



COMPREHENSIVE PLAN 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 Proposed Amendment, including:
 - Proposed Text Changes
 - Proposed Map Changes
4. Site Plan Showing Proposed Development
5. Regional Traffic Study
6. Neighborhood Meeting Summary
7. Legal Description
8. Certificate of Taxes Paid
9. Certificate of Notice to Mineral Estate Owners/and Lessees(pg. 5)
10. Certificate of Surface Development (pg. 6)

Application Fees	Amount	Due
Comprehensive Plan Amendment	\$1,500	After complete application received
Tri-County Health	\$150 (TCHD Level 1)	After complete application received



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: <u>Comprehensive Plan Amendment</u>

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



September 12, 2023

David DeBoskey, AICP, Planner II
Adams County Community & Economic Development
4430 S. Adams County Pkwy, Suite W2000A
Brighton, CO 80601

RE: Written Explanation of Project
Tapia Residences
2N Civil Project No: 23004

This letter serves to explain the proposed project located at 47790 E 72nd Ave. in Bennett, Colorado. The site lies in the southeast corner of the intersection of N Converse Rd. and E 72nd Ave., approximately 0.5 miles west of Kiowa-Bennett Rd. The subject parcel is part of Section 3, Township 3 South, Range 63 West of the 6th Principal Meridian, County of Adams, State of Colorado.

The existing 39.1-acre site is currently vacant land consisting of native grasses. It is currently zoned A-3, with the intent to rezone to A-2.

The proposed design is to subdivide the parcel into three separate single-family lots. Each consisting of a minimum of 10-acres. Houses and driveways will eventually be built on each of the three lots. Each home will be served by on-site well and septic. It is possible that future accessory buildings will be added.

The project is set to begin late-2023 and conclude with all approvals by early of 2024. It is anticipated that the first home will be built in early 2024.

Conclusion

The property will be rezoned, subdivided and single-family homes constructed.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ryan Eichele'.

Ryan Eichele, PE
Project Manager
2N Civil, LLC

Adams County

Agricultural Property Profile

Parcel Number: 0181503200006

Owners Name and Address:	Property Address:
ALAMILLO EMMA AND ALAMILLO JUAN TAPIA 4936 FRASER WAY DENVER CO 80239-4265	7190 CONVERSE RD

Account Summary

Legal Description

SECT,TWN,RNG:3-3-63 DESC: A PARC OF LAND LOCATED IN THE NW4 OF THE NW4 OF SEC 3 BEING MORE PARTICULARLY DESC AS FOLS BEG AT THE NW COR OF SD SEC 3 AND CONSIDERING THE W LN OF THE NW4 OF SD SEC 3 TO BRS S 00D 08M 24S W WITH ALL BRNG CONTAINED HEREIN RELATIVE THERETO TH S 00D 08M 24S W A DIST OF 1301/44 FT TO THE N 16TH COR BET SEC 3 & 4 TH N 89D 50M 40S E ALG THE S LN OF THE NW4 OF THE NW4 OF SD SEC 3 A DIST OF 1307/12 FT TO A PT ON THE W LN OF A PARC OF PROP AS DESC IN DOCUMENT RECORDED JAN 31 2019 REC NO 2019000007689 TH N 00D 12M 57S E ALG SD W LN A DIST OF 1299/75 FT TO A PT ON THE N LN OF THE NW4 OF THE NW4 OF SD SEC 3 TH S 89D 55M 09S W ALG SD N LN A DIST OF 1308/85 FT TO SD NW COR OF SEC 3 AND THE POB 39/05A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0208302	10/13/2021	392	69.000

Permits

Permit Cases

[ACC2021-00215](#)

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
04/09/2021	\$200,000.00	WD	2021000049516			MEYER RICHARD W FAMILY TRUST THE, C/O TIM MEYER	ALAMILLO EMMA AND, ALAMILLO JUAN TAPIA	\$20	04/22/2021

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
R0208302	Agricultural	Acres	39.0532	FIRE DISTRICT 7 BENNETT	School District 29-Bennett	V	\$4,995.00	\$1,320.00
Land Subtotal:							\$4,995.00	\$1,320.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0208302	0	0
Improvements Subtotal:	0	0

