



## Request for Comments

Case Name: Petco Dahlia Subdivision

Case Number: PLT2024-00012

June 21, 2024

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision Final Plat to combine two lots on 2 acres in the Industrial-1 and Industrial-2 zone districts.** This request is located at 7627 DAHLIA ST. The Assessor's Parcel Number is 0172131300011, 0172131315001.

Applicant Information: Integrity Traffic Holding Company LLC  
JASON BOWEN  
7625 DAHLIA ST  
COMMERCE CITY, CO 80022

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **07/17/2024** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [DDeBoskey@adcogov.org](mailto:DDeBoskey@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/current-land-use-cases](http://www.adcogov.org/current-land-use-cases).

Thank you for your review of this case.

David DeBoskey  
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

June 3, 2024

Adams County Planning Department  
4430 S Adams County Pkwy,  
Suite W2000A  
Brighton, CO 80601

Re: Dahlia St – Minor Subdivision  
Situated in the NW Quarter of Section 31,  
Township 2 South, Range 67 West of the 6th P.M.

### Written Explanation of the Project:


#### Background

This Minor Subdivision permit is sent in as a response to two (2) illegally created parcels owned by Integrity Traffic Holding Company LLC. The first illegally created parcel is #0172131300011. The second illegally created parcel is #0172131315001. Both illegally created parcels were purchased by Integrity Traffic Holding Company along with a larger parcel to the north, #0172131203001. Included below are the two violations from the county regarding the illegally created parcels. Parcels #0172131300011 and Parcel #0172131315001 were illegally created prior to Integrity Traffic Holding Company’s purchase of the three parcels as Parcel #0172131300011 is less than one acre.

#### Parcel #0172131300011

**Record VIO2022-03451:**  
VIO - Code Enforcement Violation  
Record Status: NOV Court Process

Record Info ▾ Payments ▾ Conditions 1 Custom Co

 A notice was added to this record on 12/01/2023.  
Condition: Illegally Created Parcel Severity: Notice  
Total Conditions: 1 (Notice: 1)

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#### Conditions


Showing 1-1 of 1

**Default - 1 Applied**  
**Notice**  
**Illegally Created Parcel**  
*parcel was created 6-5-1989 per Bk 3569 Pg 831.*  
Applied | Notice | 05/26/2023

#### Parcel #0172131315001

**Record VIO2022-03465:**  
VIO - Code Enforcement Violation  
Record Status: NOV Court Process

Record Info ▾ Payments ▾ Conditions 1 Custom Component

 A notice was added to this record on 12/01/2023.  
Condition: Illegally Created Parcel Severity: Notice  
Total Conditions: 1 (Notice: 1)

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#### Conditions

Showing 1-1 of 1

**Default - 1 Applied**  
**Notice**  
**Illegally Created Parcel**  
*B1891 P860, 10/03/1973*  
Applied | Notice | 12/01/2023

## Proposal

To resolve the issue of the illegally created parcels, we are seeking to merge the two illegally created parcels Parcel #0172131300011 and Parcel #0172131315001 to meet the minimum acreage requirement. The merging of the parcels will create two separate larger parcels. The anchor parcel, #0172131203001 will stay unchanged while the two illegally created parcel will become one tract. In total, the Minor Subdivision will result in two total lots on the property. This is further detailed in both the attached site plan and the attached survey.

Lot 1 – Lot 1 is created through the merging of the two illegal parcels. The total square footage of the lot will be 2.0426 acres. Currently, Parcel #0172131300011 acts as an easement/driveway for the anchor Parcel #0172131203001. This parcel primarily functions as an outdoor storage yard for nine industrial companies who store vehicles, equipment and materials needed to operate their businesses. This parcel secondarily functions as an ingress to the west half of the anchor parcel. Parcel #0172131315001 is an extension to the southeast portion of the anchor parcel. This parcel primarily functions as a driveway, and secondarily as an outdoor storage yard for five industrial companies who store vehicles, equipment, and materials needed to operate their businesses.

Lot 2 – Lot 2 is the original anchor parcel. This lot is 4.103 acres and will remain unchanged.

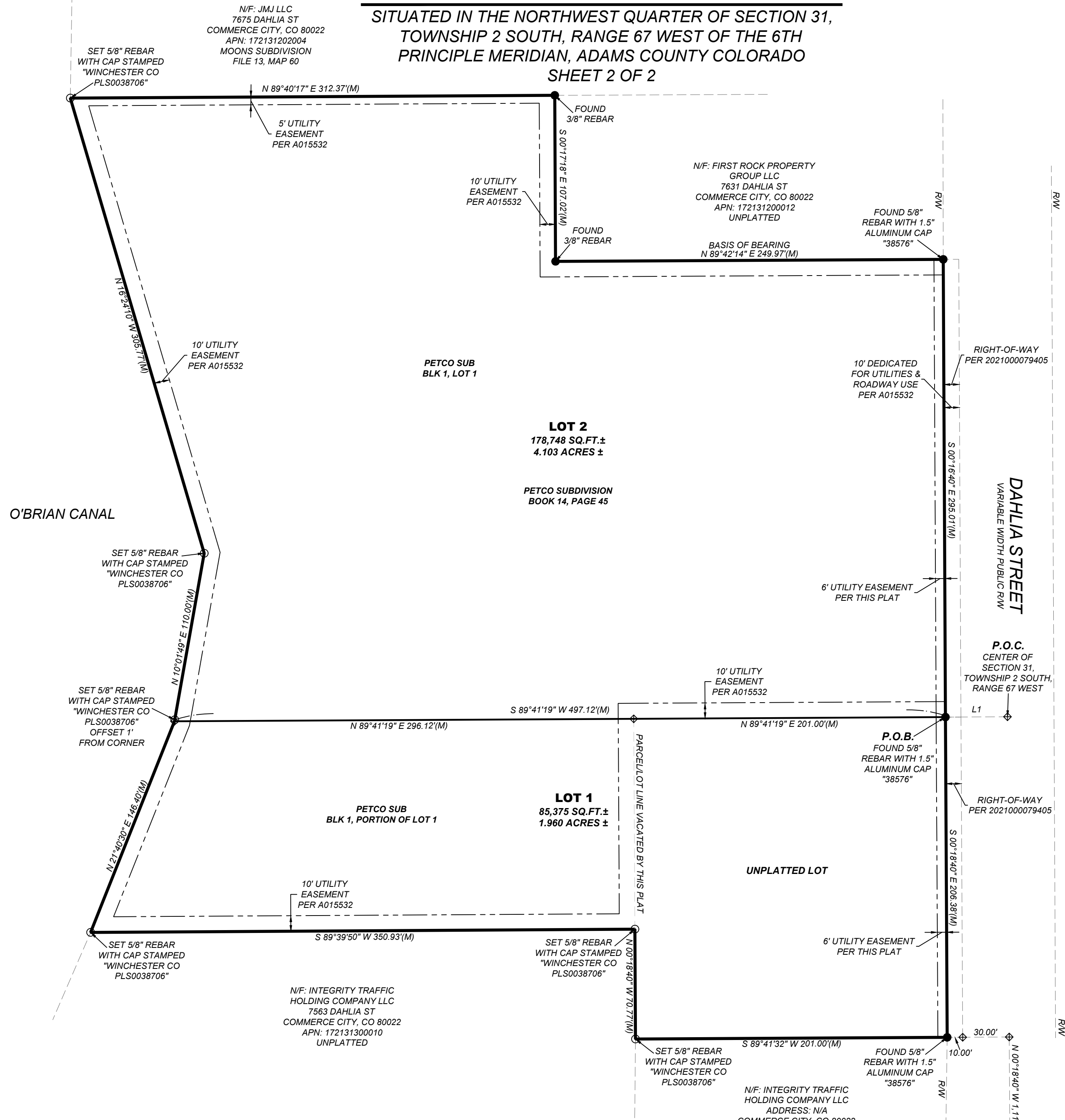
The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving this application, shall find that the proposed use is consistent with the Adams County Standards and Regulations Section 4-11-02-04-09. The outdoor storage on Parcel 0172131300011, zoned I-1, has outdoor storage on 69.97% of the property and meets all standards. Parcel 0172131315001, zoned I-2, has outdoor storage on 60.1% of the property, falling under the 80% cutoff, thereby meeting all County standards. Additionally, if both parcels are merged, the total amount of outdoor storage in proportion to the total property size will be 64.71%.

## Improvements

No physical improvements are proposed on the property.

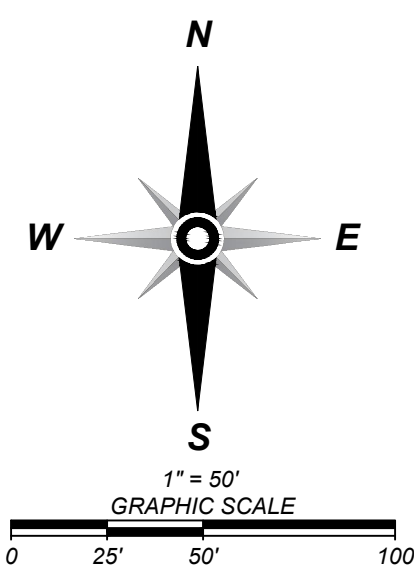
# PETCO SUBDIVISION AMENDMENT NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH  
PRINCIPLE MERIDIAN, ADAMS COUNTY COLORADO  
SHEET 2 OF 2



**LEGEND & SYMBOLS**

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- N/F NOW OR FORMERLY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- (M) MEASURED/CALCULATED DIMENSION
- PROPERTY LINE
- LOT LINE
- - - EASEMENT LINE
- - - ADJOINER LINE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°41'27" W	40.00'

DATE	REVISION HISTORY	BY

3825 N. SHILOH DRIVE  
FAYETTEVILLE, AR 72703  
OFFICE: 1-888-933-2111  
SUPPORT@BLEWINC.COM

# BLEW

Surveying | Engineering | Environmental

SURVEYOR JOB NUMBER: 23-7488.01	SURVEY DRAWN BY: CRH - 01/29/2024
SURVEY REVIEWED BY: TS	SHEET: 2 OF 2



**Legend**

- +— Railroad
- Major Water
- Zoning Line
- ▭ Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Conditions

**Case Name** Petco Dahlia Subdivision

**Case Number** PLT2024-00012





# FINAL PLAT

(MINOR SUBDIVISION)

A minor subdivision shall only be used to divide parcels of less than twenty (20) acres into four (4) or fewer lots. Minor subdivisions are processed through this application for final plat. Two public hearings are required in the processing of this application. A separate application for Subdivision Engineering Review must be filed in addition to this application for final plat.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on pages 2-3.

Required Checklist Items

- Development Application Form
- Written Explanation
- Final Plat
- Legal Description
- Conceptual Site Plan
- Proof of Ownership
- Proof of Water and Sewer Services
- Proof of Utilities
- Certificate of Taxes Paid
- Receipt of Payment to Colorado Geological Survey

Discretionary Checklist Items

- School Impact Analysis
- Subdivision Engineering Review Application. If already filed, please identify the case number here:

<b>Fees Due When Application is Deemed Complete</b>	
Minor Subdivision (final plat)	• \$1,600

# Guide to Development Application Submittal

All applications shall be submitted electronically to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org). If the submittal is too large to email as an attachment, the application may be sent as an unlocked MS OneDrive link. Alternatively, the application may be delivered on a flash drive to the Community and Economic Development Department. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcogov.org](http://www.permits.adcogov.org).

## Required Checklist Items

### **Written Explanation of the Project:**

- A clear and concise description of the proposal. Please include the purpose of the project, and improvements that will be made to the site.
- Identify the number of tracts and number of lots being proposed.
- Please keep written explanation to three pages or less.

### **Final Plat Prepared by Registered Land Surveyor:**

- A map or maps together with supporting documentation of certain described land providing permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels

### **Legal Description:**

- A version of the legal description (from the final plat) that we can copy and paste. You may provide this in PDF or Microsoft Word versions.

### **Conceptual 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

### **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

### **Proof of Water and Sewer:**

- Public utilities - A written statement from the appropriate water and/or sanitation district indicating that they will provide service to the property
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems

### **Proof of Utilities (Gas, Electric, etc.):**

- A written statement from the appropriate utility provider indicating that they will provide service to the property
- Copy of a current bill from the service provider

### **Certificate of Taxes Paid:**

- A Statement of Taxes Paid is not the equivalent of a Certificate of Taxes Paid. Colorado State Statutes require a Certificate of Taxes Paid to be submitted with this application.
- All taxes on the subject property must be paid in full. A certificate of taxes paid can be obtained in-person at the Adams County Treasurer's office. As of July 2023, the cost is \$10.
- You may also request a Certificate of Taxes Paid by e-mailing [treasurer@adcogov.org](mailto:treasurer@adcogov.org), and credit card payment can be processed by telephone.

