



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

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.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

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: _____

Legal Description: _____

Parcel #(s): _____

(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;

or

_____ 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: _____ Applicant: _____

By: _____

Print Name: _____

Address: _____

STATE OF COLORADO)

)

COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____

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.

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

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

Concerning the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

_____ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

_____ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: _____ Applicant: _____

After Recording Return To:

By: _____
Print Name: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this ____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
Notary Public

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 within thirty days after the initial public hearing on all applicable land use applications.

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

I, _____ (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address:

Legal Description: _____

Parcel # (s): _____

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a "_____" area as recorded in Reception # _____ on _____.

Date: _____ Applicant: _____
By: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this ____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
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.



6911 Broadway
Denver, CO 80221
Tel: (303) 702-1617
Fax: (303) 702-1488
TOLL FREE (800) 824-2550
www.powersurveying.com

July 12, 2021

Adams County

Community & Economic Development Department
4430 S. Adams County Parkway
Suite W2000
Brighton, CO 80601-8204
(720) 523-6800

RE: Request for Minor Subdivision plat submittal – Alternative Auto Solutions Subdivision (811 W. 56th Ave.)

Dear sir or madam:

Please regard this letter as evidence of the current property owners' intent to create 1 newly platted lot.

I am the surveyor of record for this platting process.

Please feel free to contact me with any questions or comments that you may have.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Frank M. Zwolinski". The signature is written in a cursive, flowing style.

Frank M. Zwolinski, P.L.S.
Surveying Manager
(303) 702-1617

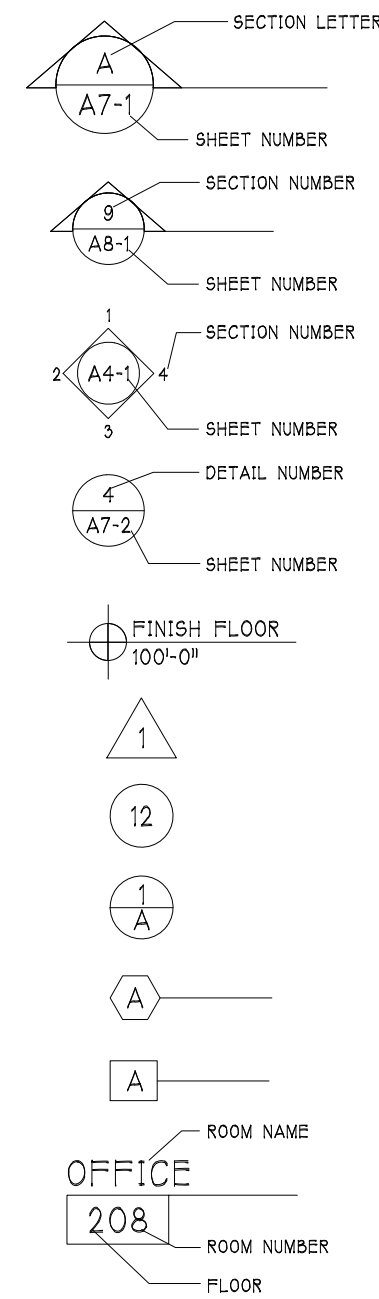


ALTERNATIVE AUTO SOLUTIONS

811 - 821 WEST 56TH AVENUE DENVER, COLORADO 80216

SYMBOLS

DRAWING SYMBOLS:



BLDG. SECTION REFERENCE

WALL SECTION REFERENCE

INTERIOR ELEVATION REFERENCE

DETAIL REFERENCE

ELEVATION SYMBOL

REVISION SYMBOL

KEYNOTE SYMBOL

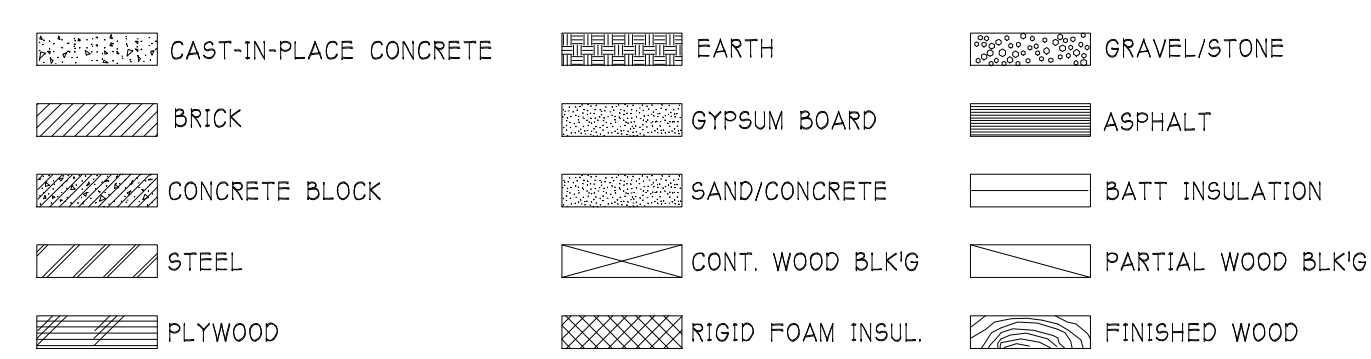
DOOR TYPE HARDWARE TYPE

WINDOW TYPE INDICATOR

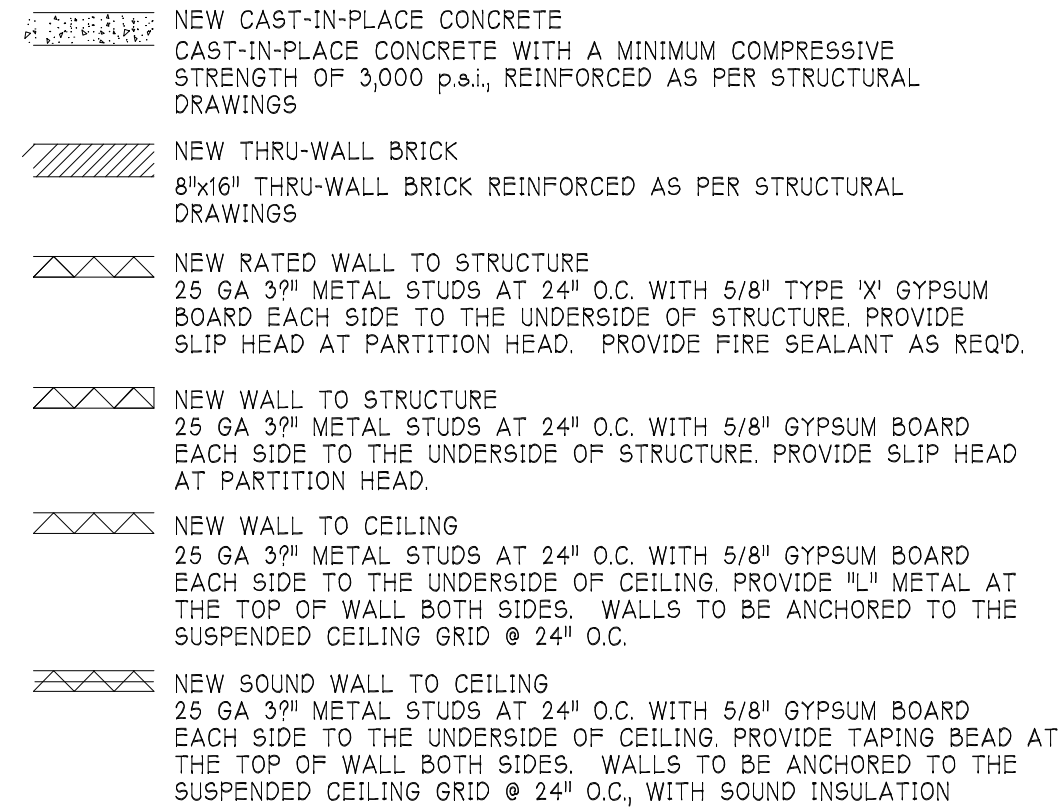
WALL TYPE INDICATOR

ROOM REFERENCE

BUILDING MATERIALS:



WALL TYPES:



NOTE: NOT ALL WALL TYPES MAY BE USED

GENERAL NOTES

- WE CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND INFORMATION AND IN ACCORDANCE WITH ACCEPTED PROFESSIONAL STANDARDS, WE HAVE COMPLIED WITH APPLICABLE PORTIONS OF ANSII A171.1 2003 EDITION PERTAINING TO BUILDING ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED (AR834-401 THROUGH 34-41), I.B.C. CHAPTER STANDARDS AND AMERICANS WITH DISABILITIES ACT (ADA) TITLE III ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES.
- ALL DIMENSIONS ARE TO THE FACE OF FINISHED WALLS AND TO THE FACE OF MASONRY WALLS AS SHOWN, UNLESS NOTED OTHERWISE.
- INSTALL SEALANT AT EXTERIOR SIDE OF ALL JOINTS, SEAMS, CONNECTIONS OR OPENINGS AS WELL AS SIDEWALKS ABUTTING TO BUILDING, WHICH WOULD ALLOW WATER OR AIR INFILTRATION EXCEPT AS NOTED OTHERWISE. SEALANT COLOR TO MATCH ADJACENT SURFACE. COLOR REQUIRES ARCHITECTS APPROVAL.
- DOOR OPENINGS IN FRAME CONSTRUCTION WHICH ARE NOT DIMENSIONED ARE EITHER CENTERED IN THE WALL OR LOCATED 6" FROM THE FACE OF STUD TO THE FINISHED JAMB.
- ALL SPECIAL HANDICAP FACILITIES SHALL BE IDENTIFIED WITH APPROVED SIGNAGE.
- THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING A WEATHER TIGHT BUILDING -- DETAILS AND OMISSIONS TO DRAWINGS NOTWITHSTANDING ALL DRAWING CONFLICTS WHICH MAY NOT ALLOW THIS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND PLANS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- ALL FLOORS WITH DRAINS ARE SLOPED MINIMUM 1/8" PER FOOT TO DRAIN UNLESS NOTED OTHERWISE.
- LOCATION OF EXISTING UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE CONTRACTOR SHALL HAVE THE RESPONSIBILITY OF VERIFYING IN THE FIELD BEFORE CONSTRUCTION STARTS, AND COORDINATING ALL NEW UTILITY LOCATIONS, CONNECTIONS, AND PENETRATIONS.
- ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE OR THE USE OF A KEY.
- PROVIDE FULL 2x6 WOOD BLOCKING AS REQUIRED TO SECURELY ANCHOR ALL WALL MOUNTED EQUIPMENT (E.G. CABINETS, TOILET ROOM ACCESSORIES, HARDWARE, ETC) BLOCKING SHALL PROVIDE A RIGID CONNECTION CAPABLE OF SUPPORTING LOADS AS DETERMINED BY MANUFACTURER PROVIDE SOLID 2x6 WOOD BLOCKING SECURED TO 2 MAIN WALL STUDS TO SECURELY SUPPORT ALL WALL STOPS DOOR BUMPER).
- THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE WITH ALL TRADES SIZES AND LOCATIONS OF ALL OPENINGS MECHANICAL AND ELECTRICAL EQUIPMENT PADS ON BASES, AS WELL AS POWER, WATER, AND DRAIN INSTALLATIONS, BEFORE PROCEEDING WITH WORK. ANY CONCERNS OR STRUCTURAL CONFLICTS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. A REASONABLE RESPONSE TIME SHALL BE ALLOWED.
- ALL FLOOR OR WALL OPENINGS REQUIRED FOR PIPES, DUCTS, CONDUITS, ETC. SHALL BE SEALED IN AN APPROVED MANNER.
- ROOMS ENCLOSED WITH 1-HOUR RATED WALLS REQUIRE RATED DOORS & WINDOWS ANY DUCTS PASSING THROUGH WALLS REQUIRE FIRE DAMPERS. ANY CONDUIT OR PIPING REQUIRES RATED SEALANT.
- STRUCTURAL NOTES GOVERN TYPICAL CONDITIONS WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED.
- CONTROL JOINTS SHALL BE PROVIDED IN CONCRETE FLOOR SLABS AND MASONRY WALLS WHETHER OR NOT SPECIFICALLY REFERENCED ON PLANS. THE MAXIMUM AREA PERMITTED BETWEEN JOINTS SHALL BE 400 SQUARE FEET FOR REINFORCED CONCRETE SLABS, 250 SQUARE FEET FOR NON-REINFORCED SLABS AND 400 SQUARE FEET FOR MASONRY UNLESS SHOWN OTHERWISE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ELECTRICAL RECEPTACLES OR SWITCHES TO AVOID CASEWORK, DOORS, ETC.
- PROVIDE FIRE EXTINGUISHERS IN TYPE, SIZE, QUANTITY AND LOCATIONS AS REQUIRED BY THE BUILDING AND FIRE DEPARTMENTS.
- PROVIDE ADDRESS ON BUILDING IN 6" VINYL WHITE LETTERS AS DIRECTED BY ARCHITECT AND/OR OWNER.
- IN CASE OF ANY DISCREPANCIES FOUND ON THE DRAWING, CONTACT THE ARCHITECT IMMEDIATELY.

PLUMBING FIXTURE COUNT:
1 PER 300 OCCUPANT LOAD FACTOR
BUILDING 1, 1706 S.F., [S1 - QUONSET HUT STORAGE]
BUILDING 2, 1824 S.F., [F2 - GRANITE CUTTING SHOP]
BUILDING 3, 550 S.F., [S1 - AUTO MAINTENANCE]
TOTAL BUILDING AREA = 4,080 S.F. / 300 = 13.6 OCCUPANTS

FIXTURE	REQUIRED	PROVIDED
UNISEX TOILET	1/100 = 1	1
UNISEX LAV	1/100 = 1	1
SERVICE SINK	1	1
DRINKING FOUNTAIN	0	0

NOTES:
THERE IS ONE RESTROOM IN BUILDING 2 GRANITE CUTTING SERVICE. SEPARATE TOILET NOT REQUIRED FOR LESS THAN 151 OCCUPANTS, [CHAPTER 28, SECTION 2802.2]
DRINKING FOUNTAIN NOT REQUIRED FOR LESS THAN 15 OCCUPANTS, [CHAPTER 29, SECTION 2902.6]

PROJECT DATA

LEGAL DESCRIPTION

BEG 39/98 FT W OF SE COR SEC 9 TH W 221/36 FT TH ALG ARC OF CURVE TO THE NW SD CURVE HAV A RAD OF 4961/5 FT AND BEING THE ELY ROW LN OF C & S AND C B & Q RR 568/63 FT TH N 320 45M E 148/14 FT TH S 250 55M E 703/6 FT TH S 36 FT TO TRUE POB 2/56A - SECT, TWP, R, G-3-68
PARCEL NUMBER: 0182509400036

OCCUPANCY CLASS

USE: TYPE F1 - AUTOMOTIVE ASSEMBLY, DISASSEMBLY, FABRICATING, REPAIR

TYPE OF CONSTRUCTION

TYPE VB - NON-FIRE SPRINKLERED

ZONING

INDUSTRIAL-3 DISTRICT (I-3)

PARKING REQUIREMENTS:

SERVICE WITH IN-FREQUENT VISITS = (1) SPACE PER 600 S.F. FLOOR AREA
1,875 S.F. FLOOR AREA REQUIRES (4) SPACES, (12) PROVIDED

CODE INFORMATION

APPLICABLE CODES

- 2018 INTERNATIONAL BUILDING CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE
- ICC/ANSI A171.1-2003 ACCESSIBILITY STANDARDS

INDEX OF DRAWINGS

- ARCHITECTURAL
- A0.0 TITLE / COVER SHEET
- A0.1 ACCESSIBILITY STANDARDS
- A1.0 SITE PLAN
- A1.1 LANDSCAPE PLAN
- A2.1a BUILDING ONE FLOOR PLANS
- A2.1b BUILDING ONE ELEVATIONS
- A2.2a BUILDING TWO FLOOR PLANS
- A2.2b BUILDING TWO ELEVATIONS
- A2.3 BUILDING THREE FLOOR PLANS / ELEVATIONS

PROJECT TEAM

CLIENT / TENANT:	ALTERNATIVE AUTO SOLUTIONS 811 - 821 WEST 56TH AVENUE DENVER, CO. 80216 ROGELIO BOLIVAR, [720] 278-6870, rogeliobolivar@gmail.com
LANDLORD / BUILDING OWNER:	ALTERNATIVE AUTO SOLUTIONS 811 - 821 WEST 56TH AVENUE DENVER, CO. 80216 ROGELIO BOLIVAR, [720] 278-6870, rogeliobolivar@gmail.com
ARCHITECT:	PALMER ARCHITECTURE, L.L.C. 3811 SOUTH GRANT STREET, ENGLEWOOD, CO 80113 GLEN M. PALMER, [720] 938-3328, gpalmer@comcast.net
MECHANICAL / PLUMBING:	N/A
ELECTRICAL:	N/A
CONTRACTOR:	N/A

ALTERNATIVE AUTO SOLUTIONS

821 WEST 56TH AVENUE DENVER, CO. 80216

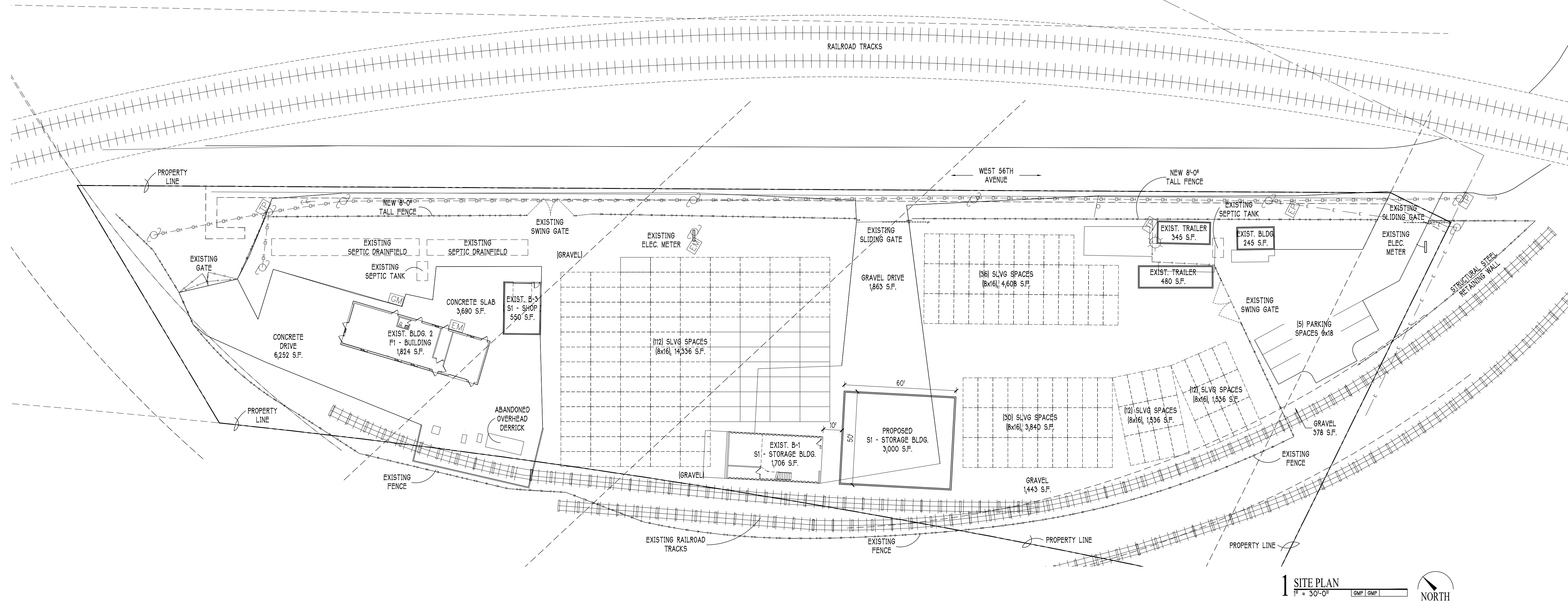
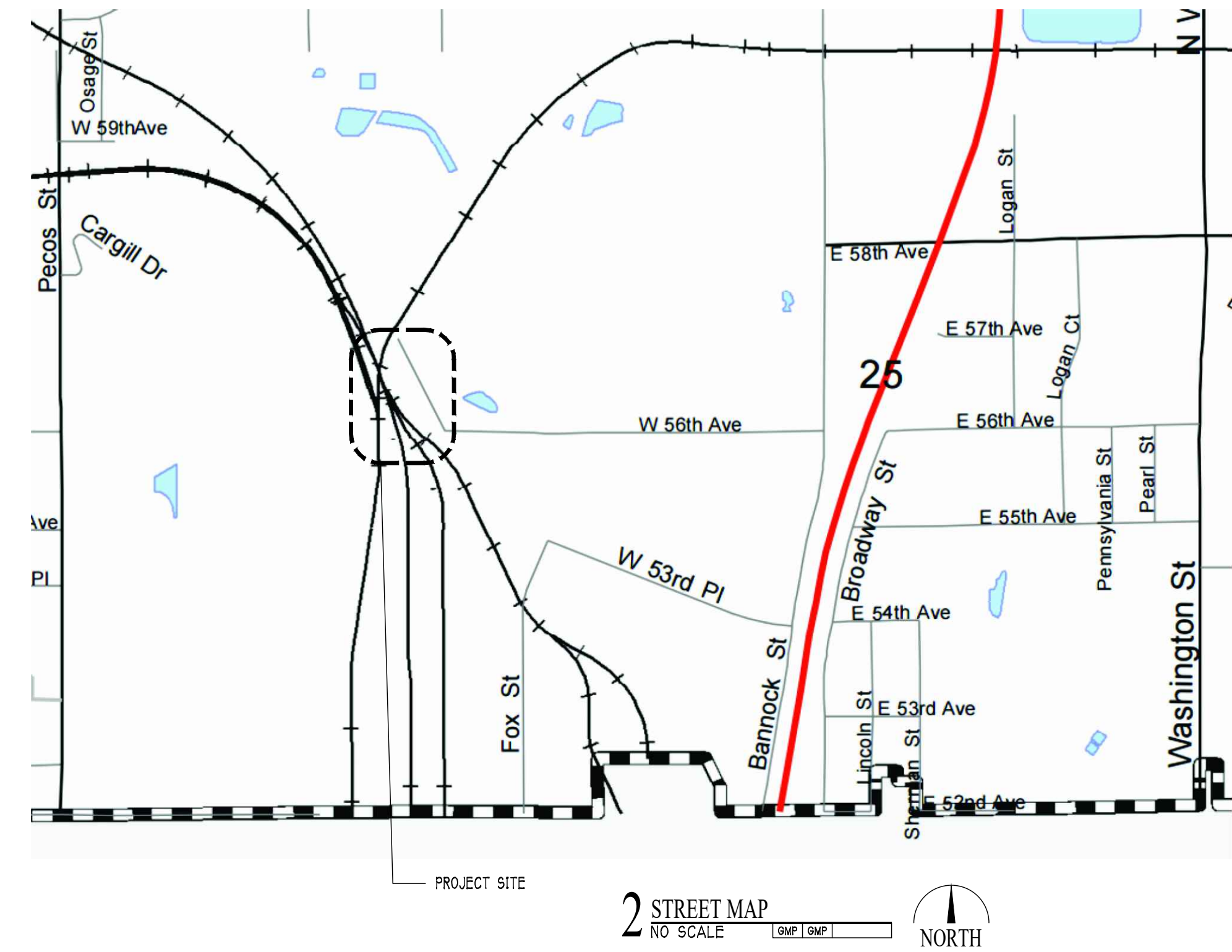
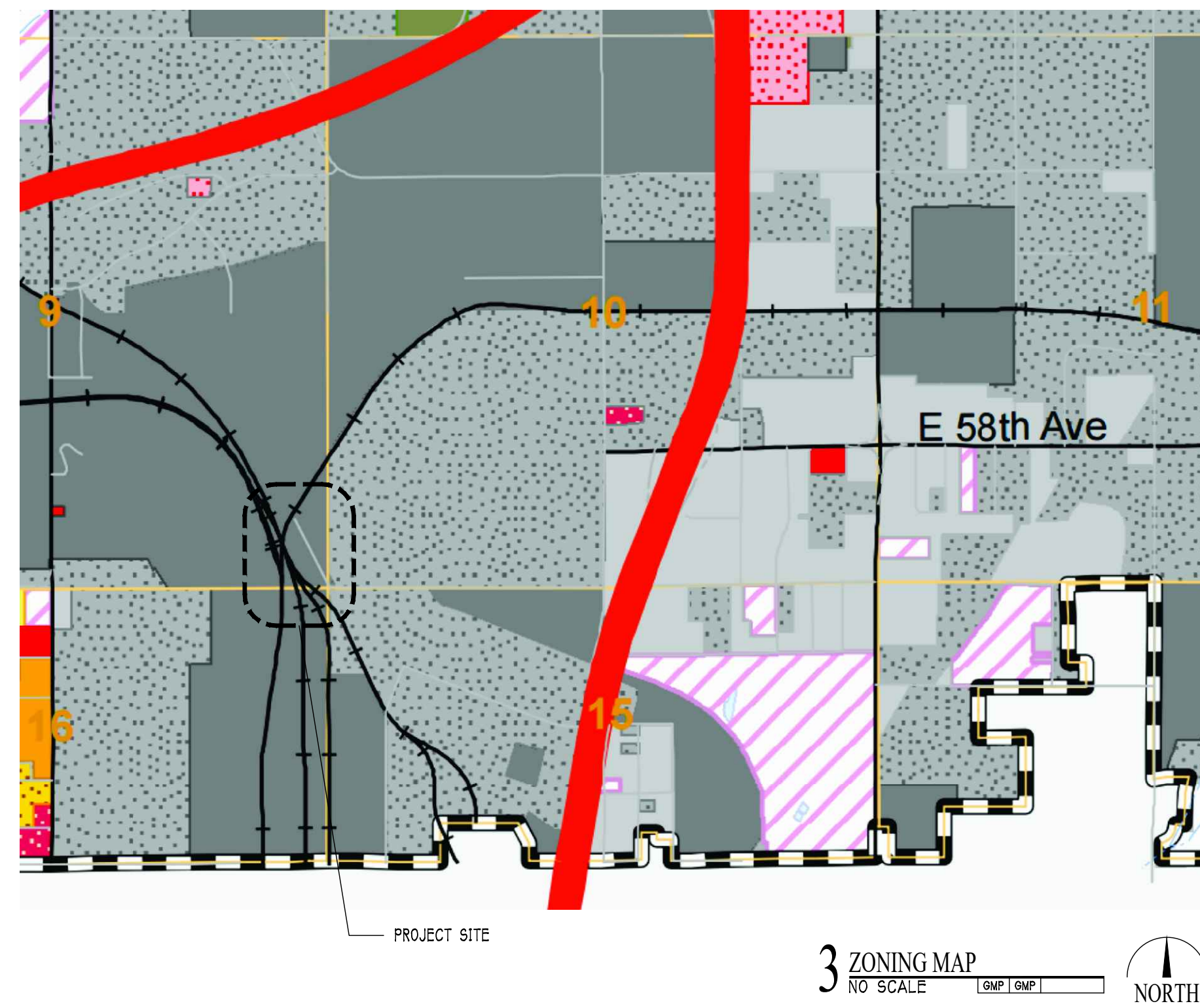
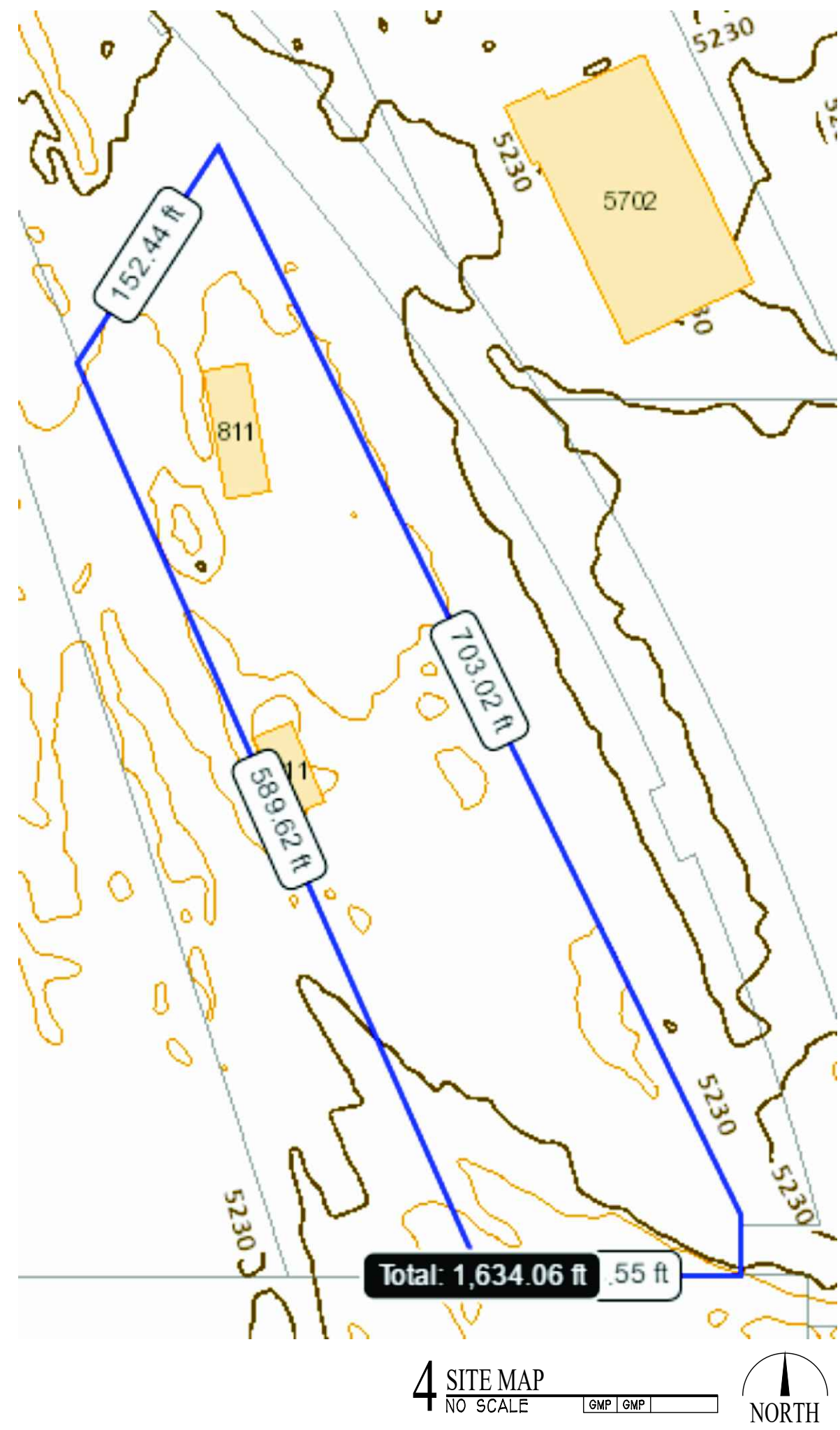
ISSUE DATE	04.27.2021
REVISED	---
REVISED	---
REVISED	---

