



## Request for Comments

Case Name: Integrity Outdoor Storage Conditional Use Permit

Case Number: RCU2024-00021

August 21, 2024

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit to establish a primary use of Outdoor Storage. The property is zoned Industrial-1. The site is within the Mineral Conservation Overlay.** This request is located at Parcel Number 0172131300011.

Applicant Information: Integrity Traffic Holding Company

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 **09/18/24** 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



# CONDITIONAL USE PERMIT

Conditional uses are those uses which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, will require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions to ensure the number and type of conditional uses and their location, design, and configuration are appropriate at a particular location.

## Required Checklist Items

- Development Application Form (pg. 5)
- Written Explanation
- Site Plan
- Landscape Plan
- Proof of Ownership (warranty deed or title policy)
- Proof of Water, Sewer Services, and Utilities
- Legal Description
- Statement of Taxes Paid
- Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. **\*Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day ([CEDD-POD@adcogov.org](mailto:CEDD-POD@adcogov.org)) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day ([CEDD-ENG@adcogov.org](mailto:CEDD-ENG@adcogov.org)) to determine whether a Level 1 Storm Drainage Study is necessary

If you are applying for any of the following applications, please contact the Planner of the Day:

- Solid waste transfer station
- Scrap tire recycling facility
- Inert fill

Fees Due When Application is Deemed Complete	
Conditional Use Permit	Residential Use: \$1,000 (Additional Requests: \$400) Non-Residential Use: \$1,400 (Additional Requests: \$600)

## Conditional Use - Guide to Development Application Submittal

This application 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 Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcogov.org](http://www.permits.adcogov.org).

### Written Explanation

- A clear and concise description of the proposal. Please include description of use, time frame, purpose of project, proposed improvements, and all other relevant details.

### Site Plan

- 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
- Parking: must meet the quantity, dimensional standards and other requirements outlined in Section 4-15
- An Improvement Location Certificate or Survey may be required during the official review
- Elevations

### Landscape Plan

- Landscaping must meet the requirements outlined in Section 4-19 of the Adams County Development Standards and Regulations
- Landscape plan must include:
  - Number, installation size, and location of each plant type
  - Landscape maintenance plan
  - Bufferyards: identify the uses of adjacent properties and incorporate the correct bufferyard between existing and proposed use

### 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/Sewer/Utilities

#### Water

- A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

#### Sewer

- A written statement from the appropriate sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

#### 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.

### Legal Description

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

**Statement of Taxes Paid**

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office or visit ADCOTAX.COM

**Trip Generation Analysis (TGA)**

- This analysis should be conducted by a traffic engineer and should include total vehicle trips per day and peak hour volumes generated by the proposed development.
- A Traffic Impact Study may be required after the first review.

**SUPPLEMENTAL:****Neighborhood Meeting Summary**

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

**Level 1 Storm Drainage Study**

- If the proposed conditional use permit involves paving, construction of any structures, grading of property, outdoor storage of materials (gravel piles included) or otherwise increasing the impervious area of a site, a Level 1 Storm Drainage Study will be required.
- This plan should be prepared in accordance with the "Level 1 Storm Drainage Plan" criteria as defined in Appendix item B-3 of the Adams County Development Standards and Regulations. Most importantly, it needs to clearly identify a viable storm outfall location, and floodplain/floodway boundaries.



## DEVELOPMENT APPLICATION FORM

### 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

June 20, 2024

Adams County Community & Economic Development Department  
4430 S. Adams County Pkwy Ste. W2000B  
Brighton, CO 80601

RE: Conditional Use Permit Application

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

#### Background and Proposal

This Conditional Use permit is sent in as a response to comments made on a Change-in-Use Permit USE2023-00047. The subject property, parcel 0172131300011, is currently used for outdoor storage and as an accessway/driveway for an adjacent parcel. This parcel is zoned I-1 which requires a conditional use permit for outdoor storage in excess of 100% of the building area. There will be no physical improvements done to the property and it will stay in its current condition. Additionally, this parcel was illegally subdivided by a previous owner. A Minor Subdivision Application has been sent in to merge this parcel with the adjacent parcel to eliminate the illegally created parcel.

#### Site Plan

Attached to this packet.

#### Landscape Plan

The subject property is adjacent to Dahlia St. The area viewable from the street is enclosed by a wooden fence with Xeriscape. There is no plan to add any additional landscaping to the property.

