

## Ed Jennings

PO Box 200662 Denver, Co. 80220  
(303)388-1867 FAX (303)320-1987  
[edjennings@comcast.net](mailto:edjennings@comcast.net)

Date: 3/18/2019  
File No: TR314119

Libby Tart-Schoenfelder  
Adams County Community and Economic Development  
4430 S. Adams County Parkway  
Brighton, CO 80601

Re: Variance requests for 5595 Washington Street

Dear Libby:

Attached, please find 1 "hard" copy" and 1 flash drive with pdf files of the following items:

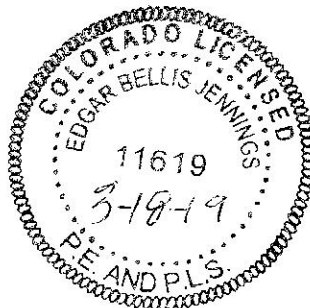
1. Variance Checklist
2. Development application
3. Application fee to Adams County of \$800.00 and Application fee to Tri-County Health of \$55.00
4. Hardship Statement and Written Explanation
5. Site Plan
6. Survey
7. Proof of Ownership
8. Proof of water and sewer services
9. Legal Description
10. Certificate of Taxes Due
11. Certification of Notice to Mineral Estate Owners
12. Applicant's Certification Concerning Qualifying Surface Development

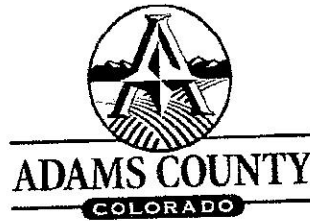
Please let me know if you require and additional information.

Sincerely,

Ed Jennings PE&PLS

Cc Manuel Ornelas





## VARIANCE

Application submittals must include all documents on the checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

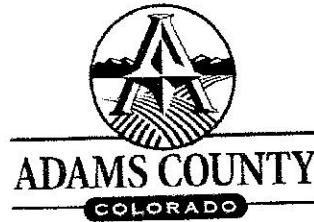
All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF unless otherwise indicated. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

- 1. Development Application Form (pg. 3)
- 2. Application Fees (see table below)
- 3. Number of variance requests:

Variance Request:	# of Requests:
Setback	2
Height	
Lot Coverage	
Other:	

- 4. Hardship Statement (pg. 5)
- 5. Site Plan Showing Proposed Development/Variance, including:
  - Proposed Building Dimensions, Location, and Setbacks
  - Location of Well
  - Location of Septic Field
  - Location of Easements
- 6. Proof of Ownership (warranty deed or title policy)
- 7. Proof of Water and Sewer Services
- 8. Legal Description
- 9. Certificate of Taxes Paid
- 10. Certificate of Notice to Mineral Estate Owner/and Lessees (pg.6)
- 11. Certificate of Surface Development (pg. 7)

Application Fees:	Amount:	Due:
Variance	\$500-residential \$700-non-residential *\$100 per additional request	With application submittal
Tri-County Health *made payable to Tri-County	\$55	With application submittal



### DEVELOPMENT APPLICATION FORM

#### Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME: 5595 Washington St.

#### APPLICANT

Name(s): Manuel Ornelas Phone #: 303-667-7792  
Address: 4709 Washington St.  
City, State, Zip: Denver, CO 80216  
2nd Phone #: \_\_\_\_\_ Email: manuelmds@comcast.net

#### OWNER

Name(s): same as above Phone #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
2nd Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

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

Name: Edgar Jennings PE/PLS Phone #: 303-388-1867  
Address: PO Box 200662  
City, State, Zip: Denver, CO 80220  
2nd Phone #: 303-929-0833 Email: edjennings@comcast.net

**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

## HARDSHIP STATEMENT

*Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria have been satisfied (see Section Section 2-02-21-06 of the Adams County Development Standards and Regulations for the full text of the criteria). Please feel free to attach your statements using a separate piece of paper.*

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.
  
2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.
  
3. Granting the variance will not confer on the applicant any special privilege.
  
4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.
  
5. The special circumstances or hardship is not self-imposed.
  
6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.
  
7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.
  
8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.

