Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

# Re-submittal Form

**Case Name/ Number:** PRA2019-00003

**Case Manager:** Maggie Barringer

**Re-submitted Items:**

- ☐ Development Plan/ Site Plan
- ☐ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement
- ☒ Other: Sign plans

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

**Please note the re-submittal review period is 21 days.**

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Addressing, Building Safety, Neighborhood Services,~~ ~~Engineering, Environmental, Parks,~~ Planner, ~~ROW, SIA - Finance, SIA - Attorney~~

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# Development Review Team Comments

**Date:** 1/2/2020

**Project Number:** PRA2019-00003

**Project Name:** Circle K

For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that require a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

---

**Commenting Division:** Planner Review

**Name of Reviewer:** Maggie Barringer

**Date:** 01/02/2020

**Email:**

**Resubmittal Required**

Request: The applicant is requesting a variance to allow three building mounted signs per street frontage on the west side of the property, three building mounted signs on the east side of the property and two building mounted signs per street frontage on the south side of the property. The applicant is also requesting variances for each sign to allow for a larger sign area than is allowed in Section 4-14-06-05-02 (6) of the Adams County Development Manual.

PLN01: It does appear on page 24 of the variance application that the "K" on the Circle K sign is proposed to be higher than the cornice line of the structure. This is prohibited per Section 4-14-06-05-02 (3) of the Adams County Development Manual. Please modify the site plan and resubmit the application at the Adams County Community and Economic Development Department.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry — DISTRICT 1
Charles "Chaz" Tedesco — DISTRICT 2
Emma Pinter — DISTRICT 3
Steve O'Dorisio — DISTRICT 4
Mary Hodge — DISTRICT 5

To Whom It May Concern,

The brand book has been revised to bring the signage closer to conformity. The overall height of the "K" in Circle K has been reduced to 36" so that it no longer exceeds the cornice line of the structure. The overall square footage of the signs has also been reduced to39 sq ft, which brings the signage closer to conformity. We were happy to make these changes to fit in line what the city requires without having to sacrifice Circle K's brand integrity. These changes are reflected on pages 1-6 of the attached brand book.

CK 4095 – 5810 Broadway Denver, CO 80216

Kind regards,


*Crystal Price*

*Lead Brand Manager*

*Knoxville Regional Office*

*608 Mabry Hood, Suite 100*

*Knoxville, TN 37932*

*P: +1 (323) 319-1670*

*cprice@signresource.com*

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# VARIANCE

**Application submittals must include all documents on the checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.**

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

- [x] 1. Development Application Form (pg. 3)
- [x] 2. Application Fees (see table below)
- [x] 3. Number of variance requests:

| Variance Request: | # of Requests: |
|---|---|
| Setback | |
| Height | |
| Lot Coverage | |
| Other: Sign | 5 |

- [x] 4. Hardship Statement (pg. 5)
- [x] 5. Site Plan Showing Proposed Development/Variance, including:
  - Proposed Building Dimensions, Location, and Setbacks
  - Location of Well
  - Location of Septic Field
  - Location of Easements
- [x] 6. Proof of Ownership (warranty deed or title policy)
- [ ] 7. Proof of Water and Sewer Services
- [x] 8. Legal Description
- [x] 9. Certificate of Taxes Paid
- [ ] 10. Certificate of Notice to Mineral Estate Owner/and Lessees (pg.6)
- [ ] 11. Certificate of Surface Development (pg. 7)

| Application Fees: | Amount: | Due: |
|---|---|---|
| Variance | $500-residential<br>$700-non-residential<br>*$100 per additional request | With application submittal |
| Tri-County Health<br>*made payable to Tri-County | $55 | With application submittal |

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# DEVELOPMENT APPLICATION FORM

## Application Type:

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

**PROJECT NAME:** Circle K #4095

## APPLICANT

Name(s): Lisa Croston Phone #: 303-995-7355

Address: 4840 Van Gordon St Unit 400

City, State, Zip: Wheat Ridge, CO 80033

2nd Phone #: 303-292-1882 Email: customitdsigns@yahoo.com

## OWNER

Name(s): CST Metro LLC Phone #: 720-758-6260

Address: PO Box 691490

City, State, Zip: San Antonio, TX 78269-1490

2nd Phone #: 323-771-2098 Email: jlepe@circlek.com

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

## DESCRIPTION OF SITE

| | |
|---|---|
| Address: | 5810 Broadway |
| City, State, Zip: | Denver, CO 80216 |
| Area (acres or square feet): | |
| Tax Assessor Parcel Number | 0182510404001 |
| Existing Zoning: | I-2 |
| Existing Land Use: | Convenience Store |
| Proposed Land Use: | Convenience Store |

Have you attended a Conceptual Review? YES [ ] NO [X]

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: LISA CLOSTON Date: 11/3/2020

Owner's Printed Name

Name: [signature] see attached authorization

Owner's Signature

SignResource
IDENTITY GROUP

**Landlord / Property Owner Contact**

| Site# | Property Address |
|---|---|
| 2744095 | 5810 S Broadway Denver, CO 80216 |

Owner/Agent for Property: CST Metro LLC dba Circle K Stores Inc.

Telephone Number: 720-758-6260

Email: cmcginn@circlek.com

Fax: N/A

**If signature required by permitting agency:**

I Chris McGinn, as the owner or agent for the property listed as CST METRO LLC dba CIRCLE K STORES INC, do authorize Sign Resource or their authorized agent, to obtain a sign permit for the above referenced properties on my behalf.

