1: Acknowledged – no floodplain use permit required.
ENG2: Acknowledged – environmental assessment not required.
ENG3: Acknowledged – the scope of the project is not expected to have any impact that would require erosion or sediment control BMP’s.
ENG4: County staff has clarified that the 3,000 square feet comment that they made was an error therefore this comment does not apply to this project.
ENG5: Acknowledged – the scope of this project will not generate over twenty vehicles per day thus a traffic study is not required.
ENG6: Acknowledged – does not apply to this project.
ENG7: Acknowledged – public improvements not required for this project.
ENG8: Acknowledged – no changes to existing access points required for this project.

Development Services – Right-of-Way:

ROW1: Acknowledged – appropriate provisions will be made to dedicate 10 additional feet.
ROW2: Acknowledged – no traffic study or public improvements are necessary for this project.
ROW3: Acknowledged – given the location of the existing fire station it is not possible to extend the existing right-of-way along East Colfax Ave.
ROW4: Acknowledged – this is not necessary for this project as the modular unit is being placed on land owned by the Strasburg Fire Protection District thus there are no other interested parties.

Environmental Programs Manager:

ENV1: Acknowledged – no comments.

Development Services – Building and Safety:

BSD1: Acknowledged – permits will be pulled as required.
BSD2: Acknowledged – commercial and industrial submittal requirements will be utilized.

Development Standards 4-03-04: Accessory Uses, Commercial

None of the accessory uses or subsections identified in this section apply to this project.

Development Standards 4-03-05: Accessory Uses, Industrial

None of the accessory uses identified in this section apply to this project.

BSD3: Acknowledged – the 2018 International Building Code and 2017 National Electric Code will be utilized for this project.

Parks and Community Resources:

PRKS: Acknowledged – no comments.
CDOT: Acknowledged – no comments.
Development Review Team Comments

Date: May 9, 2019
Project Number: PRE2019-00048
Project Name: Strasburg Fire Protection District No. 8

Note to Applicant:
The following review comments and information from the Development Review Team is based on the information you submitted for the Conceptual Review meeting and presented at the meeting. The Development Review Team review comments may change if you provide different information during a land use submittal. Please contact the case manager if you have any questions.

Also, please note where “Section” is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

Commenting Division: Development Services, Planning
Name of Reviewer: Libby Tart
Email: Ltart-schoenfelder@adcogov.org/720-523-6858

PLN1. REQUEST
a. A request to install a 1,200-1,800 s.f. modular unit to serve as crew quarters for the current Strasburg Fire Station #1. The location of the modular unit is on the existing Strasburg Fire Station 1 site at 56281 Colfax Avenue. The parcel is 1.06 acres and is in a C-5 zone district.

PLN2. COMPREHENSIVE PLAN:
   a. Site is designated as Commercial. The Commercial future zoning district states that “commercial areas are intended to serve either neighborhood or regional needs and can be comprised of a variety of uses, including retail sales, restaurants and other services, and professional and commercial offices. The primary objective of the Commercial land use designation is to support and attract businesses that provide employment opportunities, meet the needs of County residents and visitors, and contribute to the tax base”.
   b. The Site is also located in the Strasburg Plan and should relate the scale of any development to the provision of adequate water resources and quality.

PLN3. SITE LOCATION/ ZONING:
   a. Address/Parcel #: 5681 Colfax Avenue/ 0181333425001
b. The subject property is currently designated C-5. The use, an additional unit for crew quarters at a volunteer fire station, is considered a “public use” and subject to a conditional use permit.

PLN4. PERMITTING REQUIREMENTS:
a. **Conditional Use Permit.** A Conditional Use Permit is required for the request. Regulations and requirements can be found in Section 2-02-08. The application requires two public hearings – one at a Planning Commission public hearing (they provide a recommendation) and one at a Board of County Commissioners public hearing. Section 2-02-08-06 outlines the criteria for approval for a Conditional Use Permit.

a. **Building Permit.** Following the Conditional Use Permit application, the applicant will need to apply for a building permit and all necessary engineering applications. Section 2-02-02 of the Adams County Development Standards and Regulations outlines the requirements for a Building Permit. This process is also an administrative review. A site plan is contained in the Building Permit and evaluated by planners for the design and performance standards and requirements.

b. **Neighborhood Meeting.** A neighborhood meeting, at this time with the proposal, is considered optional.