TITLE SHEET
A0.0

TITLE OF THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION IN WHOLE OR PART IS PROHIBITED.



CONCEPTUAL REVIEW



PALMER ARCHITECTURE, L.L.C.
3811 SOUTH GRANT STREET
ENGLEWOOD, CO. 80113
(720) 938-3329

ALTERNATIVE AUTO SOLUTIONS
821 WEST 56TH AVENUE DENVER, CO. 80216

ISSUE DATE	05.30.2021
REVISED	
REVISED	
REVISED	
SITE PLAN	
A1.0	

PRELIMINARY TITLE TO THE PLANS REMAIN WITH GLEN M. PALMER, A/LA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

GENERAL LANDSCAPE NOTES

- PROPOSED TREES IN THE ROW SHALL BE PRE-APPROVED BY THE CITY FORESTERS OFFICE AND SHALL BE A MINIMUM OF 20' FROM PROPERTY CORNERS AT INTERSECTIONS, 29' FROM STREET LIGHTS, 20' FROM CURB RAMP, AND 10' FROM EDGE OF DRIVEWAYS.
- ALL PROPOSED LANDSCAPING IN THE ROW SHALL BE PER THE STREET-SCAPE DESIGN MANUAL.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z601 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
- IRRIGATION: ALL NEW IRRIGATION SYSTEMS SHALL BE COMMERCIAL GRADE AND SHALL INCLUDE POP-UP SPRAY HEADS IN TURF AREAS AND DRIP TYPE WITHIN ALL SHRUB BED AREAS.
- INSPECTION: THE LANDOWNER SHALL REQUEST AN INSPECTION BY PLANNING AND ZONING UPON INSTALLATION OF ALL LANDSCAPE IMPROVEMENTS PER THE CODE.
- THERE ARE EXISTING TREES LOCATED ON THIS SITE ALONG THE SOUTH PROPERTY LINE.
- MAINTENANCE: ALL LANDSCAPING SHOWN ON THIS PLAN, INCLUDING IRRIGATION SYSTEMS, FENCES, WALLS, SIDEWALKS, AND OTHER LANDSCAPE STRUCTURES ARE THE RESPONSIBILITY OF THE LANDOWNER. ALL LANDSCAPE AREAS INCLUDING ROW AREAS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER PER THE CODE. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS AND TRASH FROM PLANTED AREAS AND APPROPRIATE PRUNING OF PLANT MATERIALS.

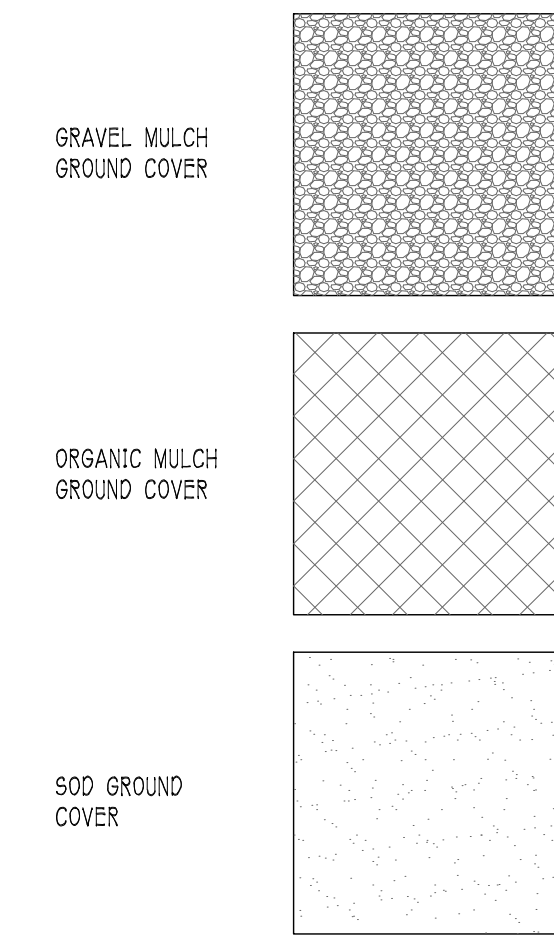
LANDSCAPE CONSTRUCTION NOTES

- ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER CITY WATER REQUIREMENTS. ORGANIC MATERIAL MUST BE FROM THE APPROVED LIST OF MATERIALS/VENDORS BY CITY WATER. CONTRACTOR SHALL PROVIDE OWNER AND CITY WATER DELIVERY TICKETS FOR MATERIALS AND ALLOW CITY WATER TIME TO INSPECT THE SOIL AMENDMENTS PRIOR TO PROCEEDING WITH WORK.
- SITE SHALL BE GRADED ALONG ALL SIDEWALKS AND EDGING TO ENCOURAGE POSITIVE DRAINAGE. GRADING AND DRAINAGE SHALL BE PER ENGINEERING DRAWINGS AND DETAILS.
- ALL TREE RINGS WITHIN TURF AREAS TO RECEIVE A 4" DIAMETER X 3" DEPTH SHREDDED NATURAL CEDAR FIBER MULCH OVER WEED CONTROL FABRIC. STEEL EDGER IS TO BE USED IN THESE AREAS.
- ALL SHRUB BEDS TO RECEIVE 3" DEPTH, 2" - 4" ROUND RIVER ROCK OVER FILTER FABRIC OR AS SPECIFIED.
- TURF SPECIES: POA - PRA 90X & 10X TALL PESCUE 900.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL LANDSCAPING FROM REASONABLE HARM UNTIL FINAL APPROVAL. FAILURE TO DO SO WILL HOLD THE LANDSCAPING CONTRACTOR LIABLE FOR IMPROVEMENTS.
- ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER.
- CONTRACTOR SHALL OBTAIN ANY PERMITS NECESSARY TO COMPLETE THE WORK.

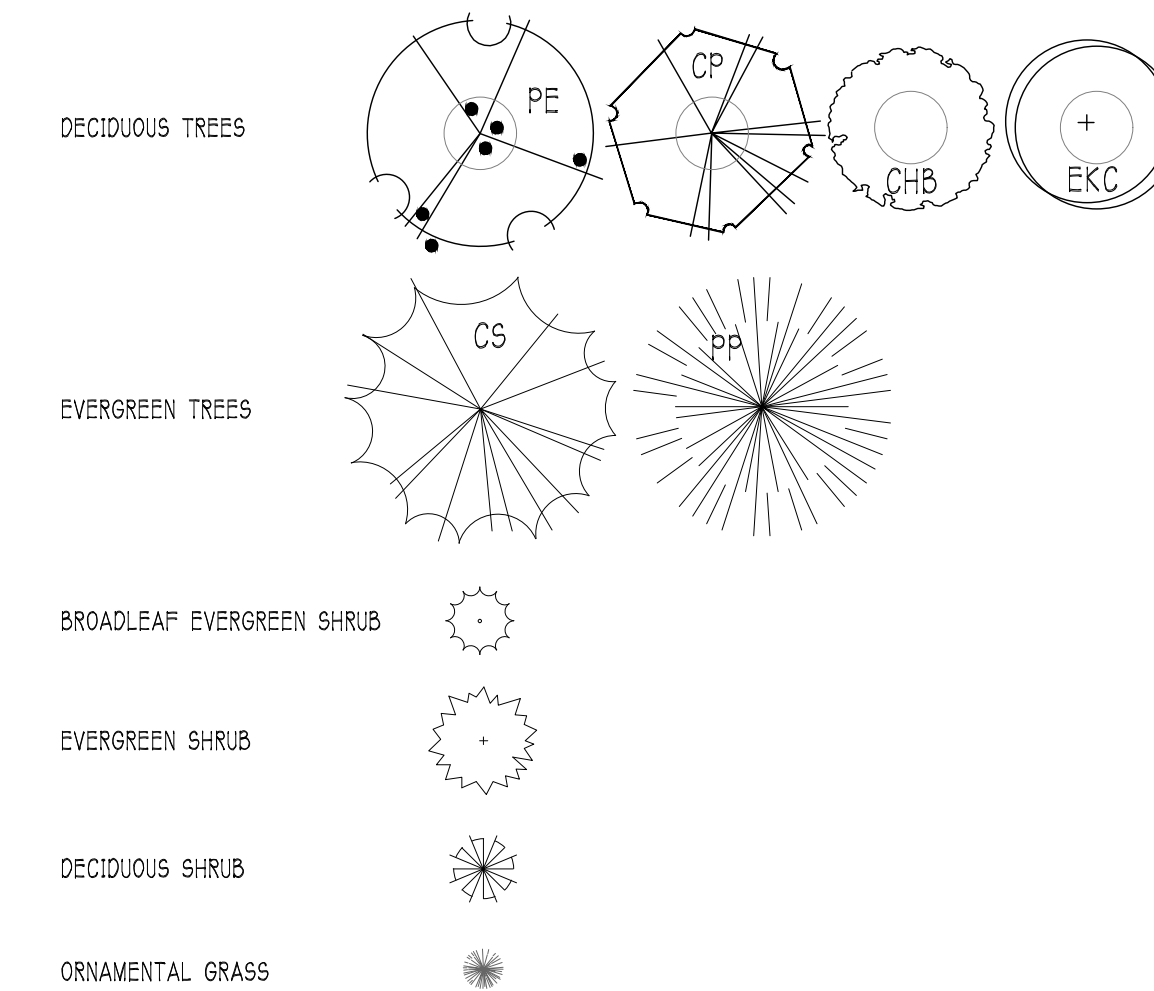
LANDSCAPE SPECIFICATIONS

ALTERNATIVE AUTO SOLUTIONS - 821 WEST 56TH AVE. - LANDSCAPE MATERIALS KEY						
	Symbol	Botanical Name	Common Name	Size	Quantity	
Deciduous Trees	PE	Ulmus wilsoniana 'Prospector'	Prospector Elm	2.5" cal	7	
	CP	Pyrus calleryana	Chanticleer Pear	2.5" cal	2	
	CHB	Celtis occidentalis	Common Hackberry	2.5" cal	5	
	EKC	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	2.5" cal	5	
	EX				8 ft.	7
Existing Deciduous Trees	EX					
Existing Evergreen Trees	EX				8 ft.	1
Broadleaf Evergreen Shrubs	CCB	C. dammeri 'Coral Beauty'	Cotoneaster, Coral Beauty	5 gal	15	
Evergreen Shrubs	LRH	Ilex X Mondo	Holly Little Rascal	5 gal	9	
Deciduous Shrub	BMS	Caryopteris cla "Dark Knight"	Blue Mist Spirea	5 gal	5	
Existing Evergreen Shrubs	EX					8
						Total 64.00

