



Arbor Valley

Quality Plants Delivered on Your Time

SPECIAL USE PERMIT APPLICATION



SPECIAL USE PERMIT

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

- 1. Development Application Form (pg. 3)
- 2. Application Fees (see table below)
- 3. Written Explanation, including:
 - a. Purpose of Project
 - b. Proposed Timeframe
- 4. Site Plan Showing Proposed Development
- 5. Traffic Impact Letter
- 6. Proof of Ownership (warranty deed, title policy, or copy of current lease)
- 7. Proof of Water, Sewer, and Trash Services
- 8. Proof of Utilities (e.g. electric, gas)
- 9. Legal Description
- 10. Certificate of Taxes Paid

Applications Fees	Amount	Due
Application *made payable to Adams County	\$500 (residential) \$700 (non-residential)	At application submittal
Tri-County Health *made payable to Tri-County Health	\$150 (public utilities) \$210 (individual septic)	At application submittal



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 checked="" 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: 7401 Washington St

City, State, Zip: Denver, CO 80229

Area (acres or square feet): +/- 5.28 acres

Tax Assessor Parcel Number: Adams County Parcel 0171934401021

Existing Zoning: I-1

Existing Land Use: Ag - Farming

Proposed Land Use: Nursery - Plants, no hard goods

Have you attended a Conceptual Review? YES NO

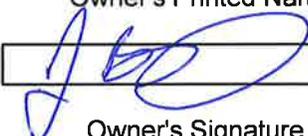
If Yes, please list PRE#:

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: Jim Browning

Date: 20 Aug 20

Owner's Printed Name

Name: 

Owner's Signature

Reference #	Transaction #	Trans. Date	PO Number	Trans. Amount	Amount Paid	Discount	Net Paid
7401 Permit		08/20/2020		700.00	700.00	0.00	700.00
				700.00	700.00	0.00	700.00

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX

**ARBOR VALLEY NURSERY
DIVISION OF EDMUNDSON, INC.**
18539 COUNTY ROAD 4
BRIGHTON, CO 80603-9414
303-654-1682 • FAX 303-654-9946

American AgCredit
"Money for Agriculture"
800-800-4865
Payable through WFB, N.A.

064114

66-156/531
2079980012794

DATE
08/20/2020 64114

AMOUNT
\$700.00

PAY*seven hundred dollars and no cents**

TO THE
ORDER
OF
Adams County Clerk & Recorder
C/O Karen Long
450 S 4th Ave Suite 101
Brighton CO 80601


VOID AFTER 90 DAYS



⑈064114⑈ ⑆053101561⑆ 72800610000354⑈

THE BACK OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES

ORIGINAL DOCUMENT HAS RED KETCHOLE ICON THAT DISAPPEARS WITH HEAT



Arbor Valley Nursery



7401 N Washington St

Special Permit Request



Arbor Valley Nursery: Rooted in Family

The seeds for Arbor Valley Nursery were sown with Roy and Dave Edmundson well before they opened in 1980. Roy, a Colorado land-man, had always admired farmers, their values, and the relationship they had with the land. Dave grew up sharing his father's interest in plants, and, when it was his turn to choose a path, Dave majored in Horticulture at Colorado State University. After graduation in 1971, Dave dug deep into the industry and learned all he could by working with some of the best nurseries, farms, and garden centers in the region. During his time with these organizations, Dave began to see a need within the market for locally grown trees which could thrive in the Colorado climate to support the demand from landscape professionals and wholesale distributors. Roy, understanding the opportunity and trusting in his son's knowledge and expertise, funded Dave's vision, and together they founded Arbor Valley Nursery.

Arbor Valley Nursery began to evolve as Dave responded to the requests of his customers to include additional services and products. In addition to locally grown trees, Arbor Valley Nursery slowly began to branch into shrub and perennial production, as well as become a hub of distribution for trees and plants for out-of-state partners and other growers serving the Colorado region. As the nursery moved closer to becoming the landscapers' one-stop-shop, Dave shaped Arbor Valley Nursery into the region's leading strategic low-cost provider known for a broad product line and strong delivery and service performance. The business was growing well and expansion was needed to handle the extra demands of the market. So, in early 2006, Dave leveraged his success, took a financial risk, and Henkel Farm on the edge of Lochbuie was purchased and prepared for additional growth. Unfortunately, before the first trees would bud, the local and world economies as well as Dave's own health would take dramatic turns for the worse.

The first signs of the Great Recession started in late 2006 and early 2007 when housing prices began to fall. Henkel Farm was just beginning to germinate as the full weight of the Recession began to impact Colorado. By the first quarter of 2008, the US economy was shriveling; jobs were being lost at rates not seen since the 1920s. While foreclosures were intensifying to historic levels, new construction projects and the demand for plant material were continuing to tumble dramatically. The long cycle of the Recession was intensified by a glut of plant material in the market with growers scrambling to push their plants out of the fields before the plants were no longer sellable. This infusion of material with the declining demand sent consumer prices to historic lows; hitting the low-cost providers the hardest as traditionally high-end brands were entering into the low-cost market destroying what little margins remained. In addition, Dave's own health began to wane, and in 2010 Arbor Valley Nursery's founder and leader passed away leaving his son Matt to lead a struggling but determined team to persevere through the trials of the Recession.

While Matt has a heart for plants, he also has a head for efficiencies and economics, and Arbor Valley needed both his head and his heart in order to take root and truly bloom. With the recession as a catalyst, Matt quickly shifted the organization to emphasize quality and service, while maintaining a competitive price for the Arbor Valley products and pushing Just In Time (JIT) delivery for our customers. The new vision was grafted to the old roots of Arbor Valley in order to rejuvenate the organization while maintaining the core of what Dave and Roy had founded.

The new season in the life of Arbor Valley also saw the addition of a second distribution and production center. The purchase of the Franktown location brought with it a greenhouse, knowledgeable staff, and a real presence in the South Denver Metro. The reputation of Arbor Valley continues to grow with our experience, knowledge, and relationships and is sprouting into stronger partnerships with vendors, customers, and competitors.

Urban plants and landscapes provide vital environmental benefits, scrubbing the water that flows through our cities and cleaning the air we breathe, while improving our overall well-being by bringing beauty to our communities. We are privileged to be part of the team that brings life to the world. Arbor Valley now thrives in an ever-changing landscape, and together we are *growing quality life*.