PLN5. COMMENTS

a. **Setbacks.** The parcels are located in a C-5 zone and Section 3-23-07 details the standards for lot width, setbacks and height. Minimum lot width is 100-feet.

   Setbacks:
   i. Front – 25-feet
   ii. Side: corner – 25-feet; otherwise – 15 feet on one side and 5-feet on the other side, or zero foot setbacks for fireproof structures.
   iii. Rear – 15-feet
   iv. ROW – 75-feet from an arterial ROW; 25-feet if collector or local ROW; 145-feet if setback from a section line
   v. Collector/Local - 25-feet

   Maximum Height is 35-feet.

b. **Parking.** Section 4-12 details the requirements for parking and lighting. The parking space size, handicapped parking requirements, bicycle parking, and loading zones are based on the angle of the parking and minimum parking space requirements.

c. **Lighting.** Section 4-12-02-07 details the requirements for lighting of parking areas.

d. **Signs.** Sign requirements are regulated by Section 4-14 of the Development Standards and Regulations.

e. **Landscaping.** Section 4-16 of the Development Standards and Regulations regulates landscaping. A landscaping plan is required at the time of the building permit. Bufferyards are required and the setbacks are established based on adjacent uses to the property. Please see the table listed in 4-16-18-01 for the specifics. There is a 10% total lot landscaping requirement for all developments, with at least 50% of the required landscape area be provided along the public right-of-ways (Section 4-16-19-01).
f. **Other Features.** General Performance Standards for elements of planning, design, operation, and maintenance are specified in Section 4-08 of the Institutional Uses Performance Standards. While the fire station may be located in a Commercial zone district, the use is considered a public use, or an institutional use. Architectural standards and any fencing/walls/screening standards are located in this section.

**Commenting Division: Development Services, Engineering:**

**Name of Review:** Greg Labrie  
**Email:** glabrie@adcogov.org / 720-523-6824

**ENG1:** Flood Insurance Rate Map – FIRM Panel # (08001C1002H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

**ENG2:** The project site is not located in a NRCO district. An environmental assessment is not required.

**ENG3:** The project site is NOT within the County's MS4 Stormwater Permit area. The use of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

**ENG4:** Applicant is proposing to install over 3,000 square feet of impervious area on the project site. A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

**ENG5:** If the proposed scope of work shows the use of the new structures on the site will generate over 20 vehicles per day, then a traffic impact study signed and stamped by a professional engineer will be required.

**ENG6:** The developer is required to construct roadway improvements as required by the approved traffic impact study.

**ENG7:** No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by Adams County Public Works Department.

**ENG8:** Any changes or modifications to the existing access points, the developer must obtain an access permit from the e-permit center.

**Commenting Division: Development Services, Right-of-Way**

**Name of Review:** Marissa Hillje  
**Email:** mhillje@adcogov.org
ROW1: Westview is classified as a local street per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 30 feet. Since the existing half right-of-way width is 20 feet, this would require a dedication of 10 feet additional right-of-way.

ROW2: Long Branch Street is classified as a local road which requires 30 ft for the ½ street. Currently, there is 30ft of right-of-way for the ½ street. If there is a rational nexus to acquire additional right of way it needs to be equal to the impact of the development. This can be determined by a traffic impact study and/or public improvement requirements for the development.

ROW3: HWY 36/ Colfax Ave is classified as a principal arterial road per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 70 feet. A surveyor should be hired to confirm the existing half street length to see if additional right of way dedication is needed.

ROW4: With the building permit and engineering review a title commitment should be submitted, which should be used to depict the applicable recordings on the site plan. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon.

**Commenting Division: Environmental Programs Manager**
**Name of Review:** Eden Steele
**Email:** esteele@adcogov.org
**ENV1:** No comment.