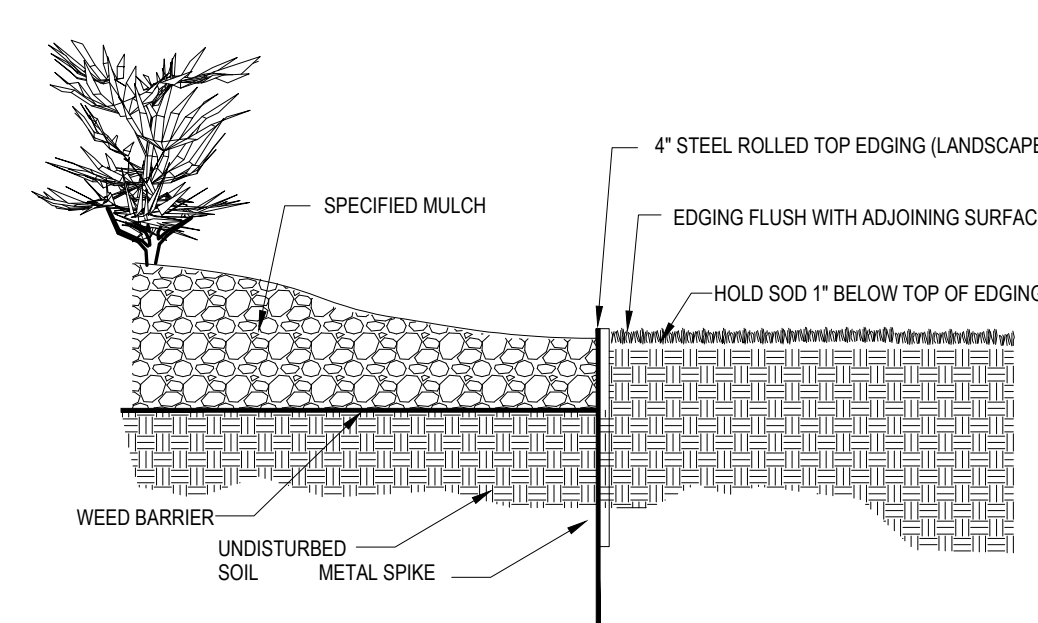
GROUND COVER PATTERNS



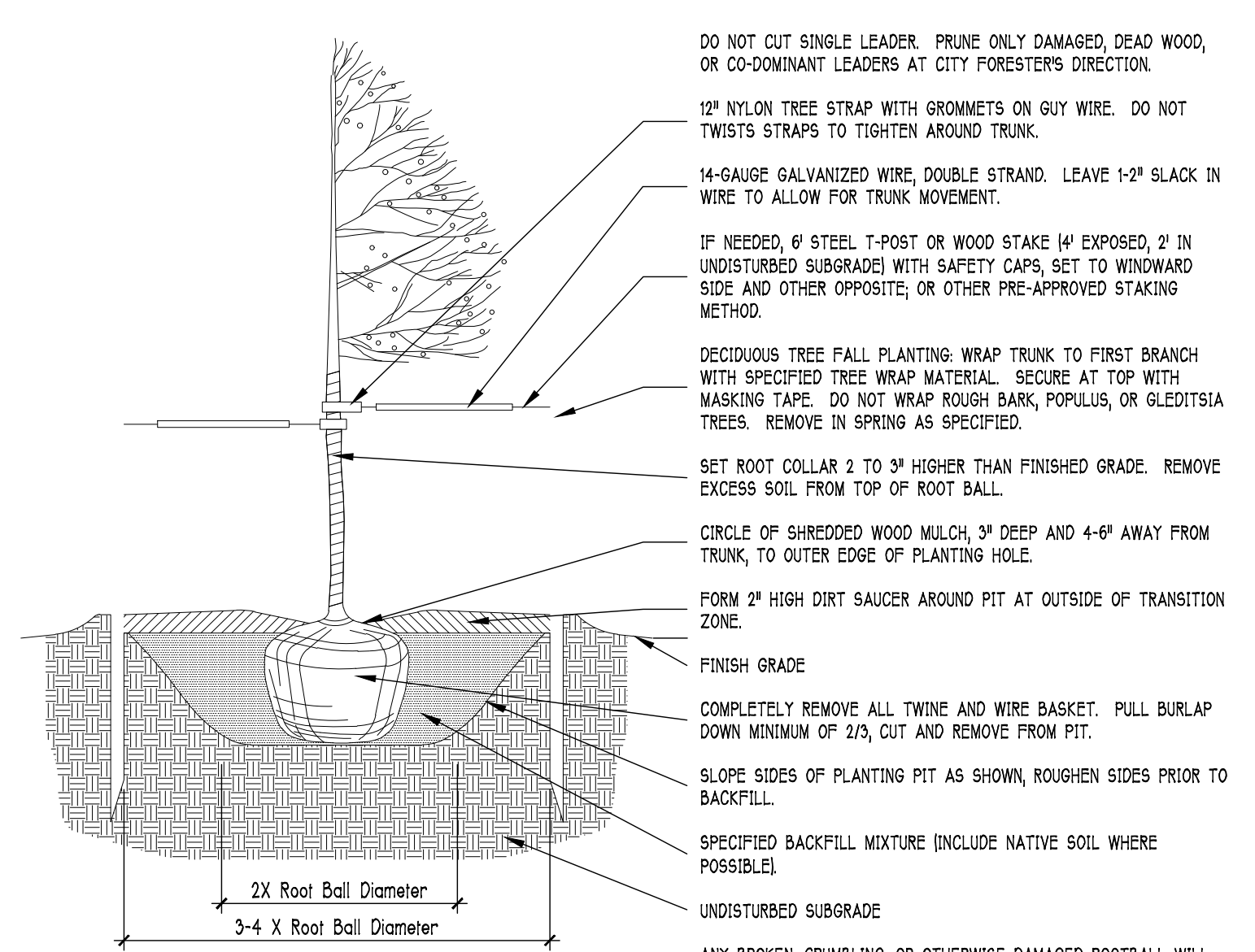
PLANTING LEGEND



PLANTING DETAILS



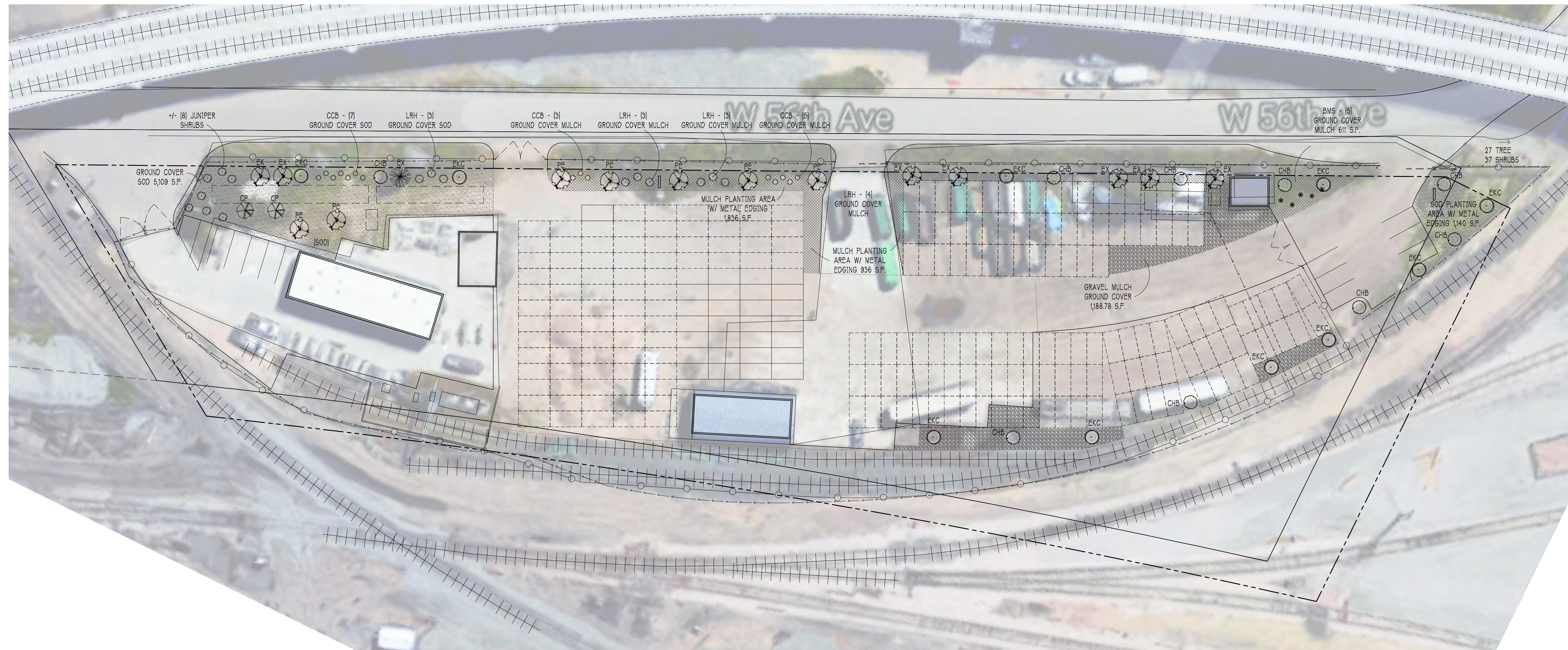
PLANTING DETAILS



- TREES PLANTED IN THE PUBLIC RIGHT OF WAY (PRW) ARE SUBJECT TO THE FOLLOWING RESTRICTIONS:
- A PERMIT IS REQUIRED TO PLANT IN THE PRW; PERMITS ARE FREE FROM THE CITY FORESTERS OFFICE.
 - ONLY TREES FROM DENVER FORESTRY'S APPROVED STREET TREE LIST OR TREES APPROVED BY THE CITY FORESTERS OFFICE SHALL BE PLANTED IN THE PRW.
 - FOR A LIST OF PROHIBITED OR SUSPENDED PRW TREES, SEE DENVER FORESTRY WEBSITE OR CALL THE FORESTRY OFFICE.
 - IF OVERHEAD UTILITY WIRES EXIST IN THE PRW, ONLY ORNAMENTAL OR TREES MATURING AT 20 (TWENTY) FEET MAXIMUM HEIGHT SHALL BE PLANTED.
 - TREES SHALL BE CENTERED IN TREE LAWNS AND/OR PLANTING AREAS.
 - TREES SHALL NOT BE PLANTED IN TREE LAWNS LESS THAN FIVE FEET WIDE.
 - WHERE SIDEWALKS ARE NOT PRESENT, TREES SHALL BE LOCATED AS DESIGNATED BY DENVER FORESTRY.
 - PLANTING IN CORNER TRIANGLE FORMED BY THE FIRST 30 (THIRTY) FEET ALONG THE PRW LINE IN EACH DIRECTION FROM THE CORNER IS NOT PERMITTED.
 - PLANTING WITHIN 10 (TEN) FEET OF ALLEYS, DRIVEWAYS, OR FIRE HYDRANTS IS NOT PERMITTED.
 - PLANTING WITHIN 20 (TWENTY) FEET OF STOP SIGNS OR STREET LIGHTS IS NOT PERMITTED.
 - PLANTING WITHIN FIVE FEET OF WATER METERS OR PITS IS NOT PERMITTED.
 - LARGE SHADE TREES SHALL BE SPACED 35 (THIRTY-FIVE) FEET O.C. AND ORNAMENTAL TREES 25 (TWENTY-FIVE) FEET O.C. OR AS DESIGNATED BY FORESTRY.
 - TREES SHALL BE PRUNED TO MAINTAIN A CLEARANCE OF 13'-6" OVER STREETS AND ALLEYS AND EIGHT FEET OVER REMAINING PORTIONS OF PRW, INCLUDING SIDEWALK.
- PRIOR TO DIGGING, THE UTILITY NOTIFICATION CENTER OF COLORADO SHALL BE CONTACTED AT 811 TO LOCATE UNDERGROUND UTILITIES.

SITE DATA:

SITE OVERALL AREA	= 111,513.60 S.F. or 2.56 ACRES
SOD AREA	= 6,250 S.F. (PERVIOUS)
ORGANIC MULCH	= 3,385 S.F. (PERVIOUS)
GRAVEL MULCH	= 3,010 S.F. (PERVIOUS)
BUILDINGS	= 3,374 S.F. (IMPERVIOUS)
CONCRETE PARKING / DRIVE	= 29,623 S.F. (IMPERVIOUS)
GRAVEL PARKING / DRIVE	= 10,854 S.F. (PERVIOUS)
SALVAGE CAR PARKING	= 23,168 S.F. (PERVIOUS)
LOOSE GRAVEL	= 32,149 S.F. (PERVIOUS)
TOTAL LANDSCAPED AREA	= 12,643 S.F. (11.40%)
TOTAL PERVIOUS AREA	= 65,873.6 S.F. (59.00%)
TOTAL IMPERVIOUS AREA	= 32,997 S.F. (29.60%)



PALMER ARCHITECTURE, L.L.C.
 3811 SOUTH GRANT STREET
 ENGLEWOOD, CO. 80113
 (720) 938-3329

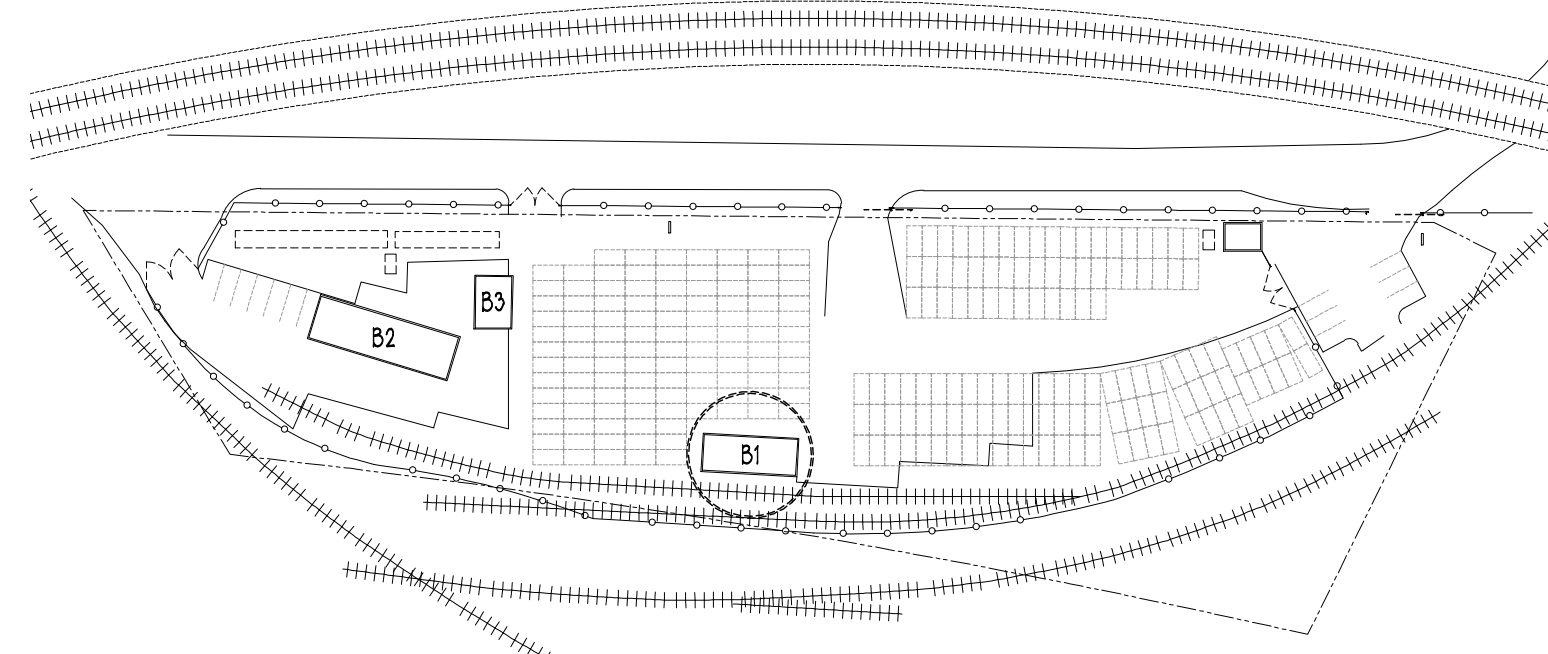


ALTERNATIVE AUTO SOLUTIONS
 821 WEST 56TH AVENUE DENVER, CO. 80216

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LANDSCAPE PLAN
A1.1

TITLE TO THE PLANS REMAIN WITH GLEN M. PALMER, A.L.A. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION IN WHOLE OR PART IS PROHIBITED.



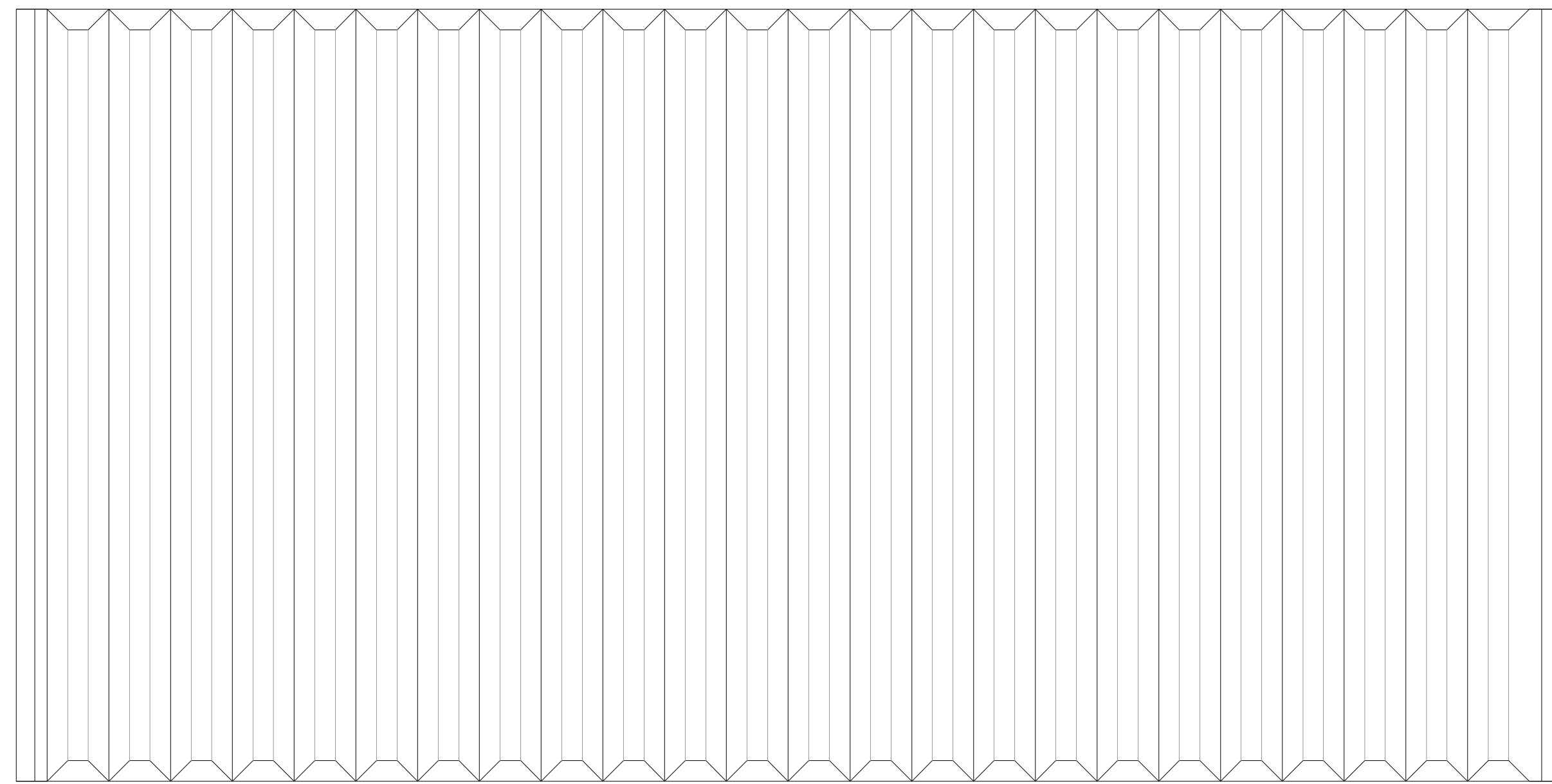
KEY PLAN
BUILDING ONE
1" = 100'-0"
NORTH

CODE DATA: BUILDING ONE

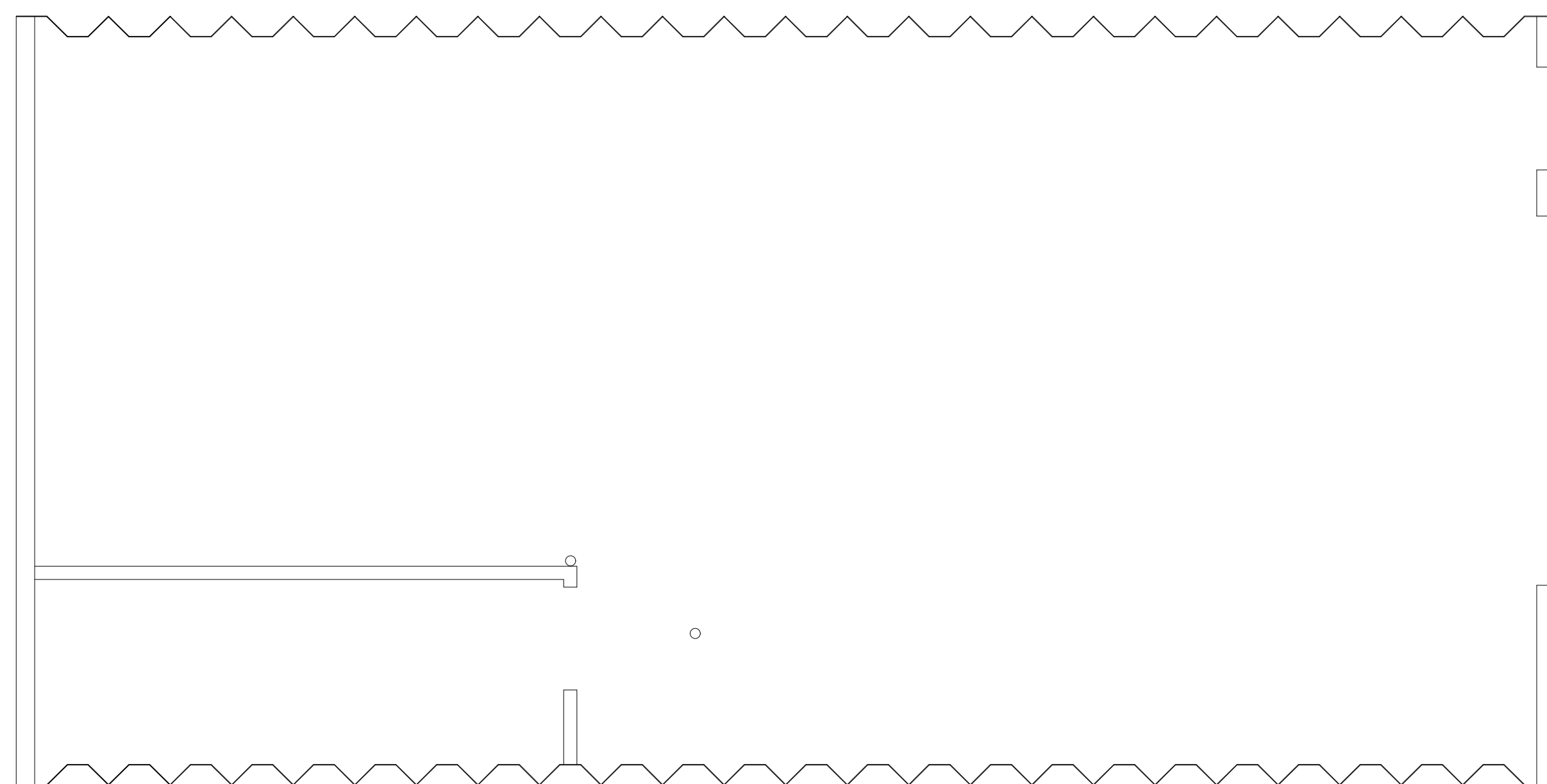
QUONSET HUT STORAGE BUILDING
 OCCUPANCY CLASSIFICATION: S-1 STORAGE
 TYPE OF CONSTRUCTION: IIB, NON-COMBUSTIBLE
 TABULAR ALLOWABLE HEIGHT = 55 FT., ACTUAL HEIGHT = 16'-7"
 TABULAR ALLOWABLE STORIES = 2 STORIES, 1 STORY PLUS MEZZANINE
 TABULAR ALLOWABLE AREA = 17,500 S.F., ACTUAL AREA = 1,250 S.F. + 456 S.F. = 1,706 S.F.
 SEPARATION IS ON (4) SIDES
 TOTAL AREA = 1,706 S.F. OCCUPANT LOAD = 1706 / 300 = 5.7 OCCUPANTS
 NO FIRE SPRINKLER, NO PLUMBING FIXTURES

GENERAL PLAN NOTES:

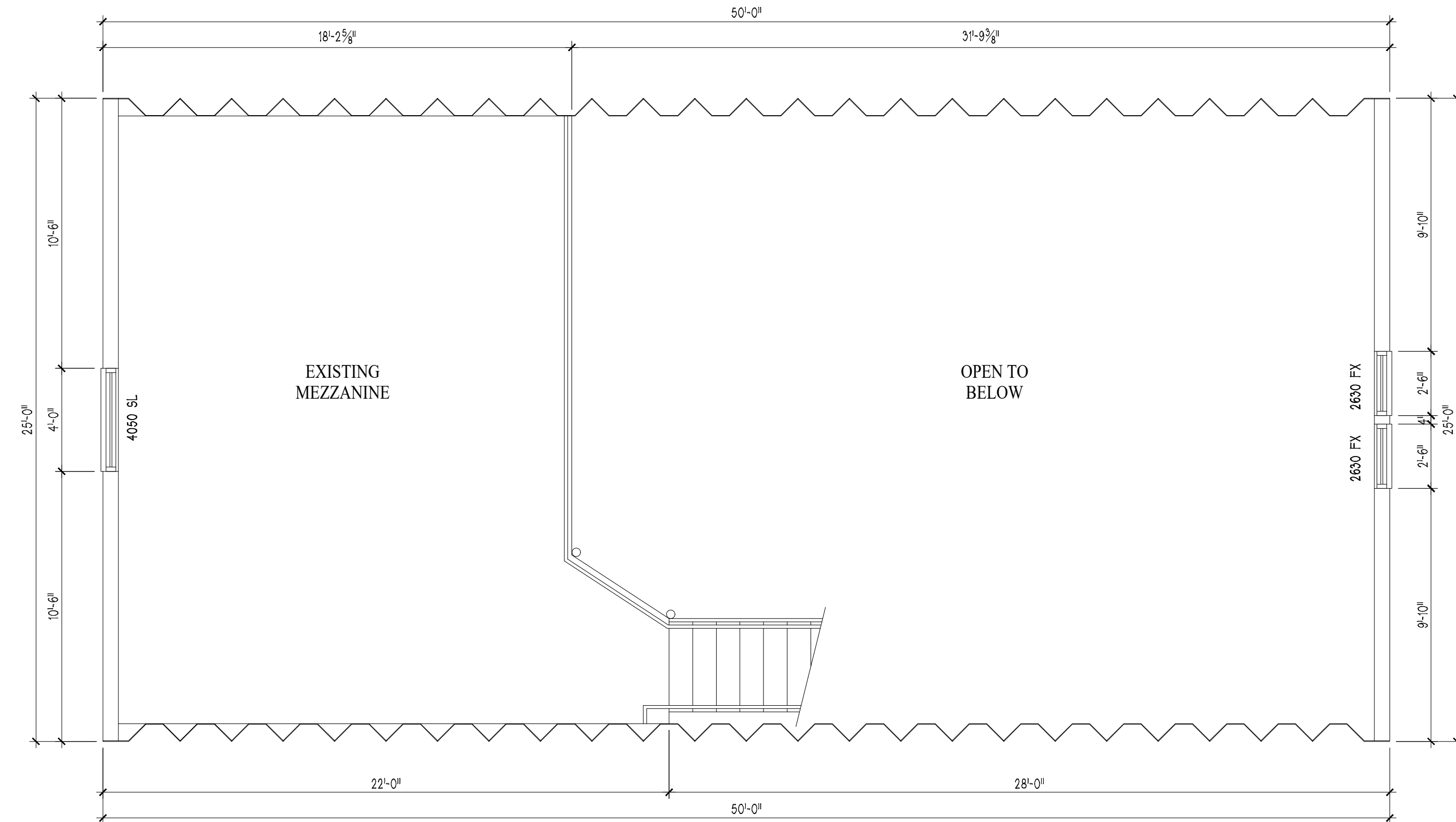
- PER THE CURRENT INTERNATIONAL FIRE CODE (IFC) SECTION 1011 - EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS. IN CASE WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN A CORRIDOR IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
- PER THE CURRENT IFC SECTION 1008.1.6 - THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. EGRESS DOOR HARDWARE SHALL BE SUCH THAT THE DOORS ARE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL CONSTRUCTION AND PROCESSES SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE (CURRENT EDITION) AND THE INTERNATIONAL EXISTING BUILDING CODE (CURRENT EDITION).
- PER SECTION 906.1 OF THE IFC, PORTABLE FIRE EXTINGUISHER(S) SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH NFPA 10. A SUFFICIENT NUMBER OF EXTINGUISHERS SHALL BE INSTALLED SO THAT THE MAXIMUM TRAVEL DISTANCE FROM ANY POINT IN THE SPACE TO REACH AN EXTINGUISHER IS 75 FEET OR LESS.
 - A. THE EXTINGUISHER(S) SHALL HAVE A MINIMUM RATING OF 2-A 10-BC.
 - B. THE EXTINGUISHER(S) SHALL BE MOUNTED ON A WALL IN CONSPICUOUS LOCATION(S).