Total Property Value	\$4,995.00	\$1,320.00
-----------------------------	-------------------	-------------------

Building Summary

NO BUILDING RECORDS FOUND

Tax Summary

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

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

245

Commissioner Representative

Commissioner District	Link to Representative
5	Click Here

State House Representative

House District	Link to Representative
56	Click Here

State Senate Representative

Senate District	Link to Representative
21	Click Here

US Congress Representative

Congressional District	Link to Representative
4	Click Here

Zoning Summary

Zoning Summary

Zoning Authority	Zoning
Adams County	A-3

Note: Data is updated daily. Above data was updated as of: 02/10/23

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

TAPIA RESIDENCES - COMPREHENSIVE PLAN AMENDMENT

SITUATED IN PART OF SECTION 3, T.3S., R.63W., OF THE 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 1



VICINITY MAP
 SCALE 1" = 1 Mile

SITE ADDRESS:

47790 E. 72ND AVENUE
 BENNETT, COLORADO 80102

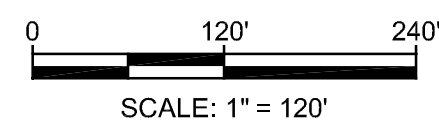
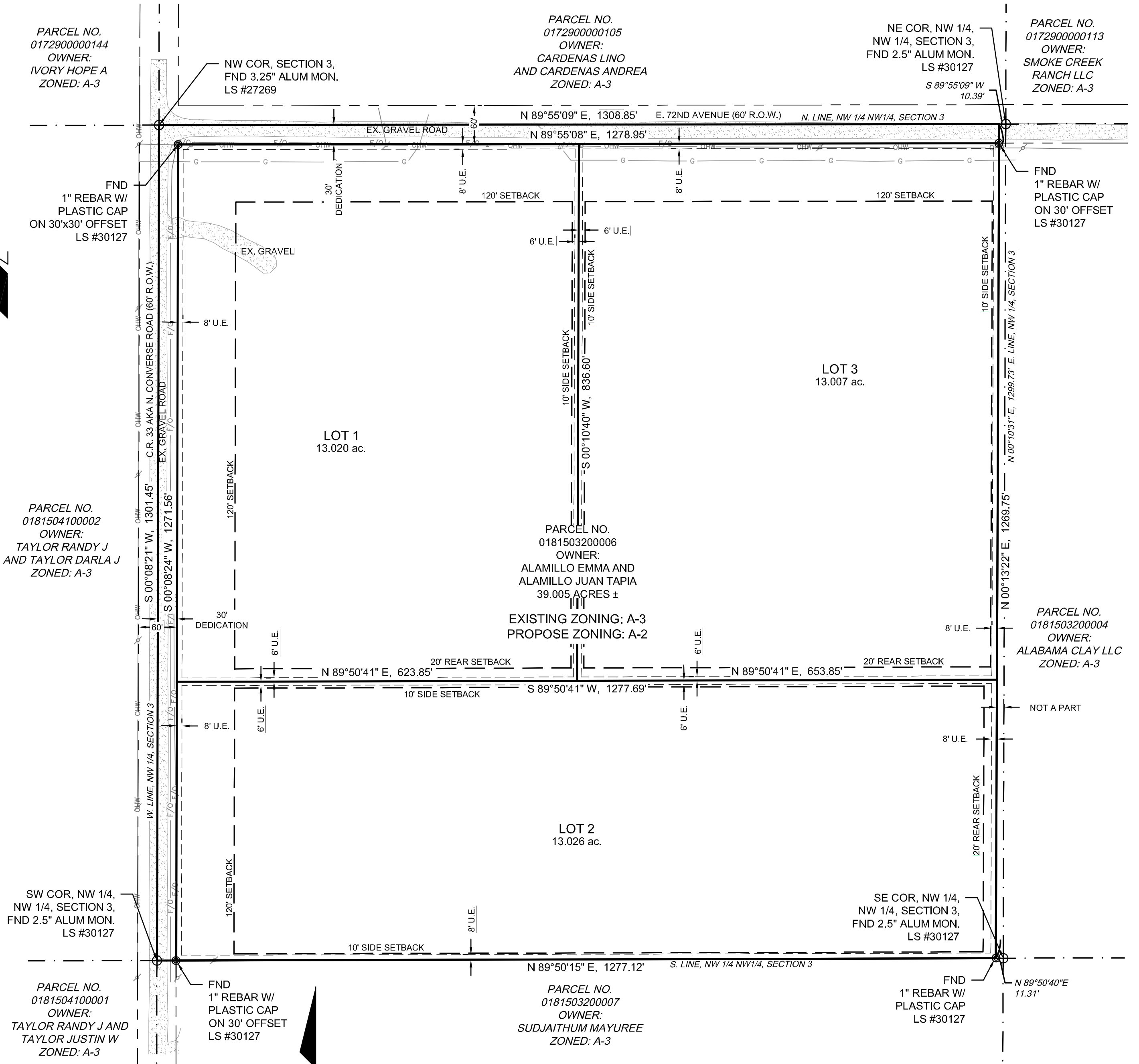
PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, TO BEAR SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST, WITH BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST, A DISTANCE OF 1301.44 FEET TO THE NORTH SIXTEENTH CORNER BETWEEN SECTIONS 3 & 4; THENCE NORTH 89 DEGREES 50 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1307.12 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF PROPERTY AS DESCRIBED IN DOCUMENT RECORDED JANUARY 31, 2019 AT RECEPTION NUMBER 2019000007689 OF THE ADAMS COUNTY RECORDS; THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1299.75 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 55 MINUTES 09 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1308.85 FEET TO SAID NORTHWEST CORNER OF SECTION 3, AND THE POINT OF BEGINNING.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAN ARE BASED ON THE WEST LINE OF OF THE NORTHWEST QUARTER OF SAID SECTION 3 HAVING A BEARING OF S00°08'24"W.



