



CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- 1. Development Application Form (pg. 5)
- 2. Application Fees (see pg. 2)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Proof of Ownership (warranty deed or title policy)
- 6. Proof of Water and Sewer Services
- 7. Proof of Utilities (e.g. electric, gas)
- 8. Legal Description
- 9. Certificate of Taxes Paid
- 10. Certificate of Notice to Mineral Estate Owners/and Lessees(pg. 7)
- 11. Certificate of Surface Development (pg. 8-10)

Supplemental Items (if applicable) *Contact County staff for supplemental forms

- 1. Traffic Impact Study
- 2. Neighborhood Meeting Summary
- 3. Solid waste transfer station*
- 4. Solid waste composting facility*
- 5. Scrap tire recycling facility*
- 6. Inert fill*

Application Fees	Amount	Due
Conditional Use Permit	\$1,000 (\$300 per additional residential request/ \$500 per additional non-residential)	After complete application received
Tri-County Health	\$360 (TCHD Level 3)	After complete application received



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 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 checked="" type="checkbox"/> Other: <u>major amendment to the existing CUP</u>

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address: 23905 E 26TH AVENUE

City, State, Zip: AURORA, CO, 80019

Area (acres or square feet): 9.863 acres

Tax Assessor Parcel Number: 0181930301002

Existing Zoning: A-3

Existing Land Use: Automobile Storage and Outdoor Parking - Case# RCU2018-00005 VIP Parking Resolution 2019-113

Proposed Land Use: Additional open parking

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#: CASE NO.: RCU2018-00005

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: Rob Gonzalez

Date: 3/21/2022

Owner's Printed Name

Name: *P. Roberto Gonzalez*

Owner's Signature

APPLICATION FEES

Application Fees	Amount	Due
Conditional Use Permit	\$1,000 (\$300 per additional residential request/ \$500 per additional non-residential)	After complete application received
Tri-County Health	\$360 (TCHD Level 3)	After complete application received

