



REZONING (Zoning Map Amendment)

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

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

1. Development Application Form (pg. 4)
2. Application Fees (see table)
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development, including:
 - a. Proposed Building Envelope
 - b. Parking Areas
 - c. Site Access
 - d. Landscape Areas
5. Trip Generation Letter
6. Preliminary Drainage Analysis
7. Neighborhood Meeting Summary
8. Proof of Ownership (warranty deed or title policy)
9. Proof of Water and Sewer Services
10. Legal Description
11. Certificate of Taxes Paid
12. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 6)
13. Certificate of Surface Development (pg. 7)

Applications Fees	Amount	Due
Application	\$1,500	After complete application received
Tri-County Health	\$150 (public utilities-TCHD Level 1) \$210 (individual septic-TCHD Level 2)	After complete application received

Rezoning Guide to Development Application Submittal

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation of the Project:

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

4. Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements
- Including:
 - 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. Trip Generation Letter:

- Shall be determined based upon the methodologies of the most current, Institute of Transportation Engineers (ITE) Trip Generation Manual for the weekday AM peak hour and weekday PM peak hour

6. Preliminary Drainage Analysis:

- A general narrative discussing the pertinent drainage characteristics and problems, and proposed drainage characteristics if the subdivision is approved

7. 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

8. 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

9. Proof of Water:

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

Proof of Sewer:

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

10. 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

11. Certificate of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or <http://adcogov.org/index.aspx?NID=812>

12. and 13. 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.

ITEM #1. Development Application Form (Page 4)

Community & Economic
Development Department
www.adcogov.org



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

Application Type:

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

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

SEE ATTACHED THREE OWNER AUTHORIZATION FORMS, ONE PER EACH OF THE THREE PARCELS

ITEM #3. Written Explanation of the Project

PROJECT DESCRIPTION

Starpoint Properties is requesting a rezoning from A-1, Agricultural to I-1, Industrial for two properties located at 1051 and 1161 E. 73 Ave. in Adams County (PIN # 0171935302052 and PIN # 0171935302058). The proposed project as described below will also include PIN # 0171935302053 immediately to the east, which is already zoned I-1, Industrial.

The 73rd Commerce Center is envisioned to be a hub for a range of business activities which reflect the diverse ecosystem of commerce happening in Adams County. The buildings will feature superior design materials and layout to attract the highest quality tenants growing in the market. The potential tenants range from local, regional, and national businesses with a variety of proposed uses including e-commerce high-tech logistics, warehousing, light manufacturing, and research and development.

The project proposal is the result of a collaborative process with a top office and industrial design team and an experienced construction team. The applicant, Starpoint Properties, is an Opportunity Zone investor. Starpoint Properties is adept at identifying opportunities where the goals of job creation and community development are aligned.

The project will consist of two light industrial buildings totaling 155,350-SF, one building at 81,800-SF and the other at 73,550-sf. Both buildings would be approximately 40-feet in height. The site plan will include adequate employee parking, truck parking, and ample landscaping.

The applicant intends to keep the property on two lots of similar size. Each lot would provide its own parking. The two lots would share a common center access drive. Both lots would also share a common detention facility, as depicted on the site plan.

The applicant believes this application meets the approval criteria for a rezoning request. The property is designated as Mixed-Use Employment within the Adams County Comprehensive Plan and the Welby Subarea Plan. These plans and this land use designation support high quality, light industrial development that creates jobs and supports the economic growth of the neighborhood and Adams County. The project will also comply with all of Adams County Development Standards & Regulations including drainage, public improvements, landscaping, and parking.

ITEM #4. SITE PLAN



TABULATIONS		
SITE AREA - OPTION 1	+/- 211,172 SF	+/- 4.85 AC
SITE AREA - OPTION 2	+/- 205,812 SF	+/- 4.72 AC
GROSS SITE AREA	+/- 416,984 SF	+/- 9.57 AC
PROPOSED DETENTION	+/- 14,265 SF	+/- 0.33 AC
NET SITE AREA	+/- 402,719 SF	+/- 9.25 AC
NET COVERAGE	38.6%	

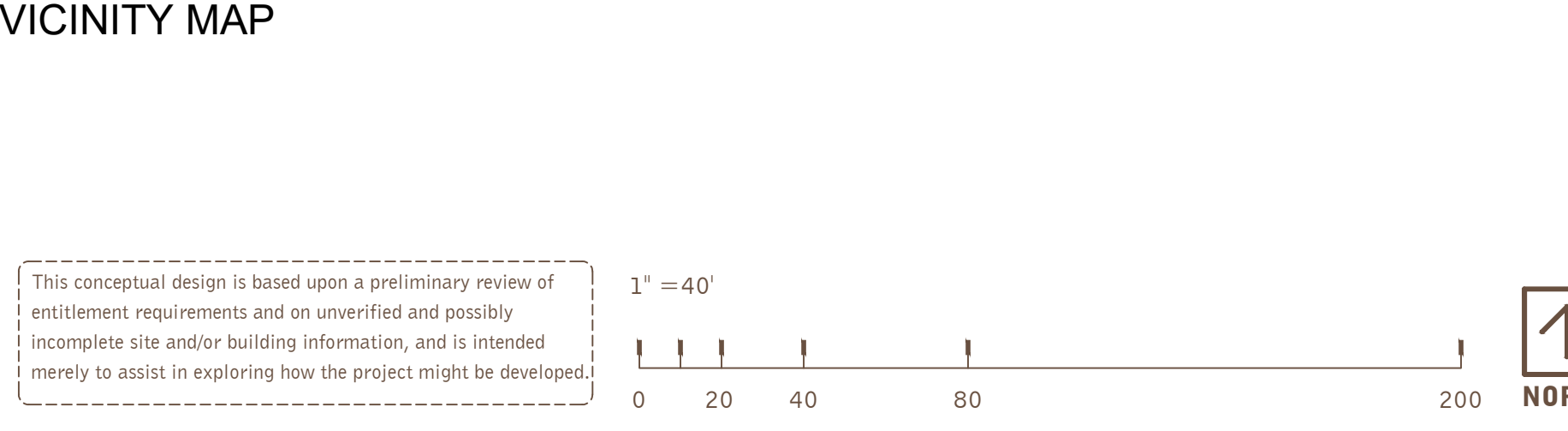
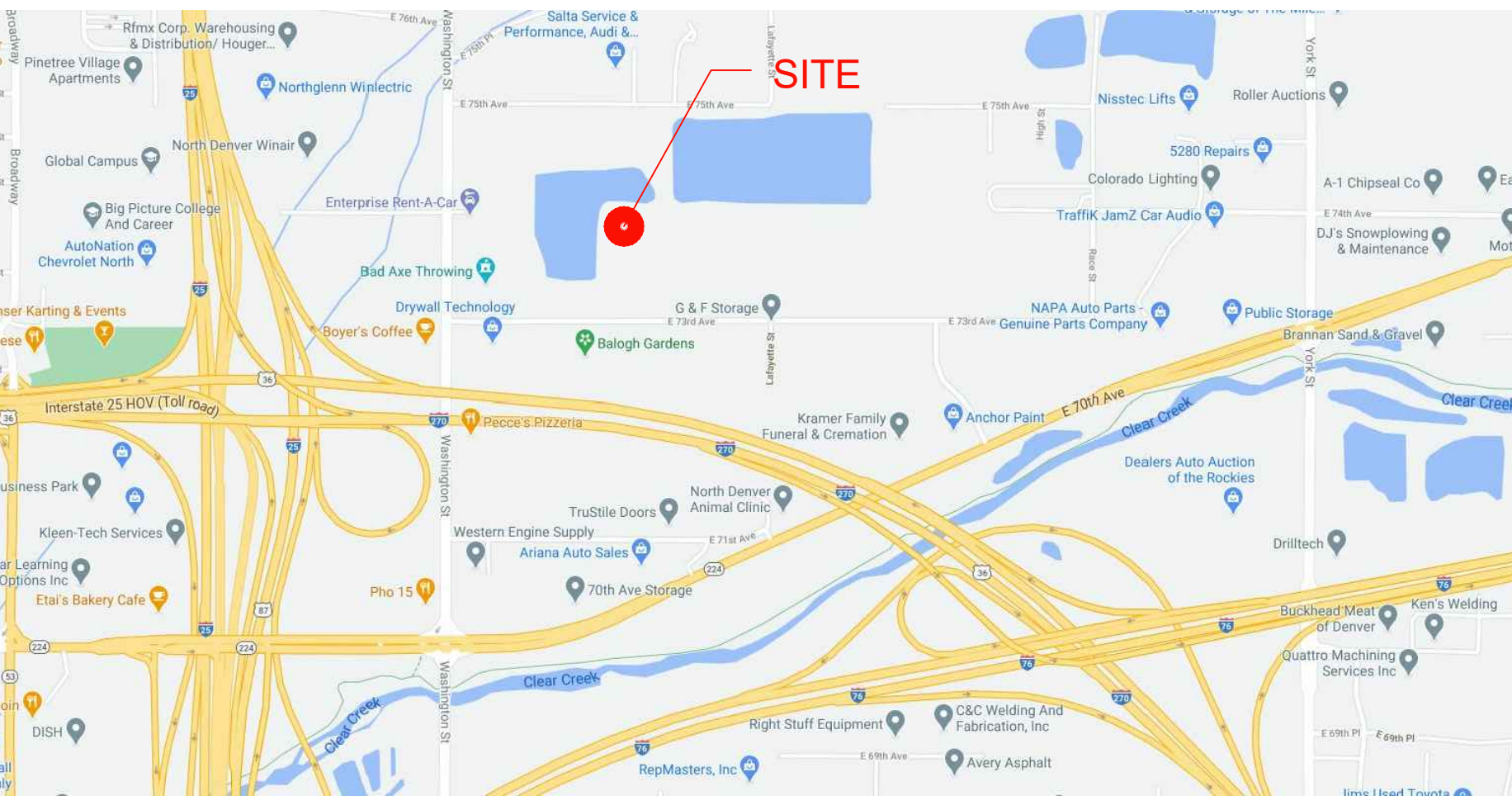
BUILDING AREA		
BUILDING 1	+/- 81,800 SF	
BUILDING 2	+/- 73,550 SF	
TOTAL BUILDING AREA	+/- 155,350 SF	

PARKING PROVIDED		
BUILDING 1	120 STALLS	1.5/1000
BUILDING 2	108 STALLS	1.5/1000

PARKING REQUIRED			
BUILDING 1			
WAREHOUSE (1/5000 SF)	65%	53,170 SF	11 STALLS
OFFICE (1/300 SF)	10%	8,180 SF	27 STALLS
MANUFACTURING (1/1000 SF)	25%	20,450 SF	20 STALLS
TOTAL	100%	81,800 SF	58 STALLS
BUILDING 2			
WAREHOUSE (1/5000 SF)	65%	47,808 SF	10 STALLS
OFFICE (1/300 SF)	10%	7,355 SF	25 STALLS
MANUFACTURING (1/1000 SF)	25%	18,388 SF	18 STALLS
TOTAL	100%	73,550 SF	52 STALLS

SITE LEGEND:

- ◀ NEW DOCK HIGH TRUCK DOOR
- ◁ FUTURE DOCK HIGH TRUCK DOOR
- NEW GRADE LEVEL TRUCK DOOR
- ⊙ FUTURE GRADE LEVEL TRUCK DOOR



SP.4.4

Conceptual Site Plan

73RD & WASHINGTON
ADAMS COUNTY, CO

WARE MALCOMB

DEN21-0057-00
09/07/2021

SHEET
1



EXAMPLE OF RIBBED CONCRETE AT BASE









BUILDING 1 AND BUILDING 2 AT STREET



BUILDING 2 ENTRY ELEVATION

ITEM #5. Trip Generation Letter

MEMORANDUM

To: Ted Swan, PE, LEED AP – Ware Malcomb
From: Cassie Slade, PE, PTOE
Date: August 27, 2021
Project: 73rd and Washington Industrial Project
Subject: Traffic Assessment

The 73rd and Washington development project is proposing to construct two new industrial buildings on property that currently is utilized by three single-family homes, agricultural lands, and vehicle storage. The first of the two proposed industrial buildings will be approximately 72,500± square feet and the second building will be approximately 79,025± square feet. The property is located in Adams County on the north side of 73rd Avenue, approximately 950 feet east of Washington Street. The site is bounded by gravel ponds to the north and west and industrial land uses to the south and east, with a few single-family homes mixed within the adjacent land. A vicinity map is shown on **Figure 1**.

This initial Traffic Assessment includes an analysis of trip generation, distribution, and access for the 73rd and Washington project. This memorandum summarizes this analysis for the subject project.

Trip Generation

To establish the volume of new trips that will be added to the area roadway network with the development of the industrial buildings, trip generation estimates were calculated based on rates contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*¹. At this time the exact user of the industrial buildings is unknown. To understand the range of traffic associated with potential industrial businesses at this location, two trip generation calculations were performed. To estimate the maximum trip generation, “General Light Industrial” trip rates were utilized. It is likely the

¹ Trip Generation 10th Edition, Institute of Transportation Engineers, 2017.

