CONDITIONAL USE PERMIT

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

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

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

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

- 1. Traffic Impact Study
- 2. Neighborhood Meeting Summary
- 3. Solid waste transfer station*
- 4. Solid waste composting facility*
- 5. Scrap tire recycling facility*
- 6. Inert fill*

<table>
<thead>
<tr>
<th>Application Fees</th>
<th>Amount</th>
<th>Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conditional Use Permit</td>
<td>$1,000 ($300 per additional residential request/ $500 per additional non-residential)</td>
<td>With application submittal</td>
</tr>
<tr>
<td>Tri-County Health</td>
<td>$360</td>
<td>With application submittal</td>
</tr>
</tbody>
</table>
Conditional Use-Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (USB or CD) and one (1) hard copy of each document. Application submittals that do not conform to these guidelines shall not be accepted.

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

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

5. Proof of Ownership:
   - A deed may be found in the Office of the Clerk and Recorder.
   - A title commitment is prepared by a professional title company.

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

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

7. Proof of Utilities (Gas, Electric, etc):
   - A written statement from the appropriate utility provider indicating that they will provide service to the property.
   - Copy of a current bill from the service provider.

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

9. Proof of Taxes Paid:
   - All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer’s Office.

10. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:
   - The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
   - Mineral or Surface right owners may be found in the title commitment for the subject property.
• You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents

SUPPLEMENTAL:

1. Preliminary Traffic Impact Study:
   • This shall include, but not limited to:
     o Trip generation estimates from the development,
     o Current traffic counts,
     o Projected future traffic counts to include background traffic projections and future traffic projections from the development.
     o A description of the traffic impacts that the development will have on the surrounding area.

Final Traffic Study:
   • Shall have all of the information contained in a Preliminary Traffic Impact Study and it shall also include recommendations on how to mitigate the traffic impacts that are caused by the development. (See chapter 8 for full description of requirements).

2. Neighborhood Meeting Summary:
   • Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
   • A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.
DEVELOPMENT APPLICATION FORM

Application Type:

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

PROJECT NAME: ____________

APPLICANT

Name(s): Denery O. Perez-Morales
Phone #: 720-220-8619
Address: 7520 E. 81st Ave
City, State, Zip: Commerce City, CO 80022
2nd Phone #: ______ Email: jsautervinebush66@gmail.com

OWNER

Name(s): Denery O. Perez-Morales
Phone #: 720-220-8619
Address: 7520 E. 81st Ave
City, State, Zip: Commerce City, CO 80022
2nd Phone #: ______ Email: jsautervinebush66@gmail.com

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

Name: ______ Phone #: ______
Address: ______
City, State, Zip: ______
2nd Phone #: ______ Email: ______
DESCRIPTION OF SITE

Address: 7520 E 86th Ave
City, State, Zip: Commerce City CO 80022
Area (acres or square feet):
Tax Assessor Parcel Number:
Existing Zoning: Residential
Existing Land Use: Residential
Proposed Land Use: Residential - parking permit

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: [Signature]  Date: 8-5-2020
Owner's Printed Name

Name: [Signature]  Owner's Signature
08/04/2020

I Jhonny Perez-Morales, own J’s auto service in Brighton Colorado. It is a mechanic shop, because of this I own a tow truck and other larger vehicles. Sometimes it is needed for these vehicles to be parked at my house. I understand that right now I can not have over 7,000 lbs., so I am requesting a conditional permit so I can have permission to park these trucks as needed on my property.

Email Jsautoservicebush60@gmail.com

Phone 720-226-8619

[Signature]

Jhonny Daniel Perez Morales.
WARRANTY DEED

THIS DEED, Made this 15th day of May, 2020 between

Kevin L. Wanser and Dawn R. Wanser

of the COUNTY OF ADAMS and State of Colorado, grantor, and

Jhony Perez Morales

whose legal address is 7520 B 86th Avenue, Commerce City, CO 80022-5014

of the COUNTY OF ADAMS, State of Colorado, grantee(s);

WITNESS, That the grantor, for and in consideration of the sum of Four Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars ($459,900.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever all the real property together with improvements, if any, situate, lying and being in the County of Adams, and State of COLORADO, described as follows:

LOTS 1 THROUGH 6, INCLUSIVE, AND VACATED ALLEY ADJACENT THERETO BY ORDINANCE BEING 7 1/2 FEET RECORDED DECEMBER 28, 1992 IN BOOK 4004 AT PAGE 550, BLOCK 46, IRONDALE, COUNTY OF ADAMS, STATE OF COLORADO.

