



PLANNED UNIT DEVELOPMENT – MAJOR 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. 3)
2. Application Fees (see table)
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Proof of Ownership (warranty deed or title policy)
6. Legal Description
7. Certificate of Taxes Paid

Application Fees	Amount	Due
PUD Major Amendment	\$2,200	After complete application received
Tri-County Health	\$210 (public utilities - TCHD Level 2) \$360 (individual septic - TCHD Level 3)	After complete application received
Copying	\$5 per page	Prior to public hearing
Recording	\$13 (first page); \$10 (ea. additional)	Prior to public hearing

Planned Unit Development – Major Amendment 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. 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. Proof of Ownership:

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

6. 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

7. 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>



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

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

VAN PELT – PUD – SECOND AMENDMENT

NARRATIVE

Overview

4300 Hudson Road Real Estate Inc is pleased to submit a PUD Amendment application for the Van Pelt subdivision located in unincorporated Adams County. The site is more generally located north of the intersection of E 26th Avenue and Hudson Road, at address 4300 Hudson Road. The proposed PUD Amendment is to allow additional uses within Lot 1 of the Van Pelt Subdivision and designate an area for outdoor storage within the proposed lot. The uses and previously approved PUD Major Amendment for Lot 2 will not change as a part of this PUD Amendment.

VAN PELT PLANNED UNIT DEVELOPMENT - SECOND MAJOR AMENDMENT

LOCATED IN SECTION 24, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
ADAMS COUNTY, COLORADO

Sheet 1 of 2

Prepared: 1/27/2023
Revised: _____

LEGAL DESCRIPTION

LOTS 1 AND 2, VANPELT SUBDIVISION, LOCATED IN THE SECTION 24, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP

EXECUTED THIS _____ DAY OF _____ A.D., 20____.

BY: 4300 HUDSON REAL ESTATE, INC.

NAME AS _____
TITLE

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS AUTHORIZED SIGNATORY FOR 4300 HUDSON REAL ESTATE, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS

PROGRAM NARRATIVE

LIST OF ALLOWED USES:
THIS AMENDMENT WILL ALLOW USES LIMITED TO THE FOLLOWING:

- LOT ONE (1)
 1. OUTDOOR STORAGE
 2. DISTRIBUTION WAREHOUSING
 3. USES CONSISTENT WITH I-1 ZONE DISTRICT
 4. OFFICE USE WITHIN EXISTING STRUCTURE
 5. TRUCK SCHOOL
 6. RENEWABLE ENERGY USES
- LOT TWO (2)
 1. HEAVY EQUIPMENT OPERATIONS SCHOOL WITH ASSOCIATED OFFICE, SHOP, AND STORAGE YARD.
 2. OUTSIDE STORAGE UP TO 100% OF THE BUILDING AREA
 3. WAREHOUSE AND ANIMAL & PET FOOD DISTRIBUTION

ANY USES OTHER THAN THOSE LISTED ABOVE WILL REQUIRE A MAJOR AMENDMENT TO THIS PUD. NEW BUILDINGS CONSISTENT WITH THE USES LISTED ABOVE MAY BE APPROVED THROUGH A MINOR AMENDMENT.

PROPOSED USE SPECIFICS:
OUTDOOR STORAGE AREA SCREENING SHALL CONSIST OF A SIX (6) FOOT HIGH MINIMUM SCREEN FENCE.

NUMBER, TYPE, AND SIZE OF BUILDINGS, AND/OR UNITS:
WITH THIS PUD AMENDMENT THERE WILL BE NO ADDITIONAL BUILDINGS CREATED. EXISTING BUILDINGS MAY BE MODIFIED IN ACCORDANCE WITH THIS PUD. ADDITIONAL BUILDINGS MAY BE APPROVED WITH A MINOR AMENDMENT TO THIS PUD PROVIDED THAT THEY MEET THE PERFORMANCE STANDARDS OF THE I-1 ZONE DISTRICT. A MAJOR AMENDMENT TO THE PUD MAY BE REQUIRED FOR BUILDINGS THAT ARE NOT CONSISTENT WITH THE REQUIREMENTS OF THE I-1 ZONE DISTRICT.

PROVISIONS FOR PARKING:
THE NUMBER OF REQUIRED PARKING SPACES SHALL FOLLOW ADAMS COUNTY REQUIREMENTS.

CIRCULATION AND ROAD PATTERNS:
CIRCULATION AND ROAD PATTERNS WILL MAINTAIN THEIR EXISTING CONFIGURATION AND LAYOUT AS SHOWN ON THE ATTACHED SITE PLAN.

