SPECIAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) 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.

X 1. Development Application Form (pg. 3)
X 2. Application Fees (see table below)
X 3. Written Explanation, including:
   a. Purpose of Project
   b. Proposed Timeframe
X 4. Site Plan Showing Proposed Development
X 5. Traffic Impact Letter
X 6. Proof of Ownership (warranty deed, title policy, or copy of current lease)
X 7. Proof of Water, Sewer, and Trash Services
X 8. Proof of Utilities (e.g. electric, gas)
X 9. Legal Description
X 10. Certificate of Taxes Paid

<table>
<thead>
<tr>
<th>Application Fees</th>
<th>Amount</th>
<th>Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Use Permit</td>
<td>$500 (residential)</td>
<td>With application submittal</td>
</tr>
<tr>
<td></td>
<td>$700 (non-residential)</td>
<td></td>
</tr>
<tr>
<td>Tri-County Health</td>
<td>$55</td>
<td>With application submittal</td>
</tr>
<tr>
<td>*made payable to Tri County Health</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Special Use Permit Guide to Development Application Submittal

All development application submittals shall consist of one (1) hard copy of each document and one (1) electronic copy (USB or CD) with all documents combined in a single PDF. Application submittals that do not conform to these guidelines shall not be accepted.

3. Written Explanation of the Project:
   • A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

4. Site Plan Showing Proposed Development:
   • A detailed drawing of existing and proposed improvements
   • Including:
     o Streets, roads, and intersections
     o Driveways, access points, and parking areas
     o Existing and proposed structures, wells, and septic systems,
     o Easements, utility lines, and no build or hazardous areas
     o Scale, north arrow, and date of preparation
   • An Improvement Location Certificate or Survey may be required during the official review

5. Traffic Impact Letter:
   • Shall include trip generation estimates from the development, a summary of the impacts to the roadway system from the development, and a description of any mitigation requirements.

6. Proof of Ownership:
   • A deed may be found in the Office of the Clerk and Recorder
   • A title commitment is prepared by a professional title company
   • Copy of lease agreement

7. Proof of Water:
   • Public utilities-A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider
   • Private utilities- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587

8. Proof of Sewer:
   • Public utilities-A written statement from the appropriate sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider
   • Private utilities-A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems

9. Legal Description:
   • Geographical description used to locate and identify a property
   • Visit http://gisapp.adcogov.org/quicksearch/ to find the legal description for your property

10. Certificate of Taxes Paid:
    • All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer’s Office
    • Or http://adcogov.org/index.aspx?NID=812
Development Application Form

1. Attached
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: Villalobos Concrete Batch Plant

APPLICANT

Name(s): Corando Lozano Jr
Address: 5472 Lincoln St
City, State, Zip: Denver CO 80216
2nd Phone #: 303-860-3430
Email: clozano@villaloboscc.com
Phone #: 720-872-2753

OWNER

Name(s): CDOT (Penny Clemons)
Address: 2000 S Holly Street
City, State, Zip: Denver CO 80222
2nd Phone #: 
Email: penny.clemons@state.co.us
Phone #: 303-757-9887

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

Name: Charles R Hager
Address: 1319 Spruces St
City, State, Zip: Boulder CO
2nd Phone #: 
Email: jh@vajva.com
Phone #: 303-444-1951
# DESCRIPTION OF SITE

<table>
<thead>
<tr>
<th>Address:</th>
<th>9190 East 104 Ave</th>
</tr>
</thead>
<tbody>
<tr>
<td>City, State, Zip:</td>
<td>Denver CO</td>
</tr>
<tr>
<td>Area (acres or square feet):</td>
<td>22 Acres</td>
</tr>
<tr>
<td>Tax Assessor Parcel Number:</td>
<td>017215005001/01725004005</td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>I-3</td>
</tr>
<tr>
<td>Existing Land Use:</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>Proposed Land Use:</td>
<td>Undeveloped (Batch Plant)</td>
</tr>
</tbody>
</table>

Have you attended a Conceptual Review?  

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
</table>

If Yes, please list PRE#:  

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.

