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

Development Application

Application Type:

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

Have you attended a Conceptual Review? YES ☐ NO ☑

If Yes, please list PRE#: _____

APPLICANT

Name(s): Cody Carbone Company: AHC1 LLC

Address: 7300 Leyden Street

City, State, Zip: Commerce City, Colorado, 80022

Phone #: 303-472-7557 Email: codycarbone@gmail.com

OWNER

Name(s): AHC1 LLC Phone #: 303-472-7557

Address: 1641 Irving Street

City, State, Zip: Denver, Colorado, 80204

2nd Phone #: 303-290-9691 Email: codycarbone@gmail.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.) N/A

Name: Company:

Address:

City, State, Zip:

Phone #: Email:

DESCRIPTION OF SITE

Address:	7300 Leyden Street
City, State, Zip:	Commerce City, Colorado, 80022
Area (acres or square feet):	.13 acres or 5,663 square feet
Tax Assessor Parcel Number	0172132306010
Existing Zoning:	I-1
Existing Land Use:	Commercial
Proposed Land Use:	Commercial

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: Cody Carbone as manager for AHC1 LLC Date: 2-6-2017

Owner's Printed Name

Name: AS MANAGER FOR AHC1 LLC

Owner's Signature

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

I/We, AHCI LLC

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

Concerning the property located at:

Physical Address: 7300 LEYDEN STREET, COMMERCE CITY, CO 80022

Legal Description: THE SOUTH 32 FEET OF LOTS 7 THROUGH 10 AND THE WEST 100 FEET OF LOT 11, BLOCK 52, TOWN OF DERBY, COUNTY OF ADAMS, STATE OF COLORADO

Parcel #(s): 0172132306010

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: 2-6-17 Applicant: AHCI LLC

After Recording Return To:

By: [signature]

Print Name: CODY CARBONE

Address: 1641 IRVING ST

DENVER, CO 80204

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 6 day of February, 2017, by Cody Carbone.

Witness my hand and official seal.

My Commission expires: 9/29/19 Susan R Swarts
Notary Public

NOTARY PUBLIC
SUSAN R SWARTS
STATE OF COLORADO

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.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, AHC1 LLC
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:
Physical Address: 7300 LEYDEN STREET, COMMERCE CITY, CO 80022
Legal Description: THE SOUTH 32 FEET OF LOTS 7 THROUGH 10 AND THE WEST 100 FEET OF LOT 11, BLOCK 52, TOWN OF DERBY, COUNTY OF ADAMS, STATE OF COLORADO
Parcel #(s): #0172132306010

(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: 2-6-17

Applicant: AHC1 LLC

By: Cody Carbone
Print Name: CODY CARBONE
Address: 1641 IRVING ST
DENVER, CO 80204

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 6 day of February, 2017, by Cody Carbone.

Witness my hand and official seal.

My Commission expires: 9/29/19

Susan R Swarts
Notary Public

NOTARY PUBLIC
SUSAN R SWARTS
STATE OF COLORADO

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, AHC1 LLC (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address: 7300 CEYDEN STREET, COMMERCE CITY, CO 80022

Legal Description: THE SOUTH 32 FEET OF LOTS 7 THROUGH 10 AND THE WEST 100 FEET OF LOT 11, BLOCK 52, TOWN OF DERBY, COUNTY OF ADAMS, STATE OF COLORADO.

Parcel # (s): 0172132306010

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: 2-6-17 Applicant: AHC1 LLC

By: [signature]

Address: 1641 INCING ST. DENVER, CO 80202

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 6 day of February, 2017 by Cody Carbone.

Witness my hand and official seal.

My Commission expires: 9/29/19 [signature]
Notary Public

NOTARY PUBLIC
SUSAN R SWARTS
STATE OF COLORADO

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.

LEGAL DESCRIPTION

7300 LEYDEN STREET, COMMERCE CITY, COLORADO 80022

THE SOUTH 32 FEET OF LOTS 7 THROUGH 10 AND THE WEST 100 FEET OF LOT 11, BLOCK 52, TOWN OF DERBY, COUNTY OF ADAMS, STATE OF COLORADO.