2N CIVIL
 6 Inverness Ct. E. Suite, 125
 Englewood, CO 80112
 303.925.0544 T
 303.925.0547 F
 www.2ncivil.com

ISSUED DATE:	09-12-2023
PROJECT NUMBER:	23004
SHEET 01 OF 01	

J:\Projects\23\23004\Comp Plan Amendment.dwg 9/12/2023



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0194736
 Parcel 0181503200005
 Assessed To
 MEYER RICHARD W FAMILY TRUST THE
 C/O: C/O TIM MEYER
 PO BOX 303
 KIOWA, CO 80117-0303

Certificate Number 2021-180258
 Order Number
 Vendor ID 35
 BLACK KNIGHT FINANCIAL SERVICE
 601 RIVERSIDE AVE.
 JACKSONVILLE, FL 32204

Legal Description	Situs Address
SECT,TWN,RNG:3-3-63 DESC: NW4 EXC PARCEL (B1 PG5089 SURVEY) 78/6993A	47790 E 72ND AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$236.10	\$0.00	\$0.00	\$0.00	\$236.10
Total Tax Charge					\$236.10
Grand Total Due as of 03/03/2021					\$236.10

Tax Billed at 2020 Rates for Tax Area 392 - 392

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$12.92	AG DRY FARMING LAND	\$12,137	\$3,520
FIRE DISTRICT 7 - BENNETT	13.0700000	\$46.00	Total	\$12,137	\$3,520
ADAMS COUNTY	26.8970000	\$94.67			
LOST CREEK GROUND WATER	0.9450000	\$3.33			
SD 29 GENERAL (Bennett)	22.4940000*	\$79.18			
Taxes Billed 2020		67.0760000	\$236.10		

* 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 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



**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: **K70710576-2**

Date: **03/05/2021**

Property Address: **000 EAST 72ND AVENUE, BENNETT, CO 80102**

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

For Closing Assistance

Kristen Mahrholz
4949 SOUTH NIAGARA STREET #200
DENVER, CO 80237
(720) 529-1607 (Work)
(303) 393-3953 (Work Fax)
kmahrholz@ltgc.com
Company License: CO44565