73rd and Washington Industrial

Traffic Assessment Letter

August 27, 2021

73rd and Washington site will have less traffic than the general light industrial rate; therefore, a second trip generation calculation was performed assuming 25% manufacturing and 75% warehousing. The trip generation estimates are summarized on **Table 1** for weekday daily, weekday AM, and weekday PM periods.

Table 1 – Trip Generation

Anticipated Trip Generation

Land Use	Size	Unit	Non-Auto Factor	Average Daily Trips				AM Peak Hour Trips				PM Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
#140 Manufacturing	37.9	ksf	1.00	3.93	149	75	74	0.62	23	18	5	0.67	25	8	17
#150 Warehousing	113.6	ksf	1.00	1.74	198	99	99	0.17	19	15	4	0.19	22	6	16
<i>Total New Trips</i>					<i>347</i>	<i>174</i>	<i>173</i>		<i>42</i>	<i>33</i>	<i>9</i>		<i>47</i>	<i>14</i>	<i>33</i>

Anticipated Maximum Trip Generation

Land Use	Size	Unit	Non-Auto Factor	Average Daily Trips				AM Peak Hour Trips				PM Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
#110 General Light Industrial	151.5	ksf	1.00	4.96	752	376	376	0.70	106	93	13	0.63	95	12	83

Source: ITE Trip Generation 10th Edition, 2017.

As shown on **Table 1**, the proposed industrial land use is anticipated to generate a range of approximately 350 vehicles per day (vpd) to 750 vpd. The peak hours were estimated to experience between 50 and 106 vehicles per hour.

Auto Trip Reductions

The project is located in an industrial/manufacturing area that has limited pedestrian, bicycle, and transit connections. There are sidewalks on both sides of Washington Street and sections of sidewalk on 73rd Avenue that have been constructed with redevelopment. There are no bike facilities or designated bike routes along the two roadways within the study area. RTD provides transit service to this area with Route 12 having stops on Washington Street north of the intersection with 73rd Avenue. This bus travels along Washington Street between Northglenn/112th Station into downtown Denver where it travels on Downing Street, through Denver University area, and then to Englewood. It is likely that some employees will utilize the bus; however, for the purpose of providing a conservative analysis of site traffic impacts, a non-auto trip reduction was not applied.

Trip Types

Due to the nature of industrial land uses, it is anticipated that the majority of the trips associated with the project will be “new” trips. The following describes the types that will be evaluated for this study:

- *Primary Trips.* These trips are made specifically to visit the site and are considered “new” trips. Primary trips would not have been made if the 73rd and Washington buildings did not exist. Therefore, this is the only trip type that increases the total number of trips made on a regional basis.

Proposed Access

The project site currently has four accesses on 73rd Avenue, one per single-family home and parcel. These accesses will be abandoned and the 73rd and Washington project proposes to provide three full-movement accesses on 73rd Avenue. The center access is anticipated to be utilized by large trucks to access the loading docks, while the two accesses on either side of the property will be utilized by employees and visitors to access the parking lots. There will be internal connectivity for circulation and accessibility. **Figure 2** shows the proposed access locations.

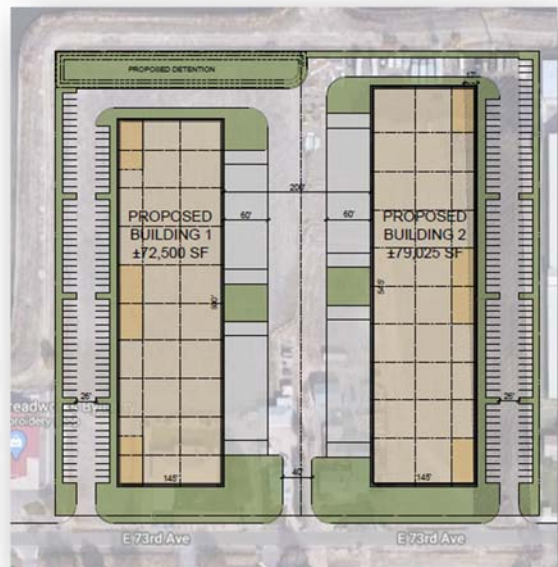


Figure 2. Proposed Access Locations

Site Trip Distribution

Site trips are assumed to be distributed onto the study area roadway network as shown on **Figure 3**. The distribution percentages are based on regional land use destinations, existing travel patterns, and access to the adjacent highways.

area roadway network as shown on **Figure** use destinations, existing travel patterns,

Next Steps

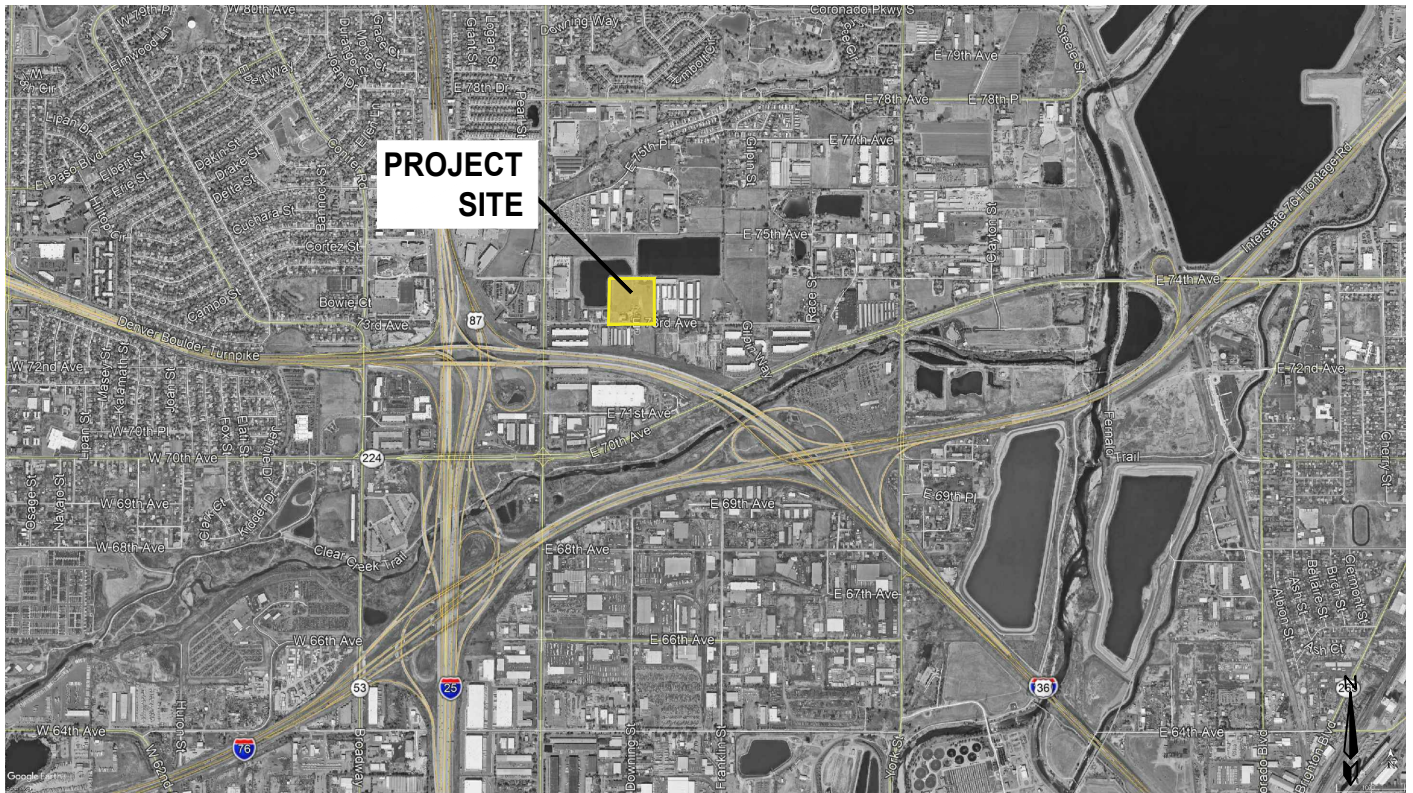
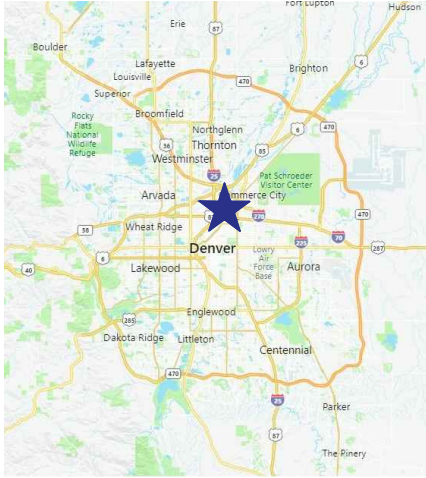
Through the review process, Adams County will provide analysis for the nearby existing and proposed access full traffic impact study is required for this project, which appropriate submittal.

feedback on the need for additional traffic intersections. The County may determine a would then be provided with the

/CRS

Attachments:

Figure 1 – Vicinity Map



**73RD AND WASHINGTON INDUSTRIAL TRAFFIC ASSESSMENT - ADAMS COUNTY, CO
VICINITY MAP**

FT Project #	21046	Original Scale	NTS	Date	8/19/2021	Drawn by	CRS	Figure #	1
--------------	-------	----------------	-----	------	-----------	----------	-----	----------	---

30%
To / From the
North via I-25

10%
To / From the
North via
Washington Ave



10%
To / From
the East via
70th Ave

10%
To / From
the West via
70th Ave

30%
To / From the
South via I-25

10%
To / From the
South via
Washington Ave

ITEM #6. Preliminary Drainage Analysis

PRELIMINARY DRAINAGE REPORT

73RD & WASHINGTON

Adams County, CO

JN: DEN21-0057

Prepared for:

StarPoint Properties

433 N. Camden Drive, Ste. 1000
Beverly Hills, CA 90210

Prepared by:

Ware Malcomb

900 South Broadway, Ste. 320
Denver, CO 80209
P: 303.561.3333
F: 303.561.3339

Ted Swan, PE
Director of Civil Engineering

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3.0 DESCRIPTION OF PROPOSED DEVELOPMENT	5
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APPENDICES

APPENDIX A

- Vicinity Map
- NRCS Soil Information
- FEMA Flood Insurance Rate Map
- NOAA Rainfall Criteria

APPENDIX B

- Preliminary Drainage Impervious Percentages and "C" Valued Concentration
- Preliminary Drainage Time of Concentration
- Preliminary Drainage SF2 & SF3 Rational Method Calculations

APPENDIX C

- Preliminary Drainage Plan

ENGINEER'S CERTIFICATION

I hereby certify that this report (plan) for the Preliminary Drainage design of **73rd & Washington** was prepared by me or under my direct supervision in accordance with the provisions of Adams County Storm Drainage Design and Technical Criteria for the owners thereof. I understand that Adams County does not and will not assume liability for drainage facilities designed by others.

Date _____

Ted Swan, PE No. 43903

Director of Civil Engineering

For and on Behalf of Ware Malcomb

DEVELOPER'S STATEMENT

StarPoint Properties hereby certifies that the drainage facilities for **StarPoint Properties** shall be constructed according to the design presented in this report. I understand that Adams County does not and will not assume liability for the drainage facilities designed and/or certified by my engineer. I understand that Adams County reviews drainage plans pursuant to Colorado Revised Statutes Title 30, Article 28; but cannot, on behalf of **StarPoint Properties**, guarantee that final drainage design review will absolve **StarPoint Properties** and/or their successors and/or assigns the future liability for improper design. I further understand that approval of the Final Plat and/or Final Development Plan does not imply approval of my engineer's drainage design.

Date _____

Name of Developer (print)

Authorized Signature

1.0 GENERAL LOCATION AND DESCRIPTION

A. LOCATION

This project consists of 9.5 +/- acres located at 1161 E. 73rd Ave. Denver, CO 80229. The site is bounded to the south by E. 73rd Ave, to the north and west by existing ponds, and to the east by an existing private property. The site is located in a portion of the Southwest Quarter of Section 35, Township 2 South, Range 68 West of the Sixth Principal Meridian, Adams County, State of Colorado.

B. PROJECT DESCRIPTION

The proposed development consists of the construction of two industrial building with a total area of 155,000 square-feet. The buildings will include truck loading docks, parking areas, drives, sidewalks and landscaped areas. The site will also include a detention pond on the east side of the project. The project will also involve improving the north side of E. 73rd Ave. The site's final developed composite imperviousness is estimated to be 79%.

2.0 HISTORIC DRAINAGE

A. EXISTING CONDITIONS

The 9.5-acre site is mostly undeveloped and covered with native grasses. There are two existing homes on site that will be removed at the beginning of construction.