Also known by street and number as: 7520 E 86th Avenue, Commerce City, CO 80022-5014

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, reents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, or, 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(s), their heirs and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee(s), their heirs and assigns, that at the time of the conveying and delivery of these premises, he is well seized of the premises above conveyed, has a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form 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, subject to statutory exceptions.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

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

SELLER:

[Signature]
Kevin L. Wanser
Dawn R. Wanser

STATE OF COLORADO

COUNTY OF Adams

The foregoing instrument was acknowledged before me this 15th day of May, 2020, by Kevin L. Wanser and Dawn R. Wanser

[Signature]
Notary Public

Witness my hand and official seal.

My Commission Expires: 01-28-2023

[Seal]

Luis A Santos
Notary Public
State of Colorado
NotaryID #2014044832
My Commission Expires 01-08-2023

FICCO 103-2011406-S
HOMEOWNER'S ASSOCIATION CERTIFICATION

Date:      May 15, 2020
Property Address:  7520 E 86th Avenue, Commerce City, CO 80022-5014

In connection with the closing of the referenced property by First Integrity Title Company, known by the following legal description:

LOTS 1 THROUGH 6, INCLUSIVE, AND VACATED ALLEY ADJACENT THERETO BY ORDINANCE BEING 7 1/2 FEET RECORDED DECEMBER 28, 1992 IN BOOK 4004 AT PAGE 550, BLOCK 46, IRONDALE, COUNTY OF ADAMS, STATE OF COLORADO.

It is hereby understood and agreed upon between all parties that (please check whichever is applicable and sign below):

[ ] To the best of my/our knowledge, there is NO active Homeowner's Association.

[ ] There is/are 1 active Homeowner's Associations and the status is reflected in the attached statements) issued by the management company(ies).

[ ] There is/are NO active SUB ASSOCIATION(S).

[ ] There is an active Homeowner's Association, but it is not collecting dues at this time.

[ ] There is an active Homeowner's Association, and the dues are strictly on a voluntary basis, there are no mandatory dues required.

First Integrity Title Company [ ] has [ ] has not collected or prorated any dues for this transaction and is not responsible or liable for any payment of fees not collected due to non disclosure of an Homeowner's Association prior to closing, collections or prorations of any Homeowner's Association dues, working capital reserves or transfer fees. All parties agree to hold First Integrity Title Company harmless for the collection or payment of any such fees.

Dated this May 15, 2020

SELLER:

[Signature]
Kevin T. Wanser
Dawn R. Wanser

BUYER:

[Signature]
Jhonny Perez Morales
of ADAMS County, in the State of Colorado, of the first part, for and in consideration of Ten Dollars and other valuable consideration to them in hand paid at or before the ensealing or delivery of these presents by

Jhonny Perez Morales

of ADAMS County, in the State of Colorado, of the second part, the receipt whereof is hereby acknowledged, have bargained and sold, and by these presents do grant and convey unto said parties of the second part, their executors, administrators, successors or assigns, the following property, goods and chattels, to wit:

(1) Inclusions – Attached. If attached to the Property on the date of contract: lighting, heating, plumbing, ventilating, and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls; built in vacuum systems (including accessories), and garage door openers including N/A remote controls. Check applicable box(es) if included, □ None, □ Solar Panels, □ Water Softeners □ Security Systems, □ Satellite Systems (including satellite dishes and accessories)

(2) Inclusions – Not Attached. If on the Property whether attached or not on the date of this contract: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.