#### Supplemental Information

Please determine if a Level 1 Storm Drainage Study is needed. While this conditional use involved outdoor storage, it involves no new additional storage and no physical alterations/improvements will be made to the property.



### SITE INFORMATION

NF: INTEGRITY TRAFFIC HOLDING COMPANY LLC  
7627 DAHLIA ST., COMMERCE CITY, COLORADO 80022  
APN: 172131300011  
41,482 SQ. FEET ± AND/OR 0.952 ACRES ±

### TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT #0001546-2011721-SC, DATED FEBRUARY 28, 2024, AMENDMENT NO. 3, AMENDMENT DATE: MARCH 7, 2024.

### SCHEDULE A DESCRIPTION

PARCEL B:  
THAT PART OF THE NW 14 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 14, SW 14 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. 2021100043836 AND JULY 1, 2021 AT RECEPTION NO. 2021100079405

FOR INFORMATIONAL PURPOSES ONLY  
7627 DAHLIA STREET, COMMERCE CITY, COLORADO 80022  
PARCEL NUMBERS: 0172131300011

### PARKING INFORMATION

NONE OBSERVED AT THE TIME OF THE ALTA SURVEY.

# ALTA/NSPS LAND TITLE SURVEY

7627 DAHLIA STREET

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

### SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY.

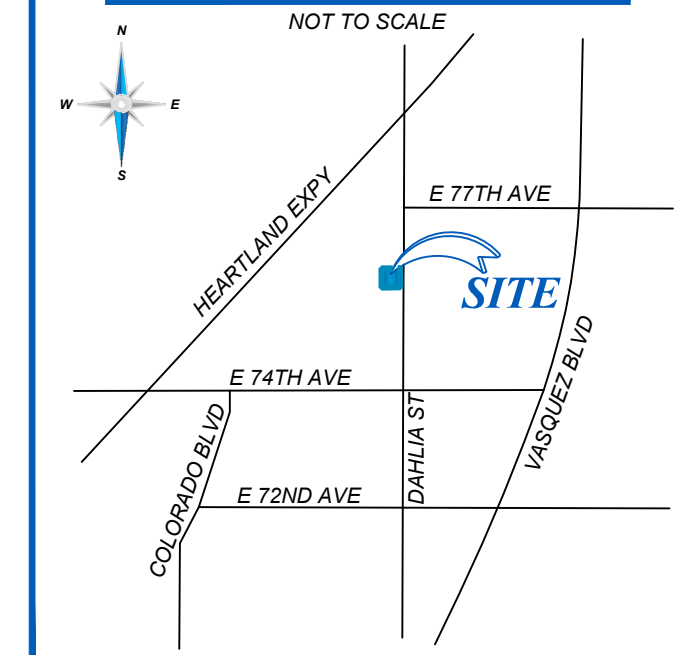
### UTILITY INFORMATION

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.

### OUTDOOR STORAGE INFORMATION

PARCEL 0172131300011 IS 41,485 SQUARE FEET. THE DRIVEWAY IS 12,460 SQUARE FEET OR 30.03% OF THE ENTIRE LOT. THE OUTDOOR STORAGE IS 29,033 SQUARE FEET OR 69.97% OF THE ENTIRE PARCEL (SOUTHERN YARD, APPROXIMATELY 12,789 SQUARE FEET, NORTHERN YARD, APPROXIMATELY 16,246 SQUARE FEET).

### VICINITY MAP



### GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS 11/14/2023.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF DAHLIA STREET AND E 77TH AVENUE, WHICH IS APPROXIMATELY 650' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO DAHLIA STREET, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- 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, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 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-II 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.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM ADAMS COUNTY GIS.
- 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.
- 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.
- 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.
- 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.
- 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 SIGNED BY 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
- OVH OVERHANG
- NG NATURAL GROUND
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- NF NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- RW RIGHT-OF-WAY
- CC CONCRETE
- BOUNDARY LINE
- - - EASEMENT LINE
- x - x - x - 6' CHAIN LINK FENCE
- □ - □ - □ - 6' WOODEN FENCE
- - - - - OVERHEAD POWER LINE
- - - - - ADJOINER LINE