## WRITTEN EXPLANATION

for  
5595 Washington Street  
Adams County, Colorado

### ***Property Description:***

This subject property consists of 6,000 square feet and is located within the NE¼ of section 15, Township 3 South, Range 68 West. This site is presently vacant and is covered by native grasses, weeds and bare ground. The property's legal description is Lots 47 and 48, Block 1, GLOBE HEIGHTS, Adams County, Colorado. The current zoning is I-1. The property is located within the North Washington Street Water and Sanitation District. The adjacent property to the South is zoned I-1, but is currently being used as a residential mobile home park.

### ***Proposed Development:***

It is proposed to construct a single story with mezzanine office/storage building containing a total of 2,240 square feet with associated parking and drives on this site. 920 square feet will be used as an office and the remaining 1,320 feet will be used for a garage and storage area for janitorial service equipment and materials. A proposed site plan accompanies this written explanation.

### ***Past Variances and Administrative Relief:***

On March 3rd, 2016, the following variances were granted by the Adams County Board of Adjustment:

1. Variance of 40 feet from the required 50 foot front setback
2. Variance of 100 feet from the required 145 foot section line setback
3. Variance of 10 feet from the required 15 foot rear setback
4. Variance of 10 feet from the required 15 foot rear setback
5. Variance of 10 feet from the required 15 foot landscape bufferyard
6. Variance from the 6 foot fence requirement included in the landscape bufferyard

These variances have since expired, due to the applicant's inability to obtain a building permit, primarily due to drainage and design problems for improvements to East 56th Avenue.

### ***Current Variance Requests:***

Since access to the site is from 56<sup>th</sup> Avenue, the Planning Department regards the North side of the property as the front.

#### *Front (North):*

1. Reduce the front setback from 50 feet to 10 feet.

#### *Rear (South):*

4. Reduce the rear setback from 15 feet to 5 feet.

As required by current County regulations, the variance of 100 feet from the required 145 foot section line setback has been requested from the Public Works Department.

Also, as required by current County standards, the administrative relief for the 15 foot landscape bufferyard and the 6 foot fence requirement in the landscape bufferyard is being requested from the Planning Department.

***E. 56th Ave. Street Construction:***

A Development Agreement addressing street improvements for E. 56th Avenue has been prepared and submitted to the Engineering Department for review. At the request of the Adams County Engineering Department, it is proposed to provide a fee-in-lieu of actual construction of any street improvements to E. 56th Avenue.

***Site Drainage and Erosion Control:***

Due to the small size of this property, no storm detention nor water quality storage has been required for this project. Runoff from the developed portions of this site will drain out the proposed driveway to E. 56th Avenue to a proposed area drain just West of the driveway. This area drain will discharge into an existing storm sewer in E. 56th Avenue.

***Lot line adjustment Plat:***

In order to develop this site, it is necessary to vacate the existing Lot line common to Lots 47 and 48. A plat has been prepared and has been submitted to the County for review and approval.

***Reasons for Granting this Request:***

*Front (North):*

Since the width of this site is only 50 feet, it is not possible to construct a building on this site with a setback of 40 feet.

*Rear (South):*

Due to the narrow depth of this site of only 50 feet, a 15 foot building setback creates is a significant hardship, leaving an extremely small area available for a building.

Also, since the depth of this site is only 50 feet, it is not possible to construct a standard parking lot having a minimum drive width of 24 feet, a parking stall length of 19 feet and a have a 15 foot wide landscaped buffer area adjacent to the South property line.

It is also not possible to orient the parking area in a different manner due to the required location of the drive entrance from 56<sup>th</sup> Avenue. The drive entrance can not be moved further to the East due to existing power poles, the existence of the recently constructed curb and gutter and since this would place the drive close to the Washington Street intersection. If the parking were to be re-oriented, the building width would be reduced by about 16 feet, which would make it's construction unfeasible. Also, the required 15 foot wide buffer area still could not be attained.

The property to the South is presently zoned Industrial and the comprehensive plan for Adams County also designates it for an industrial use. It is almost certain that, in the future, this property will be redeveloped for industrial use. A dirt drive for access to the existing residential trailers is adjacent to the South property line of this subject property.

The applicant will provide landscaping in this area between the parking lot and the South property line. Since a fence would have to be constructed 1 1/2 feet behind the back of curb (to allow for automobile overhang of the curb) if a fence were to be constructed, less than 3 feet would be available for landscaping.