B. OVERALL BASIN DESCRIPTION

There are no existing stormwater conveyance systems on-site.

According to the National Flood Hazard Layer FIRMette provided by FEMA, the site is located in an area of minimal flood hazard (Zone X) shown in FIRM panel number 08001C0603H effective March 5, 2007.

There are no existing master drainage reports for this project site.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

A. GENERAL CONCEPT

The proposed development consists of the construction of two industrial buildings with a total footprint area of 155,000 square-feet. Major basins have been divided based on the storm lines, which will flow to the proposed detention pond. The majority of the site will flow to the detention basin. Less than 5% of the site, 0.42 acres, will flow offsite. Most offsite flows will be directed south to 73rd Ave. The total proposed imperviousness of the site is 79%.

B. MAJOR BASINS

Basin A1 is 1.97 acres of the site, with a proposed imperviousness of 83%. This basin covers the western portion of the site including the parking lot, sidewalks, landscaped areas and building. This basin drains to the storm sewer and outfalls to the detention pond.

Basin A2 is 0.29 acres of the site, with a proposed imperviousness of 59%. This basin covers the northwest portion of the site including the parking lot, sidewalks and landscaped areas. This basin drains to the storm sewer and outfalls to the detention pond.

Basin A3 is 1.96 acres of the site, with a proposed imperviousness of 89%. This basin covers the south-middle portion of the site including the parking lot, sidewalks, landscaped areas and buildings. This basin drains to the storm sewer and outfalls to the detention pond.

Basin A4 is 2.21 acres of the site, with a proposed imperviousness of 88%. This basin covers the north-middle portion of the site including the parking lot, sidewalks, landscaped areas and buildings. This basin drains to the storm sewer and outfalls to the detention pond.

Basin A5 is 2.02 acres of the site, with a proposed imperviousness of 82%. This basin covers the eastern portion of the site (except the pond) including the parking lot, sidewalks, landscaped areas and building. This basin drains to the storm sewer and also surface drains to the detention pond.

Basin P is the detention pond. This basin is 0.64 acres, with a proposed imperviousness of 8%. It includes mostly landscape areas, with some concrete area.

Basin OS-1 includes 0.42 acres on the southern edge of the site, with a proposed imperviousness of 16%. OS-1 includes mostly landscaped areas, and some drives and concrete areas. It flows offsite to the south to 73rd Ave.

4.0 **STORMWATER IMPROVEMENTS, CONVEYANCE AND DRAINAGE FACILITIES**

A. DRAINAGE FACILITIES

Basins A1-A5 will drain into inlets that will ultimately outfall into the detention pond on the east side of the project site. The detention basin will release flows into the storm system in E. 73rd Ave.

5.0 **DRAINAGE CRITERIA**

A. HYDROLOGIC CRITERIA

In accordance with Adams County Storm Drainage Design and Stormwater Quality Regulations, the minor storm for the proposed development type is evaluated as the 5-year storm, and the major storm is evaluated as the 100-year storm. The design storms were found using NOAA Precipitation

Frequency Data Server and have been evaluated with 1-hour point rainfall depths of 1.11 inches for the 5-year storm and 2.42 inches for the 100-year storm (see Appendix A).

The peak discharge for the storm sewer analysis was calculated using the following Rational Method formula:

$$Q=CiA$$

Where:

Q = peak discharge (cfs)

C = runoff coefficient from USDCM Volume 1 Table 6-4

i = rainfall intensity (inches/hour) from NOAA Precipitation Frequency Data Server

A = drainage area (acres)

Runoff coefficients, or “C” values, have been calculated for the site in accordance with USDCM Vol. 1, Ch. 6 criteria. Refer to Appendix B for the weighted “C” values used in the included calculations.

B. HYDRAULIC CRITERIA

Hydraulic calculations for the anticipated on-site drainage will be performed in accordance with Adams County Regulations and MHFD Criteria. On-site storm conveyance infrastructure will be designed to convey runoff for the 5-year and the 100-year storm events.

StormCAD shall be used to determine pipe capacity for the stormwater system of the site. StormCAD uses Manning’s equation to conclude if the pipe sizing is adequate to prevent unintentional pooling at grade anywhere in the system.

Grate capacity shall be calculated using MHFD-Inlet spreadsheets to determine if the proposed inlets are adequate to handle the 100-year storm event. Detention basins will be sized for the 100-year storm event using the MHFD-Detention Basin spreadsheet.

There are no major drainage ways on-site.

6.0 SUMMARY

A. COMPLIANCE WITH STANDARDS

This report has been prepared in accordance with Adams County Stormwater Drainage Design and Stormwater Quality Control Regulations and Mile High Flood District Criteria. The proposed drainage facilities shall safely and effectively convey significant storm events to an adequate outfall.

B. SUMMARY OF CONCEPT

The site is designed so that the industrial development has an effective stormwater system that conveys flows towards the proposed detention pond, which has been designed to withstand the 5-year and 100-year storm event. Adjacent and surrounding developments will not be negatively impacted by the design as outlined within this report.

7.0 REFERENCES

1. *Adams County Stormwater Drainage Design and Stormwater Quality Control Regulations*, Adams County, CO, December 8, 2020.
2. *Mile High Flood District (MHFD) Drainage Criteria Manual*, Volumes 1, 2, and 3, Latest revisions.
3. *Natural Resources Conservation Service*, Web Soil Survey, accessed online in August 2021.
4. *National Oceanic and Atmospheric Administration*, NOAA Atlas 14, Volume 8, Version 2 Point Precipitation Frequency Estimates, accessed online in August 2021.
5. *Federal Emergency Management Agency*, National Flood Hazard Layer FIRMette, accessed online in August 2021.

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

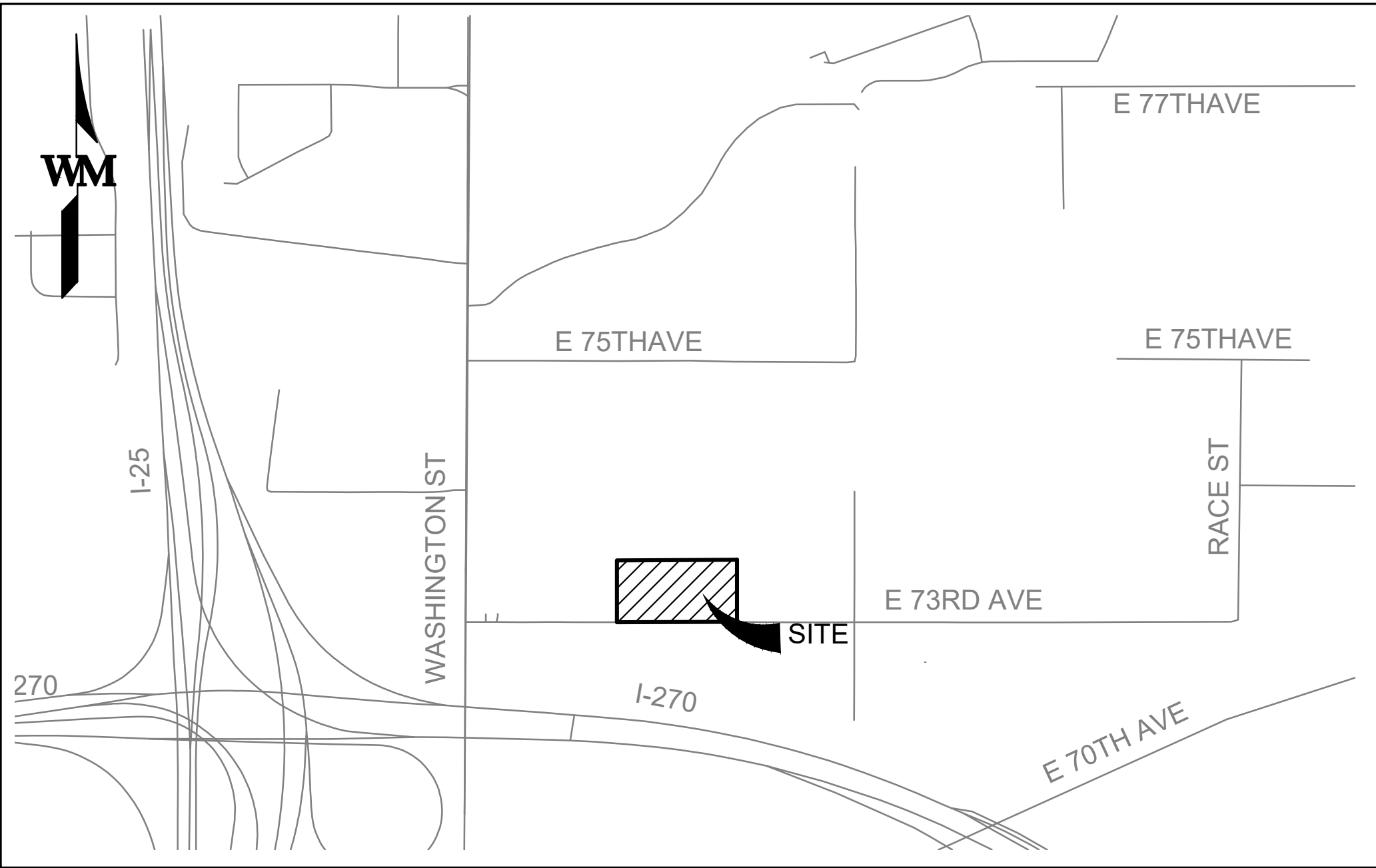
APPENDIX A

Vicinity Map

NRCS Soil Information

FEMA Flood Insurance Rate Map

NOAA Rainfall Criteria



VICINITY MAP

N.T.S.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Adams County Area, Parts of Adams and Denver Counties, Colorado



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

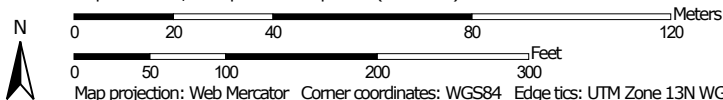
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:1,520 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
 Survey Area Data: Version 17, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 20, 2018—Oct 26, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NuA	Nunn clay loam, 0 to 1 percent slopes	9.6	100.0%
Totals for Area of Interest		9.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Adams County Area, Parts of Adams and Denver Counties, Colorado

NuA—Nunn clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2t1ng
Elevation: 4,100 to 5,700 feet
Mean annual precipitation: 14 to 15 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 135 to 152 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Nunn and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nunn

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Pleistocene aged alluvium and/or eolian deposits

Typical profile

Ap - 0 to 6 inches: clay loam
Bt1 - 6 to 10 inches: clay loam
Bt2 - 10 to 26 inches: clay loam
Btk - 26 to 31 inches: clay loam
Bk1 - 31 to 47 inches: loam
Bk2 - 47 to 80 inches: loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 7 percent
Maximum salinity: Nonsaline (0.1 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 0.5
Available water supply, 0 to 60 inches: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R067BY042CO - Clayey Plains
Hydric soil rating: No

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Minor Components

Heldt

Percent of map unit: 10 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R067BY042CO - Clayey Plains

Hydric soil rating: No

Wages

Percent of map unit: 5 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R067BY002CO - Loamy Plains

Hydric soil rating: No

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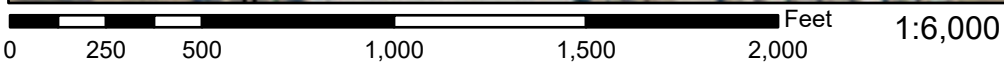
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National Flood Hazard Layer FIRMMette



104°58'47"W 39°50'11"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/12/2021 at 4:18 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