WRITTEN EXPLANATION OF THE PROJECT

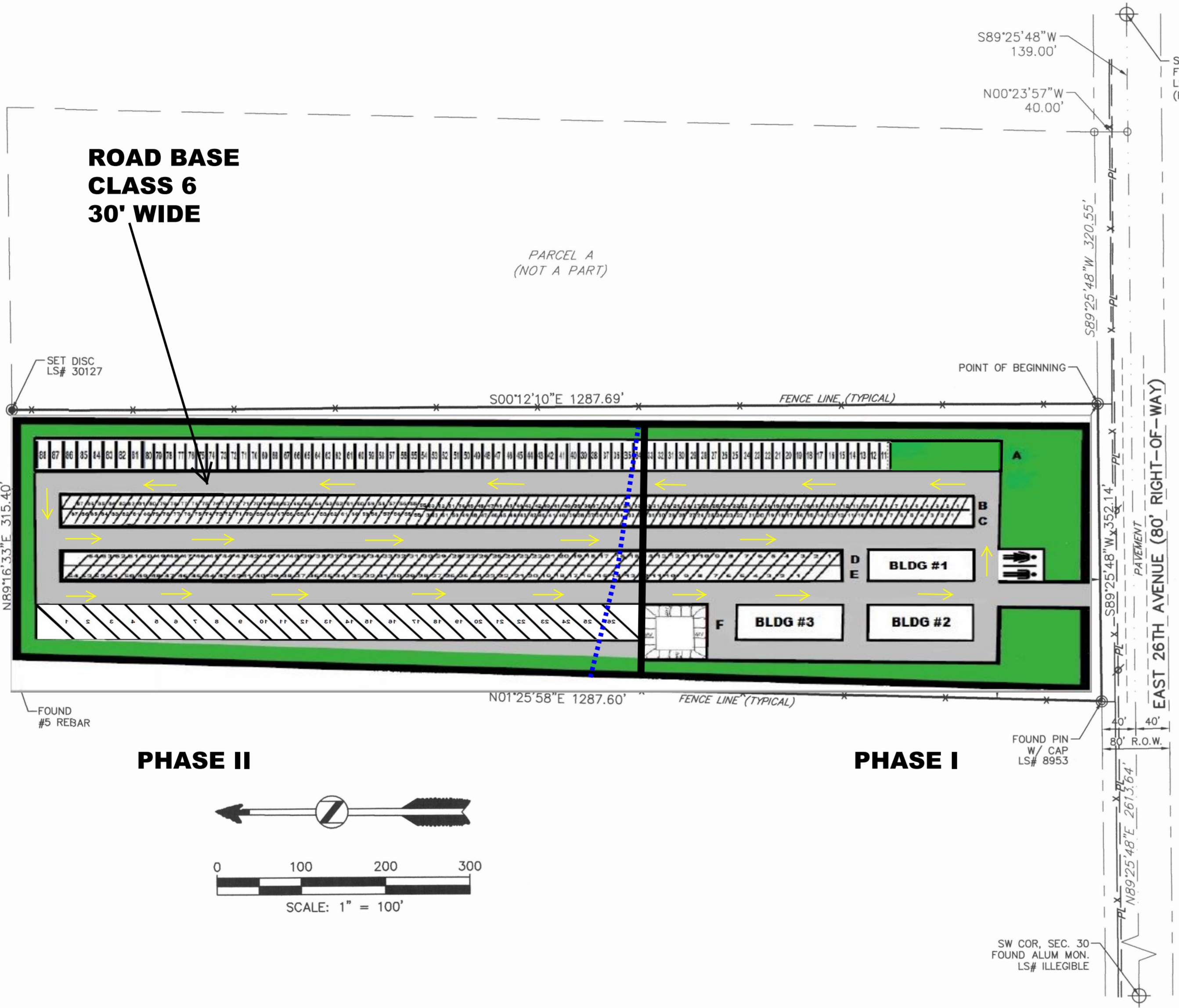
VIP Holdings, the applicant, is requesting a major amendment to the conditional use permit (CUP) allowing a commercial parking lot and special warehousing and storage facility on the subject property. The 9.863 acre parcel is located 2,000 feet east of the intersection of Gun Club Road and East 26th Avenue and currently has 4 acres developed as a commercial parking lot and indoor storage facility to serve short-and long-term parking. The site consists of three, one-story pre-fabricated buildings, each approximately 5,625 square feet in size, designed to store twenty (20) vehicles per building for indoor parking. The remainder of the 5.863 acres will serve as a commercial parking lot for automobiles and recreational vehicles.

LAND SURVEY PLAT

PART OF SECTION 30, T. 3 S, R. 65 W, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

**SITE MAP AMENDED
PHASE I & PHASE II**

LEGEND	
—	PARCEL BOUNDARY
- - - -	SECTION LINE
---	ADJACENT PARCEL
- - - -	RIGHT-OF-WAY
— PL — PL —	OVERHEAD POWER LINE
— X —	FENCE LINE
●	SET DISC LS# 30127
□	FOUND #5 REBAR
⊙	FOUND PIN W/ CAP LS# AS NOTED
⊕	FOUND ALUMINUM MONUMENT AT SECTION CORNER (AS NOTED)



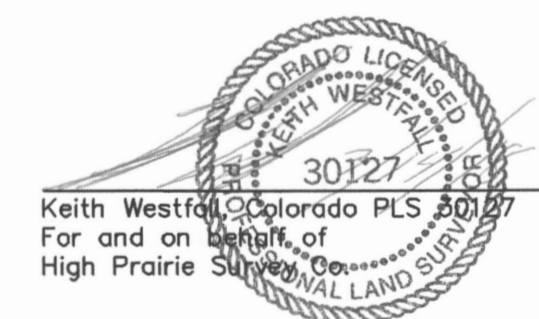
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 30, T.3S., R65W OF THE 6th P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF THE SW 1/4 OF SAID SECTION 30; THENCE S89°25'48"W ALONG SAID SOUTH LINE OF SAID SW 1/4 OF SAID SECTION 30 A DISTANCE OF 139.76 FEET; THENCE N00°34'12"W A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF EAST 26TH AVENUE THENCE S89°25'48"W ALONG SAID NORTHERLY R.O.W. LINE OF EAST 26TH AVENUE A DISTANCE OF 320.55 FEET AND THE POINT OF BEGINNING; THENCE S89°25'48"W ALONG SAID NORTHERLY R.O.W. LINE OF EAST 26TH AVENUE A DISTANCE OF 352.14 FEET; THENCE N01°25'58"E A DISTANCE OF 1287.60 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 30; THENCE N89°16'33"E ALONG SAID NORTHERLY LINE A DISTANCE OF 315.40 FEET; THENCE S00°12'10"E A DISTANCE OF 1287.69 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF SURVEY:

This is to certify to Roberto & Hilda Gonzalez that on March 08, 2018 a survey was made under my direct supervision, of the hereon described property situated in Adams County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors practicing in Adams County, Colorado, and that this plat accurately represents said survey. The location and dimensions of all easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by High Prairie Survey Co., Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land. This survey was performed with the benefit of Title Insurance Commitment Policy No. 605-0-5217-46014, prepared by Guardian Title Agency, LLC, dated April 20, 2017. This title insurance commitment policy may disclose facts not reflected on this survey. Corner monuments were set, or found and accepted as indicated hereon.



CERTIFICATE OF DEPOSIT:

Deposited this _____ day of _____, 20____, In the County _____ Surveyor's land survey plats/right-of-way surveys at reception number _____ In the office of the Adams County Clerk and Recorder.

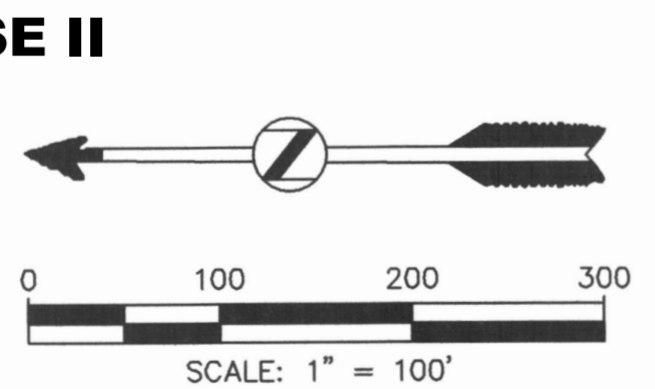
Signed _____

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

CONSIDERING THE SOUTH LINE OF THE SW1/4 OF SECTION 30 TO HAVE AN ASSUMED BEARING OF S89°25'48"W AND MONUMENTED AS SHOWN HEREON.

"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 the certification shown hereon."



DATE:	REVISIONS:

REFERENCE DWG: _____

High Prairie Survey Co.
LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-7749
P.O. BOX 384
KIOWA, COLORADO 80117

SCALE: 1"=100'
DATE: 03/08/2018
DRAWN BY: D. COTTER

TITLE	
LAND SURVEY PLAT PART OF SEC. 30, T3S, R65W, 6TH P.M. ADAMS COUNTY, STATE OF COLORADO	
CLIENT	
ROBERTO & HILDA GONZALEZ	
JOB NUMBER	
18030-LSP	
SHEET	
1	OF 1

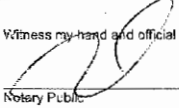
PROOF OF OWNERSHIP

RECEPTION#: 2017000034031, 04/19/2017 at 01:17:24 PM, 1 OF 2, State Documentary Fee \$26.99 TD Pgs: 2 Doc Type:WTY Stan Martin, Adams County, CO

