



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	\$210 (public utilities -TCHD Level 2) \$360 (individual septic -TCHD Level 3)	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.



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:

Have you attended a Conceptual Review? YES ☐ NO ☐

If Yes, please list PRE#:

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

DESCRIPTION OF SITE


Address:	6820 York St
City, State, Zip:	Denver, CO 80229
Area (acres or square feet):	2.67 or 116,484 sq ft
Tax Assessor Parcel Number	0182501208022
Existing Zoning:	A1
Existing Land Use:	Residential
Proposed Land Use:	Light Industrial

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: 2021-00108

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: Roxanne DiGiacomo Date: 3/9/2022

Name: 
Owner's Printed Name
DocuSigned by:
378A4C64C1E0457...
Owner's Signature

Sharon DiGiacomo

Donna Slagel


DocuSigned by:
Sharon DiGiacomo 3/14/2022
BC3D53CB3C4A47C...


DocuSigned by:
Donna Slagel
02CBF268FB8140C... 3/14/2022

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

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

With respect to the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

(PLEASE CHECK ONE):

_____ On the _____ day of _____, 20____, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

_____ I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: _____ Applicant: _____

By: _____

Print Name: _____

Address: _____

STATE OF COLORADO)

)

COUNTY OF ADAMS)

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

_____.

Witness my hand and official seal.

My Commission expires: _____

Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

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

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

Concerning the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

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

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

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

_____ The application for development provides:

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

Date: _____ Applicant: _____

After Recording Return To:

By: _____
Print Name: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

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

Witness my hand and official seal.

My Commission expires: _____
Notary Public

Name and Address of Person Preparing Legal Description:

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

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

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

Physical Address:

Legal Description: _____

Parcel # (s): _____

With respect to qualifying surface developments:

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

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

STATE OF COLORADO)
)
COUNTY OF ADAMS)

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

Witness my hand and official seal.

My Commission expires: _____
Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

WARE MALCOMB

ARCHITECTURE

PLANNING

INTERIORS

CIVIL ENGINEERING

BRANDING

BUILDING MEASUREMENT

February 23, 2022

6820 York St – Legal Description

LOT 1, BLOCK 1, DIGIACOMO SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.
LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER, ACTING BY
AND THROUGH ITS BOARD OF WATER COMMISSIONERS, A MUNICIPAL CORPORATION OF OF THE
STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 16, 2009 UNDER RECEPTION NO.
2009000018624, COUNTY OF ADAMS, STATE OF COLORADO.

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

February 22, 2022

RE: 6820 York St – Rezone Review Letter

To Whom It May Concern,

The 6820 York St development is approximately 2.25 acres and is located east of the intersection of 68th Pl and Columbine St. The development is comprised of a 1 acre area for a driveway and parking lot. Access to the site is anticipated to be solely from Columbine St with internal site circulation. The site is currently zoned A1 and has primarily residential. The Development would like to begin the rezone process to I1 to support the new ownership goal to establish a truck and trailer rental business.

Please let us know if you have any questions and thank you for supporting this development!

A handwritten signature in black ink, appearing to read 'T. Swan', with a stylized, flowing script.

Ted Swan, PE
Ware Malcomb

MEMORANDUM

To: Ted Swan, PE, LEED AP

From: Cassie Slade, PE, PTOE

Date: January 21, 2022

Project: 6820 York Street Development – Adams County, Colorado

Subject: Trip Generation Letter

The Fox Tuttle Transportation Group has completed a trip generation analysis for the proposed vehicle storage project located at 6820 York Street in Adams County. The project is proposing to develop 1.0 acre of a 2.25-acre parcel for a driveway and parking lot. The new vehicular rental/storage use will be in addition to the existing residential use. Adjacent to the property, there are single-family homes and a salvage yard to the north; one single-family home with truck and trailer storage to the south, Columbine Street and US 36 to the west, and Cat Lake to the east.

Access to the on-site parking storage is from Columbine Street on the west side of the property, via the proposed widened and expanded driveway. Currently, the driveway is gravel and uncontrolled with the expectation that the exiting traffic yields to through traffic on Columbine Street.

Figure 1 - Project Site Plan



Trip Generation

The Institute of Transportation Engineers (ITE) *Trip Generation Manual*¹ does not provide trip generation rates for vehicular storage facilities; therefore, the operational information provided by Kat Works LLC was utilized to estimate the volume of new trips that will be added to the area roadway network with added development of the site.

It is understood that the business plans to phase the growth of employees and number of rental vehicles on-site over the next few years. For the purpose of this traffic study, the maximum number of employees and stored vehicles was utilized. It is understood there will be up to 5 employees (4 full-time and 1 part-time) working at the facility during typical business hours (8:00am to 5:00pm). The facility is anticipated to store up to 30 trucks and 15 trailers. Deliveries to the site along with staff trips between internal businesses are also expected.