<table>
<thead>
<tr>
<th>Name:</th>
<th>Charles Young</th>
<th>Date:</th>
<th>10-17-2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner's Printed Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner's Signature:</td>
<td></td>
</tr>
</tbody>
</table>
Application Fees

1. Submitted
Written Explanation of the Project

- The purpose of this special use permits is to provide a Concrete Batch Plant for concrete pavement projects in the area. There are 5 projects that are currently in the area that we are supplying concrete. Villalobos Concrete Inc who owns the concrete plant, has four projects with City and County of Denver, these projects will continue for another 36 months. The projects are Brighton Blvd Segment I and II, Federal reconstruction and Southwest airlines hanger at DIA. We also have a CDOT project on I 70 which we will provide concrete for another two years.

- Time frame for the use concrete batch plant is 30 to 36 Months
October 16, 2019

Adams County
Permitting Authority

To Whom it May Concern,

The Colorado Department of Transportation intends to lease land at the south east corner of US 85 and 104th at approximately 9190 E 104th Ave to Villalobos Concrete, Inc. We are comfortable with them remaining on site and continuing operations

Sincerely,

Charlie Young
Region 1 Property Manager
Colorado Department of Transportation
Site Plan

1. Attached
Traffic Impact Letter

- All Traffic entering the plant will enter from US 85 Northbound and leave on 104th Ave. We expect no impact to the roadway system for traffic on US 85 northbound north of 104th or any traffic east on 104th at US 85.
Proof of Ownership

And

Legal Description

1. Attached
WARRANTY DEED

THIS DEED dated April 13, 2013

Between Commerce Place, Inc a Colorado Corporation
of the County of Grand and State of Colorado, grantor, and
DEPARTMENT OF TRANSPORTATION STATE OF COLORADO
whose legal address is 4201 E. Arkansas Ave., Denver, CO 80222
of the City and County of Denver and State of Colorado, grantee.

WITNESS, that the grantor, for and in consideration of the sum of ($10,900,000.00) TEN MILLION NINE HUNDRED THOUSAND AND 00/100 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, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE ATTACHED EXHIBIT "A" DATED AUGUST 21, 2017 FOR:

Project Number: NHP 0823-103
Parcel Number: AP-1 & AP-2
Project Code: 21510

also known by street and number as: 9190 - 9280 E, 104th Avenue, Henderson, CO 80640
Mission's schedule or parcel numbers: 01721150004000, 17211500040000, 01721150004000, 172115005001, 01721150004000, 1721152000002, 1721152000003, 1721152000004, 1721150004000, 17211500040000

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, 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, his heirs and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid.

GRANTOR excepts from the property hereby conveyed and reserves to itself and its successors and assigns, the mineral estate including all coal, oil, gas and other hydrocarbons, and all city and other valuable minerals in and under said subject property. The GRANTOR hereby covenants and agrees that the GRANTEE shall forever have the right to take and use, without payment of further compensation to the GRANTOR, any and all sand, gravel, earth, rock, and other road building materials found in or upon said subject property and belonging to the GRANTOR; and The GRANTOR further covenants and agrees that no exploration for, or development of any of the products, as described above, and owned by the GRANTOR heretofore or hereafter the date set forth above and hereby excepted will ever be conducted on or from the surface of the premises described in the attached Exhibits, and that in the event any of such operations may hereafter be carried on beneath the surface of said premises, the GRANTOR shall perform no act which may impair the subsurface or lateral support of said premises. These covenants and agreements hereunder, shall inure to and be binding upon the GRANTOR and its heirs, personal and legal representatives, successors and assigns forever.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, subject to all matters of record and any matters that a survey of the property would disclose.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Commerce Place, Inc.
a Colorado Corporation

David W Hamner, President

Karen Hamner, Secretary

NFO 2013
STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 13th day of April, 2018, by Dave Hammer, President and Karen Hammer, Secretary for Commerce Place, Inc., a Colorado Corporation.

DONNA G HOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 1898404460
MY COMMISSION EXPIRES MARCH 12, 2020

Witness my hand and official seal.