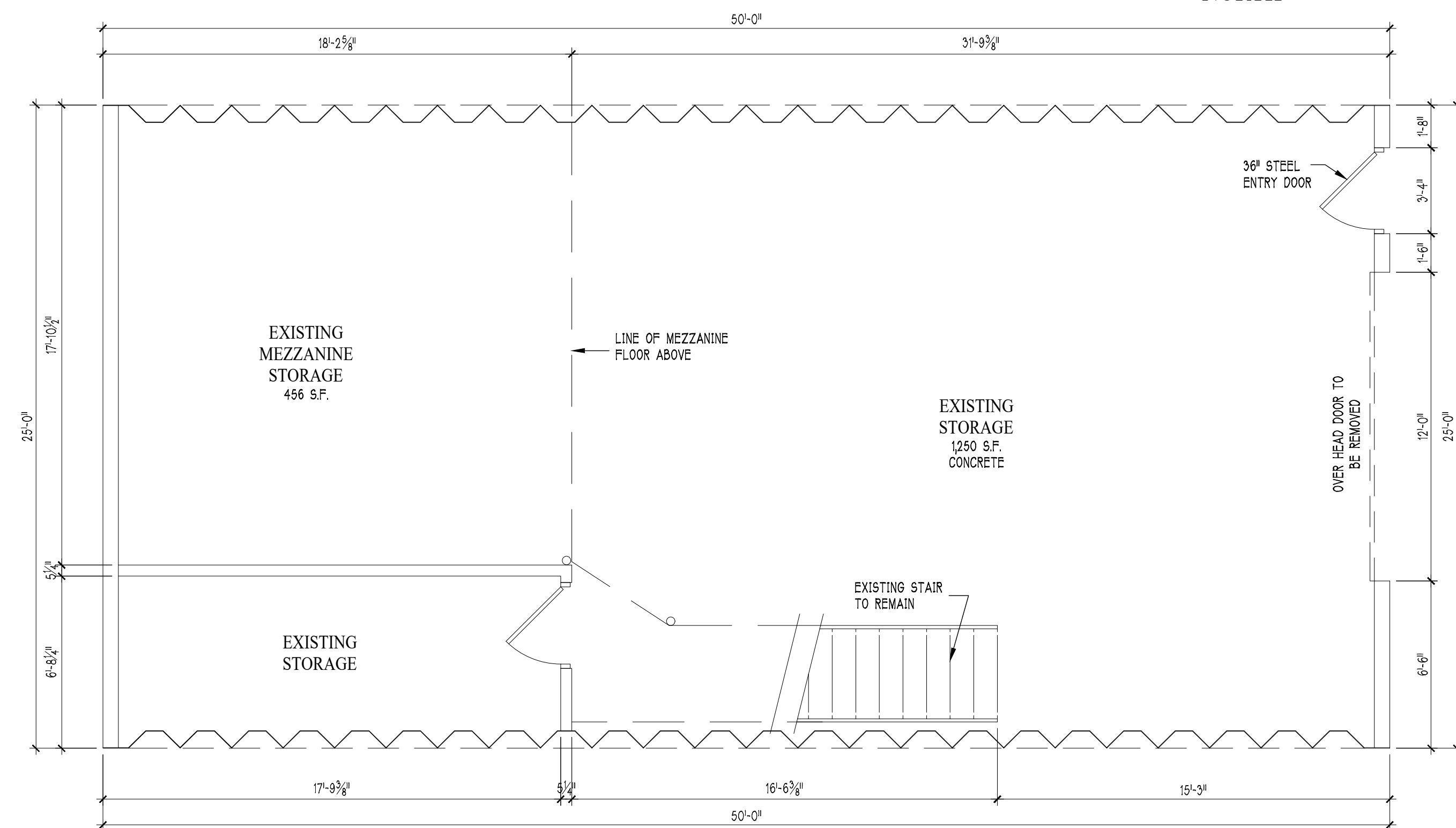
4 ROOF PLAN
1/4" = 1'-0"
NORTH



3 ELECTRICAL PLAN
1/4" = 1'-0"
NORTH



2 MEZZANINE PLATFORM
1/4" = 1'-0"
NORTH



1 MAIN FLOOR PLAN
1/4" = 1'-0"
NORTH

PALMER ARCHITECTURE, L.L.C.

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ALTERNATIVE AUTO SOLUTIONS

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BUILDING 1
FLOOR PLANS

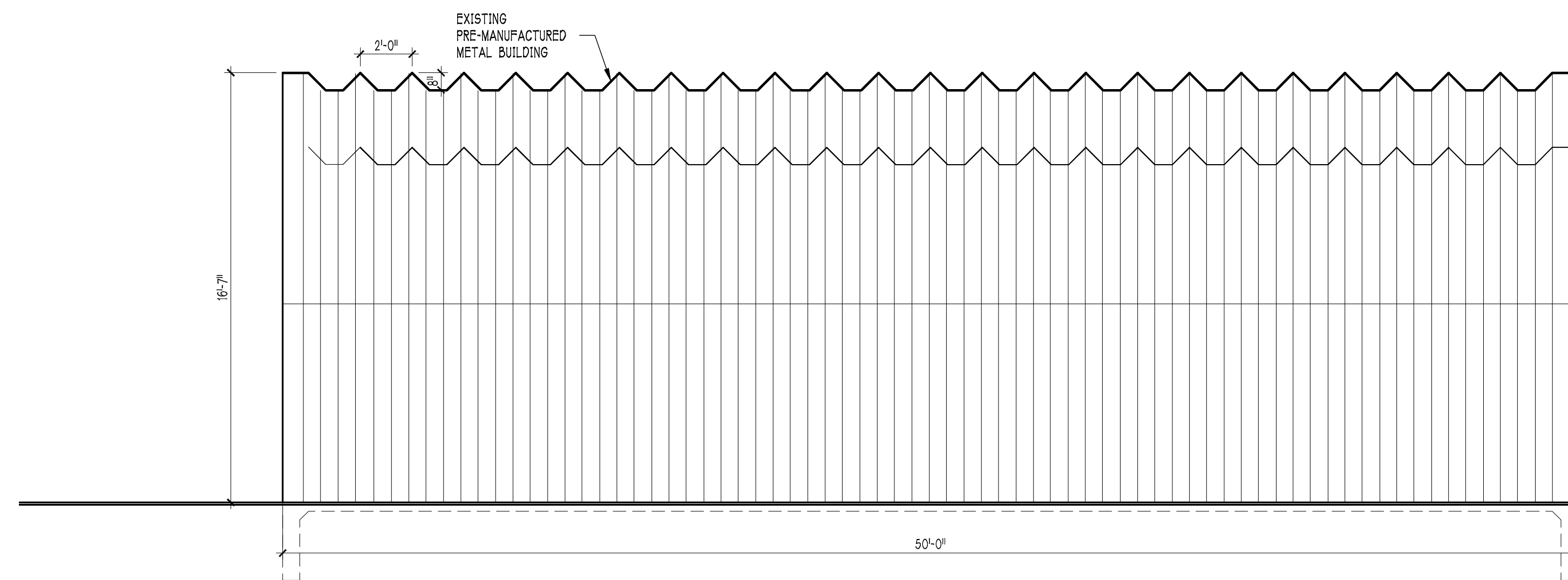
A2.1a

TITLE TO THE PLANS REMAIN WITH GLEN M. PALMER, A.L.A. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE PLANS. THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION IN WHOLE OR PART IS PROHIBITED.

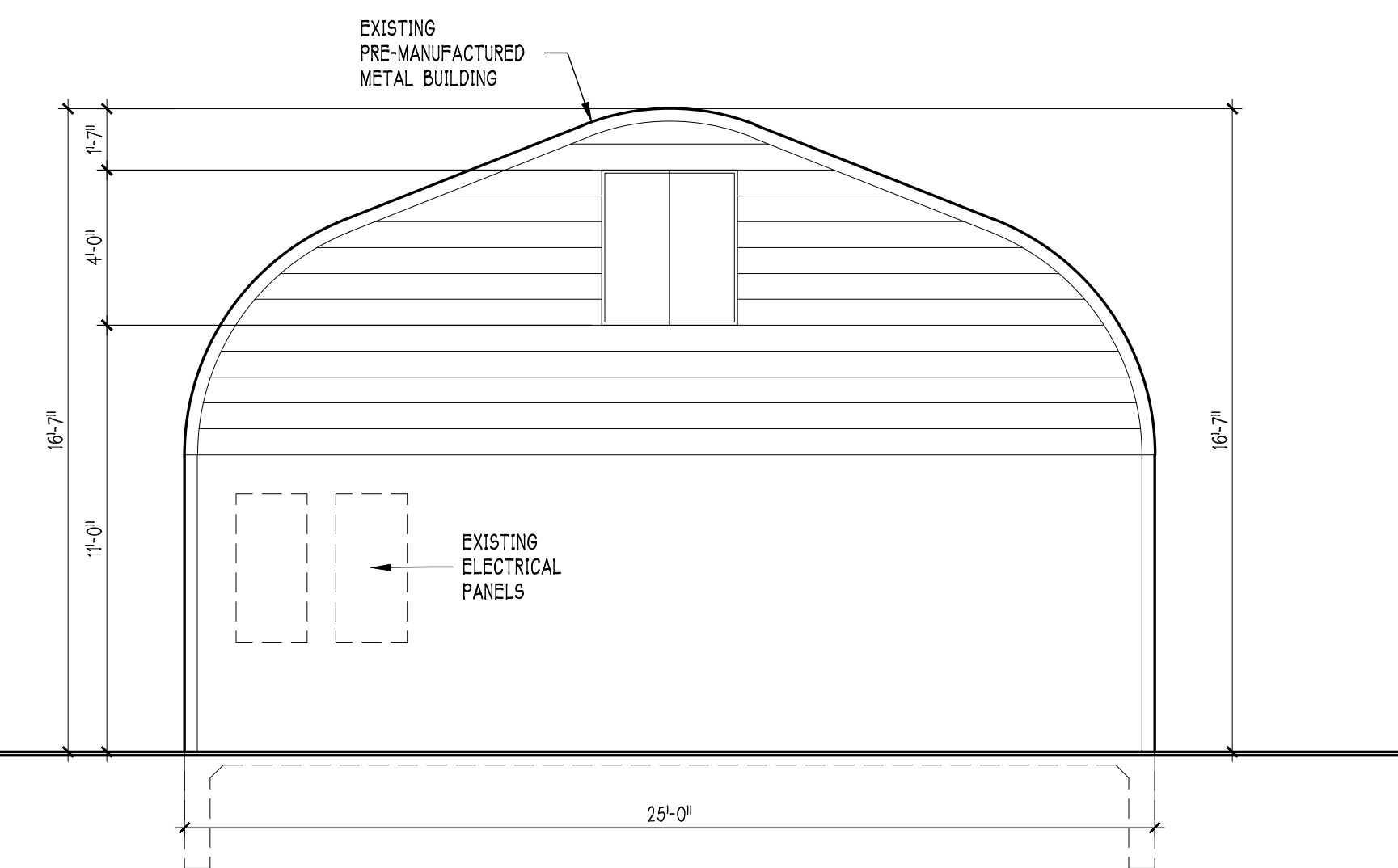
CONCEPTUAL REVIEW

GENERAL PLAN NOTES:

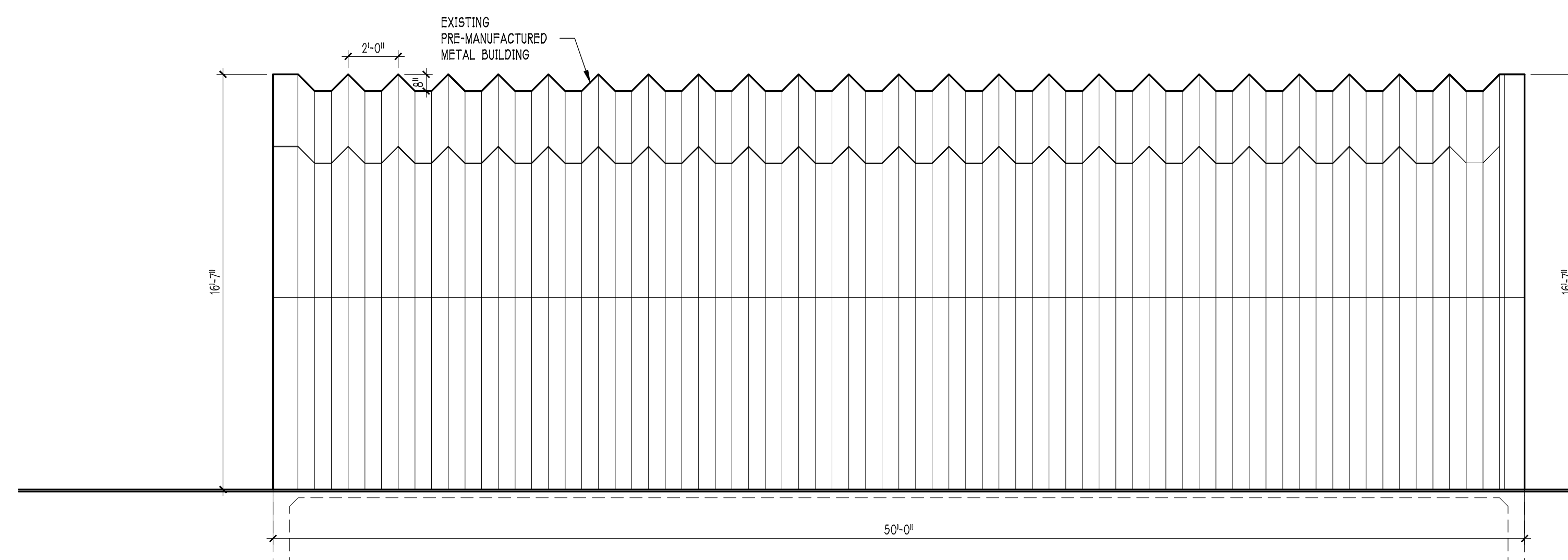
1. PER THE 2012 INTERNATIONAL FIRE CODE (IFC) SECTION 1011 - EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS. IN CASE WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN A CORRIDOR IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
2. PER THE 2012 IFC SECTION 1008.1.6.5 - THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. EGRESS DOOR HARDWARE SHALL BE SUCH THAT THE DOORS ARE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
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 - A. THE EXTINGUISHER(S) SHALL HAVE A MINIMUM RATINGS OF 2-A 10-BC.
 - B. THE EXTINGUISHER(S) SHALL BE MOUNTED ON A WALL IN CONSPICUOUS LOCATION(S).



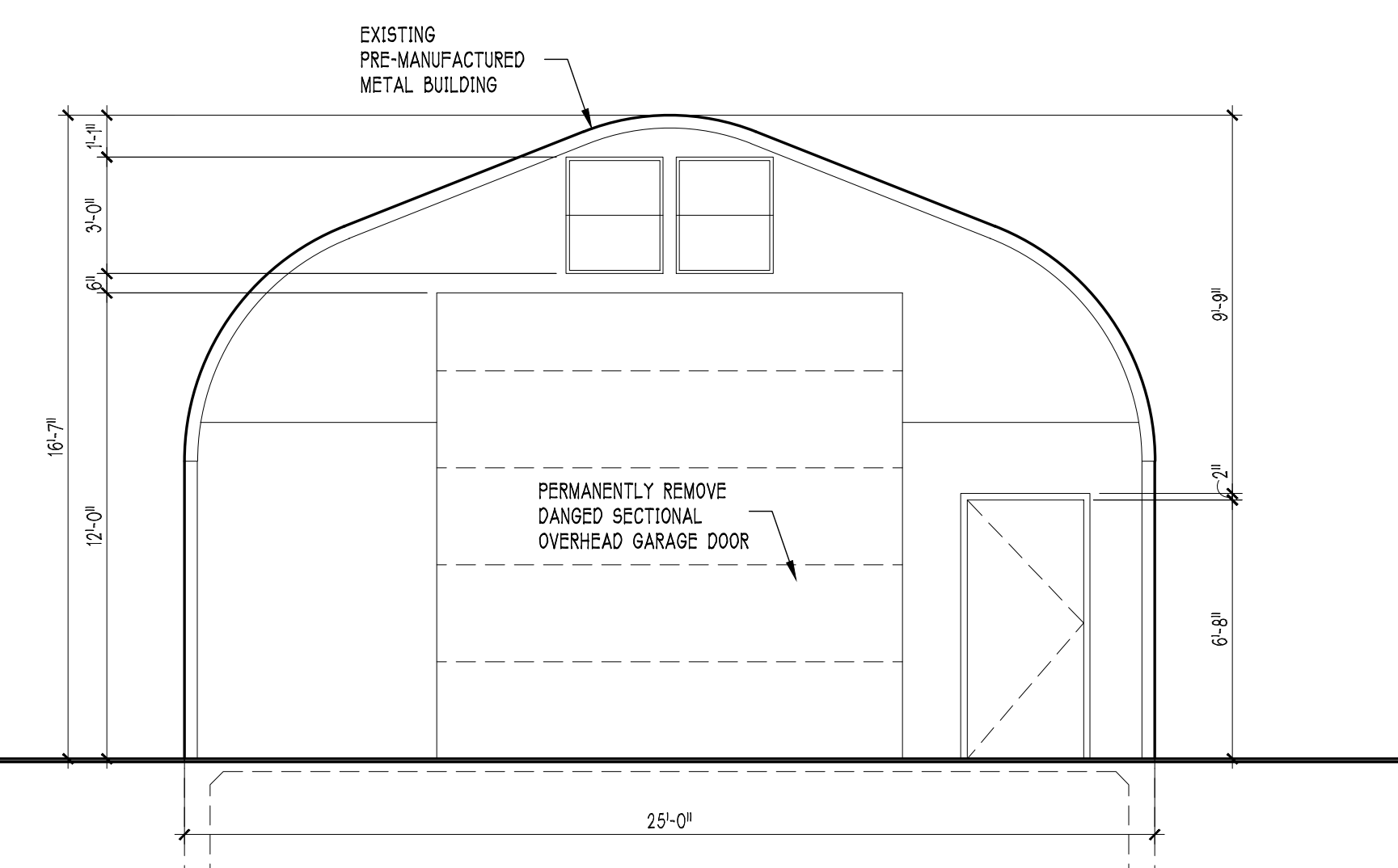
4 BUILDING ONE
ELEVATION - EAST
1/4" = 1'-0" [GRAPHIC SCALE]



3 BUILDING ONE
ELEVATION - NORTH
1/4" = 1'-0" [GRAPHIC SCALE]



2 BUILDING ONE
ELEVATION - WEST
1/4" = 1'-0" [GRAPHIC SCALE]



1 BUILDING ONE
ELEVATION - SOUTH
1/4" = 1'-0" [GRAPHIC SCALE]

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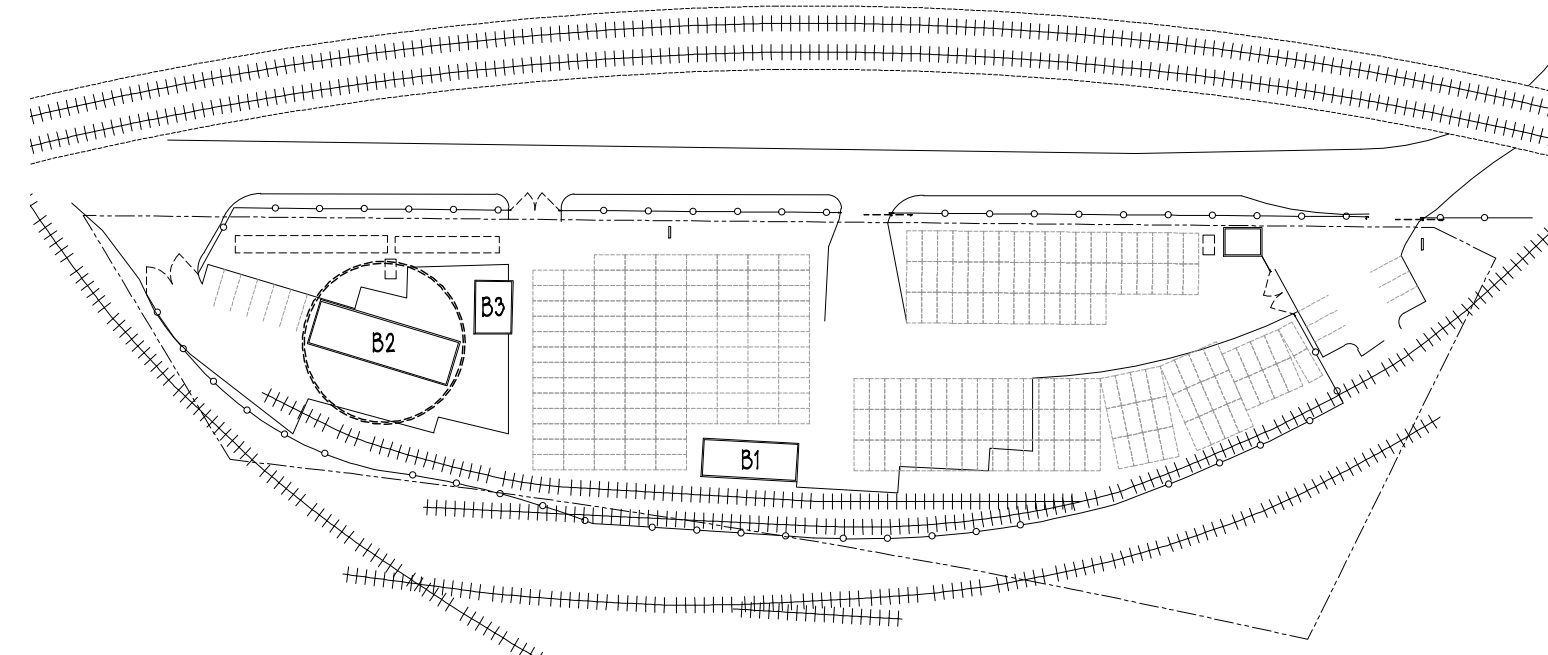
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BUILDING 1
FLOOR PLANS

A2.1a

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CONCEPTUAL REVIEW



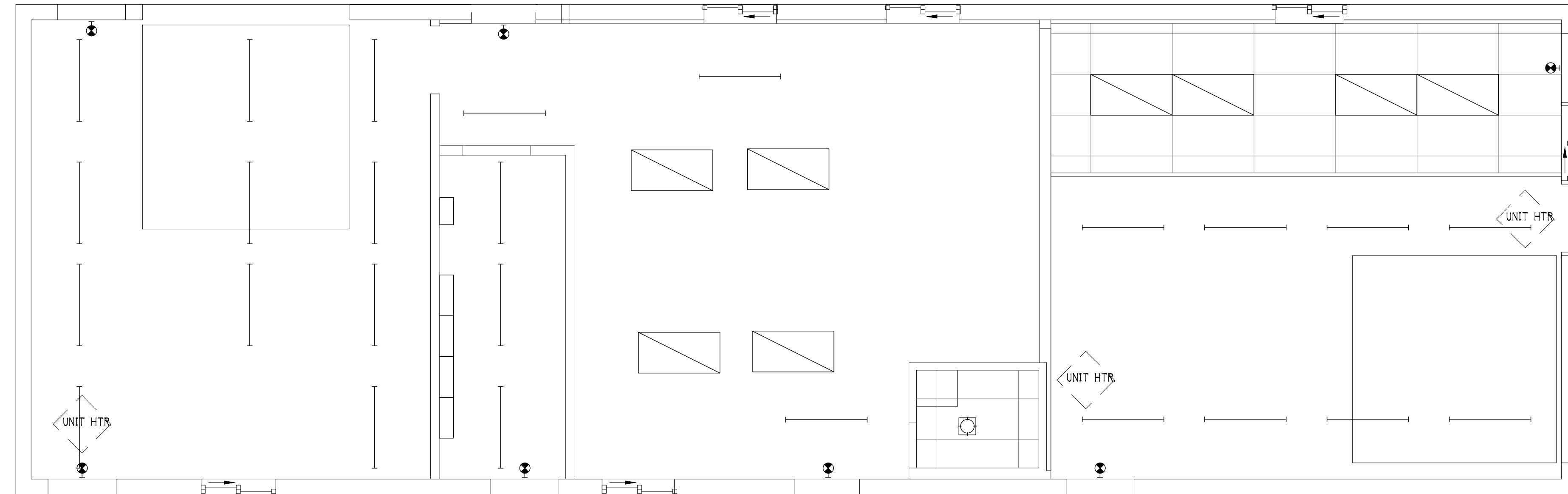
KEY PLAN
BUILDING 2
1" = 100'-0"
NORTH

CODE DATA: BUILDING 2

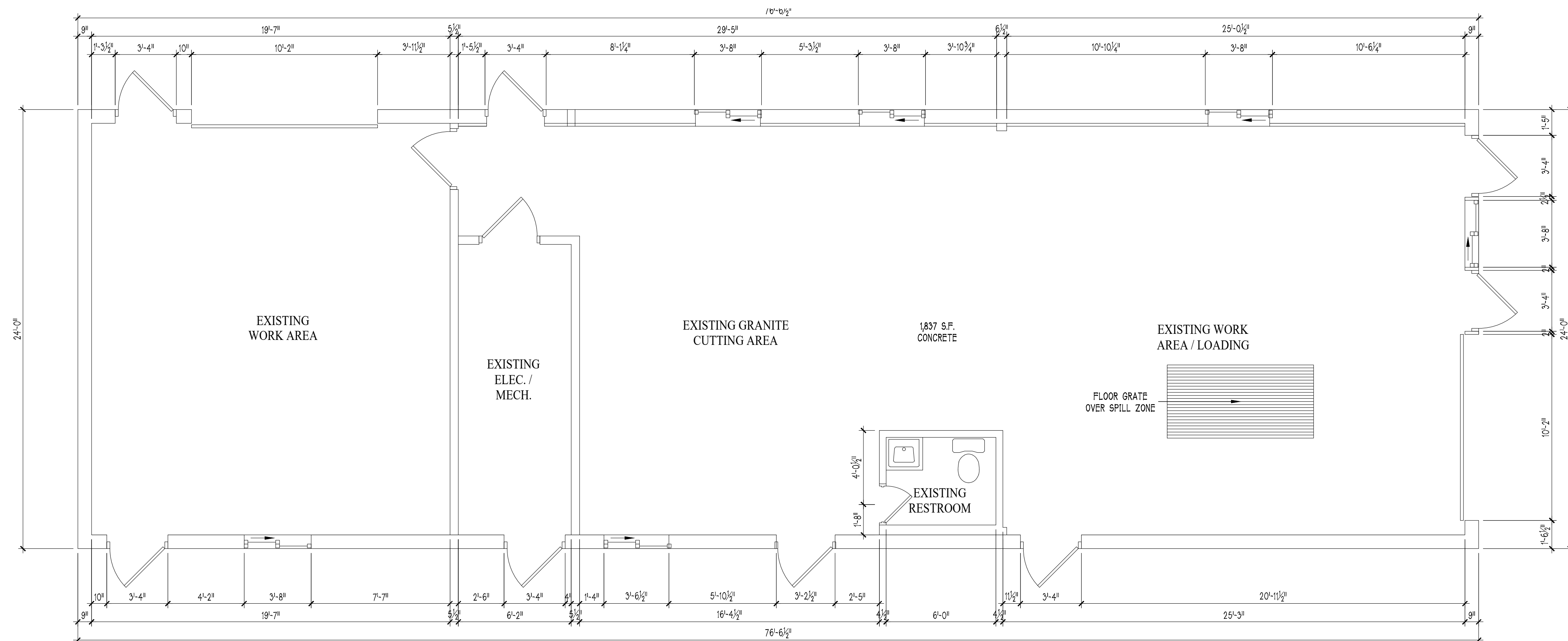
GRANITE CUTTING SERVICE
 OCCUPANCY CLASSIFICATION: F-2 LOW HAZARD FACTORY
 TYPE OF CONSTRUCTION: TB, NON-COMBUSTIBLE
 TABULAR ALLOWABLE HEIGHT = 55 FT, ACTUAL HEIGHT = 16'-8"
 TABULAR ALLOWABLE STORIES = 3 STORIES, ACTUAL STORIES, 1 STORY PLUS MEZZANINE
 TABULAR ALLOWABLE AREA = 23,000 S.F., ACTUAL AREA = 1824 S.F.
 SEPARATION IS ON (2) SIDES
 TOTAL AREA = 1824 S.F. - OCCUPANT LOAD = 1824 / 300 = 6.08 OCCUPANTS
 NO FIRE SPRINKLER, (1) RESTROOM