For conservative purposes, it was assumed that all employees arrive in the AM peak and leave in the PM peak hour. It is assumed that some of the employees will make a trip during the day for lunch or errands or to transfer equipment to partnering businesses. A non-auto reduction was not applied to these trips because the site is not convenient for walking, biking, or transit. It is understood that many trucks and trailers will be utilized for a customer's business and may not be present during the week or certain time period. The trips from customers picking up and returning equipment are conservatively estimated to be 80 trips per week. Those trips are expected to be applied throughout the day. For conservative purposes, it was assumed that a portion of the stored trucks and trailers will be picked up or dropped off during the peak periods. The trips from deliveries from external and internal businesses are assumed to be a conservative 8 trips per day, not during peak hours. **Table 1** summarizes the trip generation calculations.

Table 1- Trip Generation Estimates

Trip Purpose	Quantity	Weekday Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Employees	14/day	14	5	0	5	0	5	5
Customer Pickup and Return	90/week	18	4	4	8	4	4	8
Deliveries	8/day	8	0	0	0	0	0	0
Total		40	9	4	13	4	9	13

¹ Trip Generation Manual. 11th Edition. Institute of Transportation Engineers. Washington, DC. 2021.

January 21, 2022

As shown on **Table 1**, the proposed truck and trailer rental/storage facility is estimated to generate up to 40 new daily trips and up to 13 peak hour trips when the lot is full in the future. It is anticipated that the volumes associated with this proposal can be accommodated on the existing roadway network and that there will be minimal impact to traffic operations near the project site.

Please let me know if you have any questions or would like to discuss our methodologies and assumptions in more detail.

Sincerely,

FOX TUTTLE TRANSPORTATION GROUP, LLC



Cassie Slade, PE, PTOE
Principal



Land Title Guarantee Company Customer Distribution



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **ABJ70749593**

Date: **11/05/2021**

Property Address: **6820 YORK STREET, DENVER, CO 80229**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

Taylor Nelson
3033 EAST FIRST AVENUE, SUITE
600
DENVER, CO 80206
(303) 331-6228 (Work)
(303) 393-3877 (Work Fax)
tnelson@ltgc.com
Contact License: CO496541
Company License: CO44565

Closer's Assistant

Ali Noack
3033 EAST FIRST AVENUE, SUITE
600
DENVER, CO 80206
(303) 331-6243 (Work)
(303) 393-3998 (Work Fax)
anoack@ltgc.com
Company License: CO44565

For Title Assistance

Mary Clarke Gentry
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4198 (Work)
mclarke@ltgc.com

SHARON DI GIACOMO
Sharon.DiGiacomo@gmail.com
Delivered via: Electronic Mail

CBRE
Attention: DOUG VISEUR
1225 17TH ST #3200
DENVER, CO 80202
(303) 257-1840 (Cell)
(720) 528-6378 (Work)
(303) 628-1751 (Work Fax)
doug.viseur@cbre.com
Delivered via: Electronic Mail

ROXANNE DI GIACOMO
anntyrox@hotmail.com
Delivered via: Electronic Mail

COLDWELL BANKER RESIDENTIAL BROKERAGE
Attention: LESLIE OLDHAM
2700 CANYON BLVD #200
BOULDER, CO 80302
(303) 449-5000 (Work)
(303) 449-6969 (Work Fax)
leslie@leslieoldham.com
Delivered via: Electronic Mail

DONNA SLAGEL
slagndb@comcast.net
Delivered via: Electronic Mail

LAND TITLE GUARANTEE COMPANY
Attention: LUKE DAVIDSON
3033 EAST FIRST AVENUE SUITE 600
DENVER, CO 80206
(303) 321-1880 (Work)
(303) 393-4912 (Work Fax)
ldavidson@ltgc.com
Delivered via: Electronic Mail

CBRE

Attention: NIC CARTER

1225 17TH ST #3200

DENVER, CO 80202

(520) 818-8867 (Cell)

(720) 528-6477 (Work)

(720) 528-6333 (Work Fax)

nic.carter@cbre.com

Delivered via: Electronic Mail



Land Title Guarantee Company
Estimate of Title Fees

Order Number: **ABJ70749593** Date: **11/05/2021**
Property Address: **6820 YORK STREET, DENVER, CO 80229**
Parties: **CK FOREST LLC, A COLORADO LIMITED LIABILITY COMPANY**
ROXANNE DI GIACOMO AND SHARON DI GIACOMO AND DONNA M. SLAGEL

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title insurance Fees	
"ALTA" Owner's Policy 06-17-06	\$3,538.00
Deletion of Standard Exception(s)	\$100.00
"ALTA" Loan Policy 06-17-06 Purchase Loan Rate	TBD
Tax Certificate	\$26.00
Total TBD	
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