NOAA Atlas 14, Volume 8, Version 2
Location name: Denver, Colorado, USA*
Latitude: 39.8322°, Longitude: -104.9738°
Elevation: 5135.28 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.216 (0.168-0.277)	0.266 (0.207-0.341)	0.356 (0.277-0.459)	0.440 (0.340-0.569)	0.568 (0.430-0.772)	0.676 (0.498-0.926)	0.793 (0.564-1.11)	0.921 (0.629-1.32)	1.10 (0.724-1.62)	1.25 (0.796-1.84)
10-min	0.316 (0.246-0.405)	0.389 (0.303-0.500)	0.522 (0.405-0.672)	0.644 (0.498-0.833)	0.832 (0.629-1.13)	0.990 (0.729-1.36)	1.16 (0.826-1.63)	1.35 (0.920-1.93)	1.62 (1.06-2.37)	1.83 (1.17-2.70)
15-min	0.385 (0.301-0.494)	0.474 (0.370-0.609)	0.636 (0.494-0.819)	0.786 (0.607-1.02)	1.01 (0.768-1.38)	1.21 (0.889-1.65)	1.42 (1.01-1.98)	1.64 (1.12-2.35)	1.97 (1.29-2.89)	2.23 (1.42-3.29)
30-min	0.544 (0.425-0.699)	0.670 (0.522-0.860)	0.895 (0.695-1.15)	1.10 (0.851-1.42)	1.42 (1.07-1.92)	1.68 (1.24-2.30)	1.97 (1.40-2.75)	2.27 (1.55-3.25)	2.72 (1.78-3.98)	3.07 (1.96-4.52)
60-min	0.675 (0.527-0.866)	0.829 (0.647-1.07)	1.11 (0.860-1.43)	1.36 (1.05-1.76)	1.75 (1.32-2.37)	2.07 (1.52-2.83)	2.42 (1.72-3.38)	2.79 (1.91-4.00)	3.33 (2.19-4.88)	3.77 (2.40-5.55)
2-hr	0.806 (0.635-1.02)	0.989 (0.779-1.26)	1.32 (1.03-1.68)	1.62 (1.26-2.07)	2.08 (1.59-2.78)	2.46 (1.83-3.32)	2.87 (2.06-3.96)	3.32 (2.29-4.68)	3.95 (2.62-5.71)	4.46 (2.87-6.49)
3-hr	0.874 (0.693-1.10)	1.07 (0.848-1.35)	1.42 (1.12-1.80)	1.75 (1.37-2.22)	2.23 (1.71-2.97)	2.64 (1.97-3.54)	3.08 (2.22-4.22)	3.55 (2.46-4.99)	4.23 (2.82-6.07)	4.77 (3.09-6.90)
6-hr	1.04 (0.832-1.30)	1.26 (1.01-1.58)	1.66 (1.33-2.08)	2.02 (1.60-2.54)	2.57 (1.99-3.37)	3.02 (2.28-4.00)	3.51 (2.56-4.75)	4.03 (2.83-5.59)	4.78 (3.22-6.78)	5.38 (3.52-7.68)
12-hr	1.28 (1.04-1.58)	1.55 (1.25-1.91)	2.01 (1.62-2.48)	2.42 (1.94-3.00)	3.03 (2.38-3.93)	3.55 (2.70-4.64)	4.09 (3.01-5.46)	4.67 (3.31-6.39)	5.49 (3.74-7.69)	6.15 (4.07-8.68)
24-hr	1.56 (1.28-1.91)	1.88 (1.54-2.29)	2.42 (1.98-2.97)	2.90 (2.35-3.56)	3.59 (2.83-4.58)	4.16 (3.20-5.36)	4.75 (3.53-6.25)	5.37 (3.84-7.24)	6.24 (4.29-8.60)	6.92 (4.63-9.64)
2-day	1.82 (1.51-2.20)	2.20 (1.82-2.65)	2.83 (2.33-3.42)	3.37 (2.76-4.09)	4.13 (3.28-5.18)	4.73 (3.67-6.00)	5.35 (4.01-6.93)	5.99 (4.32-7.94)	6.86 (4.76-9.32)	7.53 (5.10-10.4)
3-day	1.98 (1.65-2.37)	2.36 (1.97-2.83)	3.01 (2.50-3.62)	3.56 (2.94-4.30)	4.34 (3.47-5.41)	4.96 (3.88-6.25)	5.60 (4.23-7.20)	6.26 (4.54-8.24)	7.16 (5.00-9.66)	7.86 (5.35-10.7)
4-day	2.10 (1.76-2.50)	2.49 (2.08-2.97)	3.13 (2.61-3.75)	3.69 (3.06-4.43)	4.48 (3.61-5.56)	5.12 (4.02-6.41)	5.77 (4.38-7.38)	6.44 (4.70-8.44)	7.37 (5.17-9.89)	8.09 (5.53-11.0)

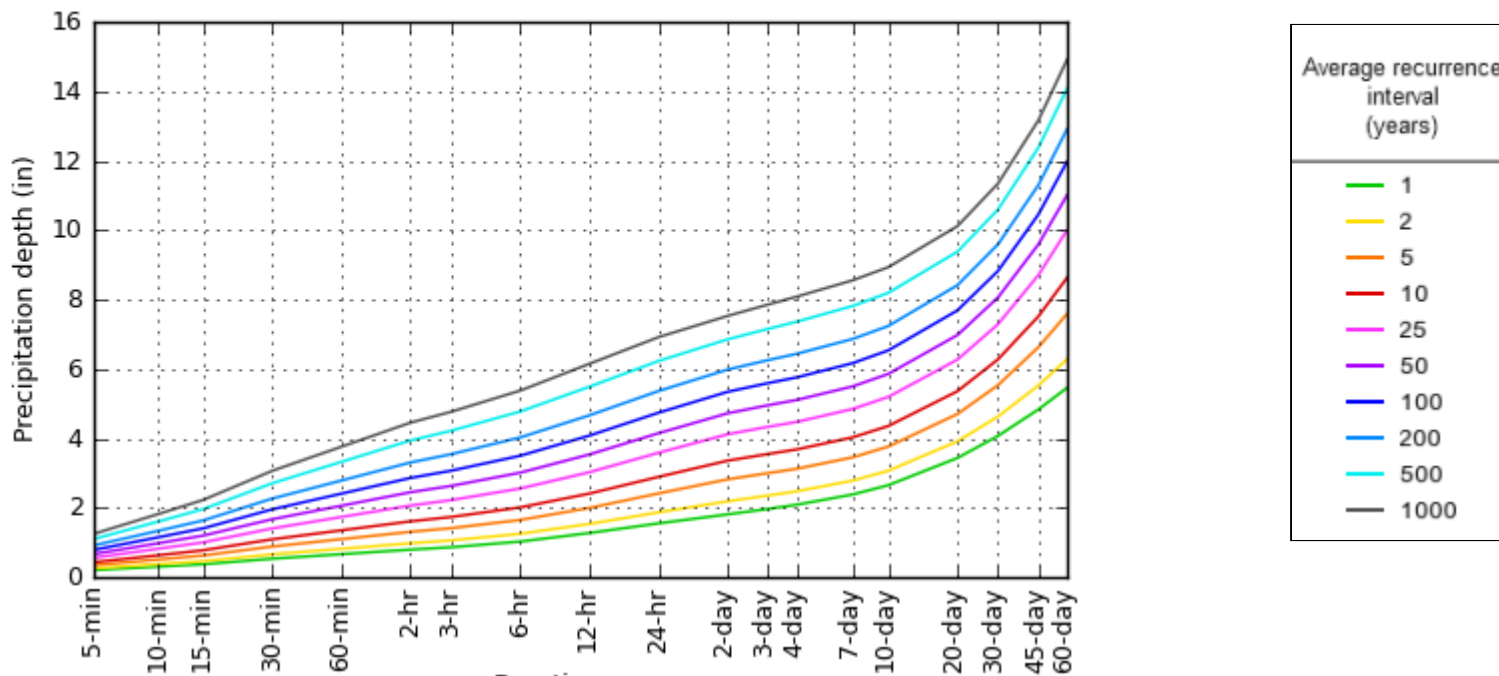
7-day	2.39 (2.02-2.83)	2.79 (2.36-3.30)	3.46 (2.91-4.10)	4.04 (3.38-4.80)	4.86 (3.94-5.96)	5.51 (4.36-6.83)	6.17 (4.73-7.82)	6.87 (5.06-8.91)	7.82 (5.54-10.4)	8.56 (5.91-11.5)
10-day	2.66 (2.26-3.12)	3.08 (2.61-3.61)	3.77 (3.19-4.44)	4.36 (3.67-5.16)	5.20 (4.24-6.33)	5.86 (4.67-7.22)	6.54 (5.04-8.23)	7.24 (5.36-9.32)	8.20 (5.84-10.8)	8.94 (6.21-11.9)
20-day	3.45 (2.96-4.00)	3.92 (3.37-4.56)	4.71 (4.03-5.48)	5.37 (4.57-6.27)	6.28 (5.17-7.52)	6.98 (5.62-8.47)	7.69 (5.99-9.53)	8.42 (6.30-10.7)	9.38 (6.76-12.2)	10.1 (7.11-13.3)
30-day	4.08 (3.53-4.70)	4.64 (4.01-5.35)	5.54 (4.77-6.40)	6.28 (5.38-7.29)	7.29 (6.04-8.65)	8.06 (6.53-9.69)	8.83 (6.92-10.8)	9.59 (7.22-12.0)	10.6 (7.67-13.6)	11.3 (8.02-14.8)
45-day	4.84 (4.22-5.54)	5.53 (4.81-6.33)	6.63 (5.75-7.61)	7.52 (6.49-8.66)	8.71 (7.24-10.2)	9.59 (7.81-11.4)	10.5 (8.24-12.7)	11.3 (8.55-14.1)	12.4 (9.02-15.8)	13.2 (9.37-17.1)
60-day	5.47 (4.78-6.22)	6.29 (5.50-7.17)	7.59 (6.62-8.67)	8.63 (7.48-9.89)	10.0 (8.35-11.7)	11.0 (9.00-13.0)	12.0 (9.47-14.5)	12.9 (9.81-16.0)	14.1 (10.3-17.8)	14.9 (10.7-19.2)

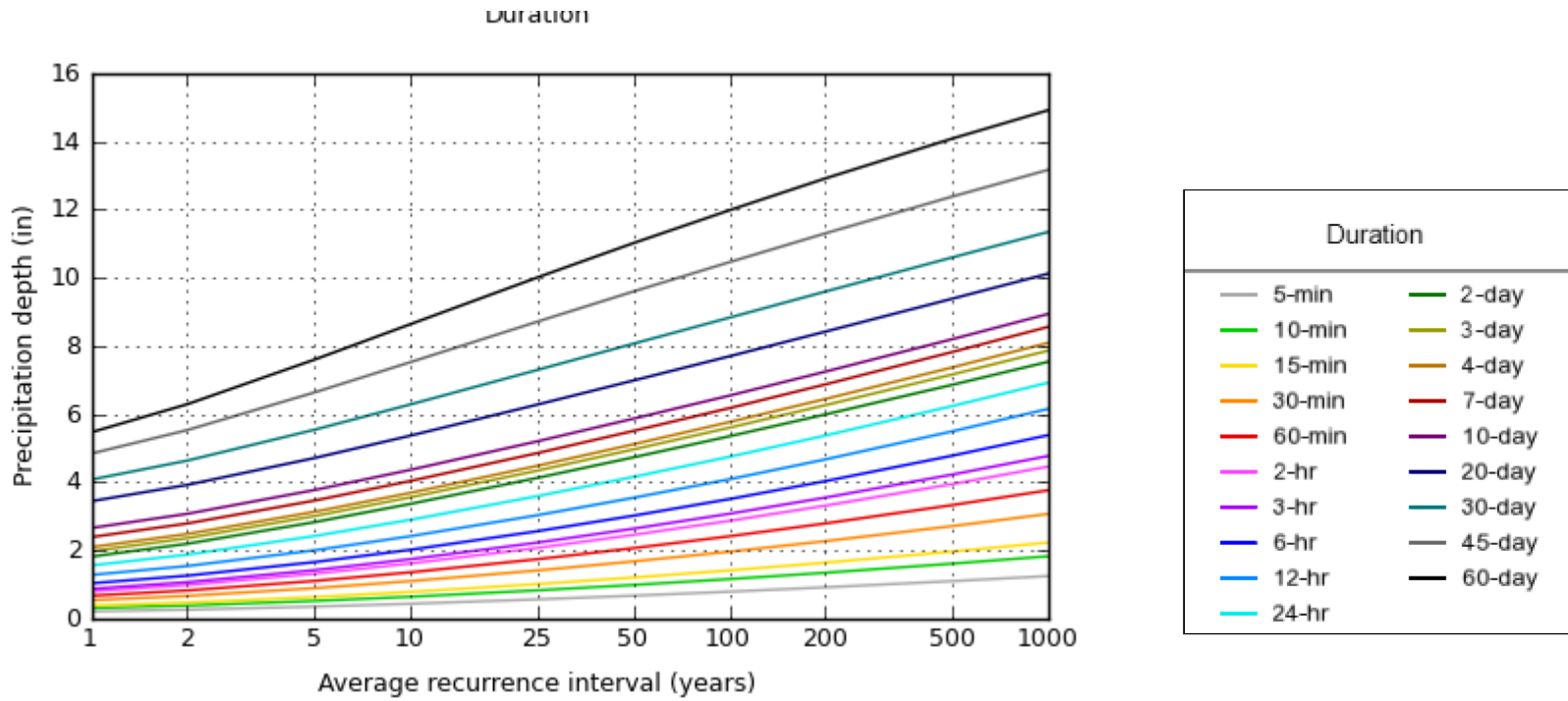
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 39.8322°, Longitude: -104.9738°





NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Mon Aug 2 15:54:43 2021

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Maps & aerials

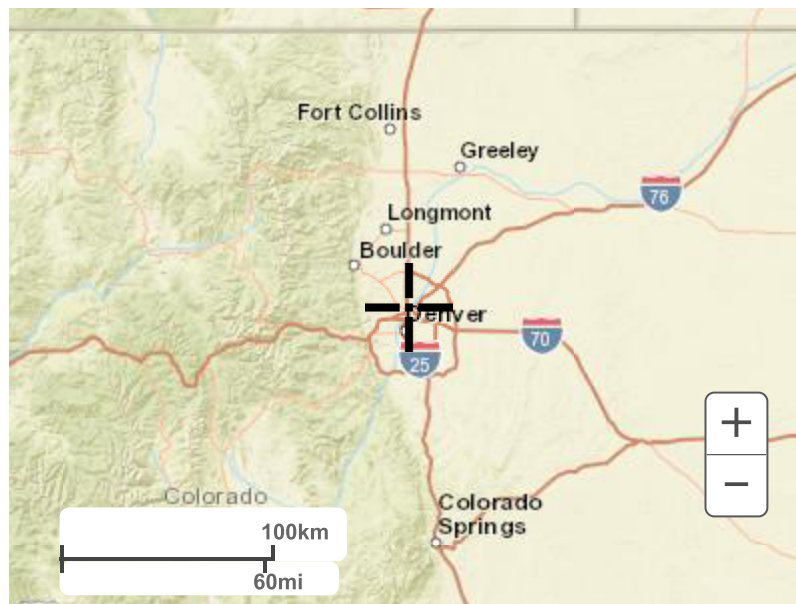
Small scale terrain



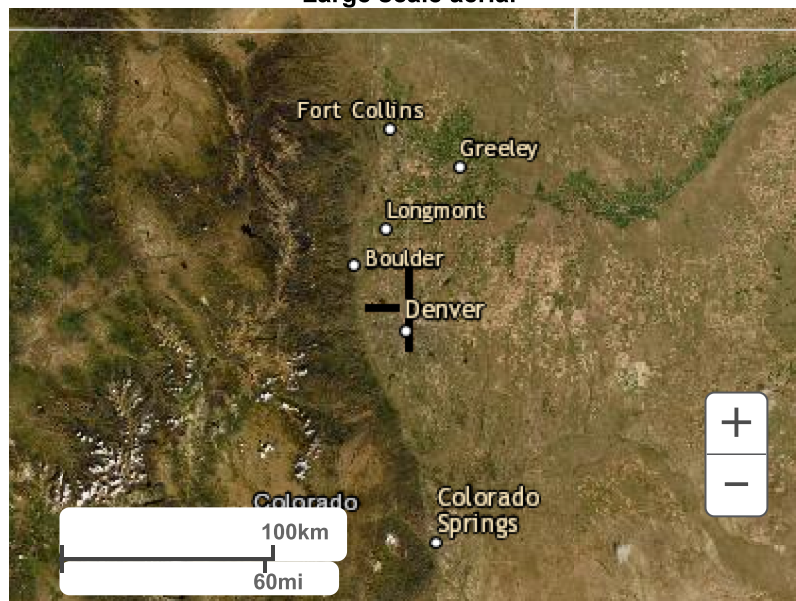
Large scale terrain



Large scale map



Large scale aerial



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[US Department of Commerce](#)
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[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

APPENDIX B

Preliminary Drainage Impervious Percentages and "C" Valued Concentration
Preliminary Drainage Time of Concentration
Preliminary Drainage SF2 & SF3 Rational Method Calculations
MHFD Detention Calculations

PROJECT: 73RD & WASHINGTON
 JOB NO.: DEN21-0057
 CALC. BY: GDB
 DATE: 9/8/2021

Impervious Percentages - from Urban Drainage Table 6-3

Landscape	2%	Land Use 5	0%
Asphalt	100%	Land Use 6	0%
Concrete	90%	Land Use 7	0%
Roof	90%	Land Use 8	0%

SOIL TYPE: (use equation from Table 6-4)

 = FORMULA CELLS
 = USER INPUT CELLS

PROPOSED COMPOSITE IMPERVIOUSNESS

Basin	Area (ac)	Weighted Impervious and C Values					Areas (ac)							
		Imp.	C ₂	C ₅	C ₁₀	C ₁₀₀	Landscape	Asphalt	Concrete	Roof	Land Use 5	Land Use 6	Land Use 7	Land Use 8
A1	1.97	83%	0.67	0.71	0.75	0.82	0.25	0.80		0.92				
A2	0.29	59%	0.46	0.52	0.57	0.73	0.12	0.17						
A3	1.96	89%	0.73	0.77	0.79	0.85	0.06	0.42	0.56	0.92				
A4	2.21	88%	0.72	0.76	0.79	0.85	0.10	0.50	0.70	0.91				
A5	2.02	82%	0.66	0.71	0.74	0.82	0.29	0.91		0.82				
P	0.64	8%	0.05	0.10	0.19	0.51	0.60		0.04					
TOTAL	9.09	79%	0.64	0.69	0.72	0.81	1.42	2.80	1.30	3.57				
OS-1	0.42	16%	0.11	0.17	0.25	0.55	0.36	0.06						

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BRANDING | CIVIL ENGINEERING

Calculated By: **GDB**

Date: **9/8/2021**

STANDARD FORM SF-2
TIME OF CONCENTRATION SUMMARY

Project: **73RD & WASHINGTON**
Job No.: **DEN21-0057**
Checked By:

SUB-BASIN DATA				INITIAL/OVERLAND TIME (t _i)			TRAVEL TIME (t _t)					t _c CHECK (URBANIZED BASINS)				FINAL t _c	REMARKS
Basin	i	C _s	AREA	LENGTH	SLOPE	t _i	LENGTH	Cv	SLOPE	VEL.	t _t	COMP.	TOT. LENGTH	S _o	tc (Equation 6-5)		
(1)	(2)	(3)	Ac (4)	Ft (5)	% (6)	Min (7)	Ft (8)		% (9)	FPS (10)	Min (11)	t _c (12)	Ft (13)	% (14)	Min (15)	Min (16)	
A1	0.83	0.71	1.97	20	2.0	2.47	250	20	1.0	2.00	2.08	4.6	40	1.50	12.2	5.00	
A2	0.59	0.52	0.29	20	2.0	3.71	120	20	1.0	2.00	1.00	4.7	40	1.50	16.2	5.00	
A3	0.89	0.77	1.96	10	2.0	1.51	150	20	1.0	2.00	1.25	2.8	30	1.33	11.0	5.00	
A4	0.88	0.76	2.21	10	2.0	1.55	150	20	1.0	2.00	1.25	2.8	30	1.33	11.2	5.00	
A5	0.82	0.71	2.02	20	2.0	2.53	300	20	1.0	2.00	2.50	5.0	40	1.50	12.3	5.03	
P	0.08	0.10	0.64	25	25.0	3.13	300	20	0.5	1.41	3.54	6.7	45	14.11	24.9	6.67	
OS-1	0.16	0.17	0.42	30	2.0	7.35							30	2.00	23.6	7.3	

1.00

Equation 6-3

$$t_i = ((0.395(1.1 - C_s) \sqrt{L}) / (S_o^{0.33}))$$

Equation 6-5

$$t_c = (26 - 17i) + (L_t / (60(14 + 9) \sqrt{S_o}))$$

= FORMULA CELLS
 = USER INPUT CELLS

NRCS Conveyance Factor K Table - Cv Value	
Heavy Meadow	2.5
Tillage/Field	5
Short Pasture and Lawns	7
Nearly Bare Ground	10
Grassed Waterway	15
Paved Areas and Shallow Paved Swales	20

Calculated By: **GDB**
 Date: **9/8/2021**
 Checked By:
 5-Year
 1-hour rainfall= **1.11**

STANDARD FORM SF-3
 STORM DRAINAGE SYSTEM DESIGN
 (RATIONAL METHOD PROCEDURE)

Project: **73RD & WASHINGTON**
 Job No.: **DEN21-0057**
 Design Storm: **5-Year**

= FORMULA CELLS
 = USER INPUT CELLS

BASIN	DIRECT RUNOFF								TOTAL RUNOFF				STREET		PIPE			LENGTH (FT)	VELOCITY (FPS)	t _r (MIN)	REMARKS
	DESIGN POINT	AREA DESIGN	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A (AC)	I (IN/HR)	Q (CFS)	t _c (MIN)	S (C * A) (CA)	I (IN/HR)	Q (CFS)	SLOPE (%)	STREET FLOW	DESIGN FLOW (CFS)	SLOPE (%)	PIPE DIAM. (IN.)				
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
A1			1.97	0.71	5.0	1.41	3.76	5.3													
A2			0.29	0.52	5.0	0.15	3.76	0.6													
A3			1.96	0.77	5.0	1.51	3.76	5.7													
A4			2.21	0.76	5.0	1.68	3.76	6.3													
A5			2.02	0.71	5.0	1.43	3.76	5.4													
P			0.64	0.10	6.7	0.06	3.47	0.2													Pond
OS-1			0.42	0.17	7.3	0.07	3.36	0.2													

Calculated By: **GDB**
 Date: **9/8/2021**
 Checked By:
 100-Year
 1-hour rainfall= **2.42**

STANDARD FORM SF-3
 STORM DRAINAGE SYSTEM DESIGN
 (RATIONAL METHOD PROCEDURE)

Project: **73RD & WASHINGTON**
 Job No.: **DEN21-0057**
 Design Storm: **100-Year**


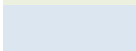
FORMULA CELLS
USER INPUT CELLS

BASIN	DIRECT RUNOFF								TOTAL RUNOFF				STREET		PIPE			LENGTH (FT)	VELOCITY (FPS)	t _r (MIN)	REMARKS
	DESIGN POINT	AREA DESIGN	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A (AC)	I (IN/HR)	Q (CFS)	t _c (MIN)	S (C * A) (CA)	I (IN/HR)	Q (CFS)	SLOPE (%)	STREET FLOW	DESIGN FLOW (CFS)	SLOPE (%)	PIPE DIAM. (IN.)				
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
A1			1.97	0.82	5.0	1.62	8.21	13.3													
A2			0.29	0.73	5.0	0.21	8.21	1.7													
A3			1.96	0.85	5.0	1.67	8.21	13.7													
A4			2.21	0.85	5.0	1.87	8.21	15.3													
A5			2.02	0.82	5.0	1.66	8.20	13.6													
P			0.64	0.51	6.7	0.33	7.56	2.5													Pond
OS-1			0.42	0.55	7.3	0.23	7.32	1.7													

PROJECT: 73RD & WASHINGTON
 JOB NO.: DEN21-0057
 CALC. BY: GDB
 DATE: 9/8/2021

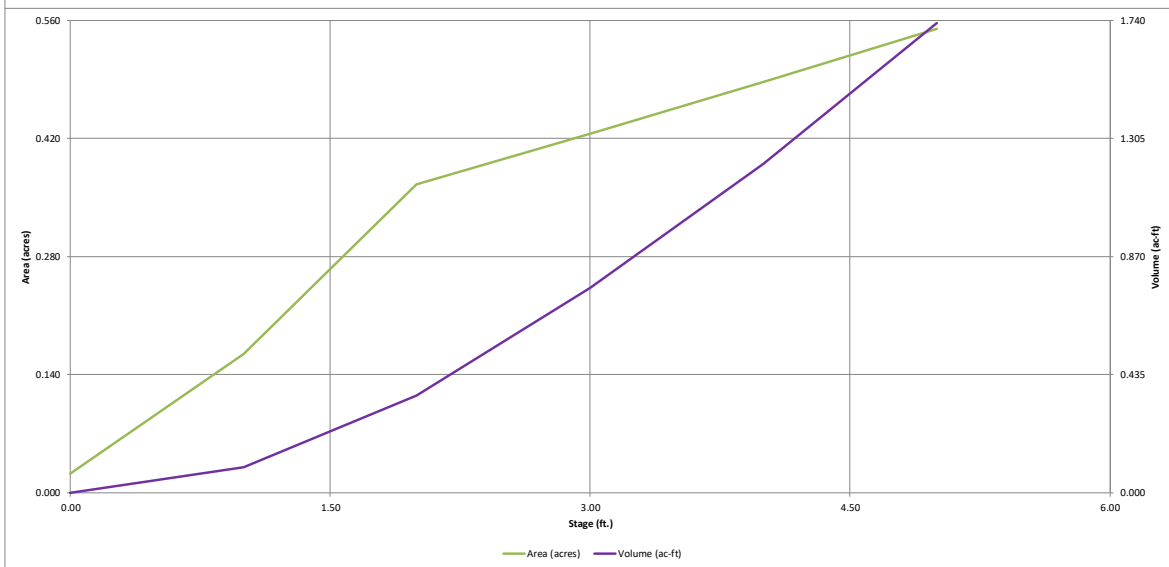
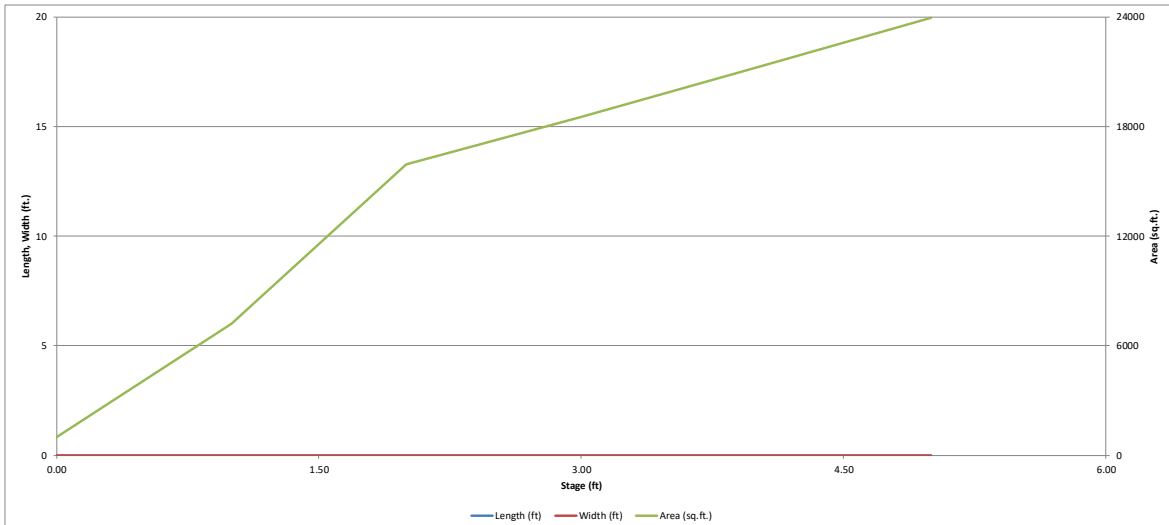
WARE MALCOMB
 ARCHITECTURE | PLANNING | INTERIORS
 BRANDING | CIVIL ENGINEERING