**Receipt of Payment from Colorado Geological Survey:**

- The Colorado Geological Survey requires a fee payment for the review of any subdivision. These payments can be made at: <https://commerce.cashnet.com/MinesCGS>. A receipt of this pre-payment must be provided in this application submittal.

**Discretionary Checklist Items****School Impact Analysis:**

- Contact the applicable school district for the analysis. If the school district does not provide this, please include an email from them.
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located.

**Subdivision Engineering Review Application:**

- Contact the [cedd-eng@adcogov.org](mailto:cedd-eng@adcogov.org) to determine if a subdivision engineering review is required. If it is determined that an application is not required, please include an email from them.
- This is a separate application submittal from the minor subdivision final plat. Please refer to the application checklist located at: <https://epermits.adcogov.org/submittal-checklists>.





**PROJECT NAME:**

**APPLICANT**

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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**OWNER**

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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**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



## Minor Subdivision Final Plat Requirements

1. **Subdivision Name, Subtitle:** Name of subdivision at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.
3. **Ownership Certificate:**
  - a. Know all men by these presents that (owner name(s)), being the sole owner of the following described tract of land:
  - b. Legal Description
  - c. Have (Has) by these presents laid out, platted and subdivided the same into lots, streets and easements as shown on this plat under the name and style of (subdivision name).
4. **Dedication Statements:** Statements of land to be dedicated to the County for parks or other public uses, grants of easements and dedication of public streets to the Adams County are required.
  - a. All plats with public streets shall have the following sentence in the dedication statement: *All public streets are hereby dedicated to Adams County for public use.*
  - b. All plats with public easements and/or tracts must have the following sentence in the dedication statement: *The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County.*
  - c. All plats with private streets shall have the following sentence in the dedication statement: *All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, etc.).*
  - d. All plats with other tracts being dedicated to the County shall have:



- i. A sentence in the dedication statement similar to "Tract X is hereby dedicated to Adams County for public use".
  - ii. A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as "Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (District Name) Special Maintenance District".
5. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.
6. **Access Provisions:**
  - a. **Statement Restricting Access:** A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.
7. **Easement Statement:**
  - a. Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.
8. **Storm Drainage Facilities Statement:**
  - a. The policy of the County requires that maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owners shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdivision development agreement. Should the owner fail to maintain said facilities, the County shall have the right to enter said land for the sole purpose of operations and maintenance. All such maintenance cost will be assessed to the property owners.
9. **Layout:**
  - a. **Boundary Lines:** The subdivision boundary will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing



and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).

- b. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
  - i. Within the proposed subdivision, and
  - ii. Immediately abutting the proposed subdivision, and
  - iii. Any private street shall include the designation "(Private)" immediately following street name; any other private right of way that is not named shall include the designation "(Private)" in a manner that clearly conveys such a status.
- c. **Easements:** All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary. **On**
- d. **Lots and Blocks:** All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to one in five thousand (5,000).
- e. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
- f. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.



- g. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
  - h. **Identification System:** All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter "A". Lots and tracts shall be labeled with the area of the lot or tract.
  - i. **Legend:** Provide a legend which designates all lines and symbols except where called out on plat drawing.
  - j. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.
10. **Easements:** Book and page and/or reception number for all existing and newly created easements.
11. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.
12. **Basis of Bearings:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.
13. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.
14. **Not A Part Of Subdivision:** All areas enclosed within the subdivision boundary which do not constitute a part of the subdivision shall be labeled "Not a part of this subdivision". All lines pertaining to such areas shall be dashed.
15. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.
16. **Operation and Maintenance Manual reference:** Refer to the Operation and Maintenance Manual approved with this Subdivision for Additional Drainage Guidelines.

Community & Economic  
Development Department  
[www.adcogov.org](http://www.adcogov.org)



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

**17. All other information required by State law.**

June 3, 2024

Adams County – Community & Economic Development  
4430 S Adams County Parkway, 1<sup>st</sup> Floor  
Suite W2000A  
Brighton, CO 80601

**Re: Dahlia St – Letter of Authorization**

Authorization:

This letter is being submitted on behalf of **Integrity Traffic Holding Company LLC** the “Property Owner”, and hereby authorizes 3 Pillars Law to submit planning and entitlement documents on behalf of the Property Owner.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jason Bowen', written over a horizontal line.

Jason Bowen – President  
Integrity Traffic Holding Company, LLC



# Adams County Commercial Property Profile

**Parcel Number:** 0172131300011

<u>Owners Name and Address:</u>	<u>Property Address:</u>
INTEGRITY TRAFFIC HOLDING COMPANY LLC  7627 DAHLIA ST COMMERCE CITY CO 80022-1496	

## Account Summary

### Legal Description

SECT,TWN,RNG:31-2-67 DESC: BEG AT A PT ON N LN NE4 SW4 SEC 31 30 FT W OF CEN OF SD SEC TH S 206/37 FT TH W 211 FT TH N 206/37 FT TH E 211 FT TO POB EXC RD (2021000043836) 0/95A

### Subdivision Plat

N/A

### Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0077822	On or Before 01/01/1996	<a href="#">210</a>	83.313

## Permits

### Permit Cases

[BDC10-00012](#)  
[BDC13-00077](#)  
[BDP13-1967](#)  
[HST2009-00383](#)  
[ILD2016-00067](#)  
[USE2023-00012](#)  
[USE2023-00047](#)  
[UTL2014-00309](#)  
[VIO2005-45039](#)  
[VIO2006-48491](#)  
[VIO2006-48492](#)  
[VIO2007-54243](#)  
[VIO2007-54244](#)  
[VIO2007-54245](#)  
[VIO2010-02094](#)  
[VIO2018-01451](#)  
[VIO2022-02491](#)  
[VIO2022-02492](#)  
[VIO2022-03451](#)  
[ZVR2023-00027](#)

## Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
07/18/1998	\$10.00	QC	C0686003	6176	855	MARKLEY CHRIS ET AL	MARKLEY CHRIS ET AL	\$0	07/03/2000
09/25/2019	\$2,120,000.00	SWD	2019000082207			CHRIS AND RICHARD MARKLEY LLC	INTEGRITY TRAFFIC HOLDING COMPANY LLC	\$212	09/30/2019
09/25/2019	\$0	SWD	2019000082204			MARKLEY CHRIS ET AL	CHRIS AND RICHARD MARKLEY LLC	\$0	09/30/2019

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
R0077822	Commercial	Acres	0.9526	SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT 4	School District 14-Commerce City	V	\$155,610.00	\$45,130.00
<b>Land Subtotal:</b>							<b>\$155,610.00</b>	<b>\$45,130.00</b>

### Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0077822	0	0
<b>Improvements Subtotal:</b>	<b>0</b>	<b>0</b>

<b>Total Property Value</b>	<b>\$155,610.00</b>	<b>\$45,130.00</b>
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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
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## Precincts and Legislative Representatives Summary

### Precinct

255
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### Commissioner Representative

Commissioner District	Link to Representative
2	<a href="#">Click Here</a>

### State House Representative

House District	Link to Representative
32	<a href="#">Click Here</a>

### State Senate Representative

Senate District	Link to Representative
21	<a href="#">Click Here</a>

### US Congress Representative

Congressional District	Link to Representative
8	<a href="#">Click Here</a>

## Zoning Summary

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### Zoning Summary

Zoning Authority	Zoning
Adams County	I-1

**Note:** Data is updated daily. Above data was updated as of: 05/31/24

**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

# Adams County Commercial Property Profile

**Parcel Number:** 0172131315001

<b><u>Owners Name and Address:</u></b>	<b><u>Property Address:</u></b>
INTEGRITY TRAFFIC HOLDING COMPANY LLC  7627 DAHLIA ST COMMERCE CITY CO 80022-1496	

## Account Summary

### Legal Description

SUB:PETCO SUBD BLK:1 DESC: THE SLY 135/60 FT OF LOT 1
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### Subdivision Plat

PETCO SUBD
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### Account Summary

<b>Account Numbers</b>	<b>Date Added</b>	<b>Tax District</b>	<b>Mill Levy</b>
R0201377	02/21/2020	<a href="#">210</a>	83.313

## Permits

### Permit Cases

<a href="#">USE2023-00048</a> <a href="#">VIO2022-03465</a> <a href="#">ZVR2023-00027</a>
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## Sales Summary

NO SALES RECORDS FOUND

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
R0201377	Commercial	Acres	1.0900	SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT 4	School District 14-Commerce City	V	\$177,844.00	\$51,570.00
<b>Land Subtotal:</b>							<b>\$177,844.00</b>	<b>\$51,570.00</b>

### Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0201377	0	0
<b>Improvements Subtotal:</b>	<b>0</b>	<b>0</b>

<b>Total Property Value</b>	<b>\$177,844.00</b>	<b>\$51,570.00</b>
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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
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### Precincts and Legislative Representatives Summary

#### Precinct

255

### Commissioner Representative

Commissioner District	Link to Representative
2	<a href="#">Click Here</a>

### State House Representative

House District	Link to Representative
32	<a href="#">Click Here</a>

### State Senate Representative

Senate District	Link to Representative
21	<a href="#">Click Here</a>

### US Congress Representative

Congressional District	Link to Representative
8	<a href="#">Click Here</a>

## Zoning Summary

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### Zoning Summary

Zoning Authority	Zoning
Adams County	I-2

**Note:** Data is updated daily. Above data was updated as of: 05/31/24

**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

June 3, 2024

Adams County Planning Department  
4430 S Adams County Pkwy,  
Suite W2000A  
Brighton, CO 80601

Re: Dahlia St – Minor Subdivision  
Situated in the NW Quarter of Section 31,  
Township 2 South, Range 67 West of the 6th P.M.

### Written Explanation of the Project:


#### Background

This Minor Subdivision permit is sent in as a response to two (2) illegally created parcels owned by Integrity Traffic Holding Company LLC. The first illegally created parcel is #0172131300011. The second illegally created parcel is #0172131315001. Both illegally created parcels were purchased by Integrity Traffic Holding Company along with a larger parcel to the north, #0172131203001. Included below are the two violations from the county regarding the illegally created parcels. Parcels #0172131300011 and Parcel #0172131315001 were illegally created prior to Integrity Traffic Holding Company’s purchase of the three parcels as Parcel #0172131300011 is less than one acre.

#### Parcel #0172131300011

**Record VIO2022-03451:**  
VIO - Code Enforcement Violation  
Record Status: NOV Court Process

Record Info ▾ Payments ▾ Conditions 1 Custom Co

 A notice was added to this record on 12/01/2023.  
Condition: Illegally Created Parcel Severity: Notice  
Total Conditions: 1 (Notice: 1)

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#### Conditions


Showing 1-1 of 1

**Default - 1 Applied**  
**Notice**  
**Illegally Created Parcel**  
*parcel was created 6-5-1989 per Bk 3569 Pg 831.*  
Applied | Notice | 05/26/2023

#### Parcel #0172131315001

**Record VIO2022-03465:**  
VIO - Code Enforcement Violation  
Record Status: NOV Court Process

Record Info ▾ Payments ▾ Conditions 1 Custom Component

 A notice was added to this record on 12/01/2023.  
Condition: Illegally Created Parcel Severity: Notice  
Total Conditions: 1 (Notice: 1)

---

#### Conditions

Showing 1-1 of 1

**Default - 1 Applied**  
**Notice**  
**Illegally Created Parcel**  
*B1891 P860, 10/03/1973*  
Applied | Notice | 12/01/2023



## Proposal

To resolve the issue of the illegally created parcels, we are seeking to merge the two illegally created parcels Parcel #0172131300011 and Parcel #0172131315001 to meet the minimum acreage requirement. The merging of the parcels will create two separate larger parcels. The anchor parcel, #0172131203001 will stay unchanged while the two illegally created parcel will become one tract. In total, the Minor Subdivision will result in two total lots on the property. This is further detailed in both the attached site plan and the attached survey.

Lot 1 – Lot 1 is created through the merging of the two illegal parcels. The total square footage of the lot will be 2.0426 acres. Currently, Parcel #0172131300011 acts as an easement/driveway for the anchor Parcel #0172131203001. This parcel primarily functions as an outdoor storage yard for nine industrial companies who store vehicles, equipment and materials needed to operate their businesses. This parcel secondarily functions as an ingress to the west half of the anchor parcel. Parcel #0172131315001 is an extension to the southeast portion of the anchor parcel. This parcel primarily functions as a driveway, and secondarily as an outdoor storage yard for five industrial companies who store vehicles, equipment, and materials needed to operate their businesses.