WARRANTY DEED	RECORDER'S STAMP
<p>THIS DEED, made this <u>3</u> day of <u>March</u>, 20<u>17</u> between</p> <p>ERP & CAP LLC, A COLORADO LIMITED LIABILITY COMPANY</p> <p>of the County of ADAMS, State of Colorado, grantor(s), and</p> <p>ROBERTO M. GONZALEZ AND HILDA M. GONZALEZ</p> <p>whose legal address is</p> <p>of the County of ADAMS, State of Colorado,</p> <p>grantees:</p>	<p>DOC FEE \$26.99</p>
<p>WITNESS, that the grantor(s), for and in consideration of the sum of Two Hundred Sixty-Nine Thousand Nine Hundred and 00/100, (\$269,900.00), the receipt and sufficiency of which is hereby acknowledged, have/has granted, bargained, sold and conveyed, and by these presents do(es) grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in County of ADAMS and State of Colorado, described as follows:</p>	
<p style="text-align: center;">EXHIBIT A</p> <p>A PARCEL OF LAND BEING PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 30, T.3S., R65W OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE SE CORNER OF THE SW 1/4 OF SAID SECTION 30; THENCE S89°25'43"W ALONG THE SOUTH LINE OF SAID SW 1/4 OF SAID SECTION 30 A DISTANCE OF 139.76 FEET; THENCE N00°34'12"W A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF EAST 26TH AVENUE THENCE S89°25'48"W ALONG SAID NORTHERLY R.O.W. LINE OF EAST 26TH AVENUE A DISTANCE OF 329.55 FEET AND THE POINT OF BEGINNING; THENCE S89°25'48"W ALONG SAID NORTHERLY R.O.W. LINE OF EAST 26TH AVENUE A DISTANCE OF 352.14 FEET; THENCE N01°25'58"E A DISTANCE OF 1287.60 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 30; THENCE N89°16'33"E ALONG SAID NORTHERLY LINE A DISTANCE OF 315.40 FEET; THENCE S00°12'10"E A DISTANCE OF 1287.69 FEET TO THE POINT OF BEGINNING.</p>	
<p>also known by street and number as R0178670 VACANT LAND, AURORA, CO 80019;</p>	
<p>TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, 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(s), either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances,</p>	
<p>TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor(s), for him/herself, its/their heirs and personal representatives do(es) covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the sealing and delivery of these presents are well seized of the premises above conveyed, have/had good, sure, perfect absolute and indefeasible estate of inheritance, in law, in fee simple, and have/had good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form 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 FOR TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD IF ANY; AND DISTRIBUTION UTILITY EASEMENTS; AND MATTERS NOT SHOWN BY THE PUBLIC RECORDS BUT OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE; AND INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT; AND BENEFITS AND BURDENS OF ANY DECLARATION AND PARTY WALL AGREEMENTS, IF ANY AND SUBJECT TO THOSE EXCEPTIONS REFERRED TO IN TITLE INSURANCE COMMITMENT NO. 5217-46014 ISSUED BY GUARDIAN TITLE AGENCY, LLC.</p>	
<p>The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.</p>	
<p>IN WITNESS WHEREOF the grantor(s) have/had executed this deed on the date set forth above.</p>	
<p>ERP & CAP LLC, A COLORADO LIMITED LIABILITY COMPANY</p> <p>By: <u>Edward R. Perret</u> Member</p> <p>By: <u>Cynthia A. Perret</u> Member</p>	
<p>STATE OF COLORADO) COUNTY OF DENVER) ss.</p>	
<p>The foregoing instrument was acknowledged before me this <u>3</u> day of <u>March</u>, 20<u>17</u>, by ERP & CAP LLC, A COLORADO LIMITED LIABILITY COMPANY.</p>	

RECEPTION#: 2017000034031, 04/19/2017 at 01:17:24 PM, 2 OF 2, State Documentary
Fee \$26.99 TD Pgs: 2 Doc Type:WTY Stan Martin, Adams County, CO

Witness my hand and official seal.


Notary Public _____

My commission expires _____

VILMA COHEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #0022674852
MY COMMISSION EXPIRES MAY 5, 2018

Name and Address of person Creating Newly Created Legal Description (§ 38-35-105, C.R.S.)

Guardian Title #5217-46014

PROOF OF WATER



COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 81115-F
RECEIPT NUMBER 3680597

ORIGINAL PERMIT APPLICANT(S)

ROBERTO GONZALEZ

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
Designated Basin: N/A
Management District: N/A
County: ADAMS
Parcel Name: P & R RANCH
 Lot: 1 Block: Filing:
Physical Address: N/A
SE 1/4 SW 1/4 Section 30 Township 3.0 S Range 65.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 524933.0 Northing: 4400624.0