RUNOFF SUMMARY						
BASIN LABEL	DESIGN POINT	AREA	LOCAL (CFS)		ACCUMULATIVE (CFS)	
			Q5	Q100	Q5	Q100
A1		1.97	5.30	13.32		
A2		0.29	0.57	1.73		
A3		1.96	5.67	13.69		
A4		2.21	6.31	15.35		
A5		2.02	5.36	13.57		
P		0.64	0.2	2.5		
OS-1		0.42	0.23	1.7		

 = FORMULA CELLS
 = USER INPUT CELLS

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.04 (February 2021)

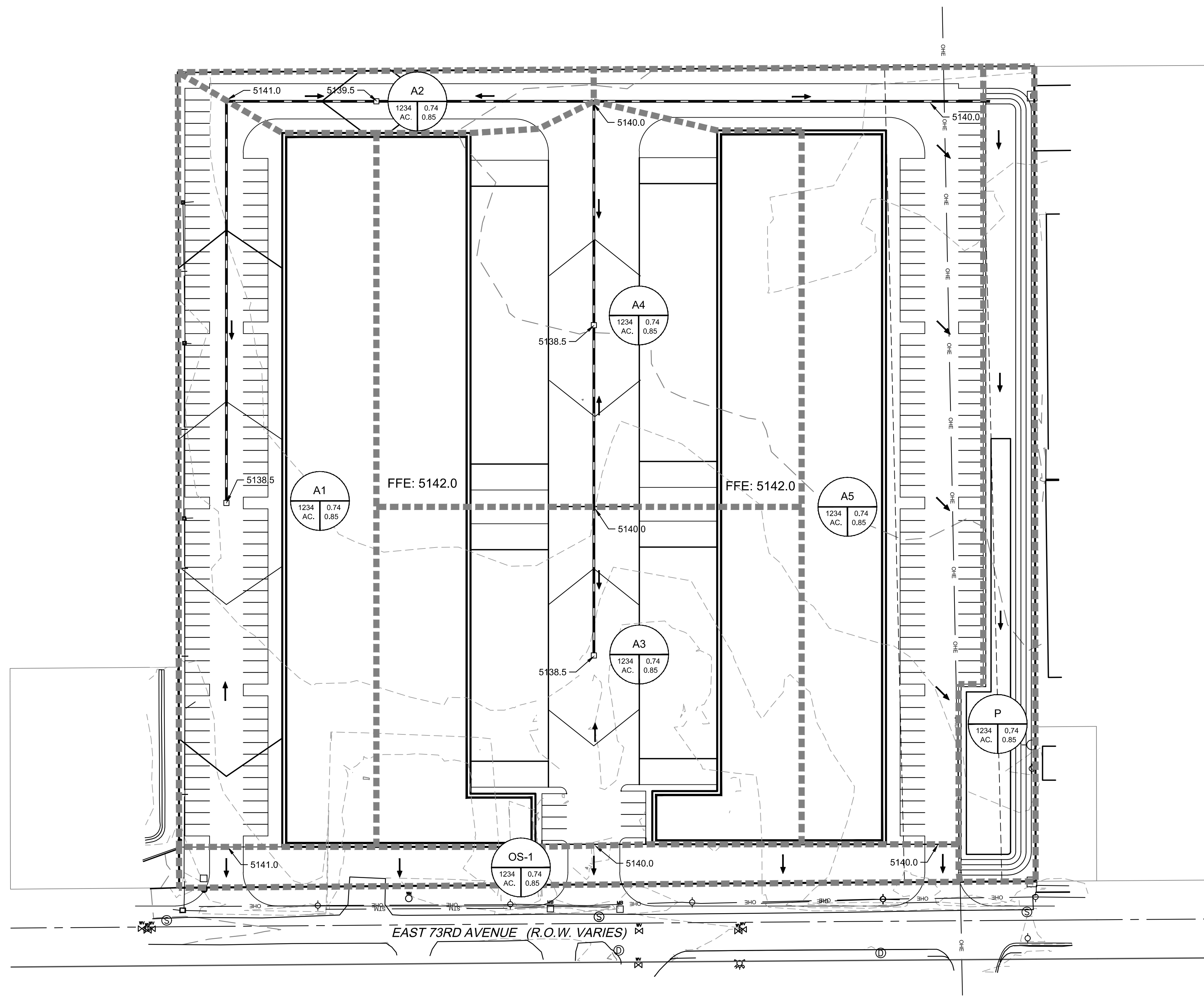


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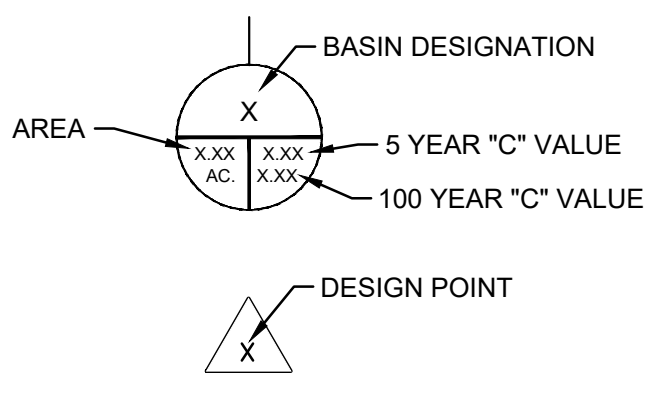
APPENDIX C Preliminary Drainage Plan

73RD & WASHINGTON
PRELIMINARY DRAINAGE PLAN

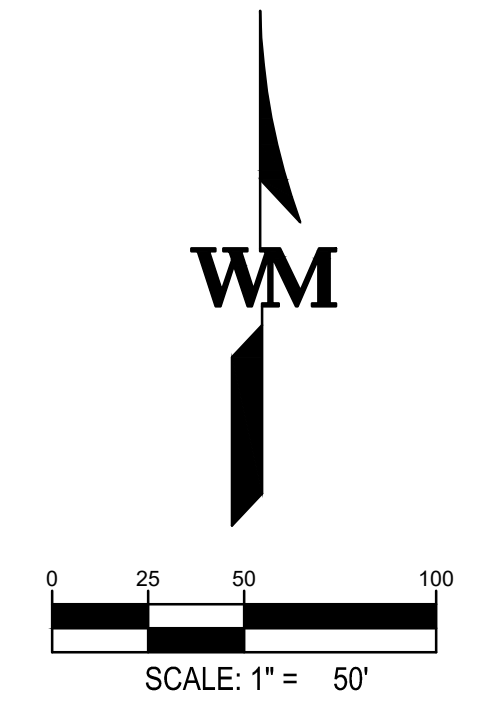


LEGEND:

- | | | | |
|--|-------------------------|--|-------------------------|
| | PROPERTY LINE | | EXISTING STORM MANHOLE |
| | EXISTING RIGHT-OF-WAY | | PROPOSED FLOW ARROW |
| | PROPOSED EASEMENT | | PROPOSED SPOT ELEVATION |
| | EXISTING EASEMENT | | EXISTING SPOT ELEVATION |
| | PROPOSED 5' CONTOUR | | PROPOSED FLOW ARROW |
| | EXISTING 5' CONTOUR | | PROPOSED SWALE |
| | PROPOSED 1' CONTOUR | | PROPOSED SIDEWALK |
| | EXISTING 1' CONTOUR | | MATCH EXISTING |
| | PROPOSED STORM LINE | | FINISHED GRADE AT WALL |
| | EXISTING STORM LINE | | GRADE AT TOP OF WALL |
| | PROPOSED STORM INLET | | GRADE AT BOTTOM OF WALL |
| | EXISTING STORM INLET | | LOW POINT |
| | PROPOSED STORM MANHOLE | | HIGH POINT |
| | PROPOSED BASIN BOUNDARY | | |



BASIN LABEL	DESIGN POINT	AREA	RUNOFF SUMMARY			
			LOCAL (CFS)		ACCUMULATIVE (CFS)	
			Q5	Q100	Q5	Q100
A1		1.97	5.30	13.32		
A2		0.29	0.57	1.73		
A3		1.96	5.67	13.69		
A4		2.21	6.31	15.35		
A5		2.02	5.36	13.57		
P		0.64	0.2	2.5		
OS-1		0.42	0.23	1.7		



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

REMARKS	
NO.	DATE

JOB NO.:	DEN21-0057
PA / PM:	GB
DRAWN BY:	
DATE:	
PLOT DATE:	9/08/21

SHEET
DR-1

ITEM #7. Neighborhood Meeting Summary



Summary of September 2, 2021 Neighborhood Meeting

Starpoint Properties held a neighborhood meeting from 5:00 – 7:00 p.m. at Rotella Park in the covered picnic shelter known as Pavilion No. 1 on September 2, 2021. The address of this location is 1824 Coronado Pkwy, Denver, CO 80229. The meeting date, time, and location were provided within the notice attached, which was mailed to the surrounding residents and property owners on August 19, 2021. The mailing labels were provided by Adams County staff to satisfy the required referral notice area.

Sandy Schmid of Starpoint Properties and Kristin Sullivan of Foster Graham Milstein & Calisher attended the meeting as representatives of the applicant. The applicants provided a conceptual site plan, aerial maps and zoning maps, a project description, and set of conceptual building plans for review at the meeting.

Two people attended the meeting, as indicated on the attached sign-in sheet. The attendees were a resident and the owner of one of the two properties that are the subject of the rezoning request. The owner and resident of the home at 1161 E. 73rd Ave. expressed their support for the project and asked general questions about process, who makes the final decision on the rezoning, and when a public hearing notice sign will be placed at their property.

The applicants explained that the rezoning application will be submitted in the month of September 2021. The applicants further explained the procedural steps in a rezoning application including staff review, the referral period where comments can be submitted to a case manager, and the notice and scheduling process for the Planning Commission and Board of County Commissioners public hearings. The applicants explained that the Board of County Commissioners makes final decisions on rezoning requests after receiving a recommendation from the Planning Commission. The two attendees stated that they would try to attend the public hearings to express their support for the project.



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MEETING TOPIC:	Neighborhood Meeting for Proposed Rezoning of Property
MEETING DATE:	Thursday, September 2, 2021
TIME:	5:00 – 7:00 PM
MEETING LOCATION:	Rotella Park, Pavillion No. 1 1824 Coronado Pkwy, Denver, CO 80229
PROPERTY PROPOSED FOR REZONING:	1051 and 1161 E. 73 rd Ave. (see attached map on reverse of page)

StarPoint Properties is proposing a rezoning from A-1, Agricultural to I-1, Industrial for the properties located at 1051 and 1161 E. 73 Ave. in Adams County. A neighborhood meeting will be held on September 2nd, 2021 to present details of the proposed project and to provide an opportunity for the public to voice questions, comments, concerns, or support related to this project. The applicant will prepare a summary of the correspondence received and concerns expressed before and during the meeting. This summary will be submitted to Adams County with the formal rezoning application materials.

The meeting will be held at Rotella Park. StarPoint Properties has reserved Pavilion No. 1 for the meeting, which is a covered picnic structure located adjacent to the public parking lot at 1824 Coronado Pkwy. The format of the meeting will be open house style, and representatives will be available to answer questions and provide information about the proposed project.