Owner or Agent

10/4/2019

Date

6135 District Boulevard
Maywood, California 90270
Toll-Free: 800.423.4283
Phone: 323.771.2098
www.signresource.com

4

## HARDSHIP STATEMENT

*Using the following hardship criteria for granting a variance, please provide an explanationof how the critieria have been satisfied (see Section Section 2-02-21-06 of the Adams County Development Standards and Regulations for the full text of the criteria). Please feel free to attach your statements using a separate piece of paper.*

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

Canopy signage is needed to provide customers with what the business offers as well as provide brand recognition that keeps customers coming back

2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.

Without the canopy signage the business will not look inviting to night time customers. This would cause the business to not fluorish.

3. Granting the variance will not confer on the applicant any special privilege.

no special privilege will be expected. Approval of the business would allow the customer to stay true to their brand standards and have a thriving business

4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.

All other signage (MID, high rise, and building) follow the ordinance. with the size of the property canopy signage is needed to provide a "finished" look.

5. The special circumstances or hardship is not self-imposed.

The hardship is not self imposed. The canopy structure was installed by the previous owner several years ago.

6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.

If granted the variance the business will work to preserve the spirit of the ordinance.

7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

The variance would do the opposite of being detrimental. The signs would illuminate on the canopy and would provide a sense of safety to night time customers.

8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.

The signage would only be used in the manner that it is approved in. The customer would also ensure that signage is kept clean + functional to be appealing to the community.