[Adams county recorded 09/06/2013 under reception no. 2013000078328](#)
[Adams county recorded 01/05/2009 under reception no. 2009000000266](#)
[Adams county recorded 01/18/2006 under reception no. 20060118000060940](#)
[Adams county recorded 07/25/2003 under reception no. C1181529](#)

Plat Map(s):

[Adams county recorded 01/16/2003 under reception no. 1082061](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: ABJ70749593

Property Address:

6820 YORK STREET, DENVER, CO 80229

1. Effective Date:

10/28/2021 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06

\$1,400,000.00

Proposed Insured:

CK FOREST LLC, A COLORADO LIMITED LIABILITY COMPANY

"ALTA" Loan Policy 06-17-06 Purchase Loan Rate

TBD

Proposed Insured:

A LENDER TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

ROXANNE DI GIACOMO AND SHARON DI GIACOMO AND DONNA M. SLAGEL

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

LOT 1, BLOCK 1, DIGIACOMO SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS, A MUNICIPAL CORPORATION OF OF THE STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 16, 2009 UNDER RECEPTION NO. [2009000018624](#), COUNTY OF ADAMS, STATE OF COLORADO.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABJ70749593

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. SUPPLEMENTARY AFFIDAVIT WITH RESPECT TO SYLVESTER DI GIACOMO, DECEASED, WHICH SHALL BE PROPERLY SWORN TO OR AFFIRMED BY A PERSON OF LEGAL AGE HAVING PERSONAL KNOWLEDGE OF THE FACTS, AND WHICH INCLUDES THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY AND A STATEMENT THAT SYLVESTER DI GIACOMO, THE PERSON REFERRED TO IN THE CERTIFICATE OF DEATH, OR VERIFICATION OF DEATH DOCUMENT IS THE SAME PERSON WHO IS NAMED IN THE DEED OR SIMILAR INSTRUMENT RECORDED JANUARY 05, 2009 UNDER RECEPTION NO. [2009000000266](#) AS A JOINT TENANT.
2. PROVIDE LAND TITLE GUARANTEE COMPANY WITH A CURRENT SURVEY OF SUBJECT PROPERTY. UPON REVIEW, ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

LAND TITLE IS NOT RESPONSIBLE FOR ORDERING SAID SURVEY.

SAID SURVEY MUST BE CERTIFIED TO LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

3. SPECIAL WARRANTY DEED FROM ROXANNE DI GIACOMO AND SHARON DI GIACOMO AND DONNA M. SLAGEL TO CK FOREST LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING SUBJECT PROPERTY.
4. DEED OF TRUST FROM CK FOREST LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF A LENDER TO BE DETERMINED TO SECURE THE SUM OF TO BE DETERMINED.

NOTE: THE STATEMENT OF AUTHORITY RECORDED NOVEMBER 13, 2019 AT RECEPTION NO. [2019000098337](#) AND THE OPERATING AGREEMENT FOR CK FOREST LLC, A COLORADO LIMITED LIABILITY COMPANY DISCLOSES KEITH THUMS AS THE SOLE MEMBER AUTHORIZED TO EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABJ70749593

All of the following Requirements must be met:

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED

A. ITEMS 1-3 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED UPON RECEIPT OF AN APPROVED SURVEY. MATTERS DISCLOSED BY SAID SURVEY MAY BE ADDED TO SCHEDULE B, PART II HEREOF.

B. UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM 4 OF THE PRE-PRINTED EXCEPTIONS, WILL BE AMENDED TO READ:

ITEM 4 OF THE PRE-PRINTED EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF ROXANNE DI GIACOMO AND SHARON DI GIACOMO AND DONNA M. SLAGEL.

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

C. ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

D. UPON PROOF OF PAYMENT OF 2020 TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABJ70749593

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
- 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
- 6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
- 8. EXISTING LEASES AND TENANCIES, IF ANY.**
- 9. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES GRANTED UNTO METROPOLITAN DENVER SEWAGE DISPOSAL DISTRICT NO. 1 RECORDED MARCH 19, 1969 IN BOOK 1502 AT PAGE [476](#).**
- 10. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DIGIACOMO SUBDIVISION RECORDED JANUARY 16, 2003 UNDER RECEPTION NO. [1082061](#) AND AFFIDAVIT OF PLAT CORRECTION RECORDED MARCH 14, 2003 UNDER RECEPTION NO. [C1111394](#).**
- 11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING HEARING DECISION - CASE #PRJ2002-00049/DIGIACOMO SUBDIVISION RECORDED JANUARY 29, 2003 UNDER RECEPTION NO. [C1086853](#).**
- 12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION ACCEPTING WARRANTY DEED CONVEYING PROPERTY FROM ROXANNE DI GIACOMO AND SYLVESTER DI GIACOMO TO ADAMS COUNTY FOR RIGHT-OF-WAY FOR COLUMBINE STREET AS CONTAINED IN WARRANTY DEED RECORDED JUNE 16, 2020 UNDER RECEPTION NO. [2020000054735](#).**



LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

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

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

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

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

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

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



**JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:

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



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest



Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0178732

Parcel 0182501208022

Assessed To

DI GIACOMO ROXANNE AND
C/O:DI GIACOMO SHARON AND SLAGEL DONNA M
6820 YORK ST
DENVER, CO 80229-7309

Certificate Number 2021-200951

Order Number

Vendor ID 35

BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

SUB:DI GIACOMO SUBDIVISION BLK:1 LOT:1 EXC PARC DESC AS FOLS BEG AT A PT ON THE W BDRY OF DENVER WATERS PROPERTY FOR CAT LAKE WHICH THE NW COR OF SD SEC 1 BRS N 18D 46M 40S W 2900/56 FT TH S 89D 34M 04S W 24/12 FT TO A PT ON THE W BDRY OF DENVER WATERS EASEMENT TH ALG SD EASEMENT THE FOL 4 COURSES N 35D 05M 21S E 14/93 FT TH N 40D 08M 00S E 110/42 FT TH N 27D 07M 09S E 117/93 FT TH N 15D 51M 22S E 14/43 FT TH N 89D 33M 54S E 20/80 FT TO A PT ON THE W BDRY OF SD PROP TH ALG SD PROP THE FOL 3 COURSES S 15D 50M 06S W 22/26 FT TH S 27D 20M 48S W 122/59 FT TH S 40D 06M 51S W 111/34 FT TO THE POB 2/6741A

Situs Address

6820 YORK ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$3,628.96	\$0.00	\$0.00	(\$3,628.96)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 11/05/2021					\$0.00

Tax Billed at 2020 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$132.78	RES IMPRV LAND	\$80,000	\$5,720
ADAMS COUNTY FIRE PROTECTIO	16.6830000	\$603.59	SINGLE FAMILY RES	\$426,073	\$30,460
ADAMS COUNTY	26.8970000	\$973.13	Total	\$506,073	\$36,180
NORTH WASHINGTON WATER & SA	0.7750000	\$28.04			
SD 1	51.2780000*	\$1,855.24			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$3.62			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$32.56			
Taxes Billed 2020	100.3030000	\$3,628.96			
* 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.

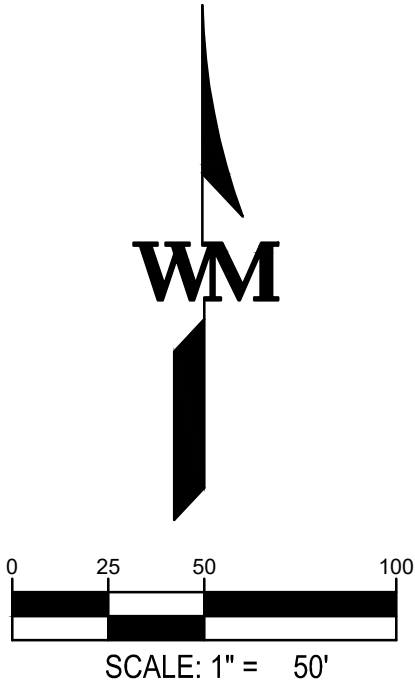
TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
J.D.

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



4430 S. Adams County Parkway
Brighton, CO 80601

W:\DCS21\411000\Civil\CAD\Sheets\Exhibits\2021-12-03 Road & Parking Lot.dwg 12/3/2021 6:59 AM JHULIN 1:1



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

TIP GENERATION STUDY

6820 YORK STREET
DENVER, CO

NO.	DATE	REMARKS

JOB NO.:	DCS21-4110
PA / PM:	T. SWAN
DESIGNED:	X. XXXX
DATE:	12/03/21
PLOT DATE:	12/03/21

SHEET

EX-1

Sheet 1 of 1

NOT FOR CONSTRUCTION

PRELIMINARY DRAINAGE REPORT

6820 York Street

JN: DCS21-4031

Prepared for:

Keith Thums

4820 Forest Street
Commerce City, CO 80022
P: 720.630.5299

Prepared by:

Ware Malcomb

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

Ted Swan, PE No. 43903
Director of Civil Engineering

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APPENDICES

APPENDIX A

NRCS Soil Information
FEMA Flood Insurance Rate Map

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

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

I hereby certify that this report (plan) for the Preliminary Drainage design of **6820 York Street** 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

1.0 GENERAL LOCATION AND DESCRIPTION

A. LOCATION

This project consists of 2.76 +/- acres located at 6820 York Street, Denver, CO 80229. The site is bounded to the north by residential houses, to the east by Cat Lake, south by Interstate 270, and to the west by Columbine Street.