Lot 2 – Lot 2 is the original anchor parcel. This lot is 4.103 acres and will remain unchanged.

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving this application, shall find that the proposed use is consistent with the Adams County Standards and Regulations Section 4-11-02-04-09. The outdoor storage on Parcel 0172131300011, zoned I-1, has outdoor storage on 69.97% of the property and meets all standards. Parcel 0172131315001, zoned I-2, has outdoor storage on 60.1% of the property, falling under the 80% cutoff, thereby meeting all County standards. Additionally, if both parcels are merged, the total amount of outdoor storage in proportion to the total property size will be 64.71%.

## Improvements

No physical improvements are proposed on the property.

**OWNERSHIP AND DEDICATION CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS THAT INTEGRITY TRAFFIC HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY BY VESTING DEED RECORDED AT RECEPTION NO. 201900082207, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COMMERCE CITY, IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PART OF THE NW 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 31;

THENCE NORTH 295.0 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 58 MINUTES WEST PARALLEL TO THE SOUTH LINE OF SAID NW 1/4 A DISTANCE OF 290.0 FEET; THENCE NORTH 107.0 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES WEST, 312.36 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE O'BRIAN CANAL; THENCE SOUTH 16 DEGREES 07 MINUTES 30 SECONDS EAST, 305.77 FEET; THENCE SOUTH 10 DEGREES 45 MINUTES 30 SECONDS WEST, 110.16 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID NW 1/4; THENCE NORTH 89 DEGREES 58 MINUTES EAST, 538.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

EXCEPT THE EAST 30.0 FEET THEREOF RESERVED FOR DAHLIA STREET,

AND

THAT PART OF THE NE1/4 SW1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ADAMS COUNTY, STATE OF COLORADO, PARCEL 4, A PART OF PARCEL 1, WHOSE TRUE POINT OF BEGINNING IS 241.00 FEET WEST OF THE NE CORNER NE1/4 SW1/4 SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, THENCE SOUTH 0°02'00" EAST A DISTANCE OF 135.60 FEET, THENCE DUE WEST A DISTANCE OF 350.93 FEET, THENCE NORTH 22°02'35" EAST A DISTANCE OF 146.40 FEET, THENCE DUE EAST A DISTANCE OF 296.12 FEET TO THE TRUE POINT OF BEGINNING.

NOW KNOWN AS LOT 1, BLOCK 1, PETCO SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

THAT PART OF THE NW 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON NORTH LINE NE 1/4, SW 1/4 SECTION 31, 30 FEET WEST OF CENTER OF SAID SECTION;

THENCE SOUTH 206.37 FEET; THENCE WEST 211 FEET; THENCE NORTH 206.37 FEET; THENCE EAST 211 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO BY THE WARRANTY DEED RECORDED APRIL 9, 2021 AT RECEPTION NO. 2021000043836 AND JULY 1, 2021 AT RECEPTION NO. 2021000079405.

**BEING MORE CURRENTLY DESCRIBED AS FOLLOWS:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COMMERCE CITY, IN THE COUNTY OF ADAMS, STATE OF COLORADO, BEING PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M. AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.;

THENCE DEPARTING THE CENTER OF SECTION 31, SOUTH 89°41'27" WEST FOR A DISTANCE OF 40.00 FEET TO A FOUND 5/8" REBAR WITH A 1.5" ALUMINUM CAP "38576" ON THE WESTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET AND THE POINT OF BEGINNING;

THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 00°18'40" EAST FOR A DISTANCE OF 206.38 FEET TO A FOUND 5/8" REBAR WITH A 1.5" ALUMINUM CAP "38576";

THENCE, DEPARTING SAID RIGHT-OF-WAY, SOUTH 89°41'32" WEST FOR A DISTANCE OF 201.00 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN NORTH 00°18'40" WEST FOR A DISTANCE OF 70.77 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN SOUTH 89°39'50" WEST FOR A DISTANCE OF 350.93 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN NORTH 21°40'30" EAST FOR A DISTANCE OF 146.40 FEET;

THENCE RUN NORTH 10°01'49" EAST, PASSING A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706" AT A DISTANCE OF 1.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 110.00 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN NORTH 16°24'10" WEST FOR A DISTANCE OF 305.77 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN NORTH 89°40'17" EAST FOR A DISTANCE OF 312.37 FEET TO A FOUND 3/8" REBAR;

THENCE RUN SOUTH 00°17'18" EAST FOR A DISTANCE OF 107.02 FEET TO A FOUND 3/8" REBAR;

THENCE RUN NORTH 89°42'14" EAST FOR A DISTANCE OF 249.97 FEET TO A FOUND 5/8" REBAR WITH A 1.5" ALUMINUM CAP "38576" ON THE WESTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET;

THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 00°16'40" EAST FOR A DISTANCE OF 295.01 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 264,122 SQUARE FEET OR 6.063 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PETCO SUBDIVISION AMENDMENT NO. 1. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

INTEGRITY TRAFFIC HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ AS: \_\_\_\_\_

AUTHORIZED SIGNATURE AND PRINTED NAME DATE

**NOTARY CERTIFICATION**

STATE OF COLORADO COUNTY OF \_\_\_\_\_

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ OF INTEGRITY TRAFFIC HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

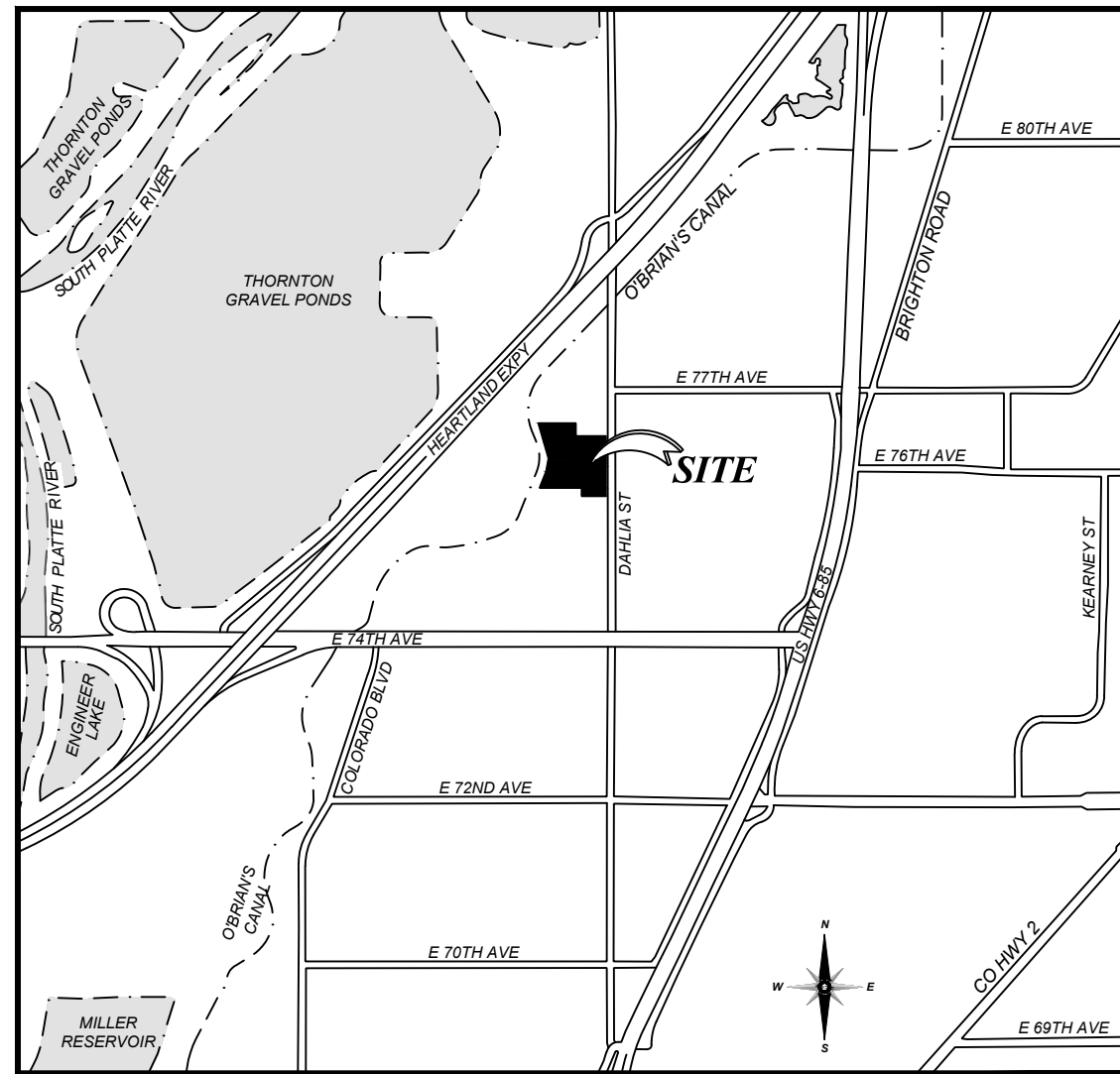
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**PETCO SUBDIVISION AMENDMENT NO. 1**

SITUATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, ADAMS COUNTY COLORADO SHEET 1 OF 2



VICINITY MAP

1" = 2000'

**NOTES**

- 1. THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON NORTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N89°42'14"E BETWEEN A 3/8" REBAR AND A 5/8" REBAR WITH 1.5" ALUMINUM CAP "38576", PER GPS COORDINATE OBSERVATIONS COLORADO STATE PLANE, NORTH ZONE NAD83.
- 2. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- 3. PURSUANT TO CO CODE § 38-52-103 (2022); THE U.S. SURVEY FOOT SHALL BE USED. THE CONVERSION FACTOR IS: ONE METER EQUALS 3.93717,200 FEET.
- 4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 5. CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 6. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BLEW & ASSOCIATES, P.A., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, BLEW & ASSOCIATES, P.A. RELIED UPON TITLE COMMITMENT #00501546-2011-T21-SC, DATED APRIL 17, 2024, ISSUED BY CHICAGO TITLE INSURANCE COMPANY.
- 8. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08001C0608H, WHICH BEARS AN EFFECTIVE DATE OF 3/5/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 9. EASEMENT STATEMENT: SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- 10. STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- 11. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.
- 12. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS (AND TRACTS) AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.
- 13. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE MORE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**SURVEYOR'S CERTIFICATE**

I, DENVER WINCHESTER A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

SIGNATURE AND PRINTED NAME DENVER WINCHESTER

LS NO. 0038706 (SEAL AND DATE)

ADDRESS 3825 N. SHILOH DRIVE, FAYETTEVILLE, AR 72703

**ADAMS COUNTY CLERK & RECORDER'S CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT \_\_\_\_\_ M ON THE DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_

BY DEPUTY: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

**BOARD OF COUNTY COMMISSIONERS APPROVAL**

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR \_\_\_\_\_

**DEDICATION STATEMENTS**

- 1. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.
- 2. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS (AND TRACTS) AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