5

## Address:

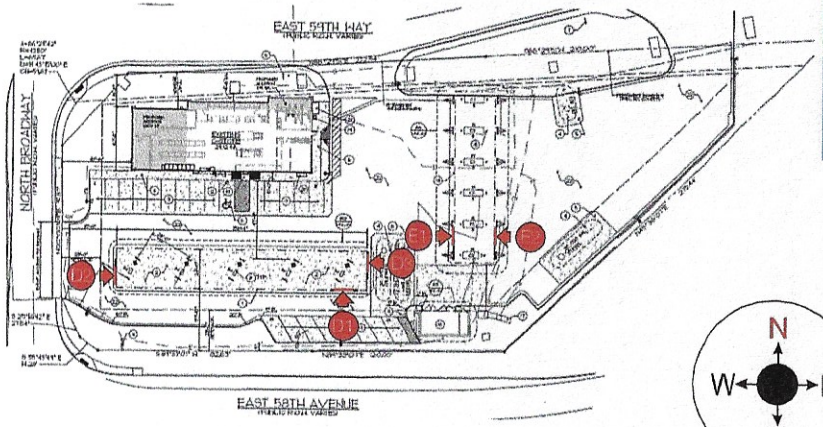
5810 BROADWAY
DENVER, CO 80216

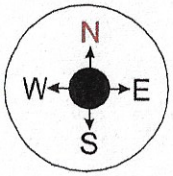
Station ID: CK NTI 4095

## SCOPE OF WORK

D CANOPY

E DIESEL CANOPY



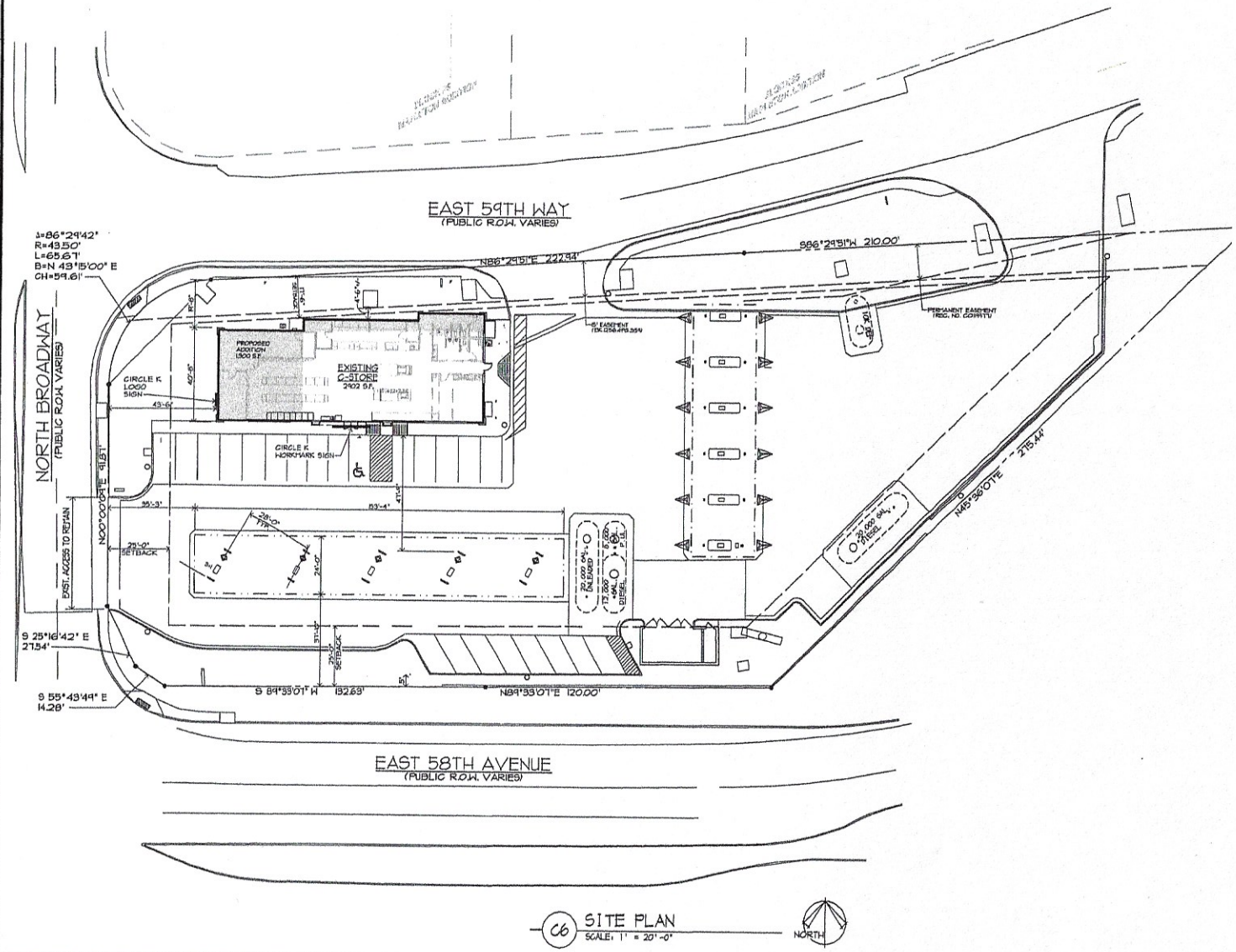

NOTE:
Pylon/Monument Placement determined by Circle K;
Setback NTE ROW/Property Line.

## GC Color Specifications:

| Color Sample | Description | Applied to |
|---|---|---|
| | **Primary Red**<br>Pantone 485<br>3M 3630-33<br>Red Vinyl | - MID Sign<br>- Building Sign<br>- Canopy Fascia<br>- Dispenser Door Skirt |
| | **Primary Orange**<br>Pantone 144<br>3M 3630-3540<br>Tangerine Vinyl | - MID Sign<br>- Building Sign<br>- Canopy Fascia<br>- Dispenser Valance<br>- Column Flags |
| | **Neutral Ground**<br>SW 7568<br>Semi-gloss finish | - Main Building<br>-Carwash Building |
| | **Nuthatch**<br>SW 6088<br>Semi-gloss finish | - Main Building 30" to grade<br>- Car Wash Building 30" to grade |
| | **Grays Harbor**<br>SW 6236<br>"Grays Harbor"<br>Semi-gloss finish | - Canopy Column Base (24" from ground)<br>- Canopy Bollards |
| | **Green**<br>Pantone 355<br>3M 3630-156<br>"Vivid Green" Vinyl | - Diesel Door Skin<br>- CK Pricer (Diesel) If Applicable |
| | **Blue**<br>Pantone 287<br>3M 3630-157<br>"Sultan Blue" Vinyl | - Car Wash Fasica<br>- CK Pricer (Unleaded) If Applicable |

# SCOPE OF WORK

5




C6 SITE PLAN
SCALE: 1" = 20'-0"


ARRIS ARCHITECTURE
Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538
970.988.6302
coreys@arrisinc.net


PREPARED FOR:
CIRCLE K STORES, INC.
STORE #4095
5810 NORTH BROADWAY
ADAMS COUNTY, COLORADO

CIRCLE K STORES, INC.

| ISSUE | DATE |
|---|---|
| CONCEPT | 8-22-18 |
| PERMIT | 10-20-18 |
| BID | 2-1-19 |
| CONSTRUCTION | 5-1-19 |
| CCD #1 | 7-27-19 |
| CCD #2 | 9-13-19 |

PROJECT NO. 0168

SHEET TITLE
SITE PLAN

SHEET NO.
SD1.02

## ALTA Commitment Form

COMMITMENT FOR TITLE INSURANCE

Issued by

***First American Title Insurance Company***

First American Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

***First American Title Insurance Company***

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

FIRST AMERICAN TITLE INSURANCE COMPANY CORPORATE SEAL NEBRASKA

#4095

# COMMITMENT FOR TITLE INSURANCE FORM

## SCHEDULE A

1. Effective Date: May 09, 2017 at 5:00 p.m.

   a. ALTA Owners Policy (06-17-06) $0.00

   Proposed Insured:
   None

   b. ALTA Loan Policy (06-17-06) $0.00

   Proposed Insured:
   None

2. The estate or interest in the Land described or referred to in this Commitment is:

   Fee Simple

3. Title to the estate or interest in the Land is at the Effective Date vested in:

   Valero Diamond Metro, Inc., a Michigan corporation, now known as CST Metro LLC, a Michigan limited liability company by virtue of Certificate of Conversion recorded February 24, 2015 at Reception No. 2015000012615

4. The Land referred to in this Commitment is described as follows:

   **See Exhibit "A" attached hereto and made a part hereof**

   For informational purposes only: Valero Store #4095, 5810 Broadway, Denver, Colorado

**EXHIBIT A**

Commitment No.: NCS-504427-CO

The land referred to in Schedule A is situated in the County of Adams, State of Colorado and is described as follows:

PARCEL A:

A tract or parcel of land in Blocks 25 & 26, MAPLETON ADDITION, a subdivision lying in the NW 1/4 of the SE 1/4 of Section 10, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the Adams County, Colorado, said tract or parcel of land being more particularly described as follows:

Beginning at the SE corner of that property described in Book 3560, Page 458, as recorded in the Clerk and Recorders Office of said County, from which the SE 1/4 corner of said Section 10 bears S. 79°36'25" W., a distance of 222.22 feet;

1. Thence N. 89°33'07" E., a distance of 120.00 feet;
2. Thence N. 45°36'07" E., a distance of 275.44 feet;
3, Thence S. 86°29'51" W., a distance of 210.00 feet to the NE corner of said property;
4. Thence S. 00°00'20" E., along an easterly line of said property a distance of 20.00 feet
5. Thence S. 33°41'05" W., continuing along said easterly property line, a distance of 193.27 feet (193.40 deed), more or less, to the TRUE POINT OF BEGINNING.

