

Board of County Commissioners

Eva J. Henry - District #1 Charles "Chaz" Tedesco - District #2 Emma Pinter - District #3 Steve O'Dorisio - District #4 Mary Hodge - District #5

PUBLIC HEARING AGENDA

NOTICE TO READERS: The Board of County Commissioners' meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Board members to gain a basic understanding, thus eliminating lengthy discussions. Timely action and short discussion on agenda items does not reflect a lack of thought or analysis on the Board's part. An informational packet is available for public inspection in the Board's Office one day prior to the meeting.

THIS AGENDA IS SUBJECT TO CHANGE

Tuesday April 28, 2020 9:30 AM

Watch the virutal meeting through our You Tube Channel http://www.adcogov.org/events/bocc-public-hearing-9

- 1. ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. MOTION TO APPROVE AGENDA
- 4. AWARDS AND PRESENTATIONS
- 5. PUBLIC COMMENT

Public comment is required to be submitted prior to the meeting to ehannah@adcogov.org

- A. Citizen Communication
- **B.** Elected Officials' Communication
- 6. CONSENT CALENDAR
 - A. Minutes of the Commissioners' Proceedings from April 21, 2020
 - **B.** Resolution Accepting a Warranty Deed Conveying Property from EP

Investments, LLC, to Adams County for Right-of-Way for Osage Street and

West 62nd Parkway (File approved by ELT)

C. Resolution Accepting Permanent Street Access and Maintenance Easement

from EP Investments, LLC, to Adams County for Access and Maintenance

Purposes

(File approved by ELT)

D. Resolution Accepting Warranty Deed Conveying Property from Barr Lake Estates, LLC, to Adams County for Right-Of-Way Purposes (File approved by ELT) E. Resolution Accepting a Warranty Deed Conveying Property from Russell G. Knodel and Terri L. Knodel to Adams County for Right-of-Way for East 120th Avenue (File approved by ELT) F. Resolution Accepting a Warranty Deed Conveying Property from Adams East Development Company, LLC, to Adams County for Right-of-Way **Purposes** (File approved by ELT) G. Resolution Accepting Warranty Deed conveying property from Amerco Real Estate Company, A Nevada Corporation, formerly U-Haul Real Estate Company, to Adams County for Right-Of-Way Purposes (File approved by ELT) H. Resolution Accepting a Permanent Drainage Easement from Amerco Real Estate Company, a Nevada Corporation, Formerly U-Haul Real Estate Company, for Storm Water Drainage Purposes (File approved by ELT) I. Resolution Accepting a Warranty Deed Conveying Property from Stanley K., Janet M. and Joy V. Beltz to Adams County for Right-of-Way Purposes (File approved by ELT) J. Resolution Accepting a Warranty Deed Conveying Property from Wailes Farms, Inc., to Adams County for Right-of-Way Purposes (File approved by ELT) K. Resolution Accepting a Warranty Deed Conveying Property from Wailes Farms, Inc., to Adams County for Right-of-Way Purposes (File approved by ELT) L. Resolution Accepting Grant Offer between Adams County and the State of Colorado for the Colorado Air and Space Port Fogseal Project of Runway 08-26 and Taxiway B and E Rehabilitation (File approved by ELT) M. Resolution Approving Abatement Petitions and Authorizing the Refund of Taxes for Account Numbers R0050430, R0166881, R0130063, R0005327, R0095210, R0104751, R0198653, P0036109, R0080088, P0037044, R0050574, R0013677, R0071084, R0120110, R0014130, R0070663, R0160972, P0028779, P0011019, R0094312, R0058164, R0004089, R0003873, R0097713, R0037175, R0186477, R0169115, R0199446 (File approved by ELT) N. Resolution Approving the Floodplain Community Rating System Annual Recertification Program (File approved by ELT) 0. Resolution Approving an Intergovernmental Agreement between the City of Thornton and Adams County for 144th Avenue Concrete Box Culvert **Extension Reimbursement** (File approved by ELT) P. Resolution Ratifying the Approval of a Lease Agreement with the State of Colorado for the Exhibit Hall at the County Fairgrounds for the Purpose of

Cleaning and Storage of Medical Supplies Related to the COVID-19

Pandemic

(File approved by ELT)

Q.	Resolution Awarding an Airport Operators' Liability Insurance Policy to ACE USA Insurance Company for Airport Operator's Liability Insurance (File approved by ELT)
R.	Resolution Awarding a Crime Insurance Policy to Hanover Insurance for Crime Insurance (File approved by ELT)
S.	Resolution Awarding a Network Security and Privacy Liability Insurance Policy to ACE American Insurance Company to Network Security and Privacy Liability Insurance (File approved by ELT)
Т.	Resolution Awarding an Excess Cyber Liability Insurance Policy to Beazley Insurance Company for Excess Cyber Liability Insurance (File approved by ELT)
U.	Resolution Awarding an Excess Workers' Compensation Insurance Policy to Midwest Employers Casualty Company for Excess Workers' Compensation Insurance (File approved by ELT)
V.	Resolution Awarding a Bond Policy to Travelers Casualty & Surety Company for Self Insurers Workers' Compensation Bond (File approved by ELT)
W.	Resolution Awarding a Property-Equipment Breakdown Insurance Policy to Swiss Re Insurance Company for Property-Equipment Breakdown Insurance (File approved by ELT)
Х.	Resolution Awarding a Public Entity Liability Insurance Policy to Allied World Insurance Company for Public Entity Liability Insurance (File approved by ELT)
Υ.	Resolution Awarding an Underground Storage Tank Insurance Policy to Liberty Surplus Lines Insurance Company for Underground Storage Tank Liability Insurance

7. NEW BUSINESS

A. COUNTY MANAGER

B. COUNTY ATTORNEY

8. Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402 (4)(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding CARES Funds

(File approved by ELT)

9. LAND USE HEARINGS

A. Cases to be Heard

- RCU2019-00044 T&G 73rd Avenue Rezone (File approved by ELT)
- 2. RCU2019-00025 Mount Moriah Stables CUP (File approved by ELT)

10. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

From: Kathryn Lawrence <dezign@me.com>

Sent: Monday, April 27, 2020 3:49 PM

To: Erica Hannah

Subject: Resolution - 10 and Lease

Attachments: Resolution-10.pdf; Lease Agreement.pdf

Please be cautious: This email was sent from outside Adams County

Please ask during BOCC meeting April 28, 2020.

Adams County has agreed to rent the Exhibit Hall at the county fairgrounds to the State of Colorado.

Purpose:

"in order to clean and store medical supplies related to the Covid-19 pandemic; and, WHEREAS, due to the significant and urgent need to begin the cleaning and storage of medical supplies related to the Covid-19 pandemic, "

Where is the supporting documentation of what and how many "medical supplies" will be cleaned and stored in the facility?

So the county is allowing potentially massive of amounts of CONTAMINATED medical supplies to come into the county?

Who will be overseeing the delivery, cleaning oversight and contamination accountability of these products?

Has the CDC been notified?

So the Commissioners thought is was a brilliant idea to bring the COVID-19 Virus into our community though delivery trucks, vans, and/or other? 20,000 square feet of space for the State to dump whatever they want into that building sounds like a toxic clean up disaster waiting to happen.

Does this building qualify as a safe place to store contaminated medical supplies as they are waiting to be cleaned? The ventilation system filters the virus from escaping the building? I think not....

I read the the "generic lease" which does not limit the State in anyway.

Kathryn Lawrence



Board of County Commissioners Minutes of Commissioners' Proceedings

Eva J. Henry - District #1 Charles "Chaz" Tedesco - District #2 Emma Pinter - District #3 Steve O'Dorisio - District #4 Mary Hodge - District #5

> Tuesday April 21, 2020 9:30 AM

1. ROLL CALL

Present: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

A motion was made by Commissioner Hodge, seconded by Commissioner Henry, that this Agenda be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

4. AWARDS AND PRESENTATIONS

5. PUBLIC COMMENT

Public comment is required to be submitted prior to the meeting to ehannah@adcogov.org

- A. Citizen Communication
- **B.** Elected Officials' Communication

6. CONSENT CALENDAR

A motion was made by Commissioner Hodge, seconded by Commissioner O'Dorisio, that this Consent Calendar be approved. The motion carried by the following vote:

- **Aye:** 5 Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge
- **A.** Minutes of the Commissioners' Proceedings from April 14, 2020
- **B.** Resolution Temporarily Delegating Signature Authority to the Adams County Manager for Matters Approved by Resolution of the Adams County Board of County Commissioners (File approved by ELT)
- C. Resolution Approving Substantial Amendment to the 2015-2019 Consolidated Plan and 2019 Annual Action Plan, and Aurora Emergency Respite Center Intergovernmental Agreement (File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

 Resolution Approving an Agreement between Adams County and Dentons US LLP to Provide Federal Lobbyist Services (File approved by ELT)

A motion was made by Commissioner Henry, seconded by Commissioner Hodge, that this New Business be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, and Commissioner Hodge

Recused: 1 - Commissioner O'Dorisio

2. Resolution Approving an Agreement between Adams County and Rocksol Consulting Group Inc., for 62nd Avenue Improvement Project (File approved by ELT)

A motion was made by Commissioner O'Dorisio, seconded by Commissioner Hodge, that this New Business be approved. The motion carried by the following vote:

- **Aye:** 5 Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge
- 3. Resolution Approving an Agreement between Adams County and JK Transports Inc., to Provide Truck Hauling Services (File approved by ELT)

A motion was made by Commissioner O'Dorisio, seconded by Commissioner Henry, that this New Business be approved. The motion carried by the following vote:

- **Aye:** 5 Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge
- 4. Resolution Approving an Agreement between Adams County and Martin Marietta Materials to Provide Services for the 2020 Street Paving Program (File approved by ELT)

A motion was made by Commissioner Henry, seconded by Commissioner Tedesco, that this New Business be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

B. COUNTY ATTORNEY

8. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Resolution Accepting a Warranty Deed conveying property from EP Investments, LLC, to Adams County for Right-Of-Way for Osage Street and West 62 nd Parkway
FROM: Kristin Sullivan, AICP, Director of Public Works
Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners accepts the Warranty Deed for the acquisition of property needed for road right-of-way.

BACKGROUND: In 2009, EP Investments, LLC, executed a Warranty Deed to dedicate road right-of-way to Adams County in conjunction with the West 62nd Parkway Project- Pecos to Huron also known as State of Colorado Project No. SHO R600-277. The property is located in the East Half of Section 9, Township 3 South, Range 68 West of the 6th Principal Meridian. The attached resolution will allow the County to accept the right-of-way dedication.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution Warranty Deed

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FISCAL IMPACT:

Please check if there is no fiscal section below.	impact ⊠. If	there is fisc	cal impact, pl	ease fully com	plete the
Fund: 13					
Cost Center: 3056					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	Current Budge	et:			
Total Revenues:					
				•	
			Object Account	Subledger	Amount
Current Budgeted Operating Expen					
Add'l Operating Expenditure not inc		nt Budget:			
Current Budgeted Capital Expendit					
Add'l Capital Expenditure not inclu	ded in Current	Budget:			
Total Expenditures:				_	
New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	YES YES	⊠ NO			
Additional Note:					

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BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A WARRANTY DEED CONVEYING PROPERTY FROM EP INVESTMENTS, LLC, TO ADAMS COUNTY FOR RIGHT-OF-WAY FOR OSAGE STREET AND WEST 62ND PARKWAY

WHEREAS, Adams County received a Warranty Deed in 2009 for right-of-way dedication of Osage Street and West 62nd Avenue in conjunction with the West 62nd Parkway Project- Pecos to Huron also known as State of Colorado Project No. SHO R600-277, located in the East Half of Section 9, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, in accordance with C.R.S.§ 30-28-110 and C.R.S.§ 43-2-201(1) (a), Adams County wishes to formally accept the property acquired from EP Investments, LLC, as recorded at the Adams County Clerk and Recorder's Office at Reception Number 2009000045220.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Warranty Deed received from EP Investments, LLC, a copy of which has been duly recorded, is hereby accepted by Adams County.

WARRANTY DEED



THIS DEED, dated, June 22, 2009, between EP Investments, LLC, a Colorado limited liability company, of the County of Adams and State of Colorado, grantors, and the County of Adams, State of Colorado, a body politic, whose legal address 450 South 4th Avenue, Brighton, CO 80601 of the County of Adam and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of NINTY SEVEN THOUSAND ONE HUNDRED SIXTY EIGHT AND NO DOLLARS (\$97,168.00), 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, their heirs and assigns forever, 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:

SEE ATTACHED EXHIBIT "A"

Assessor's schedule or parcel number: 0182509104010, 018250910401 and 0182509104013

This deed is for the dedication of road right-of-way, being Osage and W. 62nd Pkwy.

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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, 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, their heirs and assigns forever. The grantors, for themselves, their heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, its heirs and assigns, that at the time of the ensealing and delivery of these presents, they are 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

The grantors shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its 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 grantors has executed this deed on the date set forth above.

EP Investments, LLC, a Colorado limited liability company

By: George Eids Its: Manager

STATE OF COLORADO

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this 22nd day of June, 2009 by George Eidsness as Manager of EP Investments, LLC, a Colorado limited liability company.



Notary Public

DENVER, CO 80248

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

EXHIBIT "A"

PROJECT NUMBER: SHO R600-277
PARCEL NUMBER: 11
PROJECT CODE: 15588
DATE: March 24, 2009

DESCRIPTION

A tract or parcel of land No. 11 of Adams County, State of Colorado Project No. SHO R600-277 containing 48,584 sq. ft. (1.115 acres), more or less, being a portion of Pecos I-76 Industrial Park, Filing No. 3, Replat No. 1, located in the E ½ of Section 9, Township 3 South, Range 68 West, of the 6th Principal Meridian, in Adams County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point, whence the Center quarter corner of said Section 9 (a 3 ¼ "Aluminum Cap – LS 16401), bears S. 34°07'28" W., a distance of 406.32 feet, said point being on the westerly line of Lot 1, Block 1 of said Pecos I-76 Industrial Park, Filing No. 3, Replat No. 1, also being the TRUE POINT OF BEGINNING;

- 1. Thence N. 87°42'20'E., a distance of 120.90 feet;
- 2. Thence S. 32°27'33" E., a distance of 85.75 feet;
- 3. Thence on the arc of a non-tangent curve to the left, a distance of 68.37 feet, said curve has a radius of 295.00 feet, a central angle of 13°16'43", and a long chord bearing S. 50°54'05" W., a distance of 68.22 feet;
- 4. Thence on the arc of a compound curve, a distance of 42.43 feet, said compound curve has a radius of 55.00 feet, a central angle of 44°11'47", and a long chord bearing S. 22°09'50" W., a distance of 41.38 feet;
- 5. Thence S. 00°03'57" W., a distance of 11.75 feet;
- 6. Thence S. 90°00'00" E., a distance of 03.00 feet;
- 7. Thence S. 00°03'58" W., a distance of 191.59 feet to a point on the north right-of-way line of the BNSF Railway Co.;
- 8. Thence along said right-of-way line on the arc of a non-tangent curve to the right, a distance of 165.95 feet, said curve has a radius of 4247.28 feet, a central angle of 02°14'19", and a long chord bearing N. 63°49'24" W., a distance of 165.94 feet, to the westerly line of said Lot 1, Block 1;
- 9. Thence along said lot line N. 00°04'57" E., a distance of 36.61 feet;

- 10. Thence continuing along said lot line N. 61°30'31" W., a distance of 130.74 feet;
- 11. Thence continuing along said lot line S. 83°53'27" E., a distance of 65.63 feet;
- 12. Thence continuing along said lot line N. 73°34'52" E., a distance of 51.81 feet;
- 13. Thence continuing along said lot line N. 35°04'57" E., a distance of 90.00 feet;
- 14. Thence continuing along said lot line N. 02°17*14" W., a distance of 98.78 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel of land contains 48,584 sq. ft. (1.115 acres), more or less.

Basis of Bearings: Bearings are based on the west line of the SE ¼ of Section 9, Township 3 South, Range 68 West, of the 6th Principal Meridian, being North 00°03'19" East. The Center quarter corner of said section is a 3 ¼" Aluminum Cap (stamped LS 16401) in a range box. The South quarter corner of said section is monumented by a witness corner, offset 5.00 feet to the west along the south line of the SW ¼ of said section, being a 2 1/2" Aluminum Cap (stamped PLS 11372) in a range box.

Prepared by

Micheal L. Bouchard, PLS #24941

For and on behalf of

Farnsworth Group, Inc.

4755 Forge Road, Suite 150 Colorado Springs, CO 80907



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Resolution Accepting Permanent Street Access and Maintenance Easement from EP
Investments, LLC, to Adams County for access and maintenance purposes
FROM: Kristin Sullivan, AICP, Director of Public Works
Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners accepts the Permanent Street Access and Maintenance Easement for access and maintenance purposes.

BACKGROUND: EP Investments, LLC, executed a Permanent Street Access and Maintenance Easement to Adams County in conjunction with the West 62nd Parkway Project – Pecos to Huron also known as State of Colorado Project No. SHO R600-277. The property is located in the East Half of Section 9, Township 3 South, Range 68 West of the 6th Principal Meridian. The attached resolution will allow the County to accept the Permanent Street Access and Maintenance Easement.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution

Permanent Street Access and Maintenance Easement Agreement

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FISCAL IMPACT:

Please check if there is no fiscal section below.	impact ⊠. If	there is fisc	cal impact, pl	ease fully com	plete the
Fund:					
Cost Center:					
		Г			
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	Current Budge	t:			
Total Revenues:					
				-	
			Object Account	Subledger	Amount
Current Budgeted Operating Exper					
Add'l Operating Expenditure not included in Current Budget:					
Current Budgeted Capital Expenditure:					
Add'l Capital Expenditure not included in Current Budget:		Budget:			
Total Expenditures:				_	
New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	☐ YES	⊠ NO			
Additional Note:					

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BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A PERMANENT STREET ACCESS AND MAINTENANCE EASEMENT FROM EP INVESTMENTS, LLC, TO ADAMS COUNTY FOR ACCESS AND MAINTENANCE PURPOSES

WHEREAS, Adams County, has completed the West 62nd Parkway Project – Pecos to Huron, also known as State of Colorado Project No. SHO R600-277; and,

WHEREAS, in order to complete the project, Adams County acquired property interests from EP Investments, LLC; and,

WHEREAS, in accordance with C.R.S.§ 30-28-110 and C.R.S.§ 43-2-201(1)(a), Adams County wishes to formally accept the easement acquired from EP Investments, LLC, as recorded at the Adams County Clerk and Recorder's Office at Reception No. 2009000045221.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Permanent Street Access and Maintenance Easement received from EP Investments, LLC, for the West 62nd Parkway Project – Pecos to Huron, also known as State of Colorado Project No. SHO R600-277, copy of which has been duly recorded, is hereby accepted by Adams County.

2

PERMANENT STREET ACCESS AND MAINTENANCE EASEMENT

KNOW ALL MEN BY THESE PRESENT:

That EP Investments, LLC, a Colorado limited liability company, whose address is 7626 Brighton Road, Commerce City, CO 80022, hereinafter called "Grantor", for and in consideration of Three Thousand Two Hundred Fifty Dollars and No/100 (\$3,250.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to ADAMS COUNTY, a body politic, whose address is 450 South 4th Avenue, Brighton, Colorado 80601 hereinafter "County", its successors and assigns, a permanent nonexclusive easement for the purpose of accessing maintaining, constructing, operating, replacing, reconstructing, improving, inspecting, repairing, and removing adjacent street improvements such as, but not limited, to retaining walls, drainage, embankment, landscaping, sidewalks, traffic signs, street signs, street lights and any appurtenances thereto as may from time to time be required over, across, and through the following described land to wit:

Legal description as set forth in Exhibit "A" attached hereto and incorporated by this reference.

Together with the right to ingress and egress from said easement over and across the lands of the Grantor by means of roads and lanes thereon if such there be; otherwise by such route as shall cause the least practical damage and inconvenience to the lands of the Grantor.

In further consideration hereof, Grantor covenants and agrees that no permanent buildings or structures will be placed, erected, installed or permitted upon said easement, and it is further agreed that the Grantor will not construct any obstructions that would prevent the proper use of said easement.

It is further agreed that the Grantor shall not take any action which would impair the lateral or subjacent support of the easement area.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the County, its successors and assigns, in connection with this easement shall be done with care, and the surface of the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the easement needs arising out of the granted use thereof.

IN WITNESS WHEREOF, Grantor has hereto set their hands on this 22 day of _____, 2009.

EP Investments, LLC, a Colorado limited liability company

George Eidsness, Manager

STATE OF COLORADO)

)ss

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this day of 2009 by George Eidsness as Manager of EP Investments, LLC, a Colorado limited liability company.

IN WITNESS WHEREOF, I have hereto set my hand and official seal.

"HILLING

My commission expires

Notary Public

7.0. BOX (\$2005 4 80 30 VER, CO 80248-0306

EXHIBIT "A"

PROJECT NUMBER: SHO R600-277 PERMANENT EASEMENT NUMBER: PE-11 PROJECT CODE: 15588 DATE: March 24, 2009

DESCRIPTION

A permanent easement No. PE-11 of Adams County, State of Colorado Project No. SHO R600-277 containing 1,625 sq. ft. (0.037 acres), more or less, being a portion of Pecos I-76 Industrial Park, Filing No. 3, Replat No. 1, located in the E ½ of Section 9, Township 3 South, Range 68 West, of the 6th Principal Meridian, in Adams County, Colorado, said permanent easement being more particularly described as follows:

Commencing at a point, whence the Center quarter corner of said Section 9 (a 3 ¼ "Aluminum Cap – LS 16401), bears N. 86°32'27" W., a distance of 339.60 feet, said point being on the northerly right-of-way line of the BNSF Railway Co., also being the TRUE POINT OF BEGINNING;

- 1. Thence N. 00°03'58" E., a distance of 160.67 feet, to a point on the easterly line of said Lot1, Block 1;
- 2. Thence along said lot line N. 50°27'30" W., a distance of 12.96 feet;
- 3. Thence S. 00°03'58" W., a distance of 164.26 feet, to a point on said northerly right-of-way line of the BNSF Railway Co.;
- 4. Thence along said right-of-way line on the arc of a non-tangent curve to the left, a distance of 11.03 feet, said curve has a radius of 4,247.28 feet, a central angle of 00°08'55", and a long chord bearing S. 65°01'01" E., a distance of 11.03 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 1,625 sq. ft. (0.037 acres), more or less.

The purpose of the above described permanent easement is for the access to maintain wall.

Basis of Bearings: Bearings are based on the west line of the SE ¼ of Section 9, Township 3 South, Range 68 West, of the 6th Principal Meridian, being North 00°03'19" East. The Center quarter corner of said section is a 3 ¼" Aluminum Cap (stamped LS 16401) in a range box. The South quarter corner of said section is monumented by a witness corner, offset 5.00 feet to the west along the south line of the SW ¼ of said section, being a 2 1/2" Aluminum Cap (stamped PLS 11372) in a range box.

Prepared by
Micheal L. Bouchard, PLS #24941
For and on behalf of
Farnsworth Group, Inc.
4755 Forge Road, Suite 150
Colorado Springs, CO 80907



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Resolution Accepting Warranty Deed conveying property from Barr Lake Estates, LLC, to Adams County for Right-Of-Way Purposes
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners accepts the Warranty Deed for the acquisition of property needed for road right-of-way.

BACKGROUND: In 2003, Barr Lake Estates, LLC, executed a Warranty Deed to dedicate road right-of-way to Adams County in conjunction with a 35+ acre subdivision. The property is located in Section 35, Township 1 South, Range 66 West of the 6th Principal Meridian. The attached resolution will allow the County to accept the right-of-way dedication.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution Warranty Deed

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:

Please check if there is no fiscal in section below.	mpact ⊠. If	there is fisc	cal impact, pl	ease fully com	plete the
Fund:					
Cost Center:					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	Current Budge	t:			
Total Revenues:				=	
		-			
			Object Account	Subledger	Amount
Current Budgeted Operating Expend					
Add'l Operating Expenditure not included in Current Budget:					
Current Budgeted Capital Expenditu		D 1 4			
Add'l Capital Expenditure not includ	ed in Current I	Buaget:			
Total Expenditures:				-	
New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	☐ YES	⊠ NO			
Additional Note:					

Revised 06/2016 Page 2 of 2

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A WARRANTY DEED CONVEYING PROPERTY FROM BARR LAKE ESTATES, LLC, TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

WHEREAS, Adams County received a Warranty Deed in 2003 for right-of-way dedication of East 120th Avenue, East 128th Avenue, Piccadilly Road and Himalaya Mile Road in conjunction with a 35-acre subdivision, located in the Section 35, Township 1 South, Range 66 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, in accordance with C.R.S.§ 30-28-110 and C.R.S. § 43-2-201(1) (a), Adams County wishes to formally accept the property acquired from Barr Lake Estates, LLC, as recorded at the Adams County Clerk and Recorder's Office at Reception Number C1109788.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Warranty Deed received from Barr Lake Estates, LLC, a copy of which has been duly recorded, is hereby accepted by Adams County.

WARRANTY DEED

THE COUNTY OF ADAMS, STATE OF COLORADO whose legal address is 450 South 4th Avenue, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee:

C1109788 3/12/2003 12:00:37 PG: 0001-002 0.00 DDC FEE: CAROL SNYDER ADAMS COUNTY

0.00

2

WITNESS, that the grantor, for good and valuable consideration, 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, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams and State of Colorado, described as follows:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Dedicated for East 120th Ave., East 128th Ave., Piccadilly and Himalaya Mile Road.

also known by street and number as: Vacant Land assessor's schedule or parcel number: 1569-00-0-00-076

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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, 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. The grantor, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, it 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 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 oil, gas and mineral interests if any and except 2003 taxes due in 2004 which grantor agrees to pay.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors 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.

President, and its corporate seal to be hereunto affixed, Secretary, the day and year first above written.		Tibed by its			
Attest:	Barr Lake Estates, LLC, a Colorado Limited Liability Company				
The state of the s	By Steward L. Mosko	Managing Member			
	Steviala 2. Mosilo	ividiognig ivientoer			
STATE OF COLORADO)					
County of Adams) ss					
The foregoing instrument was acknowledged before Mosko as Managing member of Barr Lake Estates, LLC	e me this 11th day of Morth, C, a Colorado Limited Liability Company	20 <u>03</u> , by Steward L. a Colorado corporation.			

Witness my hand and official seal. My commission expires: $\frac{1}{2}$

Notary Publi

EXHIBIT "A" TO WARRANTY DEED BETWEEN BARR LAKE ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY AND THE COUNTY OF ADAMS, STATE OF COLORADO

That part of Section 35, Township 1 South, Range 66 West of the Sixth Principal Meridian, Adams County, Colorado being more particularly described as:

The West 40 feet of said Section 35, except the South 60.00 feet and the North 30.00 feet thereof.

The South 10.00 feet of the North 40.00 feet of said Section 35, except the West 40.00 feet and the East 30.00 feet thereof.

The West 10.00 feet of the East 40.00 feet of said Section 35, except the North 40.00 feet and the South 60.00 feet thereof.

The North 10.00 feet of the South 70.00 feet of said Section 35, except the East 40.00 feet and the West 40.00 feet thereof.

Legal description prepared by John P. Wolken, Adams County Public Works Department, 4955 East 74th Avenue, Commerce City, Colorado 80022, based on the legal description in the deed recorded in the Office of the Adams County Clerk and Recorder in Reception No. C1026347.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Resolution Accepting a Warranty Deed conveying property from Russell G. Knodel and Terri L. Knodel to Adams County for Right-Of-Way for East 120 th Avenue
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners accepts the Warranty Deed for the acquisition of property needed for road right-of-way.

BACKGROUND: In 2001, Russell G. Knodel and Terri L Knodel executed a Warranty Deed to dedicate road right-of-way to Adams County in conjunction with a 35+ acre subdivision development. The property is located in the East Half of Section 31, Township 1 South, Range 63 West of the 6th Principal Meridian. The attached resolution will allow the County to accept the right-of-way dedication.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution Warranty Deed

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:

Please check if there is no fiscal i section below.	mpact ⊠. If	there is fisc	al impact, pl	ease fully com	plete the
Fund:					
Cost Center:					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	Current Budge	t:			
Total Revenues:				_	
			Object Account	Subledger	Amount
Current Budgeted Operating Expend					
Add'l Operating Expenditure not included in Current Budget:					
Current Budgeted Capital Expenditure:					
Add'l Capital Expenditure not include	ded in Current I	Budget:			
Total Expenditures:				-	
New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	☐ YES	⊠ NO			
Additional Note:					

Revised 06/2016 Page 2 of 2

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A WARRANTY DEED CONVEYING PROPERTY FROM RUSSELL G. KNODEL AND TERRI L. KNODEL TO ADAMS COUNTY FOR RIGHT-OF-WAY FOR EAST 120TH AVENUE

WHEREAS, Adams County received a Warranty Deed in 2001 for right-of-way dedication of East 120th Avenue in conjunction with a 35-Acre Subdivision, located in the East Half of Section 31, Township 1 South, Range 63 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, in accordance with C.R.S.§ 30-28-110 and C.R.S. § 43-2-201(1) (a), Adams County wishes to formally accept the property acquired from Russell G. Knodel and Terri L. Knodel, as recorded at the Adams County Clerk and Recorder's Office at Reception Number C0947478.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Warranty Deed received from Russell G. Knodel and Terri L. Knodel, a copy of which has been duly recorded, is hereby accepted by Adams County.

0.00

WARRANTY DEED
THIS DEED, dated this 22nd day of January 2001 between Russell G. Knodel and Terri L. Knodel
of the said *County of Adams and State of Colorado , grantor(s) and The County of Adams, State of Colorado
whose legal address is 450 South 4th Avenue Brighton, Colorado 80601
of the Said County of Adams and State of Colorado , grantee(s): WITNESS, that the grantor(s), for and in consideration of the sum-of—
good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successomers and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the Said County of Adams, State of Colorado, described as follows:
The South 40.00 feet of the East One Half of Section 31, Township 1 South, Range 63 West of the 6th Principal Meridian, County of Adams, State of Colorado.
also known by street and number as: Dedicated for East 120th Avenue east of Harback Mile Road assessor's schedule or parcel number: 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; TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), its succession successions forever. The grantor(s), for them selves, their heirs and personal representatives, doth covenant, grant, bargain and agree to and with the grantee(s), its successions, that at the time of the ensealing and delivery of these presents, they are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and 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 oil, gas and mineral interests if any and except 2001 taxes due in 2002 which grantor agrees to pay.
The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s), its: Success @ets and assigns, against all and every person or persons lawfully claiming the whole or any part
thereof. IN WITNESS WHEREOF, the grantor(s) ha Ve executed this deed on the date set forth above.
Terri L. Knodel Russell G. Knodel
STATE OF COLORADO
County of Adams
The foregoing instrument before me this 2210 day of Juneary ,2001 ,
by Russell G. Model and Velici L. Knodel Witness my hand and official seal. My commission expires:
*If in Denver, insert "Care" Notary Public
Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Resolution Accepting a Warranty Deed conveying property from Adams East Development Company, LLC, to Adams County for Right-Of-Way Purposes
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners accepts the Warranty Deed for the acquisition of property needed for road right-of-way.

BACKGROUND: In 2003, Adams East Development Company, LLC, has executed a Warranty Deed to dedicate road right-of-way to Adams County in conjunction with a 35+ acre subdivision development. The property is located in the West Half of Section 7, Township 1 South, Range 64 West of the 6th Principal Meridian. The attached resolution will allow the County to accept the right-of-way dedication.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution Warranty Deed

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:

Please check if there is no fiscal section below.	impact ⊠. If	there is fisc	cal impact, pl	ease fully com	plete the
Fund:					
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			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	n Current Budge	t:			
Total Revenues:				_	
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			Object Account	Subledger	Amount
Current Budgeted Operating Exper					
Add'l Operating Expenditure not included in Current Budget:					
Current Budgeted Capital Expendit					
Add'l Capital Expenditure not included in Current Budget:					
Total Expenditures:					
New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	☐ YES	⊠ NO			
Additional Note:					

Revised 06/2016 Page 2 of 2

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A WARRANTY DEED CONVEYING PROPERTY FROM ADAMS EAST DEVELOPMENT COMPANY, LLC, TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

WHEREAS, Adams County received a Warranty Deed in 2003 for right-of-way dedication of East 156th Court, in conjunction with 35-acre subdivision development, located in the West Half of Section 7, Township 1 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, in accordance with C.R.S.§ 30-28-110 and C.R.S. § 43-2-201(1) (a), Adams County wishes to formally accept the property acquired from Adams East Development Company, LLC, as recorded at the Adams County Clerk and Recorder's Office at Reception Number C1103852.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Warranty Deed received from Adams East Development Company, LLC, a copy of which has been duly recorded, is hereby accepted by Adams County.