(3) Other Inclusions. The following items, whether fixtures or personal property, are also included in the purchase price: Stove, oven, dishwasher, refrigerator, and microwave oven

(4) Parking and Storage Facilities. The use or ownership of the following parking facilities: ALL AVAILABLE; and the use or ownership of the following storage facilities: N/A

The following attached fixtures are EXCLUDED from this sale: PERSONAL PROPERTY, WASHER AND DRYER located at 7520 E 86th Avenue, Commerce City, CO 80022-5014

TO HAVE AND TO HOLD the same unto the said parties of the second part, their executors, administrators, successors or assigns, forever. And said parties of the first part, for themselves, their heirs, executors, administrators, successors or assigns, covenant and agree to and with the parties of the second part, their executors, administrators, successors or assigns to WARRANT and DEFEND the sale of said property, goods and chattels, hereby made unto said parties of the second part, their executors, administrators, successors or assigns against all and every person or persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals this 15th day of May, 2020.

Signed, Sealed and Delivered in the Presence of

SELLER:

[Signature]
Kevan L. Wanser

Dawn R. Wanser

STATE OF COLORADO
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 15th day of May, 2020, by Kevin L. Wanser and Dawn R. Wanser

Notary Public

[Signature]

Witness my hand and official seal.
My Commission Expires: 01-28-2023
PUBLIC SERVICE COMPANY OF COLORADO

SERVICE ADDRESS
Yessenia Perez
7520 E 88TH AVE
COMMERCE CITY, CO 80022-5014

ACCOUNT NUMBER
53-0013111626-7

SUMMARY OF CURRENT CHARGES (Charges begin on page 2)

<table>
<thead>
<tr>
<th>Service</th>
<th>Amount Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical Service</td>
<td>$335.05</td>
</tr>
<tr>
<td>Natural Gas Service</td>
<td>$19.26</td>
</tr>
<tr>
<td>Current Charges</td>
<td>$354.31</td>
</tr>
</tbody>
</table>

ACCOUNT BALANCE (Balance de tu cuenta)

| Previous Balance | $91.09 CR  |
| Payment Received | Phone Pay 06/25 |
| Balance Forward  | $0.00       |
| Current Charges  | $354.31     |
| Amount Due  (

INFORMATION ABOUT YOUR BILL

Your safety and the safety of our employees will always be our top priority. We are prepared and are taking steps to ensure we'll continue to be there for you to meet your energy needs as COVID-19 affects a growing number of people in our communities. We know this is a challenging time for many families, and we are here to help. Please reach out to our customer care representatives if you have questions about your bill, and learn more at xcelenergy.com/covid-19_response.

Thank you for your payment.
# Water and Wastewater Account Information

- **Account Number:** 0501560.04
- **Service Address:** 7520 E 86TH AVE
- **Service Period:** 6-28-2020 to 7-27-2020
- **Billing Date:** 7-27-2020
- **Due Date:** 8- 6-2020

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

<table>
<thead>
<tr>
<th>Previous Date</th>
<th>Reading</th>
<th>Current Date</th>
<th>Reading</th>
<th>Total Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic</td>
<td>6-17-2020</td>
<td>267</td>
<td>7-17-2020</td>
<td>338</td>
</tr>
</tbody>
</table>

---

# Current Water and Sewer Charges

**Water-Residential Monthly Service Fee:** $9.39

### Gallons

<table>
<thead>
<tr>
<th>Use</th>
<th>Tier Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-11</td>
<td>$5.09</td>
<td>$55.99</td>
</tr>
<tr>
<td>12-17</td>
<td>$5.37</td>
<td>$32.22</td>
</tr>
<tr>
<td>18-29</td>
<td>$6.59</td>
<td>$79.08</td>
</tr>
<tr>
<td>30-45</td>
<td>$9.91</td>
<td>$158.56</td>
</tr>
<tr>
<td>46 &amp; Over</td>
<td>$14.61</td>
<td>$379.86</td>
</tr>
</tbody>
</table>

- **Total Water Usage Charges:** $715.10
- **Sewer-Residential:** $44.60

---

# Current Bill Summary

**Previous Bill Amount:** $174.39

**Payments Received:** $130.00

**Current Water & Sewer Charges:** $759.70

**TOTAL AMOUNT DUE:** $934.09

---

**Paid:** 8-4-2020

**$759.70 total paid**

---

# Payment Coupon

- **Account Number:** 0501560.04
- **Service Address:** 7520 E 86TH AVE
- **Service Period:** 6-28-2020 to 7-27-2020
- **Billing Date:** 7-27-2020
- **Due Date:** 8- 6-2020