Since the proposed use is an office building, which will be utilized mainly during standard working hours, there will be little or no automobile headlight impact from the parking area on adjacent property.

***Responses to Approval Criteria:***

1. This property has a depth of only 50 feet, which makes it impossible to fit a building, with associated drives, parking and landscaping, on the site and still meet the County's setback standards.

2. Literal interpretation of the provisions of the zoning standards and regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these standards and regulations.

3. Granting of the variances requested will not confer on the applicant any special privilege denied by these standards and regulations for other properties within the same zone district.

4. Because of the physical size of the property, development cannot occur in conformance with the provision of physical requirements of these standards and regulations.

5. The special circumstances applicable to this property have not been created by voluntary action or negligence by any person presently having an interest in the property.

6. The granting of these variances will be in harmony with the general purpose and intent of these standards and regulations and with the Adams County's Comprehensive Plan.

7. The granting of these variances from strict application of these standards and regulations will not cause substantial detriment to the public good nor impair the intent of these standards and regulations.

8. These variances will not allow a use which (a) is not otherwise permitted in the zone district in which the property is located, (b) would result in the extension of a non-conforming use, or (c) would change the zone classification of any or all of the subject property.

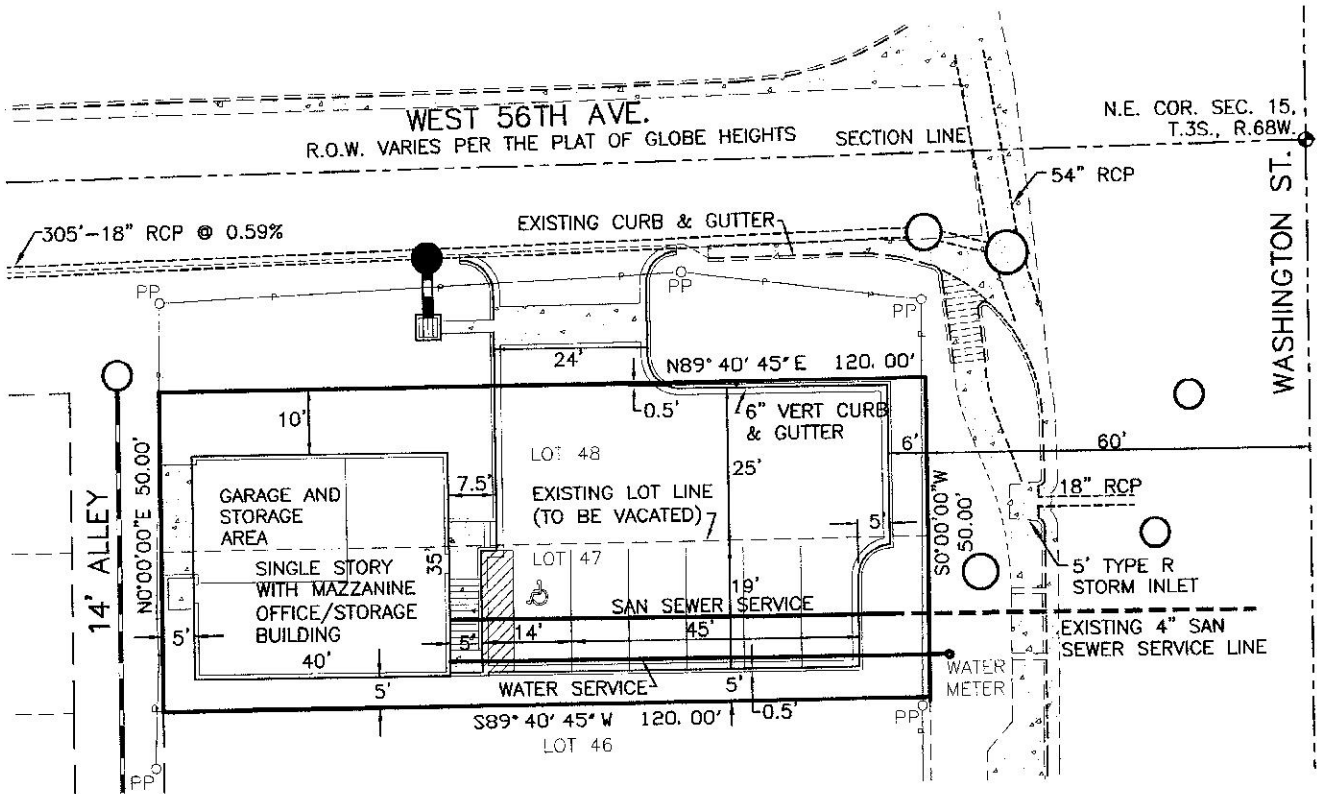
Prepared By:

Ed Jennings PE&PLS



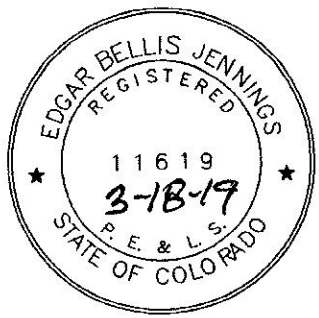
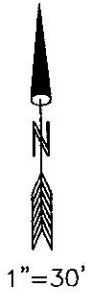
# SITE PLAN

## 5595 E. 56TH AVENUE



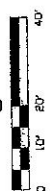
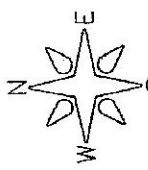
PRESENT ZONING: I-1  
 AREA: 6,000 SQ FT  
 LEGAL DESCRIPTION:  
 LOTS 47 AND 48, BLOCK 1  
 GLOBE HEIGHTS, ADAMS COUNTY, CO.

BUILDING DATA:  
 1,320 SQ FT STORAGE  
 920 SQ FT OFFICE  
 2,240 SQ FT TOTAL



*[Signature]*

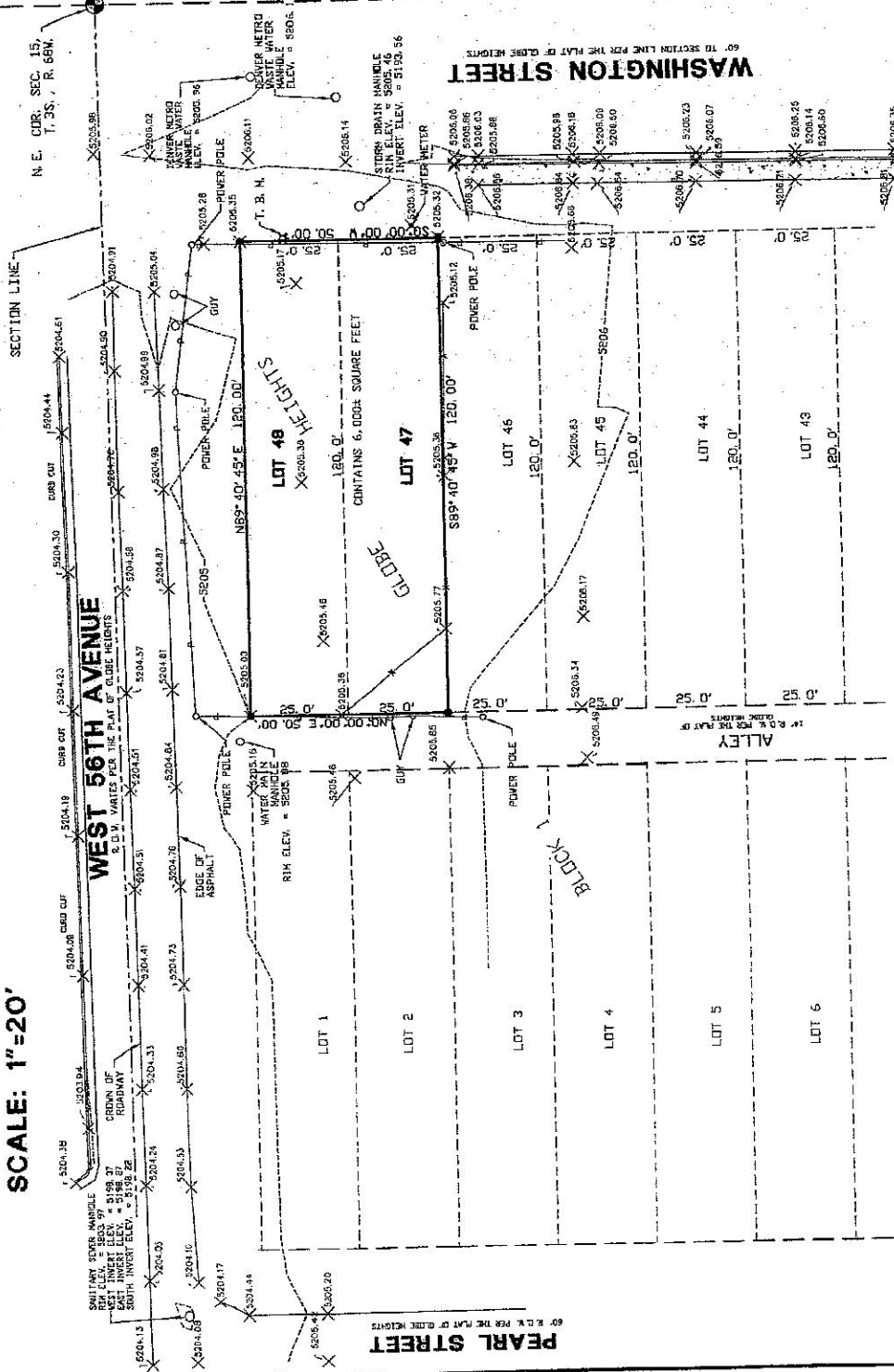
PREPARED BY:  
 EDGAR JENNINGS PE&PLS  
 PO BOX 200662 DENVER, CO.  
 303-388-1867 edjennings@comcast.net  
 DATE: 3-18-19  
 JOB NO: 14119-00  
 FILE NO: SP9S4119.DWG



