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 permitcenter@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*

<table>
<thead>
<tr>
<th>Application Fees</th>
<th>Amount</th>
<th>Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conditional Use Permit</td>
<td>$1,000 ($300 per additional residential request/ $500 per additional non-residential)</td>
<td>After complete application received</td>
</tr>
<tr>
<td>Tri-County Health</td>
<td>$360 (TCHD Level 3)</td>
<td>After complete application received</td>
</tr>
</tbody>
</table>
### DEVELOPMENT APPLICATION FORM

**Application Type:**

<table>
<thead>
<tr>
<th>Conceptual Review</th>
<th>Preliminary PUD</th>
<th>Temporary Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision, Preliminary</td>
<td>Final PUD</td>
<td>Variance</td>
</tr>
<tr>
<td>Subdivision, Final</td>
<td>Rezone</td>
<td>Conditional Use</td>
</tr>
<tr>
<td>Plat Correction/Vacation</td>
<td>Special Use</td>
<td>Other: major amendment to the existing CUP</td>
</tr>
</tbody>
</table>

**PROJECT NAME:** VIP STORAGE - PHASE II

**APPLICANT**

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>Rob Gonzalez</th>
<th>Phone #:</th>
<th>303-898-4482</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>9110 E Arbor Circle Ste. G</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City, State, Zip:</td>
<td>Englewood, CO, 80019</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2nd Phone #:</td>
<td>Email:</td>
<td><a href="mailto:vipbuildgc@gmail.com">vipbuildgc@gmail.com</a></td>
<td></td>
</tr>
</tbody>
</table>

**OWNER**

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>Roberto Gonzalez</th>
<th>Phone #:</th>
<th>303-693-3874</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>5452 S Algonquian Court</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City, State, Zip:</td>
<td>Aurora, CO 80016</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2nd Phone #:</td>
<td>Email:</td>
<td><a href="mailto:vipparking@outlook.com">vipparking@outlook.com</a></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>Rob Gonzalez - General Contractor</th>
<th>Phone #:</th>
<th>303-898-4482</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
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<td><a href="mailto:vipbuildgc@gmail.com">vipbuildgc@gmail.com</a></td>
<td></td>
</tr>
</tbody>
</table>
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   X
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
<table>
<thead>
<tr>
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<td>$360 (TCHD Level 3)</td>
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</tr>
</tbody>
</table>
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.
PROOF OF OWNERSHIP

RECEIPT#: 201700034031, 04/19/2017 at 01:17:24 PM, 1 OF 2, State Documentary Fee $26.99 TO Pgs: 2 Doc Type:WTY Stan Martin, Adams County, CO

WARRANTY DEED

THIS DEED, made the 3rd day of April, 2017, between
ERP & CAP LLC, A COLORADO LIMITED LIABILITY COMPANY
of the County of ADAMS, State of Colorado, grantor(s), and
ROBERTO M. GONZALEZ AND HILDA M. GONZALEZ
whose legal address is
of the County of ADAMS, State of Colorado, grantee(s),
for value received, do convey, grant, and forever assigns, transfer, sell, convey, and cause to be conveyed, the real estate property to the grantee(s), their heirs and assigns forever, as follows:

WITNESSES (not the grantee(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 conveyed, transferred, sold and conveyed, and by these presents do convey, grant, sell, and convey to the grantee(s), their heirs and assigns forever, the real estate property to the grantee(s), their heirs and assigns forever, as follows:

EXHIBIT A


THENCE S89°25'45"E ALONG SAID NORTHERLY R.O.W. LINE OF EAST 26TH AVENUE A DISTANCE OF 352.14 FEET; THENCE N89°55'58"E A DISTANCE OF 1287.56 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 30; THENCE N89°55'58"E ALONG SAID NORTHERLY R.O.W. LINE OF EAST 26TH AVENUE A DISTANCE OF 315.44 FEET; THENCE S90°12'10"E A DISTANCE OF 1327.69 FEET TO THE POINT OF BEGINNING.

also known by the deed and number as PS178922 VACANT LAND, AURORA, CO 80019.