County of adams,
State of Colorado.

PARCEL B:

That part of Block 25, MAPLETON ADDITION, County of Adams, State of Colorado, more particularly described as follows:

Beginning at the Southwest corner of Block 25; thence Northerly along the West Line of said Block 25, 164 feet; thence Northeasterly 300.6 feet, more or less, to a point on the East line of said Block 25, which point is 180 feet Northerly from the Southeast corner of said Block 25; thence Southerly along the East line of said Block 25, 20 feet; thence Southwesterly 193.4 feet, more or less, to a point on the South line of said Block 25, (which point is 192.9 feet Easterly from the Southwest corner of said Block 25); thence Westerly along the South line of said Block 25, 192.9 feet to the point of beginning.

EXCEPT that portion conveyed to the State Department of Highways in Deed recorded May 7, 1981 in Book 2552, page 224 and EXCEPT that portion of land conveyed to the Department of Transportation State of COlorado in Deed recorded November 17, 1995 at Reception No. C0124914.

County of Adams,
State of Colorado.

For informational purposes only:

# COMMITMENT FOR TITLE INSURANCE FORM

## SCHEDULE B

## SECTION ONE

## REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.

2. Pay us the premiums, fees and charges for the policy.

3. Payment of all taxes and assessments now due and payable.

This commitment is issued for informational purposes only and is subject to further requirements and/or exceptions upon disclosure to the Company of the proposed insured. Liability is limited to the amount paid for this report.

# COMMITMENT FOR TITLE INSURANCE FORM

## SCHEDULE B

## SECTION TWO

## EXCEPTIONS

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

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

2. Easements, or claims of easements, not shown by the Public Records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the Land would disclose, and which are 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 in the Public Records.

5. Any and all unpaid taxes, assessments and unredeemed tax sales.

6. Each and every right of access to and from any part of the right of way for Colorado State Highway I-25 as described in instrument recorded April 28, 1960 in Book 842 at Page 34.

7. An easement for water lines and incidental purposes granted to United Water Company, as set forth in an instrument recorded November 1, 1965 in Book 1256 at Page 359.

8. An easement for utilities and incidental purposes granted to Public Service Company of Colorado, as set forth in an instrument recorded November 19, 1980 in Book 2509 at Page 90.

9. Lease by and between Total RR, Inc., as lessor, and Natural/Total Limited Liability Company, as lessee, as evidenced by Memorandum of Lease recorded November 14, 1991 in Book 3836 at Page 561.

10. The effect of Zoning hearing Decision recorded September 22, 1995 at Reception No. C0109448.

11. Reservation of easement as set forth in Department of Transportation, State of Colorado recorded December 31, 1995 at Reception No. C0119977.

12. Each and every right of access to and from any part of the right of way for Colorado State Highway I-25 as described in instrument recorded November 17, 1995 at Reception No. C0124912.

13. Each and every right of access to and from any part of the right of way for Colorado State Highway I-25 as described in instrument recorded November 17, 1995 at Reception No. C0124913.

14. Existing leases and tenancies.

15. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of Mapleton Addition, recorded May 03, 1966 at Reception No. 785275.

**EXHIBIT B**
**Statement of Charges**

| | |
|---|---|
| Information Commitment | $TBD |
| Tax Certification | $ |

## CONDITIONS

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

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

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

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. The policy to be issued contains an arbitration clause. 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 as the exclusive remedy of the parties. You may review a copy of the arbitration rules at http://www.alta.org/.

First American Title

**Privacy Information**
**We Are Committed to Safeguarding Customer Information**
In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

**Applicability**
This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

**Types of Information**
Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:
- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

**Use of Information**
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

**Former Customers**
Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

**Confidentiality and Security**
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**Information Obtained Through Our Web Site**
First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.
In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.
There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

**Business Relationships**
First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

**Cookies**
Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.
FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

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**Fair Information Values**
**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.
**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.
**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.
**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.
**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.
**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

## DISCLOSURE STATEMENT

Pursuant to C.R.S 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds $100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Non-residential withholding).

NOTE: Colorado Division of Insurance Regulations 3-5-1, requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that First American Title Insurance Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction.

Pursuant to C.R.S. 10-11-122, the company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

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NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

A. That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
B. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 3-5-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

A. The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
B. No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
C. The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
D. The Company must receive payment of the appropriate premium.

E. If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S, 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

**NOTE: 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.**

# Adams County
## Commercial Property Profile

**Parcel Number:** 0182510404001

| Owners Name and Address: | Property Address: |
|---|---|
| VALERO DIAMOND METRO INCC/O CST BRANDS INC<br><br>PO BOX 691490<br>SAN ANTONIO TX 78269-1490 | 5810 BROADWAY ST<br>CO |

## Account Summary

### Legal Description

SUB:MAPLETON ADD DESC: BEG AT SW COR BLK 25 TH N 164 FT TO SLY HIWAY ROW TH NELY ALG SD ROW 300/6 FT TO PT ON E LN BLK 25 TH SLY 20 FT TH SWLY 193/4 FT M/L TO PT ON S LN SD BLK WHICH PT IS 192/9 FT ELY FROM SW COR TH WLY 192/9 FT TO POB EXC RDS

### Subdivision Plat

MAPLETON ADDITION

### Account Summary

| Account Numbers | Date Added | Tax District | Mill Levy |
|---|---|---|---|
| R0103562 | On or Before 01/01/1996 | 075 | 105.860 |