No. 932A. Rev. 4-94. WARRANTY DEED (For Photographic Record) Page 2 of 2
EXHIBIT "A"

PROJECT NUMBER: US85_Hammer
PARCEL NUMBER: AP-1
PARCEL NUMBER: NHPP 0853-103
PROJECT CODE: 21510
DATE: August 21, 2017

A parcel of land No. AP-1 of the Department of Transportation, State of Colorado Project No. NHPP 0853-103 containing 849,240 sq. ft. (19.496 acres), more or less, in the NW ¼ of Section 15, Township 2 South, Range 67 West of the 6th Principal Meridian, in Adams County, Colorado, said parcel being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 15,
Thence coincident with the north line of the NW ¼ of said Section 15, S. 89°37'13" W., a distance of 1713.05 feet to a point;
Thence S. 00°22'45" E., a distance of 80.00 feet to a point on the south Right of Way line of 104th Ave. per Rule and Order at reception number 2017000039392, of the public records of Adams County Planning Dept., Adams County, Colorado, being the southerly line of parcels 5D1, 5D2, 5E, 5F and 5G described in said Rule and Order, said point also being the TRUE POINT OF BEGINNING;

1. Thence coincident with said southerly Right of Way line N. 89°37'13" E., a distance of 322.46 feet to a point on the westerly line of a 400 foot Union Pacific Railroad Right of Way;
2. Thence coincident with said westerly UPRR Right of Way line S. 30°42'21" W., a distance of 1,582.86 feet to a point on the northerly Right of Way line of I-76, CDOH project IN 003-1(3) (1956);
Thence coincident with said northerly Right of Way line for I-76 the following 2 courses;
3. S. 84°54'46" W., a distance of 287.00 feet;
4. Thence N. 60°10'04" W., a distance of 178.80 feet to a point on the west line of the NW ¼ of said Sec. 15;
5. Thence coincident with said west line of the NW ¼, N. 00°12'53" W., a distance of 483.75 feet to a point on the southeasterly Right of Way and Access Control Line for Hwy 85 described in Book 460, Page 409 of said County records;
6. Thence coincident with said southeasterly Right of Way line, N. 41°00'58" E., a distance of 863.77 feet to a point on the southerly Right of Way line for 104th Ave. of said Rule and Order described in reception number 2017000039392;
Thence coincident with said southerly Right of Way line the following 4 courses:
7. S. 48°59'02" E., a distance of 15.00 feet;
8. Thence N. 41°00'58" E., a distance of 156.32 feet;
9. Thence N. 89°37'13" E., a distance of 248.15 feet to a point on the east line of the parcel described in reception number 2016000053290 of said County records;
10. Thence coincident with said east parcel line, N. 00°22'45" W., a distance of 50.08 feet, to the TRUE POINT OF BEGINNING.

The above described parcel contains 849,240 sq. ft. (19.496 acres), more or less.

Basis of Bearings: All bearings are based on a the north line of the NW ¼ of Section 15, Township 2 South, Range 67 West of the 6th Principle Meridian with a bearing of S. 89°37'13" W., distance of 2644.44 feet, monumented by a 3 ¼" aluminum cap, stamped Colorado Dept. of Transportation, PLS 23516 at the NW corner and N ¼ Corner.

Authored by:
Kathryn Lyon
For and on behalf of
The Colorado Dept. of Transportation
2000 S. Holly St.
Denver, CO 80222
EXHIBIT "A"

PROJECT NUMBER: US55_Hammer
PARCEL NUMBER: AP-2
PARCEL NUMBER: NHPP 0853-103
PROJECT CODE: 21510
DATE: August 21, 2017

A parcel of land No. AP-2 of the Department of Transportation, State of Colorado Project No. NHPP 0853-103 containing 11,320 sq. ft. (0.260 acres), more or less, in the NW ¼ of Section 15, Township 2 South, Range 67 West of the 6th Principal Meridian, in Adams County, Colorado, said parcel being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 15;
Thence coincident with the north line of the NW ¼ of said Section 15, S. 89°37'13" W., a distance of 1713.05 feet to a point;
Thence S. 00°22'45" E., a distance of 80.00 feet to a point on the south Right of Way line of 104th Ave. per Rule and Order at reception number 2017000039392, of the public records of Adams County Planning Dept., Adams County, Colorado, being the southerly line of parcels 5D1, 5D2, 5E, 5F and 5G described in said Rule and Order, also being a point on the east line of the parcel described at Reception Number 2016000053290 of said County records, and the TRUE POINT OF BEGINNING;