OWNERSHIP AND MAINTENANCE:
THE OWNER(S) WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY, LANDSCAPING, AND PARKING AREAS.

PROGRAM NARRATIVE (CONT.)

TYPE, LOCATION, AND CONSTRUCTION OF SIGNS:
ALL SIGNS WILL CONFORM TO THE ADAMS COUNTY SIGN REGULATIONS.

LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS:
PROPOSED LANDSCAPING DESIGN WILL BE APPROVED AT THE TIME OF FINAL SITE PLAN. MAINTENANCE OBLIGATIONS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

DESCRIPTION OF THE BUILDING ENVELOPES:
ALL BUILDINGS ARE EXISTING AND THERE WILL BE NO INCREASE IN BUILDING ENVELOPES

UTILITY SERVICES:
THE SITE IS CURRENTLY SERVICED BY WELL AND SEPTIC. ELECTRICITY IS PROVIDED BY XCEL AND NO GAS SERVICE IS PROVIDED.

ANY FUTURE USES ON EITHER SITE SHALL COMPLY WITH THIS PUD AND APPLICABLE PERFORMANCE STANDARDS FOUND IN THE DEVELOPMENT STANDARDS AND REGULATIONS IN EFFECT AT THAT TIME.

PLANNING COMMISSION APPROVAL

THIS PLAN HAS BEEN APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THE _____ DAY OF _____, 20____ AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO CRS 24-68-101, ET. SEQ., AS AMENDED AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS PLAN HAS BEEN APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THE _____ DAY OF _____, 20____.

CHAIR

CLERK & RECORDER'S CERTIFICATE

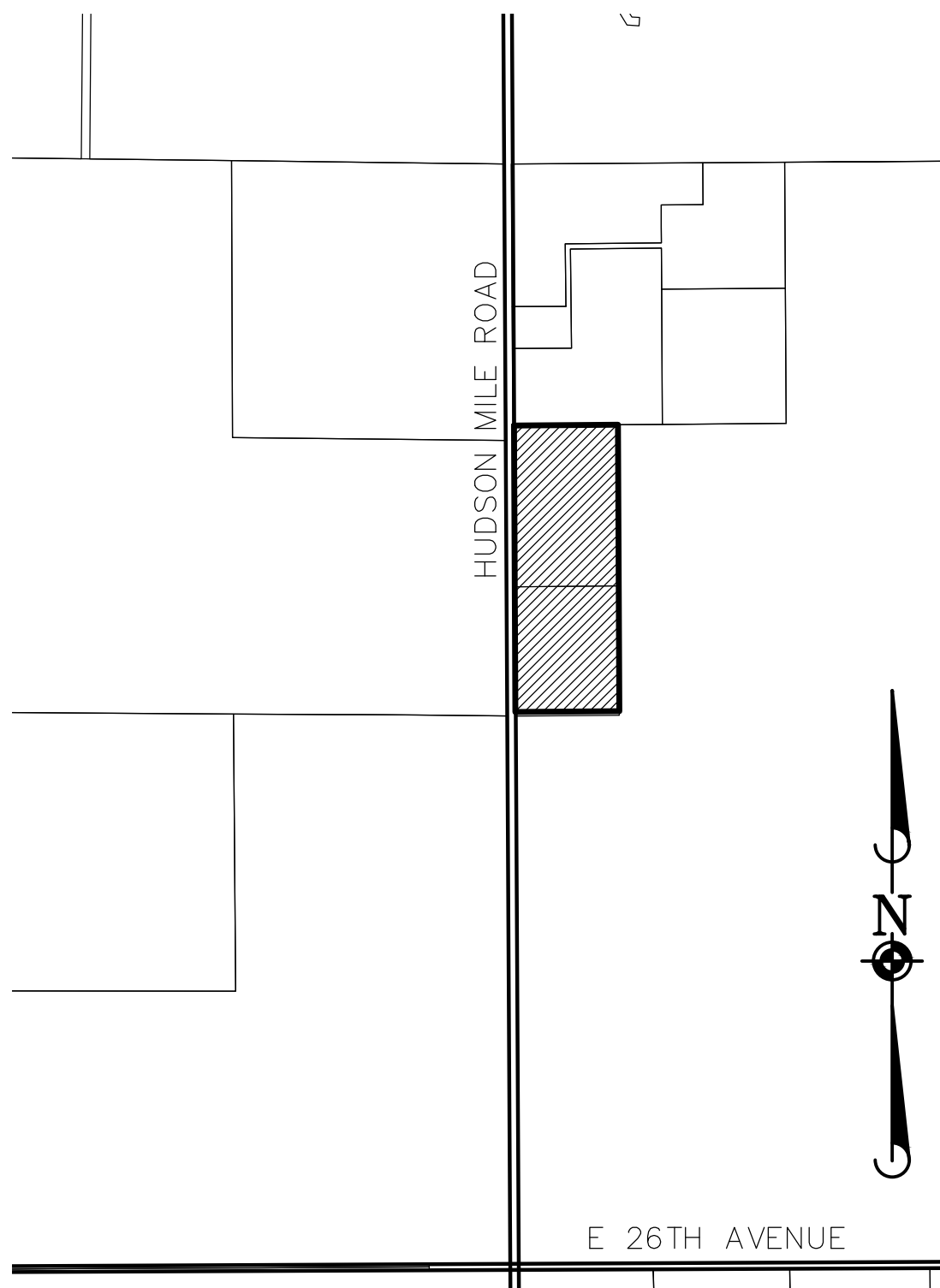
THIS FINAL DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____ O'CLOCK ____M. ON THE _____ DAY OF _____, 20____.