Project Summary

- A Temporary 5-year Seasonal (Mar – Oct) wholesale nursery location focused on serving the on-going construction projects downtown and in southern Adams Co in an effort to reduce truck miles on our highways and carbon emissions in our environment while providing quality plant material to our communities.



- Timeline: Jan 2021 – Dec 2025



Who is Arbor Valley?

#GrowingQualityLife

<https://www.facebook.com/ArborValley/>

<https://www.arborvalleynursery.com/>

<https://www.linkedin.com/company/arbor-valley/>

We are a proactive, wholesale nursery plant grower and distributor dedicated to innovative partnerships with Colorado's landscape contractors.

Selected as one of the **Top 50 Colorado Companies to Watch** by the CO Dept of Economic Development for our economic growth as well as our social and environmental engagement.

Why this location? Being closer to mid-town projects reduces the effects shipping has on the environment and **improves our overall sustainability**. We grow and promote the planting of trees and other plants throughout the Front Range and are dedicated to sustainable operations that are not only net-neutral but beneficial to the markets we serve and world in which we live.

Enjoy our videos at the link below: #AskCori

<https://www.facebook.com/pg/ArborValley/videos/>



Current Owner and address:
Linette Brozovich 12633 Irving
Circle, Broomfield, CO

Lessee: Edmondson Inc
d/b/a Arbor-Valley
18539 WCR 4, Brighton, CO



Parcel #: 0171934401021

Description

[Especially Report](#) - 7401 WASHINGTON ST
BROZOVICH LINETTE MAE

Hyperlinks

[Link to Property Report](#)

Details

Parcel Number
0171934401021

Subdivision
HUGHES INDUSTRIAL PARK AMENDED PLAT

Parcel Address 1:
7401 WASHINGTON ST

Parcel Address 2:
CO

Owner

BROZOVICH LINETTE MAE

Owner Address:

1469 CORONADO PKWY N

Owner City State Zip:

DENVER CO 80229-5524

Property Info

0171934401021



Layers Parcel #: 0171934401021



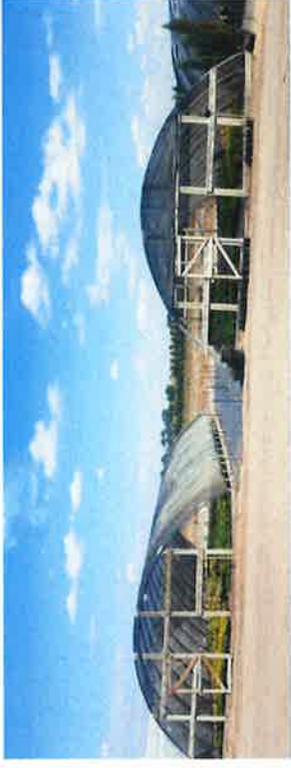


10 x 12 Tuff Shed/Office

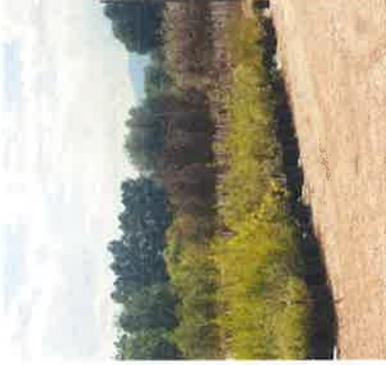


Hoop Houses 30 x 60

Permeable shade cloth and landscaping fabric
Does not interfere with flow of water
All side boards will be 3" off the ground to ensure
uninterrupted water flow



Container Plants and Trees



Security Fence



What a typical location looks like



7401 N Washington will be a much smaller location than typical and dedicated to local projects, but the methods and materials will be consistent with other locations. With the exception of the small 10x12 shed, all nursery materials are permeable and no variation in current drainage will occur. North Washington water connects are on site and no sewer connection is needed. Water for plants will be provided by the CO Ag ditch.



7401 Washington St Arbor Valley Nursery Site Plan Narrative

Setbacks

As per 3-24-08-03, 10'x10' office structure which sits in the SE corner of Lot 8 will observe a 25ft setback from both 74th ave and Washington street property lines. This setback is from property line as platted on map 759, reception no B834445, July 14, 1998. This plat shows property line 55ft and 60ft from centerline of Washington St and 30ft from 74th ave.

Hoop houses are temporary in nature with earthen floor and no foundation. The same 25ft setback from Washington St property line was observed and 15ft setback from the back northern property line.

A water storage tank will be located in the Northwest corner of lot 7. This tanks will be stand alone without foundation and will be located 15ft from the north and west property lines.

Parking

Parking requirements for this site will be minimal and service primarily employees and occasional service guests. Most customer traffic will be truck traffic loading and unloading. Lot 8 will be the primary business front and will have the vehicle parking spaces. Truck parking and loading will be conducted on both lot 7 and lot 8 with the primary truck parking and loading being on lot 7.

Adams County Development Standards and Regulations table 4-10-04-03 does not provide a reference for parking spaces required for nurseries. Most similar use in table is "junk yard" and was utilized since it is similar in that most of the site space will be utilized for storage of bulk. This references 1 space for each 10,000 ft² of yard. Planned usage for this site includes 91,476 ft² BnB storage on the lot 7 excluding roads, parking and landscaping. Lot 8 encompasses 54,100ft² of yard space excluding landscaping but including roads due to the flexible nature of plant storage in this area. This yields the necessity for 15 parking spaces which will be located near the office structure. Parking spaces will be 18.5' x9'. Parking surface and all roads will be an improved gravel surface that remains permeable, easily maintainable, provides all weather access.

Landscaping

The nature of this being a nursery it will have a lot of greenery and thus the minimum required landscaping was chosen. Landscaping will be located primarily along the front facing property lines

Fencing

The site will be security fenced with chain link fence along all sides of property. The front facing portions with landscaping the fence will be located on the site side of the landscaping leaving the landscaping outside of the security fence. The back portions of the fence will be installed on the property line. Front facing accesses off of 74th ave will be gated and unlocked

during normal business hours. After hours emergency access will be provided by a Knox lock providing 24/7 access for emergency personnel. Secondary emergency access gates will be placed on the northern property line and will normally be locked.