February 06, 2017

To Whom It May Concern,

Please see the attached conditional use permit application for outdoor storage at 7300 Leyden Street, Commerce City, CO 80022.

As manager of AHC1 LLC I've had multiple conversations about property improvements with my neighboring commercial property Vicious Performance located at 7298 Leyden Street Commerce City Colorado 80022. We've discussed them removing a non permitted shed that is blocking the entrance and exit to 7300 Leyden St., we spoke about relocating and disposing of debris on 7300 Leyden St. that belongs to 7298 Leyden St., and general cleaning up both of the properties.

The previous owner of 7300 Leyden St. neglected the property for years. AHC1 LLC acquired the vacant land on November 14th 2016 and as the new owner I want to take a proactive approach towards improving the property. I've attached pictures to show the current dilapidated condition of which I want to improve.

Approval of this application will give me a clear path including but not limited to, repairing a 6 foot fence that is in poor condition, cleaning up the property, and allowing Vicious Performance to store excess vehicles within my fenced vacant lot. In addition, I will be able to put this lot to good use versus only maintaining its current condition. I've spoken to the local compliance code officer and multiple surrounding homeowners receiving good feedback from both on my intentions.

Thank you in advance,

: Cody Carbone as manager for AHC1

ADAMS COUNTY
COLORADO

th. Center longitude: 104.9138 ° West. Scale: one to 559.6462. Visible Features: 6 features visible on Cities. 1 features on Parcel Address. 7 features visible on Building Footprints. 9 features visible on Parcels. 2 features visible on ays (> 1,000). 1 features visible on Highways.