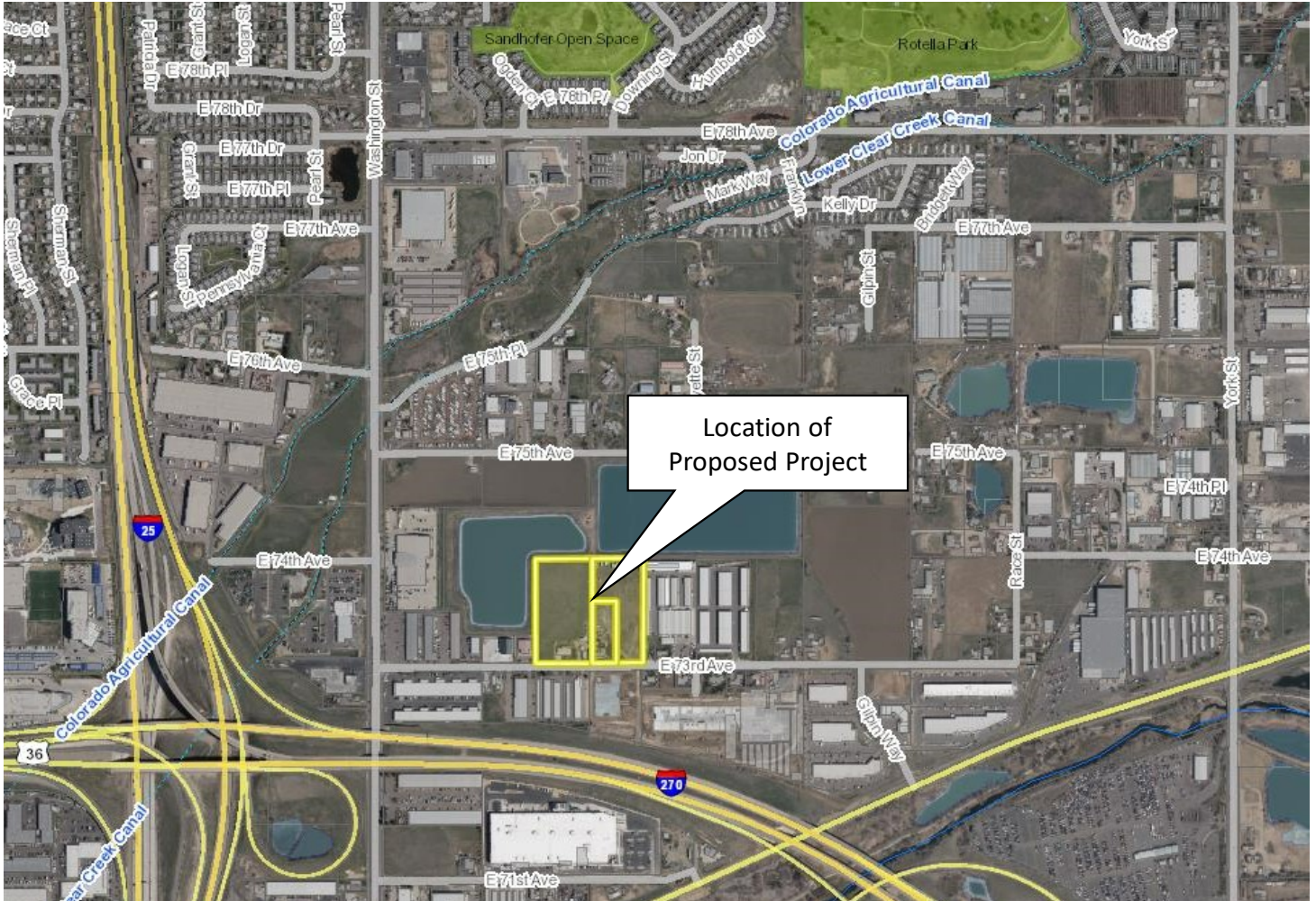
Any questions, concerns, or written comments may be directed to:

Foster Graham Milstein & Calisher
Attn: Kristin Sullivan, Senior Advisor, Land Use & Infrastructure
303-333-9810
ksullivan@fostergraham.com



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MEETING SIGN-IN SHEET

NO.	NAME	ADDRESS	EMAIL	PHONE
1	Annie K Burgess	1161 E 73rd Ave	annie.k.burgess@gmail.com	720-618-8868
2	Kay A Burton	1161 E 73rd Ave	annie Randi Power Sweeping@live.com	3/901-3083
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

PROJECT Starpoint Rezoning
 1051 and 1161 E. 73rd Ave.

TIME 5-7 PM

EVENT DATE September 2, 2021

LOCATION Rotella Park Picnic Shelter

ITEM #8. Owner Authorization Forms

ITEM #8. Owner Authorization Form 1 of 3

DESCRIPTION OF SITE

1051 and 1081 E 73rd Ave - APN: R0129034 PARCEL ID: 0171935302058

Address:

1051 and ~~1461 E 73rd Avenue~~ 1081 E. 73RD Ave. (MGM)

City, State, Zip:

DENVER, CO 80229

Area (acres or square feet):

4.7570.0-Acres

Tax Assessor Parcel Number

APN: R0129034 PARCEL ID: 0171935302058

Existing Zoning:

A-1

Existing Land Use:

Single family and vacant land

Proposed Land Use:

I-1 Industrial

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:

[Empty box]

Date:

7/7/2021

1051 E 73rd Ave - APN: R0129034 PARCEL ID: 0171935302058
GACCIETTA BERNICE REVOCABLE LIVING TRUST

Name:

Nancy Ann Gacchetta

Owner's Signature

ITEM #8. Owner Authorization Form 1 of 3

DESCRIPTION OF SITE

1051 and 1081 E 73rd Ave - APN: R0129034 PARCEL ID: 0171935302058

DESCRIPTION OF SITE

Address: 1051 and 1081 E 73rd Ave

City, State, Zip: DENVER, CO 80229

Area (acres or square feet): 4.7570.0-Acres

Tax Assessor Parcel Number: APN: R0129034 PARCEL ID: 0171935302058

Existing Zoning: A-1

Existing Land Use: Single family and vacant land

Proposed Land Use: I-1 Industrial

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: DeBBie A. Cooper Date: 7/2/2021
1051 E 73rd Ave - APN: R0129034 PARCEL ID: 0171935302058
Owner's Printed Name

Name: Debbie A Cooper
Owner's Signature
GACETTA BERNICE REVOCABLE LIVING TRUST
Co/Trustee

ITEM #8. Owner Authorization Form 3 of 3

1161 E 73rd Ave - APN: R0071019 PARCEL ID: 0171935302052

DESCRIPTION OF SITE

Address:

1161 E 73rd Ave

City, State, Zip:

DENVER, CO 80229

Area (acres or square feet):

1.0-Acres

Tax Assessor Parcel Number

APN: R0071019 PARCEL ID: 0171935302052

Existing Zoning:

A-1

Existing Land Use:

Single family and vacant land

Proposed Land Use:

I-1 Industrial

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:

Kay A. Burton

Date:

7/10/21

1161 E 73rd Ave - APN: R0071019 PARCEL ID: 0171935302052

Owner's Printed Name

KAY A. BURTON

Name:

Kay A. Burton

Owner's Signature

ITEM #8. Owner Authorization Form 3 of 3

E 73rd Ave - APN: R0071020 PARCEL ID: 0171935302053

Michael Vaysman

StarPoint Properties

P: [310-247-0550](tel:310-247-0550) | M: [323.572.6116](tel:323-572-6116)

DESCRIPTION OF SITE

Address:	E 73rd Avenue <i>AND</i> <i>NORTH SIDE GARDENS DESC: PARCEL A W2 OF BLK 16 EXC PARC</i>
City, State, Zip:	DENVER, CO 80229
Area (acres or square feet):	3.7800-Acres
Tax Assessor Parcel Number:	APN: R0071020 PARCEL ID: 0171935302053
Existing Zoning:	<i>A-1, I-1 ^{SB} ON VACANT GROUND</i>
Existing Land Use:	Single family and vacant land
Proposed Land Use:	I-1 Industrial

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.

E 73rd Ave - APN: R0071020 PARCEL ID: 0171935302053

Name: GARY GREEN

Date: 7-8-2021

Owner's Printed Name
T & G 73rd LLC

Name: *Gary Green*

Owner's Signature

Exhibit A-Exceptions

1. **TERMS, CONDITIONS, STIPULATIONS AND OBLIGATIONS AS CONTAINED IN AND BURDENS IMPOSED BY EASEMENT TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED MARCH 02, 1942 UNDER RECEPTION NO. 267600 IN BOOK 277 AT PAGE 152.**
2. **TERMS, CONDITIONS, STIPULATIONS AND OBLIGATIONS AS CONTAINED IN AND BURDENS IMPOSED BY QUIT CLAIM DEED BY AND BETWEEN SUE PEDOTTO AS GRANTOR AND ANGELA PEDOTTO AS GRANTEE RECORDED FEBRUARY 21, 1996 UNDER RECEPTION NO. C0149053.**
3. **TERMS, CONDITIONS, STIPULATIONS AND OBLIGATIONS AS CONTAINED IN AND BURDENS IMPOSED BY CORRECTIVE EASEMENT TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED FEBRUARY 24, 1995 UNDER RECEPTION NO. C0054717 IN BOOK 4471 AT PAGE 583.**
4. **TERMS, CONDITIONS, STIPULATIONS AND OBLIGATIONS AS CONTAINED IN AND BURDENS IMPOSED BY RESOLUTION AUTHORIZING EXEMPTION FROM THE ADAMS COUNTY SUBDIVISION REGULATIONS, CASE #160-95-E NORTH SIDE GARDENS SUBDIVISION RECORDED NOVEMBER 14, 1995 UNDER RECEPTION NO. C0124191 IN SO FAR AS THE SAME MAY AFFECT SUBJECT PROPERTY.**
5. **EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS AS SHOWN ON THE PLAT OF NORTH SIDE GARDENS AS RECORDED IN PLAT BOOK 3 AT PAGE 35 IN THE ADAMS COUNTY, COLORADO RECORDS.**
6. **POSSIBLE ENCROACHMENTS AS DISCLOSED BY ALTA/ NSPS LAND TITLE SURVEY PREPARED BY RIDGETOP ENGINEERING & SURVEYING DATED MAY 7, 2019.**

ITEM #8. PROOF OF OWNERSHIP FORM 3 of 3

1161 E 73rd Ave - APN: R0071019 PARCEL ID: 0171935302052

Recording requested by:

and when recorded, please return this deed and tax statements to:

Escrow No.:

NO DOC FEE REQUIRED

Title Order No.:

For recorder's use only

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on MARCH 27, 2014, between James C. Price And Kay A. Burton ("Grantor") whose address is 1161 East 73rd Avenue, Denver, CO, 80229 and Kay A. Burton ("Grantee") whose address is 1161 East 73rd Avenue, Denver, CO, 80229.

FOR A VALUABLE CONSIDERATION, in the amount of zero DOLLARS (\$0.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the City of Denver, County of Adams, State of Colorado described as follows:

That portion of the West 1/2 of Block 16, North Side Gardens, in the Southwest 1/4 of Section 35, Township 2 South, Range 68 West, 6th P.M., more particularly described as follows: Beginning at the Southwest corner of said Block 16; Thence North 00°04'59" East, 363.03 feet; Thence North 89°36'39" West, 120.02 feet; Thence South 00°04'39" East, 362.98 feet; Thence South 89°35'16" West, 119.99 feet to the true point of beginning, County of Adams, State of Colorado.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on 3.27.2014.

James C. Price
Type or Print Name of Grantor

Kay A. Burton
Kay A. Burton

ITEM 8. PROOF OF OWNERSHIP FORM 3 of 3

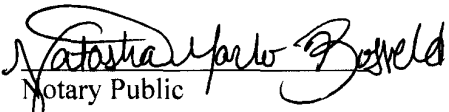
1161 E 73rd Ave - APN: R0071019 PARCEL ID: 0171935302052

State of Colorado }
County of Adams } ss.

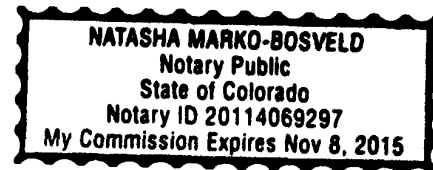
The foregoing instrument was acknowledged before me this 27th day of March,
2014, by James C. Price and Kay A. Burton.

(if by natural person or persons, insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, insert name of person as executor, attorney-in-fact, or other capacity or description; if by officer of corporation, insert name of such officer or officers as the president or other officers of such corporation, naming it). If acknowledgment is taken by a notary public, the date of expiration of his commission shall also appear on the certificate.

Witness my hand and official seal.


Notary Public

My commission expires: 11/8/15



ITEM #9. Proof of Water and Sewer Services

North Washington Street

Water and Sanitation

District

3172 E. 78th Avenue, Denver, CO 80229 303 / 288 – 6664

To Whom It May Concern;

Dear Sir/Madame:

The North Washington Street Water and Sanitation District (“District”) provides the following in response to your request for water and sanitary sewer service dated 07/16/2021 related to the property located at 1051,1081,1161 & 1253 East 73rd Ave (“Property”). The District can provide water and sewer service to the Property based on conditions set forth herein. The following are general requirements for water and sanitary sewer service. The District Rules and Regulations and the standards and requirements of Denver Water and Metro Wastewater Reclamation District must be complied with as an on-going condition of service.