### NOTES CORRESPONDING TO SCHEDULE B

- 9 — INTENTIONALLY DELETED
- 10 — INTENTIONALLY DELETED
- 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 (AFFECTS, PLOTTED AS SHOWN)
- 12 — INTENTIONALLY DELETED
- 13 — INTENTIONALLY DELETED
- 14 — INTENTIONALLY DELETED

### ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:  
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED
PERMITTED USE		BUSINESS
MIN. SETBACKS FRONT		N/A
MIN. SETBACKS SIDE		N/A
MIN. SETBACKS REAR		N/A
MAX. BUILDING HEIGHT		N/A
MIN. LOT AREA		41,482 SQ. FT.
MIN. LOT WIDTH		201.00'
MAX. BLDG COVERAGE		N/A
PARKING REGULAR		N/A
PARKING HANDICAP		N/A
PARKING TOTAL		N/A

PARKING INFORMATION:

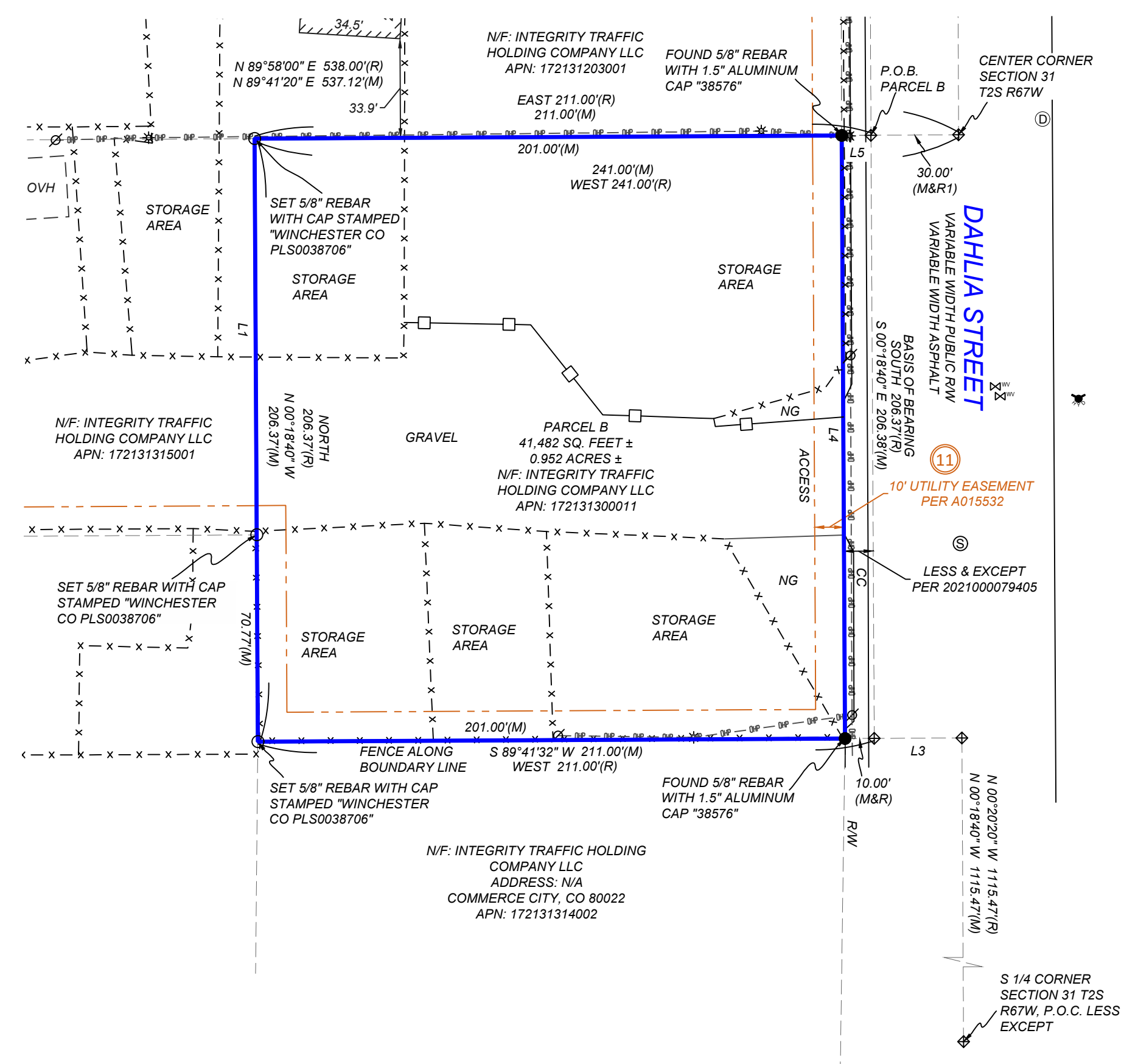
### FLOOD ZONE INFORMATION

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.