Closers Assistant

Cherie Nielsen
4949 SOUTH NIAGARA STREET #200
DENVER, CO 80237
(720) 529-1619 (Work)
(303) 393-3953 (Work Fax)
cnielsen@ltgc.com
Company License: CO44565

For Title Assistance

Land Title Residential Title Team
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4141 (Work)
(303) 393-4823 (Work Fax)
response@ltgc.com

Buyer/Borrower

EMMA ALAMILLO AND JUAN TAPIA ALAMILLO
Delivered via: Electronic Mail

Agent for Buyer

REALTY ONE GROUP PREMIER
Attention: ROB GONZALEZ
8600 PARK MEADOWS DR #300
LONE TREE, CO 80124
(303) 798-4300 (Work)
vipropllc@gmail.com
Delivered via: Electronic Mail

Seller/Owner

MEYER FAMILY TRUST
Attention: TIM AND TRACY MEYER
Delivered via: Electronic Mail

Agent for Seller

WHITETAIL PROPERTIES REAL ESTATE LLC
Attention: DANIEL HUNNING
FORT COLLINS, CO 80525
(970) 227-1230 (Work)
daniel.hunning@whitetailproperties.com
Delivered via: Electronic Mail



Land Title Guarantee Company
Estimate of Title Fees

Order Number: **K70710576-2** Date: **03/05/2021**
Property Address: **000 EAST 72ND AVENUE, BENNETT, CO 80102**
Parties: **EMMA ALAMILLO AND JUAN TAPIA**
ALAMILLO
THE RICHARD W. MEYER FAMILY TRUST

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	\$1,318.00
Deletion of Standard Exception(s)	\$75.00
Tax Certificate	\$26.00
	Total \$1,419.00
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 01/31/2019 under reception no. 2019000007687](#)

[Adams county recorded 01/31/2019 under reception no. 2019000007686](#)

[Adams county recorded 01/31/2019 under reception no. 2019000007425](#)

[Adams county recorded 06/03/2016 under reception no. 2016000043602](#)

[Adams county recorded 04/01/2005 under reception no. 20050401000335750](#)

[Adams county recorded 05/04/2001 under reception no. 795906](#)

[Adams county recorded 10/13/1999 under reception no. 601756](#)

[Adams county recorded 12/07/1982 under reception no. 409007](#)

[Adams county recorded 01/15/1946 under reception no. 298757](#)

[Adams county recorded 12/18/1941 under reception no. 265804](#)

[Adams county recorded 03/02/1928 under reception no. 139900](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: K70710576-2

Property Address:

000 EAST 72ND AVENUE, BENNETT, CO 80102

1. Effective Date:

02/25/2021 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

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

\$200,000.00

Proposed Insured:

EMMA ALAMILLO AND JUAN TAPIA ALAMILLO

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:

THE RICHARD W. MEYER FAMILY TRUST

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

THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

Copyright 2006-2021 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing
as of the date of use. All other uses are prohibited. Reprinted under license from the
American Land Title Association.



ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: K70710576-2

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. PROVIDE LAND TITLE GUARANTEE COMPANY WITH A CURRENT IMPROVEMENT SURVEY PLAT OF SUBJECT PROPERTY. THIS REQUIREMENT IS NECESSARY TO PROVIDE EXACT LEGAL DESCRIPTION OF SUBJECT PROPERTY. UPON REVIEW, ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

NOTE: ANY MATTERS DISCLOSED BY SAID IMPROVEMENT SURVEY PLAT WILL BE REFLECTED ON SAID POLICY(S) TO BE ISSUED HEREUNDER.

NOTE: LAND TITLE IS NOT RESPONSIBLE FOR ORDERING SAID IMPROVEMENT SURVEY PLAT.

2. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR THE RICHARD W. MEYER FAMILY TRUST RECORDED JANUARY 31, 2019 AT RECEPTION NO. [2019000007688](#) IS CURRENT.