GENERAL PLAN NOTES:

- PER THE 2012 INTERNATIONAL FIRE CODE (IFC) SECTION 1011 - EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASE WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN A CORRIDOR IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
- PER THE 2012 IFC SECTION 1008.1.5 - THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. EGRESS DOOR HARDWARE SHALL BE SUCH THAT THE DOORS ARE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL CONSTRUCTION AND PROCESSES SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE (2012 EDITION) AND THE INTERNATIONAL BUILDING CODE (2012 EDITION).
- PER SECTION 906.1 OF THE IFC, PORTABLE FIRE EXTINGUISHER(S) SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH NFPA 10. A SUFFICIENT NUMBER OF EXTINGUISHERS SHALL BE INSTALLED SO THAT THE MAXIMUM TRAVEL DISTANCE FROM ANY POINT IN THE SPACE TO REACH AN EXTINGUISHER IS 75 FEET OR LESS.
 - A. THE EXTINGUISHER(S) SHALL HAVE A MINIMUM RATING OF 2-A 10-BC.
 - B. THE EXTINGUISHER(S) SHALL BE MOUNTED ON A WALL IN CONSPICUOUS LOCATION(S).



2 BUILDING 2
REFLECTED CEILING PLAN
1/4" = 1'-0"
NORTH



1 BUILDING 2
MAIN FLOOR PLAN
1/4" = 1'-0"
NORTH

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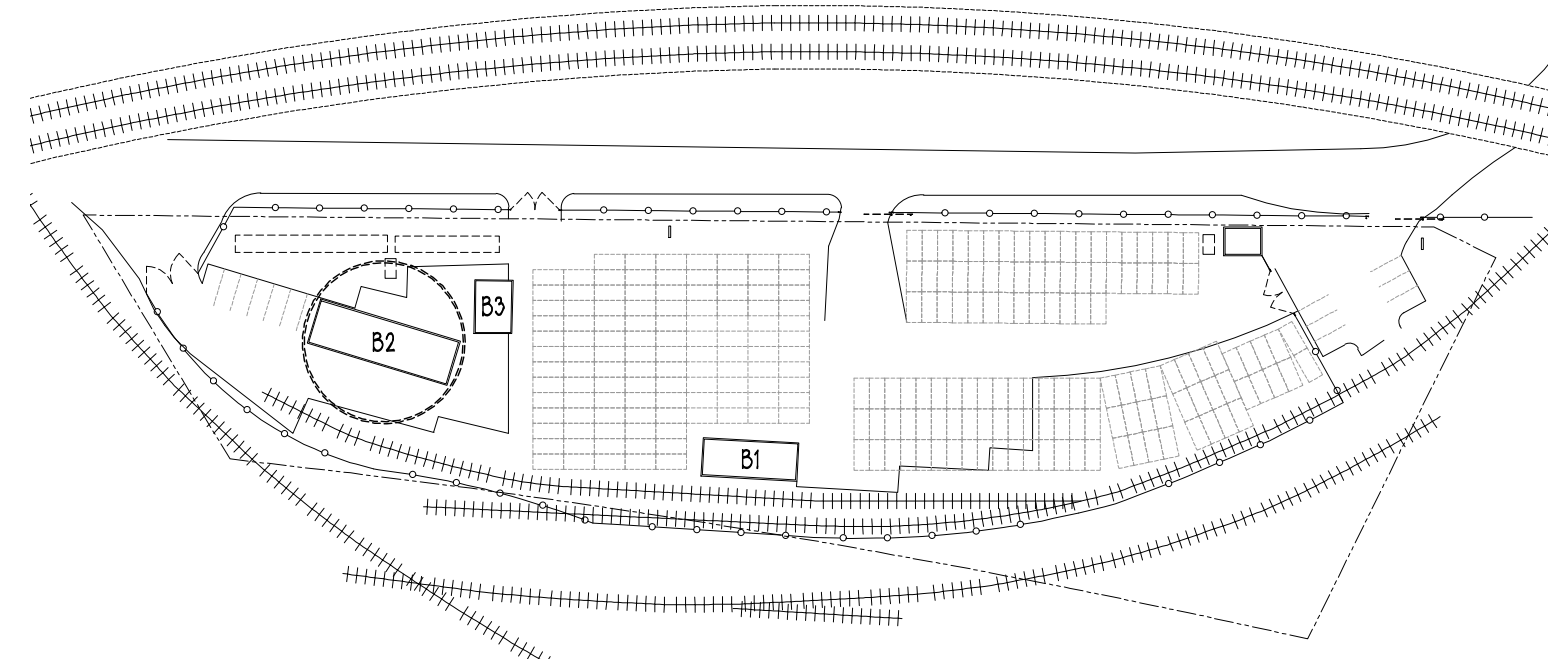
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BUILDING 2
FLOOR PLANS

A2.2a

TITLE TO THE PLANS REMAIN WITH GLEN M. PALMER, A.L.A. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE PLANS. THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION IN WHOLE OR PART IS PROHIBITED.

CONCEPTUAL REVIEW



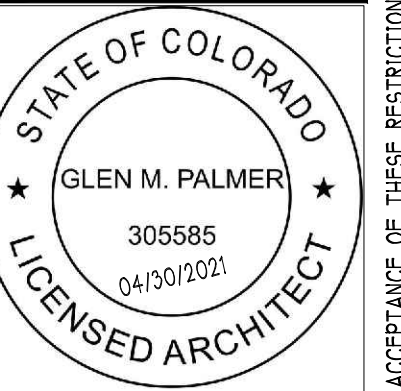
KEY PLAN
BUILDING ONE
1" = 100'-0"
NORTH

GENERAL PLAN NOTES:

1. PER THE 2012 INTERNATIONAL FIRE CODE (IFC) SECTION 1011 - EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS. IN CASE WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN A CORRIDOR IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
2. PER THE 2012 IFC SECTION 1008.1.8.5 - THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. EGRESS DOOR HARDWARE SHALL BE SUCH THAT THE DOORS ARE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. ALL CONSTRUCTION AND PROCESSES SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE (2012 EDITION) AND THE INTERNATIONAL BUILDING CODE (2012 EDITION).
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 - B. THE EXTINGUISHER(S) SHALL BE MOUNTED ON A WALL IN CONSPICUOUS LOCATION(S).

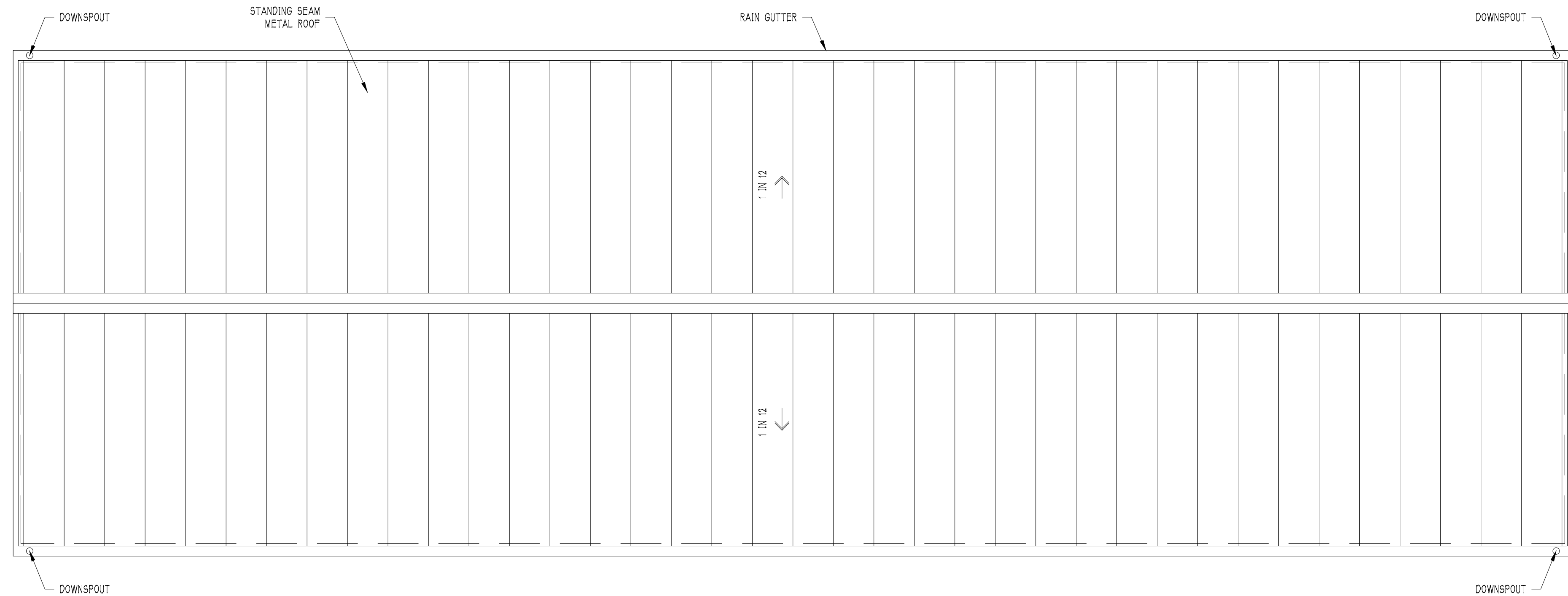
PALMER ARCHITECTURE, L.L.C.

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ALTERNATIVE AUTO SOLUTIONS

821 WEST 56TH AVENUE DENVER, CO. 80216



1 BUILDING 2
ROOF PLAN
1/4" = 1'-0"
NORTH

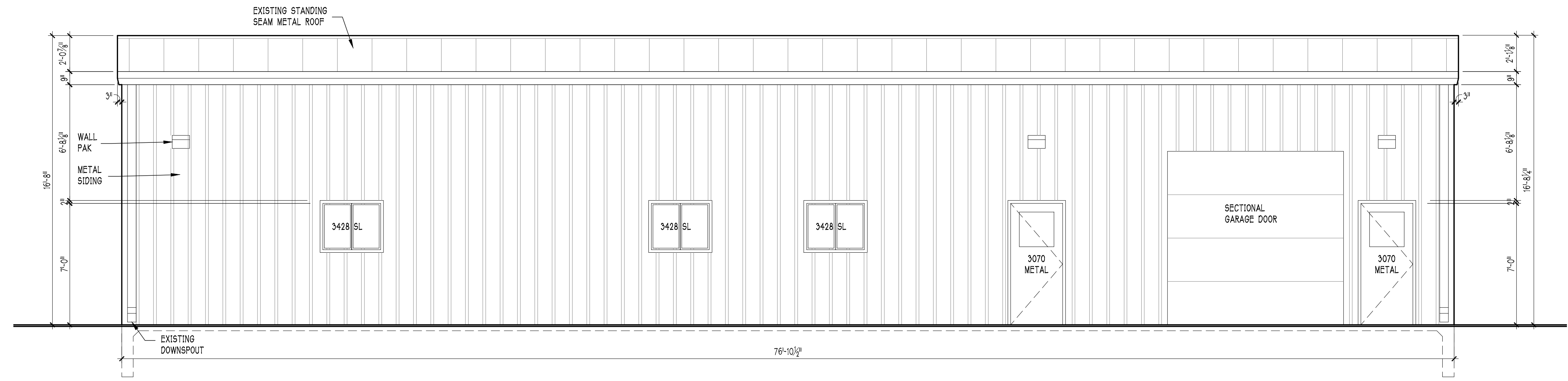
ISSUE DATE	04.27.2021
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BUILDING 2
FLOOR PLANS

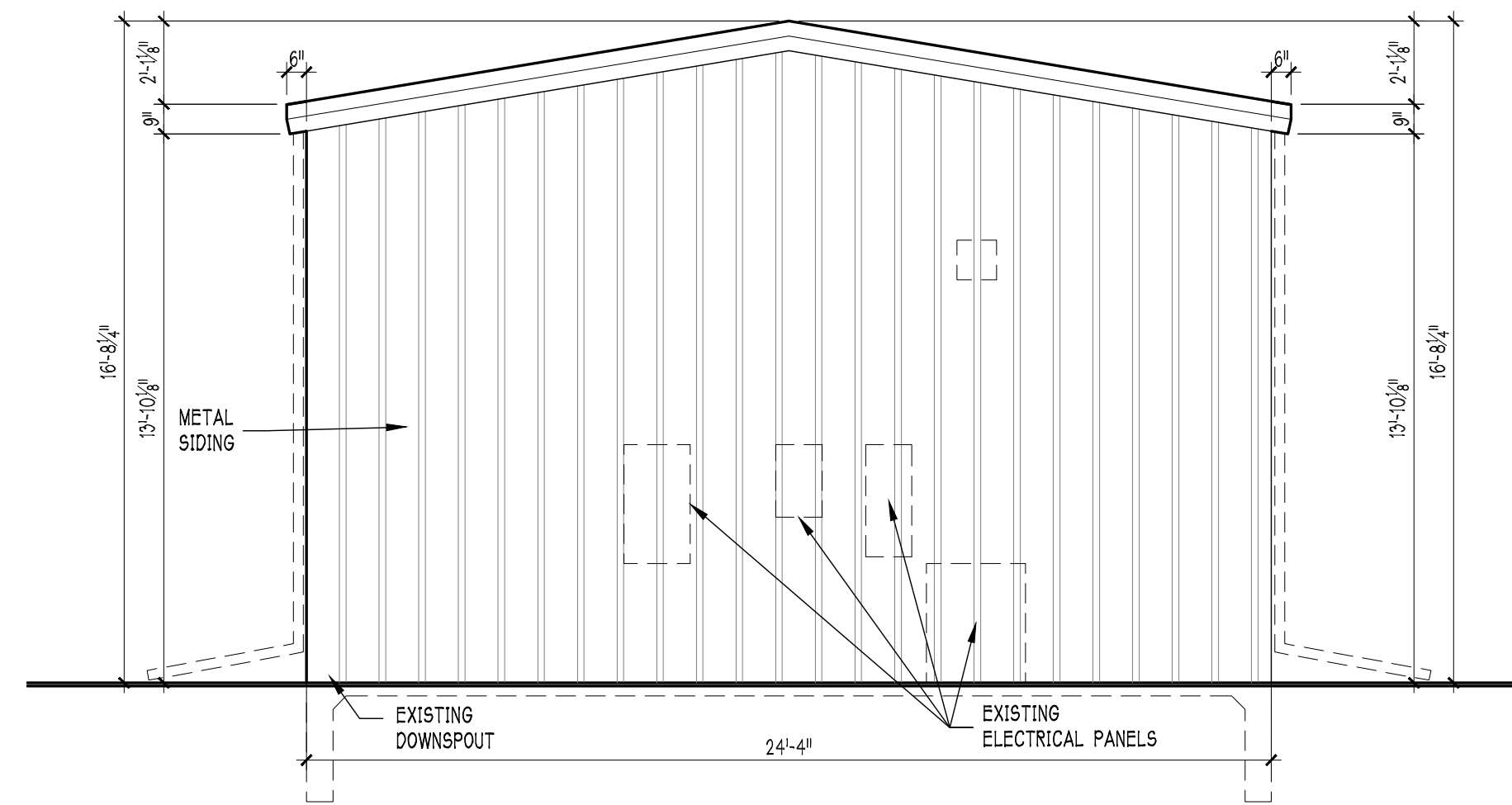
A2.2b

TITLE TO THE PLANS REMAIN WITH GLEN M. PALMER, A.L.A. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE PLANS. THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED.

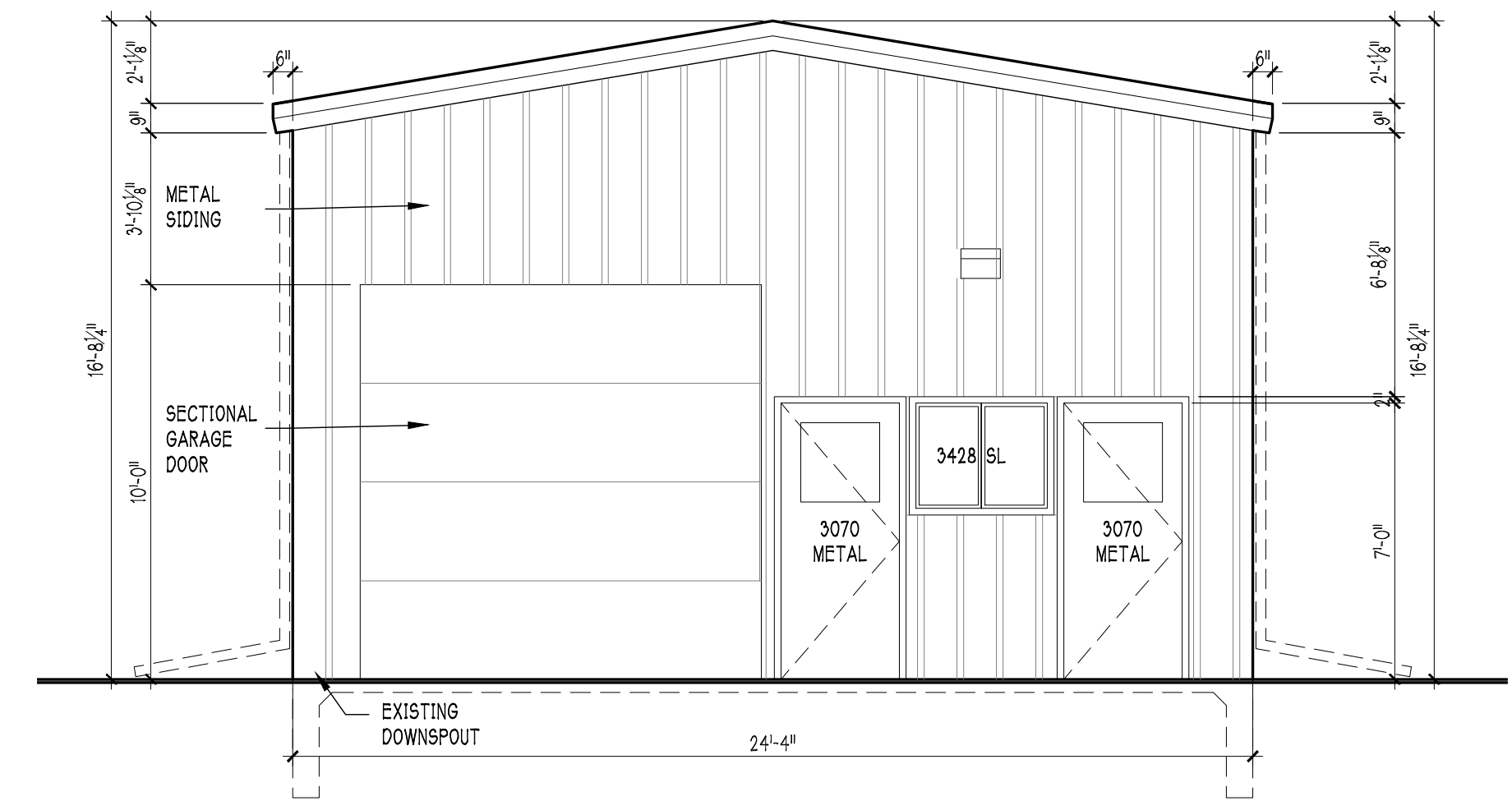
CONCEPTUAL REVIEW



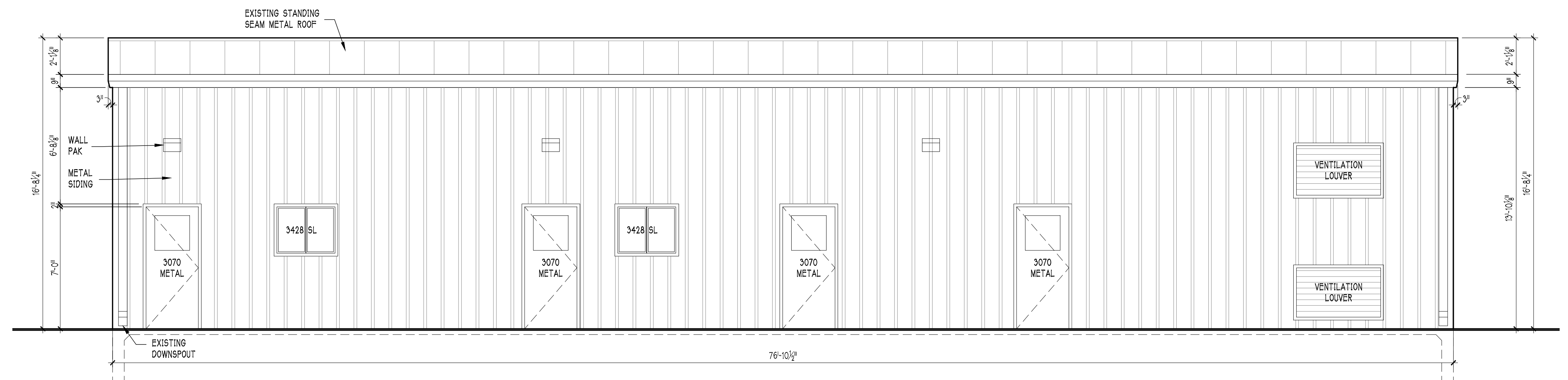
C BUILDING 2
REAR ELEVATION, (WEST)
1/4" = 1'-0"



D BUILDING 2
LEFT ELEVATION, (SOUTH)
1/4" = 1'-0"



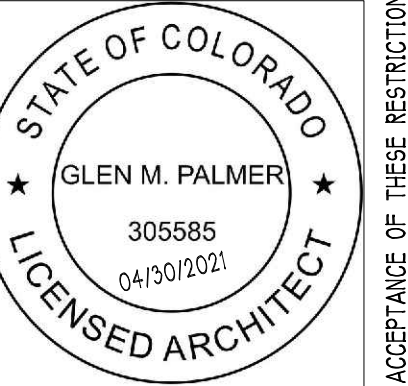
B BUILDING 2
RIGHT ELEVATION, (NORTH)
1/4" = 1'-0"



A BUILDING 2
FRONT ELEVATION, (EAST)
1/4" = 1'-0"

PALMER ARCHITECTURE, L.L.C.