The property lies in the Digiacamo subdivision. The property is known as Lot 1, Block 1, Township 3S, Range 68 West.

B. PROJECT DESCRIPTION

The existing site consist of a house surrounded by a gravel driveway. There is an existing gravel driveway from the ROW from the west to the circle gravel drive. The proposed development consists of widening the existing gravel driveway to 25 feet and a 38,000 square-foot gravel parking lot. The site will also include a detention pond on the east side of the project.

2.0 HISTORIC DRAINAGE

A. EXISTING CONDITIONS

The 2.76-acre site has one building (House) surrounded by a gravel driveway & native grass. The soils on site are considered type 'A' soils according to the data collected from the National Resources Conservation Services dated 02/21/2022. Please refer to the appendix for further details.

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 08001C0604H 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 a gravel driveway being extended 25' to the south. The extension of the driveway extends east to the proposed gravel parking lot. The entire site will flow to the detention basin. The total proposed imperviousness of the site is 30%.

Proposed Basin A1 is majority of the site. The basin consists of an existing home, both existing and proposed gravel driveways, and a proposed gravel parking lot. A proposed detention pond which collects runoff from the entire site is located to the east of the proposed gravel parking lot.

B. SUB BASINS

-Proposed Basin A1

-Basin A1 is majority of the site. The basin consists of an existing home, both existing and proposed gravel driveways, and a proposed gravel parking lot. A proposed detention pond which collects runoff from the entire site is located to the east of the proposed gravel parking lot.

-Existing Basin O-E1

-This is an offsite existing basin to the northwest of the site. The neighboring property splits flows west (off site) and east (on to site). The additional flow for the sub basin has been accounted for in the calculations to size the proposed detention pond correctly.

-Existing and Proposed Basins E2 and A2.

-These sub basins will not have any differences from existing to proposed conditions. The basins exist on the south and east portion of the site and will continue to drain off the site.

RUNOFF SUMMARY						
BASIN LABEL	DESIGN POINT	AREA	LOCAL (CFS)		ACCUMULATIVE (CFS)	
			Q5	Q100	Q5	Q100
E1	0	2.08	0.64	4.78	0.64	4.78
A1	0	2.08	1.31	5.94	1.31	5.94
E2	0	0.68	0.1	2.1	0.10	2.09
A2	0	0.68	0.1	2.1	0.10	2.09
O-E1	0	0.23	0.1	0.7	0.06	0.74

4.0 STORMWATER IMPROVEMENTS, CONVEYANCE AND DRAINAGE FACILITIES

A. DRAINAGE FACILITIES

Basin A1 will sheet flow from West to East across the site into the proposed detention basin. The detention basin will release flows into Cat Lake.

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 1.09 inches for the 5-year storm and 2.31 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 proposed development grading design so 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


NRCS Soil Information
FEMA Flood Insurance Rate Map

AASHTO Group Classification (Surface)—Adams County Area, Parts of Adams and Denver Counties, Colorado



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A-1
 A-1-a
 A-1-b
 A-2
 A-2-4
 A-2-5
 A-2-6
 A-2-7
 A-3
 A-4
 A-5
 A-6
 A-7
 A-7-5
 A-7-6
 A-8
 Not rated or not available






Soil Rating Lines

 A-1
 A-1-a
 A-1-b
 A-2


 A-2-4
 A-2-5
 A-2-6
 A-2-7
 A-3
 A-4
 A-5
 A-6
 A-7
 A-7-5
 A-7-6
 A-8
 Not rated or not available

Soil Rating Points






 A-1
 A-1-a
 A-1-b
 A-2
 A-2-4
 A-2-5
 A-2-6
 A-2-7
 A-3
 A-4
 A-5
 A-6

 A-7
 A-7-5
 A-7-6
 A-8
 Not rated or not available


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 18, Aug 31, 2021

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

AASHTO Group Classification (Surface)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Lw	Loamy alluvial land, moderately wet		0.9	12.5%
Tc	Terrace escarpments	A-1	2.1	28.5%
VoA	Vona sandy loam, 0 to 1 percent slopes	A-2	4.4	59.0%
Totals for Area of Interest			7.4	100.0%

Description

AASHTO group classification is a system that classifies soils specifically for geotechnical engineering purposes that are related to highway and airfield construction. It is based on particle-size distribution and Atterberg limits, such as liquid limit and plasticity index. This classification system is covered in AASHTO Standard No. M 145-82. The classification is based on that portion of the soil that is smaller than 3 inches in diameter.

The AASHTO classification system has two general classifications: (i) granular materials having 35 percent or less, by weight, particles smaller than 0.074 mm in diameter and (ii) silt-clay materials having more than 35 percent, by weight, particles smaller than 0.074 mm in diameter. These two divisions are further subdivided into seven main group classifications, plus eight subgroups, for a total of fifteen for mineral soils. Another class for organic soils is used.