**Commenting Division: Development Services Building and Safety**
**Name of Review:** Justin Blair
**Email:** jblair@adcogov.org / 720-523-6843

**BSD1:** Building permits will be required. Engineered plans will be required to obtain permits.

**BSD2:** Applicant should refer to commercial and industrial submittal requirements.

**BSD3:** Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

**Commenting Division: Parks and Community Resources**
**Name of Review:** Aaron Clark
**Email:** Aclark@adcogov.org / 720-523-8005

**PRKS:** No comment.

**Commenting Division: CDOT**
Name of Review: Steve Loeffler
Email: steven.loeffler@state.co.us

Comment: I have reviewed the review for the Strasburg Fire Crew Quarters construction and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit
A site plan has been attached showing the current property and the proposed location of the modular unit. Some slight adjustments may be require depending upon the relative ease of accessing utility locations, etc. Once the vendor is chosen through a competitive bid process the engineered technical drawings required by Adams County will be submitted as part of the normal permitting process.

All current utilities for the existing fire station come in via underground service feeds/lines. This would include electrical, water, sewer and gas. As they are all existing services they will be extended as needed to provide service to the modular unit.

The International Building Code Section Chapter 6 identifies the building separation requirements for structures based on fire resistance ratings of exterior walls. The existing steel frame building is classified as Type VB construction as defined in this chapter. Based on Table 602 of the IBC the separation distance between an S occupancy and an R occupancy must be greater than 10-feet but can be less than 30-feet.

Multiple photos of the existing buildings have also been included on the following pages as well to demonstrate the existing conditions described in Section 3.
Aerial view of the existing property showing the approximate location where the modular unit will be installed.
This is the view of the south side of the existing fire station from East Colfax Ave. The concrete pad cannot be modified to provide any landscaping or changes in the right of way as it is necessary for access and egress of fire apparatus. There is parking available for fire personnel on the west side of this pad as shown in the aerial view.
This view shows the entrance to the Fire District Office. There is one full-time Office Manager and one part-time Bookkeeper who work in this office. There is parking available for fire personnel on the east side of this pad as shown in the aerial view.
This view is the southeast corner of the existing station taken from the adjoining lot.
This view starts to move you along the east wall of the fire station from the adjoining lot. The white fencing belongs to the fire department.
This view is the east side of the front portion of the existing fire station. Additional parking is available here. The lot to the east contains a bowling alley and small office occupancy.
This view shows the remainder of the east side of the fire station. The building in the foreground hoses the natural gas-powered emergency generator that serves the fire station. Behind it is a general storage shed. The dumpster is not visible from the front of the building or East Colfax Ave.
This view is of the northeast corner of the building. The modular unit will be located in the grass area that runs along the north wall of the building. Personnel will access the existing fire station through the door shown above,
This view is looking directly at the north wall of the existing station from Westview Street.
This is view of the west side of the exiting fire station taken from Long Branch Street. As you can see the concrete apparatus pad precludes any landscaping or right of way modifications to this area. As you can see in the aerial view however there may be available room to the north for some improvements.
This view is the remaining west side of the existing fire station taken from Long Branch Street.
5: Proof of Ownership (warranty deed or title policy)
SPECIAL WARRANTY DEED

THIS DEED, Made this 17th day of May, 2006, between the STRASBURG COMMUNITY VOLUNTEER FIRE DEPARTMENT a/k/a the STRASBURG VOLUNTEER FIRE DEPARTMENT, a Colorado non-profit corporation, of the County of Adams, State of Colorado, grantor and the STRASBURG FIRE PROTECTION DISTRICT NO. 8, a quasi-municipal corporation and special district organized and existing under the laws of the State of Colorado, whose legal address is P.O. Box 241, Strasburg, Colorado 80136, of the County of Adams, State of Colorado, grantee.