The subject Property is understood to be entirely within the service and boundary area of the District based on your assertions. The District makes no representation or warranty in regard to the Property boundaries and applicant is responsible for verification of same. If the Property is outside of the District’s boundaries, applicant is responsible for undertaking and paying all costs to include the Property within the District’s boundaries. Treatment of sewage generated within the District is provided by the Metro Wastewater Reclamation District. Treatment and provision of water within the District is provided by Denver Water. Conditions for water and sanitary service from the District include meeting the requirements contained herein and payment of all fees and costs as provided in District’s Rules and Regulations along with those of Denver Water and Metro Wastewater Reclamation District. Timing of water and sanitary availability is subject to further coordinated by the Town and District.


Water and Sanitary availability are subject to review and acceptance of design documents from owner/developer of the Property, by the District. Appropriate right-of-way easements and agreements are required for all water and sanitary sewer extensions. Jurisdictional coordination, approvals, permitting, license agreements and easements are to be completed prior to acceptance of plans. All costs associated with collection and distribution system improvements required to serve the Property are the responsibility of the owner/developer including guarantee of improvements and warranty periods.

Receipt of service is also subject to all costs being paid by owner/developer for engineering, reviews, construction, observation, and inspections at the then current rate fee structure established by the District, including establishing an imprest account with the District as a deposit for such accounts. Please be aware that proper tap connection and development fees are required to be paid, at the most recent fee schedule, prior to connection to the District main.



Mike DeMattee,
District Manager

ITEM #10. Legal Description
1051 East 73rd Avenue, Denver, CO 80229

 <p><i>First American</i></p> <p>Exhibit A</p>	<p>ISSUED BY First American Title Insurance Company</p> <p>File No: 5506-3746007</p>
--	---


Property Address: 1051 East 73rd Avenue, Denver, CO 80229

File No.: 5506-3746007

The Land referred to herein below is situated in the County of Adams, State of Colorado, and is described as follows:

LOT 2, MC. SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

ITEM #10. Legal Description
1253 East 73rd Avenue, Denver, CO 90229

 <p><i>First American</i></p> <p>Exhibit A</p>	<p>ISSUED BY First American Title Insurance Company</p> <p>File No: 5506-3745224</p>
--	---

Property Address: 1253 East 73rd Avenue, Denver, CO 80229

File No.: 5506-3745224

The Land referred to herein below is situated in the County of Adams, State of Colorado, and is described as follows:


WEST 1/2 OF BLOCK 16, NORTH SIDE GARDENS,

EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED BY DEED RECORDED AT BOOK 4686, PAGE 640 ADAMS COUNTY RECORDS:

THAT PORTION OF THE WEST 1/2 OF BLOCK 16, NORTH SIDE GARDENS, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH PRINCIPLE MERIDIAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 16: THENCE N 00°04'59" E 363.03 FEET; THENCE N 89°36'39" E 120.02 FEET; THENCE S 00°04'39" E 362.98 FEET; THENCE S 89°35'16" W 119.99 FEET TO THE POINT OF BEGINNING: COUNTY OF ADAMS, STATE OF COLORADO.

ITEM #10. Legal Description
1161 East 73rd Avenue, Denver CO 80229

 <p><i>First American</i></p> <p>Exhibit A</p>	<p>ISSUED BY First American Title Insurance Company</p> <p>File No: 5506-3745217</p>
--	---

Property Address: 1161 East 73rd Avenue, Denver, CO 80229

File No.: 5506-3745217

The Land referred to herein below is situated in the County of Adams, State of Colorado, and is described as follows:

THAT PORTION OF THE W1/2 OF BLOCK 16, NORTH SIDE GARDENS, IN THE SW1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 16:

THENCE N00°04'59"E, 363.03 FEET,

THENCE N89°36'39"W, 120.02 FEET,

THENCE S00°04'39"E, 362.98 FEET,

THENCE S89°35'16"W, 119.99 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

ITEM #11. Certificate of Taxes Paid



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0129034

Parcel 0171935302058

Assessed To

GACCETTA BERNICE REVOCABLE LIVING TRUST
 C/O:GACCETTA FRANK REVOCABLE LIVING TRUST
 5247 EAGLE MEADOW DR
 DACONO, CO 80514-8539

Certificate Number 2021-187350

Order Number FAAD_3746007

Vendor ID 2

DATA TRACE
 6834 S UNIVERSITY BLVD., #502
 CENTENNIAL, CO 80122

Legal Description

SUB:MC. SUBDIVISION LOT:2

Situs Address

1051 E 73RD AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$2,917.82	\$0.00	\$0.00	(\$2,917.82)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/21/2021					\$0.00

Tax Billed at 2020 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$133.00	1276	\$480,022	\$34,320
ADAMS COUNTY FIRE PROTECTIO	16.6830000	\$604.59	AG FLOOD IRRG LAND	\$5,663	\$1,640
ADAMS COUNTY	26.8970000	\$974.75	FARM/RANCH BLDG	\$970	\$280
NORTH WASHINGTON WATER & SA	0.7750000	\$28.09	Total	\$486,655	\$36,240
SD 1	51.2780000*	\$1,858.31			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$3.62			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$32.62			
Taxes Billed 2020	100.3030000	\$3,634.98			
Senior		(\$717.16)			
Net Taxes Billed for 2020		\$2,917.82			

* Credit Levy

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; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S 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, miscellaneous 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 lien 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 on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
 J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
 Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071020
 Parcel 0171935302053
 Assessed To
 T & G 73RD LLC
 6301 FEDERAL BLVD UNIT 3
 DENVER, CO 80221-2029

Certificate Number 2021-187005
 Order Number FAAD_3745224
 Vendor ID 2
 DATA TRACE
 6834 S UNIVERSITY BLVD., #502
 CENTENNIAL, CO 80122

Legal Description	Situs Address
SUB:NORTH SIDE GARDENS DESC: PARCEL A W2 OF BLK 16 EXC PARC	0

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$5,277.94	\$0.00	\$0.00	(\$5,277.94)	\$0.00
Total Tax Charge					\$0.00

Grand Total Due as of 05/18/2021 **\$0.00**

Tax Billed at 2020 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$193.12	VACANT RESIDENTIAL	\$181,440	\$52,620
ADAMS COUNTY FIRE PROTECTIO	16.6830000	\$877.86	Total	\$181,440	\$52,620
ADAMS COUNTY	26.8970000	\$1,415.31			
NORTH WASHINGTON WATER & SA	0.7750000	\$40.78			
SD 1	51.2780000*	\$2,698.25			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$5.26			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$47.36			
Taxes Billed 2020		100.3030000			\$5,277.94

* Credit Levy

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; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S 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, miscellaneous 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 lien 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 on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
 J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
 Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071019
 Parcel 0171935302052
 Assessed To
 BURTON KAY A
 1161 E 73RD AVE
 DENVER, CO 80229-6851

Certificate Number 2021-186922
 Order Number FAAD_3745217
 Vendor ID 2
 DATA TRACE
 6834 S UNIVERSITY BLVD., #502
 CENTENNIAL, CO 80122

Legal Description	Situs Address
SUB:NORTH SIDE GARDENS DESC: PARCEL B PT OF THE W2 OF BLK 16 DESC AS BEG AT THE SW COR SD BLK 16 TH N 363/03 FT TH E 120/02 FT TH S 362/98 FT TH W 119/99 FT TO THE POB	1161 E 73RD AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$3,224.74	\$0.00	\$0.00	(\$1,612.37)	\$1,612.37
Total Tax Charge					\$1,612.37
First Half Due as of 05/17/2021					\$0.00
Second Half Due as of 05/17/2021					\$1,612.37

Tax Billed at 2020 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$117.99	RES IMPRV LAND	\$75,000	\$5,360
ADAMS COUNTY FIRE PROTECTIO	16.6830000	\$536.36	SINGLE FAMILY RES	\$374,663	\$26,790
ADAMS COUNTY	26.8970000	\$864.75	Total	\$449,663	\$32,150
NORTH WASHINGTON WATER & SA	0.7750000	\$24.92			
SD 1	51.2780000*	\$1,648.58			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$3.21			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$28.93			
Taxes Billed 2020	100.3030000	\$3,224.74			

* Credit Levy

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; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S 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, miscellaneous 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 lien 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 on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
 J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
 Brighton, CO 80601

ITEM #12. Certificate of Notice to Mineral Estate Owners/and Lessees Paid

ITEM #12. Certificate of Notice to Mineral Estate Owners/and Lessees Paid



P.O. Box 336337
Greeley, CO 80633

Phone (970) 351-0733
Fax (970) 351-0867

LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION
(Bernice and Frank Gaccetta Revocable Trust; Kay Burton; T&G 73rd LLC Property)

Subject Property:

Township 2 South, Range 68 West, 6th P.M., Adams County, CO

Section 35: Those tracts of land being more particularly described on Exhibit A, being a part of the S $\frac{1}{2}$ SW $\frac{1}{4}$

Zeren Land Services, an oil and gas title research company, states that to the best of its knowledge the following is a true and accurate list of the names and addresses of the mineral owners and mineral leasehold owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq. in the Subject Property based upon the records of the Adams County Assessor and Clerk Recorder as of September 1, 2021 at 7:45 a.m.:

Mineral Owners:

None (entitled to notice)

Township 2 South, Range 68 West of the 6th P.M.
Section 35: E $\frac{1}{2}$ of Block 9; and

That portion of the W $\frac{1}{2}$ of Block 16, being more particularly described as follows: Beginning at the Southwest corner of said Block 16; Thence North 00°04'59" East, 363.03 feet; Thence North 89°35'39" West, 120.02 feet; Thence South 00°04'39" East, 362.98 feet; Thence South 89°35'16" West, 119.99 feet to the True Point of Beginning; and

W $\frac{1}{2}$ of Block 16, except the following described parcel conveyed by Deed recorded at Book 4686, Page 640 of the Adams County Records:

That portion of the W $\frac{1}{2}$ of Block 16, being more particularly described as follows: Beginning at the Southwest Corner of said Block 16: Thence North 00°04'59" East 363.03 feet; thence North 89°36'39" East 120.02 feet; thence South 00°04'39" East 362.98 feet; Thence South 89°35'16" West 119.99 feet to the Point of Beginning;

according to that certain map or plat thereof recorded April 23, 1891 in Book 35, File #1128, under Reception No. 302874, being a part of the S $\frac{1}{2}$ SW $\frac{1}{4}$

Dated this 3rd day of September, 2021.

ZEREN LAND SERVICES

A handwritten signature in blue ink, appearing to read "Cynthia A. E. Zeren", is written over a horizontal line.

By: Cynthia A. E. Zeren, CPL
Certified Professional Landman #4044

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

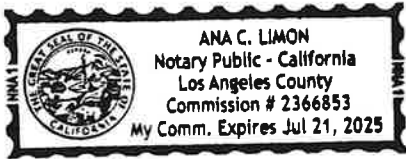
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me
 on this 7th day of September, 2021,
 by _____
Date Month Year

(1) Stephen Schmid

 (and (2) _____),
Name(s) of Signer(s)



Place Notary Seal Above

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Certification of Notice to Mineral Estate Owners Document Date: _____
 Number of Pages: 1 Signer(s) Other Than Named Above: _____

ITEM #13. Certificate of Subsurface Development

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

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

Concerning the property located at:

Physical Address: 1051, 1081, and 1161 East 73rd, Denver CO 90229

Legal Description: Township 2 South, Range 68 West, 6th P.M., Adams County, CO
Section 35: Those tracts of land being more particularly described on Exhibit A, being a part of
the S½SW¼

Parcel #(s): APN: R0071020, Parcel ID: 0171935302053

APN: R0129034, Parcel ID: 0171935302058 APN: R0071019, Parcel ID: 0171935302052

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: 9/7/21 Applicant: STARPOINT PROPERTIES
By: [Signature]
Print Name: Stephen Schmid,
Address: Title: SVP of Development & Acquisitions
433 Camden Drive, Suite 1000
Beverly Hills, CA 90210

After Recording Return To:

STATE OF COLORADO)
)
COUNTY OF ADAMS)

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

Witness my hand and official seal.

My Commission expires: _____ See Attached
Notary Public

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

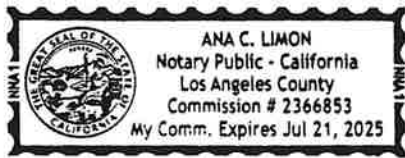
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me
 on this 7th day of September, 2021,
 by _____
Date Month Year

(1) Stephen Schmid

 (and (2) _____),
Name(s) of Signer(s)



Place Notary Seal Above

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

OPTIONAL

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