**ADAMS COUNTY ATTORNEY**

APPROVED AS TO FORM

3825 N. SHILOH DRIVE FAYETTEVILLE, AR 72703 OFFICE: 1-888-933-2111 SUPPORT@BLEWINC.COM

**BLEW**

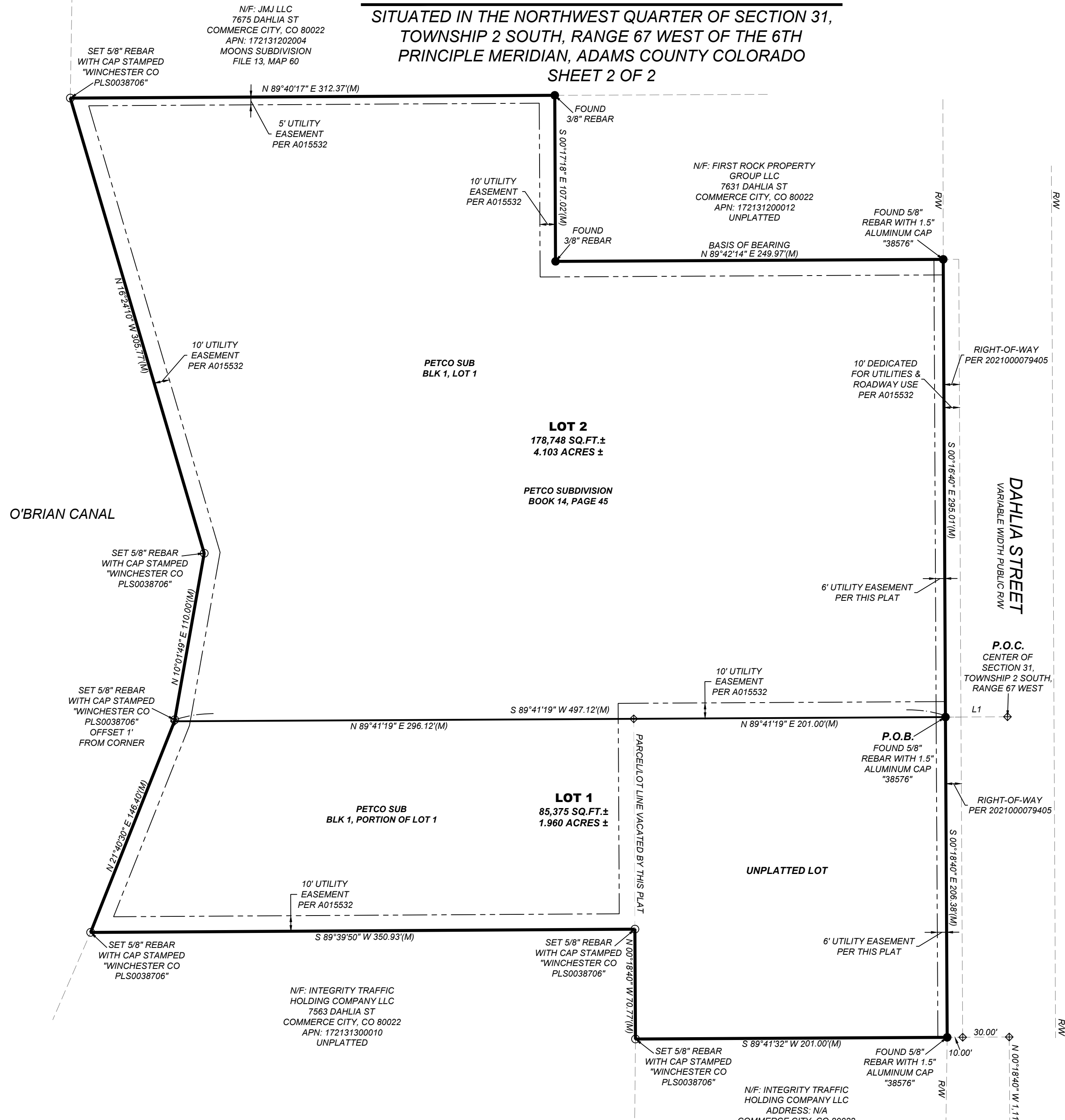
Surveying | Engineering | Environmental

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 23-7488.01	SURVEY DRAWN BY: CRH - 01/29/2024
SURVEY REVIEWED BY: TS	SHEET: 1 OF 2

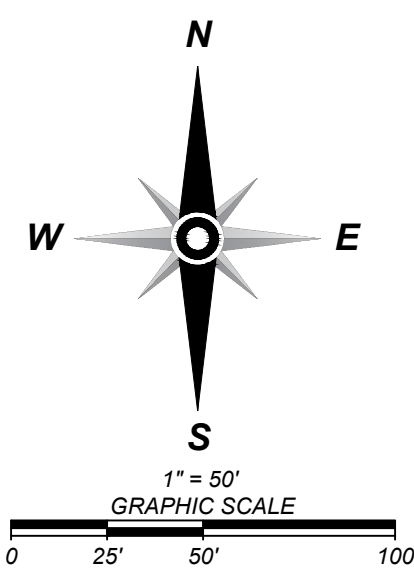
# PETCO SUBDIVISION AMENDMENT NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH  
PRINCIPLE MERIDIAN, ADAMS COUNTY COLORADO  
SHEET 2 OF 2



**LEGEND & SYMBOLS**

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- N/F NOW OR FORMERLY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- (M) MEASURED/CALCULATED DIMENSION
- PROPERTY LINE
- LOT LINE
- - - EASEMENT LINE
- - - ADJOINER LINE



**LINE TABLE**

LINE	BEARING	DISTANCE
LT	S 89°41'27\"/>	

DATE	REVISION HISTORY	BY

3825 N. SHILOH DRIVE  
FAYETTEVILLE, AR 72703  
OFFICE: 1-888-933-2111  
SUPPORT@BLEWINC.COM

# BLEW

Surveying | Engineering | Environmental

SURVEYOR JOB NUMBER: 23-7488.01	SURVEY DRAWN BY: CRH - 01/29/2024
SURVEY REVIEWED BY: TS	SHEET: 2 OF 2

**SITE INFORMATION**

NF: INTEGRITY TRAFFIC HOLDING COMPANY LLC  
7625-7627 DAHLIA ST., COMMERCE CITY, COLORADO 80022  
APN: 172131203001, 172131315001, 172131300011  
264,122 ± SQUARE FEET, OR 6.063 ± ACRES

**TITLE COMMITMENT INFORMATION**

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT #00301546-201-731-SC, DATED OCTOBER 31, 2023.

**SCHEDULE A DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COMMERCE CITY, IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:  
THAT PART OF THE NW ¼ OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 31;

THENCE NORTH 295.0 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 31;  
THENCE SOUTH 89 DEGREES 58 MINUTES WEST PARALLEL TO THE SOUTH LINE OF SAID NW ¼ A DISTANCE OF 290.0 FEET;  
THENCE NORTH 107.0 FEET;  
THENCE SOUTH 89 DEGREES 58 MINUTES WEST, 312.36 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE O'BRIAN CANAL;  
THENCE SOUTH 16 DEGREES 07 MINUTES 30 SECONDS EAST, 305.77 FEET;  
THENCE SOUTH 10 DEGREES 45 MINUTES 30 SECONDS WEST, 110.16 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID NW ¼;  
THENCE NORTH 89 DEGREES 58 MINUTES EAST, 538.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

EXCEPT THE EAST 30.0 FEET THEREOF RESERVED FOR DAHLIA STREET.

AND

THAT PART OF THE NE ¼ SW ¼ OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ADAMS COUNTY, STATE OF COLORADO, PARCEL 4, A PART OF PARCEL 1, WHOSE TRUE POINT OF BEGINNING IS 241.00 FEET WEST OF THE NE CORNER NE ¼ SW ¼ SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, THENCE SOUTH 0°02'00" EAST A DISTANCE OF 135.60 FEET, THENCE DUE WEST A DISTANCE OF 350.93 FEET, THENCE NORTH 22°02'30" EAST A DISTANCE OF 146.00 FEET, THENCE DUE EAST A DISTANCE OF 296.12 FEET TO THE TRUE POINT OF BEGINNING.

HOW KNOWN AS LOT 1, BLOCK 1, PETCO SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:  
THAT PART OF THE NW ¼ OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON NORTH LINE NE ¼ SW ¼ SECTION 31, 30 FEET WEST OF CENTER OF SAID SECTION;

THENCE SOUTH 206.37 FEET;  
THENCE WEST 211 FEET;  
THENCE NORTH 206.37 FEET;  
THENCE EAST 211 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO BY THE WARRANTY DEED RECORDED APRIL 9, 2021 AT RECEPTION NO. 2021000043836 AND JULY 1, 2021 AT RECEPTION NO. 2021000079405

FOR INFORMATIONAL PURPOSES ONLY  
TAX ID NO.:  
PARCEL NUMBERS: 0172131203001, 0172131300011, 0172131315001

**NOTES CORRESPONDING TO SCHEDULE B**

- 9. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DRAINAGE EASEMENT AS SET FORTH BELOW: RECORDING DATE: SEPTEMBER 05, 1998 RECORDING NO. BOOK 130 AT PAGE 251 SUPPLEMENT DRAINAGE EASEMENT AGREEMENT; RECORDING DATE: SEPTEMBER 18, 1998 RECORDING NO. BOOK 733 AT PAGE 302 (UNABLE TO DETERMINE AFFECTS; UNABLE TO DETERMINE EXACT LOCATION OF EASEMENT)
- 10. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION AGREEMENT AS SET FORTH BELOW: RECORDING DATE: SEPTEMBER 14, 1973 RECORDING NO. BOOK 1888 AT PAGE 509 AND RECORDING DATE: SEPTEMBER 17, 1973 RECORDING NO. BOOK 1888 AT PAGE 813 (AFFECTS: CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 11. TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLATS) OF SAID SUBDIVISION SET FORTH BELOW: RECORDING DATE: SEPTEMBER 14, 1973 RECORDING NO. RECEPTION NO. A015532 (AFFECTS: PLOTTED AS SHOWN)
- 12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF LEASE AS SET FORTH BELOW: RECORDING DATE: JUNE 16, 1989 RECORDING NO. RECEPTION NO. B887490 COLLATERAL ASSIGNMENT OF LEASE; RECORDING DATE: JULY 14, 1989 RECORDING NO. RECEPTION NO. B892056 LANDLORD WAIVER; RECORDING DATE: JULY 20, 1989 RECORDING NO. RECEPTION NO. B893056 ASSIGNMENT OF COLLATERAL ASSIGNMENT OF LEASE; RECORDING DATE: FEBRUARY 02, 1995 RECORDING NO. RECEPTION NO. C0049201 (AFFECTS: CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 13. ANY TAX LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED MAY 03, 2010 AT RECEPTION NO. 2010000228975 AND RECORDING DATE: MAY 25, 2011 RECORDING NO. RECEPTION NO. 2011000033493 (AFFECTS: CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION 201-326 AS SET FORTH BELOW: RECORDING DATE: JULY 01, 2021 RECORDING NO. RECEPTION NO. 2021000079405 (AFFECTS: PLOTTED AS SHOWN)

**ZONING INFORMATION**

PROPERTY IS CURRENTLY ZONED:

ITEM	REQUIRED	OBSERVED
PERMITTED USE	BUSINESS	
MIN. SETBACKS FRONT	49.5'	
MIN. SETBACKS SIDE	4.6'	
MIN. SETBACKS REAR	194.3'	
MAX. BUILDING HEIGHT	27.9'	
MIN. LOT AREA	264,122 SQ. FT.	
MIN. LOT WIDTH	201'	
MAX. BLDG COVERAGE	6.0%	
PARKING REGULAR	N/A	
PARKING HANDICAP	N/A	
PARKING TOTAL	N/A	

PARKING INFORMATION:

**PARKING INFORMATION**

NONE OBSERVED AT THE TIME OF THE ALTA SURVEY.

**ALTA/NSPS LAND TITLE SURVEY**

7625-7627 DAHLIA STREET

LOCATED IN: SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST  
COMMERCE CITY, ADAMS COUNTY, COLORADO 80022

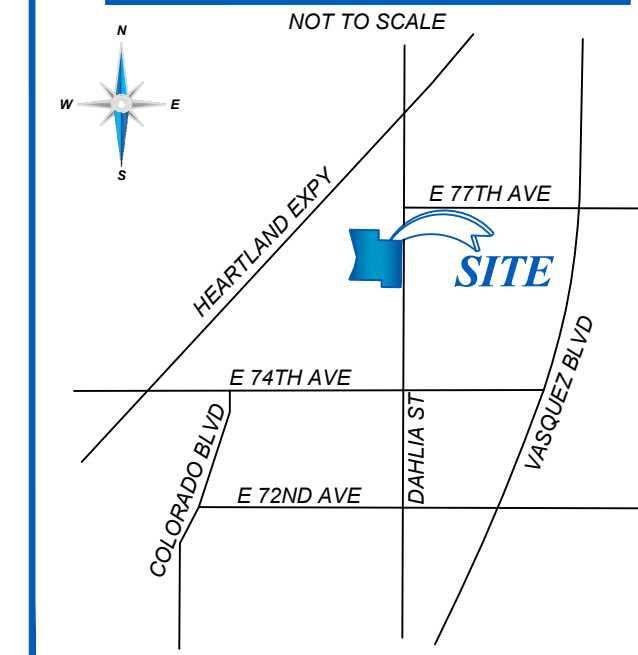
**SIGNIFICANT OBSERVATIONS**

- 1. BUILDING APPEARS TO CROSS INTO EASEMENT BY AS MUCH AS 0.4'.
- 2. FENCE APPEARS TO CROSS THE SUBJECT BOUNDARY LINE BY AS MUCH AS 8.2'.