SCALE: 1"=20'

# LEGEND

- DENOTES EXISTING #4 REBAR AND CAP, P. L. S. 6973
- DENOTES FENCE LINE
- DENOTES POWER LINE
- DENOTES EXISTING CONCRETE
- ⊗ DENOTES FIRE HYDRANT



LEGAL DESCRIPTION  
 LOTS 47 AND 48, BLOCK 1, GLOBBLE HEIGHTS, A SUBDIVISION BEING A PART OF THE EAST ONE-QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

NOTICE  
 ACCORDING TO COLORADO LAW YOU MUST CONVEY THIS MAP WITH THIS MAP WITHIN LEGAL LIMITS. YOU MUST NOT REPRODUCE OR TRANSMIT THIS MAP BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF R.W. BAYER & ASSOCIATES, INC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION AND PENALTIES AS PROVIDED BY LAW.

THIS MAP DOES NOT CONSTITUTE A TITLE RECORD BY R. H. BAYER & ASSOCIATES, INC. IT IS INTENDED TO BE USED IN CONNECTION WITH THE TITLE RECORD AND TO BE FILED WITH THE COUNTY CLERK OF ADAMS COUNTY, COLORADO. THE TITLE RECORD IS THE ONLY AUTHORITY FOR THE DETERMINATION OF THE BOUNDARIES OF THE LAND OR RIGHTS THEREIN. THE TITLE RECORD IS THE ONLY RECORD AFFECTING THIS TRACT OF LAND.

THERE MAY BE BURIED UTILITIES OR SURFACE EVIDENCE NOT SHOWN ON THIS MAP. THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT OF LAND.

THE LINEAL UNITS USED AND SHOWN HEREIN IS U.S. SURVEY FEET. CONTOUR INTERVAL 1'. EXCEPT AS SHOWN OR SPECIFICALLY STATED, THIS SURVEY DOES NOT TAKE INTO ACCOUNT THE EFFECTS OF GRAVITATIONAL DEFLECTION OF THE VERTICAL OR THE EFFECTS OF TIDES OR OTHER FACTORS WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT OF LAND. THIS SURVEYING MAP CAN BE USED IN ITS ELECTRONIC FORM OR IN PRINTED FORM. THE ELEVATIONS SHOWN ON THIS MAP ARE ADDITIONAL SPOT ELEVATIONS CONTAINED IN THE ORIGINAL SURVEY DRAWING.