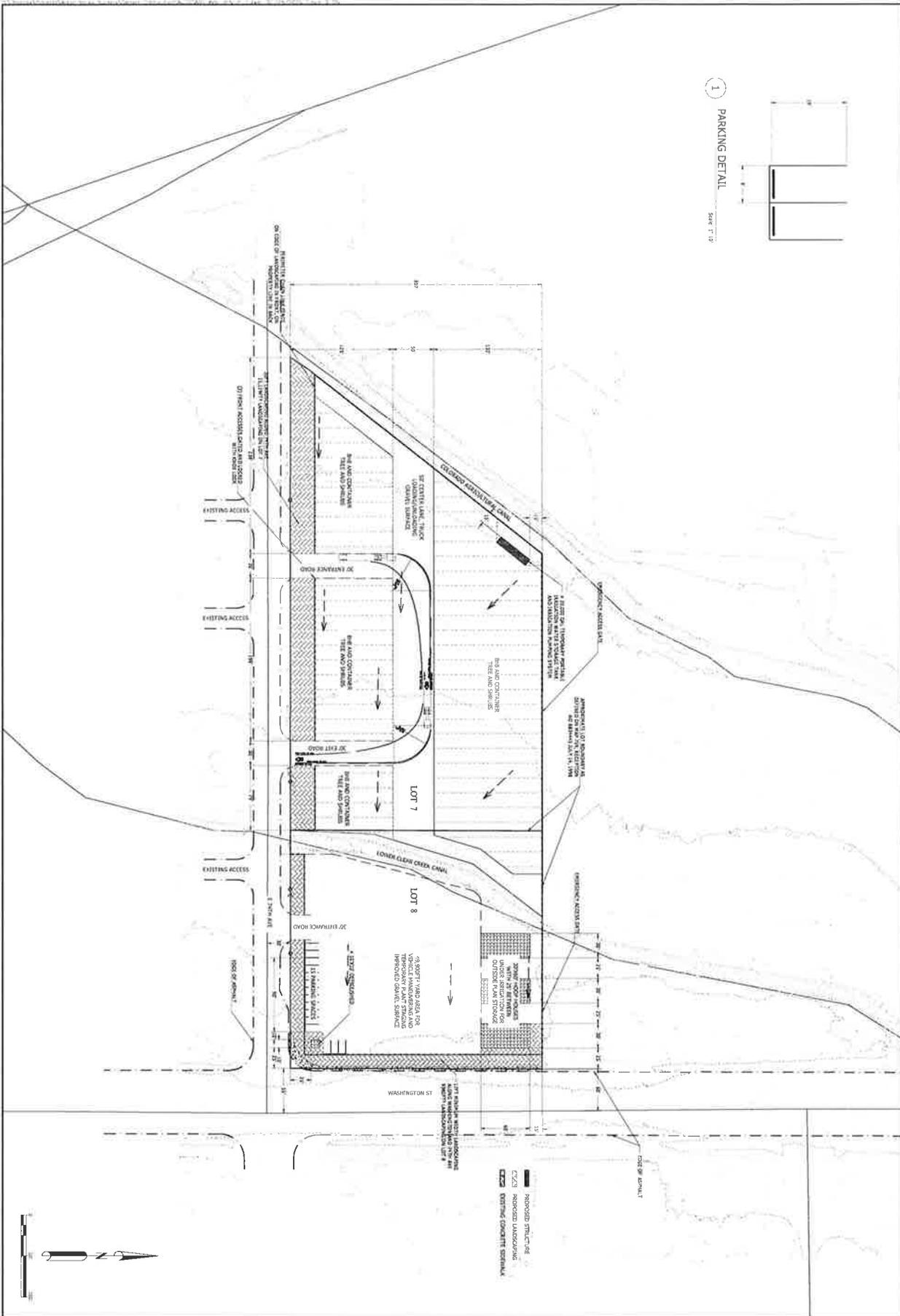
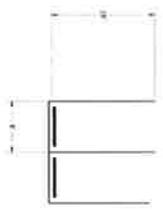
Access

Site access will be restricted to a single 30ft access off 74th ave for lot 8 east of the canal and two 30ft accesses off of 74th ave for lot 7. The two accesses for lot 7 is necessary to allow for truck vehicle flow in and out of facility. Accesses will be improved gravel surfaces.

Drainage

Historic drainage will not be altered and only site grading preformed will be minimal. Roads and drive areas will be improved with permeable gravel surfacing and nursery stock storage will be native earthen. The site generally drains east and lot 7 drains into the lower clear creek canal as it historically has. Lot 8 drains to the east and north across the agricultural farmground owned by the same owner till it drains into the lower clear creek canal.

1 PARKING DETAIL
Scale: 1" = 10'



Sheet: P-1 File Name: ARB.V.NURS Sheet 1 of 1		ARBOR VALLEY NURSERY SITE PLAN 7401 WASHINGTON ST HUGHES INDUSTRIAL PARK		Date 1/25/2020
		Designed TRAVIS HERTNEKY	Drawn TRAVIS HERTNEKY	Date 1/25/2020
		Revised _____	Revised _____	Date _____
		Revised _____	Revised _____	Date _____



LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

October 2, 2019

Mr. Jim Browning
Arbor Valley Nursery
18539 WCR 4
Brighton, CO 80603

Re: Arbor Valley Nursery
Trip Generation Letter
Adams County, CO
LSC #191020

Dear Mr. Browning:

Per your request, we have completed this trip generation letter for the proposed Arbor Valley Nursery in Adams County, Colorado. The purpose of this letter is to estimate the trip generation potential for the currently proposed land use.

TRIP GENERATION

Table 1 shows the estimated trip generation potential for the currently proposed land use based on information provided by the applicant. The site is proposed to be developed as a wholesale nursery with three employees. Two scenarios (a typical day and a high-end day) are shown.

Based on information from the applicant, on a typical day the currently proposed land use is projected to generate a maximum of about 20 one-way vehicle-trips on the average weekday. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 4 vehicles would enter and 1 vehicle would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., 1 vehicle would enter and about 4 vehicles would exit the site.

Based on information from the applicant, on a high-end day the currently proposed land use is projected to generate a maximum of about 40 one-way vehicle-trips on the average weekday. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 5 vehicles would enter and 2 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., 2 vehicles would enter and about 5 vehicles would exit the site.

A high-end day is expected to occur fewer than 30 times per year.

SUMMARY

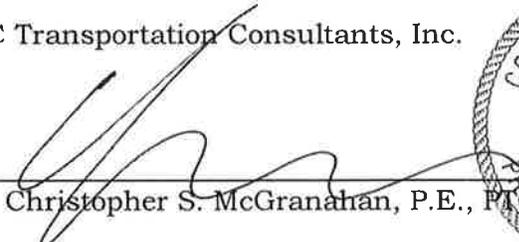
The average day is expected to have six or seven transactions and generate about 20 vehicle-trips per day. The maximum trip generation potential is expected to be about 40 vehicle-trips per average weekday and occur on days when there are 15 transactions and is expected to occur less than 30 days per year.