## Permits

### Permit Cases

9

# Statement Of Taxes Due

Account Number R0103562 Parcel 0182510404001

**Legal Description**

SUB:MAPLETON ADD DESC: BEG AT SW COR BLK 25 TH N 164 FT TO SLY HIWAY ROW TH NELY ALG SD ROW 300/6 FT TO PT ON E LN BLK 25 TH SLY 20 FT TH SWLY 193/4 FT M/L TO PT ON S LN SD BLK WHICH PT IS 192/9 FT ELY FROM SW COR TH WLY 192/9 FT TO POB EXC RDS

**Situs Address**

5810 BROADWAY ST

Account: R0103562
VALERO DIAMOND METRO INC
C/O:C/O CST BRANDS INC
PO BOX 691490
SAN ANTONIO, TX 78269-1490

| Year | Tax | Interest | Fees | Payments | Balance |
|---|---|---|---|---|---|
| **Tax Charge** | | | | | |
| 2018 | $24,043.98 | $0.00 | $0.00 | ($24,043.98) | $0.00 |
| Total Tax Charge | | | | | $0.00 |
| **Grand Total Due as of 11/30/2019** | | | | | $0.00 |

Tax Billed at 2018 Rates for Tax Area 075 - 075

| Authority | Mill Levy | Amount |
|---|---|---|
| RANGEVIEW LIBRARY DISTRICT | 3.6660000 | $832.66 |
| ADAMS COUNTY FIRE PROTECTIO | 16.6500000 | $3,781.71 |
| ADAMS COUNTY | 26.8640000 | $6,101.62 |
| SD 1 | 57.8600000 | $13,141.74 |
| URBAN DRAINAGE SOUTH PLATTE | 0.0940000* | $21.35 |
| URBAN DRAINAGE & FLOOD CONT | 0.7260000* | $164.90 |
| Taxes Billed 2018 | 105.8600000 | $24,043.98 |

* Credit Levy

| Values | Actual | Assessed |
|---|---|---|
| COMM LND SPEC PURPOS | $453,869 | $131,620 |
| SPECIAL PURPOSE | $329,344 | $95,510 |
| Total | $783,213 | $227,130 |

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer
4430 S Adams County Parkway Suite C2436
Brighton, CO 80601
720-523-6160

**NEW SATELLITE OFFICE**
11860 Pecos Street
Westminster, CO 80234
Mon, Tue, Wed, Thur 7:30 am - 5 pm

To Whom It May Concern,

On behalf of my client, Circle K, we would like to request you review and grant approval to add red tri-stripe ACM on the canopy, and a red Circle K canopy logo. We understand the current code does not allow this. However, I would like to propose the attached signage to keep a consistent look with Circle K's existing stores, as well as increase visibility for road traffic. Circle K holds their branding to a high standard. Denying this signage would cause the site to look "incomplete." Also, Circle K does a lot of fuel business in the evenings. The illumination from the canopy logo would provide a sense of safety to customers who are there when it's dark. It would hinder this business from flourishing to its full potential if visibility is minimized. We want to set a great first impression to residents and travelers alike. We have reviewed neighboring businesses along this roadway as well as to ensure that these signs will not look out of place and hope that you will grant this request.