**JHONNY MORALES**
7520 E 86TH AVE
COMMERCE CITY CO 80022-5014

---

# Amount Due

**PAST DUE--PAY BY 8- 6-2020**

**Amount Enclosed:** $934.09

---

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

South Adams County
Water & Sanitation District
Adams County
Residential Property Profile

Parcel Number: 0172128209001

<table>
<thead>
<tr>
<th>Owners Name and Address:</th>
<th>Property Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>MORALES JHONNY PEREZ</td>
<td>7520 E 86TH AVE</td>
</tr>
<tr>
<td>7520 E 86TH AVE</td>
<td>CO</td>
</tr>
<tr>
<td>COMMERCE CITY CO 80022-5014</td>
<td></td>
</tr>
</tbody>
</table>

Account Summary

Legal Description

SUB: IRONDALE BLK: 46 DESC: LOTS 1 TO 6 INC TOG WITH VAC ALLEY

Subdivision Plat

IRONDALE

Account Summary

<table>
<thead>
<tr>
<th>Account Numbers</th>
<th>Date Added</th>
<th>Tax District</th>
<th>Mill Levy</th>
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<tbody>
<tr>
<td>R0077201</td>
<td>On or Before 01/01/1996</td>
<td>215</td>
<td>86.799</td>
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</table>

Permits

Permit Cases

- BDL07-00249
- BDP07-0673
- BDP16-3225
- VIO2020-00744
- VSP2007-00005

Sales Summary
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<tr>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Deed Type</th>
<th>Reception Number</th>
<th>Book</th>
<th>Page</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Doc. Fee</th>
<th>Doc. Date</th>
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<tbody>
<tr>
<td>03/09/1993</td>
<td>$84,900.00</td>
<td>WD</td>
<td>18746</td>
<td>4036</td>
<td>223</td>
<td>SUAZO JANELL AND</td>
<td>WANGER KEVIN L AND</td>
<td>$8.49</td>
<td>01/01/1900</td>
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<td>11/17/2004</td>
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<td>2004001212550</td>
<td>2004</td>
<td>1201</td>
<td>SUAZO JANELL AND</td>
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<td>$23.3</td>
<td>12/01/2004</td>
</tr>
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<td>05/15/2020</td>
<td>$459,000.00</td>
<td>WD</td>
<td>20200000045517</td>
<td></td>
<td></td>
<td>WANSEY KEVIN L AND,</td>
<td>MORALES JHONNY PEREZ</td>
<td>$45.99</td>
<td>05/19/2020</td>
</tr>
</tbody>
</table>

Click [here](https://gisapp.adcogov.org/quicksearch/doreport.aspx?pid=0172128209001) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

<table>
<thead>
<tr>
<th>Account Number</th>
<th>Land Type</th>
<th>Unit of Measure</th>
<th>Number of Units</th>
<th>Fire District</th>
<th>School District</th>
<th>Vacant/Improved</th>
<th>Actual Value</th>
<th>Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>R0077201</td>
<td>Residential</td>
<td>Acres</td>
<td>0.4821</td>
<td>SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT</td>
<td>School District</td>
<td>1</td>
<td>$65,000.00</td>
<td>$65,000.00</td>
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Land Subtotal: $65,000.00

Improvements Valuation Summary

<table>
<thead>
<tr>
<th>Account Number</th>
<th>Act.</th>
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<tbody>
<tr>
<td>R0077201</td>
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</table>

Improvements Subtotal:

Total Property Value

Building Summary

Building Number: 1

Individual Built As Detail
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<thead>
<tr>
<th><strong>Built As:</strong></th>
<th>Ranch 1 Story</th>
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</thead>
<tbody>
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<td><strong>Year Built:</strong></td>
<td>1959</td>
</tr>
<tr>
<td><strong>Building Type:</strong></td>
<td>Residential</td>
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<tr>
<td><strong>Construction Type:</strong></td>
<td>Frame Siding</td>
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<tr>
<td><strong>Built As SQ Ft:</strong></td>
<td>1714</td>
</tr>
<tr>
<td><strong>Number of Rooms:</strong></td>
<td>9</td>
</tr>
<tr>
<td><strong>Number of Baths:</strong></td>
<td>2.00</td>
</tr>
<tr>
<td><strong>Number of Bedrooms:</strong></td>
<td>5</td>
</tr>
<tr>
<td><strong>Attached Garage SQ Ft:</strong></td>
<td>0</td>
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<tr>
<td><strong>Detached Garage Square Ft:</strong></td>
<td>792</td>
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<tr>
<td><strong>Basement SQ Ft:</strong></td>
<td>935</td>
</tr>
<tr>
<td><strong>Finished Basement SQ Ft:</strong></td>
<td>513</td>
</tr>
</tbody>
</table>