For each soil horizon in the database one or more AASHTO Group Classifications may be listed. One is marked as the representative or most commonly occurring. The representative classification is shown here for the surface layer of the soil.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

National Flood Hazard Layer FIRMMette



104°57'44"W 39°49'26"N



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
		Coastal Transect Baseline
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 **2/21/2022 at 2:11 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.

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: 6820 YORK STREET
 JOB NO.: DCS21-4110
 CALC. BY: AN
 DATE: 2/21/2022

Impervious Percentages - from Urban Drainage Table 6-3

ROOF	90%	Land Use 5	0%
LANDSCAPE	2%	Land Use 6	0%
GRAVEL	40%	Land Use 7	0%
Land Use 4	0%	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	ROOF	LANDSCAPE	GRAVEL	Land Use 4	Land Use 5	Land Use 6	Land Use 7	Land Use 8
E1	2.08	14%	0.09	0.15	0.24	0.54	0.05	1.46	0.57					
A1	2.08	30%	0.22	0.28	0.36	0.61	0.05	0.59	1.45					
E2	0.68	2%	0.01	0.05	0.15	0.49		0.68						
A2	0.68	2%	0.01	0.05	0.15	0.49		0.68						
O-E1	0.23	7%	0.04	0.09	0.18	0.51		0.20	0.03					

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BRANDING | CIVIL ENGINEERING

Calculated By: AN

Date: 2/21/2022

STANDARD FORM SF-2 TIME OF CONCENTRATION SUMMARY

Project: 6820 YORK STREET
Job No.: DCS21-4110
Checked By: xxxxxxxxxx

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 Ac	LENGTH Ft	SLOPE %	t _i Min	LENGTH Ft	Cv	SLOPE %	VEL. FPS	t _t Min	COMP. t _c	L _t Ft	S _t %	tc (Equation 6-5) Min	Min	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)		(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	
E1	0.14	0.15	2.08	440	4.0	22.69	20	11	5.0	2.46	0.14	22.8	20	5.00	23.7	22.83	
A1	0.30	0.28	2.08	440	4.5	18.82	20	23	20.0	10.3	0.0	18.9	20	20.00	20.9	18.85	
E2	0.02	0.05	0.68	45	15.0	5.20	5	2	15.0	0.8	0.1	5.3	5	15.00	25.7	10.00	
A2	0.02	0.05	0.68	45	15.0	5.20	5	2	15.0	0.8	0.1	5.3	5	15.00	25.7	10.00	
O-E1	0.07	0.09	0.23	75	4.0	9.97	5	7	5.0	1.6	0.1	10.0	5	5.00	24.9	10.03	

Equation 6-3
Equation 6-5

$t_i = ((0.395(1.1 - C_s) \sqrt{L}) / (S_o^{0.33}))$
 $t_c = (26 - 17i) + (L_t / (60(14i + 9) \sqrt{S_o}))$

= 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: AN
 Date: 2/21/2022
 Checked By: xxxxxxxxxx
 5-Year
 1-hour rainfall= 1.09

STANDARD FORM SF-3

STORM DRAINAGE SYSTEM DESIGN
 (RATIONAL METHOD PROCEDURE)

Project: 6820 YORK STREET
 Job No.: DCS21-4110
 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)
E1			2.08	0.15	22.8	0.32	2.00	0.6	22.8	0.3	2.00	0.6									
A1			2.08	0.28	18.9	0.59	2.21	1.3	18.9	0.6	2.21	1.3									
E2			0.68	0.05	10.0	0.03	2.95	0.1	10.0	0.0	2.95	0.1									
A2			0.68	0.05	10.0	0.03	2.95	0.1	10.0	0.0	2.95	0.1									
O-E1			0.23	0.09	10.0	0.02	2.95	0.1	10.0	0.0	2.95	0.1									

Calculated By: AN
 Date: 2/21/2022
 Checked By: xxxxxxxxxx
 100-Year
 1-hour rainfall= 2.31

STANDARD FORM SF-3

STORM DRAINAGE SYSTEM DESIGN
 (RATIONAL METHOD PROCEDURE)

Project: 6820 YORK STREET
 Job No.: DCS21-4110
 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)
E1			2.08	0.54	22.8	1.13	4.23	4.8	22.8	1.1	4.23	4.8									
A1			2.08	0.61	18.9	1.27	4.69	5.9	18.9	1.3	4.69	5.9									
E2			0.68	0.49	10.0	0.33	6.25	2.1	10.0	0.3	6.25	2.1									
A2			0.68	0.49	10.0	0.33	6.25	2.1	10.0	0.3	6.25	2.1									
O-E1			0.23	0.51	10.0	0.12	6.24	0.7	10.0	0.1	6.24	0.7									

PROJECT: 6820 YORK STREET
JOB NO.: DCS21-4110
CALC. BY: AN
DATE: 2/21/2022

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BRANDING | CIVIL ENGINEERING