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ALTERNATIVE AUTO SOLUTIONS

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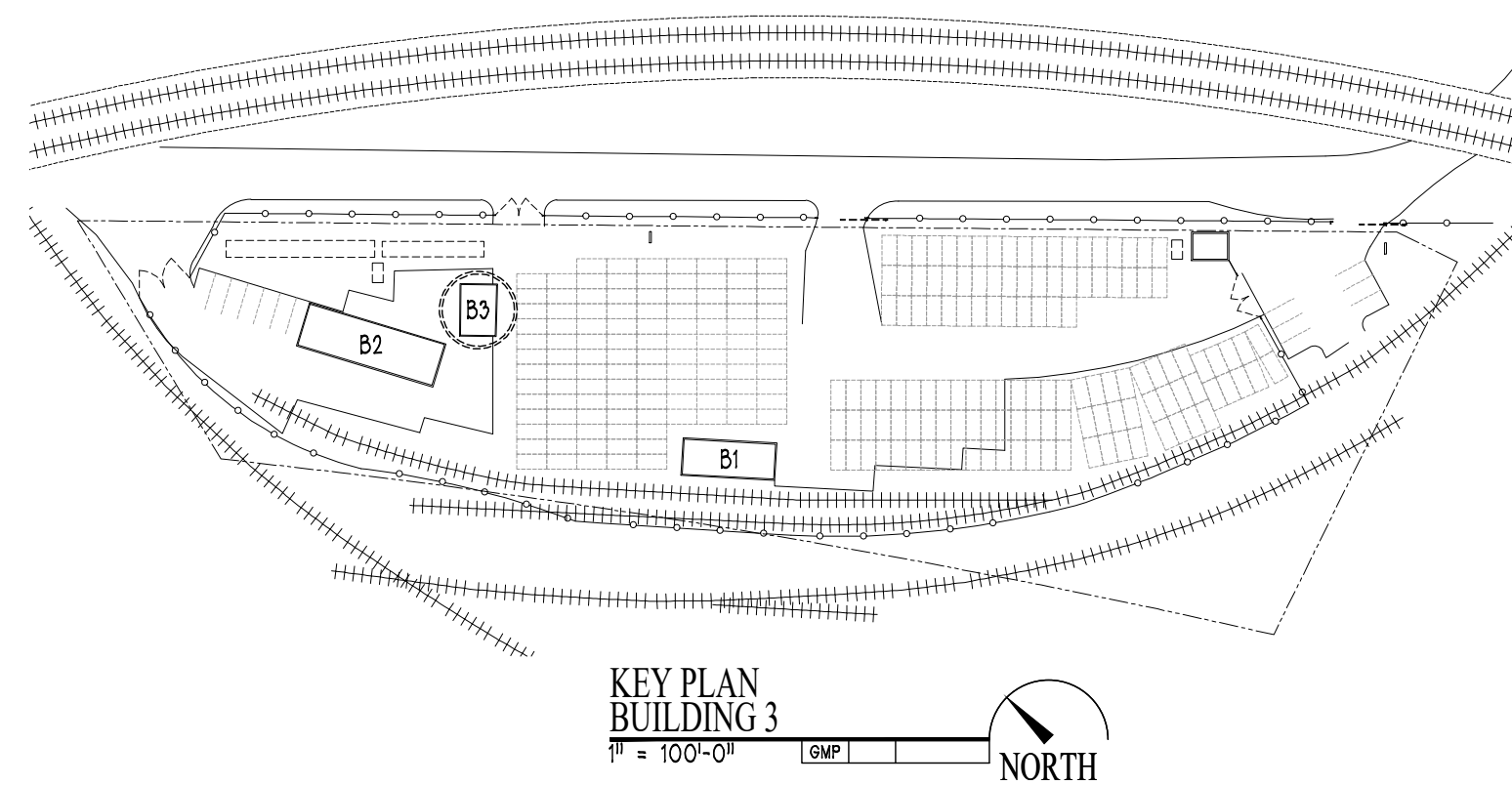
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**BUILDING 2
ELEVATIONS**

A2.2c

TITLE TO THE PLANS REMAIN WITH GLEN M. PALMER, A.L.A. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED.

CONCEPTUAL REVIEW

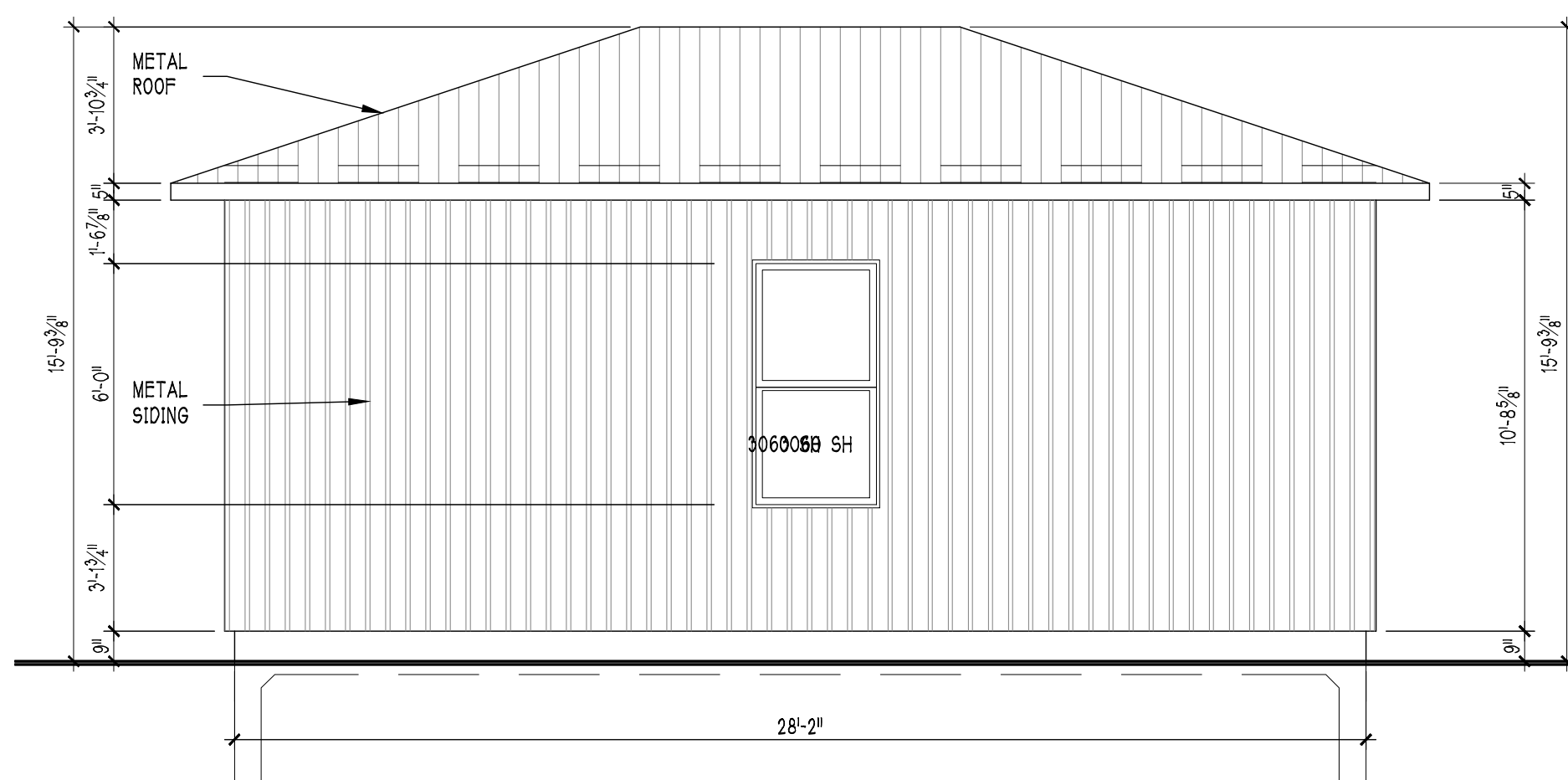


CODE DATA: BUILDING ONE

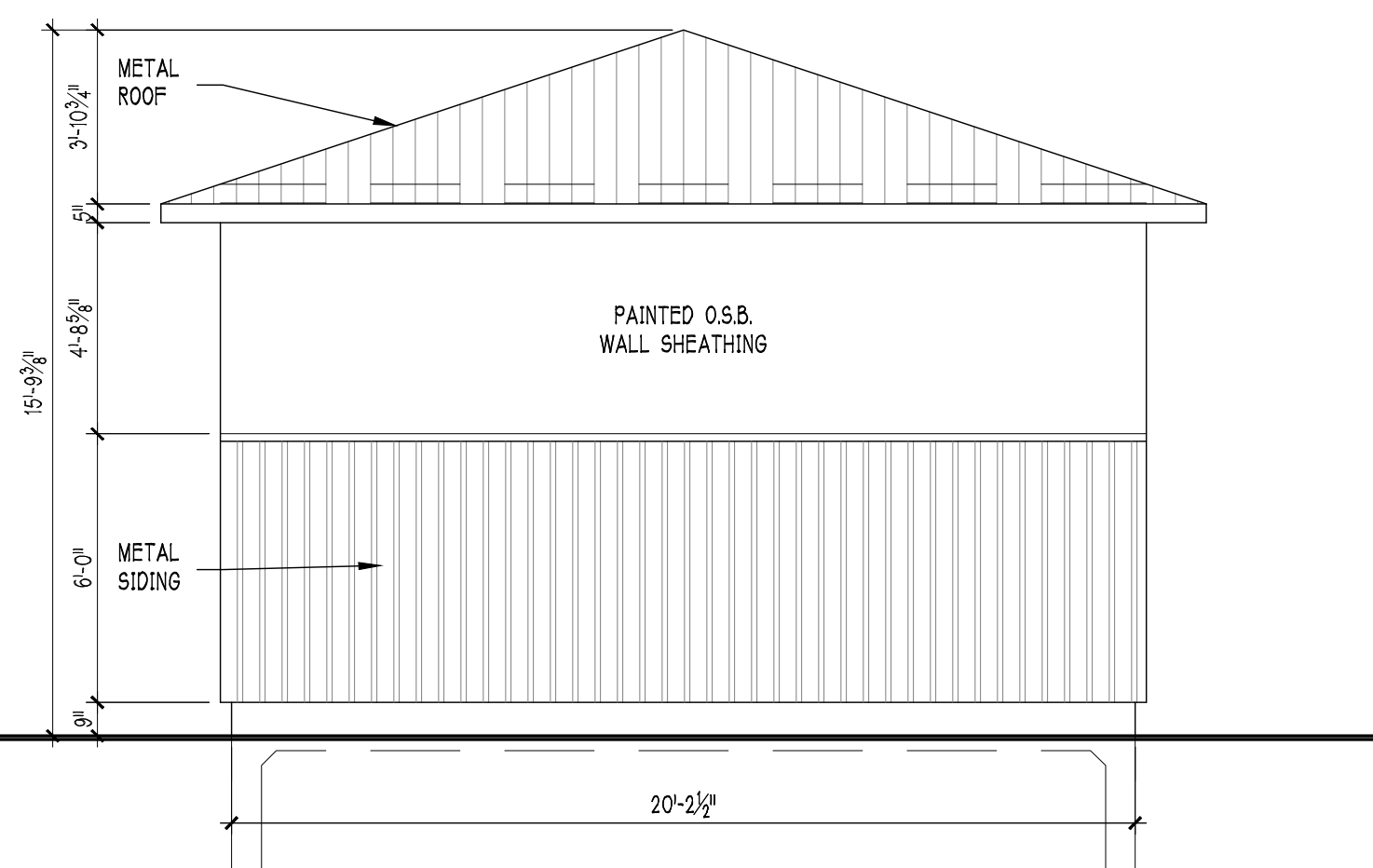
SHOP BUILDING:
 OCCUPANCY CLASSIFICATION: S-1 STORAGE
 TYPE OF CONSTRUCTION: VB, COMBUSTIBLE
 TABULAR ALLOWABLE HEIGHT = 40 FT., ACTUAL HEIGHT = 19'-10"
 TABULAR ALLOWABLE STORIES = 2 STORIES, ACTUAL STORIES, 1 STORY
 TABULAR ALLOWABLE AREA = 13,000 S.F., ACTUAL AREA = 550 S.F.
 SEPARATION IS ON (2) SIDES
 TOTAL AREA = 550 S.F. OCCUPANT LOAD = 550 / 300 = 1.83 OCCUPANTS
 NO FIRE SPRINKLER, NO PLUMBING FIXTURES

GENERAL PLAN NOTES:

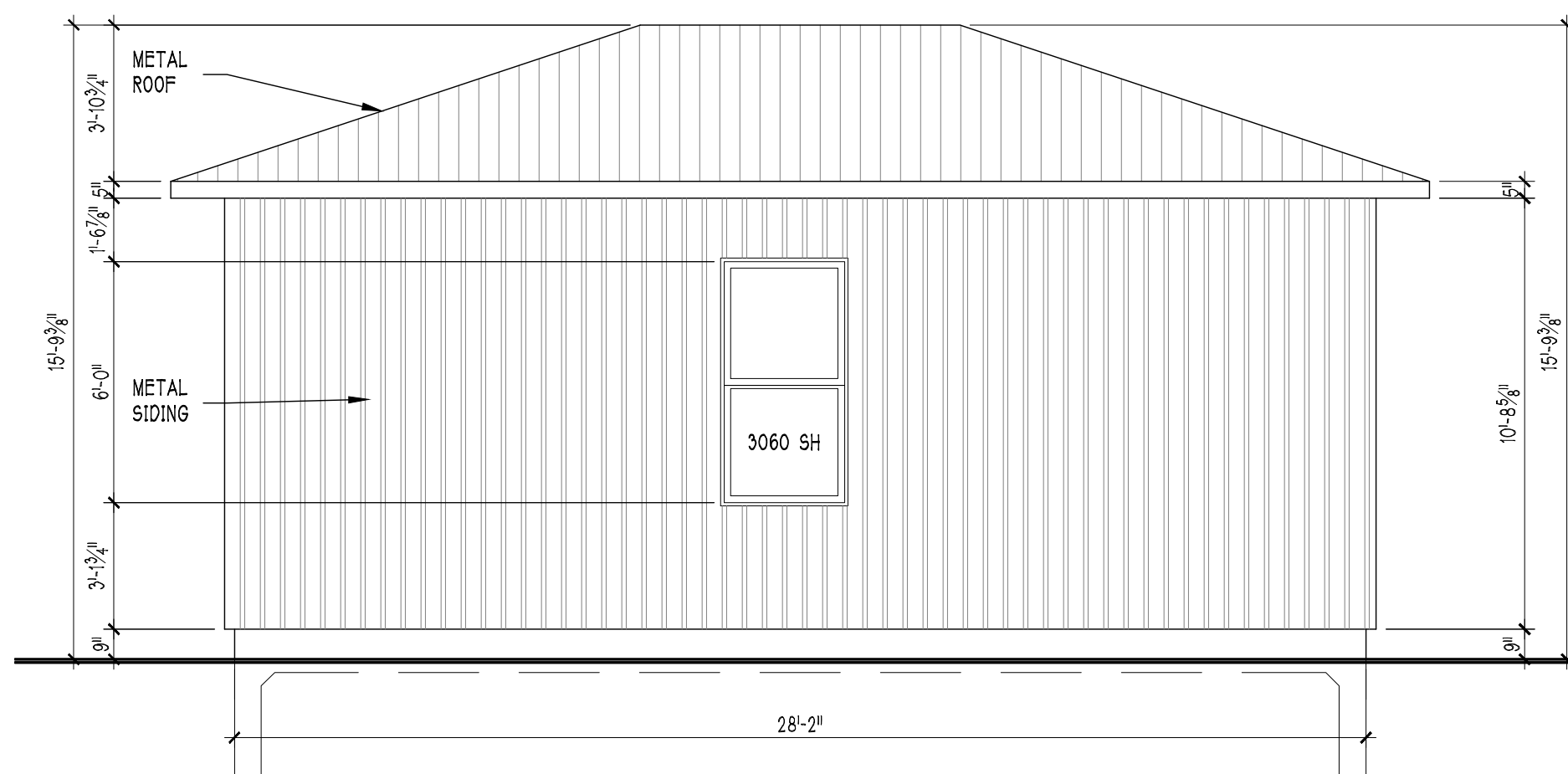
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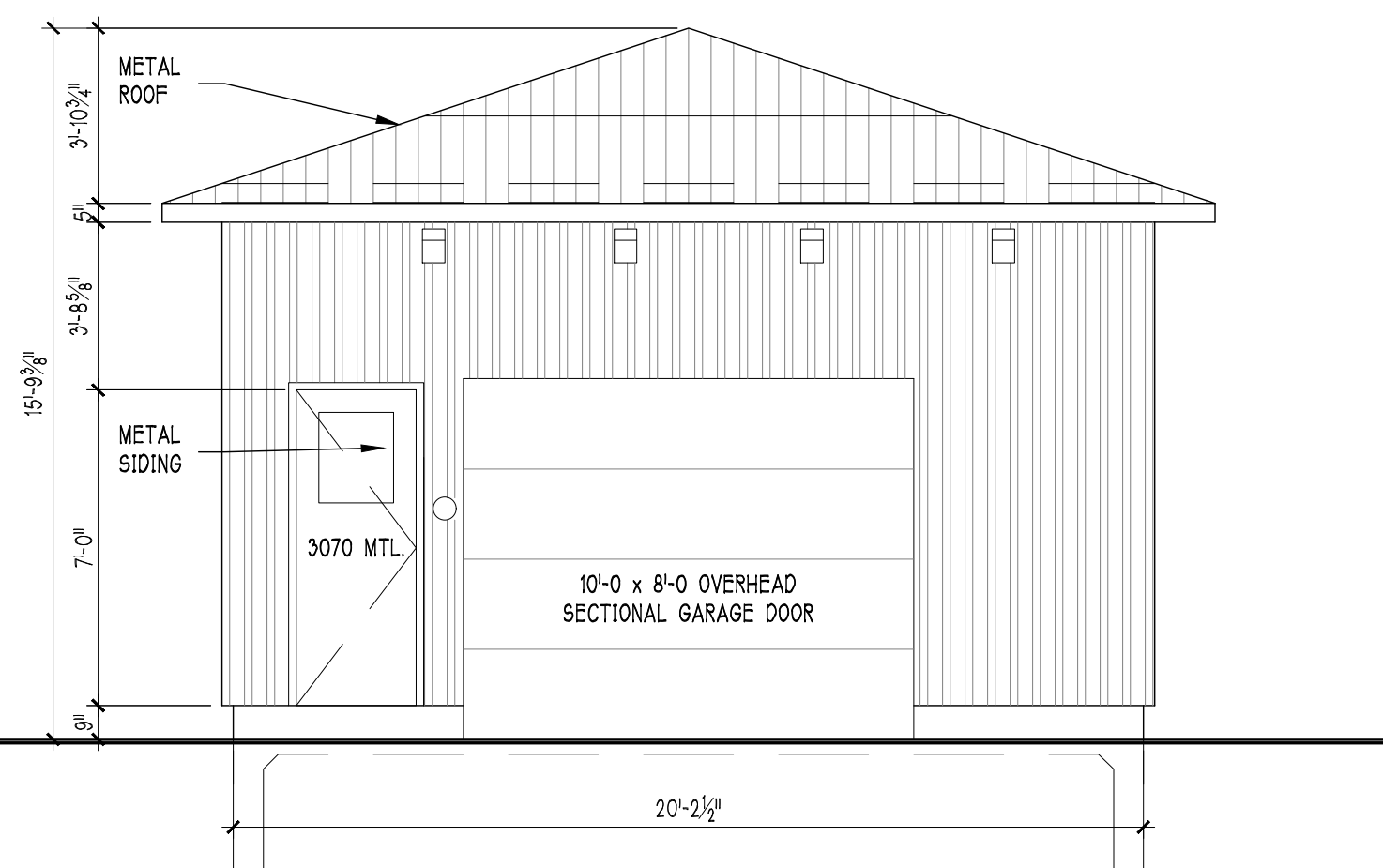
B BUILDING 3 - SHOP
RIGHT ELEVATION - NORTH
1/4" = 1'-0"



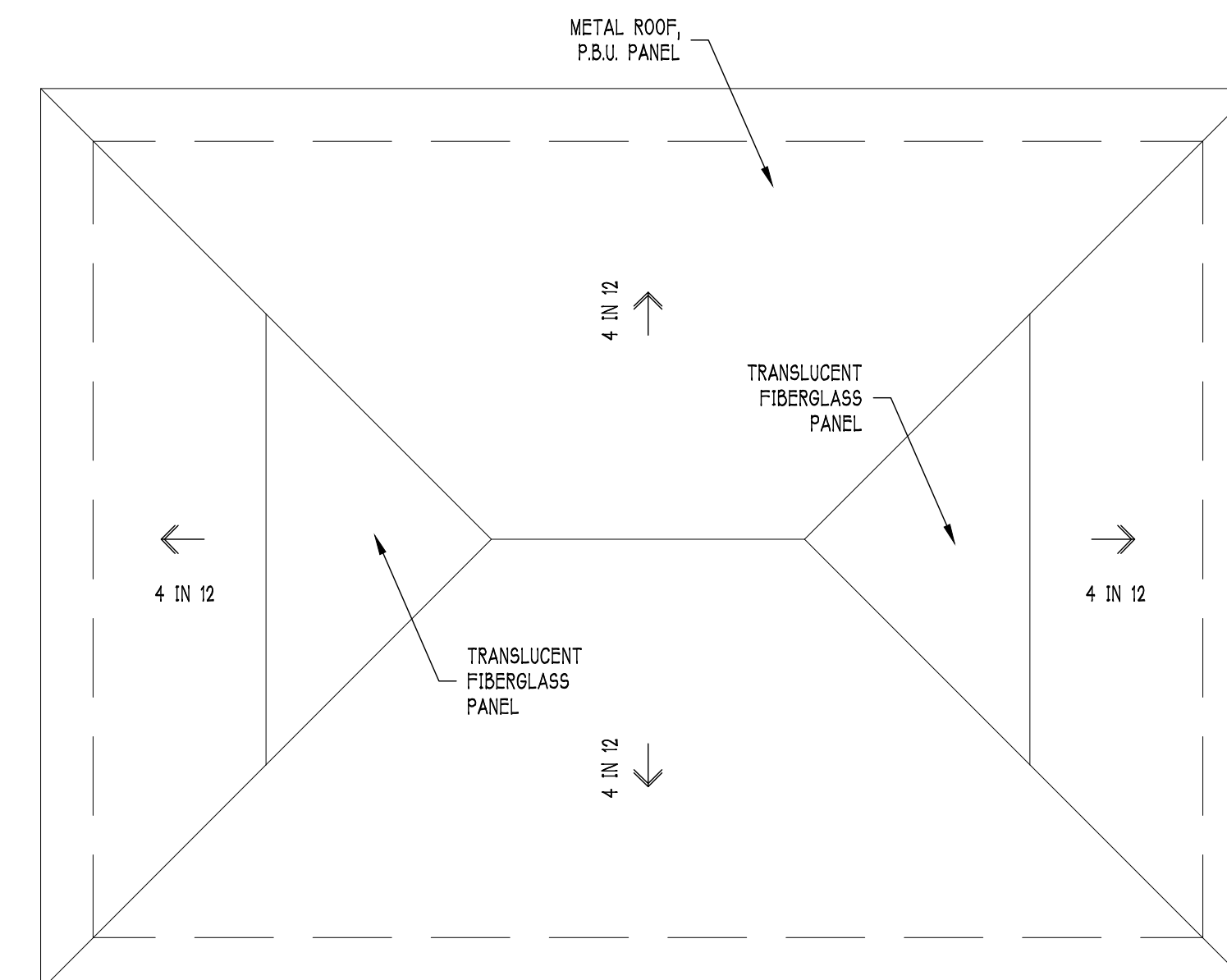
C BUILDING 3 - SHOP
FRONT ELEVATION - EAST
1/4" = 1'-0"