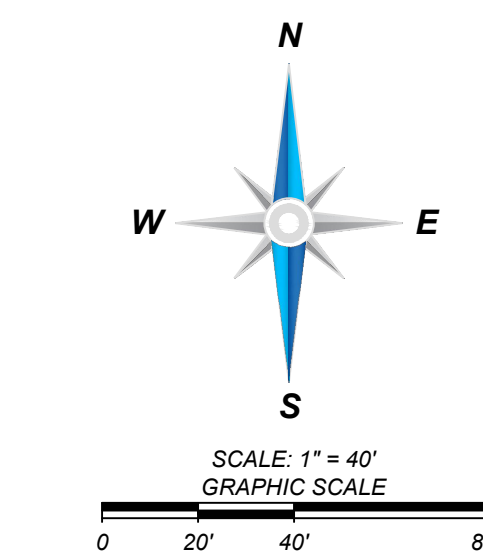
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

### BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S00°18'40"E BETWEEN A 5/8" REBAR WITH 1.5" ALUMINUM CAP "38576" 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"



PRELIMINARY



DENVER WINCHESTER  
PROFESSIONAL LAND SURVEYOR NO. 0038706  
STATE OF COLORADO

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 - 06/18/2024
SURVEY REVIEWED BY: TS	SHEET: 1 OF 1



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**

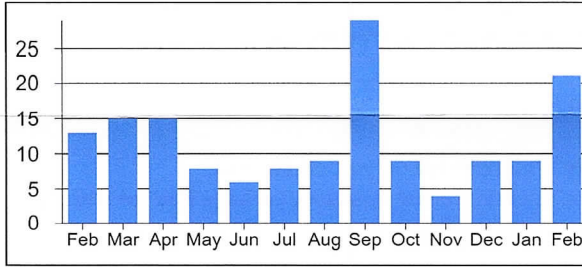
**Account Number:** 404043.01  
**Service Address:** 7627 DAHLIA ST  
**Service Period:** 01/14/2024 to 02/13/2024  
**Billing Date:** 02/13/2024  
**Due Date:** 03/04/2024



**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





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  
 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



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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>	

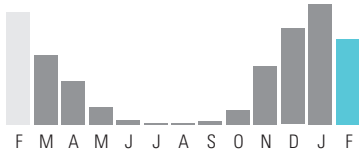
**SERVICE ADDRESS:** 7627 DAHLIA ST BLDG OFC COMMERCE CITY, CO 80022-1496  
**NEXT READ DATE:** 03/28/24

**ELECTRICITY SERVICE DETAILS**

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

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

METER READING INFORMATION			
<b>METER 82932117</b>		Read Dates: 01/25/24 - 02/26/24 (32 Days)	
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>



**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).

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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
			<b>\$15,004.22</b>

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		03/19/2024
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	866866585	02/28/2024	\$15,004.22

**NON-RECURRING CHARGES / CREDITS DETAILS**

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

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02/28/2024

53-0010655956-5





## 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 [viewed at Construction and Inspection | Xcel Energy](#).

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

# Adams County Commercial Property Profile

**Parcel Number:** 0172131300011

<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

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

<b>Account Numbers</b>	<b>Date Added</b>	<b>Tax District</b>	<b>Mill Levy</b>
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>
-----------------------------	---------------------	--------------------

## Building Summary

NO BUILDING RECORDS FOUND

## Tax Summary

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

## Enterprise Zone Summary

### Property within Enterprise Zone

True
------

## Precincts and Legislative Representatives Summary

### Precinct

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-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





# 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



# Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE  
Traffic Engineer / Principal

June 10, 2024

Josh Baldwin  
Property Manager  
Integrity Corps  
7627 Dahlia Street  
Commerce City, CO 80022

RE: Trip Generation Estimate for the Land Uses at 7625 and 7627 Dahlia Street in Adams County

Dear Josh,

Based on your request, I have prepared this letter to document the trip generation for the uses at 7625 and 7627 Dahlia Street in Adams County. A third lot can be accessed through 7627 Dahlia Street and the traffic from all three lots is documented in this letter. These lots are being used by several different companies to store equipment and materials. Trip Generation<sup>1</sup> does not include rates for this type of land use, so it was necessary to count the accesses to the lots to determine the trip generation.