RUNOFF SUMMARY						
BASIN LABEL	DESIGN POINT	AREA	LOCAL (CFS)		ACCUMULATIVE (CFS)	
			Q5	Q100	Q5	Q100
E1	0	2.08	0.64	4.78	0.64	4.78
A1	0	2.08	1.31	5.94	1.31	5.94
E2	0	0.68	0.1	2.1	0.10	2.09
A2	0	0.68	0.1	2.1	0.10	2.09
O-E1	0	0.23	0.1	0.7	0.06	0.74

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architecture | planning | interiors | branding | civil

PROJECT : 6820 YORK STREET
PROJECT NO. : DCS21-4110

PROJECT LOCATION: DENVER, CO

DATE : 2/21/2021

BY : AN

EURV / Detention Calculations

Required Volume

Required Volume		1-Hour Rainfall			
Tributary Area (ac)		% Impervious	Depth (100-yr)	Basin Slope (%)	Basin Length (ft)
2.31		30.0%	2.31	5.0%	440.00

Soil Type % : A = 100.0% B = 0.0% C&D= 0.0%

WQCV = 0.03 ac-ft ($WQCV = 1.0 * A * (0.91i^{1.28} - 1.19i^{1.2} + 0.78i) / 12$)

WQCV = 1,270 cu-ft

EURV = 0.07 ac-ft ($EURV = A((0.140i^{1.28}) * A + (0.113i^{1.08})B + (0.100i^{1.08})C)$

EURV = 3,017 cu-ft (INCLUDES WQCV)

100-yr Detention = 0.12 ac-ft ($V_{100} = (P_1 ((0.067i^{1.255} + 0.009i^{0.225})A + (0.364i^{1.28} + 0.381i^{0.286})B$

100-yr Detention = 5,159 cu-ft $+ (0.306i^{1.286} + 0.402i^{0.286})C)) * A$

Total Required Volume = 0.12 ac-ft (V100)

= 5,159 cu-ft

Max Allowable Release Rate

$Q_{100} = 1.06$ cfs (q= 0.51 cfs/ac) $Q = 0.9aq$ (Equation 12-5)

Provided Volume

Stage (ft)	Contour Elevation (ft)	Area (ft ²)	1/3 (A1 + A2 + (A1A2) ^{1/2}) D	Total Volume (ft ³)	Total Volume (ac-ft)
0.00	1.00	5,547		0	0.00
1.00	2.00	7,043	6,280	6,280	0.14

WSEL Depth (ft) Area (SF)

WQCV = 1.20 0.20 5849.56

EURV = 1.48 0.48 6265.63

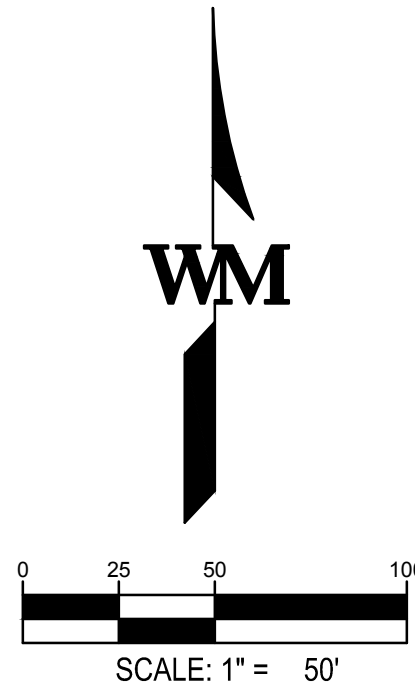
100-yr = 1.82 0.82 6775.91

Reference:







- 1) Urban Drainage and Flood Control District - Urban Storm Drainage Criteria Manual Volume 1, March 2017
- 2) NOAA Atlas 14, Volume 8, Version 2

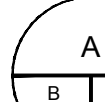
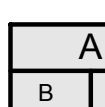
APPENDIX C

Preliminary Drainage Plan




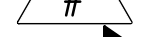

DRAINAGE LEGEND

			MAJOR BASIN BOUNDARY
			MINOR BASIN BOUNDARY

A - PROPOSED BASIN DESIGNATION
B - BASIN AREA (AC)
C - 5-YR RUNOFF COEFFICIENT
D - 100-YR RUNOFF COEFFICIENT

A - HISTORIC BASIN DESIGNATION
B - BASIN AREA (AC)
C - 5-YR RUNOFF COEFFICIENT
D - 100-YR RUNOFF COEFFICIENT

DESIGN POINT

OVERLAND FLOW DIRECTION

EMERGENCY OVERFLOW DIRECTION

JOB NO.:	DCS21-4110
PA / PM:	T. SWAN
DESIGNED:	A. NELSON
DATE:	2/21/22
PLOT DATE:	2/22/22

6820 YORK STREET
DENVER, CO

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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