WARRANTY DEED

C1103852 3/03/2003 10:18:01 PG: 0001-002 0.00 DOC FEE: CAROL SNYDER ADAMS COUNTY

0.00

26th day of FOBRUARY THIS DEED, dated this 2003 between ADAMS EAST DEVELOPMENT COMPANY, LLC, a Colorado Limited Liability Company, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, grantor,

THE COUNTY OF ADAMS, STATE OF COLORADO whose legal address is 450 South 4th Avenue, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee:

WITNESS, that the grantor, for good and valuable consideration, 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, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams and State of Colorado, described as follows:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Dedicated for East 156th Court east of Watkins Mile Road.

also known by street and number as: Vacant Land assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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, 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. The grantor, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, it 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 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 oil, gas and mineral interests if any and except 2003 taxes due in 2004 which grantor agrees to pay.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors 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 caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its

)

Secretary, the day and year first above written. Attest: Adams East Development Company, LLC, a Colorado Limited Liability Company Вy Donald D. Finley STATE OF COLORADO)

The foregoing instrument was acknowledged before me this 200 day of 3 elevented 2003, by Donald D. Finley as Managing member of Adams East Development Company, LLC, a Colorado Limited Liability Company a Colorado corporation.

> SSION EXPIRED April 21, 2003

County of Adams

Witness my hand and official seal. My commission expires:

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

EXHIBIT "A" TO WARRANTY DEED BETWEEN ADAMS EAST DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY AND

A normal of land cituate in the West Half of Section 7. Township 1 South Dan

A parcel of land situate in the West Half of Section 7, Township 1 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado, described as follows:

THE COUNTY OF ADAMS, STATE OF COLORADO

Commencing at the Northwest Corner of the Southwest Quarter of said Section 7, thence S00°13'58"E along the West Line of the Southwest Quarter of said Section 7, with all bearings hereon relative thereto, a distance of 65.93 feet; thence S44°51'01"E a distance of 85.52 feet; thence S89°26'09"E a distance of 1224.88 feet to a point of non-tangent curvature; thence along the arc of a curve to the right, having a radius of 60.00 feet, a central angle of 300°00'00", a distance of 314.16 feet, the long chord of which bears S00°33'51"W 60.00 feet; thence N89°26'09"W a distance of 1224.12 feet; thence S45°09'56"W a distance of 84.27 feet to a point on the West Line of the Southwest Quarter of said Section 7; thence N00°13'58"W a distance of 180.05 feet to the True Point of Beginning.

Containing an area of 2.104 acres more or less.

Legal description taken from the description prepared by James M. Peck, PLS No. 29425 on the behalf of East Lake Surveying Company, 12520 First Street, P.O. Box 1143, East Lake, Colorado 80614, as shown on the survey recorded on the 13th day of March, 2002 in the Office of the Adams County Clerk and Recorder in Survey 200 at Reception No. C0939653.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020				
SUBJECT: Resolution Accepting Warranty Deed conveying property from Amerco Real Estate Company,				
A Nevada Corporation, formerly U-Haul Real Estate Company, to Adams County for Right-of-Way				
Purposes				
FROM: Kristin Sullivan, AICP, Director of Public Works				
Brian Staley, P.E., PTOE, Deputy Director of Public Works				
AGENCY/DEPARTMENT: Public Works				
HEARD AT STUDY SESSION ON: N/A				
AUTHORIZATION TO MOVE FORWARD: YES \(\square\) NO				
RECOMMENDED ACTION: That the Board of County Commissioners accepts the Warranty Deed for the acquisition of property needed for road right-of-way.				

BACKGROUND: In 2000, Amerco Real Estate Company, A Nevada Corporation, formerly U-Haul Real Estate Company executed a Warranty Deed to dedicate road right-of-way to Adams County in conjunction with a building permit application. The property is located in the Northwest Quarter of Section 36, Township 2 South, Range 68 West of the 6th Principal Meridian. The attached resolution will allow the County to accept the right-of-way dedication.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution Warranty Deed

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:

Please check if there is no fiscal section below.	impact ⊠. If	there is fisc	al impact, pl	ease fully com	plete the
Fund:					
Cost Center:					
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			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	Current Budge	t:			
Total Revenues:					
				-	
			Object Account	Subledger	Amount
Current Budgeted Operating Expen					
Add'l Operating Expenditure not included in Current Budget:					
Current Budgeted Capital Expendit					
Add'l Capital Expenditure not included in Current Budget:					
Total Expenditures:					
New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	☐ YES	⊠ NO			
Additional Note:					

Revised 06/2016 Page 2 of 2

WA	RR	ANTY	DEED
77.7			

day of December, 192000 THIS DEED, Made this between Amerco Real Estate Company, a Nevada Corporation, formerly U-Haul Real Estate Company

a corporation duly organized and existing under and by virtue of the laws of the State , grantor, and

The County of Adams, State of Colorado

CAROL

whose legal address is 450 South 4th Avenue Brighton, Colorado 80601

of the said

*County of Adams

, State of Colorado, grantee:

WITNESSETH, That the grantor, for and in-consideration of the sum-of-

good and valuable consideration

DOLLARS

0.00

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, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams

State of Colorado, described as follows:

attached

Legal description as set forth in Exhibit "A" hereto and incorporated herein by this reference.

also known by street and number as: Dedicated for York Street and Clayton Street at 7540 York Street

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

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 itself, and its successors, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, it 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 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 oil, qas and mineral interest if any and except 2000 taxes due in 2001 which grantor agrees to pay.

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 caused its corporate name to be hereunto subscribed by its

President, and its corporate seal to be hereunto affixed, attested by its

above written.

Secretary, the day and year first Amerco Real Estate Company, a Nevada Corporation, formerly, Tank Real

Corporation, formerly deliver Estate Company,

STATE OF COLURADO

County of,

157 The foregoing instrument was acknowledged before me this

President

Secretary

2000

and of Amerco Real Estate Company, a Nevada Corp., Real

formerly U-Haualcorporation. a Nevada

My commission expires

bу

Witness my hand and official seal.

'OFFICIAL SEAL Monica T. Castillo Notary Public-Arizona

Maricopa Count

*If in Denver, insert "City and."

EXHIBIT "A" WARRANTY DEED BETWEEN

AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION, FORMERLY U-HAUL REAL ESTATE COMPANY, A NEVADA CORPORATION

AND

THE COUNTY OF ADAMS, STATE OF COLORADO



LEGAL DESCRIPTION **RIGHT-OF-WAY DEDICATION**

A TRACT OF LAND FOR RIGHT-OF-WAY PURPOSES LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 36. BEING MONUMENTED AT THE NORTH END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 25369", AND AT THE SOUTH END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 6973", IS ASSUMED TO BEAR 900°12'18"W.

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 36;

THENCE NB9°32'14"E ON THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 1285.28 FEET TO A POINT LYING 30 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER ALSO BEING THE POINT OF **BEGINNING:**

THENCE NO0°00'48"E A DISTANCE OF 329.30 FEET:

THENCE N89°31'35"E A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID SOUTHWEST ONE QUARTER;

THENCE S00°00'48"W ON SAID EAST LINE A DISTANCE OF 329.31 FEET TO A POINT ON SAID SOUTH LINE OF SAID NORTHWEST ONE-QUARTER:

mu

. LI

THENCE \$89°32'14"W ON SAID SOUTH LINE A DISTANCE OF 30.00 FEET TO THE POINT OF **BEGINNING.**

CONTAINING A CALCULATED AREA OF (9879 SQUARE FEET).

LEGAL DESCRIPTION STATEMENT

I, GARY K. HAMMER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND EXHIBIT WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT!

O REGISTALE

AND SUPERINGENTIAL STREET

THE WAY TAND SHALL

24307

GARY K. HAMMER, REGIS ERED'LAND SUR COLORADO No. 24607

FOR AND ON BEHALF OF JR ENGINEERING

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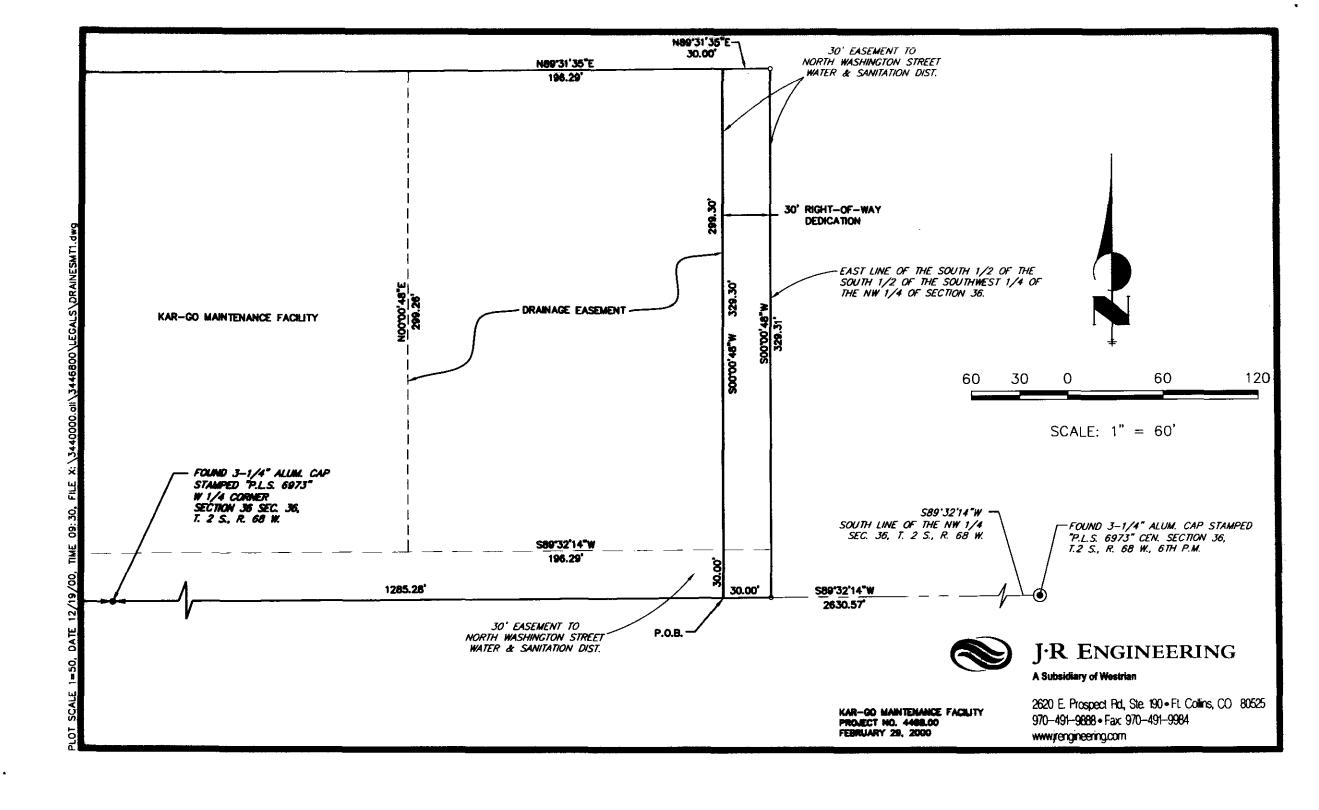


EXHIBIT "A" WARRANTY DEED BETWEEN

AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION, FORMERLY U-HAUL REAL ESTATE COMPANY, A NEVADA CORPORATION

AND

THE COUNTY OF ADAMS, STATE OF COLORADO



LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION

A TRACT OF LAND FOR RIGHT-OF-WAY PURPOSES LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 36, BEING MONUMENTED AT THE NORTH END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 25369", AND AT THE SOUTH END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 6973", IS ASSUMED TO BEAR \$00°12'18"W.

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 36 ALSO BEING THE POINT OF BEGINNING:

THENCE N89°32'14"E ON THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 60.00 FEET;

THENCE NO0°12'18"E A DISTANCE OF 329.08 FEET:

THENCE \$69°31'35"W A DISTANCE OF 60.00 FEET TO A POINT ON SAID WEST LINE OF SAID **NORTHWEST QUARTER:**

THENCE SOC'12'18"W ON SAID WEST LINE A DISTANCE OF 329.06 FEET TO THE POINT OF **BEGINNING**;

CONTAINING A CALCULATED AREA OF 19,743 SQUARE FEET (0.453 ACRES).

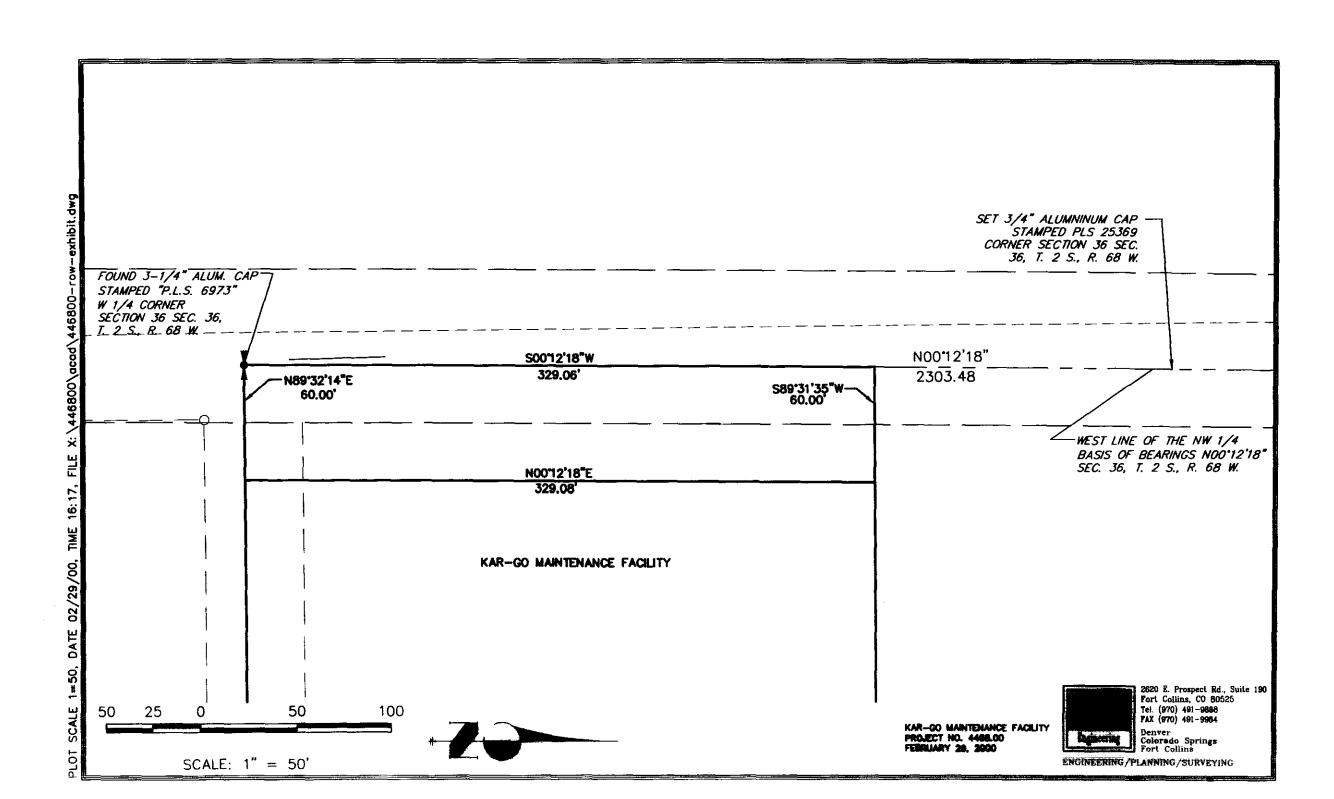
LEGAL DESCRIPTION STATEMENT

I, GARY K. HAMMER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND EXHIBIT WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION GARY K. HAMMER, REGISTERED LAND SURVEY BOOK K. HAMMER, RE

FOR AND ON BEHALF OF JR ENGINEERING

THE CONTRACT LAND SUFFICIENT

X:\3440000.ali\3446800\LEGALS\R.O.W.-ESMT1.doc



BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A WARRANTY DEED CONVEYING PROPERTY FROM AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION, FORMERLY U-HAUL REAL ESTATE COMPANY, TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

WHEREAS, Adams County received a Warranty Deed in 2000 for right-of-way dedication of York Street and Clayton Street, in conjunction with a building permit, located in the Northwest Quarter of Section 36, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, in accordance with C.R.S.§ 30-28-110 and C.R.S.§ 43-2-201(1) (a), Adams County wishes to formally accept the property acquired from Amerco Real Estate Company, A Nevada Corporation, Formerly U-Haul Real Estate Company, as recorded at the Adams County Clerk and Recorder's Office at Reception Number C0749338.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Warranty Deed received from Americo Real Estate Company, A Nevada Corporation, Formerly U-Haul Real Estate Company, a copy of which has been duly recorded, is hereby accepted by Adams County.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Resolution Accepting a Permanent Drainage Easement from Amerco Real Estate Company, A
Nevada Corporation, formerly U-Haul Real Estate Company, for storm water drainage purposes
FROM: Kristin Sullivan, AICP, Director of Public Works
Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners accepts the Permanent Drainage Easement for storm water drainage purposes.

BACKGROUND: Amerco Real Estate Company, A Nevada Corporation, formerly U-Haul Real Estate Company executed a Permanent Drainage Easement for storm water facilities in conjunction with a building permit and development project. The property is located in the Northwest Quarter of Section 36, Township 2 South, Range 68 West of the 6th Principal Meridian. The attached resolution will allow the County to accept the Permanent Drainage Easement.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution Permanent Drainage Easement

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:

Please check if there is no fiscal i section below.	mpact 🗵. If	there is fisc	al impact, pl	ease fully com	plete the
Fund:					
Cost Center:					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	Current Budge	t:			
Total Revenues:					
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			Object Account	Subledger	Amount
Current Budgeted Operating Expend					
Add'l Operating Expenditure not inc		nt Budget:			
Current Budgeted Capital Expenditure:					
Add'l Capital Expenditure not included in Current Budget:					
Total Expenditures:					
New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	☐ YES	⊠ NO			
Additional Note:					

Revised 06/2016 Page 2 of 2

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A PERMANENT DRAINAGE EASEMENT FROM AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION, FORMERLY U-HAUL REAL ESTATE COMPANY, FOR STORM WATER DRAINAGE PURPOSES

WHEREAS, Adams County requires storm drainage facilities to be installed where new developments occur; and,

WHEREAS, this permanent drainage easement is in conjunction with a development project located in the Northwest Quarter of Section 36, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, in accordance with C.R.S.§ 30-28-110 and C.R.S. § 43-2-201(1)(a), Adams County wishes to formally accept the easement acquired from Amerco Real Estate Company, a Nevada Corporation, formerly U-Haul Real Estate Company, as recorded at the Adams County Clerk and Recorder's Office at Reception No. C0749344.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Permanent Drainage Easement from Amerco Real Estate Company, a Nevada Corporation, formerly U-Haul Real Estate Company, copy of which has been duly recorded, is hereby accepted by Adams County.

女

PERMANENT DRAINAGE EASEMENT

1/09/2001 11:04:05 PG: 0001-004 0.00 DOC FEE: CAROL SNYDER ADAMS COUNTY

KNOW ALL MEN BY THESE PRESENT:

That Amerco Real Estate Company, a Nevada Corporation, formerly U-Haul Real Estate Company, a Nevada Corporation hereinafter called "Grantor", for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to ADAMS COUNTY, a body politic, whose address is 450 South 4th Avenue, Brighton, Colorado 80601 hereinafter "County", its successors and assigns, a permanent storm water drainage easement for the purpose of providing a storm water drainage system for the property described as the South Half of the Southwest Quarter of the Northwest Quarter of Section 36, Township 2 South, Range 68 West of the Sixth Principal Meridian, County of Adams, State of Colorado hereinafter referred to as the "Property" with the right to construct, operate, maintain, replace, enlarge, reconstruct, improve, inspect, repair, and remove such drainage facilities and appurtenances thereto as shown on the approved drainage plan on file at the Adams County Public Works Department and as may from time to time be modified, with County approval, or as required on, over, across, and through the following described land to wit:

Legal description as set forth in Exhibit "A" attached hereto and incorporated by this reference.

Together with the right to ingress and egress from said easement over and across the lands of the Property by means of roads and lanes thereon if such there be; otherwise by such route as shall cause the least practical damage and inconvenience to the Property.

It is the intent of this easement to provide drainage facilities for the Property and the maintenance responsibility shall lie with the owner of the Property. The owner of the Property shall be responsible for the operation, maintenance and repair of all drainage facilities including but not limited to inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins and retention basins located on the Property. Maintenance and repair shall include the periodic removal of debris and sediment from channels, storm sewer pipes, trash racks and street inlets. In addition channel banks, basins, crushed pipe inlets and outlets, and general deterioration of the drainage facilities shall be maintained and repaired to avoid reduced conveyance capability, unhealthy and unsightly conditions and ultimate failure of the drainage system.

Should the owner of the Property fail to adequately maintain said facilities and the County is made aware of the inadequate maintenance, the County, its successors and assigns shall have the right to enter said easement for the purpose of maintaining and repairing said facilities. All costs related to the maintenance and repair of said facilities shall be assessed to the owner of the Property. The County shall give the owner of the Property a 14 days notice to perform routine maintenance and repair. Emergency repairs that could endanger off site properties if not repaired immediately shall be immediately repaired by the owner of the Property upon notice and if not, by the County, again the cost assessed to the owner of the Property.

In further consideration hereof, Grantor covenants and agrees that no permanent buildings or structures will be placed, erected, installed or permitted upon said easement, and it is further agreed that the Grantor will not construct any obstructions that would prevent the proper maintenance and use of said drainage facility.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the owner of the Property or the County, its successors and assigns, in connection with this easement shall be done with care, and the surface of the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the facilities and appurtenances installed and any damages caused on said easement arising out of the maintenance and repair of said drainage facilities and appurtenances in the exercise of the rights, hereby provided shall be restored reasonably similar to its original condition following completion of the work performed.

IN WITNESS WHEREOF, Grantor has caused its corporate name to be hereunto subscribed by itsPresident, and its corporate seal to be hereunto affixed, attested by itsSecretatry this day of, 2000.
ATTEST: Amerco Real Estate Company, a Nevada Corporation, formerly U-Haul Real Estate Company, a Nevada Corporation
By: Quif M Settle By: Man Baye President
STATE OF ARIZONA COUNTY OF Mancopt
The foregoing instrument was acknowledged before me this Stay of Della State Company, a Nevada Corporation, formerly U-Haul Real Estate Company, a Nevada Corporation
IN WITNESS WHEREOF, I have hereto set my hand and official seal.
My commission expires: 12/11/2000 Notary Public

OFFICIAL SEAL

lotary Public-Arizona

EXHIBIT "A"

PERMANENT DRAINAGE EASEMENT BETWEEN

AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION, FORMERLY U-HAUL REAL ESTATE COMPANY, A NEVADA **CORPORATION** AND

THE COUNTY OF ADAMS, STATE OF COLORADO



A Subsidiary of Westrian

LEGAL DESCRIPTION DRAINAGE EASEMENT EXHIBIT

A DRAINAGE EASEMENT OVER AND ACROSS A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TM PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 36 BEING MONUMENTED ON THE EAST END BY A 3 1/4 " ALUMINUM CAP STAMPED P.L.S. 6973 AND ON THE WEST END BY A 3 1/4 " ALUMINUM CAP STAMPED P.L.S. 6973, IS ASSUMED TO BEAR S89°32'14"W.

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 36; THENCE N89°32'14"E ON THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 1285.28 FEET:

THENCE NOO"00'48"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE 889*32'14"W A DISTANCE OF 196.29 FEET;

THENCE N00°00'46"W A DISTANCE OF 299.26 FEET;

THENCE N60°31'35"E A DISTANCE OF 196.29 FEET;

THENCE 800°00'48"W A DISTANCE OF 299.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.35 ACRES (58743.88 SQUARE FEET)

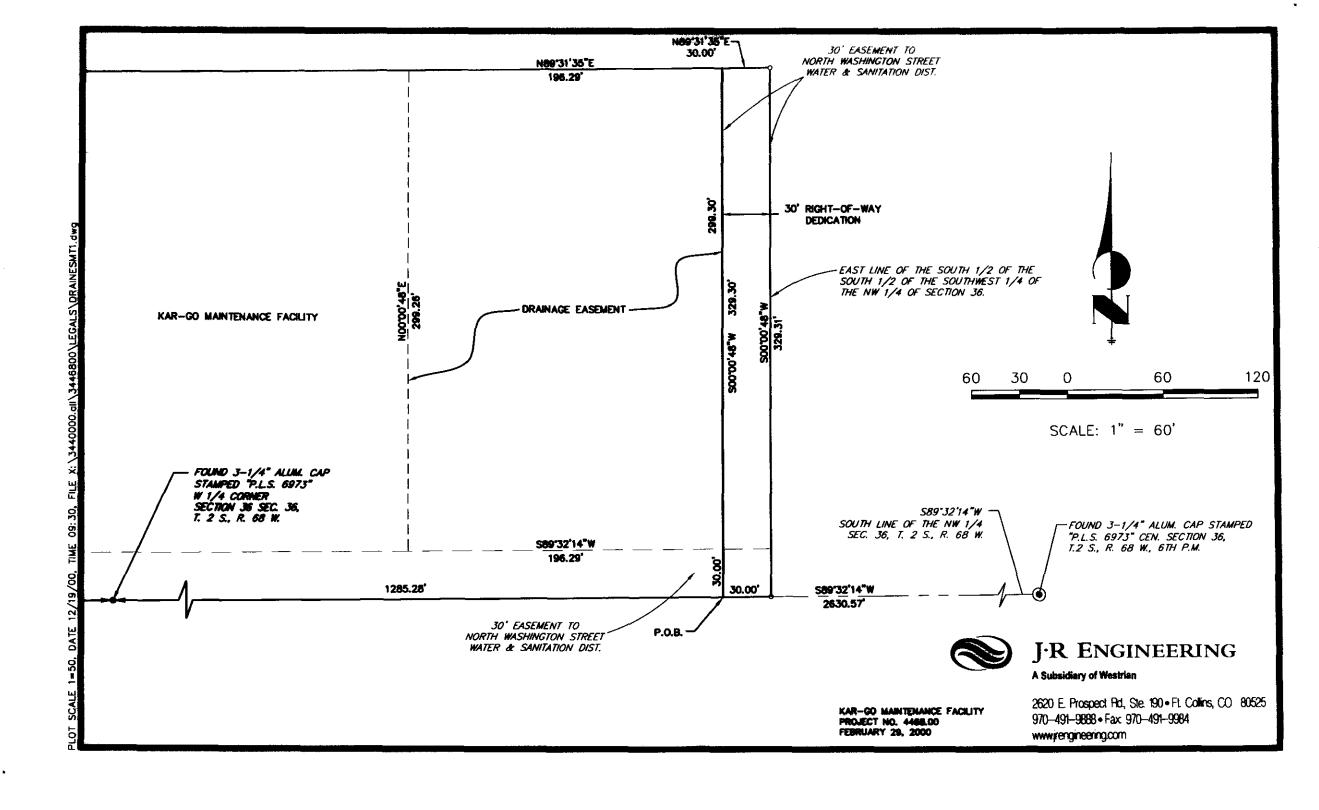
LEGAL DESCRIPTION STATEMENT

I, GARY K. HAMMER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BÉLIEF, IS CORRECT. OASOT &

GARY K HAMMER, REGISTERED LAND SURVEYOR COLORADO NO. 24807

FOR AND ON BEHALF OF JR ENGINEERING, LLC.

24907 EMPLOY DE STATE OF THE ST





PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Resolution Accepting a Warranty Deed conveying property from Stanley K., Janet M. and Joy
V. Beltz to Adams County for Right-Of-Way Purposes
FROM: Kristin Sullivan, AICP, Director of Public Works
Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners accepts the Warranty Deed for the acquisition of property needed for road right-of-way.

BACKGROUND: In 2001, Stanley K., Janet M. and Joy V. Beltz executed a Warranty Deed to dedicate road right-of-way to Adams County in conjunction with a 35+ acre subdivision development. The property is located in the Northeast Quarter of Section 12, Township 1 South, Range 63 West of the 6th Principal Meridian. The attached resolution will allow the County to accept the right-of-way dedication.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution Warranty Deed

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:

Please check if there is no fiscal section below.	impact ⊠. If	there is fisc	al impact, pl	ease fully com	plete the
Fund:					
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Current Budgeted Revenue:					
Additional Revenue not included in	Current Budge	et:			
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			Object Account	Subledger	Amount
Current Budgeted Operating Exper	diture:				
Add'l Operating Expenditure not included in Current Budget:					
Current Budgeted Capital Expenditure:					
Add'l Capital Expenditure not included in Current Budget:					
Total Expenditures:				_	
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New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	☐ YES	⊠ NO			
Additional Note:					

Revised 06/2016 Page 2 of 2

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A WARRANTY DEED CONVEYING PROPERTY FROM STANLEY K., JANET M. AND JOY V. BELTZ TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

WHEREAS, Adams County received a Warranty Deed in 2001 for right-of-way dedication of East 160th Avenue, in conjunction with a 35-acre subdivision development, located in the Northeast Quarter of Section 12, Township 1 South, Range 63 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, in accordance with C.R.S.§ 30-28-110 and C.R.S. § 43-2-201(1) (a), Adams County wishes to formally accept the property acquired from Stanley K., Janet M. and Joy V. Beltz, as recorded at the Adams County Clerk and Recorder's Office at Reception Number C0855362.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Warranty Deed received from Stanley K., Janet M. and Joy V. Beltz, a copy of which has been duly recorded, is hereby accepted by Adams County.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Resolution Accepting a Warranty Deed conveying property from Wailes Farms, Inc., to Adams
County for Right-Of-Way Purposes
FROM: Kristin Sullivan, AICP, Director of Public Works
Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners accepts the Warranty Deed for the acquisition of property needed for road right-of-way.

BACKGROUND: In 2003, Wailes Farms, Inc., executed a Warranty Deed to dedicate road right-of-way to Adams County in conjunction with a 35+ acre subdivision development. The property is located in Section 7, Township 2 South, Range 63 West of the 6th Principal Meridian. The attached resolution will allow the County to accept the right-of-way dedication.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution Warranty Deed

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:

Please check if there is no fiscal section below.	impact ⊠. If	there is fisc	cal impact, pl	ease fully com	plete the
Fund:					
Cost Center:					
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			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	Current Budge	t:			
Total Revenues:					
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			Object Account	Subledger	Amount
Current Budgeted Operating Exper					
Add'l Operating Expenditure not included in Current Budget:					
Current Budgeted Capital Expenditure:					
Add'l Capital Expenditure not included in Current Budget:					
Total Expenditures:					
New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	☐ YES	⊠ NO			
Additional Note:					

Revised 06/2016 Page 2 of 2

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A WARRANTY DEED CONVEYING PROPERTY FROM WAILES FARMS, INC., TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

WHEREAS, Adams County received a Warranty Deed in 2003 for right-of-way dedication of East 112th Avenue, and Schumaker Mile Road in conjunction with a 35-acre subdivision, located in Section 7, Township 2 South, Range 63 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, in accordance with C.R.S.§ 30-28-110 and C.R.S.§ 43-2-201(1) (a), Adams County wishes to formally accept the property acquired from Wailes Farms, Inc., as recorded at the Adams County Clerk and Recorder's Office at Reception Number C1103851.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Warranty Deed received from Wailes Farms, Inc., a copy of which has been duly recorded, is hereby accepted by Adams County.