**UTILITY INFORMATION**

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

**VICINITY MAP**



**GENERAL NOTES**

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS 11/14/2023.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF DAHLIA STREET AND E 77TH AVENUE, WHICH IS APPROXIMATELY 389' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO DAHLIA STREET, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIONS, COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED COLORADO ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE "SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM ADAMS COUNTY GIS.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15. IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
16. NOTICE ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER INITIAL DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
17. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS AND PLATS AS ADOPTED BY THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS.
18. THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, A STATEMENT MADE BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	S 00°18'40" E	135.60'	L1(R)	S 00°02'00" E	135.60'
L2(M)	N 21°40'30" E	146.40'	L2(R)	N 22°02'35" E	146.40'
L3(M)	S 89°41'32" W	30.00'	L3(R)	S 89°39'40" W	30.00'
L4(M)	N 00°18'40" W	206.38'	L4(R)	N 00°20'20" W	206.38'
L5(M)	N 89°41'19" E	10.00'	L5(R)	N 89°41'39" E	10.00'
L6(M)	N 89°42'14" E	10.00'	L6(R)	N 89°43'56" E	10.00'

**LEGEND & SYMBOLS**

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊙ COMPUTED POINT
- ⊕ LIGHT POLE
- ⊖ POWER POLE
- ⊗ SANITARY MANHOLE
- ⊘ STORM MANHOLE
- ⊙ GRATED INLET
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ OVERHANG
- ⊙ N/F NATURAL GROUND
- ⊙ NG MEASURED/CALCULATED DIMENSION
- ⊙ (R) RECORD DIMENSION
- ⊙ N/F NOW OR FORMERLY
- ⊙ BHL BUILDING HEIGHT LOCATION
- ⊙ P.O.B. POINT OF BEGINNING
- ⊙ P.O.C. POINT OF COMMENCEMENT
- ⊙ R/W RIGHT-OF-WAY
- ⊙ CC CONCRETE
- BOUNDARY LINE
- - - - - EASEMENT LINE
- x - x - x - FENCE LINE
- - - - - OVERHEAD POWER LINE
- - - - - ADJOINER LINE

**SURVEYOR'S CERTIFICATE**

TO CHICAGO TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 6A, 6B, 7B(1), 7C, 8, 9, 10, 13, 14, 16, 17, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/14/2023.

DATE OF PLAT OR MAP: 11/15/2023

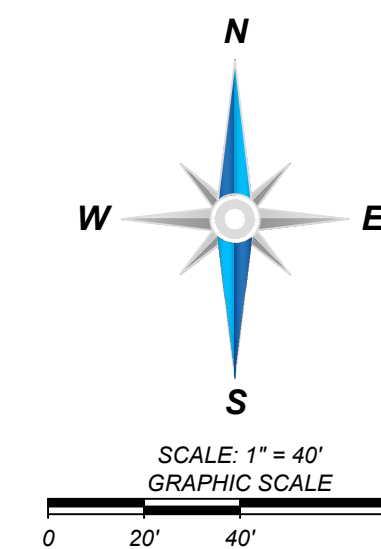
**PRELIMINARY**

DENVER WINCHESTER  
PROFESSIONAL LAND SURVEYOR NO. 0038706  
STATE OF COLORADO

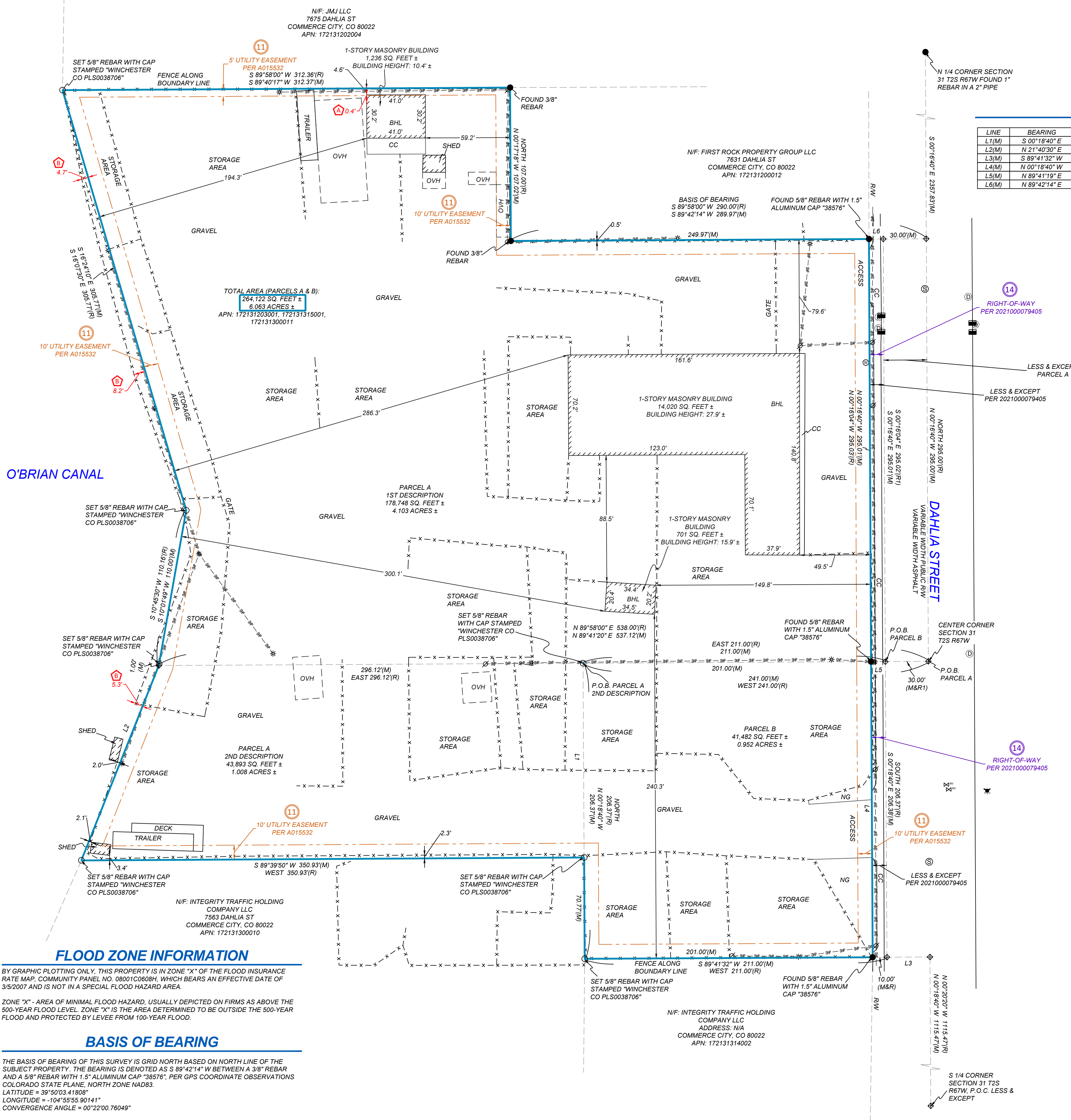


3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

<b>SURVEY JOB NUMBER:</b> 23-7488	<b>SURVEY DRAWN BY:</b> FM - 11/14/2023
<b>SURVEY REVIEWED BY:</b> MB	<b>SHEET:</b> 1 OF 1



DATE	REVISION HISTORY	BY



**FLOOD ZONE INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08001C0608H, WHICH BEARS AN EFFECTIVE DATE OF 3/5/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

**BASIS OF BEARING**

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON NORTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S 89°42'14" W BETWEEN A 3/8" REBAR AND A 5/8" REBAR WITH 1.5" ALUMINUM CAP "38576". PER GPS COORDINATE OBSERVATIONS COLORADO STATE PLANE, NORTH ZONE NAD83.  
LATITUDE = 39°50'03.41808"  
LONGITUDE = -104°55'55.90141"  
CONVERGENCE ANGLE = 00°22'00.76049"



DATE: April 29, 2024  
FILE NUMBER: 100-00501546-201-T21, Amendment No. 4  
PROPERTY ADDRESS: 7627 Dahlia Street, Commerce City, CO  
BUYER/BORROWER: 7627 Dahlia LLC, a Delaware limited liability company  
OWNER(S): Integrity Traffic Holding Company, LLC, a Colorado limited liability company  
YOUR REFERENCE NUMBER: 202301405NCS  
ASSESSOR PARCEL NUMBER: 0172131203001 0172131300011 0172131315001

**WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.**

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<b>TO: Escrow Officer</b>	<b>ATTN:</b> Title Only 201 <b>PHONE:</b> (303) 291-9977 <b>FAX:</b> (303) 633-7720 <b>E-MAIL:</b>
<b>Escrow Assistant</b>	<b>ATTN:</b> <b>PHONE:</b> <b>E-MAIL:</b>
<b>Title Officer</b>	<b>ATTN:</b> Shawn Cardin <b>PHONE:</b> (303) 692-6771 <b>E-MAIL:</b> scardin@fnf.com
<b>Sales Executive</b>	<b>ATTN:</b> Natl Import <b>E-MAIL:</b>

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<b>TO: Chicago Title Insurance Company 1901 Pennsylvania Avenue NW Suite 201 Washington, DC 20006</b>	<b>ATTN:</b> Brittney Duffy <b>PHONE:</b> (000) 000-0000 <b>FAX:</b> (000) 000-0000 <b>E-MAIL:</b> Brittney.Duffy@ctt.com
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<b>TO: Chicago Title Insurance Company 1901 Pennsylvania Avenue NW Suite 201 Washington, DC 20006</b>	<b>ATTN:</b> Matt Barlow <b>PHONE:</b> (000) 000-0000 <b>FAX:</b> (000) 000-0000 <b>E-MAIL:</b> Matt.Barlow@ctt.com
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<b>TO: Chicago Title Insurance Company 1901 Pennsylvania Avenue NW Suite 201 Washington, DC 20006</b>	<b>ATTN:</b> Will Norden <b>PHONE:</b> (000) 000-0000 <b>FAX:</b> (000) 000-0000 <b>E-MAIL:</b> will.norden@ctt.com
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<b>TO: Fidelity National Title Insurance, NCS Div (DTC) 8055 E. Tufts Ave #900 Denver, CO 80237</b>	<b>ATTN:</b> Title Only 201 <b>PHONE:</b> (303) 291-9977 <b>FAX:</b> (303) 633-7720 <b>E-MAIL:</b>
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**Commitment Transmittal  
(Continued)**

**END OF TRANSMITTAL**



# COMMITMENT FOR TITLE INSURANCE

*Issued by*

**Chicago Title Insurance Company**

## NOTICE

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

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL 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, Chicago Title Insurance Company, a Florida (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 Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. 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.

- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "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.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under state statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of 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, this 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 is not 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 is not 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 is only liable 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.

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- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
  - e. The Company is not liable for the content of the Transaction Identification Data, if any.
  - f. The Company is not 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. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
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 is restricted to the terms and provisions of this Commitment.
  - c. 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 IS 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. **PROFORMA POLICY**  
The Company may provide, at the request of a Proposed Insured, a proforma policy illustrating the coverage that the Company may provide. A proforma 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. **CLAIMS PROCEDURES**  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. This Commitment Condition does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. **ARBITRATION**  
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as

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the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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72C170B ALTA Commitment for Title Insurance (Effective 7-1-21)

Page 4

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**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

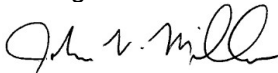
Issuing Agent: Fidelity National Title Insurance Co., National Commercial Services  
Issuing Office: 8055 E Tufts Ave, Suite 900, Denver, CO 80237  
Loan ID Number:  
Issuing Office File Number: 00501546-201-T21-SC  
Property Address: 7627 Dahlia Street, Commerce City, CO  
Revision Number: Amendment No. 4, Amendment Date: April 24, 2024

**SCHEDULE A**

**AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

1. Commitment Date: **April 17, 2024**
2. Policy to be issued:
  - (a) **ALTA Extended Owner's Policy (7-1-21)**  
 Proposed Insured: **7627 Dahlia LLC, a Delaware limited liability company**  
 Proposed Amount of Insurance: **\$5,300,000.00**  
 The estate or interest to be insured: **FEE SIMPLE**
  - (b) **ALTA Standard Loan Policy (7-1-21)**  
 Proposed Insured: **Axos Bank, its successors and/or assigns**  
 Proposed Amount of Insurance: **\$100,000.00**  
 The estate or interest to be insured: **FEE SIMPLE**
  - (c) **None**  
 Proposed Insured:  
 Proposed Amount of Insurance: **\$0.00**  
 The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:  
**Fee Simple**
4. The Title is, at the Commitment Date, [vested in](#):  
**Integrity Traffic Holding Company, LLC, a Colorado limited liability company**
5. The Land is described as follows:  
**See Exhibit A attached hereto and made a part hereof.**

Countersigned:

By:   
John Miller  
Authorized Signature

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**SCHEDULE A**  
(Continued)

**PREMIUMS:**

Owners Policy: \$5,077.00  
Delete 1-4: \$95.00  
ALTA 3: \$1,016.00  
ALTA 8.2: \$1,000.00  
ALTA 9.2: \$2,000.00  
ALTA 9.9: \$1,106.00  
ALTA 17: \$1,000.00  
ALTA 17.2: \$1,000.00  
ALTA 18.2: \$250.00  
ALTA 19: \$2,000.00  
ALTA 22: \$100.00  
ALTA 25: \$1,000.00  
ALTA 26: \$250.00  
ALTA 28: \$1,000.00  
ALTA 28.1: \$1,016.00  
Deletion Arbitration: N/C  
Loan Policy: \$300.00  
Tax Certificates: \$18.00  
Search & Exam Fee: \$550.00

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## EXHIBIT A LEGAL DESCRIPTION

Parcel A:

That part of the NW ¼ of Section 31, Township 2 South, Range 67 West, of the 6th P.M., described as follows:  
Beginning at the center of said Section 31;

Thence North 295.0 feet along the North-South centerline of said Section 31;  
Thence South 89 Degrees 58 Minutes West parallel to the South line of said NW ¼ a distance of 290.0 feet;  
Thence North 107.0 feet;  
Thence South 89 Degrees 58 Minutes West, 312.36 feet, more or less, to a point on the Easterly right of way line of the O'Brian Canal;  
Thence South 16 Degrees 07 Minutes 30 Seconds East, 305.77 feet;  
Thence South 10 Degrees 45 Minutes 30 Seconds West, 110.16 feet, more or less to a point on the South line of said NW ¼;  
Thence North 89 Degrees 58 Minutes East, 538.00 feet along said South line to the Point of Beginning;

EXCEPT the East 30.0 feet thereof reserved for Dahlia Street,

And

That part of the NE1/4 SW1/4 of Section 31, Township 2 South, Range 67 West of the 6th P.M., Adams County, State of Colorado. Parcel 4, a part of Parcel 1, whose true point of beginning is 241.00 feet west of the NE corner NE1/4 SW1/4 Section 31, Township 2 South, Range 67 West, thence South 0°02'00" East a distance of 135.60 feet, thence due west a distance of 350.93 feet, thence North 22°02'35" East a distance of 146.40 feet, thence due East a distance of 296.12 feet to the true point of beginning.

Now known as Lot 1, Block 1, Petco Subdivision, County of Adams, State of Colorado.

Parcel B:

That part of the NW ¼ of Section 31, Township 2 South, Range 67 West, of the 6th P.M., described as follows:  
Beginning at a point on North line NE ¼, SW ¼ Section 31, 30 feet West of center of said Section;

Thence South 206.37 feet;  
Thence West 211 feet;  
Thence North 206.37 feet;  
Thence East 211 feet to the Point of Beginning, County of Adams, State of Colorado.

Except that portion conveyed to the County of Adams, State of Colorado by the Warranty Deed recorded April 9, 2021 at [Reception No. 2021000043836](#) and July 1, 2021 at [Reception No. 2021000079405](#)

For Informational Purposes Only  
7627 Dahlia Street, Commerce City, Colorado 80022

**Said property to be known as Lot 1 and Lot 2 of Petco Subdivision Amendment No. 1.**

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**EXHIBIT A**  
(Continued)

Parcel Numbers: **0172131203001, 0172131300011, 0172131315001**

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## SCHEDULE B – PART I REQUIREMENTS

- a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent and evidence of payment of all taxes currently due or payable.
- d. Furnish for recordation a full release of deed of trust:

Amount: \$2,800,000.00  
 Dated: May 27, 2022  
 Trustor/Grantor: Integrity Traffic Holding Company, LLC, a Colorado limited liability company  
 Trustee: Public Trustee of Adams County, Colorado  
 Beneficiary: Collegiate Peaks Bank, Division of Glacier Bank  
 Loan No. None Shown  
 Recording Date: May 27, 2022  
 Recording No: [Reception No. 2022000047709](#)

Assignment of Rents:

Recording Date: May 27, 2022  
 Recording No: [Reception No. 2022000047710](#)

- e. Furnish for recordation a full release of deed of trust:

Amount: \$725,000.00  
 Dated: May 10, 2023  
 Trustor/Grantor: Integrity Traffic Holding Company, LLC, a Colorado limited liability company  
 Trustee: Public Trustee of Adams County, Colorado.  
 Beneficiary: Collegiate Peaks Bank, Division of Glacier Bank  
 Loan No. None Shown  
 Recording Date: May 16, 2023  
 Recording No: [Reception No. 2023000027467](#)

Assignment of Rents:

Recording Date: May 16, 2023  
 Recording No: [Reception No. 2023000027468](#)

- f. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.

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**SCHEDULE B**  
**PART I – REQUIREMENTS**  
(Continued)

g. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: Integrity Traffic Holding Company, LLC, a Colorado limited liability company

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
- b) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- c) Recordation of Statement of Authority for Integrity Traffic Holding Company, LLC, a Colorado limited liability company, pursuant to Colorado Revised Statutes evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity and containing other information required by Colorado Revised Statutes.
- d) Copies of resolution(s), agreements and/or other documentation necessary to establish the authority of parties executing on behalf of entities disclosed as part of an organizational structure managing said Limited Liability Company

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

h. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: 7627 Dahlia LLC, a Colorado limited liability company

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
- b) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- c) Recordation of Statement of Authority for 7627 Dahlia LLC, a Colorado limited liability company, pursuant to Colorado Revised Statutes evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity and containing other information required by Colorado Revised Statutes.
- d) Copies of resolution(s), agreements and/or other documentation necessary to establish the authority of parties executing on behalf of entities disclosed as part of an organizational structure managing said Limited Liability Company

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. 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.



**SCHEDULE B**  
**PART I – REQUIREMENTS**  
(Continued)

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- i. The Company will require that an Owner’s Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Integrity Traffic Holding Company, LLC, a Colorado limited liability company

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

- j. Satisfactory evidence must be furnished from the secretary or other duly qualified officer of the Association showing that all assessments and fees, including special assessments or payments due to others, such as master associations, are paid in full through the date of closing.

- k. ~~The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.~~

~~If an existing survey is to be relied upon, an affidavit from the seller(s)/mortgagor(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent thereto subsequent to the survey presented to the Company.~~

~~The Company reserves the right to add additional items or make further requirements after review of the requested documentation.~~

- l. Deed of Trust sufficient to encumber the estate or interest in the Land described or referred to herein for the benefit of the Proposed Insured Lender.
- m. Recordation of a subdivision plat for Petco Subdivision Amendment No. 1.

**Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.**

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**END OF SCHEDULE B – Part I**

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## SCHEDULE B – PART II EXCEPTIONS

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which 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 encroachments, encumbrances, 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 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 the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

NOTE: The above exception will not appear on policies where closing and settlement has been performed by the Company.

6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024. None due and owing as of the date of this policy.
8. Rights of tenants in possession, as tenants only, under written unrecorded, unexpired leases with no rights of first refusal or options to purchase.
9. Intentionally deleted.
10. Intentionally deleted.

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**EXCEPTIONS**  
(Continued)

11. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:
- Recording Date: September 14, 1973  
Recording No: [Reception No. A015532](#)
12. Intentionally deleted.
13. Intentionally deleted.
14. Intentionally deleted.
15. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by ALTA/NSPS Land Title Survey by Blew & Associates, P.A., dated November 15, 2023, last revised \_\_\_\_\_, designated as Job Number 23-7488:
- a) Building encroaching onto easement near north property line;
  - b) Fence lines along westerly side of property do not coincide with property line;
  - c) Shed encroaching over property line near southwest corner.

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**END OF SCHEDULE B – PART II**

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## DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Fidelity National Title Insurance Co., National Commercial Services conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require 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 a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
  - The subject property may be located in a special taxing district.
  - A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
  - 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.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

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## Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>

# FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

## **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

## **Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

## **Other Online Specifics**

**Cookies.** When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

**Links to Other Sites.** FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

## **Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and others’ products and services, jointly or independently.

## **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;

- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: [aginquiries@ag.state.nv.us](mailto:aginquiries@ag.state.nv.us).

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710.

### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

### **Your Consent To This Privacy Notice; Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.



**Accessing and Correcting Information; Contact Us**

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at [privacy@fnf.com](mailto:privacy@fnf.com), or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

Electronically Recorded RECEPTION#: 2019000082207,  
9/30/2019 at 10:58 AM, 1 OF 4,  
REC: \$28.00 DocStamp: \$212.00  
TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

After Recording Return to  
**Integrity Traffic Holding Company, LLC**  
**Jason Bowen**  
9249 S Broadway, #200-361  
Highlands Ranch, CO 80129

**SPECIAL WARRANTY DEED**

**This Deed, made September 25, 2019**  
Between **Chris & Richard Markley, L.L.C., a Colorado limited liability company**, grantor(s) and  
**Integrity Traffic Holding Company, LLC, a Colorado limited liability company**, whose legal address  
is 9249 S. Broadway, Highlands Ranch, CO 80129, grantee(s)

**WITNESSETH**, That the grantor(s), for and in the consideration of the sum of TWO MILLION  
ONE HUNDRED TWENTY THOUSAND DOLLARS AND NO/100'S (**\$2,120,000.00** ) the receipt and  
sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these  
presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever,  
all the real property together with improvements, if any, situate, lying and being in the County of **Adams**,  
State of **COLORADO** described as follows:

See Exhibit A attached hereto and made a part hereof.

**Doc Fee: \$212.00**

also known by street and number as **7625 & 7627 Dahlia Street, Commerce City, CO 80022**

**TOGETHER** with all and singular hereditaments and appurtenances, thereunto belonging, or in  
anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and  
profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either  
in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances  
and except taxes and assessments for the year 2019 and subsequent years, and subject to those items  
shown on Exhibit "B" attached hereto and by this reference incorporated herein.

**TO HAVE AND TO HOLD** said premises above bargained and described, with the  
appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their  
heirs and personal representatives or successors, does covenant and agree that they shall and will  
**WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable  
possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming  
the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender  
shall be applicable to all genders.

Recording Requested by:  
FNTG-NCS Colorado N0023038

Electronically Recorded RECEPTION#: 2019000082207,  
9/30/2019 at 10:58 AM, 2 OF 4,  
TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

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

SELLER:

~~Chris & Richard Markley, L.L.C.,  
a Colorado limited liability company~~

BY: *[Signature]*  
Richard Markley, Member

BY: *[Signature]*  
Chris J. Markley, Member

STATE OF COLORADO } ss:  
COUNTY OF Denver

The foregoing instrument was acknowledged before me ~~me~~ **September 25, 2019** by **Richard Markley, Member and Chris J. Markley, Member of Chris & Richard Markley, L.L.C., a Colorado limited liability company.**

Witness my hand and official seal.

*[Signature]*  
Notary Public  
My Commission expires: **3/21/21**

TERESA L. HOTT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20014008870  
MY COMMISSION EXPIRES MARCH 21, 2021

UNOFFICIAL COPY

Electronically Recorded RECEPTION#: 2019000082207,  
9/30/2019 at 10:58 AM, 3 OF 4,  
TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

## Exhibit A

## Parcel A:

That part of the NW ¼ of Section 31, Township 2 South, Range 67 West, of the 6<sup>th</sup> P.M., described as follows:

Beginning at the center of said Section 31;

Thence North 295.0 feet along the North-South centerline of said Section 31;

Thence South 89 Degrees 58 Minutes West parallel to the South line of said NW ¼ a distance of 290.0 feet;

Thence North 107.0 feet;

Thence South 89 Degrees 58 Minutes West, 312.36 feet, more or less, to a point on the Easterly right of way line of the O'Brian Canal;

Thence South 16 Degrees 07 Minutes 30 Seconds East, 305.77 feet;

Thence South 10 Degrees 45 Minutes 30 Seconds West, 110.16 feet, more or less to a point on the South line of said NW ¼;

Thence North 89 Degrees 58 Minutes East, 538.00 feet along said South line to the Point of Beginning; EXCEPT the East 30.0 feet thereof reserved for Dahlia Street,

And

That part of the NE1/4 SW1/4 of Section 31, Township 2 South, Range 67 West of the 6<sup>th</sup> P.M., Adams County, State of Colorado. Parcel 4, a part of Parcel 1, whose true point of beginning is 241.00 feet west of the NE corner NE1/4 SW1/4 Section 31, Township 2 South, Range 67 West, thence South 0°02'00" East a distance of 135.60 feet, thence due west a distance of 350.93 feet, thence North 22°02'35" East a distance of 146.40 feet, thence due East a distance of 296.12 feet to the true point of beginning.