WITNESSETH, That the grantor, for and in consideration of the sum of One and no/100 Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

That part of Plot 1, Block 6, The Adam Wagner Subdivision, beginning at the Southwest corner of said Plot 1, Thence North along the West line of said Plot 1, 310 feet to the Northwest corner thereof; Thence East 235.25 feet; Thence in a Southerly direction and parallel to the East line of said Plot 1, 310 feet to a point on the South line of said Plot 1, which is 245.55 feet East of the Point of Beginning; Thence West along the South line 245.55 feet to the point of beginning, County of Adams, State of Colorado

Except for that portion conveyed to Adams County, a Body politic in Deed recorded December 16, 1986 in Book 324 at Page 740, and except that portion conveyed in Warranty Deed recorded November 3, 1999, in Book 5941 at Page 263, County of Adams, State of Colorado

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for itself or its successors, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

STRASBURG COMMUNITY VOLUNTEER FIRE DEPARTMENT a/k/a the STRASBURG VOLUNTEER FIRE DEPARTMENT, a Colorado non-profit corporation

By

Robert E. Matschke, President and Fire Chief

Attest:

Michael E. Donnellon, Secretary
STATE OF COLORADO  
County of Adams  

The foregoing instrument was acknowledged before me this 10th day of May, 2006 by Robert E. Matschke as President and Fire Chief and Michael E. Donnellon as Secretary of the Strasburg Community Volunteer Fire Department a/k/a the Strasburg Volunteer Fire Department, a Colorado non-profit corporation.

Witness my hand and official seal
My commission expires: 12-07-09

Notary Public
COMMITMENT FOR TITLE INSURANCE
ISSUED BY

STEWART TITLE
GUARANTY COMPANY

STEWART TITLE GUARANTY COMPANY, a Texas Corporation, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as “Effective Date.”

STEWART TITLE
GUARANTY COMPANY

Carlos Morris
Chairman of the Board

Stewart Morris
President

SECURITY TITLE GUARANTY CO.
11059 E. BETHANY DRIVE
DENVER, COLORADO 80232
750-1751

Serial No. CC 62512
SCHEDULE A

Order Number: L-25233
Commitment Number:

1. Effective date: May 18, 1977 at 8:00 A.M.

2. Policy or Policies to be issued:
   A. ALTA Owner's Policy
      Proposed Insured:
      STRASBURG COMMUNITY VOLUNTEER FIRE DEPARTMENT,
      A COLORADO NON-PROFIT CORPORATION
      $ 90,000.00
   B. ALTA Loan Policy
      Proposed Insured:
      THE FIRST NATIONAL BANK OF STRASBURG
      $ 50,000.00
   C.

3. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

ELMER F. LEWIS and EVA LEE LEWIS, as Joint Tenants

4. The land referred to in this commitment is described as follows:

That part of Plot 1, Block 6, THE ADAM WAGNER SUBDIVISION, beginning at the Southwest corner of said Plot 1; thence North along the West line of said Plot 1, 310 feet to the Northwest corner thereof; thence East 235.25 feet; thence in a Southerly direction and parallel to the East line of said Plot 1, 310 feet to a point on the South line of said Plot 1 which is 245.55 feet East of the Point of Beginning; thence West along the South line 245.55 feet to the Point of Beginning, County of Adams, State of Colorado.

PREMIUM:

Owners-----------$313.00
Mortgagee--------$020.00
Tax Cert.--------$005.00

SECURITY TITLE GUARANTY CO.
11059 E. Bethany Dr. #102
Denver, Colorado 80232
750-1761

Mary Pate
Authorized Counter Signature

STEWART TITLE GUARANTY COMPANY

Page 2
SCHEDULE B – Section 1

Order Number: L-25233

Requirements

The following are the requirements to be complied with:

Item (a)  Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b)  Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. Warranty Deed sufficient to convey the fee simple estate or interest in the land described or referred to herein, to the proposed insured, Schedule A, Item 2A.

2. Deed of Trust sufficient to mortgage the fee simple estate or interest in the land described or referred to herein, to the proposed insured, Schedule A, Item 2B.