ADAMS COUNTY

C1 1 43 85 1 3/03/2003 10:15:06 PG: 0001-001 0.00 DOC FEE: CAROL SNYDER ADAMS COUNTY

8.86

WARRANTY DEED	I
THIS DEED, dated this 17th day of FEBRUA	
betweenWAILES FARMS, INC a corporation duly organized and existing under and by virtue of State of Colorado, grantor, and	of the laws of the
THE COUNTY OF ADAMS, STATE OF (whose legal address is 450 South 4th Avenue, Brighton, Colora said County of Adams and State of Colorado, grantee:	
WITNESS, that the grantor, for good and valuable consi acknowledged, has granted, bargained, sold and conveyed, and confirm unto the grantee, its successors and assigns forever, a situate, lying and being in the said County of Adams and State of	d by these presents does grant, bargain, sell, convey and all the real property, together with improvements, if any,
The Westerly 40.00 feet of the Southwest Quarter, the Westerly	40.00 feet of the Northwest Quarter, the Northerly 40.00
feet of the Northwest Quarter and the Northerly 40.00 feet of the	ne Northeast Quarter, all in Section 7, Township 2 South,
Range 63 West of the 6th P.M., Adams County, Colorado	
Dedicated for East 112th Avenue and Schumaker Mile Road.	
also known by street and number as: Vacant Land assessor's schedule or parcel number: Part of 0-1729-00-0-00-0	14
TOGETHER with all and singular the hereditaments appertaining, the reversion and reversions, remainder and remaining, title, interest, claim and demand whatsoever of the grabargained premises, with the hereditaments and appurtenances;	inders, rents, issues and profits thereof, and all the estate.
TO HAVE AND TO HOLD the said premises above bar grantee, his heirs and assigns forever. The grantor, for itself, its agree to and with the grantee, his heirs and assigns, that at the well seized of the premises above conveyed, has good, sure, p law, in fee simple, and has good right, full power and authority form as aforesaid, and that the same are free and clear from assessments, encumbrances and restrictions of whatever kind or and except 2003 taxes due in 2004 which grantor agrees to pay.	successors and assigns, does covenant, grant, bargain and time of the ensealing and delivery of these presents, it is erfect, absolute and indefeasible estate of inheritance, in to grant, bargain, sell and convey the same in manner and all former and other grants, bargains, sales, liens, taxes, nature soever, except oil, gas and mineral interests if any
The grantor shall and will WARRANT AND FOREVER peaceable possession of the grantee, its successors and assigns, the whole or any part thereof.	
The singular number shall include the plural, the plural the all genders.	singular, and the use of any gender shall be applicable to
IN WITNESS WHEREOF, the grantor has caused its corporate seal to be hereunto affixed, attested Secretary, the day and year first above written.	
	WAILES FARMS, INC.,
	A Colorado Corporation
L. Diane Wales Secretary	By Donald A. Wailes, I President
Management 1	
STATE OF COLORADO) ss County of Adams)	
The foregoing instrument was acknowledged before me this	
L. Diane Wailes	as Secretary of
Wailes Farms, Inc.,	RITH I NEI CON
	Witness my hand and official salvotary PUBLIC, STATE OF COL
	Por Milan

Name and Address of Person Creating Newly Created Tooks Theoretical Property of the Property o

MY COMMISSION EXPIRES JULY 15, 2008

Notary Public



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Resolution Accepting a Warranty Deed conveying property from Wailes Farms, Inc., to Adams
County for Right-Of-Way Purposes
FROM: Kristin Sullivan, AICP, Director of Public Works
Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners accepts the Warranty Deed for the acquisition of property needed for road right-of-way.

BACKGROUND: In 2002, Wailes Farms, Inc., executed a Warranty Deed to dedicate road right-of-way to Adams County in conjunction with a 35+ acre subdivision development. The property is located in the North Half of Section 33, Township 1 South, Range 64 West of the 6th Principal Meridian. The attached resolution will allow the County to accept the right-of-way dedication.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution Warranty Deed

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:

Please check if there is no fiscal section below.	impact ⊠. If	there is fisc	cal impact, pl	ease fully com	plete the
Fund:					
Cost Center:					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	Current Budge	t:			
Total Revenues:					
				-	
			Object Account	Subledger	Amount
Current Budgeted Operating Expend					
Add'l Operating Expenditure not inc		nt Budget:			
Current Budgeted Capital Expenditure:					
Add'l Capital Expenditure not include	ded in Current	Budget:			
Total Expenditures:					
New FTEs requested:	YES	NO NO			
Future Amendment Needed:	YES	⊠ NO			
Additional Note:					

Revised 06/2016 Page 2 of 2

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A WARRANTY DEED CONVEYING PROPERTY FROM WAILES FARMS, INC., TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

WHEREAS, Adams County received a Warranty Deed in 2002 for right-of-way dedication of East 124th Avenue, west of Cavanaugh Mile Road, in conjunction with a 35-acre subdivision, located in the North Half of Section 33, Township 1 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, in accordance with C.R.S.§ 30-28-110 and C.R.S. § 43-2-201(1) (a), Adams County wishes to formally accept the property acquired from Wailes Farms, Inc., as recorded at the Adams County Clerk and Recorder's Office at Reception Number C0974803.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Warranty Deed received by Wailes Farms, Inc., a copy of which has been duly recorded, is hereby accepted by Adams County.

9.00

WARRANTY DEED

· · · · · · · · · · · · · · · · · · ·
THIS DEED, dated this 24 day of MAY, 2002
betweenWAILES FARMS, INC, a corporation duly organized and existing under and by virtue of the laws of the
State of Colorado, grantor, and
THE COUNTY OF ADAMS, STATE OF COLORADO whose legal address is 450 South 4th Avenue, Brighton, Colorado 80601 of the
said County of Adams and State of Colorado, grantee:
WITNESS, that the grantor, for good and valuable consideration, 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, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams and State of Colorado, described as follows:
The South 60.00 feet of the North Half of Section 33, Township 1 South, Range 64 West of the 6th P.M., Adams
County, Colorado
Dedicated for Fort 124th Avenue aget of Covenaugh Mile Bond
Dedicated for East 124th Avenue East of Cavanaugh while Road.
also known by street and number as: Vacant Land assessor's schedule or parcel number: Part of 0-1565-00-0-095
TOGETHER with all and singular the hereditaments and appurtenances thereunto 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, 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. The grantor, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, it 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 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 oil, gas and mineral interests if any and except 2002 taxes due in 2003 which grantor agrees to pay.
The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors 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 caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.
Manufacture of the second of t
Attest: WAILES FARMS, INC. A Colorado Corporation 4
A Colorado Corporation
L. Diane Wailes By blance a. W.
L. Diane Wailes Secretary Donald A. Wailes, I
STATE OF COLORADO)) ss
County of Adams)
The foregoing instrument was acknowledged before me this 24 day of 300 , 2002, by
Donald A. Wailes, I as President and L. Diane Wailes as Secretary of S
Wailes Farms, Inc., a Colorado corporation.
Witness my hand and official seal. My commission expires: 8-16-05
Church Adm of Management
Notary Public
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.) 80922-1551



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Surface rehabilitation Runway 08-26 and Taxiways "B" and "E". Colorado Air and
Space Port grant approval.
FROM: Dave Ruppel and Susan Gantt
AGENCY/DEPARTMENT: Colorado Air and Space Port
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners approve the surface
Rehabilitation (fog seal) of runway 08-26, and taxiways "B" and "E" grant with Colorado
Department of Transportation – Division of Aeronautics

BACKGROUND:

The Colorado Air and Space Port maintains a Capital Improvement Plan for grant eligible airfield projects with the FAA and the Colorado Department of Transportation – Division of Aeronautics. This project is currently on the CIP for completion in 2021. CDOT has offered to move the project up to year 2020 and provide a grant for 90% of the total project cost. The grant offer in the amount of \$315,000 reflects 90% of total project cost of \$350,000. Colorado Air and Space Port's portion of the project is \$35,000.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Colorado Air and Space Port, Colorado Department of Transportation – Division of Aeronautics

ATTACHED DOCUMENTS:

Resolution CDOT Grant Agreement Offer

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:			
Please check if there is no fiscal impact . If there is fisc section below.	cal impact, pl	ease fully comp	plete the
Fund: 43			
Cost Center: 4304			
	Oh:4	C11-1	A 4
	Object Account	Subledger	Amount
Current Budgeted Revenue:	5590		35,000
Additional Revenue not included in Current Budget:	5590		315,000
Total Revenues:		-	350,000
	Object	Cubledgen	Amauni
	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:	9136		350,000
Total Expenditures:			350,000
	ı	-	

☐ YES

☐ YES

□ NO

□ NO

Additional Note:

New FTEs requested:

Future Amendment Needed:

Revised 06/2016 Page 2 of 2

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING GRANT OFFER BETWEEN ADAMS COUNTY AND THE STATE OF COLORADO FOR THE COLORADO AIR AND SPACE PORT FOGSEAL PROJECT OF RUNWAY 08-26 AND TAXIWAY B AND E REHABILITATION

Resolution 2020

WHEREAS, the State of Colorado, Colorado Department of Transportation-Division of Aeronautics ("CDOT"), submitted a Grant offer proposal for the surface ("Fogseal") rehabilitation for Runway 08-26 and the rehabilitation of the Taxiway B and E that is being funded at ninety (90%) percent, in the amount of \$315,000, with Adams County responsible for the remaining ten (10%) percent, in the amount of \$35,000; and,

WHEREAS, the grant was originally planned for 2021 and it was moved up to 2020 by CDOT; and,

WHEREAS, CASP would like to accept the Grant Offer from CDOT, and meet the CDOT acceptance deadline; the Grant Offer will be withdrawn if not met by June 30, 2020.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Grant Offer from CDOT be approved for an amount not to exceed \$315,000, for the Colorado Air and Space Port, for the surface ("Fogseal") rehabilitation for Runway 08-26 and the rehabilitation of the Taxiway B and E.

CDOT – Aeronautics Division CDAG #: 20-FTG-01 ROUTING: 20-HAV-ZH-03102 PO #: 471001569

GRANT AWARD LETTER SUMMARY OF GRANT AWARD TERMS AND CONDITIONS

State Agency Colorado Department of Transportation, Colorado Aeronautical Board, Division of Aeronautics	Grant Amount State:	\$315,000.00
Grantee ADAMS COUNTY		
Grant Issuance Date The Effective Date		
Grant Expiration Date June 30, 2023	Local Match Amount Local:	\$35,000.00
Grant Authority Authority to enter into this Grant exists in CRS §43-10-108.5 and funds have been budgeted, appropriated and otherwise made available pursuant to CRS §§39-27-112(2)(b), 43-10-109, 43-10-102 and a sufficient unencumbered balance thereof remains available for payment. Required approvals, clearance, and coordination have been accomplished from and with appropriate agencies.		422,00000

Grant Purpose

Element A: Airfield Pavement Maintenance

Exhibits and Order of Precedence

The following Exhibits and attachments are included with this Grant:

Exhibit A, Discretionary Aviation Grant Application

Exhibit B, Resolution

Exhibit C, Grant Assurances

Exhibit D, Sample Option Letter

In the event of a conflict or inconsistency between this Grant and any Exhibit or attachment, such conflict or inconsistency shall be resolved by reference to the documents in the following order of priority:

- 1. Provisions of the main body of this Grant
- 2. Exhibit A, Discretionary Aviation Grant Application
- 3. Exhibit B, Resolution
- 4. Exhibit C, Grant Assurances
- 5. Exhibit D, Sample Option Letter

CDOT – Aeronautics Division CDAG #: 20-FTG-01 ROUTING: 20-HAV-ZH-03102 PO #: 471001569

SIGNATURE PAGE

THE SIGNATORIES LISTED BELOW AUTHORIZE THIS GRANT

Each person signing this Agreement represents and warrants that the signer is duly authorized to execute this Agreement and to bind the Party authorizing such signature.

GRANTEE ADAMS COUNTY	STATE OF COLORADO Jared S. Polis, Governor			
	Department of Transportation			
	By: David R. Ulane, Aeronautics Division Director for Shoshana M. Lew, Executive Director			
By: Print Name & Title of Person Signing for Grantee				
Date:	Date:			
SECOND GRANTEE – If Needed				
By: Print Name & Title of Person Signing for Grantee				
Date:				
In accordance with §24-30-202, C.R.S., this Agreement is not valid until signed and dated below by the State Controller or an authorized delegate.				
STATE CONTROLLER Robert Jaros, CPA, MBA, JD				
By: Department of Transportation				
Lori Copeland, Accounting Controller				
Effective Date:				

1. GRANT

As of the Grant Issuance Date, the State Agency shown on the first page of this Grant Award Letter (the "State") hereby obligates and awards to Grantee shown on the first page of this Grant Award Letter (the "Grantee") an award of Grant Funds in the amounts shown on the first page of this Grant Award Letter. By accepting the Grant Funds provided under this Grant Award Letter, Grantee agrees to comply with the terms and conditions of this Grant Award Letter and requirements and provisions of all Exhibits to this Grant Award Letter.

2. TERM

A. Initial Grant Term and Extension

The Parties' respective performances under this Grant Award Letter shall commence on the Grant Issuance Date and shall terminate on the Grant Expiration Date unless sooner terminated or further extended in accordance with the terms of this Grant Award Letter. Upon request of Grantee, the State may, in its sole discretion, extend the term of this Grant Award Letter by providing written notice to the Grantee in a form substantially equivalent to Exhibit D.

B. Early Termination in the Public Interest

The State is entering into this Grant Award Letter to serve the public interest of the State of Colorado as determined by its Governor, General Assembly, the Colorado Aeronautical Board or Courts. If this Grant Award Letter ceases to further the public interest of the State or if State, Federal or other funds used for this Grant Award Letter are not appropriated, or otherwise become unavailable to fund this Grant Award Letter, the State, in its discretion, may terminate this Grant Award Letter in whole or in part by providing written notice to Grantee that includes, to the extent practicable, the public interest justification for the termination. If the State terminates this Grant Award Letter in the public interest, the State shall pay Grantee an amount equal to the percentage of the total reimbursement payable under this Grant Award Letter that corresponds to the percentage of Work satisfactorily completed, as determined by the State, less payments previously made. Additionally, the State, in its discretion, may reimburse Grantee for a portion of actual, out-of-pocket expenses not otherwise reimbursed under this Grant Award Letter that are incurred by Grantee and are directly attributable to the uncompleted portion of Grantee's obligations, provided that the sum of any and all reimbursements shall not exceed the maximum amount payable to Grantee hereunder. This subsection shall not apply to a termination of this Grant Award Letter by the State for breach by Grantee.

3. PURPOSE

The General Assembly of the State of Colorado declared in Title 43 of the Colorado Revised Statutes, Article 10, 1991 in CRS §43-10-101 (the Act) "... that there exists a need to promote the safe operations and accessibility of general aviation in this state; that improvements to general aviation transportation facilities will promote diversified economic development across the state; and that accessibility to airport facilities for residents of this state is crucial in the event of a medical or other type of emergency..."

The Act created the Colorado Aeronautical Board ("the Board") to establish policy and procedures for distribution of monies in the Aviation Fund and created the Division of Aeronautics ("the Division") to carry out the directives of the Board, including technical and planning assistance to airports and the administration of the state aviation system grant program. SEE CRS §43-10-103 and C.R.S. §43-10-105 and CRS §43-10-108.5 of the Act.

Any entity operating a public-accessible airport in the state may file an application for and be recipient of a grant to be used solely for aviation purposes. The Division is authorized to assist such airports as request assistance by means of a Resolution passed by the applicant's duly-authorized governing body, which understands that all funds shall be used exclusively for aviation purposes and that it will comply with all grant procedures, grant assurances and requirements as defined in the Division's Programs and Procedures Manual, ("the Manual") and the Airport Sponsor Assurances for Colorado Discretionary Aviation Grant Funding attached hereto as Exhibit C.

4. DEFINITIONS

The following terms shall be construed and interpreted as follows:

A. "Budget" means the budget for the Work described in Exhibit A.

- B. "Business Day" means any day in which the State is open and conducting business, but shall not include Saturday, Sunday or any day on which the State observes one of the holidays listed in §24-11-101(1), C.R.S.
- C. "CJI" means criminal justice information collected by criminal justice agencies needed for the performance of their authorized functions, including, without limitation, all information defined as criminal justice information by the U.S. Department of Justice, Federal Bureau of Investigation, Criminal Justice Information Services Security Policy, as amended and all Criminal Justice Records as defined under §24-72-302, C.R.S.
- D. "CORA" means the Colorado Open Records Act, §§24-72-200.1, et. seq., C.R.S.
- E. "Exhibits" means exhibits and attachments included with this Grant as shown on the first page of this Grant.
- F. "Extension Term" means the period of time by which the Grant Expiration Date is extended by the State through delivery of an updated Grant Award Letter.
- G. "Goods" means any movable material acquired, produced, or delivered by Grantee as set forth in this Grant Award Letter and shall include any movable material acquired, produced, or delivered by Grantee in connection with the Services.
- H. "Grant Award Letter" means this letter which offers Grant Funds to Grantee, including all attached Exhibits, all documents incorporated by reference, all referenced statutes, rules and cited authorities, and any future updates thereto.
- I. "Grant Funds" means the funds that have been appropriated, designated, encumbered, or otherwise made available for payment by the State under this Grant Award Letter.
- J. "Grant Expiration Date" means the Grant Expiration Date shown on the first page of this Grant Award Letter.
- K. "Grant Issuance Date" means the Grant Issuance Date shown on the first page of this Grant Award Letter.
- L. "Incident" means any accidental or deliberate event that results in or constitutes an imminent threat of the unauthorized access or disclosure of State Confidential Information or of the unauthorized modification, disruption, or destruction of any State Records.
- M. "Initial Term" means the time period between the Grant Issuance Date and the Grant Expiration Date.
- N. "Manual" means the Programs and Procedures Manual as approved by the Colorado Aeronautical board that is available on the Colorado Division of Aeronautics' website.
- O. "Matching Funds" means the funds provided by Grantee as a match required to receive the Grant Funds.
- P. "Party" means the State or Grantee, and "Parties" means both the State and Grantee.
- Q. "PII" means personally identifiable information including, without limitation, any information maintained by the State about an individual that can be used to distinguish or trace an individual's identity, such as name, social security number, date and place of birth, mother's maiden name, or biometric records; and any other information that is linked or linkable to an individual, such as medical, educational, financial, and employment information. PII includes, but is not limited to, all information defined as personally identifiable information in §§24-72-501 and 24-73-101 C.R.S.
- R. "Services" means the services to be performed by Grantee as set forth in this Grant Award Letter and shall include any services to be rendered by Grantee in connection with the Goods.
- S. "State Confidential Information" means any and all State Records not subject to disclosure under CORA. State Confidential Information shall include, but is not limited to, PII, CJI, and State personnel records not subject to disclosure under CORA. State Confidential Information shall not include information or data concerning individuals that is not deemed confidential but nevertheless belongs to the State, which has been communicated, furnished, or disclosed by the State to Grantee which (i) is subject to disclosure pursuant to CORA; (ii) is already known to Grantee without restrictions at the time of its disclosure to Grantee; (iii) is or subsequently becomes publicly available without breach of any obligation owed by Grantee to the State; (iv) is disclosed to Grantee, without confidentiality obligations, by a third party who has the right to disclose such information; or (v) was independently developed without reliance on any State Confidential Information.
- T. "State Fiscal Rules" means that fiscal rules promulgated by the Colorado State Controller pursuant to §24-30-202(13)(a) C.R.S.

PO #: 471001569

- U. "State Fiscal Year" means a 12 month period beginning on July 1 of each calendar year and ending on June 30 of the following calendar year. If a single calendar year follows the term, then it means the State Fiscal Year ending in that calendar year.
- V. "State Records" means any and all State data, information, and records, regardless of physical form, including, but not limited to, information subject to disclosure under CORA.
- W. "Subcontractor" means third-parties, if any, engaged by Grantee to aid in performance of the Work. "Subcontractor" also includes sub-grantees.
- X. "Work" means the delivery of the Goods and performance of the Services described in this Grant Award Letter.
- Y. "Work Product" means the tangible and intangible results of the Work, whether finished or unfinished, including drafts. Work Product includes, but is not limited to, documents, text, software (including source code), research, reports, proposals, specifications, plans, notes, studies, data, images, photographs, negatives, pictures, drawings, designs, models, surveys, maps, materials, ideas, concepts, know-how, and any other results of the Work. "Work Product" does not include any material that was developed prior to the Grant Issuance Date that is used, without modification, in the performance of the Work.

Any other term used in this Grant Award Letter that is defined in an Exhibit shall be construed and interpreted as defined in that Exhibit.

5. STATEMENT OF WORK

Grantee shall complete the Work as described in this Grant Award Letter and in accordance with the provisions of Exhibit A. The State shall have no liability to compensate or reimburse Grantee for the delivery of any goods or the performance of any services that are not specifically set forth in this Grant Award Letter.

6. PAYMENTS TO GRANTEE

A. Maximum Amount.

Payments to Grantee are limited to the unpaid, obligated balance of the Grant Funds. Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available. The State shall not be liable to pay or reimburse Grantee for any Work performed or expense incurred before the Grant Issuance Date or after the Grant Expiration Date; provided, however, that Work performed and expenses incurred by Grantee before the Grant Issuance Date that are chargeable to an active Federal Award may be submitted for reimbursement as permitted by the terms of the Federal Award.

B. Increase or Decrease Quantities and Total Price - State's Option.

The State, at its discretion, shall have the option to increase or decrease the-quantity of goods/services described in Exhibit A at the same rates and under the same terms specified in this agreement. In order to exercise this option, the State shall provide written notice to Grantee in in form substantially equivalent to Exhibit D prior to the end of the current Grant term. Delivery of Goods and performance of Services shall continue at the same rates and terms as described in this Agreement.

C. Matching Funds.

Grantee shall provide the Local Match Amount shown on the first page of this Grant Award Letter and described in Exhibit A (the "Local Match Amount"). Grantee shall appropriate and allocate all Local Match Amounts to the purpose of this Grant Award Letter each fiscal year prior to accepting any Grant Funds for that fiscal year. Grantee does not by accepting this Grant Award Letter irrevocably pledge present cash reserves for payments in future fiscal years, and this Grant Award Letter is not intended to create a multiple-fiscal year debt of Grantee. Grantee shall not pay or be liable for any claimed interest, late charges, fees, taxes or penalties of any nature, except as required by Grantee's laws or policies.

D. Reimbursement of Grantee Costs.

The State shall reimburse Grantee's allowable costs, not exceeding the maximum total amount described in this Grant Award Letter for all allowable costs described in this Grant Award Letter and shown in the Budget, except that Grantee may adjust the amounts between each line item of the Budget without formal

modification to this Agreement as long as the Grantee provides notice to the State of the change, the change does not modify the total maximum amount of this Grant Award Letter or the maximum amount for any state fiscal year, and the change does not modify any requirements of the Work.

E. Close-Out.

Grantee shall close out this Grant within 45 days after the Grant Expiration Date. To complete close out, Grantee shall submit to the State all deliverables (including documentation) as defined in this Grant Award Letter and Grantee's final reimbursement request or invoice.

7. REPORTING - NOTIFICATION

A. Performance and Final Status

Grantee shall submit all financial, performance and other reports to the State no later than the end of the close out described in **§6.E**, containing an evaluation and review of Grantee's performance and the final status of Grantee's obligations hereunder.

B. Violations Reporting

Grantee shall disclose, in a timely manner, in writing to the State, all violations of federal or State criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal Award. The State may impose any penalties for noncompliance allowed under 2 CFR Part 180 and 31 U.S.C. 3321, which may include, without limitation, suspension or debarment.

8. GRANTEE RECORDS

A. Maintenance and Inspection

Grantee shall make, keep, and maintain, all records, documents, communications, notes and other written materials, electronic media files, and communications, pertaining in any manner to this Grant for a period of three years following the completion of the close out of this Grant. Grantee shall permit the State to audit, inspect, examine, excerpt, copy and transcribe all such records during normal business hours at Grantee's office or place of business, unless the State determines that an audit or inspection is required without notice at a different time to protect the interests of the State.

B. Monitoring

The State will monitor Grantee's performance of its obligations under this Grant Award Letter using procedures as determined by the State. The State shall have the right, in its sole discretion, to change its monitoring procedures and requirements at any time during the term of this Agreement. The State shall monitor Grantee's performance in a manner that does not unduly interfere with Grantee's performance of the Work.

C. Final Audit Report

Grantee shall promptly submit upon request to the State a copy of any final audit report of an audit performed on Grantee's records that relates to or affects this Grant or the Work, whether the audit is conducted by Grantee or a third party.

9. CONFIDENTIAL INFORMATION - STATE RECORDS

A. Confidentiality

Grantee shall hold and maintain, and cause all Subcontractors to hold and maintain, any and all State Records that the State provides or makes available to Grantee for the sole and exclusive benefit of the State, unless those State Records are otherwise publicly available at the time of disclosure or are subject to disclosure by Grantee under CORA. Grantee shall not, without prior written approval of the State, use for Grantee's own benefit, publish, copy, or otherwise disclose to any third party, or permit the use by any third party for its benefit or to the detriment of the State, any State Records, except as otherwise stated in this Grant Award Letter. Grantee shall provide for the security of all State Confidential Information in accordance with all policies promulgated by the Colorado Office of Information Security and all applicable laws, rules, policies, publications, and guidelines. Grantee shall immediately forward any request or demand for State Records to the State's principal representative.

B. Other Entity Access and Nondisclosure Agreements

Grantee may provide State Records to its agents, employees, assigns and Subcontractors as necessary to perform the Work, but shall restrict access to State Confidential Information to those agents, employees, assigns and Subcontractors who require access to perform their obligations under this Grant Award Letter. Grantee shall ensure all such agents, employees, assigns, and Subcontractors sign nondisclosure agreements with provisions at least as protective as those in this Grant, and that the nondisclosure agreements are in force at all times the agent, employee, assign or Subcontractor has access to any State Confidential Information. Grantee shall provide copies of those signed nondisclosure restrictions to the State upon request.

C. Use, Security, and Retention

Grantee shall use, hold and maintain State Confidential Information in compliance with any and all applicable laws and regulations in facilities located within the United States, and shall maintain a secure environment that ensures confidentiality of all State Confidential Information wherever located. Grantee shall provide the State with access, subject to Grantee's reasonable security requirements, for purposes of inspecting and monitoring access and use of State Confidential Information and evaluating security control effectiveness. Upon the expiration or termination of this Grant, Grantee shall return State Records provided to Grantee or destroy such State Records and certify to the State that it has done so, as directed by the State. If Grantee is prevented by law or regulation from returning or destroying State Confidential Information, Grantee warrants it will guarantee the confidentiality of, and cease to use, such State Confidential Information.

D. Incident Notice and Remediation

If Grantee becomes aware of any Incident, it shall notify the State immediately and cooperate with the State regarding recovery, remediation, and the necessity to involve law enforcement, as determined by the State. After an Incident, Grantee shall take steps to reduce the risk of incurring a similar type of Incident in the future as directed by the State, which may include, but is not limited to, developing and implementing a remediation plan that is approved by the State at no additional cost to the State.

E. Safeguarding PII

If Grantee or any of its Subcontractors will or may receive PII under this Agreement, Grantee shall provide for the security of such PII, in a manner and form acceptable to the State, including, without limitation, State non-disclosure requirements, use of appropriate technology, security practices, computer access security, data access security, data storage encryption, data transmission encryption, security inspections, and audits. Grantee shall be a "Third-Party Service Provider" as defined in §24-73-103(1)(i), C.R.S. and shall maintain security procedures and practices consistent with §§24-73-101 *et seq.*, C.R.S.

10. CONFLICTS OF INTEREST

Grantee shall not engage in any business or activities, or maintain any relationships that conflict in any way with the full performance of the obligations of Grantee under this Grant. Grantee acknowledges that, with respect to this Grant, even the appearance of a conflict of interest shall be harmful to the State's interests and absent the State's prior written approval, Grantee shall refrain from any practices, activities or relationships that reasonably appear to be in conflict with the full performance of Grantee's obligations under this Grant. If a conflict or the appearance of a conflict arises, or if Grantee is uncertain whether a conflict or the appearance of a conflict has arisen, Grantee shall submit to the State a disclosure statement setting forth the relevant details for the State's consideration.

11. INSURANCE

Grantee shall maintain at all times during the term of this Grant such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S. (the "GIA"). Grantee shall ensure that any Subcontractors maintain all insurance customary for the completion of the Work done by that Subcontractor and as required by the State or the GIA.

12. REMEDIES

In addition to any remedies available under any exhibit to this Grant Award Letter, if Grantee fails to comply with any term or condition of this Grant the State may terminate some or all of this Grant and require Grantee to repay any or all Grant funds to the State in the State's sole discretion. The State may also terminate this Grant

Award Letter at any time if the State has determined, in its sole discretion, that Grantee has ceased performing the Work without intent to resume performance, prior to the completion of the Work.

13. DISPUTE RESOLUTION

Except as herein specifically provided otherwise, for all disputes concerning the performance of this Grant that cannot be resolved by the designated Party representatives shall be referred in writing to a senior departmental management staff member designated by the State and a senior manager or official designated by Grantee for resolution.

14. NOTICES and REPRESENTATIVES

Each Party shall identify an individual to be the principal representative of the designating Party and shall provide this information to the other Party. All notices required or permitted to be given under this Grant Award Letter shall be in writing, and shall be delivered either in hard copy or by email to the representative of the other Party. Either Party may change its principal representative or principal representative contact information by notice submitted in accordance with this §14.

For the State:

Kip McClain, Aviation Planner CDOT-Aeronautics 5126 Front Range Parkway Watkins, CO 80137 kip.mcclain@state.co.us

For Grantee:

Robert Lewan Colorado Air & Space Port 5200 Front Range Parkway Watkins, CO 80137 blewan@adcogov.org

15. RIGHTS IN WORK PRODUCT AND OTHER INFORMATION

Grantee hereby grants to the State a perpetual, irrevocable, non-exclusive, royalty free license, with the right to sublicense, to make, use, reproduce, distribute, perform, display, create derivatives of and otherwise exploit all intellectual property created by Grantee or any Subcontractors or Subgrantees and paid for with Grant Funds provided by the State pursuant to this Grant.

16. GOVERNMENTAL IMMUNITY

Liability for claims for injuries to persons or property arising from the negligence of the Parties, their departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

17. GENERAL PROVISIONS

A. Assignment

Grantee's rights and obligations under this Grant are personal and may not be transferred or assigned without the prior, written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Grantee's rights and obligations approved by the State shall be subject to the provisions of this Grant Award Letter.

B. Captions and References

The captions and headings in this Grant Award Letter are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Grant Award Letter to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

C. Entire Understanding

This Grant Award Letter represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Grant Award Letter.

CDOT – Aeronautics Division CDAG #: 20-FTG-01 ROUTING: 20-HAV-ZH-03102 PO #: 471001569

D. Modification

The State may modify the terms and conditions of this Grant by issuance of an updated Grant Award Letter, which shall be effective if Grantee accepts Grant Funds following receipt of the updated letter. The Parties may also agree to modification of the terms and conditions of the Grant in a formal amendment to this Grant, properly executed and approved in accordance with applicable Colorado State law and State Fiscal Rules.

E. Statutes, Regulations, Fiscal Rules, and Other Authority

Any reference in this Grant Award Letter to a statute, regulation, State Fiscal Rule, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Grant Issuance Date. Grantee shall strictly comply with all applicable Federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. Digital Signatures

If any signatory signs this agreement using a digital signature in accordance with the Colorado State Controller Contract, Grant and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Contract by reference.

G. Severability

The invalidity or unenforceability of any provision of this Grant Award Letter shall not affect the validity or enforceability of any other provision of this Grant Award Letter, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under the Grant in accordance with the intent of the Grant.

H. Survival of Certain Grant Award Letter Terms

Any provision of this Grant Award Letter that imposes an obligation on a Party after termination or expiration of the Grant shall survive the termination or expiration of the Grant and shall be enforceable by the other Party.

I. Third Party Beneficiaries

Except for the Parties' respective successors and assigns described above, this Grant Award Letter does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Any services or benefits which third parties receive as a result of this Grant are incidental to the Grant, and do not create any rights for such third parties.

J. Waiver

A Party's failure or delay in exercising any right, power, or privilege under this Grant Award Letter, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

CDOT – Aeronautics Division CDAG #: 20-FTG-01 ROUTING: 20-HAV-ZH-03102 PO #: 471001569

EXHIBIT A, DISCRETIONARY AVIATION GRANT APPLICATION



Colorado Division of Aeronautics Discretionary Aviation Grant Application

APPLICANT INFORMATION				
APPLICANT SPONSOR:	AIRPORT:		IDENTIFIER:	
Adams County		Front Range Airport		FTG
Project Director: Robert Lewan				
MAILING ADDRESS: 5200 Front Range Parkway	Email Address: b		blewan@adcogov.org	
Watkins CO 80137		PHONE (303) 261-9103		
		Number:	(303) 201-9103	

GRANT NAME AND TERMS

	TERMS		
20-FTG-01	Execution Date: Expiration Date: June 30, 2023		

FUNDING SUMMARY

Funding Source	Funding Amount
State Aviation Grant:	\$315,000.00
Local Cash:	\$35,000.00
Local In-Kind:	\$0.00
Federal Aviation Grant:	\$0.00
Total Project Funding:	\$350,000.00

PROJECT SCHEDULE & BUDGET

ELEMENT DESCRIPTION	STATE FUNDING	LOCAL FUNDING	FEDERAL FUNDING	TOTAL
A. Airfield Pavement Maintenance	\$315,000.00 Up to 90.00%	\$35,000.00 10.00%	\$0.00 0.00%	\$350,000.00
TOTALS	\$315,000.00	\$35,000.00	\$0.00	\$350,000.00

CDOT – Aeronautics Division CDAG #: 20-FTG-01 ROUTING: 20-HAV-ZH-03102 PO #: 471001569

EXHIBIT B, RESOLUTION

RESOLUTION

WHEREAS:

The General Assembly of the State of Colorado declared in Title 43 of the Colorado Revised Statutes, Article 10, 1991 in CRS §43-10-101 (the Act) "... that there exists a need to promote the safe operations and accessibility of general aviation in this state; that improvements to general aviation transportation facilities will promote diversified economic development across the state; and that accessibility to airport facilities for residents of this state is crucial in the event of a medical or other type of emergency..."