I/We, Keith Thums

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

Concerning the property located at:

Physical Address: 6820 York Street, Denver CO 80229

Legal Description: Lot 1, Block 1, Diagiacomio Subdivision
County of Adams, State of Colorado

Parcel #(s): 0182501208022

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

 A

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

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

_____ The application for development provides:

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

Date: 2-19-22 Applicant: Keith Thums

After Recording Return To:

By: [Signature]
Print Name: Keith Thums
Address: 4820 Forest ST
Commerce City CO 80031

STATE OF COLORADO)
)
COUNTY OF ADAMS)



Subscribed and sworn to before me this 19 day of February, 2022, by
Keith Thums.

Witness my hand and official seal.

My Commission expires: 2-3-2026

[Signature]
Notary Public

Name and Address of Person Preparing Legal Description:

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

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

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

Physical Address: 6820 York Street, Denver CO 80229
Lot 1, Block 1, Diagiacomo Subdivision
Legal Description: County of Adams, State of Colorado

Parcel # (s): 0182501208022

With respect to qualifying surface developments:

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

Date: 2-19-22 Applicant: Keith Thums
By: [Signature]
Address: 4820 Forest St
Commerce City CO 80031

STATE OF COLORADO)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 19 day of February, 20 22 by Keith Thums.

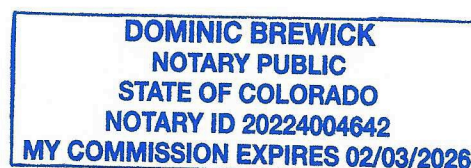
Witness my hand and official seal.

My Commission expires: 2-3-2026 [Signature]
Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.



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

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

Physical Address: 6820 York Street, Denver CO 80229
Lot 1, Block 1, Diagiacomo Subdivision
Legal Description: County of Adams, State of Colorado

Parcel # (s): 0182501208022

With respect to qualifying surface developments:

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

Date: 2-19-22 Applicant: Keith Thums
By: [Signature]
Address: 4820 Forest St
Commerce City CO 80031

STATE OF COLORADO)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 19 day of February, 20 22 by Keith Thums.

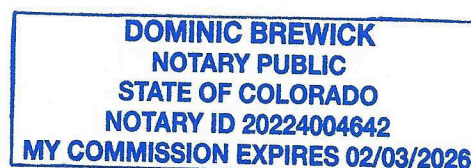
Witness my hand and official seal.

My Commission expires: 2-3-2026 [Signature]
Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.





SubZero Rentals LLC
4820 Forest Street
Commerce City, CO 80022

February 17, 2022

To whom it may concern

Re: Neighborhood meeting held February 16, 2022 at 6PM

The neighborhood meeting regarding the rezoning application for the property located at 6820 York Street was held Wednesday February 16, 2022 from 6pm to 7pm.

The only attendees were Keith Thums and Carmen Curtis, the applicants and Subzero Rentals, Nic Carter buyer's agent and Leslie Oldham, seller's agent.

No questions were asked or concerns raised.

The meeting was open for the entire hour to allow any late comers to still be able to join and voice their concerns but no additional participants showed.

The meeting was recorded and is available for review upon request.

Very truly yours,

SubZero Rentals LLC
Keith Thums, Owner

Contact Information

Comments or questions regarding the proposed project may be directed as follows:

Applicant / Owner:
SubZero Rentals LLC
4820 Forest Street
Commerce City CO 80022
Contact: Carmen Curtis
rentals@SubZeroRentals.com
720-716-4203

Please provide any written feedback you may have to the applicant/owner by February 11, 2022 to allow for potential responses at the neighborhood meeting on February 16, 2022 from 6 to 7 PM MST via email rentals@SubZeroRentals.com
Adams County will accept any feedback at any time.

Virtual meeting login

When: Feb 16, 2022 06:00 PM Mountain Time (US and Canada)

Please click the link below to join the webinar:

<https://zoom.us/j/99789752920?pwd=MDNGSG9tR1I2VVlPT0c5MVR0K1ZpZz09>

Passcode: 007660

Or One tap mobile :

US: +16699009128,,99789752920# or +12532158782,,99789752920#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656
or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 997 8975 2920

Meeting instructions

- All virtual participants will automatically have their video audio turned off upon entry to the meeting
- Questions will be held until the end of the initial presentation by the project team
- To ask a question or make a comment verbally please use the raise hand function in WebEx
- Those participating by phone may press *3 to prompt the “raise hand” function in WebEx
- The project team will work down the list of questions and raised hands in order to activate the users audio one at a time to allow them to speak
- Please be aware that the meeting will be recorded to ensure an accurate record of comments and questions about the project

Attachments

Vicinity map

Vicinity Map



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 November 22, 2021 related to the property located at 6820 York Street ("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