NOTE: SAID INSTRUMENT DISCLOSES TIMOTHY S. MEYER AND TRACY A. BIDDULPH A/K/A TRACY A. MEYER AS THE TRUSTEES AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

3. FURNISH TO LAND TITLE GUARANTEE COMPANY THOSE SECTIONS OF THE FULLY EXECUTED TRUST AGREEMENT FOR THE RICHARD W. MEYER FAMILY TRUST THAT DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

NOTE: ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON REVIEW OF THIS DOCUMENTATION.

4. WARRANTY DEED FROM THE RICHARD W. MEYER FAMILY TRUST TO EMMA ALAMILLO AND JUAN TAPIA ALAMILLO CONVEYING SUBJECT PROPERTY.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: K70710576-2

All of the following Requirements must be met:

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

A. UPON RECEIPT BY THE COMPANY OF A SATISFACTORY FINAL AFFIDAVIT AND AGREEMENT FROM THE SELLER AND PROPOSED INSURED, AND A IMPROVEMENT LOCATION CERTIFICATE OF THE LAND, ITEMS 1-4 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED. ANY ADVERSE MATTERS DISCLOSED BY THE FINAL AFFIDAVIT AND AGREEMENT AND IMPROVEMENT LOCATION CERTIFICATE WILL BE ADDED AS EXCEPTIONS.

B. IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTIONS AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH, ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED.

C. UPON RECEIPT OF PROOF OF PAYMENT OF ALL PRIOR YEARS' 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: K70710576-2

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. RESERVATIONS BY THE UNION PACIFIC LAND COMPANY COMPANY OF:**
 - (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY,
 - (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND
 - (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED SEPTEMBER 04, 1907, IN BOOK 25 AT PAGE 185.
- 9. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BENNETT FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 02, 1962, IN BOOK 1018 AT PAGE 159.**
- 10. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE LOST CREEK GROUND WATER MANAGEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MARCH 07, 1974, IN BOOK 1916 AT PAGE 912.**
- 11. RIGHT OF WAY GRANT TO PANHANDLE EASTERN PIPE LINE COMPANY IN INSTRUMENT RECORDED FEBRUARY 02, 1979, IN BOOK 2315 AT PAGE 354.**

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: K70710576-2

12. NOTICE OF GENERAL DESCRIPTION OF AREA SERVED BY PANHANDLE EASTERN PIPE LINE COMPANY PURSUANT TO CRS 9-1.5-103 (1) (1981) CONCERNING UNDERGROUND FACILITIES, RECORDED JUNE 25, 1986 IN BOOK 3162 AT PAGE [961](#).
13. RESERVATION OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS IN, UNDER AND UNDERLYING AND THAT MAY BE PRODUCED FROM THE PROPERTY AS CONTAINED IN DEED RECORDED DECEMBER 7, 1982 IN BOOK 2700 AT PAGE [157](#).
14. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 20, 2002 UNDER RECEPTION NO. [C0971774](#).
15. RIGHT OF WAY FOR A 30 FOOT ROAD EASEMENT AS SHOWN ON SURVEY ATTACHED TO WARRANTY DEED RECORDED OCTOBER 30, 2017 UNDER RECEPTION NO. [2017000095163](#).
16. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF AGREEMENT RECORDED OCTOBER 17, 2018 AT RECEPTION NO. [2018000084257](#).



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.



**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 Corporation

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




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.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

June 15, 2023

David DeBoskey, AICP, Planner II
 Adams County Community & Economic Development
 4430 S. Adams County Pkwy, Suite W2000A
 Brighton, CO 80601

RE: Traffic Impact Letter
 Tapia Residences
 2N Civil Project No: 23004

This letter serves to outline the traffic impact of the proposed Tapia Residences, located in Adams County. The site lies to the east of N Converse Rd. and south of E 72nd Ave., approximately 0.5 miles west of Kiowa-Bennett Rd. The subject parcel is part of Section 3, Township 3 South, Range 63 West of the 6th Principal Meridian, County of Adams, State of Colorado.