CK 4095 – 5810 Broadway Denver, CO 80216

Kind regards,

***Crystal Price***

*Lead Brand Manager*

*Knoxville Regional Office*

*608 Mabry Hood, Suite 100*

*Knoxville, TN 37932*

*P: +1 (323) 319-1670*

**5810 BROADWAY**
**DENVER, CO 80216**
**SITE# CK NTI 4095**

REVISION: H
DATE: 01/07/2020


SignResource
IDENTITY GROUP

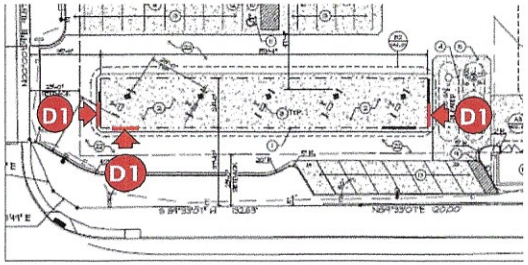
Los Angeles • Knoxville

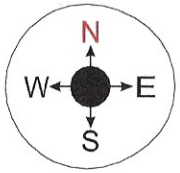
800-423-4283

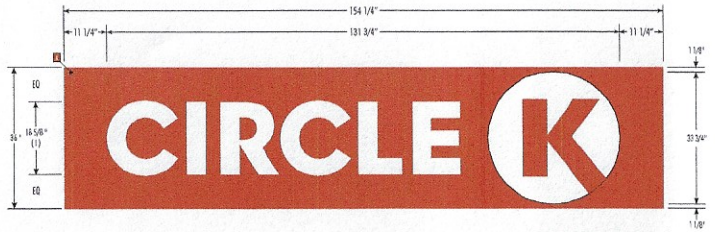
www.SignResource.com

D

## OVERHEAD VIEW



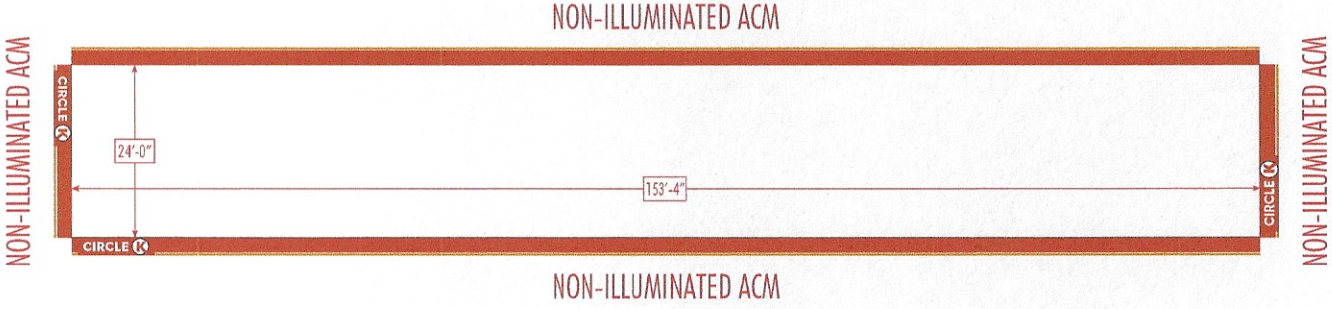




FRONT VIEW

CKS313SP19LA

**39.00 SQ. FT.**

## BUILDING SIDE



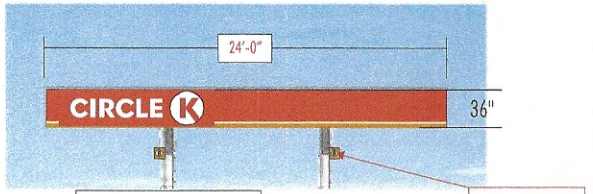

EAST 58TH AVE

SCALE = TBD

**CANOPY**

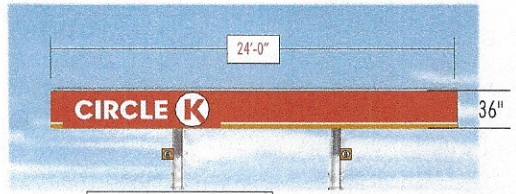
D

# STREET VIEW FOR ILLUSTRATIVE PURPOSES ONLY

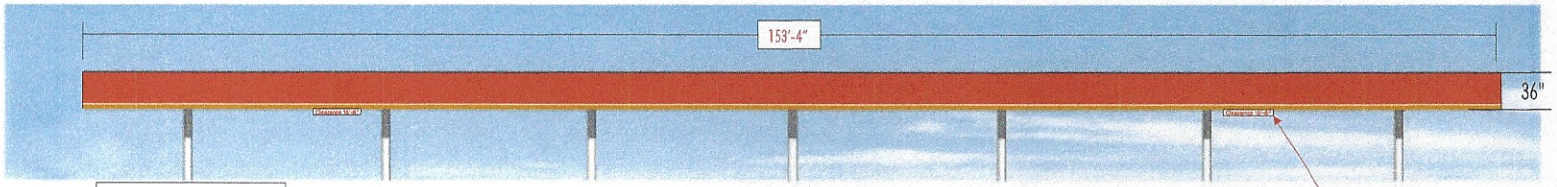



EAST SIDE

NON ILLUMINATED PUMP SIGNS
QTY: __



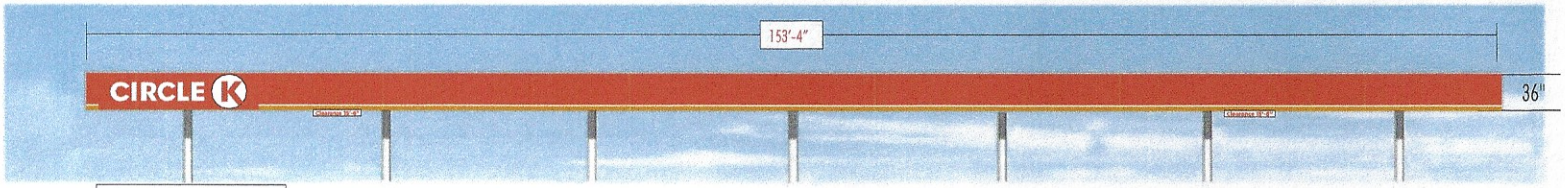

WEST SIDE




NORTH SIDE

Clearance 15'-6"