* * * * *

We trust this information will assist you in planning for the proposed Arbor Valley Nursery.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: 
Christopher S. McGranahan, P.E., PTOE



CSM/wc

10-2-19

Enclosures: Table 1

Table 1
ESTIMATED TRAFFIC GENERATION
Arbor Valley Nursery
Adams County, CO
LSC #191020; October, 2019

Trip Generating Category	Vehicle-Trips Generated (1)						
	Average Weekday	AM Peak Hour	In	Out	PM Peak - Hour	In	Out
Typical Scenario							
3 Full-Time Employees	8	3	0	0	0	0	3
6 Transactions/Day	12	1	1	1	1	1	1
Mail/FedEx/UPS	0	0	0	0	0	0	0
Total =	20	4	1	1	1	1	4
High-End Scenario							
3 Full-Time Employees	8	3	0	0	0	0	3
Up to 15 Transactions/Day	30	2	2	2	2	2	2
Mail/FedEx/UPS	2	0	0	0	0	0	0
Total =	40	5	2	2	2	2	5

Notes:

(1) Calculated from information provided by the applicant.

COMMERCIAL LEASE

This Lease Agreement ("Lease") is dated as of 01 December 2019, by and between Linette Brozovich ("Landlord"), and Edmundson Inc. DBA Arbor Valley Nursery ("Tenant"), collectively known as "Parties". The Parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant Adams County Parcel 0171934401021 (7401 N Washington, Denver, CO) +/- 5.28 acres of ground, and Adams County Parcel 0171934401001 (7451 N Washington St, Denver, CO) +/- 7.61 acres of ground; collectively known as "The Premises", and full use of 1.5 shares of CoAg Ditch water rights currently owned, and various (buildings/shops as agreed upon by the Landlord), and infrastructure on the Premises. The Premises is as set forth in see Exhibits 1 and 2, attached hereto, the terms of which are incorporated by reference, detailing the Premises located at 7401 N Washington St, Denver, CO and 7451 N Washington St, Denver, CO; legal descriptions Hughes Industrial Lots 6&7 and Clear Creek lots 7&8 respectively.

TERM. The initial lease term will begin on December 01, 2019 ("Commencement Date") and will terminate on November 30, 2022, unless renewed as provided herein.

The Tenant Acknowledges and understands the water quality or production, as described in Exhibit 3, attached hereto, is not guaranteed, and that changes to the water quality or production shall not be grounds for Tenant to terminate the Lease.

LEASE PAYMENTS. The lease is a "triple-net" lease. The total amount for the 3-year (36-month) lease will be \$126,000.00 ("Rent"). Tenant shall pay to Landlord 21 monthly installments of \$6,000.00, payable in advance on the first day of each month. After the 21st payment, the lease will be considered "paid in full" and no additional lease payments will be made through the end of the initial 36-month term. Lease payments shall be made to the Landlord at 12633 Irving Circle, Broomfield, CO. If Landlord shall pay any monies, or incur any expenses in correction of any violation of any covenant of Tenant herein set forth, the amounts so paid or incurred shall, at Landlord's option and on notice to Tenant, be considered Additional Rent payable by Tenant with the first installment of Rent thereafter to become due and payable, and may be collected or enforced as by law provided with respect to Rent.

SECURITY DEPOSIT. Landlord will retain \$7,000.00 damage deposit as security for the payment of Rent and the full and faithful performance by Tenant of the covenants and conditions of this Lease, which unused portion will be returned to Tenant at the termination of lease provided no default has occurred, the Security Deposit shall be returned to Tenant.

POSSESSION. Commencement Date. Notwithstanding the Commencement of the Lease, Tenant agrees that it shall not be permitted to begin tenant improvements, its build out, or otherwise make any changes to the Premises in preparation for its business until Tenant obtains all required licenses, permits, consents, governmental or otherwise, necessary for its business or improvements, verification of its financial obligations or commitments, and all agreements deemed necessary by the Landlord and submits the same to the Landlord to the satisfaction of the Landlord, in its sole discretion. Tenant shall procure at its sole expense any permits and licenses required for the transaction of its business in the Premises. Tenant shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise optioned by Tenant for an additional 2-year term at same continuance of Base (\$3,500.00/month) plus annual US CPI. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

USE OF PREMISES. Subject to the limitations set forth in this Lease, Tenant shall use the Premises solely for the purpose of Growing and Distribution of Trees, Shrubs, and Perennials as well as agricultural growing operations on the northern parcel. Tenant specifically agrees that its operations must be within the stated acceptable use and in compliance with the I-1 and A-1 zoning as established by Adams County. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence. Extended absences will not relieve Tenant of financial or site maintenance obligations, or its obligation to pay rent hereunder. Any improvements to the property, road, or other required by the county because of operations or increase of operations increasing traffic is the sole responsibility of the Tenant.

IMPROVEMENTS. Tenant shall make no additions to or alterations of the Premises ("Improvements"), without the written consent and approval of the Landlord.

Tenant shall promptly comply at its expense with all laws, ordinances and lawful orders and regulations affecting the Premises, and the cleanliness, safety, occupation and use of same, and shall make Improvements or any changes to Improvements to the Premises necessary in order to comply with any such law, ordinance, order or regulation.

EXCLUSIVITY. Landlord shall not directly or indirectly, through any employee, agent, or otherwise, lease any space within the property (except under the conditions herein described under General Provisions), or permit the use or occupancy of any such space whose primary business activity is in, or may result in, competition with the Tenants primary business activity. The Landlord hereby gives the Tenant the exclusive right to conduct their primary business activity on the property.

PROPERTY INSURANCE. Tenant shall maintain casualty insurance on the Premises in an amount not less than 80% of the full replacement value for infrastructure. Landlord shall be named as an additional insured in such policies. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall also maintain any other insurance which

Landlord may reasonably require for the protection of Landlord's interest in the Premises, including but not limited to, crop insurance for crops grown on Adams County Parcel 0171934401001 (7451 N Washington St, Denver, CO). Tenant is responsible for maintaining casualty insurance on its own property.