N Converse Rd. & E 72nd Ave

The existing public N Converse Rd. & E 72nd Ave, which this project will gain driveway accesses from, are categorized in the Adams County Transportation Master Plan (TMP) as Section Line Arterial/Rural Arterial. The roadways are currently unpaved two-lane roads with approximately 12-foot-wide travel lanes and no apparent shoulders. The current Right-of-Way for both roadways is 60 feet wide.

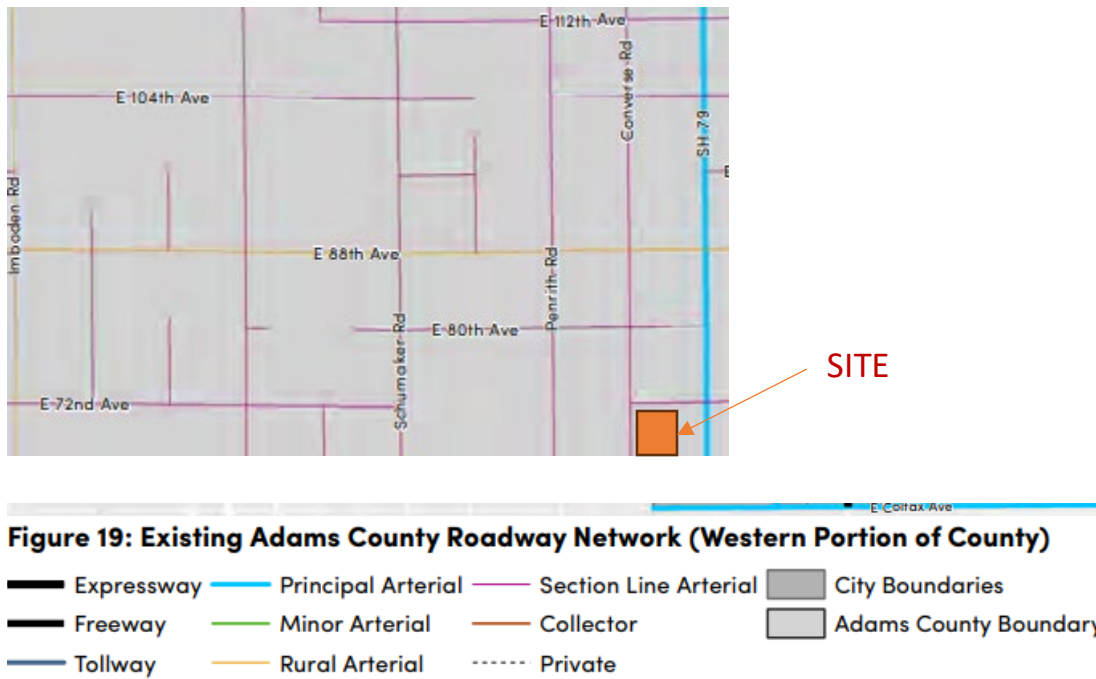


Figure 1 – Figure 19 of Adams County Transportation Master Plan

The TMP does not designate any future improvements to either of these roadways.

Private driveways will be accessed off of these two roadways. The driveways will serve single-family residences.

Trip Generation

The Master Plan does not include existing traffic volumes for either of these two roadways.

Trip generation rates for this development were obtained from the ITE Trip Generation Manual, 7th Edition for Land Use 210 (Single-Family Detached Housing). Table 1 shows the Daily, AM peak, and PM peak hour trip generation estimates. The estimated trips generated by this development are 29 two-way trips out of which 2 two-way trips occur in the AM peak hour and 3 two-way trips occur in the PM peak hour. Please see the following table:

Time of Day	Description	ITE Land Use Category	Land Use Code	New Lots	Daily Trip Rate	Daily 2-Way Trips	Directional Distribution IN	Directional Distribution OUT	Daily Trips In (vpd)	Daily Trips Out (vpd)
Daily	SF Housing	SF Housing	210	3	9.57	29	50%	50%	15	15
AM Peak	SF Housing	SF Housing	210	3	0.77	2	26%	74%	1	2
PM Peak	SF Housing	SF Housing	210	3	1.02	3	64%	36%	2	1

Conclusion

The assumed proposed trips generated will not adversely impact the traffic on either N. Converse Rd. or E 72nd Ave.