Traffic count data were collected at the accesses on May 29<sup>th</sup> and 30<sup>th</sup> for 24-hours on an average weekday (see attached data). The following table summarizes the data and shows that there was a total of 565 vehicles counted over the 24-hour period. These traffic counts are representative of the trip generation for the three lots.

Traffic Count Summary

Address	Traffic Volumes		
	In	Out	Total
7625 Dahlia Street	69	64	133
7627 Dahlia Street	216	216	432
<b>Total</b>	285	280	565

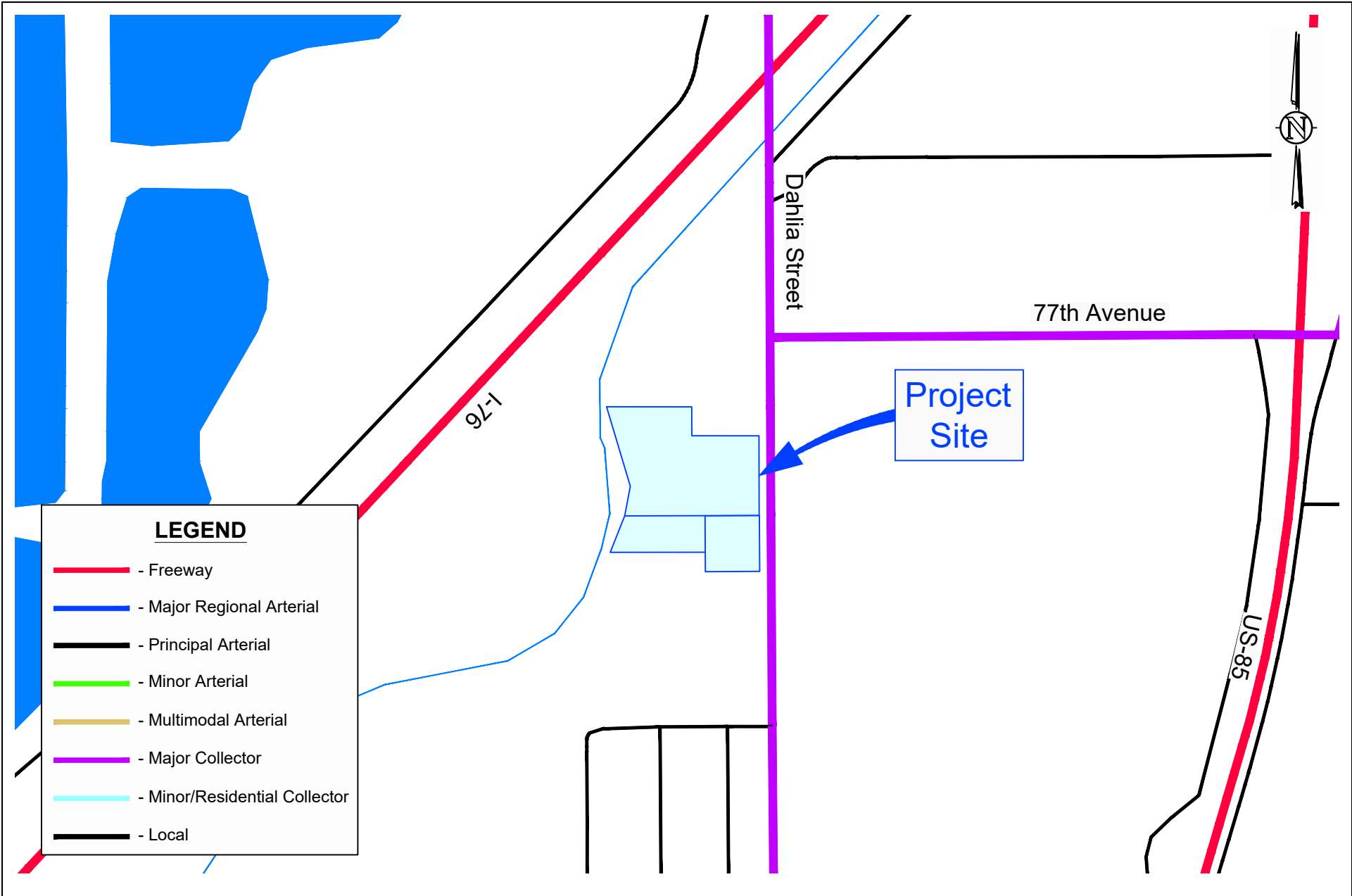
Feel free to contact me to discuss the contents of this report.