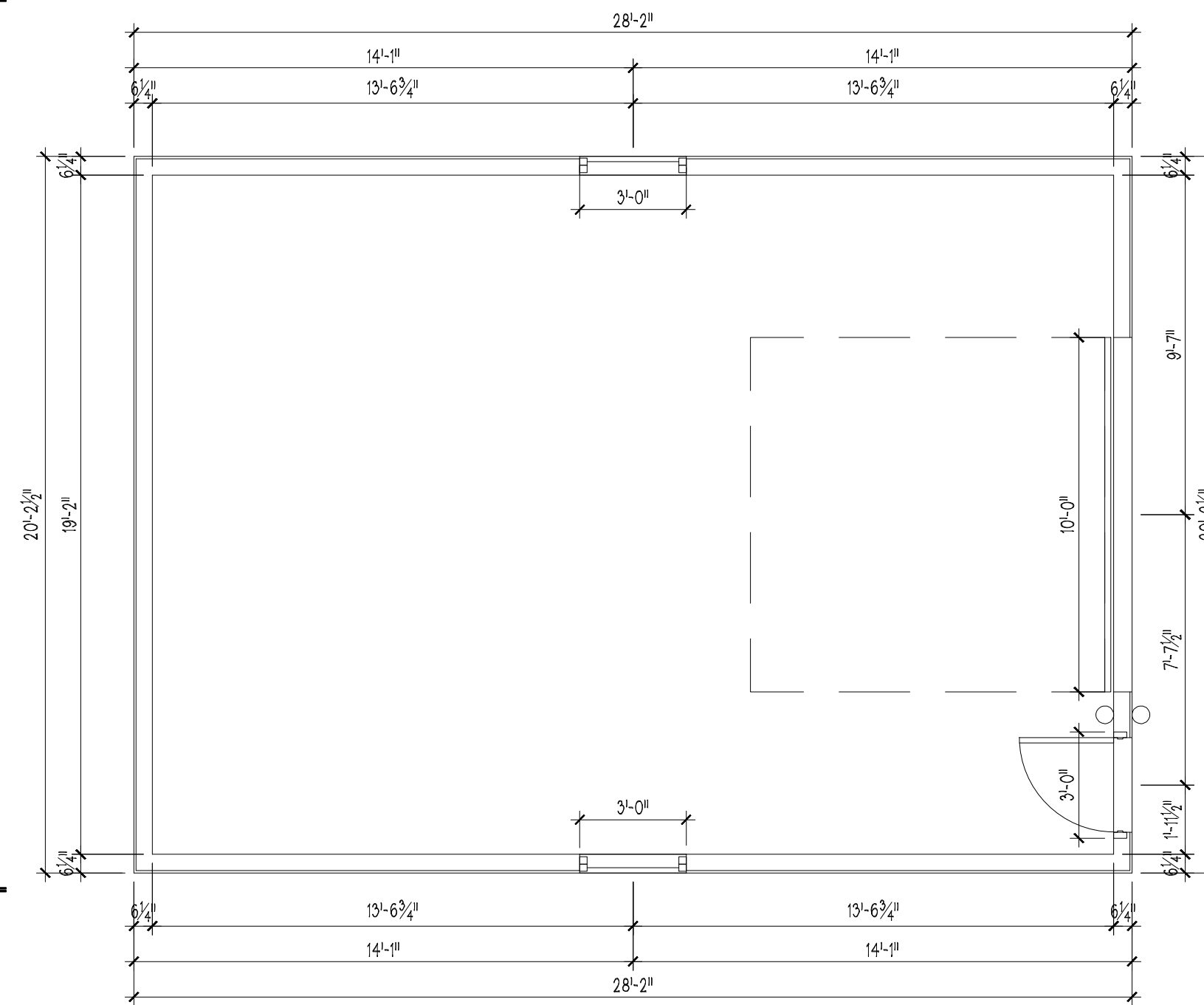
B BUILDING 3 - SHOP
RIGHT ELEVATION - NORTH
1/4" = 1'-0"



A BUILDING 3 - SHOP
FRONT ELEVATION - EAST
1/4" = 1'-0"



2 BUILDING 3 - SHOP
ROOF PLAN
1/4" = 1'-0"



1 BUILDING 3 - SHOP
MAIN FLOOR PLAN
1/4" = 1'-0"

PALMER ARCHITECTURE, L.L.C.
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**BUILDING 3
FLOOR PLANS
ELEVATIONS**

A2.3

TITLE TO THE PLANS REMAIN WITH GLEN M. PALMER, A.L.A. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION IN WHOLE OR PART IS PROHIBITED.

CONCEPTUAL REVIEW

ALTERNATIVE AUTO SOLUTIONS SUBDIVISION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

Case # PLT -

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, ALTERNATIVE AUTO SOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 39.99 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SECTION 9 A DISTANCE OF 221.36 FEET;
THENCE ALONG THE ARC OF CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 4961.15 FEET AND BEING THE EASTERLY RIGHT OF WAY LINE OF THE C & S AND CB & Q RAILROAD A DISTANCE OF 568.63 FEET;
THENCE NORTH 32°45'00" EAST A DISTANCE OF 148.14 FEET;
THENCE SOUTH 25°55'45" EAST A DISTANCE OF 703.16 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 36.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 110,063 SQUARE FEET OR 2.527 ACRES OF LAND, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, AND PLATTED THE SAME INTO A LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ALTERNATIVE AUTO SOLUTIONS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20__.

FOR: ALTERNATIVE AUTO SOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____, ITS MANAGER

NOTARY ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY TOMAS F. ALIERS AND HEATHER WILSON.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT

THE UNDERSIGNED, CITYWIDE BANKS, AS BENEFICIARY OF A DEED OF TRUST WHICH CONSTITUTE A LIEN UPON THE DECLARANT'S PROPERTY, RECORDED MAY 15, 2019 AT RECEPTION No. 2019000037095 AND 2019000037096 IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO, CONSENTS TO THE DEDICATION OF LAND TO STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS, AS DESIGNATED ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

DATE
CITYWIDE BANKS
HAMPDEN BANKING CENTER
6500 E. HAMPDEN AVE.
DENVER, CO 80224

NOTARY ACKNOWLEDGMENT

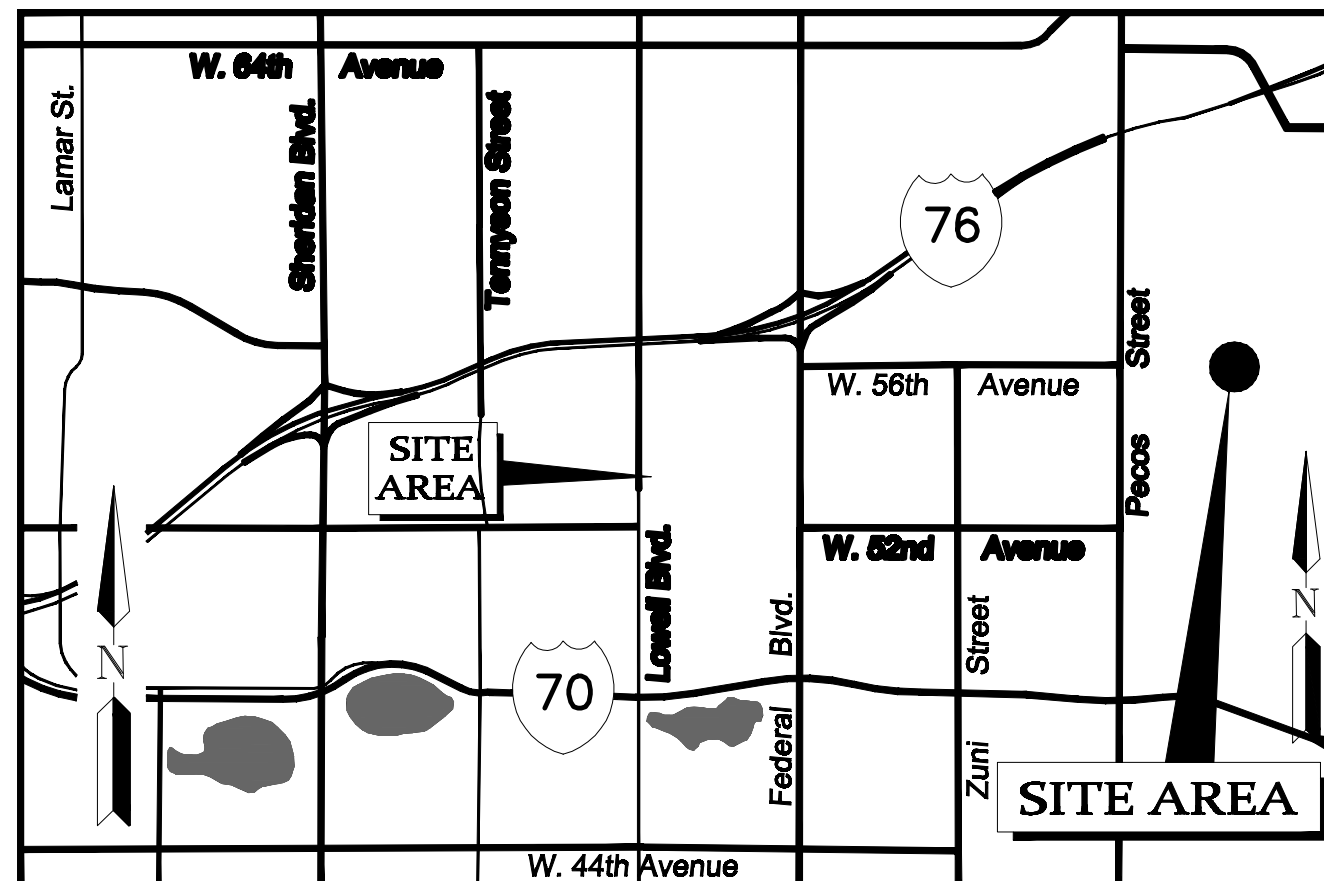
STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____, AS _____ OF CITYWIDE BANKS.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SHEET 1 OF 2



VICINITY MAP
Scale: 1"=2000'

STATEMENT OF PURPOSE

THIS SUBDIVISION PLAT IS BEING FACILITATED TO CREATE ONE (1) PLATTED LOT.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

APPROVED BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT THIS _____ DAY OF _____, 20__.

DEVELOPMENT SERVICES MANAGER

SURVEYOR'S NOTES

- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING, INC. RELIED UPON THE FOLLOWING COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY:

POLICY No. ABD70605216, WITH AN EFFECTIVE DATE OF MAY 16, 2019.
- FIELD SURVEY COMPLETION DATE: JUNE 14, 2021.
- BASIS OF BEARINGS: NORTH 90°00'00" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, A.D., 20__.

FILED AT RECEPTION NO. _____

BY: _____
ADAMS COUNTY RECORDER

DEPUTY

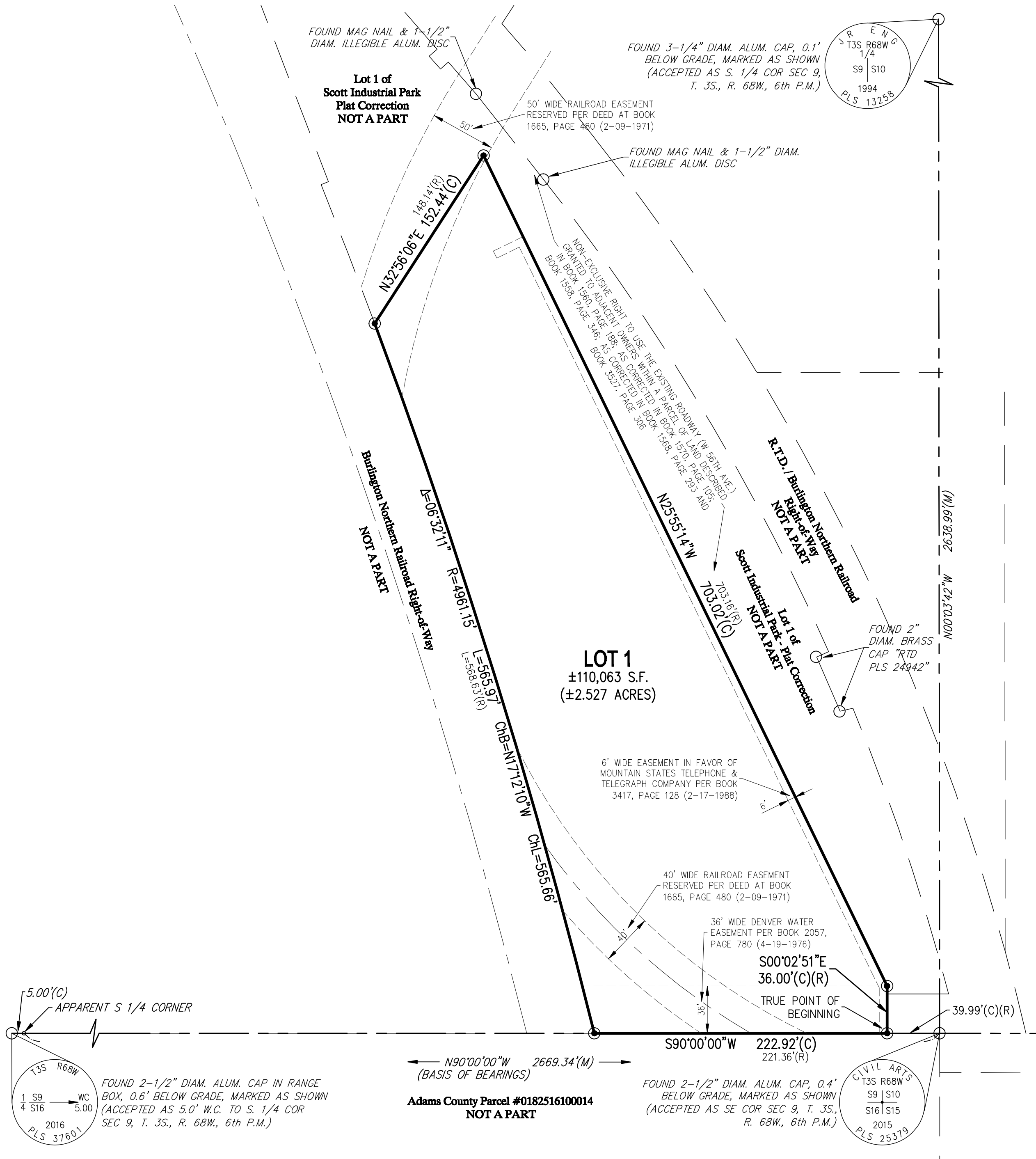
TYPE OF SUBMITTAL:	LOT CONSOLIDATION
PREPARATION DATE:	JULY 2, 2021
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-21-168	DWG: 501-21-168.dwg

ALTERNATIVE AUTO SOLUTIONS SUBDIVISION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

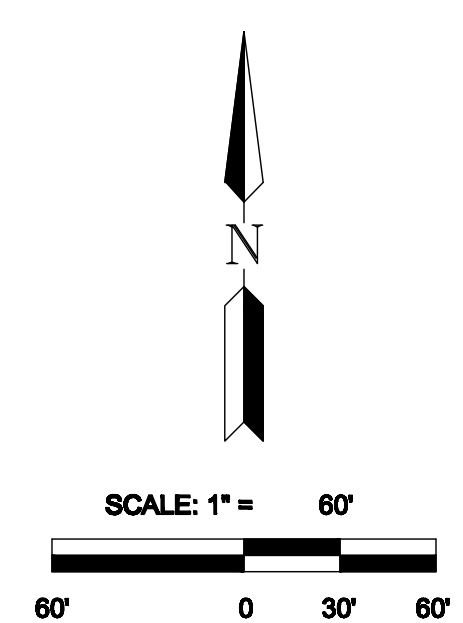
Case # PLT -

SHEET 2 OF 2



MAP LEGEND

- MONUMENT FOUND, AS NOTED
- SET #5 REBAR & 1-1/4" DIAM. YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- 16** LOT NUMBER
- EXISTING RECORD EASEMENT LINE
- ADJOINING PARCEL OR LOT LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS



POWER™
Surveying Company, Inc.
Established 1948
PH. 303-702-1617
FAX. 303-702-1488
www.powersurveying.com

TYPE OF SUBMITTAL:	LOT CONSOLIDATION
PREPARATION DATE:	JULY 2, 2021
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-21-168	DWG: 501-21-168.dwg

December 13, 2021

Adams County Planning & Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8216



To Whom It May Concern:

RE: Proposed Development at 811-821 West 56th Avenue, Denver, CO

The District welcomes both residential and commercial development within its boundaries and, while the District takes no position on the specific plans presented by *Alternative Auto Solutions*, we believe that a vibrant community should include a wide choice of economic activity. This project proposes to provide additional economic options to the community.

In reviewing the *Alternative Auto Solutions* current proposal for the development of the site, to include mixed use of mechanic and auto part services and associated salvage yard (no residential units are to be added), we have determined that the proposed development would have no impact on the District. Using an average number of students generated by housing type, based on information provided by *Alternative Auto Solutions*, the District has conservatively calculated the following student yield:

	Housing Units	Elementary School Yield	Potential Elementary Students	Middle School Yield	Potential Middle School Students	High School Yield	Potential High School Students	Total Potential Students
811-821 West 56th Ave	0	0.8	0	0.3	0	0.2	0	0

In considering the minimal impact to the District as no new students will reside in the development, the District has no concern with this request.

Sincerely,


James Duffy, Ed.D.
Chief Operating Officer
Westminster Public Schools



7350 N. Broadway, Denver, CO 80221

Phone: 303.853.1000

Fax: 303.853.1086

December 14, 2021

Adams County Planning & Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8216

RE: School Impact Analysis for proposed Minor Subdivision and change in use permit at
Alternative Auto Solutions, LLC located at 811 W 56th Ave, Denver, Colorado 80221

To Whom It May Concern:

We are in receipt of Alternative Auto Solutions, LLC request for an Impact Analysis regarding the potential change in use permit on their property at 811 W 56th Ave. Typically, the District performs impact analyses for developments that are residential in nature to determine if the District has the ability and infrastructure to absorb the potential students. The proposed development is commercial/industrial in nature and therefore will not generate any potential students that would need to be considered or absorbed by the District.

While the District does not take an official position on the proposed development, we will continue to pay close attention to the zoning and development of the business and of those surrounding. Local businesses that provide a valued service and local employment are appreciated within the Mapleton community.

Please contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Sauer', with a horizontal line extending to the right.

David D. Sauer

Chief Operations Officer



ADAMS COUNTY FIRE RESCUE
FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

Will Serve Letter
12/21/2021

Project:	Alternative Auto Solutions
Location:	811 W 56th Ave
Description:	Change of Use
Reviewer:	Carla Gutierrez

To whom it may concern,

The property listed above is within the boundaries of Adams County Fire Protection District and will be covered by its services. Please be aware that, at a minimum, we will need to complete a site development plan review and construction reviews required by the fire code. The first submittal is generally the site development plan review and needs to include a full set of civil plans, an auto turn exhibit, and the results of a fire flow test. If you have any questions regarding this location, please call 303-539-6862 and we will be able to answer your questions.

Sincerely,

Whitney Even
Fire Marshal

Adams County Fire Protection District



LAND TITLE GUARANTEE COMPANY

Date: June 13, 2019

Subject: Attached Title Policy ALTERNATIVE AUTO SOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY for 811 W 56TH AVE, DENVER, CO

Enclosed please find the Owner's Title Insurance Policy for your purchase of the property listed above.

This title policy is the final step in your real estate transaction, and we want to take a moment to remind you of its importance. Please review all information in this document carefully and be sure to safeguard this policy along with your other legal documents.

Your owner's policy insures you as long as you own the property and requires no additional premium payments.

Please feel free to contact any member of our staff if you have questions or concerns regarding your policy, or you may contact Final Policy Team at (303) 850-4158 or finals@ltgc.com

As a Colorado-owned and operated title company for over 50 years, with offices throughout the state, we take pride in serving our customers one transaction at a time. We sincerely appreciate your business and welcome the opportunity to assist you with any future real estate needs. Not only will Land Title be able to provide you with the title services quickly and professionally, but you may also be entitled to a discount on title premiums if you sell or refinance the property described in the enclosed policy.

Thank you for giving us the opportunity to work with you on this transaction. We look forward to serving you again in the future.

Sincerely,

Land Title Guarantee Company



OWNER'S POLICY OF TITLE INSURANCE

ANY NOTICE OF CLAIM AND ANY OTHER NOTICE OR STATEMENT IN WRITING REQUIRED TO BE GIVEN TO THE COMPANY UNDER THIS POLICY MUST BE GIVEN TO THE COMPANY AT THE ADDRESS SHOWN IN SECTION 18 OF THE CONDITIONS.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation, (the "Company"), insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the title; This covered Risk includes but is not limited to insurance against loss from
 - a. A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - b. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection

if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A. The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

Issued by:
 Land Title Guarantee Company
 3033 East First Avenue Suite 600
 Denver, Colorado 80206
 303-321-1880

Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 A Stock Company
 400 Second Avenue South, Minneapolis, Minnesota 55401
 (612) 371-1111

By *C. Monroe* President
 Attest *David Wold* Secretary



EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (1)(a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- (2) Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- (3) Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- (4) Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
- (5) Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b) or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured.
 - (2) if the grantee wholly owns the named Insured.
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenue, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A. "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be

liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligation to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance. To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in the subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay. Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

- (i) the Amount of Insurance shall be increased by 10%, and
- (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons, Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim or loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law; The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum; Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 400 Second Avenue South, Minneapolis, Minnesota 55401 (612)371-1111.

ANTI-FRAUD STATEMENT: Pursuant to CRS 10-1-128(6)(a), it is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

This anti-fraud statement is affixed to and made a part of this policy.

Old Republic National Title Insurance Company
Schedule A

Order Number: ABD70605216

Policy No.: OX70605216.1298913

Amount of Insurance: \$1,700,000.00

Property Address:

811 W 56TH AVE, DENVER, CO

1. Policy Date:

May 16, 2019 at 12:30 P.M.

2. Name of Insured:

ALTERNATIVE AUTO SOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY

3. The estate or interest in the Land described in this Schedule and which is covered by this policy is:

A Fee Simple

4. Title to the estate or interest covered by this policy at the date is vested in:

ALTERNATIVE AUTO SOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The Land referred to in this Policy is described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 39.99 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SECTION 9 A DISTANCE OF 221.36 FEET;
THENCE ALONG THE ARC OF CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 4961.15 FEET AND BEING THE EASTERLY RIGHT OF WAY LINE OF THE C & S AND CB & Q RAILROAD A DISTANCE OF 568.63 FEET;
THENCE NORTH 32°45'00" EAST A DISTANCE OF 148.14 FEET;
THENCE SOUTH 25°55'45" EAST A DISTANCE OF 703.16 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 36.00 FEET TO THE TRUE POINT OF BEGINNING.

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Old Republic National Title Insurance Company

(Schedule B)

Order Number: ABD70605216

Policy No.: OX70605216.1298913

This policy does not insure against loss or damage by reason of the following:

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**

ITEM NOS. 1 THROUGH 3 OF THE STANDARD EXCEPTIONS ARE HEREBY DELETED.