The Act created the Colorado Aeronautical Board ("the Board") to establish policy and procedures for distribution of monies in the Aviation Fund and created the Division of Aeronautics ("the Division") to carry out the directives of the Board, including technical and planning assistance to airports and the administration of the state aviation system grant program. SEE CRS §43-10-103 and C.R.S. §43-10-105 and CRS §43-10-108.5 of the Act.

Any eligible entity operating a public-accessible airport in the state may file an application for and be recipient of a grant to be used solely for aviation purposes. The Division is authorized to assist such airports as request assistance by means of a Resolution passed by the applicant's duly-authorized governing body, which understands that all funds shall be used exclusively for aviation purposes and that it will comply with all grant procedures, grant assurances and requirements as defined in the Division's Program and Procedures Manual, ("the Manual") and the Airport Sponsor Assurances for Colorado Discretionary Aviation Grant Funding ("Grant Assurances") attached hereto as Exhibit C.

NOW, THEREFORE, BE IT RESOLVED THAT:

The **ADAMS COUNTY GOVERNMENT**, as a duly authorized governing body of the grant applicant, hereby formally requests assistance from the Colorado Aeronautical Board and the Division of Aeronautics in the form of a state aviation system grant. The **ADAMS COUNTY GOVERNMENT** states that such grant shall be used solely for aviation purposes, as determined by the State, and as generally described in the Application.

By signing this Grant Agreement, the applicant commits to keep open and accessible for public use all grant funded facilities, improvements and services for their useful life, as determined by the Division and stated in the Grant Agreement and Grant Assurances.

FURTHER BE IT RESOLVED:

That the **ADAMS COUNTY GOVERNMENT** hereby designates **Robert Lewan** as the Project Director, as described in the Manual and authorizes the Project Director to act in all matters relating to the work project proposed in the Application in its behalf, including executions of the Grant Agreement and any amendments.

FURTHER:

The **ADAMS COUNTY GOVERNMENT** has appropriated or will otherwise make available in a timely manner all funds, if any, that are required to be provided by the Applicant under the terms and conditions of the Grant Agreement.

FINALLY:

The **ADAMS COUNTY GOVERNMENT** hereby accepts all guidelines, procedures, standards, and requirements described in the Manual as applicable to the performance of the grant work and hereby approves the Grant Agreement submitted by the State, including all terms and conditions contained therein.

By:	Date:	
By: Please print name and title		

EXHIBIT C, GRANT ASSURANCES

Airport Sponsor Assurances for Colorado Discretionary Aviation Grant Funding

Approved by CAB January 22, 2018

I. APPLICABILITY

- a. These assurances shall be complied with by Airport Sponsors in the performance of all projects at airports that receive Colorado Department of Transportation Division of Aeronautics (Division) Colorado Discretionary Aviation Grant (CDAG) funding for projects including but not limited to: master planning, land acquisition, equipment acquisition or capital improvement projects (Project). It is not the intent of these Assurances to expand existing Federal Aviation Administration (FAA) Grant Assurances for airports included in the National Plan of Integrated Airport Systems (NPIAS); as similar assurances already exist for acceptance of FAA funding.
- b. Upon acceptance of this grant agreement these assurances are incorporated in and become a part thereof.

II. DURATION

a. The terms, conditions and assurances of the grant agreement shall remain in full force and effect throughout the useful life of the Project as defined in Table 1 (Useful Life), or if the airport for which the Project is funded ceases to function as a public airport, for twenty (20) years from the date of Project completion, whichever period is greater. However, there shall be no limit on the duration of the assurances with respect to real property acquired with CDAG Project funds.

III. COMPLIANCE

- a. Should an Airport Sponsor be notified to be in non-compliance with any terms of this agreement, they may become ineligible for future Division funding until such non-compliance is cured.
- b. If any Project is not used for aviation purposes during its Useful Life, or if the airport for which the Project is funded ceases to function as a public airport, for twenty (20) years from the date of Project completion or at any time during the estimated useful life of the Project as defined in Table 1, whichever period is greater, the Airport Sponsor may be liable for repayment to the Division of any or all funds contributed by the Division under this agreement. If the airport at which the Project is constructed is abandoned for any reason, the Division may in its discretion discharge the Airport Sponsor from any repayment obligation upon written request by the Airport Sponsor.

IV. AIRPORT SPONSOR GRANT ASSURANCES

- 1. **Compatible Land Use.** Compatible land use and planning in and around airports benefits the state aviation system by providing opportunities for safe airport development, preservation of airport and aircraft operations, protection of airport approaches, reduced potential for litigation and compliance with appropriate airport design standards. The airport will take appropriate action, to the extent reasonable, to restrict the use of land adjacent to, in the immediate vicinity of, or on the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft.
- 2. On-Airport Hazard Removal and Mitigation. The airport will take appropriate action to protect aircraft operations to/from the airport and ensure paths are adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.
- 3. **Safe, Efficient Use, and Preservation of Navigable Airspace.** The airport shall comply with 14 CFR Part 77 for all future airport development and anytime an existing airport development is altered.
- 4. **Operation and Maintenance.** In regards to Projects that receive Division funding, the airport sponsor certifies that it has the financial or other resources that may be necessary for the preventive maintenance, maintenance, repair and operation of such projects during their Useful Life.

The airport and all facilities which are necessary to serve the aeronautical users of the airport shall be operated at all times in a safe and serviceable condition. The airport will also have in effect arrangements for:

- a. Operating the airport's aeronautical facilities whenever required;
- b. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and
- c. Promptly notifying airmen of any condition affecting aeronautical use of the airport.
- 5. **Airport Revenues.** All revenues generated by the airport will be expended by it for the capital or operating costs of the airport, the local airport system, or other local facilities owned or operated by the owner or operator of the airport for aviation purposes.
- 6. **Airport Layout Plan (ALP).** Once accomplished and as otherwise may be required to develop, it will keep up-to-date a minimum of an ALP of the airport showing (1) boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto; (2) the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities; and (3) the location of all existing improvements thereon.
- 7. **Use for Aviation Purposes.** The Airport Sponsor shall not use runways, taxiways, aprons, seeded areas or any other appurtenance or facility constructed, repaired, renovated or maintained under the terms of this Agreement for activities other than aviation purposes unless otherwise exempted by the Division.

TABLE 1

Pro	oject Type	Useful Life
a.	All construction projects (unless listed separately below)	20 years
b.	All equipment and vehicles	10 years
c.	Pavement rehabilitation (not reconstruction, which is 20 years)	10 years
d.	Asphalt seal coat, slurry seal, and joint sealing	3 years
e.	Concrete joint replacement	7 years
f.	Airfield lighting and signage	10 years
g.	Navigational Aids	15 years
h.	Buildings	40 years
i.	Land	Unlimited

EXHIBIT D, SAMPLE OPTION LETTER

State Agency		Option Letter Number		
Colorado Department of Transportation, Colorado		Insert the Option Number (e.g. "1" for the first		
Aeronautical Board, Division of Aero				
	mautics	option)		
Grantee		Original Agreement Number		
Insert Grantee's Full Legal Name, incl	luding "Inc.",	Insert CMS number or Other Contract Number of		
"LLC", etc		the Original Contract		
Current Agreement Maximum Am	ount	Option Agreement Number		
Initial Funding		Insert CMS number or Other Contract Number of		
State:	\$0.00	this Option		
Modifications		Agreement Performance Beginning Date		
Option Letter 1	\$0.00	The later of the Effective Date or Month Day, Year		
Option Letter 2	\$0.00			
Option Letter 3	\$0.00	Current Agreement Expiration Date		
Option Letter 4	\$0.00	Month Day, Year		
Modified Agreement	\$0.00			
Maximum Amount	\$0.00			

1. **OPTIONS:**

Option to extend for an Extension Term and/or add additional funds.

2. **REQUIRED PROVISIONS:**

- A. **For use with Option 1(A):** In accordance with Section(s) Number of the Original Agreement referenced above, the State hereby exercises its option for an additional term, beginning Insert start date and ending on the current Agreement expiration date shown above, at the rates stated in the Original Agreement, as amended.
- B. <u>For use with Options 1(A):</u> In accordance with Section(s) Number of the Original Agreement referenced above, the State hereby exercises its option to Increase/Decrease the grant maximum amount for a change in services as stated in the Original Agreement, as amended.
- C. For use with all Option Letters: The Agreement Maximum Amount table on the Agreement's Signature and Cover Page is hereby deleted and replaced with the Current Agreement Maximum Amount table shown above and Exhibit A is hereby deleted and replaced with Exhibit A-# incorporated and attached hereto.

3. **OPTION EFFECTIVE DATE:**

A. The effective date of this Option Letter is upon approval of the State Controller, whichever is later.

STATE OF COLORADO	In accordance with §24-30-202, C.R.S., this Option
Jared S. Polis, Governor	is not valid until signed and dated below by the State
Department of Transportation	Controller or an authorized delegate.
	STATE CONTROLLER
	Robert Jaros, CPA, MBA, JD
By: David R. Ulane, Aeronautics Division Director For Shoshana M. Lew, Executive Director	By: Department of Transportation Lori Copeland, Accounting Controller
Date:	Option Effective Date:



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Abatements
FROM: Meredith P. Van Horn, Assistant Adams County Attorney; Christy Montoya, Legal Assistant
AGENCY/DEPARTMENT: County Attorney
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the recommendations of the Assessor's Office for the attached abatement petitions.

BACKGROUND:

The Assessor's Office reviewed the attached abatement petitions concerning tax years 2017, 2018 and 2019 and has agreed to the abated values for the respective accounts. The findings and recommendations of the Assessor's Office are attached hereto for approval and adoption.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Assessor's Office

ATTACHED DOCUMENTS:

Resolution

Summary Findings and Recommendations of the Assessor's Office

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:

Please check if there is no fiscal section below.	impact ⊠. If	there is fisc	al impact, pl	ease fully comp	plete the
Fund:					
Cost Center:					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	Current Budge	t:			
Total Revenues:				_	
				_	
			Object Account	Subledger	Amount
Current Budgeted Operating Exper					
Add'l Operating Expenditure not in		nt Budget:			
Current Budgeted Capital Expendit		D 1			
Add'l Capital Expenditure not inclu	ided in Current	Budget:			
Total Expenditures:				-	
New FTEs requested:	YES	□ NO			
Future Amendment Needed:	☐ YES	□NO			
Additional Note:					

Revised 06/2016 Page 2 of 2

RESOLUTION APPROVING ABATEMENT PETITIONS AND AUTHORIZING THE REFUND OF TAXES FOR ACCOUNT NUMBERS R0050430, R0166881, R0130063, R0005327, R0095210, R0104751, R0198653, P0036109, R0080088, P0037044, R0050574, R0013677, R0071084, R0120110, R0014130, R0070663, R0160972, P0028779, P0011019, R0094312, R0058164, R0004089, R0003873, R0097713, R0037175, R0186477, R0169115, and R0199446

WHEREAS, pursuant to C.R.S. § 39-1-113, the Board of County Commissioners may approve abatement petitions concerning property tax assessment and may refund taxes associated therewith; and,

WHEREAS, the attached petitions for account numbers R0050430, R0166881, R0130063, R0005327, R0095210, R0104751, R0198653, P0036109, R0080088, P0037044, R0050574, R0013677, R0071084, R0120110, R0014130, R0070663, R0160972, P0028779, P0011019, R0094312, R0058164, R0004089, R0003873, R0097713, and R0037175 have been processed, reviewed and approved by the Adams County Assessor's Office; and,

WHEREAS, information regarding the initial assessed value and the justification for reduction in assessed value and refund of taxes is included for each property in the documentation attached; and,

WHEREAS, it is the recommendation of the Assessor's Office that these petitions be approved and refunds be issued by the Board of County Commissioners; and,

WHEREAS, for account numbers R0186477, R0169115, and R0199446, approval by the Board of County Commissioners shall be forwarded as a recommendation to the Colorado Property Tax Administrator for review and approval as required by C.R.S. §§ 39-1-113(3) and 39-2-116.

NOW, THERFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the abatement petitions for account numbers R0050430, R0166881, R0130063, R0005327, R0095210, R0104751, R0198653, P0036109, R0080088, P0037044, R0050574, R0013677, R0071084, R0120110, R0014130, R0070663, R0160972, P0028779, P0011019, R0094312, R0058164, R0004089, R0003873, R0097713, and R0037175 are hereby approved.

BE IT FURTHER RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the resolution approving the petitions for account numbers R0186477, R0169115, and R0199446 be forwarded, for review, to the Colorado Property Tax Administrator to approve the abatement petitions for the Property.

Ken Musso Assessor



Assessor's Office 4430 South Adams County Parkway 2nd Floor, Suite C2100 Brighton, CO 80601-8201 Phone 720-523-6038 Fax 720-523-6037 www.adcogov.org

	•	. •		
	ABATEMENT			
	STIPULATION (As to 7	Γax Year(s)	2019 Act	ual Value(s))
1.	The property subject to the Schedule No. (S): R0050		Parcel No.(S)	01719-21-1-03-02
2.	The subject property is cla	assified as a Resi	dential proper	ty.
3.	The County Assessor or subject property for tax ye			actual value to the
	Land	\$85,00	ın	
	Improvements	\$376,87		
	Total	\$461,87		
4.	The Adams County Assertion following adjustment to the control of the country and the country Assertion in the country As			~
1	Land	\$85,00	00	
	Improvements	\$250,00		
	Total	\$335,00		
5.	By entering into this agreup rights to further a year(s) 2019			
				•
DATED thi	s: March 10, 2020			
	_		•	

Petitio er's Representative

9599 Jason Ct

Thornton, CO 80260

Assessor Representative Adams County Assessor's Office

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ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0050430

Parcel No: 01719-21-1-03-025

Petition Year: 2019

Date Filed: February 14, 2020

Owner: Jackson, Keith R and Locke, Nancy Delthia

Owner Address: 9599 Jason Ct

Owner City: Thornton

State: Colorado

Property Location:

9599 Jason Ct, Thornton, CO 80260

TYPE	OCC		PETITIONER'S REQUES	TED VALUES		ASSESSOR'S ASSIGNED VALUES		OBIGINAL	TAX WARRANT
	CODE	Г	Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINAL	. IAA WANNANII
DEAL	100	L:	\$85,000		L:	\$85,000	\$6,080	A. Ratio	7.15%
REAL	100	1:	\$240,000		l:	\$376,876	\$26,950	Mill Levy	131.187
TO	TALS:	Г	\$325,000	\$23,240		\$461,876	\$33,030	Original Tax	\$4,333

Petitioner's Statement :

06/2014 Appraisal 238,000. 12/2019 Appraisal 325,000. Attached neighboring homes on my block are 320,000-340,000. I have not done any upgrades except a new roof.

Assessor's Report

Situation :

Reviewed information provided and updated record to reflect correct parcel size.

Action :

Checked property size against pictometry images and plat maps. Updated record to reflect correct sqft for parcel. Selected new comparables and ran them through comp grid. Created and sent stipulation form for updated value.

Recommendation :

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVDE	occ	ASSESSOR'S ASSIGNED VALUE		RECOMMEND	REVISED TAX WARRANT		
TYPE	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
DEAL		L: \$85,000	\$6,080	L: \$85,000	\$6,080		\$1,189.87
REAL		l: \$376,876	\$26,950	l: \$250,000	\$17,880	Revised Tax	-
TO	TALS:	\$461,876	\$33,030	\$335,000	\$23,960		\$3,143.24

Pierre Lescano

March 11, 2020

Appraiser

Date

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		A N		
/				
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<i>√i</i>		ATEMENT	OR REFUN	O OF TAXES		A
County: Haams		 .		Received seessor's or Commission	oners' Date Stamp)	Appeal # 117257
Section I: Petitioner, please	se complete Sect	ion I only.				0.
Date: 2 14	2020					
Monthy Day Petitioner's Name:	Year	/ Keith	Jackson	жĺ		
Petitioner's Mailing Address:	79599	Jason en	-	<u> </u>		
Thorston		Co		80260	,	
City or Town		State		Zip Code		
R0050430	IBER(S)	PROPERTY A	DDRESS OR LEGA	AL DESCRIPTION O	F PROPERTY	
			.,			
Petitioner requests an abate above property for property to describe why the taxes have levying, clerical error or over 06/2014 Approximal No. William to your hones of the way have an armore than a source and the way that the source are the source and the source are the source are the source are the source and the source are the sourc	ment or refund of ax year(s) AD/S been levied error valuation. Attach: 238,10.00 12	the appropriate to the appropriate to the appropriate to the appropriate the a	axes and states the are incorrect for the total states are incorrect for the total sta	nat the taxes asset or the following rea erroneous valuatio of: or Attoche.	ssed against the sons: (Briefly n, irregularity in	·
No. 1099 101 109 1011	מל מישה לי היי מל מישה לי לי ג	יינו מיני אינו אינו אינו אינו אינו אינו אינו א	a ven Ro	rf.		
I have NOT abbe as	ig upgrade	or except	22,250,700		, na	LASON .
	. 75		0	: :	2018	Per ABOU
Petitioner's estimate of val	ue: \$ <u>.</u> 5ん	7,000,00 (<u>2014</u>) and \$_ Year	325,000.00	2 (<u>2020</u>)	Th
I declare, under penalty of per or statements, has been pre- true, correct, and complete.	rjury in the second pared or examined	d degree, that thi I by me, and to th	is petition, togethe ne best of my kno	er with any accomp wledge, information	anying exhibits n and belief, is	
Thomas dans		Daytin	ne Phone Numbe	(720) 7.32	20897	
Potitioner's Si	gnature	Email	NANCYPOLI	ocke a Yr	Tail COM	
Ву		Daytin	ne Phone Numbe	r()		
Agent's Signs	nture*	Email				
*Letter of agency must be attached	d when pelition is su	bmitted by an ager	nt.			
If the Board of County Commissions denies the petition for refund or aba to the provisions of § 39-2-125, C.R.	tement of taxes in who	le or in part, the Peti	itioner may appeal to (he Board of Assessme		
Section II:		sor's Recomi			,	
	Tax Year	_		x Year		1
Actual	Assesed	<u>Tax</u>	Actuel	Assessed	<u>Tax</u>	•
Original		·]
Corrected	. ——	w :			-	
Abate/Refund	-			· · · · · · · · · · · · · · · · · · ·		
Assessor recommends	approval as outli	ned above.			RECE	VED
If the request for abatement is based protest to such valuation has been fi						
Tax year: Protest?	□No	Yes (if a prote	est was filed, please	attach a copy of the N] 2020
Tax year: Protest?	□ No	Yes (If a prote	est was filed, please	attach a copy of the N	OFFICE O	F THE
Assessor recommends	denial for the foll			AD/	AMS COUNT	ASSESSOR
			Asses	or's or Deputy Asses	sor's Signature	

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

	-144					
Section III;	1	Vritten Mutual Aç (Only to	reement (rabatements ti	of Assessor an p to \$10,080)	d Petitioner	
abatement or	tions for abater refund in an a	ment or refund and to mount of \$10,000 or le § 39-1-113(1.5), C.R.	settle by writess per tract,	uthorize the Assess ten mutual agreem parcel, or lot of lan	ent ány such petiti	on for
The Assesso	r and Petition	er mutually agree to	the values	and tax abatemen	t/refund of:	
		Тах Үевг		7	Tax Year	
	Actual	Assessed	Tax	<u>Actual</u>	Assessed	<u>Tax</u>
Original .						
Corrected						
		<u> </u>		and the state of t		
Abate/Refund	v annual dags on	t include accrued interest,	engelling and in	on annual standard with late	and/ar delianuant tou	
		nty Treasurer for full paym		es associated Alfil are	ando deinquest tax	раумать, п
Petitioner's Sign	naturo	•		Date		
Assessor's or D	eputy Assessor's	Signature	- 	Date		
Section IV:		Decision of the Must be comp	he County leted if Section	Commissione: Ili does not apply)	rs	
WHEREAS #	ne County Com	missioners of		County State of	Coloredo, at a dub	and lewfully
called regular	meeting held o	n / / Month Day Year	_, at which m	seting there were p	resent the followin	ng members:
*******	· · · · · · · · · · · · · · · · · · ·				······································	
with notice of	such meeling s	and an opportunity to I	e present ha	vina heen diven to	the Petitioner and	the Assessor
	ū		•	• •		
	and I ibborder		Name	,		
Petitioner	Na Na	ame	(being pre	sentnot present), and WHEREAS	, the said
County Comm		carefully considered	the within pet	ition, and are fully a	advised in relation	thereto,
	,	it the Board (agrees-	*	•		Assessor
and the petitio	n be <i>(approve</i>	dapproved in part-	-denied) with	an abatement/reft.	ind as follows:	
						į
Year A	ssessed Value	Taxes Abate/Refund	Yea	r Assessed V	alue Taxes,	Abate/Refund
			Chalrpe	rson of the Board of (County Commissions	rs' Signature
in and for the a record of the p	aforementioned proceedings of	County Cl I county, do hereby ce the Board of County C	ertify that the	fficio Clerk of the B above and foregoir 's.	oard of County Co ig order is truly cop	mmissioners pled from the
IN WITNESS	WHEREOF, I h	ave hereunto set my	hand and affi	ked the seal of said	County	
this	day of	,,	 .	•		
		Month	Year	County Clerk's	or Deputy County C	lerk's Signature
Note: Abatement	s greater than \$10	,000 per schedule, per yes	r, must be subm	itted in duplicate to the	Property Tax Administ	rator for review.
D41		A -41 5		A Section 1 of the section		***************************************
Section V:		Action of the P (For all abat	roperty Ta ements greater		AT .	
The action of t	he Board of Co	unty Commissioners,	relative to thi	is abatement petitic	on, is hereby	
☐ Approved		· ·		Denied for the folio	•	
		 -				
Secr	etary's Signature		Proper	ty Tax Administrator's	Signature	Date

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III:	Written		nent of Asse for abatements up	ssor and Petitic to \$10,000)	oner
abatement or re- property, in acco	is for abaten und in an ar rdance with	nount of \$10,000 or § 39-1-113(1.5), C.	o settle by writte less per tract, p R.S.	horize the Assessor en mutual agreemer parcel, or lot of land nd tax abatement/a	nt ány such petition for or per schedule of personal
		Tax Year			
	Actual	Assessed	<u>Tax</u>	i	
Original					
Corrected					
Abate/Refund					
		include accrued interes nty Treasurer for full pay		es associated with late a	nd/or delinquent tax payments, if
Petitioner's Signatu	ıre		Date		· · · · · · · · · · · · · · · · · · ·
		O'mandana	Date		
Assessor's or Dept	ty Assessor's	Signature	Date		
Section IV: (Must be completed	l if Section III (Decision of th	e County Co	mmissioners	
					olorado, at a duly and lawfully
called regular me	eting held o			eting there were pre	esent the following members:
		Month Day Ye	ar		
with notice of suc	h meeting a	nd an opportunity to	be present hav	ing been given to the	ne Petitioner and the Assessor
of said County ar	nd Assessor			(bein	g presentnot present) and
Petitioner			Name	cont_not procont	and WHEREAS, the said
		ime		•	
NOW BE IT RES	OLVED that	the Board <i>(agrees</i>	does not agr		dvised in relation thereto, nendation of the Assessor, refund as follows:
Year Ass	essed Value	Taxes Abate/Refu	·		
7.031	SSEC VAIDE	raxes Abdientera			
			Chair	person of the Board of	County Commissioners' Signature
l,		County	Clerk and Ex-O	fficio Clerk of the Bo	oard of County Commissioners
		l county, do hereby he Board of County			g order is truly copied from the
IN WITNESS WI	IEREOF, I h	ave hereunto set m	y hand and affix	ed the seal of said	County
this	_ day of		·		
		Month	Year		
				County Clerk's or	Deputy County Clerk's Signature
Note: Abatements g	reater than \$10	,000 per schedule, per y	rear, must be submi	tted in duplicate to the P	Property Tax Administrator for review.
			-		
Section V:			Property Ta	x Administrator	.
The action of the	Board of Co	unty Commissione	rs, relative to thi	s petition, is hereby	,
		-		Denied for the follow	
	P. P. 1. 2. 4. 2. 11.	P T	_		······································
					4.
Secreta	ry's Signature		Property Tax Ad	ministrator's Signature	 Date

15-DPT-AR No. 920-66/15

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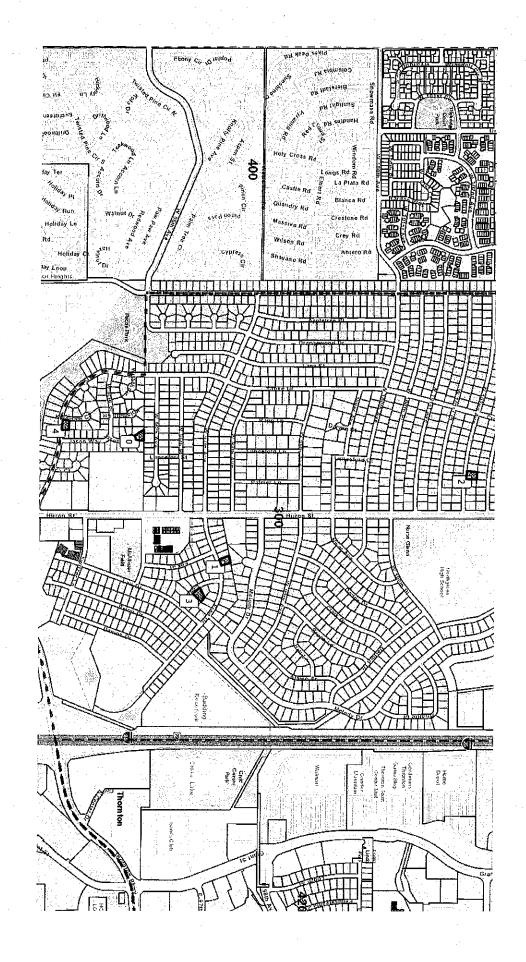
ADAMS COUNTY ASSESSOR'S Sales Comparables Market Adjustment Grid

S	ubject	Comp # 1		Comp # 2		Comp # 3	
Sale Date		05/31/2018		07/17/2017		05/03/2018	
Sale Price	\$0	348500		335500		315000	
TmAdj Sale Price	\$0	352333.5		376095.5		318465	•
Parcel Number	0171921103025	0171915315007		0171916108009		0171915319003	
						R0042240	
Account Number	R0050430	R0042187		R0042644		•	
Street Address	9599 JASON CT	9762 FRED DR		W 947 102ND AVE		9688 COVEY CT	
TOTALIMPSF	1684	1728	\$0	1870	\$0	1750	\$0
TOTALLANDSF	0	0	\$0	0	\$0	0	\$0
NBHDANDEXT	300 - 00	300 - 00	\$0	300 - 00	\$0	300 - 00	\$0
OCCUPANCY	Single Family Resid-	Single Family Residentia	\$0	Single Family Residentia	\$0	Single Family Residentia	\$0
OPENSLAB	300	0	\$3,000	0	\$3,000	250	\$500
BATHS	2	2	\$0	3	(\$10,900)	2	\$0
CVRDWOODDECK	(0	0	\$0	0	\$0	0	\$0
GARATT	456	456	\$0	480	(\$912)	275	\$6,878
BSMFIN	0	.0	\$0	0	\$0	0	\$0
BSMMNFIN	0	.0	\$ 0	0	\$0	0	\$0
WALKOUT	0	0	\$0	0	\$0	0	\$0
EXTERIOR	Frame Siding	Frame Masonry Veneer	\$0	Frame Masonry Veneer	\$0	Frame Masonry Veneer	\$0
LALAKE	0	.0	\$0	0	\$0	0	\$0
LANDNETSF	8878	9200	(\$1,069)	9790	(\$3,028)	10126	(\$4,143)
WOODDECK	64	364	(\$6,600)	152	(\$1,936)	130	(\$1,452)
BSMNUNF	0	.0	\$ 0	0	\$0	0	\$0
CVRDSLAB	0	0	\$0	0	\$0	0	\$0
ENCLPORCH	0	0	\$0	0	\$0	0	\$0
LARGELOTADJUS	TMEI 0	0	\$0	0 .	\$0	0	\$0
QUALITY	Fair	Fair	\$0	Fair	\$0	Fair	\$0
CONDITION	Good	Good	\$0	Good	\$0	Average	\$ 0
BLTASCODE	2	2	\$ 0	2	\$0	2	\$0
AGE	41	31	(\$14,000)	41	\$0	54	\$18,200
SF	1684	1728	(\$2,552)	1870	(\$10,788)	1750	(\$3,828)
GARDET	0	.0	\$0	0	\$0	0	\$0
YEARBLT	1977	1964	\$0	1964	\$0	1964	\$0
Final Market Value		\$ Adjustment	(\$21,221.04)	\$ Adjustment	(\$24,563.84)	\$ Adjustment	\$16,154.6
Final Market Value	/ SF \$274.27	Gross % Adjustment	7.7259%	Gross % Adjustment	8.1266%	Gross % Adjustment	10.9906
		Net % Adjustment	-6.0230%	Net % Adjustment	-6.5313%	Net % Adjustment	5.0727
		Adjusted Sales Price	\$331,112.46	Adjusted Sales Price	\$351,531.66	Adjusted Sales Price	\$334,619.6
			45511112.10	,	453.1001.00	, , 1100	200.,0.0.0