NON ILLUMINATED CLEARANCE SIGNS
QTY: __

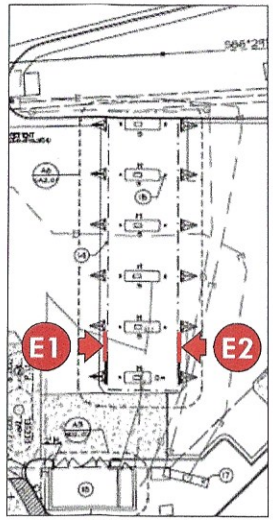


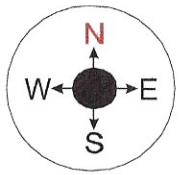

SOUTH SIDE

CANOPY

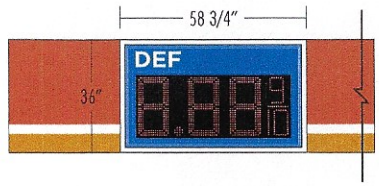
# E

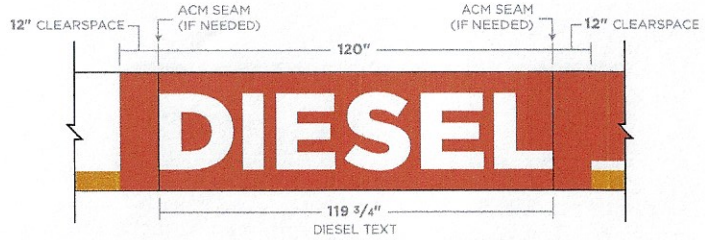
## OVERHEAD VIEW

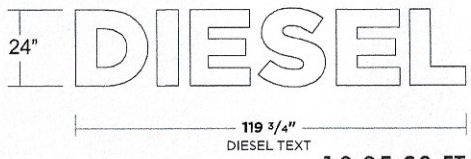


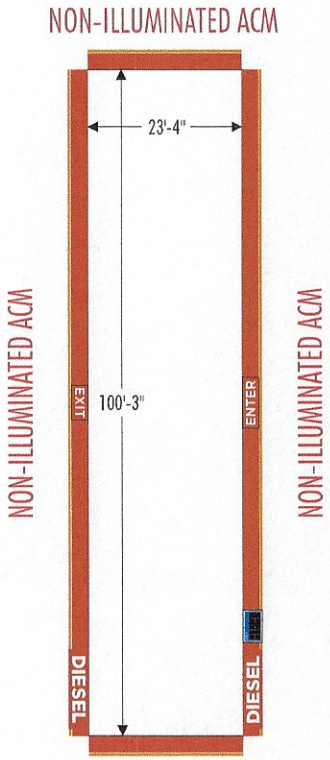

## BUILDING SIDE

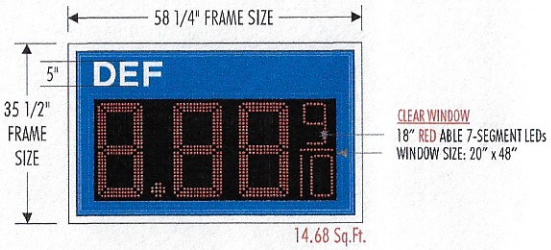



19.95 SQ FT




NEW SIGN CABINET

SCALE = 1:220

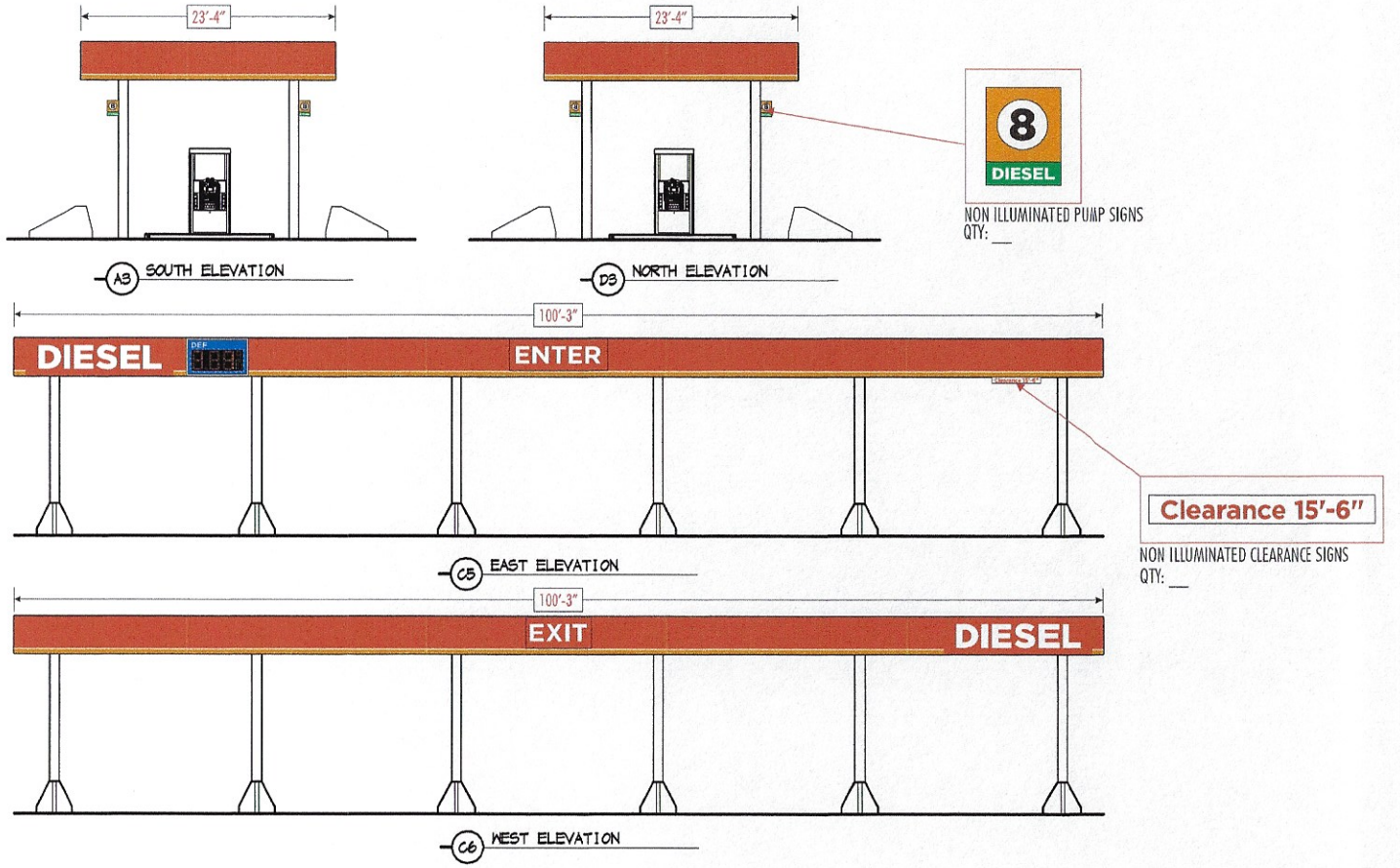
EAST 58TH AVE

SCALE = 1:24

# DIESEL CANOPY

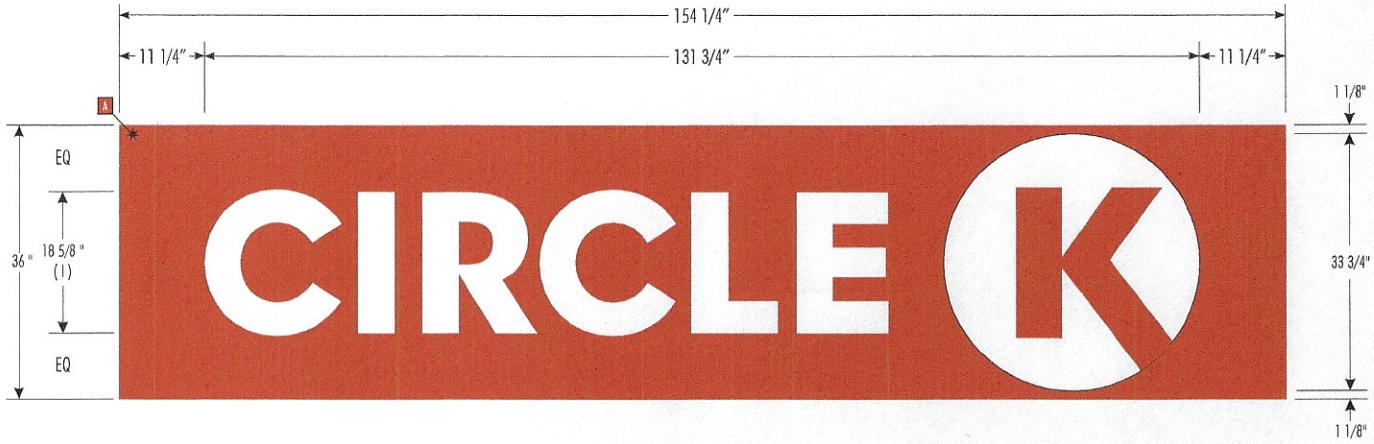
D

# STREET VIEW FOR ILLUSTRATIVE PURPOSES ONLY

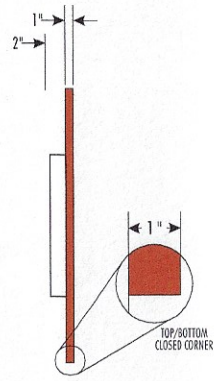


# 3′ x 13′ CANOPY LOGO APPLICATIONS

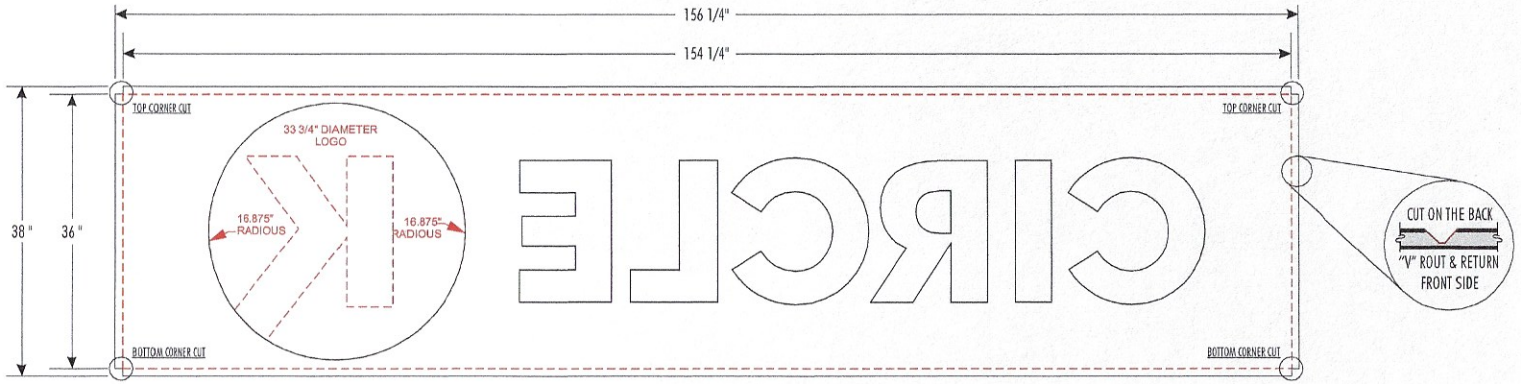
| ITEM | DECORATION | |
|---|---|---|
| A | PMS 485 TO MATCH RED VINYL 3630-33 | PMS 485 |




**FRONT VIEW**




**SIDE VIEW**




**BACK VIEW FLATTENED**
**W/ ROUTED OUT LOGO & LETTER**

SCALE 1:16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| REV. | DATE | DESCRIPTION | BY: | APR: |
|---|---|---|---|---|
| D | | | | |
| C | | | | |
| B | | | | |
| A | 10/22/15 | INITIAL DRAWING | M.M | M.J |

GRAPHICS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY! USE ONLY APPROVED ARTWORK FOR PRODUCTION.

| SHT. | BY: | QUOTE NO. |
|---|---|---|
| 1 | M.MEDINA | |
| OF 2 | DATE: 10/22/15 | DRAWING NO. CKS313SP19LA |

RAW PART #: 0PACM38156CKR

**BACK LIT SIGN PANEL M086**
**ROUTED OUT LETTER & LOGO**