BY: _____ DEPUTY _____ CLERK AND RECORDER

ADDITIONS AND DELETIONS

THE FOLLOWING ADDITIONS AND DELETIONS IN THE PUD WERE MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF APPROVAL.

VICINITY MAP NTS



DEVELOPER
4300 HUDSON REAL ESTATE, INC.

VAN PELT PLANNED UNIT DEVELOPMENT - SECOND MAJOR AMENDMENT

LOCATED IN SECTION 24, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
ADAMS COUNTY, COLORADO
SITE PLAN

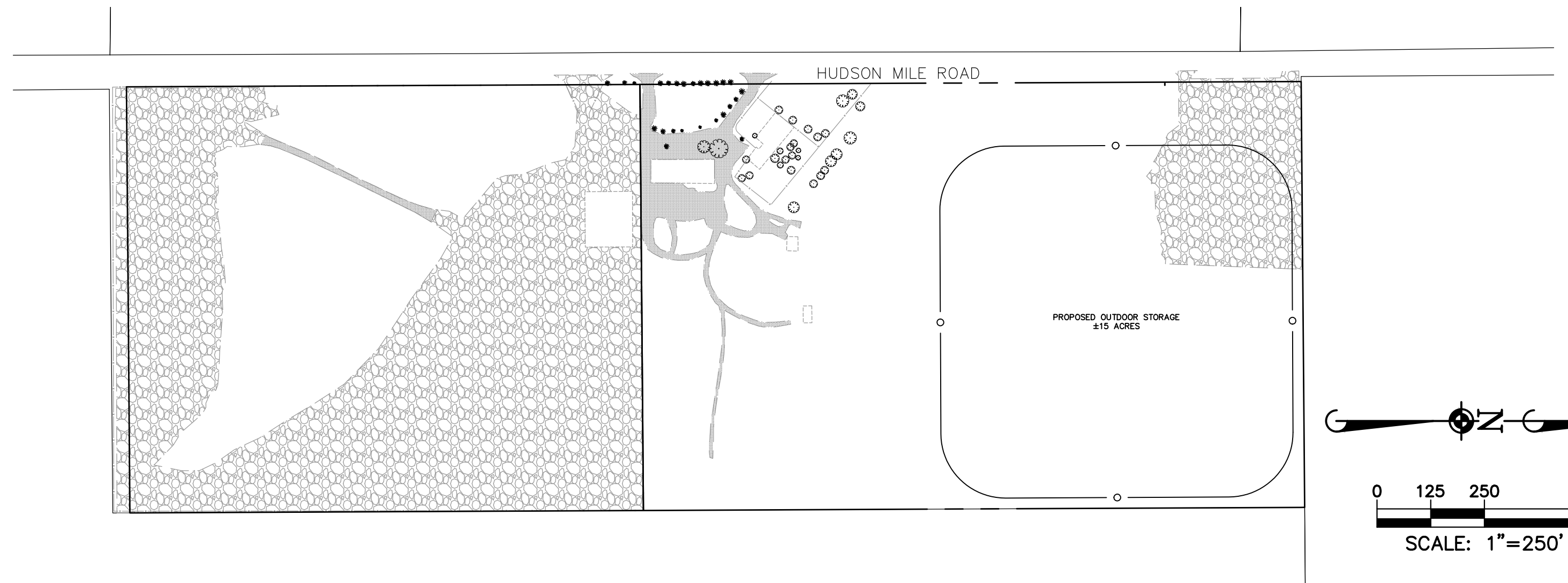
Sheet 2 of 2.