ITEM NO. 4 OF THE STANDARD EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL CONTRACTED FOR OR FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF JAMESWAY CARTAGE, INC., A COLORADO CORPORATION.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF ALTERNATIVE AUTO SOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

6. TAXES AND ASSESSMENTS FOR THE YEAR 2019 AND SUBSEQUENT YEARS.
7. RESERVATIONS IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1971 IN BOOK 1665 AT PAGE [480](#).
8. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY AGREEMENT RECORDED APRIL 19, 1976 IN BOOK 2057 AT PAGE [780](#).
9. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION AUTHORIZING EXEMPTION FROM THE ADAMS COUNTY SUBDIVISION REGULATIONS RECORDED MARCH 31, 1982 IN BOOK 2633 AT PAGE [126](#).
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT-OF-WAY EASEMENT RECORDED FEBRUARY 17, 1988 IN BOOK 3417 AT PAGE [128](#).
11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING HEARING RECORDED DECEMBER 05, 1989 IN BOOK 3626 AT PAGE [582](#).
12. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HYLAND HILLS PARK AND RECREATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 19, 1990, IN BOOK 3712 AT PAGE [402](#).
13. TERMS, CONDITIONS AND PROVISIONS OF UNDERGROUND FACILITIES INFORMATION RECORDED MARCH 15, 1993 IN BOOK 4038 AT PAGE [101](#).
14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT DEED BY COURT ORDER RECORDED MARCH 12, 2013 UNDER RECEPTION NO. [2013000021210](#).

Old Republic National Title Insurance Company

(Schedule B)

Order Number: ABD70605216

Policy No.: OX70605216.1298913

15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT DEED BY COURT ORDER RECORDED JUNE 05, 2013 UNDER RECEPTION NO. [2013000048014](#).

16. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON IMPROVEMENT LOCATION CERTIFICATE CERTIFIED FEBRUARY 01, 2019 PREPARED BY CHESSNOE AND ASSOCIATES, JOB #UNKNOWN

SAID DOCUMENT STORED AS OUR IMAGE [14374236](#)

A. OVERHEAD UTILITY LINES TRAVERSE SUBJECT PROPERTY WITHOUT BENEFIT OF EASEMENTS
B. FENCE LINES DO NOT COINCIDE WITH PROPERTY LINES
C. CONCRETE ALONG WESTERLY PROPERTY LINE ENCROACHES INTO ADJACENT PROPERTY
D. CONCRETE ALONG NORTHERLY PROPERTY LINE ENCROACHES INTO RIGHT-OF-WAY
E. SOUTHERLY PORTION OF BUILDING ENCROACHES ONTO EASEMENT SHOWN ON SURVEY
F. PORTION OF SUBJECT PROPERTY NOTED ALONG NORTHERLY PROPERTY LINE IS NOTED BY SURVEYOR AS QUESTIONABLE

17. LEASE BETWEEN JAMESWAY CARTAGE, INC., A COLORADO CORPORATION, LESSOR, AND J & J GRANITE, LLC, LESSEE, DATED SEPTEMBER 9, 2015 AS SHOWN BY TENANT ESTOPPEL STATEMENT PROVIDED TO COMPANY.

18. DEED OF TRUST DATED MAY 15, 2019, FROM ALTERNATIVE AUTO SOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY, COLORADO FOR THE USE OF CITYWIDE BANKS TO SECURE THE SUM OF \$863,500.00 RECORDED MAY 16, 2019, UNDER RECEPTION NO. [2019000037095](#).

19. DEED OF TRUST DATED MAY 15, 2019, FROM ALTERNATIVE AUTO SOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY, COLORADO FOR THE USE OF CITYWIDE BANKS TO SECURE THE SUM OF \$594,250.00 RECORDED MAY 16, 2019, UNDER RECEPTION NO. [2019000037096](#).



State Documentary Fee
Date: May 15, 2019
\$170.00

Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on **May 15th, 2019** by **JAMESWAY CARTAGE, INC., A COLORADO CORPORATION** Grantor(s), of the County of **Adams** and State of **Colorado** for the consideration of **(\$1,700,000.00) ***One Million Seven Hundred Thousand and 00/100***** dollars in hand paid, hereby **sells and conveys** to **ALTERNATIVE AUTO SOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantee(s), whose **street** address is **1064 S. Mobile Street, Aurora, CO 80017**, County of **Arapahoe**, and State of **Colorado**, the following real property in the County of **Adams**, and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **811 W 56TH AVE, DENVER, CO**

with all its appurtenances and warrants the title to the same, subject to the matters shown in the attached Exhibit B, which, by reference, is incorporated herein.

JAMESWAY CARTAGE, INC., A COLORADO CORPORATION

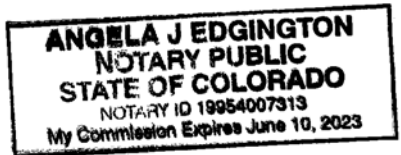
By: *Eva Green*
Eva Green, as President

State of **Colorado**)
)ss.
City and County of **Denver**)

The foregoing instrument was acknowledged before me on this day of **May 15th, 2019** by **Eva Green** as President For **JAMESWAY CARTAGE, INC., A COLORADO CORPORATION**

Witness my hand and official seal

My Commission expires: 6/10/2023 *[Signature]*
Notary Public



When recorded return to: **ALTERNATIVE AUTO SOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY**
1064 S. Mobile Street, Aurora, CO 80017



Exhibit A

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 39.99 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SECTION 9 A DISTANCE OF 221.36 FEET;
THENCE ALONG THE ARC OF CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 4961.15 FEET AND BEING THE EASTERLY RIGHT OF WAY LINE OF THE C & S AND CB & Q RAILROAD A DISTANCE OF 568.63 FEET;
THENCE NORTH 32°45'00" EAST A DISTANCE OF 148.14 FEET;
THENCE SOUTH 25°55'45" EAST A DISTANCE OF 703.16 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 36.00 FEET TO THE TRUE POINT OF BEGINNING.

UNOFFICIAL COPY

Exhibit B

1. GENERAL TAXES FOR THE YEAR OF CLOSING.
2. DISTRIBUTION UTILITY EASEMENTS (INCLUDING CABLE TV).
3. THOSE SPECIFICALLY DESCRIBED RIGHTS OF THIRD PARTIES NOT SHOWN BY THE PUBLIC RECORDS OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE AND WHICH WERE ACCEPTED BY GRANTEE IN ACCORDANCE WITH § 8.3 (OFF-RECORD TITLE) AND § 9 (NEW ILC OR NEW SURVEY) OF THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED.
4. INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT.
5. ANY SPECIAL ASSESSMENT IF THE IMPROVEMENTS WERE NOT INSTALLED AS OF THE DATE OF GRANTEE'S SIGNATURE TO THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED, WHETHER ASSESSED PRIOR TO OR AFTER CLOSING.
6. RESERVATIONS IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1971 IN BOOK 1665 AT PAGE 480.
7. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY AGREEMENT RECORDED APRIL 19, 1976 IN BOOK 2057 AT PAGE 780.
8. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION AUTHORIZING EXEMPTION FROM THE ADAMS COUNTY SUBDIVISION REGULATIONS RECORDED MARCH 31, 1982 IN BOOK 2633 AT PAGE 126.
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12. TERMS, CONDITIONS AND PROVISIONS OF UNDERGROUND FACILITIES INFORMATION RECORDED MARCH 15, 1993 IN BOOK 4038 AT PAGE 101.
13. LEASE BETWEEN JAMESWAY CARTAGE, INC., A COLORADO CORPORATION, LESSOR, AND HEBERT ENVIRONMENTAL, INC., A COLORADO CORPORATION, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED NOVEMBER 17, 1997, UNDER RECEPTION NO. C0336914. NOTE: THE ABOVE EXCEPTION WILL BE DELETED FROM THE OWNER'S POLICY TO BE ISSUED UPON RECEIPT OF A SELLER'S FINAL LIEN AFFIDAVIT DISCLOSING NO LEASES AND/OR TENANCIES.
14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT DEED BY COURT ORDER RECORDED MARCH 12, 2013 UNDER RECEPTION NO. 2013000021210.
15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT DEED BY COURT ORDER RECORDED JUNE 05, 2013 UNDER RECEPTION NO. 2013000048014.

NORTH PECOS WATER & SANITATION
 6900 N PECOS STREET
 DENVER, CO 80221 (303) 429-5770
 www.NorthPecosWater.org

Alternative Auto Solutions LLC
 1064 South Mobile Street

Billing Cycle
 08/01/2021 to 08/31/2021

Customer #
 257.1

Aurora CO 80017

Service Address: 811 West 56th Avenue #3 - south meter

*****Fold & Detach Here. Return TOP Portion with Payment*****

<u>Date</u>	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Prior Reading</u>	<u>Usage</u>	<u>Mult</u>
08/31/2021	1471744324	595	595	0	1

All Water usage is billed in thousand gallon increments, so if the usage says 1 this is for 1,000 gallons used.

<u>Date</u>	<u>Description</u>	<u>Usage</u>	<u>Unit Price</u>	<u>Amount</u>
07/31/2021	Previous Balance			155.38
02/10/2021	Payments Adjustments			
08/31/2021	Water Usage	0		.00
	Water Base		21.89	21.89
	Excess Surcharge			
	Reconnect Fee			
	Misc Water			
	Interest Water			1.50

<u>Past Due</u>	<u>Interest</u>	<u>Current</u>	<u>Balance Due</u>
155.38	1.50	23.39	178.77

Due Date 09/30/2021

From: [Stephanie Bolivar](#)
To: [Frank Zwolinski](#)
Subject: Fwd: Septic Tank Inspection
Date: Tuesday, November 23, 2021 9:12:14 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Frank,

I am forwarding the email from Jeff McCarron concerning our septic system. You should be able to submit this to ADCO as part of our file. I will call the Development Office today for instructions on how to pay the application fee,

Stephanie Bolivar
Office/ Finance Manager
Alternative Auto Solutions
821 W 56th Ave
Denver, CO 80216
303-333-0033 (Office)
720-278-6870 (Cell)

----- Forwarded message -----

From: Jeff McCarron <jmccarron@tchd.org>
Date: Fri, Nov 19, 2021 at 4:44 PM
Subject: RE: Septic Tank Inspection
To: Stephaniebbolivar <stephaniebbolivar@gmail.com>
Cc: Land Use <LandUse@tchd.org>

Hi Stephanie,

Thanks for your phone call today. To summarize our conversation, here are the relevant points we discussed.

1. TCHD has two septic permits for 821 W. 56th Avenue. One from 1998 and one from 1999.
2. TCHD system ON0014586 serves the Industrial / Admin building.
3. TCHD permit ON0019041 exists on the computer, but there is only one permit in the hard file, and it is described above in #2.
4. You mentioned that there is a system that serves the trailer building. This system is not documented in the hard file. You stated that you want to abandon the trailer system. In order to abandon the trailer system, you will need to have the tank pumped by a TCHD licensed pumper, then the tank can be crushed in place and buried. Please provide TCHD with the pump receipt and a photo of the tank with top exposed prior to crushing, a photo of the tank being crushed, and a photo of the tank being buried. All the other

pipng associated with the system can be left in place.

5. It doesn't sound like you will need a use permit for the Admin building system, based on our conversation. If you remodel the building to the point where you add a kitchen, laundry facilities, or if you will be adding a significant amount of employees, then TCHD may decide that a use permit needs to be renewed. We will assess at that time if the system will need to be expanded. This will entail an engineer study of the proposed expansion so the gallons per day of sewage generation can be assessed. This will be used to determine if the system must be expanded.
6. As of now, the property is being served by an Onsite Wastewater Treatment System, the system was permitted in 1999, and the system is in good standing with TCHD.
7. If the current tank is not being replaced, but minor repairs are planned to address issues with the lids and risers, these repairs do not need to be permitted or inspected by TCHD.

Keep me informed of any changes as things progress, and I will be happy to help you obtain any way I can.

Jeff

Jeffrey K. McCarron, B.S. REHS

Enviromental Health Specialist IV

Tri-County Health Department

4201 E. 72nd Avenue, Suite D

Commerce City, CO 80022

303-439-5913

jmccarron@tchd.org

From: Stephaniebbolivar <stephaniebbolivar@gmail.com>

Sent: Friday, November 19, 2021 9:21 AM

To: Jeff McCarron <jmccarron@tchd.org>

Subject: Re: Septic Tank Inspection

Thank you, Jeff. I'll speak with you this afternoon.

On Nov 19, 2021 at 9:20 AM, <Jeff McCarron> wrote:

Hi Stephanie,

I'm out in the field inspecting this morning, so I'll give my attention to this issue when I get back in to my office later in the afternoon. Yes, I am happy to provide a letter stating that you are in the process of obtaining a repair permit. It should not be a big deal at all.

Thanks,

Jeff

Jeffrey K. McCarron, B.S. REHS

Environmental Health Specialist IV

Tri-County Health Department

4201 E. 72nd Avenue, Suite D

Commerce City, CO 80022

[303-439-5913](tel:303-439-5913)

jmccarron@tchd.org

From: Stephanie Bolivar <stephaniebbolivar@gmail.com>

Sent: Friday, November 19, 2021 8:51 AM

To: Jeff McCarron <jmccarron@tchd.org>

Subject: Re: Septic Tank Inspection

Hi, Jeff.

On Monday or Tuesday I spoke with Brian in your office about permitting the septic tank. I can't get Rob from Helldigger to come out until late December or January but we need to

have our Conceptual Review meeting with Adams County soon so we can make sure all is in order for the permitting process. The list requires us to have a permit for the septic for our Minor Subdivision, but according to Libby Tart, one of the Adams County Planners, we can still have our Conceptual Review meeting without the permit. She says we need some kind of letter from you stating that we are in the process of permitting our septic but are waiting on a fairly minor repair.

Is it possible for you to write a letter for us? Please call me to discuss what might need to be included in that letter. I left you a voicemail about 30 minutes ago but thought it might be better to email also.

Thank you, Jeff. I hope you had a good vacation.

Stephanie Bolivar

Office/ Finance Manager

Alternative Auto Solutions

821 W 56th Ave

Denver, CO 80216

[303-333-0033](tel:303-333-0033) (Office)

[720-278-6870](tel:720-278-6870) (Cell)

On Fri, Sep 24, 2021 at 12:08 PM Stephanie Bolivar <stephaniebbolivar@gmail.com> wrote:

Hi, Jeff.

This is Stephanie from Alternative Auto Solutions at 811 W 56th Ave, Denver. I spoke to you on Wednesday afternoon. We are working on permitting our septic tank and I need you to look over our documents from Steve Helvig at Suc N Up. He made a map of the septic and filled out these forms for the inspection. (These documents are attached.) Please let me know if there's anything we still need to do in order to get our tank permitted.

Thank you!

Stephanie Bolivar

Office/ Finance Manager

Alternative Auto Solutions

821 W 56th Ave

Denver, CO 80216

[303-333-0033](tel:303-333-0033) (Office)

[720-278-6870](tel:720-278-6870) (Cell)



MAILING ADDRESS		ACCOUNT NUMBER	DUE DATE
ALTERNATIVE AUTO SOLUTIONS 821 W 56TH AVE DENVER CO 80216-1607		53-0011350601-2	08/23/2021
STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE	
742468033	08/03/2021	\$499.76	

Your Account is Overdue - Please Pay Immediately

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Email us at: Customerservice@xcelenergy.com
 Please Call: 1-800-481-4700
 Hearing Impaired: 1-800-895-4949
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

ACCOUNT BALANCE *(Balance de su cuenta)*

Previous Balance	As of 07/01	\$393.99
No Payments Received		\$0.00
Balance Forward		\$393.99
Current Charges		\$100.00
Non-Recurring Charges / Credits		\$5.77
Amount Due <i>(Cantidad a pagar)</i>		\$499.76

PREMISES SUMMARY

PREMISES NUMBER	PREMISES IDENTIFIER	PREMISES DESCRIPTOR	CURRENT BILL
301617802	821 W 56TH AVE		\$100.00
Total			\$100.00

NON-RECURRING CHARGES/CREDITS SUMMARY

DESCRIPTION	CURRENT BILL
Late Charge Assessed	\$5.77
Total	\$5.77

INFORMATION ABOUT YOUR BILL

Just a reminder about the past due amount on your account. If you have already sent your payment, thank you. Otherwise, please call 1-800-481-4700 to confirm the status of your account.

Convenience at your service - Pay your bills electronically-fast and easy with Electronic Funds Transfer. Call us at 1-800-481-4700 or visit us at www.xcelenergy.com.

RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

----- manifest line -----



ALTERNATIVE AUTO SOLUTIONS
 821 W 56TH AVE
 DENVER CO 80216-1607

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0011350601-2	08/23/2021	\$499.76	

Please see the back of this bill for more information regarding the late payment charge.
 Make your check payable to XCEL ENERGY

AUGUST						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



XCEL ENERGY
 P.O. BOX 9477
 MPLS MN 55484-9477



32 53082321 00113506012 0000001057700000049976

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MAILING ADDRESS		ACCOUNT NUMBER		DUE DATE
ALTERNATIVE AUTO SOLUTIONS 821 W 56TH AVE DENVER CO 80216-1607		53-0011350601-2		08/23/2021
		STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
		742468033	08/03/2021	\$499.76

SERVICE ADDRESS: 821 W 56TH AVE DENVER, CO 80216-1607

NEXT READ DATE: 09/02/21

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 301617802

INVOICE NUMBER: 0915387745

METER READING INFORMATION**METER 93136311 - Multiplier x 40**

Read Dates: 07/01/21 - 08/02/21 (32 Days)

DESCRIPTION	CURRENT READING	PREVIOUS READING	MEASURED USAGE	BILLED USAGE
Total Energy	957 Actual	942 Actual	15	600 kWh
Demand	Actual			6.36 kW
Billable Demand				6 kW

ELECTRICITY CHARGES**RATE: C Commercial Service**

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$10.51
Commercial Service	600 kWh	\$0.085120	\$51.07
Trans Cost Adj	600 kWh	\$0.000970	\$0.58
Elec Commodity Adj	600 kWh	\$0.035440	\$21.26
Demand Side Mgmt Cost	600 kWh	\$0.001580	\$0.95
Purch Cap Cost Adj	600 kWh	\$0.003720	\$2.23
CACJA	600 kWh	-\$0.000080	-\$0.05 CR
GRSA E	600 kWh	\$0.008650	\$5.19
Trans Elec Plan	600 kWh	\$0.000360	\$0.22
RDA	600 kWh	\$0.002730	\$1.64
Renew. Energy Std Adj			\$0.93
Colo Energy Plan Adj			\$0.93
Subtotal			\$95.46
Sales Tax			\$4.54
Total			\$100.00
Premises Total			\$100.00

**TOGETHER WE POWER STABILITY.**

Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy-efficiency upgrades for affordable housing and nonprofit facilities. We need your help today!

There are two ways to contribute:

1. Visit the Energy Outreach Colorado website at www.energyoutreach.org to make a one-time donation.
2. **CHECK THE RED BOX** on the front-left side of this payment stub AND select a tax-deductible contribution below.

MONTHLY DONATION:

\$20 ___ \$10 ___ \$5 ___ Other _____





MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
ALTERNATIVE AUTO SOLUTIONS 821 W 56TH AVE DENVER CO 80216-1607	53-0011350601-2		08/23/2021
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	742468033	08/03/2021	\$499.76

DAILY AVERAGES	Last Year	This Year
Temperature	75° F	76° F
Electricity kWh	21.3	18.8
Electricity Cost	\$3.20	\$3.12

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ENROLL IN AUTO PAY

NO LATE FEES, NO WORRIES.

Enjoy the benefits of automatic payment withdrawal from your checking account. Your payment will automatically post to your Xcel Energy account on your due date.

To enroll, fill out the information below, cut off this form, and include it, along with your check and bill stub, in the remittance envelope. Money orders do not qualify. Watch for **Automated Bank Payment** to appear on your billing statement to ensure your enrollment is in effect.

To enroll your business in Auto Pay online, visit xcelenergy.com/AutoPay. For more information call our Business Solutions Center at **800-481-4700**.

Authorized signature

Signature above must match name on the bank account

Xcel Energy account number

See page 1 of bill statement

Date

I authorize Xcel Energy to initiate transfers from the bank account indicated on the enclosed check to make monthly payments on my Xcel Energy account on my due date. This authority will remain in effect until I notify Xcel Energy, or Xcel Energy notifies me, of the need to cancel the enrollment. I understand that a new authorization is required if I change my bank account. I have kept a record of this authorization.

08/03/2021

53-0011350601-2



MAILING ADDRESS	ACCOUNT NUMBER	DUE DATE
ALTERNATIVE AUTO SOLUTIONS 821 W 56TH AVE DENVER CO 80216-1607	53-0011350601-2	08/23/2021
	STATEMENT NUMBER	STATEMENT DATE
	742468033	08/03/2021
		AMOUNT DUE
		\$499.76

NON-RECURRING CHARGES / CREDITS DETAILS

DESCRIPTION	CHARGE
Late Charge Assessed	\$5.77
Total	\$5.77



501-21-168

811 W. 56th Avenue

Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 39.99 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SECTION 9 A DISTANCE OF 221.36 FEET;
THENCE ALONG THE ARC OF CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 4961.15 FEET AND BEING THE EASTERLY RIGHT OF WAY LINE OF THE C & S AND CB & Q RAILROAD A DISTANCE OF 568.63 FEET;
THENCE NORTH 32°45'00" EAST A DISTANCE OF 148.14 FEET;
THENCE SOUTH 25°55'45" EAST A DISTANCE OF 703.16 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 36.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 110,063 SQUARE FEET OR 2.527 ACRES OF LAND, MORE OR LESS.

[Purchase Certificate](#)
[Certificate of Taxes Due](#)

[Payment Forms](#)
[Exemption Certificate](#)
[Account Balance](#)
[Statement Of Taxes Due](#)
[Summary of Taxes Due](#)

[Account Links](#)
[Account Summary](#)
[Account Value](#)
[Transaction Detail](#)
[Verify My Email](#)

[Formal Links](#)
[Change of Address Form](#)

[Payment Receipts](#)
[Receipt from Sep 13, 2021](#)
[Receipt from Jul 1, 2020](#)
[Receipt from Apr 16, 2019](#)
[Receipt from May 29, 2018](#)
[Receipt from Feb 27, 2018](#)
[Receipt from Feb 17, 2017](#)
[Receipt from Mar 11, 2016](#)
[Receipt from Apr 23, 2015](#)
[Receipt from Mar 23, 2015](#)
[Receipt from Mar 23, 2015](#)
[Receipt from Mar 3, 2015](#)
[Receipt from Nov 26, 2013](#)

The amount of taxes due on this page are based on last year's property value assessments. For current year values visit the [Adams County Assessor's site](#).

Summary

Account Id R0103429
Parcel Number 0182509400036
Owners ALTERNATIVE AUTO SOLUTIONS LLC
Address 1064 S MOBILE ST
 AURORA, CO 80017-3172
Situs Address 811 W 56TH AVE
Legal SECT,TWN,RNG:9-3-68 DESC: BEG 39/99 FT W OF SE COR SEC 9
 TH W 221/36 FT TH ALG ARC OF CURVE TO THE NW SD CURVE
 HAV A RAD OF 4961/15 FT AND BEING THE ELY ROW LN OF C & S
 AND C B & Q RR 568/63 FT TH N 32D 45M E 148/14 FT TH S 25D 55M
 E 703/16 FT TH S 36 FT TO TRUE POB 2/56A

Inquiry

As Of
Payment Type First
 Full
Total Due \$0.00

Value

Area Id	Actual	Mill Levy	Assessed
490 - 490		119.5460000	
COMM LND WHSE/STORAG - 2135	401,449		116,420
WAREHOUSE/STG - 2235	75,218		21,810
Total Value	476,667		138,230
Taxes			\$16,524.84



DUE DATES:
First Half Payment Due March 1
Second Half Payment Due June 15
OR
Full Payment Due April 30

If paying or corresponding by mail, please use the following addresses:

PAYMENTS ARE TO BE MAILED TO: P.O. BOX 869 BRIGHTON, CO 80601-0869

CORRESPONDENCE IS TO BE MAILED TO: 4430 South Adams County Parkway, Suite C2136 Brighton, CO 80601

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

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

With respect to the property located at:
Physical Address: 811 W. 56TH AVE., DENVER, CO
Legal Description: metes and bounds
Parcel #(s): 0182509400036

(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;
 or
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: 7/12/21 Applicant: Alternative Auto Solutions SP
By: [Signature]
Print Name: Stephanie B. Point
Address: 811 W. 56th Ave
Denver, CO 80216

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 21st day of July, 2021, by
Stephanie B Point

Witness my hand and official seal.

My Commission expires: 5/30/21

Jacob Henderson
Notary Public

JACOB ANDREW HENDERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20194020130
MY COMMISSION EXPIRES 05/30/2023

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.