Sincerely,

Joseph L. Henderson, PE, PTOE  
Project Manager / Principal  
Dahlia Street Trip Generation Letter



<sup>1</sup> Trip Generation, 11<sup>th</sup> Edition. Institute of Transportation Engineers. 2021.



**LEGEND**

- - Freeway
- - Major Regional Arterial
- - Principal Arterial
- - Minor Arterial
- - Multimodal Arterial
- - Major Collector
- - Minor/Residential Collector
- - Local



7625 & 7267 Dahlia Street Trip Generation Letter  
VICINITY MAP

Scale	1" = 500'	Date	June 10, 2024	Drawn by	JLH	Job #	Dahlia Street	Figure	1
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West Leg

Interval Start Time	Passenger Vehicles		Trucks Less Than 40' Long		Trucks Greater Than 40' Long		Total	
	EB	WB	EB	WB	EB	WB	EB	WB
12:00	1	2	0	0	0	0	1	2
12:15	2	2	0	0	0	0	2	2
12:30	3	2	0	0	0	0	3	2
12:45	1	2	0	0	0	0	1	2
	7	8	0	0	0	0	7	8
13:00	1	2	0	0	0	0	1	2
13:15	1	2	0	0	0	0	1	2
13:30	2	2	0	0	0	0	2	2
13:45	2	2	0	0	0	0	2	2
	6	8	0	0	0	0	6	8
14:00	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0	0
14:45	1	1	0	0	0	0	1	1
	1	1	0	0	0	0	1	1
15:00	2	2	0	0	0	0	2	2
15:15	2	2	0	0	0	0	2	2
15:30	4	3	0	0	0	0	4	3
15:45	2	1	0	0	0	0	2	1
	10	8	0	0	0	0	10	8
16:00	0	1	0	0	0	0	0	1
16:15	2	0	0	0	0	0	2	0
16:30	2	2	0	0	0	0	2	2
16:45	7	2	0	0	0	0	7	2
	11	5	0	0	0	0	11	5
17:00	0	0	0	0	0	0	0	0
17:15	1	2	0	0	0	0	1	2
17:30	3	1	0	0	0	0	3	1
17:45	1	0	0	0	0	0	1	0
	5	3	0	0	0	0	5	3
18:00	0	0	0	0	0	0	0	0
18:15	1	0	0	0	0	0	1	0
18:30	5	0	0	0	0	0	5	0
18:45	0	0	0	0	0	0	0	0
	6	0	0	0	0	0	6	0
19:00	1	1	0	0	0	0	1	1
19:15	0	0	0	0	0	0	0	0
19:30	0	0	0	0	0	0	0	0
19:45	0	0	0	0	0	0	0	0
	1	1	0	0	0	0	1	1
20:00	0	0	0	0	0	0	0	0
20:15	0	0	0	0	0	0	0	0
20:30	0	0	0	0	0	0	0	0
20:45	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
21:00	1	0	0	0	0	0	1	0
21:15	0	0	0	0	0	0	0	0
21:30	0	0	0	0	0	0	0	0
21:45	0	0	0	0	0	0	0	0
	1	0	0	0	0	0	1	0
22:00	0	0	0	0	0	0	0	0
22:15	0	0	0	0	0	0	0	0
22:30	0	0	0	0	0	0	0	0
22:45	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0
23:15	0	0	0	0	0	0	0	0
23:30	0	0	0	0	0	0	0	0
23:45	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
Count Total	48	34	0	0	0	0	48	34
Percent	100%	100%	0%	0%	0%	0%	---	---