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated July 17, 2017.
- 4) The use of ground water from this well is limited to residential use in one home, irrigation and commercial.
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) The average annual amount of ground water to be withdrawn shall not exceed 1.7 acre-feet.
- 7) Production is limited to the Upper Arapahoe aquifer which is located 750 feet below land surface and extends to a depth of 1025 feet. Plain casing must be installed and grouted to prevent the withdrawal of ground water from other aquifers and the movement of ground water between aquifers.
- 8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 9) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 10) The owner shall mark the well in a conspicuous place with well permit number(s), name of the aquifer, and court case number (s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 11) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 12) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 13) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

WELL PERMIT NUMBER 81115-F

RECEIPT NUMBER 3680597

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: <http://www.water.state.co.us>



Date Issued: 7/17/2017

Expiration Date: 7/17/2019

Issued By AILIS THYNE

PERMIT HISTORY

06-19-2018 PERMIT EXTENDED

PROOF OF SEWER



6162 S. Willow Drive, Suite 100
Greenwood Village, CO 80111
Ph (720) 200-1670 Fax (303) 741-4021
www.tchd.org

Permit to Install An On-site Waste Water Treatment System

PROPERTY INFORMATION:

OWNER INFORMATION: Roberto and Hilda Gonzalez

Address: 23905 E 26th Ave
Aurora, CO 80019--
County: Adams
APN: 0181930301002

Dwelling Type: Commercial
No. of Bedrooms: Not Specified
Water Supply: Private Well
Onsite ID: Commercial

Address: 5452 S Algonquian Ct
Aurora, CO 80018-4006
Phone:

PERMIT INFORMATION: ON0037440

Permit Type: OWTS

Construction Phase: Install - Construction

System Design:

System Designed By: Lonny Phelps
Design Number: 1

Design Date: 5/14/2018
Electrical Inspection Required? Yes

Associated Professionals

Business Name: Todd Companies Inc
Name: Jack Todd
7623 N Lavaun Dr PO Box 130
Louviers, CO 80131--

OWTS - Installer/ Sys Contractor
TCHD Certification: CI0002124 Exp. 12/31/2019
Phone: 303-791-0520
Email: info@toddcompanies.com

OWTS - Permit Comments

A watertight 2000 gallon, 1 compartment, concrete front range precast tank with a high water alarm system that audibly and visually signals when the holding tank is 75% full will be installed. A 4x4 concrete pad, 4" bronze self closing foot valve connected to the tank with sch. 40 PVC piping.
Maintain all applicable setbacks set forth in OWTS Regulation O-17.
Maintain 10ft setback from property lines, piped or lined irrigation ditch, or upslope curtain drain to treatment tank and/or STA.
Required to be renewed every 2 years

FOR AN ON-SITE WASTE WATER TREATMENT SYSTEM

CONDITIONS FOR INSTALLATION

Installers must be licensed by Tri-County Health Department. No installation shall be covered or used until inspected, correction made if necessary, and approved or expressly authorized by Tri-County Health Department. The system installer must provide an record drawing before the system is covered.

LIMITATIONS AND DISCLAIMER

A permit to Install shall expire 1 Year from the date of issuance unless extended to a fixed date upon request by the Applicant and approved by the Tri-County Health Department.

Permit to Install An On-site Waste Water Treatment System

PROPERTY INFORMATION:

Address: 23905 E 26th Ave
Aurora, CO 80019--
County: Adams
APN: 0181930301002

Dwelling Type: Commercial
No. of Bedrooms: Not Specified
Water Supply: Private Well
Onsite ID: Commercial

OWNER INFORMATION: Roberto and Hilda Gonzalez

Address: 5452 S Algonquian Ct
Aurora, CO 80018-4006
Phone:

PERMIT INFORMATION: ON0037440**Permit Type: OWTS****Construction Phase: Install - Construction**

PERMIT VALID FROM:

6/19/2019 to 6/19/2020



Liam O'Rourke 06/19/2019



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
VIP PARKING BY ROBERTO GONZALE 23905 E 26TH AVE AURORA, CO 80019	53-0012548885-4	05/10/2022
	STATEMENT NUMBER	STATEMENT DATE
	776629342	04/20/2022
		AMOUNT DUE
		\$232.60

Save energy and money this season

Colder weather is here, and now is the time to get your office ready for the heating season. Staying warm in the workplace can increase your energy bills, but luckily it doesn't have to. Simply upgrade to energy-efficient heating equipment in your building and keep those winter energy bills low.