**Tax Summary**

Click [here](https://gisapp.adcogov.org/quicksearch/doreport.aspx?pid=0172128209001) to go to Treasurer's search page

**Enterprise Zone Summary**

**Property within Enterprise Zone**

| True |

**Precincts and Legislative Representatives Summary**

**Precinct**

129

**Commissioner Representative**

<table>
<thead>
<tr>
<th>Commissioner District</th>
<th>Link to Representative</th>
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</thead>
<tbody>
<tr>
<td>2</td>
<td><a href="https://gisapp.adcogov.org/quicksearch/doreport.aspx?pid=0172128209001">Click Here</a></td>
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</tbody>
</table>
State House Representative

<table>
<thead>
<tr>
<th>House District</th>
<th>Link to Representative</th>
</tr>
</thead>
<tbody>
<tr>
<td>32</td>
<td>Click Here</td>
</tr>
</tbody>
</table>

State Senate Representative

<table>
<thead>
<tr>
<th>Senate District</th>
<th>Link to Representative</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>Click Here</td>
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</tbody>
</table>

US Congress Representative

<table>
<thead>
<tr>
<th>Congressional District</th>
<th>Link to Representative</th>
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<tbody>
<tr>
<td>7</td>
<td>Click Here</td>
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</table>

Zoning Summary

<table>
<thead>
<tr>
<th>Zoning Authority</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adams County</td>
<td>A-1</td>
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</table>

Note: Data is updated daily. Above data was updated as of: 08/05/20
Legal Disclaimer: Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data.
Statement Of Taxes Due

Account Number R0077201
Assessed To

Legal Description
SUB: IRONDALE BLK: 46 DESC: LOTS 1 TO 6 INC TOG WITH VAC ALLEY

Situs Address
7520 E 86TH AVE

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax</th>
<th>Interest</th>
<th>Fees</th>
<th>Payments</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$2,182.12</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$(2,182.12)</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Total Tax Charge $0.00

Grand Total Due as of 09/15/2020 $0.00

---

Tax Billed at 2019 Rates for Tax Area 215 - 215

<table>
<thead>
<tr>
<th>Authority</th>
<th>Mill Levy</th>
<th>Amount</th>
<th>Values</th>
<th>Actual</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>RANGEVIEW LIBRARY DISTRICT</td>
<td>3.6770000</td>
<td>$92.44</td>
<td>RES IMPRV LAND</td>
<td>$65,000</td>
<td>$4,650</td>
</tr>
<tr>
<td>FIRE DISTRICT 4</td>
<td>14.7500000</td>
<td>$370.81</td>
<td>SINGLE FAMILY RES</td>
<td>$286,562</td>
<td>$20,490</td>
</tr>
<tr>
<td>GENERAL</td>
<td>22.7930000</td>
<td>$573.02</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>RETIREMENT</td>
<td>0.3140000</td>
<td>$7.89</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ROAD/BIDGE</td>
<td>1.3000000</td>
<td>$32.68</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEVELOPMENTALLY DISABLED</td>
<td>0.2570000</td>
<td>$6.46</td>
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</tr>
<tr>
<td>SD 14 BOND (Adams 14 - Comm)</td>
<td>7.6060000</td>
<td>$191.21</td>
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<td></td>
</tr>
<tr>
<td>SD 14 GENERAL (Adams 14 - C)</td>
<td>30.4030000</td>
<td>$764.33</td>
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<td></td>
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</tr>
<tr>
<td>SOUTH ADAMS WATER &amp; SANITAT</td>
<td>2.4490000*</td>
<td>$61.57</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>URBAN DRAINAGE SOUTH PLATTE</td>
<td>0.0970000*</td>
<td>$2.44</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>URBAN DRAINAGE &amp; FLOOD CONT</td>
<td>0.9000000</td>
<td>$22.63</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SOCIAL SERVICES</td>
<td>2.2530000</td>
<td>$56.64</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Taxes Billed 2019 86.7990000 $2,182.12