	4	

ADAMS COUNTY ASSESSOR'S Sales Comparables Market Adjustment Grid

Subj	ect	Comp # 4	
Sale Date		01/11/2018	
Sale Price \$0		331000	
TmAdj Sale Price \$0		349205	
•	1921103025	0171921104017	
	050430	R0050472	
Street Address 959	99 JASON CT	9412 KALAMATH CT	
TOTALIMPSF	1684	.1684	\$0
TOTALLANDSF	0	0	\$0
NBHDANDEXT	300 - 00	300 - 00	\$0
OCCUPANCY	Single Family Resid	Single Family Residentia	\$ 0
OPENSLAB	300	0	\$3,000
BATHS	2	2	\$0
CVRDWOODDECK	0	.0	\$0
GARATT	456	456	\$0
BSMFIN	0	0	\$ 0
BSMMNFIN	0	0	\$0
WALKOUT	0	0	\$ 0
EXTERIOR	Frame Siding	Frame Siding	\$0
LALAKE	0	0 .	\$0
LANDNETSF	8878	8250	\$2,085
WOODDECK	64	140	(\$1,672)
BSMNUNF	0	0	\$0
CVRDSLAB	0	0	\$0
ENCLPORCH	0	.0	\$0
LARGELOTADJUSTMI		0	\$0
QUALITY	Fair	Fair	\$0
CONDITION	Good	Good	\$0
BLTASCODE	2	2	\$0 (542.000)
AGE	41	111	(\$42,000)
SF	1684	1684	\$0 \$0
GARDET YEARBLT	0 1977	0 1978	\$0 \$0
ILANDLI	1977	1970	
Final Market Value	\$461,876.00	\$ Adjustment	(\$38,587.04)
Final Market Value / Si	\$274.27	Gross % Adjustment	13.9623%
		Net % Adjustment	-11.0500%
		Adjusted Sales Price	\$310,617.96
		Adjusted Sales Price / SF	\$184.45



oud 2091 w/ vot size error

8878 59 FL

ADAMS COUNTY ASSESSOR'S Sales Comparables Market Adjustment Grid

Heron Green Subcete 488

	ubject	Comp# 1		Comp# 2		Comp#3	0/1-
Sale Date	abjoot	11/15/2017		01/24/2017		05/31/2018	BUK Z LOY Z
Sale Price	\$0	300000		295000		348500	1.7
						340000	LOY Z
•	\$0	323100		350165		352333.5	,
Parcel Number	0171921103025	0171903204008		0171915320013		0171915315007	- 1 / A
Account Number	R0050430	R0030782		R0042256		R0042187	and State
Street Address	9599 JASON CT	11733 MELODY DR		9619 LOU DR		9762 FRED DR	<i>50</i> 00
TOTALIMPSF	1684	1728	\$0	1750	\$0	1728	\$0
TOTALLANDSF	0	0	\$0	0	\$0	0	\$0
NBHDANDEXT	300 - 00	300 - 00	\$0	300 - 00	\$0	300 - 00	\$0
OCCUPANCY	Single Family Resid	Single Family Residentia	\$0	Single Family Residentia	\$0	Single Family Residentia	\$0
DPENSLAB	300	0	\$3,000	0	\$3,000	0	\$3,000
BATHS	2	2	\$0	2	\$0	2	\$0
VRDWOODDECK	< 0	.0	\$0	0	\$0	0	\$0
GARATT	456	480	(\$912)	275	\$6,878	456	\$0
SMFIN	0	10	\$0	0	\$0	0	\$0
SMMNFIN	0	:0	\$0	0	\$0	0	\$0
VALKOUT	0	0	\$0	0	\$0	0	\$0
XTERIOR	Frame Siding	Frame Masonry Veneer	\$0	Frame Masonry Veneer	\$0	Frame Masonry Veneer	\$0
ALAKE	. 0	. 0	\$0	O ·	\$0	0	\$0
ANDNETSF	102168	9600	\$307,326	9906	\$306,310	9200	\$308,654
VOODDECK	64	200	(\$2,992)	0	\$1,408	364	(\$6,600)
SMNUNF	0	0	\$0	0	\$0	0	\$0
VRDSLAB	0	0	\$0	120	(\$2,760)	0 .	\$0
NCLPORCH	0	0	\$0	0	\$0	0	\$0
ARGELOTADJUS		0	\$0	0	\$0	0	\$0
QUALITY	Fair	Fair	\$0	Fair	\$0	Fair	\$0
CONDITION	Good	Good	\$0	Good	\$0	Good	\$0
BLTASCODE	2	2	\$0	2	\$0	2	\$0
\GE \c	41	40	(\$1,400)	41	\$0 (#2.828)	31	(\$14,000)
SF SADDET	1684 0	1728 0	(\$2,552)	1750 0	(\$3,828)	1728 0	(\$2,552)
GARDET VEADRUT		<u>-</u>	\$0 *0	IT	\$0 \$0	•	\$0 •••
(EARBLT	1977	1968	\$0	1964	\$0	1964	\$0
Final Market Value		\$ Adjustment	\$302,469.76	\$ Adjustment	\$311,007.84	\$ Adjustment	\$288,501.76
Final Market Value	/ SF \$274.27	Gross % Adjustment	98.4778%	Gross % Adjustment	92.5803%	Gross % Adjustment	95.0252%
		Net % Adjustment	93.6149%	Net % Adjustment	88.8175%	Net % Adjustment	81.8831%
	1	Adjusted Sales Price	\$625,569.76	Adjusted Sales Price	\$661,172.84	Adjusted Sales Price	\$640,835,26
		Adjusted Sales Price / SF		-	\$392.62		\$380.54

ADAMS COUNTY ASSESSOR'S Sales Comparables Market Adjustment Grid

Subject Comp # 4 Comp # 5
Sale Date 03/14/2017 07/17/2017
Sale Price \$0 280000 335500
TmAdj Sale Price \$0 326200 376095.5
Parcel Number 0171921103025 0171915318013 0171916108009
Account Number R0050430 R0042233 R0042644
Street Address 9599 JASON CT 9637 PELON DR W 947 102ND AVE
TOTALIMPSF 1684 1750 \$0 1870 \$0
TOTALLANDSF 0 0 \$0 0 \$0
NBHDANDEXT 300 - 00 \$0 300 - 00 \$0
OCCUPANCY Single Family Residentia \$0 Single Family Residentia \$0
OPENSLAB 300 0 \$3,000 0 \$3,000
BATHS 2 2 \$0 3 (\$10,900)
CVRDWOODDECK 0 0 \$0 0 \$0
GARATT 456 275 \$6,878 480 (\$912)
BSMFIN 0 0 \$0 0 \$0
BSMMNFIN 0 0 \$0 0 \$0
WALKOUT 0 0 \$0 0 \$0
EXTERIOR Frame Siding Frame Masonry Veneer \$0 Frame Masonry Veneer \$0
LALAKE 0 0 \$0 \$0
LANDNETSF 102168 9477 \$307,734 9790 \$306,695
WOODDECK 64 0 \$1,408 152 (\$1,936)
BSMNUNF 0 0 \$0 0 0 \$0
CVRDSLAB 0 120 (\$2,760) 0 \$0
ENCLPORCH 0 0 \$0 0 \$0
LARGELOTADJUSTMEI 0 0 \$0
QUALITY Fair \$0 Fair \$0
CONDITION Good Good \$0 Good \$0
BLTASCODE 2 2 \$0 2 \$0
AGE 41 31 (\$14,000) 41 \$0
SF 1684 1750 (\$3,828) 1870 (\$10,788)
GARDET 0 0 \$0 \$0 0 \$0 YEARBLT 1977 1964 \$0 1964 \$0
YEARBLT 1977 1964 \$0 1964 \$0
Final Market Value \$461,876.00 \$ Adjustment \$298,432.12 \$ Adjustment \$285,158.96
Final Market Value / SF \$274.27 Gross % Adjustment 104.1104% Gross % Adjustment 88.8686%
Net % Adjustment 91.4875% Net % Adjustment 75.8209%
Adjusted Sales Price \$624,632.12 Adjusted Sales Price \$661,254.46
. Adjusted Sales Price / SF \$370.92 Adjusted Sales Price / SF \$392.67

3/9/2020

Bldg/Complex Name:

R0050426

Parcel Number: Is Incorporated:

Walk Score:

31

Matrix

Middle/Junior Sch:

Northglenn / Adams 12 5 Star Schl Northglenn / Adams 12 5 Star Schl

High School:

School of Choice: Zonina:

Single Family District

View Walk, Bike, & Transit Scores

Building Information

Architectural Style: Traditional

Property Condition: Fixer

Direction Faces:

View: City

Construction Materials: Frame, Wood Siding Roof:

Composition

Builder Name:

Exterior Features: Private Yard, Spa/Hot Tub

Builder Model:

Public Remarks

Great home for the money!. There is substantial exterior work needed for this home, great opportunity for a owner who wants to renovate to their standards. Back enclosed porch area great for hot tub or for a wonderful sun room. Close to several STEM Schools. This is an AS-IS sale! County has property as a 3 bed/1 bath home, but does not include 2 additional bathrooms or additional bedroom, Sunroom not included in Square footage.

Confidential Information

Private Remarks: Subject to closing prior to foreclosure sale date.

Buyer Agency Comp:

2.5%

Dual Variable:

Listing Terms:

No

720-363-7003 303-241-5343

Email: mccawb@hotmail.com

Submitted Prosp: No

Contract Earnest Check To: Contract Min Earnest:

\$4,000

First American Title Company

Cash, Conventional, FHA, USDA Loan, VA Loan

Possession: Closing/DOD

Title Company:

First American Title Company

Ownership: Individual

List Office ID:

Buyer Agent ID:

Buyer Office ID:

List Agent

Buyer Agent

List Agent:

Brendan McCaw

List Agent ID:

036405

List Office: Perfect Partners Realty INC

Concessions:

Buyer Agent: Brandon Gossett

Buyer Office: Denver Fine Properties LLC

Phone: 720-323-7747

Phone: 720-363-7003

Email:

Mobile:

Office:

brandon@denverfineproperties.com

Close Information

Other, \$3800

Commission Modified:

Buyer Financing:

Conventional

Closing Comments:



Not intended for public use. All data deemed reliable but not guaranteed.

@ REcolorado 2020.

Generated on:

03/09/2020 11:43:32 AM

PPR01

043290

DFP01

Photos



Matrix

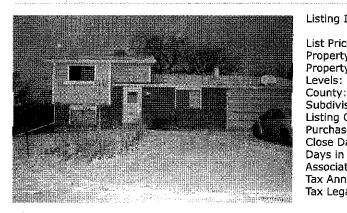
Full Property View

FOSON BUL CONF FOR ABATEMENT ON \$271,500 - Closed ordners cut

9519 Jason Court, Thornton, CO 80260

Listing

CONDITION USENZE



Listing ID: 6570403 MLS Status: Closed Accepting Backups: Yes \$280,000 Original List Price: \$280,000 List Price: Property Type: Residential House Structure Type:

Property Subtype: **Single Family Residence** Levels:

Basement: Bi-Level Year Built:

Adams

Subdivision Name: huron green Listing Contract Date: 12/26/2017

Purchase Contract Date: 12/30/2017 01/29/2018 Close Date:

Days in MLS:

Association: N Multiple: N Cov/Rest:

Tax Annual Amt: \$1,948 Tax Legal Desc:

Tax Year: SUB:HURON GREEN BLK:2 LOT:21

Spec. Listing Cond: None Known Contingency: None Known Close Price: \$271,500

Assoc Fee Tot Anni:

No

1977

2016

Interior Area & SqFt

Building Area Total (SqFt Total): 2,044

Living Area (SqFt Finished): 2,044

Area Source:

Public Records

Above Grade Finished Area: Below Grade Total Area:

2.044 0 \$133

Below Grade Finished Area:

Below Grade Unfinished Area:

\$133

PSF Total: Basement:

None

\$133 PSF Above Grade:

PSF Finished: Bsmnt Ceiling Ht:

1/Living Room, Wood Burning, Wood

Foundation: Heating:

Forced Air, Natural Gas

HVAC Description:

Burning Stove

Cooling: Central Air

Interior Features: Security Features: **Master Suite, Laminate Counters**

Flooring:

Fireplace:

Carpet, Linoleum

Appliances:

Other Equipment:

Freezer, Oven, Refrigerator

In Unit Laundry:

Washer/dryer, all drapes and drapery rods, and the 3 graces figurines on the wall in the family room Exclusions:

Bed & Bath Summary

Detailed Room Info

Bedrooms Total: Upper Level Bedrooms: 2 Main Level Bedrooms: 0 Lower Level Bedrooms: 2 Basement Level Bedrooms: 0

Bathrooms Total: **Bathrooms** Upper Level Bathrooms: 2 Full: 3 Main Level Bathrooms: 0 0 Three Quarter: Lower Level Bathrooms: 1 Half: O Basement Level Bathrooms: One Quarter: 0

Dimensions Description

Room Type Rm Level Bathroom (Full) Lower Bathroom (Full) Upper Bathroom (Full) Upper **Master Bedroom** Upper **Bedroom** Upper **Bedroom** Lower **Bedroom** Lower Kitchen Main **Family Room** Lower Living Room Main Sun Room Lower

Master Bathroom Master Bath

Parking

Parking Total:

Garage Spaces:

Offstreet Spaces:

Parking Type Garage (Attached) Parking Features:

Parking Length Parking Width Parking Description

Site & Location Information

Lot Size: Current Use: 0.22 Acres / 9,559 SqFt

Fencing:

Lot Features:

Near Public Transit

Garage, Concrete

Elementary School: North Mor / Adams 12 5 Star Schl

APPRAISAL OF



LOCATED AT:

9599 Jason Ct Thornton, CO 80260

FOR:

Nationstar Mortgage LLC dba Mr Cooper 8950 Cypress Waters Bivd Dallas, TX, 75019

BORROWER:

Kelth Jackson & Nancy Locke

AS OF:

December 17, 2019

BY:

Lloyd T. Price

Xome Valuation Nationstar Mortgage LLC dba Mr Cooper 8950 Cypress Waters Blvd Dallas, TX, 75019

File Number: 7640658

In accordance with your request, I have appraised the real property at:

9599 Jason Ct Thornton, CO 80260

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.

In my opinion, the market value of the property as of December 17, 2019

is:

\$325,000
Three Hundred Twenty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Hose This

Lloyd T. Price

There are 1 compa	rabie pro	parlies currently of	fered for sale in the st	ublect n	sighborhood rangin	a în price fr	ms 380	,000 to 5	380,000		
			ighborhood within the					320,000	lo \$ 385,000)	•
FEATURE		SUBJECT	COMPARA				OMPARABLES	SALE NO. 2			ALE NO. 3
9599 Jason Ct			9528 Lou Dr			9770 P	ecos St		9427 Pelon I)r	
Address Thornton, C			Thornton, CO	8026	30	Thornte	n, CO 802	260	Thornton, Co	802	.60
Proximity to Subject			0.31 miles SE				les NW		0.35 miles SI		
Sale Price	\$		A PART OF THE PART				\$ \\ \frac{1}{2} \tag{2} \\ \frac{1}{2} \\ \frac{1} \\ \frac{1}{2} \\ \frac{1} \\ \frac{1} \\ \frac{1} \\ \frac{1}{2} \\ \frac{1}{2} \\ \frac				365,000
Sale Price/Gross Liv. Area	\$		\$ 365.72 sq.(Agen yezir
Data Source(s)	1.00		Metro/MLS #5					959;DOM 4	Metro/MLS#		304;DOM 2
Verification Source(s)		<u>, ivi or istrem</u> t	County DOC				DOC #113		County DOC		
VALUE ADJUSTMENTS		ESCRIPTION	DESCRIPTION	<u>-</u>	+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment	DESCRIPTION	Ŋ	+(-) \$ Adjustment
Sale or Financing	1 3 A		ArmLth	Ì		AmLth		4.550	ArmLth		4 000
Concessions		n de la participa de la completa de La completa de la co	Conv;0 s04/19;c03/19	. 		Conv;1 s02/19;		-1,950	FHA;1000	_	-1,000
Date of Sale/Time Location	N:Re		N;Res;	"		N:Res	CO1/19		s12/19;c11/1	<u>8</u>	
Leasehold/Fee Simple	/	Simple	Fee Simple			Fee Sir	onlo		N;Res; Fee Simple		
Site	1021		9000 sf		n	9095 st			7872 st		0
View	N:Re		N;Res;			N:Res:			N;Res;		
Design (Style)		Modern	DT2:Modern	_		DT2:Mc	neho		DT2;Modern		
Quality of Construction	Q4		Q4	\neg		Q4	, , , , , , , , , , , , , , , , , , , ,		Q4		
Actual Age	42		41	一	0	41		0	37		0
Condition	C4		C3	一	-5,000	C3		-5,000			-15,000
Above Grade	Total Bo	irms. Baths	Tulal Edrons. Bath	12	, , ,	Total Edms	Baths	-,	Total Boloms. Gai	ths	
Room Count		2 1.0	5 2 1.0	$\overline{}$		6 3	1.1	-5,000	5 2 2.		-10,000
Gross Living Area		929 sq. ft.	916		0		1,456 sq. ft.	-21,100		sq. ft.	0
Basement & Finished	8759	525 sfin	864sf788sfln		0	896sf26	Osfin	0	936sf796sfin		0
Rooms Below Grade		r1.0ba1o	1rr2br1.0ba0o	<u> </u>	-4,000	Orr1br1.		2,000	1rr2br1.0ba1	3	_4,000
Functional Utility	Stand		Standard			Standa			Standard		
Heating/Cooling	FWA		FWA Evap			FWA E			FWA Evap		
Energy Efficient Items		Mndws	Orig Wds,Sola	ar	-5,000	New W		-10,000	New Wndws		-10,000
<u> </u>	2ga2d		2ga2dw			2ga2dw			2ga2dw		
		Stoop	Deck, Stoop		4 222	Deck, S	toop		Deck, Stoop		4.000
	No F/	Shed	1F/P	\dashv	-1,000		Ob	-1,000			-1,000
3	renue	e, oneu	Fence, Shed	-		Fелсе,	puen		Fence, Shed		
Net Adjustment (Total)	3675	The More	+ X)-	Ts.	15,000		X - s	42,050	[]+ [X]-	Š	41,000
Adjusted Sale Price			Net Adj4.5%	_	10,000		-10.9%	42,000	Net Adj11.29		41,000
of Comparables	有效	7 5 1 1	Gross Adi. 4.5%		320,000			342,950		- 1	324,000
			tory of the subject pro					<u> </u>	Cioday Acid	* 1 V	
			,	,,	· · • · · · · · · · · · · · · · ·						
My research did X	did not a	eveal eny prior sale	s or transfers of the s	ubject p	raparty for the three	years prior	to the effective	date of this appraise	ıl.		
Data source(s) Adame											
My research did X	did not n	eveal any prior sale	s or transfers of the o	ompara	ble sales for the yea	sr prior to Ih	a date of sal <u>e o</u>	f the comparable safe)		
Data source(s) Adams											
Report the results of the rese	erch and			ory of th	e subject property a	and compar					
ITEM		508	JECT	<u>c</u>	OMPARABLE SAL	ENO. 1	COMP	ARABI,E SALE NO. 2	2 (- GOMP/	ARABLU	E SALE NO. 3
Date of Prior Sale/Transfer				ļ			 				
Price of Prior Sale/Transfer Data Source(s)		Adams Coun	itar	Adar	ns County	_	Adams C	County	Adama C	`alent	
Effective Date of Date Source	o/e\	12/19/2019	<u></u>		9/2019		12/19/20		Adams C 12/19/20		
Analysis of prior sale or transi			eriv and comparable			ect has n		ngs or sales in			Vone of the
comparables have p			• ,	143	000/0	. 5+ HQIO	- Pilot BAN	21 UMICO III	The boar of lo	71. VI I	U. U.U
Summary of Sales Compariso			oarables are sir								
deducted. Adjustmer											
Baths are adjusted, I											
Incentives as no con											
landscaping is considerate has	aered	an over impro	overnent for the	area	, as while it n	ay enha	ince marke	eability, it is no	t quantifiable.	All a	ajustments
except solar are bas	sea on	market react	nding and 4.5	u sale	es. 58/68 783	are give	n most we	eignt as most s	imilar GLA an	a roo	m counts
above grade, with go	ou su	рыч пош <u>ре</u>	numy sale 4. S	<u> 교대단 로</u>	acra me upp	si Side 0	rue range				
Indicated Value by Sales Com	mariene	Anneach & 206	000								
Indicated Value by Sales Com Indicated Value by: Sales				C	Approach (if devel	anoth 4 *	32 200	Income 4	anah (if dawa)	s 0	
The sales compariso									oach (if developed) ces, and value		ne cost
approach adds supp									ood, gira valut	, 31	
c p adda sapp	J 11	up			a 1101 B	· or new p	opensy.				
This appraisal is made X	"as is,"	subject to co	ompletion per plans a	ad spec	ifications on the ba	sis of a hyne	thetical condition	on that the improvem	ents have been com	pleted	
subject to the following re									subject to the foll		eguired
inspection based on the extra					-				_ •		
Based on a complete visue											
conditions, and appraiser's	s certiff	cation, my (our) o	pinion of the mark	ei vaju	e, se defined, of	the real pr	operty thet is	the subject of this	report is \$	325,	,000
. 40/47/0040			subtable to the state		ection and the effe	ettive date	of this enneals:	ol.			
as of 12/17/2019		UAD Version 9/2011	Walca is the date	dan insp	ACI softmare, 600,234,872 Page 2 of 6	7 at unani	m			1010 13 4 F	FORM TOUR MERCH 2005

0419876800 File No. 7640658

						.01.01	10 to hee				urale, and adequa	reix arbb	orter	i, opinion of the	3 Illaiket	Agride of the 20	ubject property
	Property A	Addr	ess 959	9 Ja	ason Ct						City Thornton			S	tate CO	Zip Code 80	0260
					n & Nanc			Ov	vner of	Public Record	Keith Jackson &	& Nапсу	/Lo	cke c	County Ad	lams	
					<u>Эгеел Blo</u>		Lot 25.			_							
_					<u>-21-1-03-</u>	025					ax Year 201B				.E. Taxes		
					<u>Estates</u>	٦					Map Reference MLS	<u>-N</u>	~			ct 93.16	7-1
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	FII8 NO. 7040000
Scope of Work:	
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Appraisat Problem: To estimate market value of subject property ba inspection of subject property, and exterior street inspection of com	sed on definition of market value in report and interior and extendi
of Professional Practice.	parables. This report is done in compliance with orinorm standards
of Floressional Flactice.	
The intended user of this report is the lender/client. The intended us	e is to evaluate subject property for mortgage loan transaction. No
other intended users are identified.	a to condition and an allend the management of the state
Exposure Time: Estimated exposure time for subject is 30 days bas	ed on exposure and DOM of sales in this market segment and
market area.	
I have performed no services, as an appraiser or in any other capa-	city, regarding the subject in the three years immediately preceding
acceptance of this assignment.	
No employee, director, officer, or agent of the lender, or any third pa	rty acting as a joint venture partner, independent contractor,
appraisal management company, or partner on behalf of the lender	has influenced or attempted to influence the development, reporting,
result, or review of this assignment through coercion, extortion, coll-	usion, compensation, instruction, inducement, intimidation, bribery,
or in any other manner. I have not been contacted by anyone other:	than the intended user (lender/client as identified on the first page of
the report), borrower, or designated contact to make an appointmen	t to enter the property. I agree to immediately report any
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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or dejetions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraisar may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisar report, such as those required by law or those related to the appraisar's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the Interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title
 to it, except for information that he or she became aware of during the research involved in performing this appraisal. The
 appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise state in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or impiled. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this
 appraisal report.
- I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of
 the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability,
 soundness, or structural integrity of the property.
- I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sates comparison approach to value. I have adequate comparable market data to develop a reliable sates comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, tamilial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lander at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- If accept full responsibility for the contents of this appraisal report including, but not limited to, the appraisar's analysis, opinions, statements, conclusions, and the appraiser's certification.
- The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature // Signature	Signature
Name Lloyd T. Prike	Name
Company Name Price Appraisal Service	Company Name
Company Address 10375 Julian Ct.	Company Address
Westminster, CO 80031	
Telephone Number 303-460-1497	Telephone Number
Email Address price1425@earthlink.net	Email Address
Date of Signature and Report 12/19/2019	Date of Signature
Effective Date of Appraisal 12/17/2019	State Certification #
State Certification # CR1327199	or State License #
or State License #	
or State License # State #	Expiration Date of Certification or License
State CO	
Expiration Date of Certification or License 12/31/2019	
ADDRESS OF PROPERTY APPRAISED	SUBJECT PROPERTY
9599 Jason Ct	Did not inspect subject property
Thornton, CO 80260	Did inspect exterior of subject property from street
	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 325,000	Did inspect interior and exterior of subject property Date of inspection
LENDER/CLIENT	
Name Xome Valuation	COMPARABLE SALES
Company Name Nationstar Mortgage LLC dba Mr Cooper	Did not inspect exterior of comparable sales from street
Company Address 8950 Cypress Waters Blvd	Did inspect exterior of comparable sales from street
Dallas, TX 75019	Date of Inspection
Email Address	-
idie Mac Form 70 Kerch 2005 UAU Versich 9/2011 Produced using ACI schware, 800 Parte R	234.8727 ywysiciaeb.com Famile filde Form 1004 Marta 2005

0419876800 File No. 7640658

		Uniform Re					1 110 11	to. 764065	
FEATURE	SUBJECT	COMPARABLE		CC	MPARABLE S	ALE NO. 5	CC	OMPARABLE	SALE NO. 6
9599 Jason Ct	0.0000	1224 W 97th Av		1			1		
Address Thornton, C	O 80260	Thornton, CO 80	260	ļ			 		
Proximity to Subject Sale Price	\$	0.18 miles NW	380 000	Tage Care Ca	ia 72 a ¶s		1.95.52.8	1. 1.1.1 s	
Sale Price/Gross Liv, Area	\$ 0.00 sq. ft.	\$ 406.85 sq. ft.	200,000 200,000	\$	sq.fl.	建设设置	\$	sa ft	
Data Source(s)	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	Metro/MLS #866				10.000 700 11.000.001		-4. (-1)	F. 1 301 Ph. 1 C.
Verification Source(s)		County	,						
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESC	RIPTION	+[-}\$ Adjustment	DESC	RIPTION	+(-) \$ Adjustme
Sate or Financing	Photography Attacks	Listing					İ		
Concessions Uale of Sale/Time	1. 60. 50. 50 50 50 50 50 50 50 50 50 50 50 50 50		1		···· - · · · · · · · · · · · ·		1		
Location	N;Res;	N;Res;	1	 					†
Leasehold/Fee Simple	Fee Simple	Fee Simple							
Site	10216 sf	8625 sf	0						
View	N;Res;	N;Res;	 				ļ		
Dasign (Style)	DT2;Modern	DT2;Modern Q4				··			
Quality of Construction Actual Age	42	55	<u>-</u>				-		
Condition	C4	C2	-15,000						<u> </u>
Above Grade	Total Sdrms. Baths	Total Borns. Ballis		Total Bdrms	Batha		Total Brians.	Baths	
Room Count	5 2 1.0	5 2 1.1	-5,000						
Gross Living Area	929 sq. ft.	934 sq. fi			sq <u>.ft.</u>			sg, fl.	
Basement & Finished	875sf525sfin 1rr0br1.0ba1o	934sf875sfin	2 000	Ī					1
Reems Below Grade Functional Utility	Standard	1rr1br1.0ba1o Standard	-2,000				 	•	
Heating/Cooling	FWA Evap	FWA Evap					<u> </u>		<u> </u>
Energy Efficient Items	Orig Wndws	New Wndws	-10,000						
Garage/Carport	2ga2dw	2ga4gd	-20,000						
Porch/Patlo/Deck	Deck, Stoop	Deck, Stoop	1.055						
	No F/P Fence, Shed	1 F/P Fence, Shed	-1,000						
	I Allea ollen	ı ence _i anea						·	
Net Adjustment (Total)	100 116 11 118	+ X \\$	53,000	+	_ s		□ +	□- \$	·
Adjusted Sale Price		Nel Adj13.9%		Net Adj.	%		Net Adj.	%	·
of Computables		Gross Acj. 13.9% \$	327,000	Gross Adi.	% \$		Gross Acj.	% 5	
ПЕМ	508	SJECT	COMPARABLE SAL			ARABLE SALE NO.	5		LE SALE NO. 8
Dale of Prior Sala/Transfer	508	BJECT				ARABLE SALE NO.	5		LE SALE NO. 6
Date of Prior Sate/Transfer Price of Prior Sate/Transfer			COMPARABLE SAL			ARABLE SALE NO.	5		LE SALE NO. 6
Dale of Prior Sala/Transfer Price of Prior Sala/Transfer Dala Source(s)	Adams Cour	nty Ac				ARABLE SALE NO.	5		LE SALE NO. 8
Date of Prior Sate/Transfer Price of Prior Sate/Transfer	Adams Cour (2) 12/19/2019	nty Ac	COMPARABLE SAL Jams County 1/19/2019			ARABLE SALE NO.	5		LE SALE NO. 6
Date of Prior Sate/Transfer Price of Prior Sate/Transfer Data Source(s) Effective Date of Data Source	Adams Cour (2) 12/19/2019	nty Ac	COMPARABLE SAL Jams County 1/19/2019			ARABLE SALE NO.	5		LE SALE NO. 6
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Condition Ratings and Definitions

C1 The Improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation,*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" it they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate mathrenance or unkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be undated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age, it also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an origing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livebility is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repetre are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note; Substantial repairs are needed to the improvements due to the lack of adequate meintenence or property damage. It reflects a property with conditions severa enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

- Q1 Dwellings with this quality railing are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.
- Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior emamentedion, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.
- Q3 Dwellings with this quality raining are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmenship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.
- Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some unmarks.
- Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such diveilings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.
- Q8 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expended by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been reglaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may stiff be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodele

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component

A remodeled area rellects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathfub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete guiting and rabuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the felt of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

0419876800 File No. 7640658

Cash Cash Sale or Financing Concessions Prik Park View View View View View View View View			Uniform Appraisal I	Jakaoot i		File No. 7640658
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Market Conditions Addendum to the Appraisal Report

0419876800 File No. 7640658

addendum for all appraisal reports with an effective date on or aff		o unicoscinanty of the							
Property Address 9599 Jason Ct		City Thor	nton			State	CO Zip Cot	e 80	260
Borrower Keith Jackson & Nancy Locke Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends a						maine tra-de			
Instructions: The appraisar must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraisar must fill in all the information to the extent it is available and reliable and must provide									
analysis as indicated below. If any required data is unavaliable									
provide data for the shaded areas below; if it is available, however									
madian, the appraiser should report the available figure and iden									
that would be used by a prospective buyer of the subject proper				85 98 Y	asonal markets			recto	sures, etc.
Inventory Ahalysis Total # of Comparable Sales (Settled)	Prior 7-12 Manths	Prior 4-8 Months	Current - 3 Months 4		Increasing	1	Overall Trend Steble	-10-	Declining
Absorption Rele (Total Sales/Months)	0.67	0.67	1.33	ΙŻ		⇈	Stable	1	Declining
Total # of Comparable Active Listings	Third 15 and	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1		Declining		Stable >		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.49	1.49	0.75		Declining		Stable 1	113	literessing #
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months 355,000	Prior 4-6 Months 362,500	258,700	Н	Increasing		Overali Trend Stable	Tr	Declining
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Median Sale Price as % of List Price	100.85%	98.64%	98.98%		Increasing	ļΧ	Stable	╬	Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent Explain in detail the seller concessions trends for the past 12 m	? Yes X	No ntributions increased i	rom 3% to 5%, increa	sing	Declining use of buydown	a, clo	Stable sing costs, con-	il io lei	Increasing es, options, etc.
Seller concessions are not typical or prevalen				3		,			p
- The state of the state of blocker	whe mand	- garant unio III							
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market.	s marker segme	ant anto marker o	ica cver me pa	<u> </u>	aur 11119 19	IIVL	a significan	LIGH	7(0) III UII3
									
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Cite data sources for above information. MLS CMA status									
Cite data sources for above information. MLS CMA statis Summarize the above information as support for your conclus	lons in the Neighbori	hood section of the a	ppraisal report form.	l yac	used any addi	tiona	information, s	uch a	s an analysis o
	-			-	•	tiona	information, s	uch a	s an analysis o
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DIMENSION LIST ADDENDUM

Borrower: Keith Jackson & Nancy Locke					No.: 7640658	
Property Address: 9599 Jason Ct				Ças	ie No.: 0419876800	
City: Thornton			State: C	0.	Zip: 80260	
Lender: Nationstar Mortgage LLC dba M	lr Cooper					
	GROSS BUILDI GROSS LIVING)	1,129 1,129		
	Area(s)	Area	% of GLA	% of GBA		
	Living Level 1 Level 2 Level 3 Other	1,129 929 200 0	82.29 17.71 0.00 0.00	100.00 82.29 17.71 0.00 0.00		
	GBA Basement Garage Other	875 475 482	;			

Area Meas	surements			Area	Туре		
Measurements	Factor Total	Level 1	Level 2	Level 3	Other	Bamt.	Garage
2.00 x 12.00 x 25.00 x 27.00 x 15.00 x	1.00						

Produced using ACS 10/mane, 80/c 234,8727 www.soweb.com

DIM 10072013

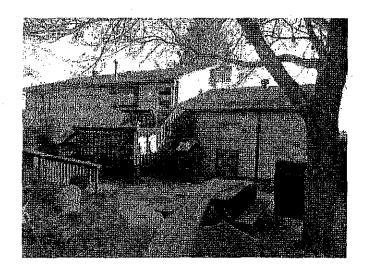
SUBJECT PROPERTY PHOTO ADDENDUM

ı	Borrower: Kelth Jackson & Nancy Locke	File No).: 764065B	_
ı	Property Address: 9599 Jason Ct	Case f	lo.: 0419876800	
ı	City: Thornton	State: CO	Zip: 80260	
Ţ	Lender: Nationstar Mortgage LLC dba Mr Cooper			

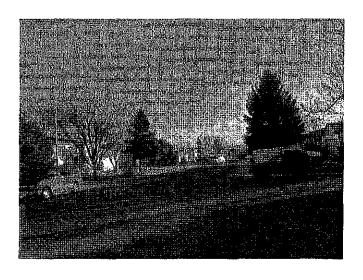


FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: December 17, 2019 Appraised Value: \$ 325,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

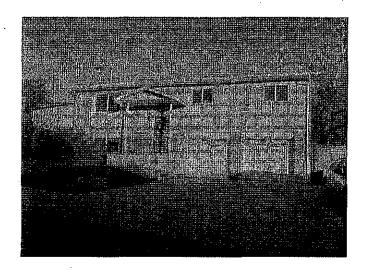
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Kelth Jackson & Nancy Locke	File No.: 7640658
Property Address: 9599 Jason Ct	Case No.: 0419876800
City: Thornton	State: CO Zip: 80260
Lander: Nationator Mortgage LLC ribs Mr Conner	