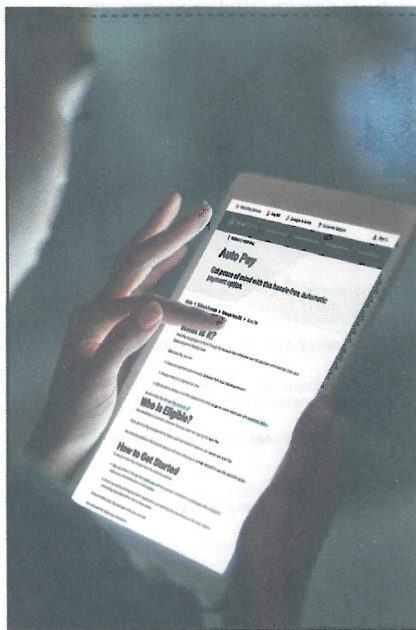
Visit xcelenergy.com for seasonal efficiency tips and to learn more about Xcel Energy's energy efficiency programs.



SAFETY IS A POWERFUL RESPONSIBILITY.

When millions of people rely on you for their energy, you hold a lot of power in your hands. Including the power to protect. That's why we trust a team of nearly 3,000 utility professionals to deliver energy right to your door, safely.

For ways you can stay safe, visit xcelenergy.com/Safety.



ENROLL IN AUTO PAY

NO LATE FEES, NO WORRIES.

Enjoy the benefits of automatic payment withdrawal from your checking account. Your payment will automatically post to your Xcel Energy account on your due date.

To enroll, fill out the information below, cut off this form, and include it, along with your check and bill stub, in the remittance envelope. Money orders do not qualify. Watch for **Automated Bank Payment** to appear on your billing statement to ensure your enrollment is in effect.

To enroll your business in Auto Pay online, visit xcelenergy.com/AutoPay. For more information call our Business Solutions Center at **800-481-4700**.

Authorized signature

Signature above must match name on the bank account

Xcel Energy account number

See page 1 of bill statement

Date

I authorize Xcel Energy to initiate transfers from the bank account indicated on the enclosed check to make monthly payments on my Xcel Energy account on my due date. This authority will remain in effect until I notify Xcel Energy, or Xcel Energy notifies me, of the need to cancel the enrollment. I understand that a new authorization is required if I change my bank account. I have kept a record of this authorization.

005280 2/3

04/20/2022

53-0012548885-4

LEGAL DESCRIPTION

EXHIBIT A

SUB: P AND R RANCH LOT 1 ALSO DESC AS PARCEL B PARC OF LAND BEING PT OF THE SE4 SW4OF SEC 30 DESC AS FOLS BEG AT THE SE COR OF THE SW4 SD SEC 30 TH S 89D 25M 48S W139/76 FT TH N 00D 34M 12S W 40 FT TO A PT ON THE NLY ROW LN OF E 26TH AVE TH S 89D25M 48S W 320/55 FT AND THE POB TH S 89D 25M 48S W 352/14 TH N 01D 25M 58S E 1287/60FT TO A PT ON THE N LN OF THE SE4 SW4 OF SD SEC 30 TH N 89D 16M 33S E 315/40 FT TH S00D 12M 10S E 1287/69 FT TO THE POB EXC RD(2019000037452) 9/6046A

TAX LIEN SALE CERTIFICATE OF REDEMPTION

State of Colorado,
Adams County. ss.

County Treasurer
ADAMS

Tax Lien Sale No.