LIABILITY INSURANCE. Tenant shall maintain liability insurance on the Premises in a total aggregate sum of at least \$1,000,000. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies.

Insurance Policies. Tenant will deliver to Landlord copies of policies placed by Tenant of such insurance or certificates evidencing the existence and amounts of such insurance with loss payable clauses as required by this Section. No such policy will be cancelable or subject to reduction of coverage or other modification except after thirty (30) days prior written notice to Landlord. Tenant will, at least thirty (30) days prior to the expiration of such Tenant's policies, furnish Landlord with renewals thereof, or Landlord may order such insurance and charge the cost thereof to Tenant, which amount will be payable by Tenant upon demand as additional rent due hereunder.

This Section will not limit the liability of Tenant under the Lease. Any insurance policy obtained by Tenant pursuant to this Lease will contain an endorsement naming Landlord and any person(s), firm(s), or corporation(s) designated by Landlord (hereinafter collectively called "Landlord's designee(s)"), as additional insureds. Such fact will be indicated on the certificate(s) evidencing such insurance. Any additional insured lessor endorsement will expressly provide that the interest of Landlord therein will not be affected by Tenant's breach of any policy provision. Such insurance policy(ies) will include Landlord and Landlord's designee(s) as additional named insureds as its respective interests may appear (which fact will be indicated on the certificate for any such policy). Any insurance policies required hereunder will be written as primary policies, not contributing with or in excess of coverage which Landlord or Landlord's designee(s) may carry.

Indemnity. Tenant indemnifies and agrees to hold Landlord harmless from and against any and all claims arising from: 1) Tenant's use of the Premises, or from the conduct of Tenant's business or from any activity, work or things done, permitted or suffered by Tenant in or about the Premises or elsewhere, 2) any breach of this Lease by Tenant, including without limitation any agreement set forth in Exhibit 3 attached hereto, and 3) will further indemnify and hold harmless Landlord from and against any and all claims arising from any negligence of the Tenant, or any of Tenant's agents, contractors, or employees, and from and against all costs, attorneys' fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon; and in case any action or proceeding is brought against Landlord by reason of any such claim, Tenant, upon notice from Landlord, will defend the same at Tenant's expense by counsel satisfactory to Landlord.

Tenant shall not keep anything within the Premises for any purpose which invalidates any insurance policy carried on the Premises or on any other improvements located on adjacent

properties. All property kept, stored or maintained within the Premises by Tenant shall be at Tenant's sole risk.

HAZARDOUS MATERIAL. Tenant shall not cause or permit any Hazardous Material to be brought upon, kept, or used in or about the Premises by itself or its agents, employees, contractors or invitees without the prior written consent of Landlord. If Tenant breaches the obligations stated in the preceding sentence, or if the presence of Hazardous Material on the Premises caused or permitted by Tenant results in contamination of the Premises then Tenant shall indemnify, defend and hold Landlord harmless from any and all claims, judgments, damages, penalties, fines, costs, liabilities or losses, including, without limitation, diminution in value of the Premises, and sums paid in settlement of claims, attorneys' fees, consultant fees and expert fees which arise during or after the Term of this Lease as a result of such contamination.

RENEWAL TERMS. This Lease shall automatically renew for an additional period of 2 years per renewal term, unless tenant or landlord gives written notice of termination to the other party no later than 60 days prior to the end of the term or renewal term. The lease terms during any such renewal term shall be the same as those contained in this Lease. Should the land be sold during a lease term, in addition to notification of sale, the Tenant will be repaid invested capital costs from the new Landlord at the time of sale. The lease will continue under changes of different ownership, title, trust or LLC with the same terms through end of leasing term.

GENERAL PROVISIONS.

- a. The Adams County Parcel 0171934401001 (7451 N Washington St, Denver, CO), described in Exhibit 2, will be maintained in an agricultural use by Tenant as an obligation of the lease and any grown materials gathered through such actions are the property of the Tenant. The buildings on the parcel are to be used as storage for the Landlord's equipment and possessions and any other equipment needed for the agricultural operations for this parcel. The Landlord has a right of access to come and go from this parcel for this equipment at will and as needed, and without prior notice to Tenant.
- b. Adams County Parcel 0171934401021 (7401 N Washington, Denver, CO) +/- 5.28 acres, described in Exhibit 1, will be used for the applied for and approved change in use permit of wholesale nursery operations.
- c. All Electrical, City Water, Municipal Supplementation Water, and other utilities are the responsibility of the Tenant.
- d. Tenant is required to maintain the property in accordance with Federal, State, and Local ordinances and regulations.
- e. The Tenant and Landlord will share water, including current ditch shares as well as any additional shares obtained by Landlord and any well access, if and once established.
- f. The Tenant will maintain any common areas on the property
- g. The Landlord maintains the right to sub-lease a portion of the Premises for preparation and use as a Corn Maze/Winter Market and parking under terms agreed to by both Parties. Tenant does not have the right to sublease or assign any portion of the Lease without the written consent of the Landlord, which consent Landlord may withhold in its sole and absolute discretion.

- h. Tenant will maintain all proper certifications and records regarding the use of pesticides and herbicides. And will consider and use with caution to contamination as well as ditch regulations and overspray conditions when determining type and time of use.
- i. 1 ½ CoAg Ditch Shares to be pulled only at the approved head gate. Additional information in Exhibit 3, CoAg Ditch Shares and Usage
- j. The maintenance of the culvert along the LCC is the responsibility of the Tenant. Landlord makes no commitment to its suitability of use for the Tenant or fire department.
- k. Any entrance off of Washington would be for Fire Department and emergent use only.

UTILITIES AND SERVICES.

Tenant shall be responsible for the following utilities and services in connection with the Premises:

- Water and Sewer
- Electricity
- Municipal Water
- Ditch Assessments

Usage of both Electric and Water will be tracked between landlord and tenant. Tenant shall pay for that portion of Electric and Water fees attributable to Tenant's use of the Premises.

Tenant acknowledges that Landlord has fully explained to Tenant the utility rates, charges and services for which Tenant will be required to pay to Landlord (ditch assessment), other than those to be paid directly to the third-party providers.

TAXES. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the Premises. Tenant agrees to pay all increases to tax liability caused by Tenant improvements or operations to the Landlord as due.

PERSONAL TAXES. Landlord shall pay all personal taxes and any other charges which may be levied against the Premises and which are not attributable to Tenant's use of the Premises.