Thence coincident with said parcel line the following 3 courses:
1. S. 00°22'45" E., a distance of 50.08 feet;
2. Thence S. 89°37'13" W., a distance of 248.11 feet a point on the southeasterly Right of Way and Access Control Line for Hwy 85 described in Book 460, Page 409 of said County records;
3. Thence coincident with said southeasterly Right of Way line N. 41°02'33" E., a distance of 66.79 feet to, to a point on said southerly Right of Way line of 104th Ave. ;
4. Thence coincident with said southerly Right of Way line, N. 89°37'13" E., a distance of 203.93 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 11,320 sq. ft. (0.260 acres), more or less.

Basis of Bearings: All bearings are based on the north line of the NW ¼ of Section 15, Township 2 South, Range 67 West of the 6th Principle Meridian with a bearing of S89°37'13"W, distance of 2644.44 feet monumented by a 3 ¼" aluminum cap, stumped Colorado Dept. of Transportation, PLS 23516 at the NW corner and N ¼ Corner.

Authored by:
Kathryn Lyon
For and on behalf of
The Colorado Dept. of Transportation
2000 S. Holly St.
Denver, CO 80222
Proof of Water

1. Attached water bill

2. Proof of Sewer. Port-a-potty are in use now and will continue during project
Account Number: 0419425.02
Service Address: 8121 QUEBEC ST
Service Period: 5-14-2019 to 6-13-2019
Billing Date: 6-13-2019
Due Date: 7-3-2019

Water Meter Reading: *Use measured in 1,000 gallon increments*

<table>
<thead>
<tr>
<th>Previous</th>
<th>Current</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>Reading</td>
<td>Date</td>
</tr>
<tr>
<td>Domestic</td>
<td>1,172</td>
<td>6-3-2019</td>
</tr>
</tbody>
</table>

Current Water and Sewer Charges

Water-Commercial Service Fee
- Multi Unit Water 5/8" $191.86

Sewer-Commercial
- Multi Unit Sewer 5/8" $261.00

Current Bill Summary

Previous Bill Amount: $389.86
Payments Received: $389.86
Current Water & Sewer Charges: $452.86
TOTAL AMOUNT DUE $452.86
Amount Automatically withdrawn on 7-3-2019

Special Message

The District's Annual Water Quality Report is now available on our website http://www.sacwsd.org

Payment Coupon

Account Number: 0419425.02
Service Address: 8121 QUEBEC ST
Service Period: 5-14-2019 to 6-13-2019
Billing Date: 6-13-2019
Due Date: 7-3-2019

VILLALOBOS PROPERTIES
STE 100 2ND FL
5472 LINCOLN ST
DENVER CO 80216-1744

04194250200000452862

Amount Due
TOTAL AMOUNT DUE BY 7-3-2019 $452.86

Amount Enclosed

Please return this portion along with your payment. Please make check payable to:

South Adams County
Water & Sanitation District
PO Box 711863
Denver, CO 80271-1863
Proof of Utilities (Gas, Electric)

1. No gas of electric used. We have a portable generator.
Certificate of Taxes Paid

1. Property is owned by CDOT, CDOT is Tax exempt.
PLN01:

Parcels considered for this us are:

1. 0172115200002
2. 0172115004003
3. 0172115004004
4. 0172115004005
5. 0172115004006

PLN02:

Site plan Attached

- Lot lines
- Lot lines dimensions?
- Proposed and/or existing driveways and vehicular area.
- Areas where gravel, asphalt, or ground cover will be laid/with dimensions
- Footprints and dimensions of all structures (Batch plant 12X100) (Trailer 10X20)
- Landscaping (dirt and weeds)
- No fencing except silt fence

PLN03: Coarse aggregates and sand Coarse agg stockpiled and sand 20’ high. Washout area will have concrete slobbers and will be cleaned out and deposed of once a week or if need more often.

PLN04: All sites are in various locations Site 1: South west corner of 104 ave and US 85.

PLN05: Will attend meeting.