TOGETHER with all and singular the appurtenances and appurtenances thereto belonging, or in anywise appertaining, the reversion and remainder, remainder and remainder, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantee(s) in or to the above described premises, with the appurtenances and appurtenances.

TO HAVE AND TO HOLD the said premises above conveyed, with all appurtenances thereto belonging, unto the grantee(s), their heirs and assigns forever.

The grantee(s) and all warrant and forever defend the above-bargained premises or the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons lawfully claiming, the whole or any part thereof.

IN WITNESS WHEREOF the grantee(s) have hereunto set their hands and seals the date set forth above.

ERP & CAP LLC, A COLORADO LIMITED LIABILITY COMPANY

By: EDWARD M. WILBER, Attorney

STATE OF COLORADO
COUNTY OF DENVER

This instrument was acknowledged before me on this 3rd day of April, 2017, by ERP & CAP LLC, A COLORADO LIMITED LIABILITY COMPANY.
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: N/A
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.
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 |
| Issued By | AILIS THYNE |
| Expiration Date: | 7/17/2019 |

PERMIT HISTORY

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
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<tbody>
<tr>
<td>06-19-2018</td>
<td>PERMIT EXTENDED</td>
</tr>
</tbody>
</table>
PROOF OF SEWER

Permit to Install An On-site Waste Water Treatment System

PROPERTY INFORMATION: OWNER INFORMATION: Roberto and Hilda Gonzalez

Address: 23905 E 26th Ave Address: 5452 S Algonquian Ct
Aurora, CO 80019-- Aurora, CO 80018-4006
County: Adams
APN: 0181930301002

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

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

System Design:
System Designed By: Lonny Phelps Design Date: 5/14/2018
Design Number: 1 Electrical Inspection Required? Yes

Associated Professionals

Business Name: Todd Companies Inc OWTS - Installer/ Sys Contractor
Jack Todd TCHD Certification: CI0002124 Exp. 12/31/2019
7623 N Lavaun Dr PO Box 130 Phone: 303-791-0520
Louviers, CO 80131-- 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

**OWNER INFORMATION:**
- Owner: Roberto and Hilda Gonzalez
- Address: 5452 S Algonquian Ct
- Aurora, CO 80018-4006
- Water Supply: Private Well
- Onsite ID: Commercial

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

**PERMIT VALID FROM:**
- 6/19/2019 to 6/19/2020

Liam O'Rourke  06/19/2019
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.
LEGAL DESCRIPTION

EXHIBIT A

TAX LIEN SALE CERTIFICATE OF REDEMPTION

State of Colorado, ss. County Treasurer ADAMS

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

<table>
<thead>
<tr>
<th>Description of Property Redeemed</th>
<th>Amounts By Years</th>
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<tbody>
<tr>
<td>ACCOUNT NO: R0178670</td>
<td>PARCEL ID: 0181930301002</td>
</tr>
</tbody>
</table>

Tax Sale
Endorsement
Interest
Redemption Fee


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:

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:                                     
Print Name: Rob Gonzalez
Address: 9110 E Arbor Ct, Ste G
        Englewood, CO 80111

STATE OF COLORADO )
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

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):

[ ] 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: 4-29-2023 Applicant: VIP Realty Development

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

After Recording Return To:
STATE OF COLORADO  
COUNTY OF ADAMS

Subscribed and sworn to before me this 29th 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: _____________________________________________________
Legal Description: _____________________________________________________
Parcel #(s): _____________________________

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: RRob Gonzalez
Print Name: RRob Gonzalez
Address: 9110 E Arbor Cr Ste G
Englewood, CO 80111
STATE OF COLORADO

COUNTY OF ADAMS

Subscribed and sworn to before me this 29 day of April, 2032, by
P. Roberto Gonzales.

Witness my hand and official seal.

My Commission expires: Sep 5, 2023

Notary Public

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.