I HEREBY CERTIFY that the Real Estate or Manufactured Home hereinafter described, situated in ADAMS COUNTY and the State of Colorado, which was sold for Delinquent Taxes for the year has this day been redeemed by

Description of Property Redeemed

Amounts By Years

ACCOUNT NO: R0178670

PARCEL ID: 0181930301002

Tax Sale
Endorsement
Interest
Redemption Fee

SUB: P AND R RANCH LOT 1 ALSO DESC AS PARCEL B PARC OF LAND BEING PT OF THE SE4 SW4 OF SEC 30 DESC AS FOLS BEG AT THE SE COR OF THE SW4 SD SEC 30 TH S 89D 25M 48S W 139/76 FT TH N 00D 34M 12S W 40 FT TO A PT ON THE NLY ROW LN OF E 26TH AVE TH S 89D 25M 48S W 320/55 FT AND THE POB TH S 89D 25M 48S W 352/14 TH N 01D 25M 58S E 1287/60 FT TO A PT ON THE N LN OF THE SE4 SW4 OF SD SEC 30 TH N 89D 16M 33S E 315/40 FT TH S 00D 12M 10S E 1287/69 FT TO THE POB EXC RD(2019000037452) 9/6046A

In Witness Whereof, I have set my Hand and Seal, this , LISA L. CULPEPPER, J.D., Treasurer, Adams County, CO.

Amount of Redemption:
Redemption Fee:
Interest:
TOTAL:

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



By _____

LISA L. CULPEPPER, J.D.
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY
BRIGHTON, CO 80601

RETURN DOCUMENT TO:

LIEN HOLDER:

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

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

With respect to the property located at:
Physical Address: 23905 E 26th Avenue Aurora, CO 80019
Legal Description: PLEASE ATTACHMENT "EXHIBIT A"
Parcel #(s): 0181930301002

(PLEASE CHECK ONE):

X On the 8th day of January, 2019, 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: 4/29/2022 Applicant: VIP Realty Development LLC
By: [Signature]
Print Name: Rob Gonzalez
Address: 9110 E Arbor Cr. Ste. G
Englewood, CO 80111

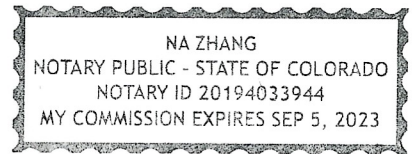
STATE OF COLORADO)
 Armadillo R/O
COUNTY OF ADAMS)

Subscribed and sworn to before me this 29 day of April, 2022, by
P Roberto Gonzalez

Witness my hand and official seal.

My Commission expires: sep 5, 2023

[Signature]
Notary Public



After Recording Return To:

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, Rob Gonzalez
, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 23905 E 26th Avenue, Aurora, CO 80019

Legal Description: PLEASE SEE ATTACHMENT "EXHIBIT A"

Parcel #(s): 0181930301002

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

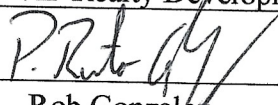
X No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ 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: 4-29-2022 Applicant: VIP Realty Development

After Recording Return To:

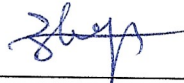
By: 
Print Name: Rob Gonzalez
Address: 9110 E Arbor/Cr Ste G
Englewood, CO 80111

STATE OF COLORADO)
 Amador Rtd
COUNTY OF ADAMS)

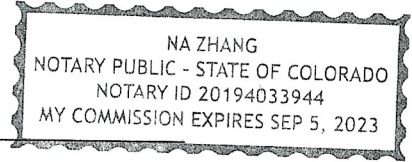
Subscribed and sworn to before me this 29 day of April, 2022, by
P Roberto Gonzalez.

Witness my hand and official seal.

My Commission expires: sep 5, 2023



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 within thirty days after the initial public hearing on 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, Rob Gonzalez
_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 23905 E 26th Avenue, Aurora, CO 80019

Legal Description: PLEASE SEE ATTACHMENT "EXHIBIT A"

Parcel #(s): 0181930301002

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: _____ Applicant: VVIP Realty Development

After Recording Return To:

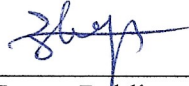
By: _____
Print Name: RRob Gonzalez
Address: 9110 E Arbor Cr Ste G
Englewood, CO 80111

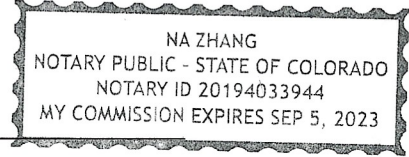
STATE OF COLORADO)
 Amador 267
COUNTY OF ~~ADAMS~~)

Subscribed and sworn to before me this 29 day of April, 2022, by
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