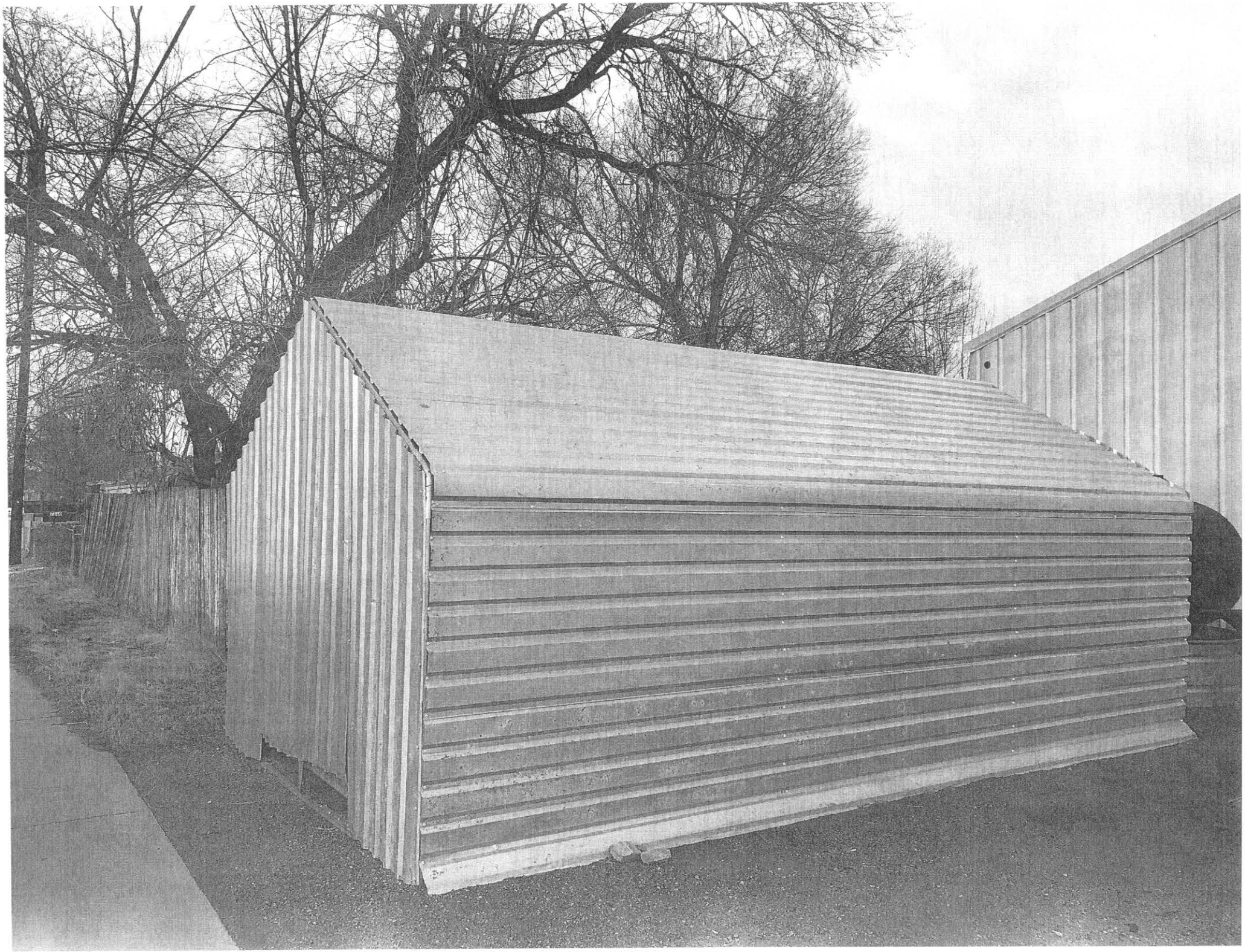
Search

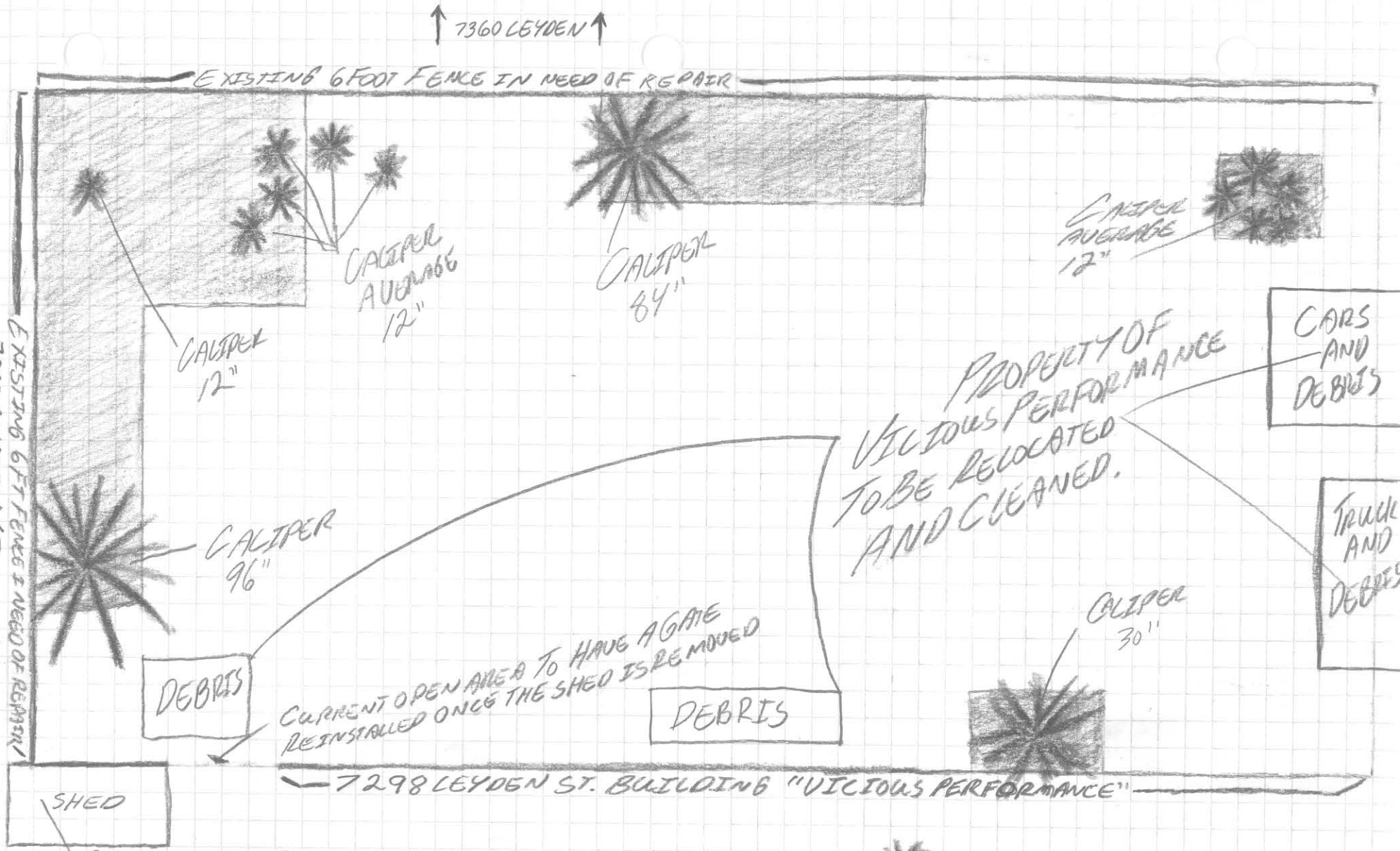
I want to...