THIS SURVEYING MAP WAS MADE BY ME OR UNDER MY SUPERVISION AND IS ACCURATELY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.



*R.W. Bayer*  
 RAYMOND W. BAYER  
 REGISTRATION NO. 6973 WITHIN  
 THE STATE OF COLORADO  
 DATE: Feb 14, 2015

CERTIFICATE OF SURVEY

SCALE	1" = 20'	DATE	FEB 3, 2015	DRW BY	J. E. B.	PROJ NO.	2015-020
BOOK	589	PAGE	77	FILE NO.	15-38-53L	SHEET NO.	1 OF 1

**TOPOGRAPHIC MAP**  
 LOTS 47 AND 48, BLOCK 1, GLOBBLE HEIGHTS, A SUBDIVISION BEING A PART OF THE EAST ONE-QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

**R.W. BAYER & ASSOCIATES, INC.**  
 2090 EAST 104TH AVENUE, SUITE 200  
 THORNTON, COLORADO 80233-4516  
 (303) 452-4433 FAX: (303) 452-4515

# OWNERSHIP AND ENCUMBRANCE REPORT

**TO: MANUEL ORNELAS AND DEBORAH A. ORNELAS**

**PROPERTY ADDRESS: 5595 WASHINGTON STREET, DENVER, CO 80216**

ACCORDING TO THE INDICES OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AS OF **FEBRUARY 26, 2019 @ 7:45 A.M.**, RELATIVE TO THE FOLLOWING REAL PROPERTY:

**LOTS 47 AND 48, BLOCK 1, GLOBE HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.**

A. THE RECORDED OWNERS OF SAID REAL ESTATE AS OF THE DATE SET FORTH HEREIN ARE:

**MANUEL ORNELAS AND DEBORAH A. ORNELAS**

B. THE FOLLOWING MORTGAGES AND/OR DEEDS OF TRUST PURPORT TO AFFECT SAID REAL PROPERTY:

**NONE**

C. THE FOLLOWING TAX SALES AND/OR LIENS PURPORTS TO AFFECT SUBJECT PROPERTY:

**NONE**

DATED: February 28, 2019

BY: *Diana Krebs*  
MOUNTAIN STATES TITLE CORP.

NO REPRESENTATION IS MADE NOR IMPLIED AS TO THE VALIDITY OR SUFFICIENCY OF ANY DOCUMENT, NOR HAVE ANY DOCUMENTS BEEN EXAMINED FOR EXCEPTIONS, RESERVATIONS, OR OTHER COVENANTS OR CONDITIONS AFFECTING TITLE. THIS REPORT DOES NOT CONSTITUTE A TITLE INSURANCE BINDER AND GIVEN FOR INFORMATIONAL PURPOSES ONLY. THEREFORE, THE LIABILITY HEREUNDER IS LIMITED TO CHARGES PAID FOR THIS INFORMATION.

WARRANTY DEED

Doc. Fee \$700

THIS DEED, made this 16th day of November, 2007, between

MONAWARA MASAD

of County of <sup>ADAMS</sup> State of CO, grantor, and

MANUEL ORNELAS

whose legal address is 4709 WASHINGTON STREET, DENVER, CO 80216, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of Seventy Thousand and 00/100 (\$70,000.00), 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, his heirs and assigns forever, in SEVERALTY, all the real property together with improvements, if any, situate, lying and being in the County of ADAMS and State of Colorado described as follows:

LOTS 47 AND 48, BLOCK 1, GLOBE HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO. as known by street and number as: 5595 WASHINGTON STREET, DENVER, CO 80216

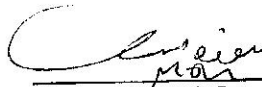
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

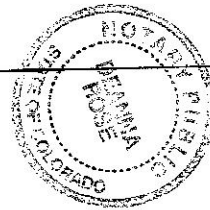
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

General taxes for the current year and subsequent years and subject to easements, restrictions, reservations, covenants and rights of way of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

  
\_\_\_\_\_  
MONAWARA MASAD

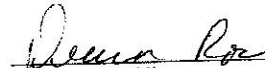


STATE OF COLORADO

COUNTY OF Adams

The foregoing instrument was acknowledged before me this 16th day of November, 2007 by MONAWARA MASAD.