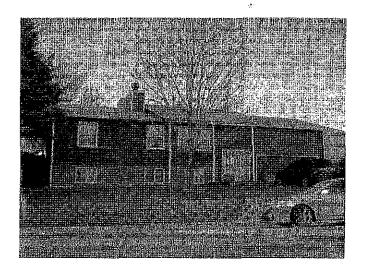
COMPARABLE SALE #1

9528 Lou Dr Thornton, CO 80280 Sale Date: s04/19;c03/19 Sale Price: \$ 335,000



COMPARABLE SALE #2

9770 Pecos St Thornton, CO 80260 Sale Date: s02/19;c01/19 Sale Price; \$ 385,000

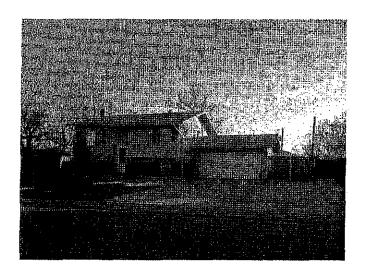


COMPARABLE SALE #3

9427 Pelon Dr Thornton, CO 80260 Sale Date: \$12/19;c11/19 Sale Price: \$ 365,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Keith Jackson & Nancy Locke	File No.: 7640658
Property Address: 9599 Jason Ct	Case No.: 0419876800
City: Thornton	State: CO Zip: 80260
Lender: Nationstar Mortgage LLC dha Mr-Cooper	



COMPARABLE SALE #4

1224 W 97th Ave Thornton, CO 80260 Sale Date: c11/19 Sale Price: \$ 380,000

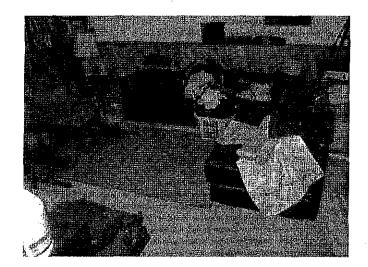
COMPARABLE SALE #5

Sale Date: Sale Price: \$

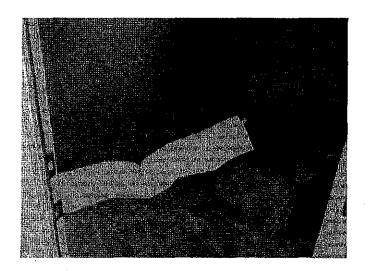
COMPARABLE SALE #6

Sale Date: Sale Price: \$

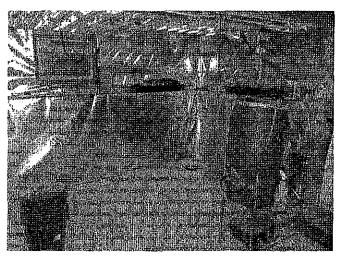
Borrower: Keith Jackson & Nancy Locke	File N	0.: 7640658
Property Address: 9599 Jason Ct	Case	No.: 0419876800
City: Thornton	Slate: CO	Zip: 80260
Lender: Nationstar Morigage LLC dba Mr Cooper		



Basement Family Room

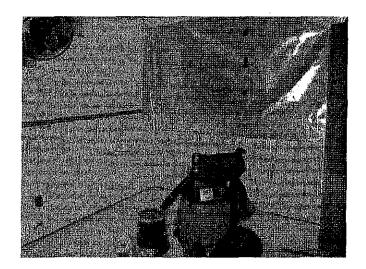


Basement Den

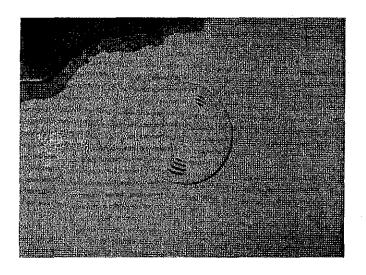


Basement Unfinished Bedroom 1

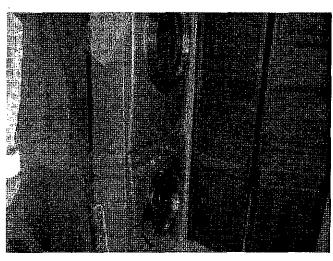
Berrower: Keith Jackson & Nancy Locke	File No	o.: 7640658
Property Address: 9599 Jason Ct	Case	No.: 0419876800
City: Thornton	State: CO	Zip: 80260
Lender: Nationstar Mortgage LLC dba Mr Cooper		



Basement Unfinished Bedroom 2

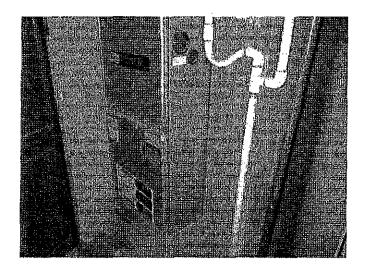


Smoke & C/O Alarm

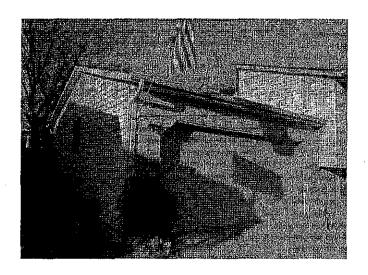


Laundry

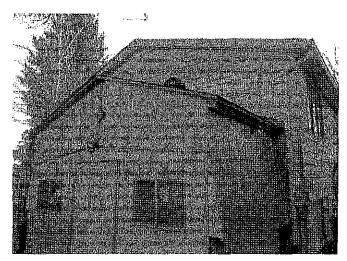
Borrower: Keith Jackson & Nancy Locke	File N	o,: 7640658
Property Address: 9599 Jason Ct	Case	No.: 0419876800
City: Thornton	State: CO	Zip: 80260
Lender: Nationstar Mortgage LLC dba Mr Cooper		



Mechanicals



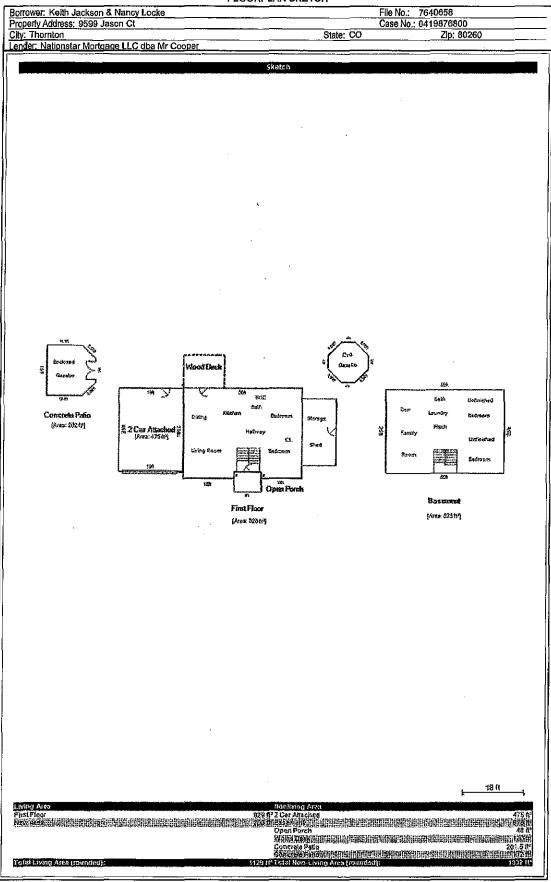
Side of House



Other Side of House

Prediced using AU software, 200.234,8727 Ware scients.co

FLOORPLAN SKETCH



	AT MAP
rrower: Keith Jackson & Naпcy Locke operty Address: 9599 Jason Ct	File No.: 7640658 Case No.: 0419876800
y: Thornton	State: CO Zip: 80260
nder: Nationstar Mortgage LLC dba Mr Cooper	
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Results Microsoft Food 1 1 1 1 1 1 1 1 1	
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9599 Jason Ct, Thornton, CO 80260-5443, Adams County	Gse Repart)
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Borrower: Keith Jackson & Nancy Locke Property Address: 9599 Jason Ct	File No.: 7640658 Case No.: 0419876800
City: Thomton Lender, Nationslar Mortgage LLC dba Mr Cooper	State: CO Zip: 80260
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Borrower: Keith Jackson & Nancy Locke Property Address: 9599 Jason Ct City: Thornton Lender: Nationstar Mortgage LLC dba Mr Cooper File No.: 7640658 Case No.: 0419876800 State: CO Zip: 80260 Court acto Cepartment of Regulatory Agencies
Envision of Real Estate is love traverse erect fi CHANGE CONTRACTOR OF THE CONTR

Borrower: Keith Jackson & Nancy Locke	File No.: 7640658
Property Address: 9599 Jason Ct	Case No.: 0419876800
City: Thornton	State: CO Zip: 80260
Lender: Nationstar Mortgage LLC dba Mr Copper	

GREATAMERICAN. INSURANCE GROUP

DECLARATIONS

real està es appraisers ERRORS & OMISSIONS INSURANCE POLICY

191 R. Fourth Street, Clackmatt, Off-45292

This is both a claims made and reported insurance policy.

This policy applies to those claims that are first made against the insured and reported in yriting to the company during the policy period.

insurance is althirded by the company horkered below: (A capital stock emporation)

🖾 Great American Assurance Company

Noise The Insulated Company selected above shall herein be referred to as the Commany.

Policy Nonfect: 11APANC5761-19 Program Administrator,

Research RAPASES791-18

Herbert II, Loudy beginning Agency Inc. 100 River Ridge Drive, Side 301 Northwell Mr. 02062

hen I. Named Insured: Lloyd T Price

Bem'l Address

10075 Jelion Court

City, State, Zin Corke

Wisinfluer, COMMU

05/19/2019

Ham's Polley Periods From: 05(19/2019 To 05(19/2016

Alpun (tag From About Pag From The College College Remail Insured in space) in Ivin 2)

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A. 5. 1.000,000 Damager Chipt of Lightling - Each Claim

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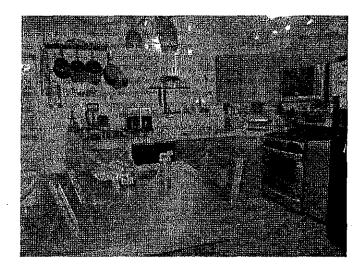
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INTERIOR PHOTOS

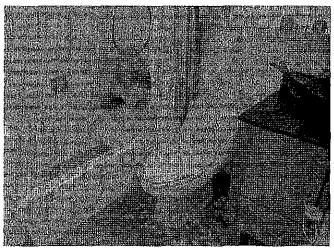
Borrower: Keith Jackson & Nancy Locke	File 1	No.: 7640658
Property Address: 9599 Jason Ct	Case	No.: 0419876800
City: Thornton	State: CO	Zip: 80260
Lender: Nationster Mortgage LLC dba Mr Cooper		· · · · · · · · · · · · · · · · · · ·



Kitchen Comment:



Living Area
Description:
Living Room
Comment:



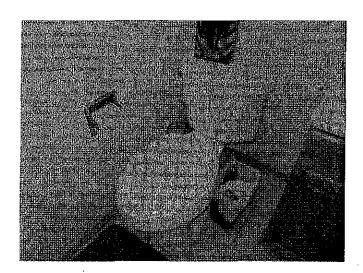
Bathroom

Description:
Main Bath

Comment:

BATHROOM PHOTOS

Borrower: Keith Jackson & Nancy Locke	File No.; 7640658
Property Address: 9599 Jason Ct	Case No.: 0419876800
City: Thornton	State: CO Zip: 80260
Lender: Nationstar Mortgage LLC dba Mr Cooper	



Basement Bath

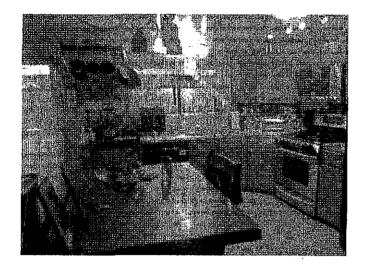
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Commont

Comment:

INTERIOR PHOTOS

Borrower: Keith Jackson & Nancy Locke	File No.; 7640658
Property Address: 9599 Jason Ct	Case No.: 0419876800
City: Thornton	State; CO Zip: 80260
Lender: Nationatas Mostagas LLC disa Mr Conner	



Dining Room

Comment:



Bedroom

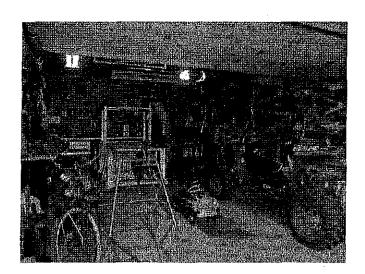
Comment:



Bedroom

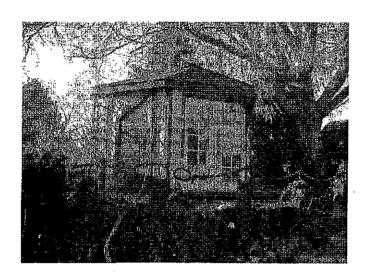
Comment:

Borrower: Keith Jackson & Nancy Locke	File No.: 7640	658
Property Address: 9599 Jason Ct	Case No.: 0419	876800
City: Thornton	State: CO	Zip: 80260
Lender: Nationstar Mortgage LLC dba Mr Cooper	 "	



Garage Interior

Borrower: Keith Jackson & Nancy Locke	File No.: 7640658
Property Address: 9599 Jason Ct	Case No.: 0419876800
City: Thornton	State: CO Zip: 80260
Lender: Nationstar Mortgage LLC dba Mr Cooper	



Enclosed Gazebo

AERIAL MAP File No.: 7640658 Case No.: 0419876600 Zip: 80260 Borrower: Keith Jackson & Nancy Locke Property Address: 9599 Jason Ct City: Thornton Lender: Nationstar Mortgage LLC dba Mr Cooper State: CO ¥i 961ti Aire Subject 9,599 Jasen Ct Themibn, CO 80268

Ken Musso Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	COUNTY BOARD O	OF EQUALIZATION	ON	
	STIPULATION (As	to Tax Year(s)	2019	Actual Value(s))
1.	The property subject to Schedule No. (S): R0		: Parcel No.	(S) 0157122402008
2.	The subject property is	s classified as a Re	sidential pro	perty.
3.	The County Assessor subject property for tax			ng actual value to the
	Land	\$207,0	100	
	Improvements		\$0	
	Total	\$207,0	000	
4.				nd agrees to make the property for tax year(s)
	Land	\$207,0	100	
	Reduction	-\$47,0	00	
	Total	\$160,0	00	
5.				nds that they are giving his property for tax
DATED this	March 10, 2020			
Paul 1	Ven	Valerie Ferg	uson	
	Representative	Assessor Rep		
Taul Wer	ve/	Adams Coun	ty Assessor's (Office
1187 McIn	tosh Aug 1,60 80020			
MA OCHWINE	4/20 00040			

ASSESSOR'S RECOMMENDATION **BOARD OF COUNTY COMMISSIONERS**

Account No: R0166881

Parcel No: 0157122402008

Petition Year: 2019

Date Filed: February 26, 2020

Owner Entity: Paul Wewel

Owner Address: 1187 Mc Intosh Avenue

Owner City: Broomfield

State: CO

Property Location: 9885 E. 138th Place

ТУРЕ	OCC	P	ETITIONER'S REQUES	TED VALUES	ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT		
ITPE	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINALI	AX WARRANT
REAL		L:	44 (# S150)000°	7/15/42/500	L:	\$207,000	\$60,030	A. Ratio	29.00%
KEAL		l: 👺			l:		\$0	Mill Levy	92.196
TO	TALS:		\$150,000	\$43,500		\$207,000	\$60,030	Original Tax	\$5,535

Situation:

The market sales support a lower value.

Action:

Reduced the site value from \$207,000 to \$160,000.

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVDE	occ	ASSESSOR'S ASSIG	NED VALUE	RECOMMEND	ED VALUE	REVISED TAX	WARRANT
TYPE	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL		L: \$207,000	\$60,030	L: \$207,000	\$60,030		\$1,256.64
KEAL		I: \$0	SO.	i: (\$47,000)	(\$13,630)	Revised Tax	
ТО	TALS:	\$207,000	\$60,030	\$160,000	\$46,400		\$4,277.89

Valerie Ferguson

March 10, 2020

Appraiser

Date

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: A	dans	_ _		Date Rec	eived_ sor's or Commissioners'	Date Stamp)	
Section I: P	etitioner. please	complete Sectio	n i oniv.	(3327,1333		RECE	VED
		•					
Date:	th Day	Year			1.	MAR 0 2	2020
Petitioner's N	lame: Pau	1 Wewe	. (OFFICE O	F THE
Petitioner's N	/ailing Address: _		Intosh	Avenue	ADAI	IS COUNT	ASSESSOR
<u> Broo.</u>	mfield		CO		80020		110000000
	City or Town		State		Zip Code		
	R PARCEL NUME 2340200	BER(S) PROP	erty addres Ridge at	S OR LEGAL DESC Riverdale S	RIPTION OF PROPER	CK:2 LOT	: <i>8</i>
above proper the taxes hav clerical error, Ouerval.	ty for the property to been levied error or overvaluation.	y tax year 201 oneously or illegall	are incory, whether due sheets if neces	rect for the following to erroneous valua	nt the taxes assesse ng reasons: (Briefly ation, irregularity in lo	describe why evying,	
	estimate of value		Value	1 eal	with any pagampana	ving avhibits	
	has been prepa		y me, and to th	e best of my know	with any accompany ledge, information, a 720 ₎ 891–3	and belief, is	
	ner's Signature		Dayume	Omer all	@ Msn.com		
	•			•			•
By	s Signature*		Daytime	Phone Number (_			
7.9-7.1			Email		- E-101		
*Letter of agenc	y must be attached	when petition is subn	nitted by an agen	t.			
denies the petitlo	n for refund or abate:		or in part, the Petit	ioner may appeal to the	istrator, pursuant to § 39 a Board of Assessment A 4.5(1), C.R.S.		
Section II:	/		Recommer sessor's Use Only				
	•	Тах Үеат					•
	<u>Actual</u>	Assessed	<u>Tax</u>				
Original							•
Corrected							
Abate/Refund	and the same of th						
Assessor	recommends ap	proval as outline	d above.				
					es shall be made if an ol , § 39-10-114(1)(a)(l)(D)		
Tax year:	Protest? 🔲 No	o ∐Yes (lfapro	test was filed, ple	ease attach a copy of	the NOD.)		
Assessor	recommends de	enial for the follow	ving reason(s)	:		-	
				<u> </u>			
				Assessor's o	r Deputy Assessor's S	ionature	

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Wr		nent of Assessor and Petitioner for abatements up to \$10,000)
abatement or refund in property, in accordance	abatement or refund and t an amount of \$10,000 or with § 39-1-113(1.5), C.	
ine Assessor and Pe	titioner mutually agree	to the values and tax abatement/refund of:
	Tax Year	
Act	ual <u>Assessed</u>	<u>Tax</u>
Original		
Corrected		·
Abate/Refund		
	oes not include accrued interes he County Treasurer for full pay	t, penalties, and fees associated with late and/or delinquent tax payments, if ment information.
Petitioner's Signature		Date
Assessor's or Deputy Asse	ssor's Signature	Date
Section IV: (Must be completed if Section		e County Commissioners
WHEREAS, the County called regular meeting h		County, State of Colorado, at a duly and lawfully, at which meeting there were present the following members: ar
with notice of such mee	ting and an apportunity to	be present having been given to the Petitioner and the Assessor
	essor	(heing present-not present) and
		Name
Petitioner	Name	(being presentnot present), and WHEREAS, the said
NOW BE IT RESOLVE	D that the Board (agrees	d the within petition, and are fully advised in relation thereto,does not agree) with the recommendation of the Assessor,partdenied) with an abatement/refund as follows:
Year Assessed Va	alue Taxes Abate/Refur	
		Chairperson of the Board of County Commissioners' Signature
		Clerk and Ex-Officio Clerk of the Board of County Commissioners certify that the above and foregoing order is truly copied from the Commissioners.
IN WITNESS WHEREO	F, I have hereunto set my	y hand and affixed the seal of said County
this day o		·
	Month	Year
		County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater that	an \$10,000 per schedule, per ye	ear, must be submitted in duplicate to the Property Tax Administrator for review.
Section V:		Property Tax Administrator vatements greater than \$10,000)
	•	s, relative to this petition, is hereby
Approved Approv	/ed in part \$	Denied for the following reason(s):
Secretary's Sign	ature	Property Tax Administrator's Signature Date



ANTERNATION AND ANTERNATION

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Paul & Dienna Wawei 1167 Meintoch Avenus Broomfield, CO 80020

Adams County Assessor 4430 S. Adams County Phuy Suite Caloo Brighton, Co 80661-8203

OFFICE OF THE ADAMS COUNTY ASSESSOR

ASSESSOR'S RECOMMENDATION FOR ABATEMENT

Parcel #	1567-17-1-00-003		Account #	R0130063	
Owner's name:			Representativ	e/Agent:	
Mueller Matt M. and Mue	eller Veronica R.	*			
14901 Huron St.				· ·	
Broomfield, CO 80023	- N		,		
	· .				
<u>Residential</u>	[h	
YEAR	<u>2018</u>			<u>2019</u>	
	<u>ACTUAL</u>	<u>ASSESSED</u>		<u>ACTUAL</u>	ASSESSED
	VALUE	VALUE		VALUE	VALUE
IMPROVEMENT VALUE	\$445,714	\$32,091		\$436,280	\$31,194
OUTBUILDINGS VALUE	\$9,390	\$676		\$11,071	\$792
LAND VALUE	\$180,000	\$12,960		\$192,750	\$13,782
TOTAL VALUE	\$635,104	\$45,727		\$640,101	\$45,767
MILL LEVY		119.59		·	116.249
TAX LIABILITY		\$5,469	l	l.	\$5,320
Agricultural AFTER ADJUSTMENTS	pr. 1. (1.1.) (200). (1.1.) (2.0.)			[
YEAR	<u>2018</u>			<u>2019</u>	
	<u>ACTUAL</u>	<u>ASSESSED</u>		<u>ACTUAL</u>	<u>ASSESSED</u>
	VALUE	<u>VALUE</u>		VALUE	<u>VALUE</u>
IMPROVEMENT VALUE	\$445,714	\$32,091		\$436,280	\$31,194
OUTBUILDINGS VALUE	\$9,390	\$2,723		\$11,071	\$3,211
LAND VALUE	\$75	\$22	:	\$78	\$23
TOTAL VALUE	\$455,179	\$34,836		\$447,429	\$34,427
MILL LEVY		119.59			116.249
TAX LIABILITY		\$4,166.07		•	\$4,002.13
REFUND		\$1,302			<u></u> \$1,318
SITUATION:					-
Owner requesting agricult	tural land classificatio				
ACTION:			The second second second second second		
Changing land classification	on from Residential to	Agricultural. D	ocumentation	provided	
					·
Supervisor Approval:			Appraiser:	Jeremy Maldona	do
Date:			Date:	3/6/2020	
Adams County Assessor	 D	ate			

PETITION FOR ABATEMENT OR REFUND OF TAXES

County:	Adams		<u></u>		Received		EIVED
Section I: P	etitioner, plea	se complete Se	ction I only.	(2007)			2 0 2020
Date:	<u>18</u>	2020					- 0 2020
	onth Day	Year				OFFICE	OF THE
		, Matt M. and Mue			<u>1A</u> 1	DAMS COUN	TY ASSESSOR
Petitioner's N	failing Address	3: 14901 Huron S	t				
	Broomfield		CO		80023		
	City or Town		State		Zip Code		
	R PARCEL NU 1573-16-0-10-	• •	PROPERTY A 14901 Huron		AL DESCRIPTION C	DF PROPERTY	
above proper describe why levying, clerk	ty for property the taxes hav al error or ove	tax year(s) 20 e been levied erro rvaluation. Attac	of the appropriate of 18 and 2019 Dineously or illegal In additional sheet Ther than Residenti	are incorrect for ly, whether due to s if πecessary.)	or the following real erroneous valuat	essed against the asons: (Briefly ion, irregularity in) }
	estimate of va	, <u>—</u>	Value	() and \$_ Year		() 	
or statements	ler penalty of particles, has been presented and complete.	epared or examine	and degree, that the degree in the the degree in the degre	he best of my kno	owledge, informati	on and belief, is	i
Maran	<u>ca mu</u>	ollar	Daytii	me Phone Numbe	ır <u>(303) 868</u>	-12466 <u></u>	
D.,	Petitioner's S	ignature	Dourtin	ma Dhana Numba	.r./ \		
Ву	Agent's Sign	nature*	Daytii	lie i liulie Nullibe	r <u>()</u>		
*I etter of scene	v must be affach	ed when petition is :	submitted by an ager	nt			
If the Board of Co	ounty Commission of for refund or ab	iers, pursuant to § 39- atement of taxes in wi	10-114(1), C.R.S., or thole or in part, the Peti of the entry of any suc	he Property Tax Admi tioner may appeal to t	he Board of Assessm∈	39-2-116, C.R.S., ent Appeals pursuant	
Section II:			ssor's Recom				7
		Tax Year		Та	x Year		
	Actual	<u>Assessed</u>	<u>Tax</u>	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	
Original							
Corrected							
Abate/Refund							-
Assessor	recommends	approval as out	tlined above.				
If the request for	abatement is bas	ed upon the grounds o	of overvaluation, no ab				at .
Tax year:	_	[] No		, , ,	attach a copy of the		
Tax year:		□ No			attach a copy of the	•	
		_	ollowing reason(attack a sopy of the	,	
		•		Asses	ssor's or Deputy Ass	essor's Signature	

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III:	V	Vritten Mutual /		ent of As		nd Petition	er			
to review petitions	County authorize the Assessor by Resolution No. o review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.									
The Assessor ar	d Petition	er mutually agree	to the va	lues and t	ax abateme	nt/refund of:	ì			
		Tax Year				Tax Year				
	Actual	Assessed	Tax	,	Actual	Assessed	<u>Tax</u>			
Original	·									
Corrected	<u></u>					<u> </u>				
Abate/Refund					· <u> </u>					
		t include accrued interes hty Treasurer for full pay			ociated with late	e and/or delinque:	nt tax payments, if			
Vermina	Muo	00097			2-18-	-20				
Petitioner's Signatur				Da						
Assessor's or Deput	y Assessor's	Signature		Dai	te					
Section IV:			npleted if S	Section III do	es not apply)					
			, at wi				t a duly and lawfully following members:			
with notice of suc	n meeting a	and an opportunity t	o be pres	ent having	been given	to the Petition	er and the Assessor			
of said County an	d Assesso	r	Nате		(t	eing present	t-not present) and			
Petitioner	N N		_	ing presen	t-not prese	nt), and WHE	REAS, the said			
NOW BE IT RES	DLVED, the	e carefully considere at the Board (agree ad—approved in pa	s-does i	not agree)	with the reco	mmendation	of the Assessor			
Year Asses	sed Value	Taxes Abate/Refu	nd	Year	Assessed	Value	Taxes Abate/Refund			
				Chairperson	of the Board o	f County Commi	ssioners' Signature			
I, in and for the afor record of the proc	ementione eedings of	County d county, do hereby the Board of Count	certify th	at the abo	Clerk of the ve and forego	Board of Cou oing order is t	unty Commissioners ruly copied from the			
IN WITNESS WHI		nave hereunto set n	ny hand a	nd affixed	the seal of sa	aid County				
		Month	Year	 '						
					-	, -	unty Clerk's Signature			
Note: Abatements gre	ater than \$10	1,000 per schedule, per y	rear, musi b	e submitted in	duplicate to the	e Property Tax A	dministrator for review.			
Section V:		Action of the		rty Tax A		tor				
The action of the		ounty Commissione n part \$	ers, relativ		-	tition, is hereb ollowing reaso	-			
Secretan	's Signature			Property Ta	x Administrator	s Signature	Date			

G

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams		Date Researe Commissioners' Date Stamp)
Section I: Petitioner, please com Date: 03 / /6 / 30 Month Day Year	•	FEB 0 6 2020
Month / Day / Year Petitioner's Name: 6/8/1/11		OFFICE OF THE ADAMS COUNTY ASSESSOR
Petitioner's Mailing Address: /2	939 Valentia	
- Thukutun City or Town	Colore	140 80602
SCHEDULE OR PARCEL NUMBER(S Sub-Fulton Village Blk: 1 Lot: 4		s or legal description of property and AUE Building C. 1-6
above property for the property tax the taxes have been levied erroneo clerical error, or overvaluation. Atta Aud # R00053	year <u>20/9</u> are incor usly or illegally, whether due ich additional sheets if neces 27	exes and states that the taxes assessed against the rect for the following reasons: (Briefly describe why to erroneous valuation, irregularity in levying, esary.)
	or examined by me, and to th	e petition, together with any accompanying exhibits e best of my knowledge, information, and belief, is
Huddhamen	Daytime	Phone Number (203) 55049643
Petitioner's Signature	Email 9	1 (9. Sanctuary @ amail Com
Ву	Daytime	159, Sanctuary @ gmail Com
Agent's Signature*		gg. Sonctuary & gmail. com
	V	
	uant to § 39-10-114(1), C.R.S., or t f taxes in whole or in part, the Petil	the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., ioner may appeal to the Board of Assessment Appeals pursuant
	Assessor's Recommer (For Assessor's Use Only	
Tax Ye	ear <u>A.O. 0</u>	
<u>Actual</u>	Assessed Tax	i i
Original		
Corrected \$300		
Abate/Refund		
Assessor recommends approv	al as outlined above.	
		tement or refund of taxes shall be made if an objection or mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.
Tax year: Protest? No	Yes (If a protest was filed, ple	ease attach a copy of the NOD.)
Assessor recommends denial	for the following reason(s)	:
		Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every pelition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner (Only for abatements up to \$10,000)
The Commissioners of County authorize the Assessor by Resolution No. to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.
The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:
Tax Year
Actual Assessed Tax
Original
Corrected
Abate/Refund
Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.
Petitioner's Signature Date
Assessor's or Deputy Assessor's Signature Date
Section IV: Decision of the County Commissioners (Must be completed if Section III does not apply)
WHEREAS, the County Commissioners of County, State of Colorado, at a duly and lawfully called regular meeting held on//, at which meeting there were present the following members:
with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor
of said County and Assessor (being present-not present) and
Petitioner (being presentnot present), and WHEREAS, the said
County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agrees-does not agree) with the recommendation of the Assessor, and that the petition be (approved-approved in part-denied) with an abatement/refund as follows:
Year Assessed Value Taxes Abate/Refund
Chairperson of the Board of County Commissioners' Signature
I,County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County
this day of Month Year
County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.
Section V: Action of the Property Tax Administrator (For all abatements greater than \$10,000)
The action of the Board of County Commissioners, relative to this petition, is hereby Approved Approved in part \$ Denied for the following reason(s):
Secretary's Signature Property Tax Administrator's Signature Date

RECEIVED

FEB 25 2020

OFFICE OF THE ADAMS COUNTY ASSESSOR

Ken Musso Assessor



Assessor's Office 4430 South Adams County Farkway 2nd Floor, Suite C2200 Brighton, CO 80801-8201 Phone 720-523-6038 Fax 720-523-6037 www.ascopov.org

	BOARD OF COUN	TY COMMISSIONERS
	STIPULATION (As	to Tax Year(s) Actual Value(s))
1.	The property subject to Schedule No. (S): R0	
	The subject property	is classified as a Residential property.
3.	The County Assessor subject property for to	or originally assigned the following actual value to the ax year(s):
	Land	\$47,220
	Improvements	\$1,014,682
	Total	\$1,061,902
4,	following adjustment	Assessor has reviewed this file and agrees to make the to the valuation for the subject property for tax year(s)
	Land Improvements	\$47,220 \$814,140
	Total	\$861,360
\$,		agreement, the Petitioner understands that they are giving er appeal of the value of this property for tax
DATED this	: February 24, 2020	
Dlenn	Many	Gregory J. Broderick
	Representative	Assessor Representative
GLENN J CH	ASSER	Adams County Assessor's Office
- State Ordinary States and American American	And the state of t	
STOCKED TO SECURITY OF THE SEC		
	(, 3, , , , , , , , , , , , , , , , , ,	

ASSESSOR'S RECOMMENDATION **BOARD OF COUNTY COMMISSIONERS**

Account No: R0095210

Parcel No: 0182334405001

Petition Year: 2019

Date Filed: February 11, 2020

Owner Entity: AMH LLC

Owner Address: 6007 S QUATAR WAY

State: COLORADO

Owner City: AURORA

<u> </u>	Jerty Lo	cauon :	10022 MONTVIEW BLVD. AURORA, CO 80010						
	TYPE	occ	PETITIONER'S REQUESTED VALUES ASSESSOR'S ASSIGNED VAL		GNED VALUES	ORIGINAL	TAX WARRANT		
1	1176	CODE	Actual Value	Assessed Value		Actual Value	Assessed Value	ONIGINAL	TAK WANISHI
1	REAL	*	L: For the second	14 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	L:	\$43,896	\$3,140	A. Ratio	7.15%
$\ $	NEAL		1: 1 1 1 1 1 1 1 1 1	ela milate	1;	\$1,552,104	\$110,980	Mill Levy	117.794
1	TO	ΓALS :	\$1,450,000	\$103,680		\$1,596,000	\$114,120	Original Tax	\$13,443
Ï	etition	er's State	ment:		(C2)		ALCO SERVICE OF MARKET	CHOCK	14467-776

PLEASE SEE THE INCLUDED REAL ESTATE SHEETS. I WOULD APPRECIATE CONSIDERATION THAT THE ABOVE PROPERTY IS VALUED REALISTICALLY CLOSER TO \$1,450,000 OR \$120,000 PER UNIT.