There is currently no content in this view

Use one of the following links to restore content to this view:

- Open the Layer List





CURRENT NON PERMITED SHED OWNED BY 7298 LEYDEN. SHED TO BE REMOVED AS IT IS BLOCKING ACCESS TO 7300 LEYDEN. BOTH OWNERS OF 7300 AND 7298 LEYDEN ARE WILLING TO WORK TOGETHER TO BETTER BOTH PROPERTIES

= EXISTING TREES (SIBERIAN ELM)

= LANDSCAPING W/ EDGING AND MULCH TO BE INSTALLED

SITE PLAN 7300 LEYDEN

COMMERCE CITY, CO 80022

* EACH SQUARE = 2 FT.
* 5,663 SQUARE FOOT LOT
* 796 SQUARE FEET OF LANDSCAPING

ADAMS COUNTY TREASURER

Certificate Of Taxes Due

Account Number R0079310
Parcel 0172132306010
Assessed To

AHCI LLC
1700 BASSETT ST UNIT 1416
DENVER, CO 80202-1928

Certificate Number 2017-073451
Order Number
Vendor ID Counter

Legal Description
SUB:TOWN OF DERBY BLK:52 DESC: S 32 FT OF LOT 7 THRU 10 AND W 100 FT OF LOT 11

Situs Address
7300 LEYDEN ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2016	$488.20	$0.00	$0.00	($488.20)	$0.00
Total Tax Charge					$0.00
Special Assessment: STORMWATER UTILITY FEE					
2016	$29.42	$0.00	$0.00	($29.42)	$0.00
Total Special Assessment: STORMWATER UTILITY FEE					$0.00
Special Assessment: TREASURERS FEE SWU					
2016	$2.94	$0.00	$0.00	($2.94)	$0.00
Total Special Assessment: TREASURERS FEE SWU					$0.00
GRAND TOTAL					$0.00
Grand Total Due as of 02/06/2017					$0.00

STORMWATER UTILITY FEE	$29.42
TREASURERS FEE SWU	$2.94

Tax Billed at 2016 Rates for Tax Area 215 - 215

Authority	Mill Levy	Amount
RANGEVIEW LIBRARY DISTRICT	3.6590000	$20.42
FIRE DISTRICT 4	9.9000000	$55.24
ADAMS COUNTY	27.0550000	$150.97
SD 14	43.1540000	$240.80
SOUTH ADAMS WATER & SANITAT	3.1020000	$17.31
URBAN DRAINAGE SOUTH PLATTE	0.0610000*	$0.34
URBAN DRAINAGE & FLOOD CONT	0.5590000*	$3.12
Taxes Billed 2016	87.4900000	$488.20

* Credit Levy

Values	Actual	Assessed
VACANT COMMERCIAL LD	$19,250	$5,580
Total	$19,250	$5,580

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

ADAMS COUNTY TREASURER
Certificate Of Taxes Due

TREASURER, ADAMS COUNTY, Brigitte C. Grimm.