3. A release of Deed of Trust from Elmer F. Lewis and Eva Lee Lewis to the Public Trustee of Adams County for the use of Arthur L. Noble and Dorothy B. Noble to secure $3,700.00, dated May 12, 1966 and recorded May 16, 1966 in Book 1294 at Page 463.
SCHEDULE B – Section 2
Exceptions

Order Number: L-25233
Commitment Number:

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

6. Taxes for the current year, including all taxes now or heretofore assessed, due or payable.

7. Easement as granted to the Mountain States Telephone and Telegraph Co. as contained in instrument recorded February 13, 1919 in Book 97 at Page 176 which states as follows: The right to construct, operate and maintain its lines of telephone and telegraph, including the necessary poles, wires and fixtures over, upon and along the public roads, streets and highways on or adjoining the property, in a five foot strip of land adjoining the Union Pacific State Highway on the North, thru the Southwest quarter of the Southeast quarter of Section Thirty Three Township three South, Range Sixty-two West of Sixth P.M., County of Adams, and State of Colorado with the right to permit the attachment of the wires and fixtures of any other Companies, and with the further right to overhang said property with crossarms, wire and other fixtures, and to trim any trees along said lines so as to keep all wires cleared at least thirty-six inches.

8. Reservations by the Union Pacific Land Company of (1. all oil, coal and other minerals underlying subject property (2. the exclusive right to prospect for, mine, and remove all coal and other minerals, and (3. the right of ingress and egress and regress to prospect for, mine and remove oil, coal and other minerals, all as contained in Deed recorded December 14, 1906 in Book 25 at Page 166 and any interest therein or assignments thereof.
CONDITIONS AND STIPULATIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the exclusions from coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest or the lien of the insured mortgage covered hereby or any action asserting such claim, shall be restricted to the provisions and Conditions and Stipulations of this Commitment.

STEWART TITLE
GUARANTY COMPANY
6: Proof of Water and Sewer Services
<table>
<thead>
<tr>
<th>Meter Reading</th>
<th>Charges</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water (9)</td>
<td>10.00</td>
</tr>
<tr>
<td>Sewage</td>
<td>17.00</td>
</tr>
<tr>
<td>EACMD Fee</td>
<td>30.77</td>
</tr>
</tbody>
</table>

56281 E. Colfax Ave.

**Service From 3/29/2019 TO 4/30/2019**

<table>
<thead>
<tr>
<th>Meter Read</th>
<th>Class</th>
<th>Total Due Upon Receipt</th>
<th>Late Charge After Due Date</th>
<th>Past Due Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 30 1</td>
<td></td>
<td>57.77</td>
<td>0.58</td>
<td>58.35</td>
</tr>
</tbody>
</table>

Bills are due and payable within 15 days from above date, delinquent thereafter and subject to 1.5% monthly interest penalty on all past due amount. May be paid at the Guaranty Bank in Strasburg. Customer assumes full responsibility for knowledge of and compliance with the rules and regulations of the District. Copies available at District Office.
7: Proof of Utilities (e.g. electric, gas)
Colorado Natural Gas, Inc.
P.O. Box 2414 Fort Smith, Arkansas  72902-2414
1-800-720-8193
www.coloradonaturalgas.com

Date of Bill: 05/09/2019
Type of Read: Normal Reading
Current Read Date: 05/08/2019
Previous Read Date: 04/08/2019
# of Meter Read Days: 30
Current Reading: 2746
Previous Reading: 2526
Metered Units: 220,000.00
Pressure Adjustment Factor: 1.38480
Actual CCF Usage: 304,612.00
BTU Correction Factor: 1.11920
Pressure Correction: 0.84790
Therms Used: 289,067.55
Amount for Actual Gas Usage: $222.18
Meter Number: 2478
Rate Code: CGEC

Components of a Gas Bill
Distribution 0.4392
Commodity 0.2537
Upstream Pipeline 0.0523
TCJA Recovery Charge Through 04/30 0
Total Cost Per Therm 0.7452

If we have not received your payment by the due date, your account may be charged a 1.5% late fee