* Credit Levy

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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 & Public Trustee
4430 S Adams County Parkway Suite C2436
Brighton, CO 80601
720-523-6160
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          R0077201
Parcel Number       0172128209001
Owners              WANSEER KEVIN L AND
Address             7520 E 86TH AVE
                    COMMERCE CITY, CO 80022-5014
Situs Address       7520 E 86TH AVE
Legal                SUB: IRONDALE BLK:46 DESC: LOTS 1 TO 6 INC TOG WITH VAC ALLEY

Inquiry

As Of               08/06/2020
Payment Type        □ First
                    ○ Second
Total Due           $0.00

Value

<table>
<thead>
<tr>
<th>Area Id</th>
<th>Mill Levy</th>
</tr>
</thead>
<tbody>
<tr>
<td>215 - 215</td>
<td>86.79900000</td>
</tr>
<tr>
<td>Actual</td>
<td></td>
</tr>
<tr>
<td>RES IMPRV LAND - 1112</td>
<td>65,000</td>
</tr>
<tr>
<td>SINGLE FAMILY RES - 1212</td>
<td>286,562</td>
</tr>
<tr>
<td>Total Value</td>
<td>351,562</td>
</tr>
<tr>
<td>Taxes</td>
<td>$2,182.12</td>
</tr>
</tbody>
</table>

DUE DATES:
First Half Payment Due March 2
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 C2436 Brighton, CO 80601

https://www.adcotax.com/treasurer/treasurerweb/account.jsp?account=R0077201
CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, _______________ Johnny Perez-Moreles _______________________________, (the “Applicant”) by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 7520 E 84th Ave Commerce City 80022

Legal Description: ____________________________________________________________

Parcel #: 0173128209001

(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;

V 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: 8-6-2020

Applicant: __________________________________________________________________
By: ________________________________________________________________________
Print Name: Johnny Daniel Perez Morales
Address: 7520 E 84th Ave Commerce City CO 80022

STATE OF COLORADO )
COUNTY OF ADAMS )

Subscribed and sworn to before me this ___ day of ___August___, 2020, by

Johnny Perez-Morales.

Witness my hand and official seal.

My Commission expires: 03-21-2020

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: ____________________________________________

By: ____________________________________________

Print Name: ____________________________________________

Address: ____________________________________________

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

I/We, Johnny D. Perez-Morales

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

Concerning the property located at:
Physical Address: 7520 E 86th Ave Commerce City 80022
Legal Description: Sub: Irontale Blk: 46 Desc: Lot 1 to 6 inc tag with vac alley
Parcel #(#): 017-31-0207201

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

X  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: 8-31-2026  Applicant: Johnny Perez-Morales

After Recording Return To:
By: Johnny Perez-Morales
Print Name: Johnny Perez-Morales
Address: 7520 E 86th Ave
Commerce City 80022
STATE OF COLORADO

COUNTY OF ADAMS

Subscribed and sworn to before me this 2nd day of September, 2020, by

Jorge Villanueva

Witness my hand and official seal.

My Commission expires: 08/07/2022

Notary Public

Jorge Villanueva
Notary Public - State of Colorado
Notary ID 2014030956
My Commission Expires Aug 7, 2022

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, Johny Perez-Morelos (the “Applicant”) by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address:

Legal Description: sub: Todslo Bk: % Desc: lots 16 inc togs with vac alley

Parcel # (s): 017208309001

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 “N/A” area as recorded in Reception # N/A on N/A.

Date: 8-31-2022

Applicant: Johny Perez-Morelos

By:

Address: 4520 E 86th Ave Commerce City 80022

STATE OF COLORADO

COUNTY OF ADAMS

Subscribed and sworn to before me this 2 day of November, 2022, by

Jorge Villanueva

Witness my hand and official seal.

My Commission expires: 08/07/2023

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.