West Leg

Interval Start Time	Passenger Vehicles		Trucks Less Than 40' Long		Trucks Greater Than 40' Long		Total	
	EB	WB	EB	WB	EB	WB	EB	WB
00:00	0	0	0	0	0	0	0	0
00:15	0	0	0	0	0	0	0	0
00:30	0	0	0	0	0	0	0	0
00:45	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0
01:15	0	0	0	0	0	0	0	0
01:30	0	0	0	0	0	0	0	0
01:45	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0
02:15	0	0	0	0	0	0	0	0
02:30	0	0	0	0	0	0	0	0
02:45	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0
03:15	0	0	0	0	0	0	0	0
03:30	0	0	0	0	0	0	0	0
03:45	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0
04:15	0	0	0	0	0	0	0	0
04:30	0	0	0	0	0	0	0	0
04:45	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0
05:15	0	0	0	0	0	0	0	0
05:30	0	0	0	0	0	0	0	0
05:45	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
06:00	0	3	0	0	0	0	0	3
06:15	0	2	0	0	0	0	0	2
06:30	0	2	0	0	0	0	0	2
06:45	1	6	0	0	0	0	1	6
	1	13	0	0	0	0	1	13
07:00	0	0	0	0	0	0	0	0
07:15	0	1	0	0	0	0	0	1
07:30	0	1	0	0	0	0	0	1
07:45	2	0	0	0	0	0	2	0
	2	2	0	0	0	0	2	2
08:00	0	1	0	0	0	0	0	1
08:15	1	1	0	0	0	0	1	1
08:30	0	1	0	0	0	0	0	1
08:45	1	0	0	0	0	0	1	0
	2	3	0	0	0	0	2	3
09:00	2	1	0	0	0	0	2	1
09:15	0	3	0	0	0	0	0	3
09:30	1	4	0	0	0	0	1	4
09:45	2	2	0	0	0	0	2	2
	5	10	0	0	0	0	5	10
10:00	0	0	0	0	0	0	0	0
10:15	1	0	0	0	0	0	1	0
10:30	1	2	0	0	0	0	1	2
10:45	1	0	0	0	0	0	1	0
	3	2	0	0	0	0	3	2
11:00	0	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0	0
11:30	3	3	0	0	0	0	3	3
11:45	0	2	0	0	0	0	0	2
	3	5	0	0	0	0	3	5
Count Total	16	35	0	0	0	0	16	35
Percent	100%	100%	0%	0%	0%	0%	---	---





7627 Dahlia St  
 MAY 29-30, 2024  
 www.sustainabletrafficsolutions.com

West Leg

Interval Start Time	Passenger Vehicles		Trucks Less Than 40' Long		Trucks Greater Than 40' Long		Total	
	EB	WB	EB	WB	EB	WB	EB	WB
12:00	7	9	1	0	0	0	8	9
12:15	2	1	0	1	0	0	2	2
12:30	4	2	0	1	0	0	4	3
12:45	4	4	0	0	0	0	4	4
	17	16	1	2	0	0	18	18
13:00	2	7	0	1	0	0	2	8
13:15	2	7	0	1	0	0	2	8
13:30	1	3	0	0	0	0	1	3
13:45	1	3	0	0	0	0	1	3
	6	20	0	2	0	0	6	22
14:00	4	4	0	0	0	0	4	4
14:15	4	3	0	0	0	0	4	3
14:30	4	3	0	0	0	0	4	3
14:45	5	4	1	2	0	0	6	6
	17	14	1	2	0	0	18	16
15:00	4	4	0	0	0	0	4	4
15:15	4	4	0	0	0	0	4	4
15:30	5	1	0	1	0	1	5	3
15:45	5	2	1	2	0	0	6	4
	18	11	1	3	0	1	19	15
16:00	8	3	0	1	0	0	8	4
16:15	1	2	0	1	0	0	1	3
16:30	2	6	0	1	0	0	2	7
16:45	3	1	0	0	0	0	3	1
	14	12	0	3	0	0	14	15
17:00	5	5	0	1	0	0	5	6
17:15	6	2	0	0	0	1	6	3
17:30	5	4	0	0	0	0	5	4
17:45	5	4	0	0	0	0	5	4
	21	15	0	1	0	1	21	17
18:00	2	0	1	1	0	0	3	1
18:15	2	1	0	0	0	0	2	1
18:30	5	3	1	0	0	0	6	3
18:45	2	0	0	0	0	0	2	0
	11	4	2	1	0	0	13	5
19:00	2	1	1	1	0	0	3	2
19:15	3	2	1	0	0	0	4	2
19:30	1	4	0	0	0	0	1	4
19:45	4	4	0	0	0	0	4	4
	10	11	2	1	0	0	12	12
20:00	1	2	1	0	0	0	2	2
20:15	1	2	0	0	0	0	1	2
20:30	2	1	0	0	0	0	2	1
20:45	1	2	0	0	0	0	1	2
	5	7	1	0	0	0	6	7
21:00	3	2	0	0	0	0	3	2
21:15	1	3	0	0	0	0	1	3
21:30	3	1	0	0	0	0	3	1
21:45	4	0	0	0	0	0	4	0
	11	6	0	0	0	0	11	6
22:00	1	1	0	0	0	0	1	1
22:15	0	0	0	0	0	0	0	0
22:30	0	0	0	0	0	0	0	0
22:45	3	0	0	0	0	0	3	0
	4	1	0	0	0	0	4	1
23:00	0	0	0	0	0	0	0	0
23:15	0	0	0	0	0	0	0	0
23:30	0	0	0	0	0	0	0	0
23:45	1	0	0	0	0	0	1	0
	1	0	0	0	0	0	1	0
Count Total	135	117	8	15	0	2	143	134
Percent	94%	87%	6%	11%	0%	1%	---	---