DEFAULTS. Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 60 days (or any other obligation within 60 days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this Lease. Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums

or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

NON-SUFFICIENT FUNDS. Tenant shall be charged \$17.00 for each check that is returned to Landlord for lack of sufficient funds.

REMODELING OR STRUCTURAL IMPROVEMENTS. Tenant shall have the obligation to conduct any construction or remodeling (at Tenant's expense) that may be required to use the Premises as specified above. Tenant may also construct such fixtures on the Premises (at Tenant's expense) that appropriately facilitate its use for such purposes. Such construction shall be undertaken and such fixtures may be erected only with the prior consent of the Landlord which shall not be unreasonably withheld. Tenant shall not install awnings or advertisements on any part of the Premises without Landlord's prior consent. At the end of the lease term, Tenant shall be entitled to remove (or at the request of Landlord shall remove) such fixtures, and shall restore the Premises to substantially the same condition of the Premises at the commencement of this Lease.

ACCESS BY LANDLORD TO PREMISES. Landlord has the right to enter the Premises to make scheduled, monthly inspections. Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. Landlord maintains the right to enter the Premises without Tenant consent in emergent situations or upon notification of regulatory violations. Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent. During the last three months of this Lease, or any extension of this Lease, Landlord shall be allowed to display signs and/or show the Premises to prospective tenants.

INDEMNITY REGARDING USE OF PREMISES.

Tenant shall indemnify and defend Landlord and hold it harmless from and against any and all claims, actions, damages, liability and expense including, without limitation, court costs and reasonable attorneys' fees suffered, paid or incurred by Landlord (1) in connection with loss of life, personal injury and/or damage to or theft or loss of property occurring in or about, or arising from or out of, the Premises occasioned wholly or in part by any act or omission of Tenant, its agents, contractors, invitees, customers or employees unless such claim, action, damage, liability or expense is the result of the intentional and willful misconduct or the gross negligence of Landlord, or (2) from any breach or default on the part of Tenant in the performance of any covenant or agreement on the part of Tenant to be performed under this Lease.

COMPLIANCE WITH REGULATIONS. The Premises shall not be used for any purpose in violation of the laws of the United States or the State of Colorado or of any city or county ordinance or regulation or of any other law, ordinance, recorded easement, recorded encumbrance, condition or regulation or for any unlawful purpose whatsoever, or for any trade,

business or use which is or may be unlawful, and Tenant shall not use or permit any other person to use the Leased Premises, or any part thereof, for any purposes tending to injure the reputation thereof or for any improper or offensive use or to constitute a nuisance.

However, Tenant shall not by this provision be required to make alterations to the exterior of the existing building or alterations of a structural nature.

ATTORNMEN. Notwithstanding anything to the contrary set forth in this, Tenant hereby attorns and shall attorn to any person, trust or entity purchasing or otherwise acquiring the Premises or any portion thereof at any sale or other proceeding or pursuant to the exercise of any rights, powers or remedies under a mortgage or deed of trust as if such person, trust or entity had been named as Landlord herein, it being intended that if this Lease is terminated, cut off or otherwise defeated by reason of any act or actions by the owner or holder of any such mortgage or deed of trust then, at the option of any such person, trust or entity so purchasing or otherwise the or any portion thereof, this Lease shall continue in full force and effect.

DISPUTE RESOLUTION. The parties will attempt to resolve any dispute arising out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the parties will resolve the dispute using the below Alternative Dispute Resolution (ADR) procedure.

Any controversies or disputes arising out of or relating to this Agreement will be submitted to mediation in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association. The arbitrator's award will be final, and judgment may be entered upon it by any court having proper jurisdiction.

NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

LANDLORD:

Linette Brozovich
12633 Irving Circle
Broomfield, Colorado 80020

TENANT:

Arbor Valley Nursery
18539 County Road 4
Brighton, Colorado 80603

Such addresses may be changed from time to time by any party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Colorado.

ENTIRE AGREEMENT/AMENDMENT. This Lease Agreement, along with its accompanying exhibits and provisions, contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if agreed upon by both parties in writing and signed by both Tenant and Landlord.

SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

ADVICE OF COUNSEL. Each party acknowledges that it has had the opportunity to receive the advice of independent legal counsel prior to the execution of this Lease and the opportunity to receive an explanation from legal counsel of the legal nature and effect of the Lease, and each party has fully exercised that opportunity to the extent desired and understands the terms and provisions of this Lease and its nature and effect. Each party further represents that it is entering into this Lease freely and voluntarily, relying solely upon the advice of its own counsel, and not relying on the representations of any other party or of the counsel of any other party. Each party expressly agrees that this Lease shall not be construed or interpreted for or against the party drafting the Lease.

ATTORNEY'S FEES. In the event there is any dispute concerning this Lease, and any party hereto retains counsel for the purpose of enforcing any of the provisions of this Lease or asserting the terms of this agreement in defense of any suit filed against said party, the prevailing party in such dispute shall be entitled to recover, in addition to any other remedy to which such party may be entitled to recover, all of its costs and attorney's fees incurred in connection with the dispute irrespective of whether or not a lawsuit is actually commenced or prosecuted to conclusion.

EXHIBITS AND SCHEDULES. All exhibits and schedules attached to this Lease are hereby incorporated by reference.

[Remainder of the page intentionally left blank, signature page to follow.]

LANDLORD:



Date: 12-01-19

Linette Brozovich

TENANT:

Edmundson Inc. DBA Arbor Valley Nursery

By: 

Date: 01 Dec 19

Jim Browning

Chief Operating Officer, Edmundson Inc.

Authorized signing agent for Edmundson Inc. Arbor Valley Nursery

Exhibit 2

7451 Washington A-1

7.61 ac



Parcel #: 017192407001

Details

Parcel Address 7451 WASHINGTON ST
BROOKFIELD, WI 53001

History

[Link to Parcel Report](#)

Details

Parcel Number
017192407001

Location
CLEAR CREEK GARDENS

Parcel Address
7451 WASHINGTON ST
BROOKFIELD, WI 53001

Parcel Address
CO

Owner
BROZOVICH, UNETTE MARIE

Owner Address
12633 RIVINGTON DR

Owner City, State, Zip
BROOKFIELD, WI 53001-2583

Parcel Info

017192407001

Map Data © 2021 Google

Scale: 0 to 100 feet

North Arrow

Exhibit 3 CoAg Ditch Shares and Usage

Tenant agree to abide by all rules and regulations governing the CoAg Ditch Co shares relating to the Premises, including without limitation The CoAg Ditch Co Bylaws and laws, which are available through The CoAg Ditch Co and will be given to the Tenant to support transparency and inform Tenant of any additional Tenant responsibilities.