Respectfully,



Ryan Eichele, PE
 Project Manager
 2N Civil, LLC



6302 E 142nd Pl, Thornton, CO 80602 | 720-238-9094 | wangtasticarchdesign@gmail.com

TAPIA RESIDENCE – NEIGHBORHOOD MEETING SUMMARY

MEETING DETAILS

Date: October 2, 2023

Time: 5:00 pm

Location: 7190 Converse Rd, Bennett, CO 80102

ATTENDEES

Juan Tapia (Owner)

Emma Tapia (Owner)

Juan Tapia Jr (Owner)

Alan Li (Design team)

Justin Taylor (PO Box 185, Bennett, CO 80102)

Bill (Neighbor, did not reveal address)

Cardenas Lino & Cardenas Andrea (47335 E 72nd Ave, Bennett, CO 80102)

Lopez Lino Cardenas & Cardenas Andrea (50000 E 56th Ave, Bennett, CO 80102)

Luis Solis (Lot F, 4 lots away from project location)

Mauro Terraza & Zulema Elizondo (6560 N Converse Rd, Bennett, CO 80102)

SUMMARY

The Owner mailed invitation letters via USPS on September 19, 2023, to all neighbors on the county-provided list. The USPS receipt is attached.

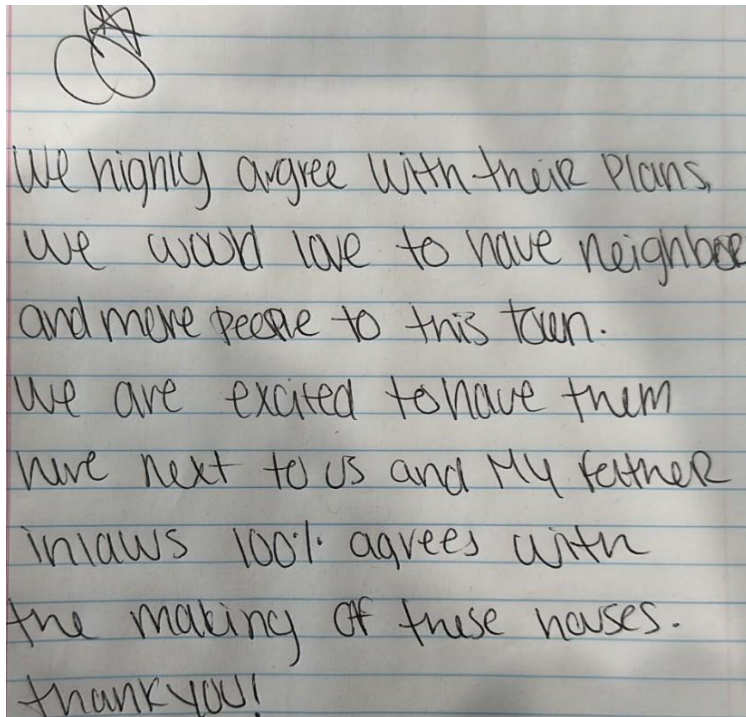
The Designer and the Owner started with a thorough project description for all neighbors. Documents sent and presented to the neighbors are attached.

Neighbor Justin Taylor (PO Box 185) arrived at 4:45pm. He expressed his concern that more residents might bring density and business to the neighborhood.

Neighbor Bill arrived at 5:15pm. He didn't provide his last name or his address. However, he expressed his support for this project and wished the design team and owner good luck.

Neighbor Cardenas Lino & Cardenas Andrea (47335 E 72nd Ave) showed up at 5:45pm and supported the project. They also provided written support letter, attached below.