Prepared: 1/27/2023
Revised: _____

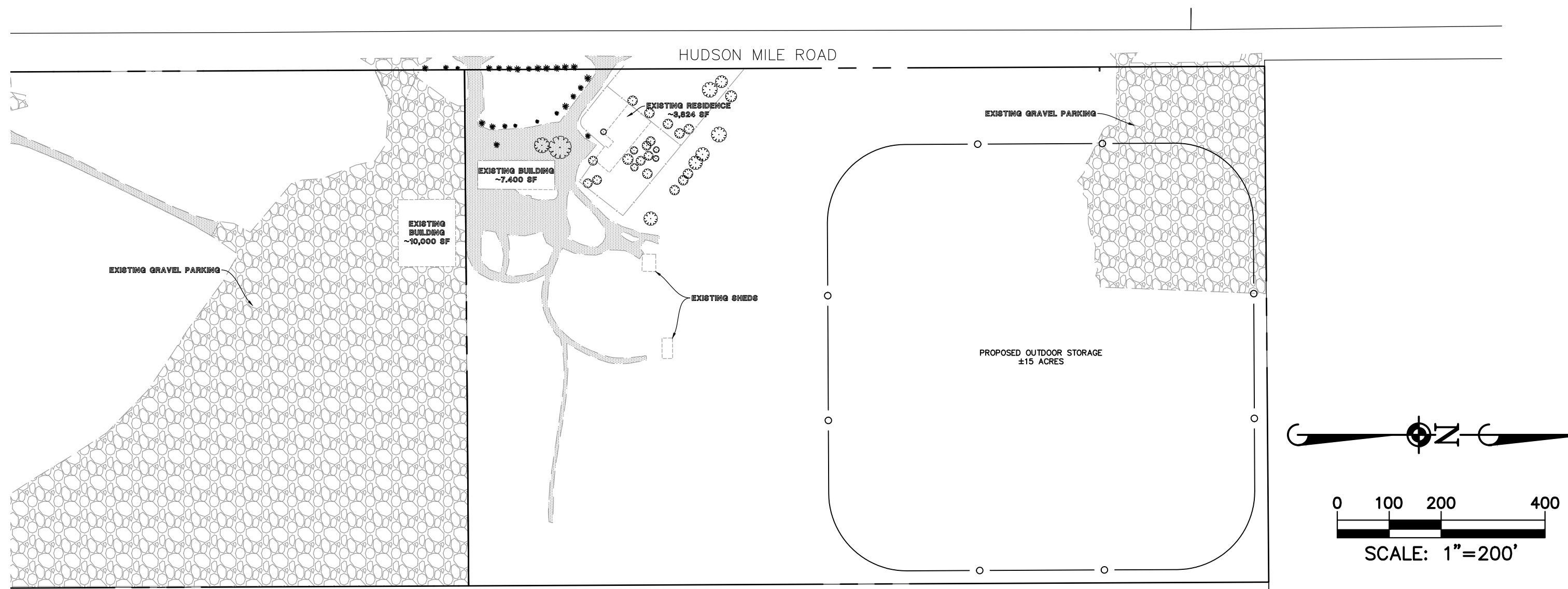
NOTES:

1. ANY SIGNS WILL MEET REQUIREMENTS AS DESCRIBED IN ADAMS COUNTY CODE FOR INDUSTRIAL ZONE DISTRICTS.
2. ALL BUILDINGS SHOWN ARE EXISTING.
3. ALL ROADS, DRIVES, AND PARKING SHOWN ARE EXISTING.

OVERALL SITE PLAN



DEVELOPMENT AREA



LANDSCAPING NOTES:

1. ALL LANDSCAPING SHOWN IS EXISTING UNLESS OTHERWISE INDICATED ON PLAN.
2. ALL PROPOSED LANDSCAPING WILL BE IRRIGATED.

LANDSCAPING LEGEND

- EXISTING BUSH
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

DEVELOPER
4300 HUDSON REAL ESTATE, INC.

Electronically Recorded RECEPTION#: 2021000018240,
2/17/2021 at 7:10 AM, 1 OF 1,
REC: \$13.00 DocStamp: \$105.10
TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

PERSONAL REPRESENTATIVE'S DEED
(Sale)

THIS DEED is made by Melissa R. Schwartz, as Successor Personal Representative of the Estate of Gustavo Moreno Gutierrez, aka Gustavo Moreno, Deceased, Grantor, to Davinder Sandhu, whose legal address is 10942 Legacy Ridge Way, Westminster, CO 80031, Grantee.