Assessor's Report

THE SUBJECT PROPERTY IS SIMILAR TO MANY OTHER 12 UNIT APARTMENT BUILDINGS IN THE NORTHWEST AURORA MARKET AREA. IT WAS DETERMINED DURING THE INITIAL APPEAL PERIOD (ASSESSOR LEVEL) THAT THESE UNITS SHOULD BE VALUED AT OR NEAR \$120,000 PER UNIT. THERE WERE MULTIPLE 12 UNIT APARTMENTS THAT HAD THEIR VALUE REDUCED TO \$1,440,000 DURING THE INITIAL APPEAL PERIOD.

Action:

THE MARKET VALUE WAS REDUCED TO \$1,440,000 OR \$120,000 PER UNIT

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVDE	occ	ASSESSOR'S ASSIG	NED VALUE		RECOMMEND	ED VALUE	REVISED TAX	WARRANT
TYPE	CODE	Actual Value	Assessed Value	S	Actual Value	Assessed Value	Tax Refund	
REAL		L: \$43,896	\$3,140	L:	\$43,896	\$3,140		\$1,314.58
NEAL		1: \$1,552,104	\$110,980	1:	\$1,396,104	\$99,820	Revised Tax	
TO	TALS:	\$1,596,000	\$114,120		\$1,440,000	\$102,960		\$12,128.07

Appraiser

February 25, 2020

Certified General Appraiser

Tax Exempt Portion

ACCOUNT# PARCEL# TAX DISTRICT #

R0005327 0156908101017 318

REAL ESTATE PROPERTY TAX NOTICE 2019 TAXES DUE IN 2020

LISA L. CULPEPPER, JD ADAMS COUNTY TREASURER 4430 S. ADAMS COUNTY PARKWAY, SUITE C2436 BRIGHTON, COLORADO 80601 (720) 523-6160



	BRIGHTON, COLORADO 80001 (120) 323-0100
TAX AUTHORITY TAX LEVY TEMPTAX CREDIT GENERAL	TAX VALUATION ACTUAL ASSESS
RANGEVIEW LIBRARY DISTRIC 3.67700 0.00000 279	9.19 LAND 47,220 3,38
	4.93 IMPROVEMENTS 1,014,682 72,55
	7.65 NET TOTAL 1,061,902 75,93
FIRE DISTRICT 6 11.79500 0.00000 895 ADAMS COUNTY 26.91700 0.00000 2.043	5.59 3.84
	0.00
SD 27 48.81000 0.00000 3,706	â 14 L
그 사는 이 사용에 가지 않는 사람들이 되었다. 그는 그들은 사람들이 되었다는 그는 그를 가장 하는 것이 모든 것이다. 그는	7.37 MESSAGES
그는 나는 보는 나는 사람들은 그런 전쟁이 되는 지역을 모든 지원을 보고 있다면 보는 그런 사람들은 나는 그런 그런 그런 그런 그를 모든 것이다.	3.34
TOTAL NET LEVY-> 100.1320 7,603	3.02
GRAND TOTAL 7,603	3.02
	See insert for Senior/Disabled Veteran exemptions and E-Statement instructions.
CD OC he absence of Otate I suitability Consiling your set of 2011.	
SB 25 - In absence of State Legislative Funding, your school mill levy would have been: 121.59	Email Verification code: CXPGZ2D6
LEGAL DESCRIPTION OF PROPERTY	Unpaid prior year taxes:
SUB:FULTON VILLAGE SOUTH BLK:1 LOT:4	No
	PAYMENT DUE DATE AMOUNT
	FIRST HALF MAR 2, 2020 3,801.5
	SECOND HALF JUN 17, 2020 3,801.51
	FULL PAYMENT APR 30, 2020 7,603.02
PROPERTY LOCATION: 63 S 22ND AVE #C 1-6 BRIGHTON	
MOPELATE COGNICIA 00-0 ZEND AVE #O 1-0 DAIGHTON	PAYMENT OPTIONS FOR CURRENT YEAR TAXES
	VISA DESCOVER STATEMENT
25 yd	

R0005327

GLASSER GLENN J 12959 VALENTIA ST THORNTON, CO 80602-8193



Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

If you have sold this property, please forward this statement to the new owner or return to this office marked "property sold."

IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY. KEEP THIS NOTICE FOR YOUR RECORDS.

Please see reverse side of this form for additional information.

RETAIN TOP PORTION FOR YOUR RECORDS

2019 TAXES DUE IN 2020



No

Check this box for mailing address correction. Make changes on reverse side.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS (DUE BY JUNE 15TH)

OF

RECORD











Return this coupon with payment to: ADAMS COUNTY TREASURER P.O. BOX 869 BRIGHTON, COLORADO 80601-0889

ACCOUNT NUMBER R0005327

R0005327

95411*271**G50**0.7031**1/2********AUT05-DIGIT 80601 GLASSER GLENN J

12959 VALENTIA ST THORNTON CO 80602-8193 PROPERTY OWNER

SECOND HALF DUE BY JUN 17, 2020

3,801.51

PAYMENTS MUST BE IN U.S. FUNDS

0000001800053272 00003801511 00000000003



Unpaid prior year taxes:

No

ACCOUNT# PARCEL#

R0005327

TAX DISTRICT # 318

0156908101017

REAL ESTATE PROPERTY TAX NOTICE 2019 TAXES DUE IN 2020

LISA L. CULPEPPER, JD ADAMS COUNTY TREASURER 4430 S. ADAMS COUNTY PARKWAY, SUITE C2436



	<u> </u>	<u> </u>	BHIGHTON, COLOHADO	80601 (720) 523-6760	
TAX AUTHORITY	TAX LEVY TEMPTAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
RANGEVIEW LIBRARY DISTRIC CITY OF BRIGHTON CENTRAL COLO WATER CONSER FIRE DISTRICT 6 ADAMS COUNTY RTD SD 27 URBAN DRAINAGE SOUTH PLAT	3.67700 0.00000 6.65000 0.00000 1.28600 0.00000 11.79500 0.00000 26.91700 0.00000 0.00000 0.00000 48.81000 0.00000 0.09700 0.00300	279.19 504.93 97.65 895.59 2,043.81 0.00 3,706.14 7,37	LAND IMPROVEMENTS NET TOTAL	47,220 1,014,682 1,061,902	3,380 72,550 75,930
URBAN DRAINAGE & FLOOD CO TOTAL	0.90000 0.00000 NET LEVY> 100.1320	68.34 7,603.02			
	GRAND TOTAL	7,603.02			
	gantoj dinaka aktiva. Padati na gada nada				
				nior/Disabled Veter E-Statement instruc	
SB 25 - In absence of State Legislative Ful	nding, your school mill levy would have	heen: 121 590		onder CYPC72D6	

2019 TAXES DUE IN 2020



No

Check this box for mailing address correction. Make changes on reverse side.

RETURN THIS COUPON WITH FIRST HALF PAYMENT (DUE MARCH 2ND) OR FULL PAYMENT (DUE APRIL 30TH)

Payment or 1st Half Coupon





PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

Return this coupon with payment to: ADAMS COUNTY TREASURER P.O. BOX 869 BRIGHTON, COLORADO 80801-0868

ACCOUNT NUMBER R0005327

R0005327

PROPERTY OWNER OF

RECORD

GLASSER GLENN J 12959 VALENTIA ST THORNTON, CO 80602-8193 2019-1603,02 Change # 2874,9

FIRST HALF DUE BY MAR 2, 2020

3,801.51

PAYMENTS MUST BE IN U.S. FUNDS

FULL PAYMENT DUE BY APR 30, 2020

7,603.02

R0005327 0156908101017

REAL ESTATE PROPERTY TAX NOTICE 2018 TAXES DUE IN 2019

LISA L. CULPEPPER, JD
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601 (720) 523-6160



UTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
GEVIEW LIBRARY DISTRIC OF BRIGHTON TRAL COLO WATER CONSER DISTRICT 6 WS COUNTY	3.66600 6.65000 1.54000 11.79500 26.86400 0.00000	0.00000 0.00000 0.00000 0.00000 0.00000	172.60 313.08 72.50 555.31 1,264.75 0.00	LAND IMPROVEMENTS NET TOTAL	47,220 606,640 653,860	3,400 43,680 47,080
7 AN DRAINAGE SOUTH PLAT	49.09200 0.09400	0.00000 0.00500	2,311.25 4.43	1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1	MESSAGES	
AN DRAINAGE & FLOOD CO	0.72600	0.00400	34.18	SATEL	Lite offic	E
AL	NET LEVY->	100.4270	4,728.10	11860 PECOS	S STREET, SUIT	E 2481
	GRAN	ID TOTAL	4,728.10	WESTMI	NSTER, CO 802	234
					AY - THURSDAY	′
				7:3	30 am - 5 pm	
				See insert for Sei exemptions and I	nior/Disabled Vet E-Statement instr	eran uctions.
5 - In absence of State Legislative Fur	iding, your school	mill levy would ha	ve been: 121.599	Email Verification code: CXPGZ2D6		
LEGAL DESC	RIPTION OF PROP	ERTY		Unpa	id prior year taxes:	ilerraneva livi
FULTON VILLAGE SOUTH BLK:1 LO	T:4	•			No	
				PAYMENT	DUE DATE	AMOUNT
				FIRST HALF	FEB 28, 2019	2,364.05
				SECOND HALF	JUN 17, 2019	2,364.05
				FULL PAYMENT	APR 30, 2019	4,728.10
PERTY LOCATION: 63 S 22ND AVE #	C 1-6 BRIGHTON	PAYMENT OPTION	IS FOR CURRENT YEAF	RTAXES		
				VISA	DISCOVER CHARGE CH	ECK ECTRONIC

R0005327 GLASSER GLENN J 12959 VALENTIA ST THORNTON, CO 80602-8193



Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

If you have sold this property, please forward this statement to the new owner or return to this office marked "property sold."

IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY, KEEP THIS NOTICE FOR YOUR RECORDS.

County Treasurer is not responsible for erroneous payments. Please see reverse side of this form for additional information.

RETAIN TOP PORTION FOR YOUR RECORDS

8 TAXES DUE IN 2019



Unpaid prior year taxes:

No

RETURN THIS COUPON FOR SECOND HALF PAYMENTS (Due by June 17th)

2nd Half Coupon

2

ck this box for address ection. Make changes everse side.



Return this coupon with payment to: ADAMS COUNTY TREASURER P.O. BOX 869 BRIGHTON, COLORADO 80601-0869 armen

R0005327

R0005327 95343*270**G50**0,7171**1/2********AUTO5-DIGIT 80601 GLASSER GLENN J 12959 VALENTIA ST THORNTON CO 80602-8193



SECOND HALF DUE BY JUN 17, 2019

2,364.05

PAYMENTS MUST BE IN U.S. FUNDS

000001800053272 00002364057 00000000000





No

JIS AXES DUE IN 2019



Unpaid prior year taxes:

No

RETURN THIS COUPON WITH FIRST HALF PAYMENT (DUE FEB. 28TH) OR FULL PAYMENT (DUE APRIL 30TH)

Full Payment or 1st Half Coupon



ERTY

R

on reverse side.









Return this coupon with payment to: ADAMS COUNTY TREASURER P.O. BOX 869 BRIGHTON, COLORADO 80601-0869

ACCOUNT NUMBER R0005327

Collie Rindron # R0005327

Check this box for address correction. Make changes

> GLASSER GLENN J 12959 VALENTIA ST

THORNTON, CO 80602-8193

FIRST HALF DUE BY FEB 28, 2019

2,364.05

PAYMENTS MUST BE IN U.S. FUNDS

FULL PAYMENT DUE BY APR 30, 2019

4,728.10

4846,32 8 118 FR 00000018000053272 00002364057 000047281012

Ken Musso Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	BOARD OF COUN	TY COMMISSIONE	ERS		
	STIPULATION (As	to Tax Year(s)	2019	Actual Value(s))
1.	The property subject Schedule No. (S): RO		Parcel No.	(S) 0156908	3101017
2.	The subject property	is classified as a Resi	dential pro	perty.	
3.		r originally assigned ax year(s)		ng actual valu	e to the
	Land Improvements Total	\$47,22 \$1,014,68 \$1,061,90	2 .		
4.		Assessor has reviewe to the valuation for		_	
	Land Improvements Total	\$47,22 \$814,14 \$861,36	0		
5.		agreement, the Petitioner appeal of the			
DATED this	: February 24, 2020				<u>\</u>
		Gregory J Broderick	Digitally signed by Gregor Broderick DN: cn=Gregory J. Broder or-Adams County, ou=Ass Office, email=gbroderick@dcog Date: 2020.02.24 16:08:25	ick, iessors ov.org, c=US	
Petitioner's I	Representative ASSER	Assessor Repre	esentative		

a

PETITION FOR ABATEMENT OR REFUND OF TAXES

RECEIVED

County:		[(1	Date Received Use Assessor's or Commissioners' I	Date StampFEB 18 2019
Section i: Petitioner	, please complete	Section I only.		South Seat Seat A sea Sea
Date: 0 2 1	2020 Year		A	OFFICE OF THE DAMS COUNTY ASSESSOR
		A		
Petitioner's Name: 1			/ h // S/	
Petitioner's Mailing Ad				
	rora	<u> </u>	20012	
Cfty or	Town	State	Zip Code	
SCHEDULE OR PARCE		PROPERTY ADDRESS OR LEGATOR G. MONTUIE		
above property for the the taxes have been le clerical error, or overvir PLGASE SEET CONTROLLE S	properly tax year avied erroneously or elucition. Attach add with the second of value: of value: y of perjury in the second or example to the se	s 1,450,000 (Zoig) Value Year econd degree, that this petition, mined by me, and to the best of the be	e following reasons: (Briefly of pus valuation, irregularity in less than the push of the	describe why avying, APPRICIATE DAT REALISTICA SER TRIS. And exhibits and belief, is 314
denies the petition for refund	l or abatement of taxes 25, C.R.S., within thirty Asse	§ 39-10-114(1), C.R.S., or the Property in whole or in part, the Pelitioner may as days of the entry of any such decision, § SSOr'S Recommendation (For Assessor's Use Only)	peel to the Board of Assessment A	ppeals pursuant
	Tax Year			1
Aci	ual <u>Asseşs</u>	ed <u>Tax</u>		
Original				
Corrected				
Abate/Refund				
Assessor recomm	ende approval as	outlined above.		
If the request for abatement	is based upon the grour	nds of overvaluation, no abatement or ra		
protest to such valuation has Tax year:Protes		e of Determination has been mailed to th : (If a protest was filed, please attach		U.n.s.
_		e following reason(s):		
15-DPT-AR No. 920-66/15	<u></u>	As	sessor's or Deputy Assessor's Si	gnature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor (Only for abatements up to \$10	
The Commissioners ofCounty authorize to review petitions for abatement or refund and to settle by written mul abatement or refund in an amount of \$10,000 or less per tract, parcel, property, in accordance with § 39-1-113(1.5), C.R.S.	e the Assessor by Resolution No. tual agreement any such petition for , or lot of land or per schedule of personal
The Assessor and Petitioner mutually agree to the values and tax	abatement/refund of:
Tax Year	
Actual Assessed Tax	
Original	
Corrected	
Abate/Refund	
Note: The total tax amount does not include accrued interest, penalties, and fees assor applicable. Please contact the County Treasurer for full payment information.	ciated with late and/or delinquent tax payments, if
Petitioner's Signature Date	
Assessor's or Deputy Assessor's Signature Date	
Section IV: Decision of the County Commission (Must be completed if Section III does not apply) WHEREAS, the County Commissioners of Councalled regular meeting held on /, at which meeting to (Month	
with notice of such meeting and an opportunity to be present having be	-
of said County and AssessorName	(being present-not present) and
Petitioner (being present	not present), and WHEREAS, the said
County Commissioners have carefully considered the within petition, at NOW BE IT RESOLVED that the Board (agrees—does not agree) with and that the petition be (approved—approved in part—denied) with an	h the recommendation of the Assessor,
Year Assessed Value Taxes Abate/Refund	
Chalrperson e	of the Board of County Commissioners' Signature
I,County Clerk and Ex-Officio C in and for the aforementioned county, do hereby certify that the above a record of the proceedings of the Board of County Commissioners.	Clerk of the Board of County Commissioners and foregoing order is truly copied from the
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the	seal of said County
thisday of,, Month Year	
<u> </u>	ounty Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in d	
Section V: Action of the Property Tax Adr (For all abatements greater than \$1)	
The action of the Board of County Commissioners, relative to this petiti	on, is hereby
· · · · <u>_</u> · · · ·	for the following reason(s):
Secretary's Signature Property Tax Administral	tor's Signeture Date

Ken Musso Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Sulta C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	BOARD OF COUN	TY COMMISSION	ERS	
	STIPULATION (As	s to Tax Year(s)	2019	Actual Value(s))
1.	The property subject Schedule No. (S): Re	to this Stipulation is: 0095210	Parcel No.	(S) 0182334405001
2.	The subject property	is classified as a Res	idential pro	perty.
3 .	The County Assessor subject property for t	or originally assigned ax year(s) 201	the following:	ng actual value to the
	Land	\$43,89	36	į.
	Improvements	\$1,552,10		•
	Total	\$1,596,00		•
4.				nd agrees to make the property for tax year(s)
	Land	\$43,89)6	
	Improvements	\$1,396,10		
	Total	\$1,440,00	10	
5.				nds that they are giving his property for tax
DATED this	: February 24, 2020			
Λ		and principles.		•
ALL I	#/	Gregory J	Digitally nigned by Gragory Broderich DisconGregory J. Broderi	r S. idki
13 00	n	Broderick	Office, amelicabrodenshippdoggo cubs 1920.02.24 16.08.29	mag, caus
Petitioner's F	Representative	Assessor Repr	Thirt total of the 14 heres	- 1 - N - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
AMH LLC		Adams County		Office
		,		

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0005327

Parcel No: 0156908101017

Petition Year: 2019

Date Filed: February 10, 2020

Owner Entity; GLENN J GLASSER

Owner Address: 12959 VALENTIA ST.

Owner City: THORNTON

State: COLORADO 22ND AVE. UNIT C1-6, BRIGHTON CO 80601

	<u>: </u>	63 S ZZIND AVE. UNIT CT-6, BRIGHTON CO 80601						
TYPE OCC		PETITIONER'S REQUESTED VALUES			ASSESSOR'S ASSIG	ORIGINAL TAX WARRAN		
CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINALI	AA WARRANI
	L		230 (24) 765	L:	\$47,220	\$3,380	A. Ratio	7.15%
• :	1:			1:	\$1,014,682	\$72,550	Mill Levy	100.132
OTALS:	_	\$849,000	\$60,700		\$1,061,902	\$75,930	Original Tax	\$7,603
oner's Sta	ten	nent:	CONTRACTOR OF THE CO.	4.27	t two programs		STATE OF THE STATE	建筑器建筑
	CODE L OTALS :	CODE L:	CODE Actual Value L: :: :: :: : : : : : : : : : : : : : :	CODE Actual Value Assessed Value L:	CODE Actual Value Assessed Value L:	CODE Actual Value Assessed Value Actual Value L: \$47,220 L: \$1,014,682 OTALS: \$849,000 \$560,700 \$1,061,902	CODE Actual Value Assessed Value Actual Value Assessed Value L: \$47,220 \$3,380 L: \$47,020 \$72,550 OTALS: \$849,000 \$560,700 \$1,061,902 \$75,930	CODE

BUILDING IS OLD AND IN NEED OF MANY REPAIRS.

Assessor's Report Situation:

SIMILAR 4-8 UNIT APARTMENT BUILDINGS IN THE BRIGHTON AREA WERE VALUED DURING THE INTIAL APPEAL PERIOD (ASSESSOR LEVEL) @ \$148.00 PER SQUARE FOOT.

Action:

THE MARKET VALUE OF THE SUBJECT PROPERTY SHOULD BE REDUCED TO \$861,360 OR \$148.00 PER SQUARE FOOT.

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVDE	OCC	ASSESSOR'S ASSIGNED VALUE		RECOMMEND	REVISED TAX WARRANT		
TYPE	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL		L: \$47,220	\$3,380	L: \$47,220	\$3,380		\$1,435.89
NEAL		l: \$1,014,682	\$72,550	i: \$814,140	\$58,210	Revised Tax	
TO	TÄLS:	\$1,061,902	\$75,930	\$861,360	\$61,590		\$6,167.13

Appraiser

February 25, 2020

Certified General Appraiser

Tax Exempt Portion

3Q 2019 | AURORA

APARTMENT ACTIVITY



UNDER CONTRACT \$68,947/Unit \$204.37/SF

2019 THIRD QUARTER SALES



SOLD 10/01/2019 \$107,500/Unit \$190.21/SF ·





SOLD 09/16/2019 \$147,059/Unit \$125.11/SF



SOLD 09/13/2019 \$156,250/Unit \$256.15/SF





SOLD 09/10/2019 \$232,500/Unit \$143.79/SF





SOLD 09/02/2019 \$109,375/Unit \$248,58/SF





SOLD 08/29/2019 \$163,646/Unit \$156.75/SF



SOLD 08/23/2019 \$124,167/Unit \$176.88/SF



SOLD 07/09/2019 \$127,941/Unit \$167.69/SF



SOLD 07/05/2019 \$165.000/Unit \$251.01/SF

For a FREE Evaluation of your Property, Contact the Newell Team Today at 303.407.9789



* Properties sold by the Newell Team





LANCE TO THE PARTY OF THE PARTY

ADAMS COUNTY ASSESSONS OFFICE 4430 S. ADAMS COUNTY PRIMINY STEC2100 BRISGHTON, EQUEDOI-8203

RECEIVED

FEB 18 2019

OFFICE OF THE ADAMS COUNTY ASSESSOR



Robert A. Algeo 6007 S. Qualar Way Aurora CO 80015-5019

PETITION FOR ABATEMENT OR REFUND OF TAXES

	Date Received
	(Use Assessor's or Commissioners' Date Stamp)
lete Section I only.	
•	
	
·	
6. Adams County PrkWy	22.22
CO	80601
State	Zip Code
PROPERTY ADDRESS OR LI Vacant Residential Land	EGAL DESCRIPTION OF PROPERTY
ear 2019 are incorrect for sly or illegally, whether due to erroll additional sheets if necessary.)	r the following reasons: (Briefly describe why oneous valuation, irregularity in levying,
~ 56 500 / 201s	a ,
Value Year	<u>, , , , , , , , , , , , , , , , , , , </u>
examined by me, and to the best Daytime Phone	on, together with any accompanying exhibits tof my knowledge, information, and belief, is e Number ()
_ · · · <u>_</u>	
Daytime Phone	e Number (<u>)</u>
Email	
etition is submitted by an agent.	
nt to § 39-10-114(1), C.R.S., or the Prope	erty Tax Administrator, pursuant to § 39-2-116, C.R.S., ay appeal to the Board of Assessment Appeals pursuant ion, § 39-10-114.5(1), C.R.S.
ssessor's Recommendatio (For Assessor's Use Only)	on
·	•
sessed <u>Tax</u>	
l as outlined above.	
	or refund of taxes shall be made if an objection or to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.
Yes (If a protest was filed, please atta	ach a copy of the NOD.)
r the following reason(s):	
	Assessor's or Deputy Assessor's Signature
	Assessors Office Adams County PrkWy CO State PROPERTY ADDRESS OR L Vacant Residential Land Property are incorrect for a start 2019 Are incorrect for a start 2019 Are incorrect for additional sheets if necessary.) And the second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree, that this petitive examined by me, and to the best second degree that this petitive examined by me, and to the best second degree that this petitive examined by me, and to the best second degree that this petitive examined by me, and to the best second degree that this petitive examined by me, and to the best second degree that this petitive examined by me, and to the best second degree that this petitive examined by me, and to the best second degree that this petitive examined by me, and to the best second degree that this petitive examined by me, and to the best second degree that this petitive examined by me, and to the best second degree that the petitive examined by me, and to the best second degree that this petitive examined by

15-DPT-AR No. 920-66/15

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III:	Written	Mutual Agreen	nent of Assessor and Petitioner
20011011 1111			for abatements up to \$10,000)
abatement or property, in a	tions for abater refund in an ar ccordance with	nount of \$10,000 or § 39-1-113(1.5), C.	
The Assesso	or and Petition		to the values and tax abatement/refund of:
	Actual	Tax Year	- Tax
Original			·
Corrected			·
Abate/Refund			
		t include accrued interes nty Treasurer for full pay	st, penalties, and fees associated with late and/or delinquent tax payments, if yment information.
Petitioner's Sig	nature		Date
Assessor's or D	eputy Assessor's	Signature	Date
Section IV: (Must be comple	eted if Section III		ne County Commissioners
	ne County Com meeting held o		County, State of Colorado, at a duly and lawfully , at which meeting there were present the following members:
			o be present having been given to the Petitioner and the Assessor
Petitioner			Name (being presentnot present) and (being presentnot present), and WHEREAS, the said
County Comm	Na nissioners have ESOLVED that	me carefully considere the Board <i>(agrees</i>	ed the within petition, and are fully advised in relation thereto,does not agree) with the recommendation of the Assessor, n partdenied) with an abatement/refund as follows:
Year A	assessed Value	Taxes Abate/Refu	nd
			Chairperson of the Board of County Commissioners' Signature
			Clerk and Ex-Officio Clerk of the Board of County Commissioners certify that the above and foregoing order is truly copied from the y Commissioners.
IN WITNESS	WHEREOF, I h	ave hereunto set m	y hand and affixed the seal of said County
this	day of	,,,,	
		WOTER	County Clerk's or Deputy County Clerk's Signature
Note: Abstement	s oreater than \$10	000 per schedule, per v	rear, must be submitted in duplicate to the Property Tax Administrator for review.
	S STOCKET WILLIAM OF TO	por contoucio, per y	
Section V:			Property Tax Administrator patements greater than \$10,000)
The action of t	he Board of Co	unty Commissioner	rs, relative to this petition, is hereby
☐ Approved [Approved in	part \$	Denied for the following reason(s):
Seci	etary's Signature		Property Tax Administrator's Signature Date

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0104751

Parcel No: 0182517109010

Petition Year: 2019

Date Filed: March 3, 2020

Owner Entity: David Ebner Owner Address: 5420 Alcott St

Owner City: Denver State: CO

Property Location:

perty L	ocation :						
TYPE	occ	PETITIONER'S REQUE	STED VALUES			ORIGINAL TA	
,,,,	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value		10.1
REAL		L: 345,000 34 (MS56)500		L: \$56,500		A. Ratio	29.00%
	7016	1: 0 1 2 2 2 2 2		1:		Mill Levy	122.695
	TALS:	ement \$0	14 1 4 1 1 2 SO	\$56,500		Original Tax	\$2,011
<u> Pennoi</u>	ier 2010i	enem yana ana ana ana					Charles Charles
Assesso	nis Rebo			APPENDING SERVICE SERVICES			
	tion:			PERMIT			arangan arang Sasan di Sasan da
Trans.							e a promotiva
1911							
	18 M. 16						
Actio	n				e te katara		
					and the same		
			to a substitution			all recovery	Water Services
5.00	1000				a parti		
Territoria.			100		, P. M		All and
Recoi	mmenda	tion:					Million And Carlo
		her review, a reduction in			rom in the feet of the feet of	print 2000 x 25 x 2 x 25 x 2	2000 000 000 000
·	pon rui u	ici review, a reduction in	Talac appears we				
			ASSESSOR'S RECO	MMENDED ADJUSTMEN	NT		
TVDE	occ	ASSESSOR'S ASSIG	NED VALUE	RECOMMENDE	ED VALUE	REVISED TAX	WARRANT
TYPE	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
RFAI		L: \$56/500	\$ \$16,390	L: \$56,500	\$4,040		\$1,515.28

Valerie Ferguson

March 3, 2020

Appraiser

REAL

Date

\$0

\$0

\$4,040

Revised Tax

\$495.69

Certified Residential Appraiser

Tax Exempt Portion

ASSESSOR'S RECOMMENDATION **BOARD OF COUNTY COMMISSIONERS**

Account No: R0198653

Parcel No: 0172103401300

Petition Year: 2019

Date Filed: February 18, 2020

Owner Entity: HENDRICKS ALLISON AND KOL MICHAEL

Owner Address : 11250 FLORENCE ST UNIT 28E

Owner City : COMMERCE CITY
Property Location :

State: CO 11250 FLORENCE ST UNIT 28E

	perty L	ocation .	<u> </u>	TIZSO LONGINGE STORT ZEE					
Ī	TYPE OCC PETITION		PETITIONER'S REQU	REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINIAL T	AX WARRANT
1	TIFL	CODE	Actual Value	Assessed Value	Actual Value Assessed Value		Assessed Value	ORIGINAL IAX WARRA	
1	REAL	114	L: \$25,00		L:	\$25,000	\$1,790	A. Ratio	7.15%
	KEAL	114	l: \$290,00		1: ,	\$423,239	\$30,260	Mill Levy	163.385
ı	TO	TALS:	\$315,000	S22.520		\$448,239	\$32,050	Original Tax	\$5.236

Petitioner's Statement :

Property was inappropriately assessed.