The Landlord makes no guarantee of water quality or production. Tenant acknowledges that Landlord has advised Tenant that supplemental water of municipal water is necessary and additional CoAg shares from The CoAg Ditch Co are encouraged, both of which are the sole responsibility of the Tenant. Preparation for these supplemental sources are the responsibility of the Tenant and will be necessary in times of drought and restrictions, which may occur without prediction. Both the Landlord and Tenant acknowledge that such concerns have been discussed and that a meeting was held with City of Thornton Water Resources (largest shareholder and user of the CoAg shares), Matt Stockton (Secretary of CoAg Ditch Co), Landlord, and Tenant regarding the Landlord's access and usage rights and water production constitution of the shares of the CoAg Ditch shares. During the meeting, it was acknowledged by all in attendance that the Landlord has the right to full usage of the shares as well as the right to lease the full usage of the shares to Edmundson Inc without penalty or obstruction.

The Tenant acknowledges that the Landlord has been transparent regarding the quality, quantity, and historical variability of water available for use.

Tenant will notify Landlord or any problems or potential problems with water, ditch or municipal, usage within 24 hours of notification. The Landlord maintains the right to communicate directly with the CoAg Ditch Company and its officers relating to usage and actions for the property and to access and inspect the premises at will with regard to complaints made by the ditch company or municipalities.

It is the responsibility of the Tenant to make any improvements deemed "necessary" to the head gate, check structure, detention, ditch, or other infrastructure and improvements related to the ditch. Tenant agrees that Landlord is not responsible for and shall not be held liable for Tenant's failure to respond to improvement deemed "necessary" which lead to restrictions, fines, or fees levied by the ditch company. The Tenant is responsible for and agrees to promptly pay all such fines and fees resulting from the Tenant's action or inaction. It is the Tenant's responsibility to remain in compliance to all laws and bylaws established. If Tenant fails to time pay any such fine, Landlord shall have the right to make such payments and Tenant agrees to reimburse Landlord, including a ten percent (10%) administrative fee, upon demand, as Additional Rent

The Tenant is responsible for any damages caused by the misuse of water by the Tenant, employees, invitees, or authorized representatives.

Tenant acknowledges that it is required that any tailwater that enters the LCC or CoAg ditches is to be free of herbicides and pesticides. Tailwater that may contain such chemicals must be

redistributed to the property by detention, pump, or other satisfactory means. Any water being released into the storm drainage must have a silt plan approved by Adams County. Landlord insists and Tenant agrees that a restrictive tailwater plan or redistribution plan shall be utilized and adhered to by Tenant rather than usage of the storm drain.

In order to protect the integrity of the structure of the LCC, any tailwater that flows into the LCC must do so through the pipes that are in place for such use.

Failure to comply with proper water usage methods, laws, and bylaws will be considered a material breach of this agreement.



To whom it may concern,

I have spoken with Jim Browning regarding the viability of providing a san-o-let at a temporary sales site located at 7401 N. Washington Street. Mr. Browning stated that the sales site will be temporary, and thus it is not feasible to construct permanent waste water facilities for this establishment. Tri-County Health Department has no objections to this arrangement. TCHD will not require permanent waste water facilities at this site, but will require that the san-o-let be serviced at the intervals suggested by the san-o-let supplier to avoid a public health nuisance.

Thank you, and please call me directly if you need any further guidance regarding this matter.

Jeff

Jeffrey K. McCarron
Water Quality Specialist, REHS, EHS IV
Tri-County Health Department
4201 E. 72nd Avenue, Suite D
Commerce City, CO 80022
303-439-5913



Porta Potty Rental Quote

Dear Shaelynn,

Thank you for your inquiry! It was a pleasure speaking with you. Here is the quote with all the terms and services we discussed.

Rental Quote Details

Quote #: IL-202008-92694

- Location: 7401 Washington St Denver, CO 80229
- Delivery Date: 12/1/2020
- Porta Potty Type: Standard
- Quantity: 1
- Service: 1x a week
- Price: \$225 per month
- Delivery Fee: \$65 (covers pickup)

Feel free to call me directly at 614-681-8770 to get your delivery on schedule.

I appreciate your time and look forward to working with you!

Thank you,

Cheian Leonce

c.leonce@ldr.us

614-681-8770



WILL SERVE LETTER

August 18, 2020

Re: 7401 Washington St. Denver, Co. 80229

Dear Arbor Valley Nursery,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electrical service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at 7401 Washington St. Denver, Co. 80229 .

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Public Service's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received***
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction***

A scheduled in-service date will be provided once these requirements have been met.

It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for these requirements can be found at Site Requirements. <https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf> Easement requirements can be found at Utility Design and Layout.

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Desiree Duran
Xcel Energy Technician

Mailing address: Public Service Company of Colorado
1123 W 3rd Ave
Denver, CO 80223

North Washington Street Water and Sanitation District

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

August 10, 2020

To Whom It May Concern:

Dear Sirs:

The property located at 7401 Washington, is in the North Washington Street Water and Sanitation District service area boundaries.

The North Washington Street Water and Sanitation District will consider servicing said property with water and sewer service taps through the facilities of said District. Service is provided subject to the payment of fees and charges under the provisions and in accordance with the Rules and Regulations of the District, connector agreement with the Metropolitan Wastewater Reclamation District, and the Board of Water Commissioners of the City and County of Denver and the availability of water taps. Persons wanting to use the water and sewer system for Commercial, Industrial, Apartments, Mobile Homes or Condominium units and/or other purposes which could be expected to require large quantities of water and unusual amounts of sewage disposal shall be required to submit demand data for the industries water and sewage before a permit will be issued. Such permit may contain limitations as determined by the Board of Directors of the North Washington Street Water and Sanitation District.