My Commission expires: 10-21-2008

  
\_\_\_\_\_  
Notary Public

[SEAL]



# North Washington Street Water and Sanitation District

3172 E. 78<sup>th</sup> Avenue, Denver, CO 80229 303 / 288 - 6664

July 15, 2015

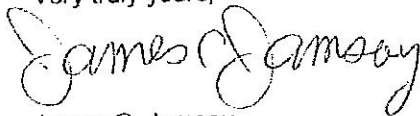
To Whom It May Concern:

Dear Sirs:

The property located at 5595 Washington Street is in the North Washington Street Water and Sanitation District service area boundaries.

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

Very truly yours,



James C. Jamsay,  
District Manager

**LEGAL DESCRIPTION**  
for  
5595 Washington Street  
Adams County, Colorado

***Property Description:***

Lots 47 and 48, Block 1, GLOBE HEIGHTS, County of Adams, State of Colorado, containing 6,000 square feet or 0.138 acres more or less.



# ADAMS COUNTY TREASURER

## Certificate Of Taxes Due

Account Number R0104016  
 Parcel 0182515101016  
 Assessed To  
 ORNELAS MANUEL AND  
 C/O: ORNELAS DEBORAH A  
 4709 WASHINGTON ST  
 DENVER, CO 80216-2745

Certificate Number 2019-118773  
 Order Number  
 Vendor ID Counter

Legal Description	Situs Address				
SUB:GLOBE HEIGHTS BLK:1 LOT:47 LOT:48	5595 WASHINGTON ST				
Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2018	\$2,506.86	\$0.00	\$0.00	(\$2,506.86)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 03/18/2019</b>					<b>\$0.00</b>

Tax Billed at 2018 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6660000	\$86.11	INDUS UNIMPROVED	\$81,000	\$23,490
ADAMS COUNTY FIRE PROTECTIO	16.6500000	\$391.11	LND		
ADAMS COUNTY	26.8640000	\$631.04	Total	\$81,000	\$23,490
NORTH WASHINGTON WATER & SA	0.8600000	\$20.20			
SD 1	57.8600000	\$1,359.14			
URBAN DRAINAGE SOUTH PLATTE	0.0940000*	\$2.21			
URBAN DRAINAGE & FLOOD CONT	0.7260000*	\$17.05			
Taxes Billed 2018	106.7200000	\$2,506.86			
* Credit Levy					

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS 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 misc. 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 sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER, ADAMS COUNTY, Lisa L. Culpepper J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway  
 Brighton, CO 80601



CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Manuel Ornelas  
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:  
Physical Address: 5595 Washington St.  
Legal Description: LOTS 47 & 48, Block 1, Globe Heights,  
Adams County, Colorado  
Parcel #(s): 0182515101016

(PLEASE CHECK ONE):

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;  
or  
 I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 3/19/19 Applicant: Manuel Ornelas  
By: [Signature]  
Print Name: Manuel Ornelas  
Address: 4709 Washington St.  
Denver, CO 80220

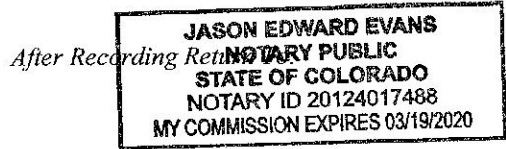
STATE OF COLORADO )  
                                  ) Denver  
COUNTY OF ADAMS )

Subscribed and sworn to before me this 19<sup>th</sup> day of March, 2019, by Manuel Ornelas.

Witness my hand and official seal.

My Commission expires: 03/19/2020

[Signature]  
Notary Public



Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,  
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, Manuel Ornelas  
\_\_\_\_\_, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 5595 Washington St.  
Legal Description: Lots 47 & 48, Block 1, Wake Heights  
Adams County, Colorado  
Parcel #(s): 0182515101016

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

X No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

\_\_\_\_\_ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

\_\_\_\_\_ The application for development provides:  
(i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;  
(ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and  
(iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 3-19-19 Applicant: Manuel Ornelas

After Recording Return To:

By: [Signature]  
Print Name: Manuel Ornelas  
Address: 4709 Washington St.  
Denver, CO 80016