4430 S. Adams County Parkway
Brighton, CO 80601

Treasurer, Adams County, Brigitte Grimm
Brigitte C Grimm

MAIL TO 1641 IRVING ST DENVER, CO 80204

RECEPTION#: 2016000098878,
11/16/2016 at 11:42:45 AM,1 OF 1,
TD Pgs: 0 Stan Martin, Adams County, CO
State Documentary Fee $1.00

WARRANTY DEED

THIS DEED is dated *11-14-2016*, and is made between *Joe Silver* (whether one, or more than one), the "Grantor", of the County of *Denver* and State of *Colorado*, and *AHC1 LLC* (whether one, or more than one), the "Grantee," whose legal address is *1700 Bassett Street #1416* of the County of *Denver* and State of *Colorado*.

WITNESS, that the Grantor, for and in consideration of the sum of *Ten Thousand* DOLLARS, ($ *10,000.00*), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of *Adams* and State of Colorado, described as follows:

THE SOUTH 32 FEET OF LOTS 7 THROUGH 10 AND THE WEST 100 FEET OF LOT 11, BLOCK 52, TOWN OF DERBY, COUNTY OF ADAMS, STATE OF COLORADO.

also known by street address as: *7300 Leyden Street, Commerce City, CO 80022.*
and assessor's schedule or parcel number: *0172132306010*

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: ☐ none; or ☒ the following matters:
Any outstanding Real Estate Taxes.

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

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

Joe Silver

Joe Silver

STATE OF COLORADO
County of Denver

The foregoing instrument was acknowledged before me this 14th day of November, 2016,
by Joe Silver.

JOSIAH SMOOT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154014397
MY COMMISSION EXPIRES 04-09-2019

Witness my hand and official seal.

Notary Public
My commission expires: 04-09-2019

Cody Carbone as the manager for AHC1 LLC 1700 Bassett Street #1416 Denver, CO 80202
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Bradford Publishing Co., 1743 Wazee St., Denver, CO 80202 – 303-292-2590 – www.bradfordpublishing.com

Document must be filed electronically.
Paper documents are not accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

E-Filed

Colorado Secretary of State
Date and Time: 08/02/2016 11:20 PM
ID Number: 20161529086

Document number: 20161529086
Amount Paid: $50.00

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

AHC1 LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601. C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address

1700 Bassett St. #1416
(Street number and name)

Denver | CO | 80202
(City) | *(State)* | *(ZIP/Postal Code)*

(Province – if applicable) | United States *(Country)*

Mailing address
(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City) | *(State)* | *(ZIP/Postal Code)*

(Province – if applicable) | *(Country)*

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name
(if an individual)

Carbone | Cody
(Last) | *(First)* | *(Middle)* | *(Suffix)*

or

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Street address

1700 Bassett St. #1416
(Street number and name)

Denver | CO | 80202
(City) | *(State)* | *(ZIP Code)*

Mailing address
(leave blank if same as street address)

(Street number and name or Post Office Box information)

_____ CO _____.
(City) (State) (ZIP Code)

(The following statement is adopted by marking the box.)

☑ The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name
(if an individual) Carbone (Last) Cody (First) _____ (Middle) _____ (Suffix)

or

(if an entity) _____
(Caution: Do not provide both an individual and an entity name.)

Mailing address 1700 Bassett St. #1416
(Street number and name or Post Office Box information)

_____

Denver (City) CO (State) 80202 (ZIP/Postal Code)

_____ (Province – if applicable) United States (Country).

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in
(Mark the applicable box.)

☑ one or more managers.

or

☐ the members.

6. *(The following statement is adopted by marking the box.)*

☑ There is at least one member of the limited liability company.

7. *(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

☐ This document contains additional information as provided by law.

8. *(Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)*

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____.
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Carbone (Last) Cody (First) (Middle) (Suffix)

1700 Bassett St. #1416
(Street number and name or Post Office Box information)

Denver (City) CO (State) 80202 (ZIP/Postal Code)

(Province – if applicable) United States (Country).

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:
This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

February 06, 2017

To Whom It May Concern,

The attached conditional use permit application at 7300 LEYDEN STREET, COMMERCE CITY, COLORADO 80022 is vacant land, no water, sewer, or utilities are in use.

Thank you,

: Cody Carbone as manager for AHC1