State Documentary Fee
Date 02-10-21
\$ 105.10

WHEREAS, the decedent died on the date of February 15, 2020, and the Grantor was duly appointed Successor Personal Representative of said Estate by the Denver Probate Court, City and County of Denver and State of Colorado, Probate No. 2020PR30826, on the date of July 27, 2020, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell and convey unto Grantee for and in consideration of One Million, Fifty-One Thousand Dollars (\$1,051,000.00) any and all of the decedent's interest in the following described real property situate in the County of Adams, State of Colorado;

LOT 1, VAN PELT SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

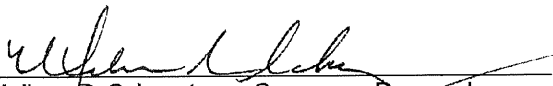
Also known by street and number as: 4300 Hudson Road, Watkins, CO 80137.

Assessor's schedule or parcel number: 0181924301001

With all appurtenances, but without warranty either expressed or implied on the part of Grantor herein.

As used herein, the singular includes the plural and the plural the singular.

Executed: 02/10/2021

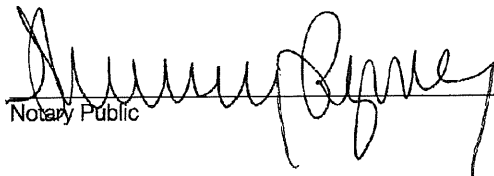

Melissa R. Schwartz, as Successor Personal Representative of the Estate of Gustavo Moreno Gutierrez, aka Gustavo Moreno, Deceased

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) ss.

The foregoing instrument was acknowledged before me this 10th day of February, 2021, by Melissa R. Schwartz, Esq. as Successor Personal Representative of the Estate of Gustavo Moreno Gutierrez, aka Gustavo Moreno, Deceased.

Witness my hand and official seal.
My commission expires: 7-25-24

SHANNON RYON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124039734
My Commission Expires: July 25, 2024


Notary Public

QUIT CLAIM DEED

THIS DEED is made this ^{7th} day of ^{October} 2021, by and between Davinder Sandhu (Grantor"), and 4300 Hudson Real Estate Inc., a Colorado corporation, whose legal address is 19042 Legacy Ridge Way, Westminster, Colorado 80031 ("Grantee").

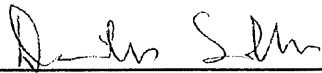
WITNESS, the Grantor, for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged has remised, released, sold and QUIT CLAIMED, and by these presents do remise, release, sell and QUIT CLAIM unto Grantee, its successors and assigns forever, all right title, interest, claim and demand which Grantor has in and to the all of that certain real property and improvements in the County of Adams and State of Colorado that is legally described as follows (the "Property"):

Lots 1, Van Pelt Subdivision, a/k/a 4300 Hudson Road, Watkins, Colorado 80137.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee, and the Grantee, its successors and assigns, forever.

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

Grantor:

By: 
Davinder Sandhu

VAN PELT – PUD – SECOND AMENDMENT

LEGAL DESCRIPTION

Lot 1 and Lot 2 of the Van Pelt Subdivision



Statement Of Taxes Due

Account Number R0129937

Parcel 0181924301001

Assessed To

4300 HUDSON REAL ESTATE INC
19042 LEGACY RIDGE WAY
WESTMINSTER, CO 80031

Legal Description

SUB:VAN PELT SUBDIVISION LOT:1

Situs Address

4300 HUDSON RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$3,040.20	\$0.00	\$0.00	\$0.00	\$3,040.20
Total Tax Charge					\$3,040.20
Grand Total Due as of 01/30/2023					\$3,040.20

Tax Billed at 2022 Rates for Tax Area 434 - 434

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$146.12	RES IMPRV LAND	\$126,576	\$8,800
FIRE DISTRICT 7 - BENNETT	13.1520000	\$531.61	SINGLE FAMILY RES	\$401,305	\$27,890
GENERAL	22.8430000	\$923.30	1217	\$53,671	\$3,730
RETIREMENT	0.3140000	\$12.69	Total	\$581,552	\$40,420
ROAD/BRIDGE	1.3000000	\$52.55			
DEVELOPMENTALLY DISABLED	0.2570000	\$10.39			
SD 29 GENERAL (Bennett)	24.3210000*	\$983.06			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$4.04			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$36.38			
SOCIAL SERVICES	2.2530000	\$91.07			
BENNETT PARK AND RECREATON	6.1600000	\$248.99			
Taxes Billed 2022	75.2150000	\$3,040.20			

* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160