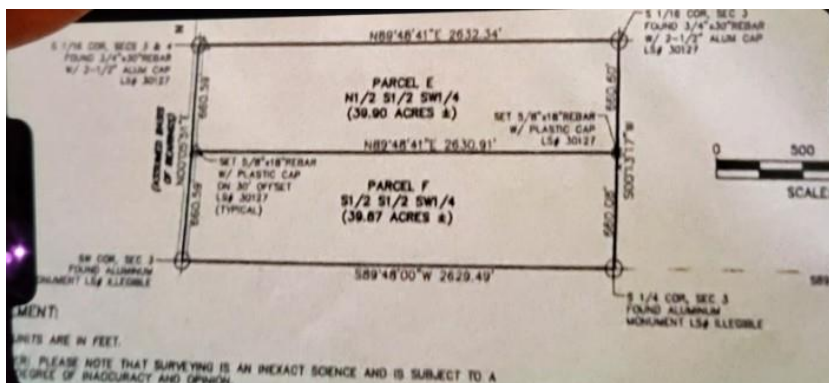
Neighbor Lopez Lino & Cardenas Andrea (50000 E 72nd Ave) showed up at 5:45pm and supported the project. They also provided written support letter, attached below.



We highly agree with their plans,
we would love to have neighbors
and more people to this town.
We are excited to have them
live next to us and My father
in laws 100% agrees with
the making of these houses.
Thank you!

Mauro Terraza & Zulema Elizondo (6560 N Converse Rd) showed up at 6:15pm and expressed support verbally for the project. They also provided their phone number 720-641-7901.

Neighbor Luis Solis (Lot F) did not have time to attend the neighborhood meeting but expressed verbally his support for project.



Everyone left by 6:15pm. The design team and the Owner waited until 6:30pm and no one else showed up.

Summary prepared by: Bing Wang, Wangtastic ArchDesign

Signature: *Bing Wang*

Summary approved by: Juan Tapia-Alamillo & Emma Alamillo

Signature: Juan Tapia-Alamillo & Emma Alamillo



UNITED STATES
POSTAL SERVICE

800 438 3646
800 376 8766

05/01/2025 \$108.00

PRICE	QTY	UNIT PRICE	AMOUNT
10 Flat MAIL	2	\$54.00	\$108.00
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			
Project No: 1			\$0.00
Serial: 10 6000			
Weight: 0.10 3.50 lb			
Acceptance Date: Tue 05/01/2025			
Tracking #: 9504 90228100029000000001			

Grand Total \$108.00
Tax \$0.00
Total \$108.00

First class Tracking label is NOT required to get the label value. Carrier handles all labels under the 9501. To get the label value, use the 9501 Tracking label.
© 2025 USPS. All rights reserved.
For more information, visit www.usps.com
1-800-376-8766
501 United States Postal Service Building, Washington, DC 20540-9001
EPA - Buy U.S. Postal Service products made in the USA.



September 17, 2023

Dear Neighbor,

We would like to invite you to a neighborhood meeting for the Tapia Residence Project at 5 p.m. on Monday, October 2, 2023, at 7190 Converse Rd, Bennett, CO 80102. The site lies in the southeast corner of the intersection of N Converse Rd. and E 72nd Ave., approximately 0.5 miles west of Kiowa-Bennett Rd. Project map is attached next page.

The purpose of this meeting is to learn about the design purpose and progress of this Project. A concept meeting was held with the County of Adams on August 4, 2023.

The existing 39.1-acre site is currently vacant land consisting of native grasses. It is currently zoned A-3, with the intent to rezone to A-2. The proposed design is to subdivide the parcel into three separate single-family lots. Each consisting of a minimum of 10-acres. Houses and driveways will eventually be built on each of the three lots. Each home will be served by on-site well and septic. The project is set to begin late 2023 and conclude with all approvals by early 2024. It is anticipated that the first home will be built in early 2024.

I hope you will come to this meeting to meet with us. Please mark October 2 on your calendar and plan to attend. If you have any questions regarding this meeting, please call Juan Tapia, the property owner, at 303-519-6197, or Alan Li, the owner's Architect, at 312-928-9985.

Thank you for your time, and I hope to see you at the meeting.

Cordially,

Juan Tapia-Alamillo

Emma Alamillo

7190 Converse Rd, Bennett, CO 80102

Google Maps 7190 N Converse Rd



Imagery ©2023 Google, Imagery ©2023 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 2000 ft