Now known as Lot 1, Block 1, Petco Subdivision, County of Adams, State of Colorado.

## Parcel B:

That part of the NW ¼ of Section 31, Township 2 South, Range 67 West, of the 6<sup>th</sup> P.M., described as follows:

Beginning at a point on North line NE ¼, SW ¼ Section 31, 30 feet West of center of said Section;

Thence South 206.37 feet;

Thence West 211 feet;

Thence North 206.37 feet;

Thence East 211 feet to the Point of Beginning, County of Adams, State of Colorado.

Electronically Recorded RECEPTION#: 2019000082207,  
9/30/2019 at 10:58 AM, 4 OF 4,  
TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

## EXHIBIT "B"

1. Terms, conditions, provisions, agreements and obligations contained in the Drainage Easement Agreement as set forth below:

Recording Date: September 5, 1958  
Recording No.: Book 730 at Page 251

Supplemental Drainage Easement Agreement:

Recording Date: September 18, 1958  
Recording No.: Book 733 at Page 302

2. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of Petco Subdivision set forth below:

Recording Date: September 14, 1973  
Recording No.: Reception No. 15532

3. Terms, conditions, provisions, agreements and obligations contained in the Subdivision Agreement as set forth below:

Recording Date: September 17, 1973  
Recording No.: Book 1888 at Page 813

4. Any taxes or assessments by reason of the inclusion of the Land in the South Adams County Water and Sanitation District, as evidenced by instrument recorded May 25, 2011 at Reception No. 2011000033493.

Note: Agreement for Inclusion in South Adams County Water and Sanitation District in connection therewith recorded May 30, 2010 at Reception No. 2010000028975.

Note: Conveyance of Groundwater Rights in connection therewith recorded May 25, 2011 at Reception No. 2011000033492.

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by Improvement Location Certificate prepared by Timberline Boundary and Surveying, On August 20, 2019, last revises August 31, 2019, Project No. 19021  
Matters shown:
  - a) Mobile Home and Mobile Home and Deck within platted easement as shown.
  - b) Power Poles as shown without the benefit of a recorded easement.
  - c) Fence Lines do not coincide with property lot lines as shown.



**South Adams County  
Water & Sanitation District**  
6595 E 70th Avenue  
Commerce City CO 80022  
303.288.2646  
<https://www.southadamswaterco.gov/>

**Water and Wastewater Account Information**

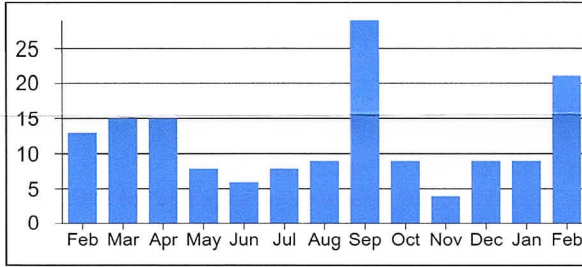
**Account Number:** 404043.01  
**Service Address:** 7627 DAHLIA ST  
**Service Period:** 01/14/2024 to 02/13/2024  
**Billing Date:** 02/13/2024  
**Due Date:** 03/04/2024



**Water Meter Reading: \*Use measured in 1,000 gallon increments**

	Previous		Current		
	Date	Reading	Date	Reading	*Usage
Domestic	01/03/2024	1,775	02/02/2024	1796	21

JASON BOWEN  
7627 DAHLIA ST  
COMMERCE CITY CO 80022-1496  
1-80-3



Water History

**Current Water and Sewer Charges**

**Water Commercial 2 Inch Base** 161.48  
Water Usage Calculation:  
Level 1: 21 @ 0 = \$.00  
Level 2: @ = \$  
Level 3: @ = \$

Total Water Usage Charges: .00  
**Sewer Commercial 2 Inch** 243.53

**Current Bill Summary**

Previous Bill Amount: 927.50  
Payments: 937.50CR  
Adjustments: .00

**Current Charges**  
Water .00  
Water Service Fee 161.48  
Sewer 243.53  
Centralized Water Softening Fee 78.00  
Late Fee 10.00  
**TOTAL AMOUNT DUE 483.01**

**Special Message**

Dedicated to Providing  
Affordable and Sustainable  
Water Resources

**Payment Coupon**

**Account Number:** 404043.01  
**Service Address:** 7627 DAHLIA ST  
**Service Period:** 01/14/2024 to 02/13/2024  
**Billing Date:** 02/13/2024  
**Due Date:** 03/04/2024

**AMOUNT DUE**

**TOTAL AMOUNT DUE BY 03/04/2024 483.01**

**Amount Enclosed**

\$

Please return this portion along with your  
payment. Please make check payable to:

**South Adams County  
Water & Sanitation District  
Payment Processing**  
PO Box 494  
Pleasant Grove, UT 84062



JASON BOWEN  
7627 DAHLIA ST  
COMMERCE CITY CO 80022

04040430100000483016



## WILL SERVE LETTER

April 4, 2024

Integrity Traffic Holding Company LLC  
7627 Dahlia Street  
Commerce City, CO 80022 .

Re: Will Serve Letter

Dear Integrity Traffic Holding Company LLC

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electric 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 7627 Dahlia Street. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

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

- ***Application submitted to Xcel Energy'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*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction*** - the site ready information can be found on our website at may be viewed at [Construction and Inspection | Xcel Energy](https://www.xcelenergy.com/ConstructionAndInspection).

An estimated 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 requirements can be found on our website at [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

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,

A handwritten signature in black ink that reads 'Aaron Moser'.

Aaron Moser  
Xcel Energy Planner

Mailing address: Xcel Energy  
1123 W 3rd Ave  
Denver, CO 80223



MAILING ADDRESS		ACCOUNT NUMBER	DUE DATE
INTEGRITY UNDERGROUND INC 5023 W 120TH AVE STE 316 BROOMFIELD CO 80020-5606		53-0010655956-5	03/19/2024
STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE	
866866585	02/28/2024	<b>\$15,004.22</b>	

**Your Account is Overdue - Please Pay Immediately**

**QUESTIONS ABOUT YOUR BILL?**

See our website: [xcelenergy.com](http://xcelenergy.com)  
 Please Call: 1-800-481-4700  
 Fax: 1-800-311-0050  
 Or write us at: XCEL ENERGY  
 PO BOX 8  
 EAU CLAIRE WI 54702-0008

**ACCOUNT BALANCE** *(Balance de su cuenta)*

Previous Balance	As of 01/29	\$13,654.08
Payment Received	Phone Pay 01/31	-\$3,308.48 <b>CR</b>
Balance Forward		<b>\$10,345.60</b>
Current Charges		\$4,505.97
Non-Recurring Charges / Credits		\$152.65
<b>Amount Due</b> <i>(Cantidad a pagar)</i>		<b>\$15,004.22</b>

**PREMISES SUMMARY**

PREMISES NUMBER	PREMISES IDENTIFIER	PREMISES DESCRIPTOR	CURRENT BILL
301382085	7627 DAHLIA ST BLDG OFC		\$3,653.72
301684011	7627 DAHLIA ST BLDG HTRS		\$852.25
<b>Total</b>			<b>\$4,505.97</b>

**NON-RECURRING CHARGES/CREDITS SUMMARY**

DESCRIPTION	CURRENT BILL
Late Charge Assessed	\$152.65
<b>Total</b>	<b>\$152.65</b>

**INFORMATION ABOUT YOUR BILL**

Just a reminder about the past due amount on your account. If you have already sent your payment, thank you. Otherwise, please call 1-800-481-4700 to confirm the status of your account.

Thank you for your payment.

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

----- manifest line -----



INTEGRITY UNDERGROUND INC  
 5023 W 120TH AVE STE 316  
 BROOMFIELD CO 80020-5606

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0010655956-5	03/19/2024	<b>\$15,004.22</b>	

Please see the back of this bill for more information regarding the late payment charge.  
 Make your check payable to XCEL ENERGY

MARCH						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						



XCEL ENERGY  
 P.O. BOX 9477  
 MPLS MN 55484-9477



32 53031924 00106559565 0000046586200001500422

004785 1/7



11





MAILING ADDRESS		ACCOUNT NUMBER	DUE DATE
INTEGRITY UNDERGROUND INC 5023 W 120TH AVE STE 316 BROOMFIELD CO 80020-5606		53-0010655956-5	<b>03/19/2024</b>
STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE	
866866585	02/28/2024	<b>\$15,004.22</b>	

**SERVICE ADDRESS:** 7627 DAHLIA ST BLDG OFC COMMERCE CITY, CO 80022-1496  
**NEXT READ DATE:** 03/28/24

**ELECTRICITY SERVICE DETAILS**

**PREMISES NUMBER:** 301382085  
**INVOICE NUMBER:** 1092516138

**METER READING INFORMATION**

METER 82932117 <span style="float: right;">Read Dates: 01/25/24 - 02/26/24 (32 Days)</span>			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	580771 Actual	573980 Actual	6791 kWh
Demand	Actual		19.171 kW
Billable Demand			19 kW

**ELECTRICITY CHARGES**

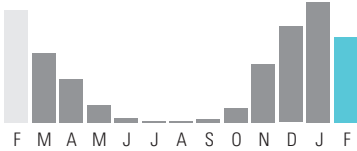
**RATE: SG Secondary General**

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$59.21
Secondary General	6791 kWh	\$0.007910	\$53.72
ECA Q1	6791 kWh	\$0.025400	\$172.49
GRSA E	6791 kWh	\$0.003030	\$20.58
EGCRR	6791 kWh	\$0.004530	\$30.76
Distribution Demand	19 kW	\$6.170000	\$117.23
Gen & Transm Demand	19 kW	\$9.090000	\$172.71
Trans Cost Adj	19 kW	\$0.700000	\$13.30
Demand Side Mgmt	19 kW	\$1.710000	\$32.49
Purch Cap Cost Adj	19 kW	\$1.310000	\$24.89
Trans Elec Plan	19 kW	\$0.340000	\$6.46
Renew. Energy Std Adj			\$7.27
Colo Energy Plan Adj			\$7.27
GRSA			\$54.96
Energy Assistance Chg			\$0.79
<b>Subtotal</b>			<b>\$774.13</b>
Sales Tax			\$36.73
<b>Total</b>			<b>\$810.86</b>

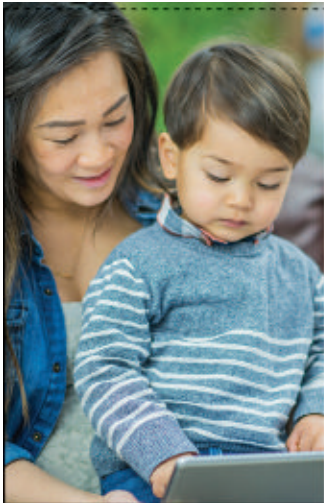


DAILY AVERAGES	Last Year	This Year
Temperature	31° F	40° F
Electricity kWh	317.8	212.2
Electricity Cost	\$36.47	\$25.34

**YOUR MONTHLY NATURAL GAS USAGE**



DAILY AVERAGES	Last Year	This Year
Temperature	32° F	39° F
Gas Therms	126.2	93.5
Gas Cost	\$129.35	\$74.73



**TOGETHER WE POWER STABILITY.**

Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy-efficiency upgrades for affordable housing and nonprofit facilities. We need your help today! There are three ways to contribute:



1. Visit the Energy Outreach Colorado website at [www.energyoutreach.org](http://www.energyoutreach.org) to make a one-time donation.
2. **CHECK THE RED BOX** on the front-left side of this payment stub AND select a tax-deductible contribution below.  
**MONTHLY DONATION:**  
**\$20** \_\_\_\_\_ **\$10** \_\_\_\_\_ **\$5** \_\_\_\_\_ **Other** \_\_\_\_\_
3. Make a one-time, tax-deductible contribution of \$ \_\_\_\_\_  
Enclose this form with your Xcel Energy payment. Or, mail to:  
**ATTN PAR Dept., PO BOX 8, EAU CLAIRE, WI 54702-0008**  
(Please make your check payable to Energy Outreach Colorado.)

Customers that choose to donate will have account information securely shared with Energy Outreach Colorado for tax purposes only.