Current Charges $255.49
Adjustment $0.00
Current Charges Due Date 05/26/2019
Previous Required Payment $550.22
Payment Activity Credit $550.22
Total Amount Due $255.49

Energy Outreach Voluntary Donation $0.00
Total Remittance Amount $255.49

Manage and pay your account online at www.coloradonaturalgas.com. We accept Discover, Visa and MasterCard. Paper-free billing is also available with eBill. Alleviate high winter bills by signing up for Budget Billing.
**Account Information**

<table>
<thead>
<tr>
<th>Customer Name</th>
<th>STRASBURG FIRE PROTECTION DISTRICT 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service Address</td>
<td>56281 E COLFAKX AVE</td>
</tr>
<tr>
<td>Cycle</td>
<td>13</td>
</tr>
<tr>
<td>Rate</td>
<td>E1</td>
</tr>
<tr>
<td>District</td>
<td>6</td>
</tr>
</tbody>
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**Account Summary**

<table>
<thead>
<tr>
<th>Bill Date</th>
<th>06/19/19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous Bill</td>
<td>$1,036.29</td>
</tr>
<tr>
<td>Total Payments</td>
<td>-$548.34</td>
</tr>
<tr>
<td>Past Due</td>
<td>$987.35</td>
</tr>
<tr>
<td>Current Bill</td>
<td>$667.77</td>
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<tr>
<td>Total Amount Due</td>
<td>$1,155.72</td>
</tr>
</tbody>
</table>

**Usage Profile**

<table>
<thead>
<tr>
<th>Last Year</th>
<th>5243 kWh</th>
<th>Last Month</th>
<th>4092 kWh</th>
<th>This Month</th>
<th>5682 kWh</th>
</tr>
</thead>
</table>

**Important Billing Information**

The past due balance must be paid promptly to avoid a disruption in service.

**Message Board**

Please look for notice of proposed changes to IREA's Rates and Regulations in the June Watts and Volts. The proposed changes DO NOT INCLUDE A RATE INCREASE. They allow for an opt out option for Advanced Metering Infrastructure (AMI), include field service charges for some customer-requested service calls, and revise the time-of-use (TOU) residential energy rates. The full proposed changes are available at www.irea.coop and each of our four offices. Customers have a thirty (30) day comment period once notice is sent.
**Legal Description**

SUB: ADAM WAGNER SUBD BLK: 6 DESC: BEG AT THE SW COR OF PLOT 1 TH N ALG THE W LN OF SD PLOT 1 310 FT TO THE NW COR THEREOF TH E 235/25 FT TH SLY AND // TO THE E LN OF SD PLOT 1 310 FT TO A PT ON THE S LN OF SD PLOT 1 WHICH IS 245/55 FT E OF THE POB TH W ALG THE S LN 245/55 FT TO POB EXC RD AND EXC PARC

**Subdivision Plat**

ADAM WAGNER SUBD
9: Certificate of Taxes Paid

The Strasburg Fire Protection District is exempt from Adams County Taxes.
10: Certificate of Notice to Mineral Estate Owners/and Lessees
CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

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

With respect to the property located at:

Physical Address: 56281 East Colfax Ave.

Legal Description: ____________________________

Parcel #/(s): 0181333425001

(PLEASE CHECK ONE):

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

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

Date: 08/15/2019

Applicant: Strasburg Fire Protection District #8

By: ____________________________

Print Name: Robert Yaich

Address: 56281 E. Colfax Avenue

Strasburg, CO 80136

STATE OF COLORADO )

COUNTY OF ADAMS )

Subscribed and sworn to before me this 15th day of August, 2019, by:

Robert Yaich

Witness my hand and official seal.

My Commission expires: July 25, 2020

Geraldine A. Ventura

Notary Public

After Recording Return To: ____________________________

Name and Address of Person Preparing Legal Description:

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

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

A recorded copy of this document shall be provided within thirty days of the initial Public hearing to the Adams County Department of Community and Economic Development.

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

This document is not required for this project as there are no existing or proposed mineral operations, surface facilities, flowlines, and pipelines associated with the property.