7627 Dahlia St  
 MAY 29-30, 2024  
 www.sustainabletrafficsolutions.com

West Leg

Interval Start Time	Passenger Vehicles		Trucks Less Than 40' Long		Trucks Greater Than 40' Long		Total	
	EB	WB	EB	WB	EB	WB	EB	WB
00:00	0	0	0	0	0	0	0	0
00:15	0	0	0	0	0	0	0	0
00:30	0	0	0	0	0	0	0	0
00:45	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0
01:15	0	0	0	0	0	0	0	0
01:30	0	0	0	0	0	0	0	0
01:45	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0
02:15	0	0	0	0	0	0	0	0
02:30	0	0	0	0	0	0	0	0
02:45	1	0	0	0	0	0	1	0
	1	0	0	0	0	0	1	0
03:00	0	0	0	0	0	0	0	0
03:15	0	0	0	0	0	0	0	0
03:30	0	0	0	0	0	0	0	0
03:45	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0
04:15	0	0	0	0	0	0	0	0
04:30	0	0	0	0	0	0	0	0
04:45	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0
05:15	0	1	0	0	0	0	0	1
05:30	0	0	1	0	0	0	1	0
05:45	0	0	0	0	0	0	0	0
	0	1	1	0	0	0	1	1
06:00	2	3	0	0	0	0	2	3
06:15	0	0	1	0	1	0	2	0
06:30	0	1	0	0	0	0	0	1
06:45	3	3	0	0	0	0	3	3
	5	7	1	0	1	0	7	7
07:00	3	4	0	0	0	0	3	4
07:15	2	4	1	0	1	0	4	4
07:30	3	4	0	0	1	0	4	4
07:45	1	4	1	0	1	0	3	4
	9	16	2	0	3	0	14	16
08:00	4	1	0	0	1	0	5	1
08:15	1	3	0	0	0	0	1	3
08:30	1	3	0	0	0	2	1	5
08:45	5	5	1	0	0	0	6	5
	11	12	1	0	1	2	13	14
09:00	1	3	0	0	1	1	2	4
09:15	2	2	1	0	0	0	3	2
09:30	0	3	0	0	0	0	0	3
09:45	1	8	1	0	0	0	2	8
	4	16	2	0	1	1	7	17
10:00	2	3	0	0	0	0	2	3
10:15	6	2	0	0	1	0	7	2
10:30	2	2	0	0	0	0	2	2
10:45	2	4	0	0	0	0	2	4
	12	11	0	0	1	0	13	11
11:00	3	2	0	1	0	1	3	4
11:15	3	5	0	1	0	0	3	6
11:30	7	4	0	0	0	0	7	4
11:45	4	2	0	0	0	0	4	2
	17	13	0	2	0	1	17	16
Count Total	59	76	7	2	7	4	73	82
Percent	81%	93%	10%	2%	10%	5%	---	---