MAILING ADDRESS		ACCOUNT NUMBER		DUE DATE
INTEGRITY UNDERGROUND INC 5023 W 120TH AVE STE 316 BROOMFIELD CO 80020-5606		53-0010655956-5		<b>03/19/2024</b>
		STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
		866866585	02/28/2024	<b>\$15,004.22</b>

**SERVICE ADDRESS:** 7627 DAHLIA ST BLDG OFC COMMERCE CITY, CO 80022-1496  
**NEXT READ DATE:** 03/28/24

**NATURAL GAS SERVICE DETAILS**

**PREMISES NUMBER:** 301382085  
**INVOICE NUMBER:** 0525889636

METER READING INFORMATION			
<b>METER 10017956</b>		Read Dates: 01/26/24 - 02/28/24 (33 Days)	
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	85498 Actual	81919 Actual	3579 ccf

**NATURAL GAS ADJUSTMENTS**

DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Therm Multiplier	3579 ccf	x 0.862566	<b>3087</b> therms

**NATURAL GAS CHARGES** **RATE: CSG Commercial**

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$49.44
Usage Charge	3087 therms	\$0.250770	\$774.13
Interstate Pipeline	3087 therms	\$0.051400	\$158.67
Demand Side Mgmt			\$19.19
Natural Gas Q1	3087 therms	\$0.368800	\$1,138.49
GRSA-P			- \$9.71 <b>CR</b>
EGCRR	3087 therms	\$0.072210	\$222.91
GRSA			\$0.24
Energy Assistance Chg			\$0.79
<b>Subtotal</b>			<b>\$2,354.15</b>
Sales Tax			\$111.79
<b>Total</b>			<b>\$2,465.94</b>

**OTHER RECURRING CHARGES DETAILS**

**INVOICE NUMBER:** 1092516106  
**ADDRESS:** 7627 DAHLIA ST BLDG OFC  
 COMMERCE CITY, CO 80022-1496

DESCRIPTION	USAGE UNITS	UNIT CHARGE	QTY	CHARGE
Install Number 232922 01/25/24 to 02/25/24 400 WATT HPS DK-DN - PLL				
Parking Lot Lights	2378 kWh	\$19.02	12	\$228.24
Trans Cost Adj				\$2.88
ECA Q1				\$60.40
Demand Side Mgmt				\$7.02
Purch Cap Cost Adj				\$5.35
GRSA E				\$7.21
EGCRR				\$10.77
Renew. Energy Std Adj				\$3.42
Colo Energy Plan Adj				\$3.42
GRSA				\$31.13
<b>Subtotal</b>				<b>\$359.84</b>
Sales Tax				\$17.08
<b>Total</b>				<b>\$376.92</b>

**Premises Total** **\$3,653.72**



**A CLEAR GAS METER IS A SAFE GAS METER.**

If it snows on your meter, brush it off gently to avoid icy build-up that can dangerously interfere with the flow of natural gas to and from your meter. Additionally, carefully shovel around your meter to maintain a clear path to allow quick access in an emergency.

Learn more at [xcelenergy.com/Safety](http://xcelenergy.com/Safety).

004785 2/7



02/28/2024

53-0010655956-5



MAILING ADDRESS		ACCOUNT NUMBER	DUE DATE
INTEGRITY UNDERGROUND INC 5023 W 120TH AVE STE 316 BROOMFIELD CO 80020-5606		53-0010655956-5	03/19/2024
		STATEMENT NUMBER	STATEMENT DATE
		866866585	02/28/2024
			AMOUNT DUE
			\$15,004.22

SERVICE ADDRESS: 7627 DAHLIA ST BLDG HTRS COMMERCE CITY, CO 80022-1496  
NEXT READ DATE: 03/28/24

### ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 301684011  
INVOICE NUMBER: 1092513382

METER READING INFORMATION				
METER 82742928 - Multiplier x 40		Read Dates: 01/29/24 - 02/28/24 (30 Days)		
DESCRIPTION	CURRENT READING	PREVIOUS READING	MEASURED USAGE	BILLED USAGE
Total Energy	10573 Actual	10444 Estimate	129	5160 kWh
Demand	Actual			23.56 kW
Billable Demand				24 kW

### ELECTRICITY CHARGES RATE: SG Secondary General

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$59.21
Secondary General	5160 kWh	\$0.007910	\$40.82
ECA Q1	5160 kWh	\$0.025400	\$131.06
GRSA E	5160 kWh	\$0.003030	\$15.63
EGCRR	5160 kWh	\$0.004530	\$23.37
Distribution Demand	24 kW	\$6.170000	\$148.08
Gen & Transm Demand	24 kW	\$9.090000	\$218.16
Trans Cost Adj	24 kW	\$0.700000	\$16.80
Demand Side Mgmt	24 kW	\$1.710000	\$41.04
Purch Cap Cost Adj	24 kW	\$1.310000	\$31.44
Trans Elec Plan	24 kW	\$0.340000	\$8.16
Renew. Energy Std Adj			\$7.74
Colo Energy Plan Adj			\$7.74
GRSA			\$63.61
Energy Assistance Chg			\$0.79
<b>Subtotal</b>			<b>\$813.65</b>
Sales Tax			\$38.60
<b>Total</b>			<b>\$852.25</b>
<b>Premises Total</b>			<b>\$852.25</b>

DAILY AVERAGES	Last Year	This Year
Temperature	33° F	39° F
Electricity kWh	323.8	172.0
Electricity Cost	\$34.42	\$28.41





MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
INTEGRITY UNDERGROUND INC 5023 W 120TH AVE STE 316 BROOMFIELD CO 80020-5606	53-0010655956-5		<b>03/19/2024</b>
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	866866585	02/28/2024	<b>\$15,004.22</b>

**NON-RECURRING CHARGES / CREDITS DETAILS**

DESCRIPTION	CHARGE
Late Charge Assessed	\$152.65
<b>Total</b>	<b>\$152.65</b>

004785 3/7



02/28/2024

53-0010655956-5



# TREASURER & PUBLIC TRUSTEE

## ADAMS COUNTY, COLORADO

### Certificate Of Taxes Due

Account Number R0077822

Certificate Number 2024-246101

Parcel 0172131300011

Order Number

Assessed To

Vendor ID Counter

INTEGRITY TRAFFIC HOLDING COMPANY LLC  
7627 DAHLIA ST  
COMMERCE CITY, CO 80022-1496

**Legal Description**

**Situs Address**

SECT,TWN,RNG:31-2-67 DESC: BEG AT A PT ON N LN NE4 SW4 SEC 31 30 FT W OF CEN OF SD SEC TH S 206/37 FT TH W 211 FT TH N 206/37 FT TH E 211 FT TO POB EXC RD (2021000043836) 0/95A 0

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$3,617.46	\$36.17	\$0.00	(\$3,653.63)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 06/03/2024</b>					<b>\$0.00</b>

Tax Billed at 2023 Rates for Tax Area 210 - 210

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$158.61	VACANT	\$155,610	\$43,420
FIRE DISTRICT 4 - SOUTH ADA	14.7500000	\$640.45	COMMERCIAL LD		
ADAMS COUNTY	26.8350000	\$1,165.18	Total	\$155,610	\$43,420
SD 14	37.0750000	\$1,609.80			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$4.34			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$39.08			
Taxes Billed 2023	83.3130000	\$3,617.46			

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 TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway

Brighton, CO 80601



# TREASURER & PUBLIC TRUSTEE

## ADAMS COUNTY, COLORADO

### Certificate Of Taxes Due

Account Number R0201377  
 Parcel 0172131315001  
 Assessed To  
 INTEGRITY TRAFFIC HOLDING COMPANY LLC  
 7627 DAHLIA ST  
 COMMERCE CITY, CO 80022-1496

Certificate Number 2024-246102  
 Order Number  
 Vendor ID Counter

Legal Description	Situs Address				
SUB:PETCO SUBD BLK:1 DESC: THE SLY 135/60 FT OF LOT 1	0				
Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$4,134.00	\$41.34	\$0.00	(\$4,175.34)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 06/03/2024</b>					<b>\$0.00</b>

Tax Billed at 2023 Rates for Tax Area 210 - 210

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$181.26	VACANT	\$177,844	\$49,620
FIRE DISTRICT 4 - SOUTH ADA	14.7500000	\$731.90	COMMERCIAL LD		
ADAMS COUNTY	26.8350000	\$1,331.56	Total	\$177,844	\$49,620
SD 14	37.0750000	\$1,839.66			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$4.96			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$44.66			
Taxes Billed 2023	83.3130000	\$4,134.00			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway

Brighton, CO 80601

Receipt Number: 837317

Colorado Geological Survey

Current Date: 05/10/2024

Description	Amount
Pre-Pay the Colorado Geological Survey Land Use Review Fee	\$950.00
Must select project size to calculate a price: Small Subdivision -	
Project Name: Dahlia St. Minor Subdivision	
County of Project: Adams County	
Applicant's Name: Integrity Traffic Holding Company	
Applicant's Address (line 1): 7627 Dahlia Street	
Applicant's City: Commerce City	
Applicant's State: CO	
Applicant's Zip Code: 80022	
Applicant's Phone: 502-641-1103	
Applicant's Email: lawclerk@3pillarslaw.com	
Pre-Pay the Colorado Geological Survey Land Use Review Fee	
Total	\$950.00

Payments Received	Amount
CC	\$950.00
Visa XXXXXXXXXXXXX7321	
Authorization # 010676	
Total	\$950.00

Thank you for the payment.



## Adams County Engineering Review Application

Applicants must submit the following information with the application in order for the application to be considered eligible for review. If you have any questions regarding this application please contact the Development Review Engineering Department at either 720-523-6824, or 720-523-6826. A Conceptual Review Meeting with a Planning Department staff member is highly recommended.

### Applicant/Developer Name & Contact Information (please print):

Contact/Developer Name: Mitchell Gordon	Company Name: 3 Pillars Law	
Street Address: 706 Wilcox St.	City/State/Zip code: Castle Rock, CO 80104	
Phone: 502-641-1103	Phone(cell – optional)	Email: lawclerk@3pillarslaw.com

Technical Representative: Mitchell Gordon	Company Name: 3 Pillars Law	
Street Address: 706 Wilcox St	City/State/Zip code: Castle Rock, CO 80104	
Phone: 502-641-1103	Phone(cell – optional)	Email: lawclerk@3pillarslaw.com

### Project Information (please print):

Project Name: Dahlia St. Minor Subdivision	
Project Description: Minor Subdivision in order to merge two parcels eliminating an illegally created parcel under 1 acre.	
Project Address or Location Description: N/A	Parcel # (if available): 0172131300011, 0172131315001
Total Acreage 2.0426	

### Project Document Checklist (select all that apply):

Select all applicable documents to be submitted for review. Review fees are shown in parenthesis. Call an Engineering staff member to assist you in your selection (see contact numbers above).

- |  |  |
|--|--|
| <input type="checkbox"/> Site Grading & Drainage, or Drainage Report/Plans (\$500) | <input type="checkbox"/> Traffic Impact Study (n/a)        |
| <input type="checkbox"/> Erosion & Sediment Control (\$500)                        | <input type="checkbox"/> Subdivision agreement (n/a)       |
| <input type="checkbox"/> Construction Plans (n/a)                                  | <input type="checkbox"/> Stormwater Management Plans (n/a) |
| <input type="checkbox"/> Stormwater Management Plans (n/a)                         | <input type="checkbox"/> Other Engineering Documents (n/a) |

Subdivision design review:

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Less than 5 acres (\$1,000) | <input type="checkbox"/> Between 5 and 25 acres (\$2,500) | <input type="checkbox"/> Greater than 25 acres (\$7,500) |
|---|---|--|

Length of roadway or pedestrian improvement (for street construction projects):	n/a
Total area of land (in acres) that will be disturbed as a result of this construction (for all projects):	1.960
Length of utility:	



A minimum of three (3) copies of project documents must be provided for review. All engineering documents must be signed and stamped by a Colorado licensed professional engineer or professional land surveyor as appropriate.

PLANS NOT SUITABLE FOR CONSTRUCTION (i.e., PLANS LABELED "FOR REVIEW ONLY" OR "NOT FOR CONSTRUCTION") WILL NOT BE ACCEPTED FOR REVIEW.

The review is for general compliance with Adams County Standards for the design and construction of public improvements. The sole responsibility for completeness and accuracy of the submitted documents shall remain with the Developer(s) and Registered Professional Engineer sealing the plans. Adams County does not accept liability for facilities designed by others.

Review time of construction plans is approximately three (3) weeks for each review (or resubmittal), depending upon the complexity of the project. Larger projects may require that additional information be provided to the county, creating a longer review time. Additional submittal items may be required based on site conditions (i.e., Floodplain Use Permit review, Building Permit review, etc.)

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 Application Review Fees are non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Applicant Signature:                     *Mitchell Gordon*                     Date:           6/3/24