Very truly yours,



Mike DeMattee,
District Manager

Adams County Agricultural Property Profile

Parcel Number: 0171934401021

Owners Name and Address:	Property Address:
BROZOVICH LINETTE MAE 12633 IRVING CIR BROOMFIELD CO 80020-5858	7401 WASHINGTON ST CO

Account Summary

Legal Description

SUB:HUGHES INDUSTRIAL PARK AMENDED PLAT DESC: LOTS 7 AND 8 EXC RD

Subdivision Plat

HUGHES INDUSTRIAL PARK AMENDED PLAT

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0070616	On or Before 01/01/1996	085	100.745

Permits

Permit Cases

<u>1988-066-AP</u> <u>1993-004-Z</u> <u>1994-002-SV</u> <u>1995-057-T</u> <u>1997-121-T</u> <u>BDL08-00099</u> <u>BDP19-1734</u> <u>BDP20-0261</u> <u>HST2010-00994</u> <u>PRE2017-00052</u> <u>PUD2002-00042</u> <u>RWC2010-00009</u> <u>RWH2017-00030</u> <u>RWH2017-00082</u> <u>TVM2019-00018</u> <u>UTL2018-00355</u> <u>VIO2005-46078</u> <u>VIO2008-57516</u>

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
06/17/1992	\$10.00	QC	CB1074202	3920	398-399	WASHINGTON INDUSTRIAL ASSOCIAT	SACCOMANO ALBERT L AND JOSEPH	\$0	06/25/1992
06/17/1992	\$70,000.00	WD	B1074201	3920	395-397	WASHINGTON INDUSTRIAL ASSOCIAT	SACCOMANO ALBERT L AND JOSEPH	\$7	06/25/1992
07/27/2001	\$10.00	OTH	C0834046			SACCOMANO JOSEPH DEAN SR	SACCOMANO DENISE	\$0	07/27/2001
03/20/2002	\$10.00	PRD	C0945435			SACCOMANO JOSEPH DEAN SR UND 1	SACCOMANO DENISE UND 1/2 INT	\$0	03/26/2002
04/08/2002	\$10.00	DTH	C0952057			SACCOMANO DENISE		\$0	04/08/2002
04/08/2002	\$10.00	OTH	C0951987			SACCOMANO DENISE		\$0	04/08/2002
02/03/2005	\$10.00	QC	2005000125120	2005	0204	SACCOMANO DENISE	SACCOMANO ALBERT L AND	\$0	02/04/2005
05/03/2010	\$0	PRD	2017000026442			SACCOMANO ALBERT L	BROZOVICH LINETTE MAE	\$0	03/27/2017
03/27/2017	\$0	DTH	2017000026441			SACCOMANO ALBERT L	SACCOMANO ALBERT L	\$0	03/27/2017
03/28/2017	\$0	OTH	2017000026847			SACCOMANO ALBERT L	SACCOMANO ALBERT L	\$0	03/28/2017

Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0070616	Agricultural	Acres	5.2838	ADAMS COUNTY FIRE PROTECTION DIST	School District 1-Mapleton	V	\$6,131.00	\$1,790.00
Land Subtotal:							\$6,131.00	\$1,790.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0070616	0	0
Improvements Subtotal:	0	0

Total Property Value	\$6,131.00	\$1,790.00
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Building Summary

NO BUILDING RECORDS FOUND

Tax Summary

Click [here](#) to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

True

Precincts and Legislative Representatives Summary

Precinct

122

Commissioner Representative

Commissioner District	Link to Representative
4	Click Here

State House Representative

House District	Link to Representative
32	Click Here

State Senate Representative

Senate District	Link to Representative
21	Click Here

US Congress Representative

Congressional District	Link to Representative
7	Click Here

Zoning Summary

Zoning Summary

Zoning Authority	Zoning
Adams County	I-1

Note: Data is updated daily. Above data was updated as of: 08/19/20

Legal Disclaimer: Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data

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- [Shopping Cart](#)
- [My Reports](#)
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- [Assessor Main Page](#)
- [Adams County Main Page](#)
- [Logout public](#)

Search Result

Account balances shown on this page do not include additional fees/interest and may reflect a future year Special Assessment. Please click on an account below to view current balance or pay taxes.

Online payments are limited to \$499,999.99 per transaction.

One item found. 1

Description Summary

<i>ACCOUNT</i> R0070616	<i>0171934401021</i> Balance: 0.00	<i>7401 WASHINGTON ST</i> 000000000	<i>BROZOVICH LINETTE MAE</i>	<i>SUB:HUGHES INDUSTRIAL PARK AMENDED PLAT DESC: LOTS 7 AND ...</i>
----------------------------	---------------------------------------	--	------------------------------	---

One item found. 1

Purchase Certificate
[View Certificate of Taxes Due](#)

- Print Forms**
- [Adams County Property Tax Notice](#)
 - [Redemption Certificate](#)
 - [Account Balance](#)
 - [Statement of Taxes Due](#)
 - [Summary of Taxes Due](#)

- Account Links**
- [Account Status](#)
 - [Account Make Payment](#)
 - [Account Make Payment](#)
 - [Account Make Payment](#)

External Links

[Change of Address Form](#)

- Payment Receipts**
- [Receipt from Sep 7, 2014](#)
 - [Receipt from Mar 2, 2014](#)
 - [Receipt from Mar 2, 2014](#)
 - [Receipt from Sep 23, 2013](#)
 - [Receipt from Mar 11, 2013](#)
 - [Receipt from Apr 8, 2013](#)
 - [Receipt from Apr 30, 2013](#)

The amount of taxes due on this page are based on last year's property value assessments. For current year values visit the [Adams County Assessor's site](#).

Inquiry

As Of:

Payment Type: First Full

Total Due: \$0.00

Area Id	Actual	Mill Levy
085 - 085	6.130	100.7450000
AG FLOOD IRRIG LAND-4117	1	Assessed
AG OTHER LAND-4187	6.131	1.790
Taxes		\$180.34

Value

Area Id: 085 - 085

AG FLOOD IRRIG LAND-4117

AG OTHER LAND-4187

Total Value: \$180.34

Summary

Account Id: R0070616

Parcel Number: 0171934401021

Owners: BROZOVICH LINETTE MAE

Address: 12633 IRVING CIR
BROOMFIELD, CO 80020-5658

Site Address: 7401 WASHINGTON ST 000000000

Legal: SUB HUGHES INDUSTRIAL PARK AMENDED PLAT DESC LOTS 7 AND 8 EXC RD

DUE DATES:
 First Half Payment Due March 2
 Second Half Payment Due June 15
 OR
 Full Payment Due April 30

If paying or corresponding by mail, please use the following addresses:
PAYMENTS ARE TO BE MAILED TO: P.O. BOX 869 BRIGHTON, CO 80601-0869
CORRESPONDENCE IS TO BE MAILED TO: 4430 South Adams County Parkway, Suite C2436 Brighton, CO 80601