Assessor's Report

Petitioner purchased property 05/03/19 \$313,200

Ajust value based on comps and sales price

Recommendation :

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT									
TYPE	OCC ASSESSOR'S ASSIGNED VALUE			RECOMMEND	REVISED TAX WARRANT					
11165	CODE	Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund			
REAL		L: \$25,000	\$1,790		\$25,000	\$1,790		\$1,555.43		
I I I	ļ	l: \$423,239	\$30,260	÷	\$290,000	\$20,740	Revised Tax	Į.		
TO	TALS :	5448,239	\$32,050		\$315,000	\$22,530		\$3,681.06		

Katie Cordova

February 18, 2020

Appraiser

Date

Certified Residential Appraiser

Tax Exempt Portion 60% in 1800 in

Ken Musso

Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton; CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	Annual Property of the Control of th		
	and the second s	The second secon	The second time at a second to the term
Property and the state of the s	A to see a see		146 7 (C) 1
	Y BOARD O		PAYS HIS REASONS
	医防湿性 医髓质症 法发生 医水体管		Samuel and the control of the contro

	STIPULATION (As to Tax Year	r(s) <u> </u>	2019	Actual Value(s))
1.	The property subject to this Stipula Schedule No. (S): R0198653	ation is	Parcel NO.	(S) 0172103401300
	The subject property is classified a	is a <u>Resid</u>	ential pro	operty:
3.	The County Assessor originally subject property for tax year(s)	assigned t 2019	he followi	ng actual value to the
	THE STATE OF THE S	\$25,000 \$423,239 \$448,239		
4, 300 4, 300 1,	The Adams County Assessor ha following adjustment to the valuation 2019	s reviewe ation for t	d this file he subject	and agrees to make the property for tax year(s)
	Land Improvements Total	\$25,000 \$290,000 \$315,00	0	
5.	By entering into this agreement, up rights to further appeal year(s) 2019	the Petitio of the	ner unders value of	stands that they are giving this property for tax

DATED this: February 18, 2020

Petitioner's Representative HENDRICKS ALLISON AND

KOL MICHAEL

Katie Cordova Digitary signed by Kallo Cordova (IN: cmarkate Cordova, Salvafams Courty, by-Office of The Assess email-cordova@adcordv.vtg. eallS

Assessor Representative Adams County Assessor's Office

Ken Musso

Assessor



COUNTY BOARD OF EQUALIZATION

Assessor's Office 4430 South Adams County Parkway 2nd Floor, Suite C2100 Brighton, CO 80601-8201 Phone 720-523-6038 Fax 720-523-6037 www.adcogov.org

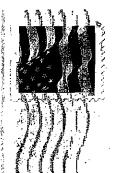
1. The property subject to this Stipulation is: Schedule No. (S): R0198653 Parcel No.(S) 017210340130 2. The subject property is classified as a Residential property. 3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 Land \$25,000 mprovements \$423,239 Total \$448,239 4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019 Land \$25,000 mprovements \$290,000 Total \$315,000		STIPULATION (A	s to Tax Year(s)	2019 Act	ual Value(s))
3. The County Assessor originally assigned the following actual value to the subject property for tax year(s): Land	1.			Parcel N0.(S)	0172103401300
Land \$25,000 Improvements \$423,239 Total \$448,239 4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s: Land \$25,000 Improvements \$25,000	2.	The subject property	is classified as a Resid	dential proper	ty.
Improvements \$423,239 Total \$448,239 4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s: Land \$25,000 Improvements \$290,000	3.	-		_	actual value to the
following adjustment to the valuation for the subject property for tax year(s: Land \$25,000 Improvements \$290,000		Improvements	\$423,23	9	
Improvements \$290,000	4.	following adjustmer			•
Improvements \$290,000		Land	\$25,00	0	
	•		\$290,00	0	
5. By entering into this agreement, the Petitioner understands that they are givin up rights to further appeal of the value of this property for tayear(s) 2019.	5.	up rights to furt	•		
DATED this: February 18, 2020	DATED this:	February 18, 2020	~		
Katie Cordova Digitally signed by Katie Cordova DN: cnrktade Cordova, c=Adams County, ou=Office of The Assessor, email=kcordova@adcogov.org, c=US Date: 2020.02.18 16:36:07 -07'00'				DN: cn=Katie Cordova, cn=Adar County, cu=Office of The Asse- email=kcordova@adcogov.org, c=US	ns ssor,
Petitioner's Representative Assessor Representative		•			•
HENDRICKS ALLISON AND Adams County Assessor's Office KOL MICHAEL			Adams County	y Assessor's Off	ice

PETITION FOR ABATEMENT OR REGUND OF TAXES

EIVED

County: ADAMS	ON ADATEMENT ON A	Date Described	RECEIVED
County. 2 CO ATO CO		Date Received	Date Stamp)
Section I: Petitioner, please con	nplete Section I only.	•	FEB 18 2019
Date: 2 (202	2 5		OFFICE OF THE
Date: 2 202 Month Day Year		A	DAMS COUNTY ASSESSOR
Petitioner's Name: McHz	HEL KOL J ALLISO	N HEMDRICKS	
Petitioner's Mailing Address: 1/12	15% FLORENCE ST	UNIT 28E	
COMMERCE CITY	Co	80640	
City or Town	State	Zip Code	
SCHEDULE OR PARCEL NUMBER(S	•	GAL DESCRIPTION OF PROPER	
	COMMERCE CITY		<u> </u>
	- Courted E Glad	CA BORAL	· .
		<u> </u>	.
above property for the property tax the taxes have been levied erroned clerical error, or overvaluation. Atta	or refund of the appropriate taxes and year <u>LPG</u> are incorrect for to busly or illegally, whether due to error ach additional sheets if necessary.) Cas Euppopublic	the following reasons: (Briefly oneous valuation, irregularity in le	d against the describe why syving,
Petitioner's estimate of value:	\$ 315,000 (2019) Value Year	_)	
or statements has been prepared of true, correct, and complete	n the second degree, that this petition or examined by me, and to the best of	n, together with any accompany of my knowledge, information, a Number (304) 382 ~ (e)	nd bellef, is
Ву		Number ()	
Agent's Signature*			
*Letter of agency must be attached when	petition is submitted by an agent.		
denies the petition for refund or abatement of	suant to § 39-10-114(1), C.R.S., or the Proped of taxes in whole or in part, the Petitioner may in thirty days of the entry of any such decision	appeal to the Board of Assessment A	2-116, C.R.S., ppeals pursuan(
Section II;	Assessor's Recommendation (For Assessor's Use Only)	n	
Tax Yo	ear		
Actual	<u>Tax</u>		
Original			
Corrected			
Abate/Refund			Adamstropy
			1
Assessor recommends approv	al as outlined above.		·
	he grounds of overvaluation, no abstement or a Notice of Determination has been mailed to		
Tax year: Protest? 🔲 No	Yes (If a protest was filed, please attac	h a copy of the NOD.)	*C
Assessor recommends denial	for the following reason(s):		
	•		A STATE OF THE STA
		Assessor's or Deputy Assessor's Sk	inature

15-DPT-AR No. 920-66/15



RECEIVED

FEB 18 2019

OFFICE OF THE ADAMS COUNTY ASSESSOR

DEPART CORRE

ABATEMENT. ASSESSON'S OFFICE.
4430 SOUTH ADAMS COUNTY PAREMAY
BRIGHTON, CO. BOLD!

Michael Kal 1950 Fractolic Sit # 1866 Commerce city 100 Bould

	(BATEMENT FO	R TAX YEAR:	2019	
	TODAYS DATE	02/27/20		
BUSINESS NAME:	Shift Refinery			
ACCOUNT NUMBER:	P0036109			
PARCEL NUMBER:				
	ACTUAL	ASSESSED	MILL	TAX
	VALUE	VALUE	LEVY	DOLLARS
ORIGINAL VALUE	\$64,241	\$18,630	91.019	\$1,695.68
REVISED VALUE	\$0	\$0	91.019	\$0.00
ABATED VALUE	\$64,241	\$18,630	91.019	\$1,695.68
				CJG
ADDED AS	SSESSMENT FO	R TAX YEAR:		CJG
ADDED AS	SSESSMENT FO	R TAX YEAR:		J'G
	SSESSMENT FO	R TAX YEAR:		UG
BUSINESS NAME:	SSESSMENT FO	R TAX YEAR:		UG
BUSINESS NAME: ACCOUNT NUMBER:	SSESSMENT FO	R TAX YEAR:	MILL	TAX
BUSINESS NAME: ACCOUNT NUMBER:			MILL LEVY	TAX DOLLARS
BUSINESS NAME: ACCOUNT NUMBER:	ACTUAL	ASSESSED		
BUSINESS NAME: ACCOUNT NUMBER: PARCEL NUMBER:	ACTUAL	ASSESSED VALUE		DOLLARS \$0.00

	PETITIO	ON FOR AB	ATEMENT O	R REFUND	OF TAXES		
County: A	dams			Date Re	ceived 2 2	20/2019	CEIVED
				(Use Asse	essor's or Commission	ers' Date Starna)	VEIVEU
Section I:	Petitioner, pleas		tion I only.				
Date: O	2 19	2020				FE	B 2 4 2020
	onth Day	Year	. 1. (1	(oc.	
Petitioner's	Name: <u>5 R</u>	Color		· · · · ·		OFF Of Shank	ICE OF THE OUNTY ASSESSO
Petitioner's	Mailing Address:	9690 U			上工艺	- COMMO O	VUNITI ASSESSO
110	ndersor	<u> </u>	Colorado State		80640 Zip Code		
SCHEDULE (City or Town OR PARCEL NUM	BER(S) PRO		OR LEGAL DES		PĘRTY_	
_	_		9690 04			45	
<u> </u>	6109		Henderson	1, CO 8	0640	<u></u>	
the taxes had clerical error PETS over First Petitioner's	ve been levied et , or overvaluation A Prop +; m e estimate of valu	roneously or illegen. Attach addition overthy of the prior see:	the appropriate tax. 19 are incorregally, whether due to all sheets if necess 10 Set in Set	o erroneous va ary.). CUI (C. 2019 2019, Year	for the	y in levying,	
or statement			d by me, and to the				
Dahoi.	17 m	$\mathcal{L}_{\mathbf{L}}$	Daytima F	lhana Numbas	303,905	-0612	
Petitio	oner's Signature	λ	Daytime F Email Ro	hashi	+ Cannohi	5 CAM	
		O	emai, No	,	1 C-III NOCOI		
Ву			Daytime P	hone Number	()	·	
	's Signature*						
Printed Name	e:		Email		· · · · · · · · · · · · · · · · · · ·		
*Letter of agen	cy must be attached	l when petition Is so	ubmitted by an agent.		•		
denies the petiti	on for refund or abate	ement of taxes in who	0-114(1), C.R.S., or the ale or in part, the Petition of the entry of any such o	er may appeal to t	he Board of Assessme		
Section II:			r's Recommend	dation	- M. M		
		Тах Үеаг	_				
	Actual	<u>Assessed</u>	<u>Tax</u>				
Original							
Corrected							
Abate/Refund							
Assessor	recommends a	pproval as outli	ned above.				
			overvaluation, no abater ition has been mailed to				
Tax year:	Protest? 🖺 N	o ∐ Yes (Ifa	protest was filed, pleas	se attach a copy c	of the NOD.)		
Assessor	recommends d	enial for the fol	lowing reason(s):				
	•			Assessor's	s or Deputy Assesso	r's Signature	

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written	Mutual Agreeme (Only fo	ent of Assessor rabatements up to \$10,	
abatement or refund in an am property, in accordance with	nount of \$10,000 or l § 39-1-113(1.5), C.F	settle by written muless per tract, parcel, .S.	the Assessor by Resolution No. tual agreement any such petition for or lot of land or per schedule of personal
The Assessor and Petitione	r mutually agree to	the values and tax	abatement/refund of:
	Tax Year		
Actual Original	<u>Assessed</u>	<u>Tax</u>	
Original			
Corrected			
			
Note; The total tax amount does not it applicable. Please contact the Count			aled with late and/or delinquent tax payments, if
Petitioner's Signature		Date	
Assessor's or Deputy Assessor's	Signature	Date	
Section IV: (Must be completed if Section III de	Decision of the pes not apply)	County Commis	ssioners
			ty, State of Colorado, at a duly and lawfully
called regular meeting held or	Month Day Year	_, at which meeting t	there were present the following members:
with notice of such meeting ar	nd an opportunity to	oe present having be	een given to the Petitioner and the Assessor
of said County and Assessor			(being presentnot present) and
Petitioner		Name (being present	not present), and WHEREAS, the said
NOW BE IT RESOLVED that	carefully considered the Board <i>(agrees-</i> -	does not agree) with	nd are fully advised in relation thereto, the recommendation of the Assessor, abatement/refund as follows:
Year Assessed Value	Taxes Abate/Refund		
		Chairperson o	of the Board of County Commissioners' Signature
I,	county, do hereby c	ertify that the above	Slerk of the Board of County Commissioners and foregoing order is truly copied from the
this day of	ve hereunto set my	nand and affixed the	seal of said County
	Month	Year	
		Go	unty Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,0	00 per schedule, per yea	, must be submitted in du	plicate to the Property Tax Administrator for review.
Section V:		roperty Tax Adr	
The action of the Board of Cou			on, is hereby d for the following reason(s):
Secretary's Signature		Property Tax Administrat	or's Signature Date

15-DPT-AR No. 920-66/17

Ken Musso



Assessor's Office

4430 South Adams County Parkway 2nd Floor, Suite C2100 Brighton, CO 80601-8201 PHONE 720.523.6038 FAX 720.523.6037 www.adcogov.org

December 20, 2019

SHIFT REFINERY C/O CHRIS HEUSTON 9690 DALLAS ST #I COMMERCE CITY CO 80022

RE: ACCOUNT # P0036109

PROPERTY LOCATION: 9690 DALLAS ST #I

Dear Taxpayer,

It has come to our attention this account was assessed and valued for 2019. Colorado statutes indicate that personal property is not assessable until the January 1st after it is placed into service. Our records indicate this business did not begin operations until after 1/1/19. Therefore, our office should not have assessed and valued the personal property for Shift Refinery for 2019.

In order to correct this error, please complete the signature section on the first page of the enclosed abatement petition and return both pages by mail or hand-delivered (our office needs original signatures so e-mail and faxed copies are not accepted). The mailing address is:

Adams County Assessor's Office ATTN: Loren Morrow 4430 S Adams County Pkwy 2nd Fl Ste 2100 Brighton CO 80601

Please be aware we will not be able to process the abatement petition until after the tax bills are mailed, so expect to receive a tax bill. Please be aware it may take a couple of months before the charges will be reversed on the tax rolls.

Additionally, I want to thank you for the itemized listing of personal property provided. Our office will require dates of acquisition and original installed costs for the list of personal property provided. This will be required with the 2020 declaration schedule due 4/15/20.

Please do not hesitate to contact me if you have addition questions or comments. I am in the field a lot this time of year. The best way to contact me is by e-mail. I am generally prompt in responding to e-mails. I have included my business card in this mailing.

Roogooss

PETITION FOR ABATEMENT OR REFUND OF TAXINECEIVED

County: Adams	Date Received
	(Use Assessor's or Commissioners' Date Stamp) FEB 1 8 2020
Section I: Petitioner, please complete Section I only.	•
Date: O 2 18 2030 Month Day Year	OFFICE OF THE ADAMS COUNTY ASSESSOR
Petitioner's Name: 120bert D Morga,	^
Petitioner's Mailing Address: 19440 @ 118 to A	E
Commerce CHT CO	your z
SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRESS OR L 20080088	Zip Code EGAL DESCRIPTION OF PROPERTY
Petitioner requests an abatement or refund of the appropriate taxes are above property for the property tax year are incorrect for the taxes have been levied erroneously or illegally, whether due to error clerical error, or overvaluation. Attach additional sheets if necessary.)	r the following reasons: (Briefly describe why pneous valuation, irregularity in levying,
on 2/13/2019 19440 C	112 to ALIE WAS APPLAISED
At a value of \$1650,000. Agrassol by the Milless Aprilial group.	was preferred for a refinal.
Petitioner's estimate of value: \$\(\begin{pmatrix} \display \dinploy \dinploy \dinploy \display \display \display \display \display \display \disp	<u></u>
I declare, under penalty of perjury in the second degree, that this petition statements, has been prepared or examined by me, and to the best true, correct, and complete.	
	e Number <u>(3-3) 204 - 1821 - </u>
Petitioner's Signature Email MS	rgan 502@ ymail.com
By Daytime Phone	∋ Number ()
Agent's Signature' Email	·
*Letter of agency must be affached when petition is submitted by an agent.	
If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Prop denies the petition for refund or abatement of taxes in whole or in part, the Petitioner m to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decisi	ay appeal to the Board of Assessment Appeals pursuant
Section II: Assessor's Recommendation (For Assessor's Use Only)	on
Tax Year	Minaperence
Actual Assessed Tax	
Original 910,414 (05,100 600),96	
corrected 650,000 46,470 4784,35	
Abate/Refund	
☐ Assessor recommends approval as outlined above.	Madagas
If the request for abatement is based upon the grounds of overvaluation, no abatement protest to such valuation has been filed and a Notice of Determination has been mailed	
Tax year: 209 Protest? No 🗆 Yes (If a protest was filed, please att	ach a copy of the NOD.)
Assessor recommends denial for the following reason(s):	
	CLICATION
	Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section It! or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner (Only for abatements up to \$10,000)
The Commissioners of County authorize the Assessor by Resolution No to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or let of land or per schedule of personal properly, in accordance with § 39-1-113(1.5), C.R.S.
The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:
Tax Year
Actual Assessed Tax
Original
Corrected
Abate/Refund
Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent (ax payments, if applicable. Please contact the County Treasurer for full payment information.
Petitioner's Signature Date
Assessor's or Deputy Assessor's Signature Date
Section IV: Decision of the County Commissioners (Must be completed if Section III does not apply)
WHEREAS, the County Commissioners of County, State of Colorado, at a duly and lawfully
called regular meeting held on / / , at which meeting there were present the following members:
with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor
of said County and Assessor(being present-not present) and
Petitioner(being present-not present), and WHEREAS, the said
County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agreesdoes not agree) with the recommendation of the Assessor,
and that the petition be (approvedapproved in part-denied) with an abatement/refund as follows:
Year Assessed Value Taxes Abate/Refund
Chairperson of the Board of County Commissioners' Signature
I,County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County
this day of Month Year
County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.
Section V: Action of the Property Tax Administrator (For all obatements greater than \$10,000)
The action of the Board of County Commissioners, relative to this petition, is hereby Approved Approved in part \$ Denied for the following reason(s):
Secretary's Signature Property Tax Administrator's Signature Date

Ken Musso Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Sulte C2100
Brighton, CO 80601-8201
Phone 720-523-6038
fax 720-523-6037
www.adcogov.org

	BOARD OF COUNTY CO	MMISSIONE	RS	
	STIPULATION (As to Tax	Year(s)	2019 Actual V	/alue(s))
1,	The property subject to this S Schedule No. (S): R008008		Parcel No.(S) 01	723-00-0-00-180
2.	The subject property is classi	ified as a Resid	lential property.	
3.	The County Assessor origin subject property for tax years			l value to the
	Land	\$361,500)	
	Improvements	\$548,914		
	Total	\$910,414	1	
4.	The Adams County Assess following adjustment to the 2019:			
	Land	\$361,50	0	
	Improvements	\$288,50	0	• •
	Total	\$650,00	0	
5.	By entering into this agreen up rights to further ap year(s) 2019	nent, the Petitio peal of the	ner understands that value of this pro	they are giving operty for tax
DATED this:	2/20/2020		·	
_		Rita	Digitally imposed by RAs Anderson DN (in spain Anderson, in Address	
1111	- P. 12 M.	Anderson	County Culturation our Assemblan's Efficie emakeupe stone implication and critis Cultur 2020:02:20 12:10:58-01700*	
Petitioner's F	Roboth Mayon Representative	Assessor Rep		
		•	y Assessor's Office	
- · · · · · · · · · · · · · · · · · · ·				

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0080088

Parcel No: 01723-00-0-00-180

Petition Year: 2019

Date Filed: February 18, 2020

Owner Entity: Kerry D Morgan and Robert D Morgan and Heather M Morgan

Owner Address: 19440 E 118th Ave

Owner City: Commerce City State: CO Property Location: 19440 E 118th Ave, Commerce City, CO 80022

operty L	ocation .	13440 L 110th Ave, Comin	ierce city, co oc	JULL			
TYPE	occ	PETITIONER'S REQUES	TED VALUES	ASSESSOR'S ASSIG	NED VALUES	ORIGINAL TA	V MADDANIT
1112	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	ONIGHVALTA	X VVAINAIVI
REAL	100	L:		L: \$361,500	\$25,850	A. Ratio	7.15%
KEAL	100	1: 13 43 6 4 5 4 5 5		l: \$548,914	\$39,250	Mill Levy	92.196
TO	TALS:	\$650,000	\$46(480)	\$910,414	\$65,100	Original Tax	\$6,001.96
Petition	ner's Stat	ement :x					

On 2/13/2019 19440 E 118th Ave was appraised at a value of \$650,000. Appraisal was performed for a refinanace by the Millson Appraisal Group.

Assessor's Report

Petitioner submitted fee appraisal dated Feb 13, 2019 \$650k

Reviewed subject and comparable sales, was able to use one comp from fee appraisal since it went under contract in June 2018.

Recommendation:

Upon review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

		·					
TYPE	occ	ASSESSOR'S ASSIG	NED VALUE	RECOMMENDE	D VALUE	REVISED TAX	WARRANT
ITPE	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	ı
REAL		L: \$361,500	\$25,850	L: \$361,500	\$25,850		\$1,717.61
MLAL		: \$548,914	\$39,250	l: \$288,500	\$20,620	Revised Tax	
TQ:	₹ALS:	\$910,414	\$65,100	\$650,000	\$46,470		\$4,284.35

Date

Tax Exempt Portion



COMPARABLES MAP

ADAMS COUNTY ASSESSORS Sales Comparables Report

Subject Property

Subdivision:

E 19440 118TH AVE

Year Built:

1976

Sale Date:

02/22/2019

Sale Price:

\$0

TmAdj Sale Price:

\$0

TmAdj Sale Price / SF: **Building SF:**

\$0.00 2,692

Land SF:

851,162

Parcel Number:

0172300000180

Legal:

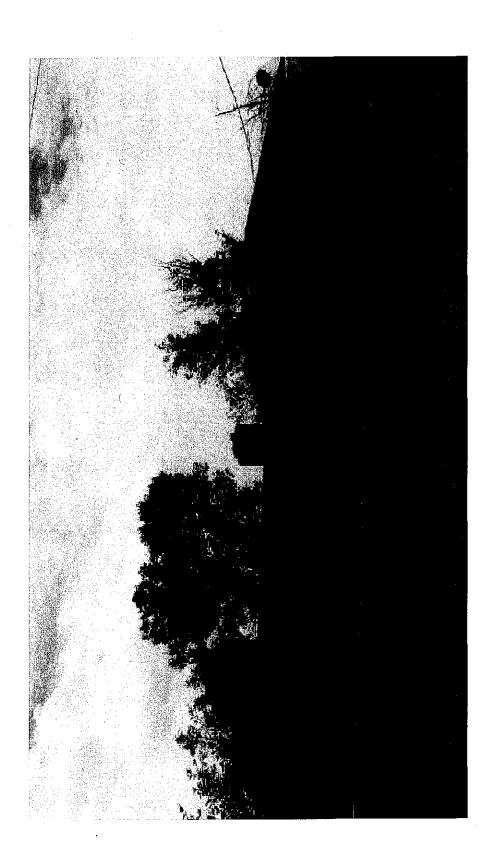
THE W 661/76 FT OF THE S2 NE4 OF

Zoning:

A-3 ALSO EXC BEG AT THE NW COR OF S2 NE4 OF SD SEC 3 TH S 00D 02M 09S W ON AN ASSUMED BRNG A

DIST





,

Comparable Number: 1 Account Number: R0137064

Reception Number: 2018000058219

Subdivision: THE ESTATES AT BROMLEY SOUTH AMENDED

14875 ALMSTEAD ST

Year Built:

2002

Sale Date: Sale Price: 07/19/2018 \$635,000

TmAdj Sale Price: TmAdj Sale Price / SF: \$277.41 Building SF: 2,289

\$635,000

Land SF:

371,564

Parcel Number:

0156517101005

Legal: Zoning:



Comparable Number: 2 Account Number: R0001569

Reception Number: 2018000043607

Subdivision:

E 22855 152ND AVE

Year Built:

1983

Sale Date: Sale Price: 05/29/2018

\$400,000

TmAdj Sale Price: TmAdj Sale Price / SF: \$277.06

\$403,400

Building SF:

1,456

Land SF:

912,974

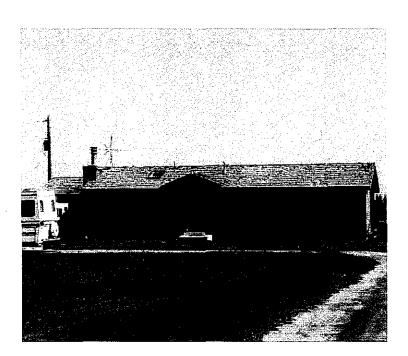
Parcel Number:

0156900000175

Legal: Zoning: BEG AT SW COR SE4 SE4 SEC 12 TH

A-3 1095/26 F1 TH W 326/60 F1 TH N 10D 26M E 234/63 FT TO A PT ON THE N LN OF S2 SE4 TH E 767/88 FT TO NW COR SE4 SE4 TH E 158 FT

TH S 1323/



Comparable Number: 3 Account Number: R0008965

Reception Number: 2018000008853

Subdivision:

14995 RIVERDALE RD

Year Built:

1995

Sale Date: Sale Price: 01/29/2018

\$770,000

TmAdj Sale Price: TmAdj Sale Price / SF: \$458.33

\$770,000

Building SF:

1,680

Land SF:

1,524,600

Parcel Number:

0157114000028

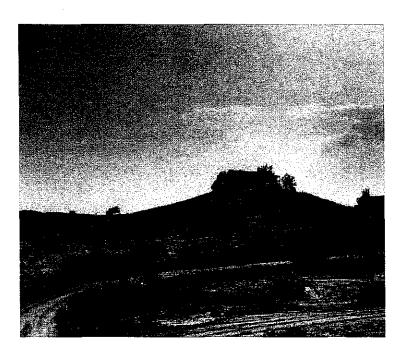
Legal:

PT OF NW4 SEC 14 DESC AS FOL

Zoning:

440/65 FT TO POB THICONEN 1051/25 FT TO A PT 1141/83 FT FROM NW COR SD SEC 14 TH N 88D 47M E 454/16 FT TH S 66D 43M E

850/63 FT TH N 88D 47M



Comparable Number: 4

Account Number: R0008575

Reception Number: 2017000089139

Subdivision:

E 13110 160TH AVE

Year Built:

1941

Sale Date:

10/09/2017

Sale Price:

\$599,900

TmAdj Sale Price:

\$633,494

Building SF:

TmAdj Sale Price / SF: \$413.51

Land SF:

1,532 765,349

Parcel Number:

0157112100007

Legal:

W2 NW4 NE4 EXC PARC AND EXC

Zoning:

A-1

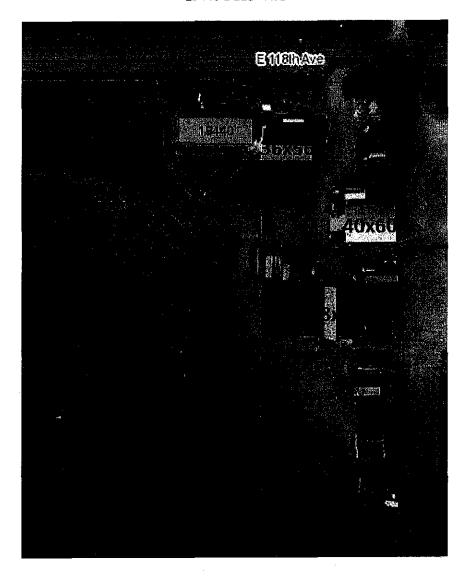


Sı	ubject	Comp # 1		Comp # 2		Comp # 3	
Sale Date	02/22/2019	07/19/2018 - 6/20	O18	05/29/2018		01/29/2018	
Sale Price	\$0	635000		400000		770000	
TmAdj Sale Price	\$0	635000		403400		770000	
·	0172300000180	0156517101005		0156900000175		0157114000028	
	R0080088	R0137064		R0001569		R0008965	
Street Address	19440 E 118TH AVE	14875 ALMSTEAD ST		E 22855 152ND AVE		14995 RIVERDALE RD	
Ollect Address	19770 E 110111 AVE		a i a mi	E 22033 132ND AVE		14993 KIVEKDALL KD	
		Petitioner's Fee Appr	aisai 				
TOTALIMPSF	9428	4017	\$0	3397	\$0	4480	\$0
TOTALLANDSF	0	0	\$0	0	\$0	0	\$0
NBHDANDEXT	530 - 1	102 - 00	\$0	101 - 00	\$0	119 - 1	\$0
OCCUPANCY	Single Family Reside	Single Family Residentia	\$0	Single Family Residentia	\$0	Single Family Residentia	\$0
GARDET	0	0	\$0	0	\$0	768	(\$22,272)
CVRDWOODDECK	. 0	0	\$0	0	\$0	0	\$0
QUALITY	Fair	Good	\$0	Fair	\$0	Average	\$0
AGE	26	16	\$0	35	\$0	23	\$0
SF	2692	2289	\$23,374	1456	\$71,688	1680	\$58,696
GARATT	616	672	(\$2,128)	374	\$9,196	0	\$23,408
BSMFIN	0	0	\$0	0	\$0	1320	(\$18,612)
BSMMNFIN	0	0	\$0	0	\$0	0	\$0
OPENSLAB	0	0	\$0	108	(\$1,080)	0	\$0
CONDITION	Average	Average	\$0	Fair	\$0	Good	\$0
WALKOUT	0	1	(\$18,400)	0	\$0	0	\$0
EXTERIOR	Frame Siding	Frame Siding	\$0	Frame Siding	\$0	Frame Siding	\$0
WOODDECK	144	184	(\$880)	0	\$3,168	624	(\$10,560)
BSMNUNF	0	1141	(\$28,525)	0	\$0	1680	(\$42,000)
CVRDSLAB	0	544	(\$12,512)	304	(\$6,992)	0	\$0
ENCLPORCH	0	0	\$0	0	\$0	0	\$0
LARGELOTADJUS		0	\$0	0	\$0	0	\$0
BATHS	3	5	(\$21,800)	2	\$10,900	6	(\$32,700)
LANDNETACRE	19.54	8.53	\$55,050	20.9590	(\$7,095)	35	(\$77,300)
OUTBLDGSF	6736	1728	\$0	1941	\$0	2800	\$0
BLTASDESCRIPTI	ON Bi Level	2 Story	\$0	Ranch 1 Story	\$0	Ranch 1 Story	\$0
Final Market Value	\$650,000.00	\$ Adjustment	(\$5,821.00)	\$ Adjustment	\$79,785.00	\$ Adjustment	(\$121,340.
Final Market Value	/ SF \$68.94	Gross % Adjustment	25.6172%	Gross % Adjustment	27.2977%	Gross % Adjustment	37.084
-		Net % Adjustment	-0.9167%	Net % Adjustment	19.7781%	Net % Adjustment	-15.758
		Adjusted Sales Price	\$629,179.00	Adjusted Sales Price	\$483,185.00	Adjusted Sales Price	\$648,660
		Adjusted Sales Price / Si	\$66.74	Adjusted Sales Price / Si	F \$51.25	Adjusted Sales Price / Sl	F \$68

	Subject	Comp # 4		
	Subject	σσiiipπ τ		
Sale Date	02/22/2019	10/09/2017		
Sale Price	\$0	599900		
TmAdj Sale Price	\$0	633494.4		
Parcel Number	0172300000180	0157112100007		
Account Number	R0080088	R0008575		
Street Address	19440 E 118TH AVE			
Sileet Address	19440 E 1181H AVE	E 13110 160TH AVE		
TOTALIMPSF	9428	1964	¢ 0	
TOTALLANDSF	.0	0	\$0 \$0	
NBHDANDEXT	530 - 1	119 - 1	\$0 \$0	
OCCUPANCY	Single Family Reside	Single Family Residentia	\$0 \$0	
GARDET	0	480	(\$13,920)	
CVRDWOODDEC	K 0	894	(\$29,502)	
QUALITY	Fair	Average	\$0	
AGE	26	36	\$0	
SF	2692	1532	\$67,280	
GARATT	616	0	\$23,408	
BSMFIN	0	0	\$0	
BSMMNFIN	0	0	\$0	
OPENSLAB	0	0	\$0	
CONDITION	Average	Average	\$0	
WALKOUT	0	0	\$0	
EXTERIOR	Frame Siding	Frame Siding	\$0	
WOODDECK	144	156	(\$264)	
BSMNUNF	0	0	\$0	
CVRDSLAB	0	0	\$0	
ENCLPORCH	0	0	\$0	
LARGELOTADJUS		0	\$0	
BATHS	3	2	\$10,900	
LANDNETACRE	19.54	17.57	\$9,850	
OUTBLDGSF	6736	432	\$0	
BLTASDESCRIPT	ION Bi Level	One and Half Story Fin	\$0	
Final Market Value	*,	\$ Adjustment	\$67,752.00	
Final Market Value	e / SF \$68.94	Gross % Adjustment	24.4870%	
		Net % Adjustment	10.6950%	
		Adjusted Sales Price	\$701,246.40	
	•	Adjusted Sales Price / SF	\$74.38	

•

19440 E 118th Ave



2/21/2020 PICS 7-10 Roo 800 88

SUMMARY OF SALIENT FEATURES

	Subject Adéress	19440 E 118th Ave
	Lagal Description	See Attached Tax Card
	City	Commerce City
SAMATIO	County	Adams
SUBJECT INFORMATION	State	со
SUB	Zip Gede	80022
	Consus Tract	0085.23
	Map Reference	19740
.		
PRICE	Sale Price \$	
SALES PRICE	Date of Sale	
OLIEN 7	Волюмег	Heather M & Robert D Morgan
ਤ	Lender/Client	Amerifirst Financial, Inc
▙		
	Size (Square Feet)	1,654
	Price per Square Foot \$	
BRENTS	Location	N;Res;
DESCRIPTION OF IMPROVEMENTS	Age	43
TION OF	Condition	C4 .
DESCRIP	Total Rooms	6
	Bedrooms	2
	Baths	2.0
SER	Appraiser	William Adam Millson
APPRAISER	Date of Appraised Value	02/13/2019
		·
Ħ	Part Part of a 1984	
WALUE	Final Estimate of Value \$	650,000

Uniform Residential Appraisal Report

File# 1902EM265881

The purpos	se of this	SUPATIL	ary appraisal	repor	t is to p	rovide the	e fender/c#	ant with an	accurate,	and adequa	ateli	supported, or	alnion of	the mai	ket value	of the	subject property	,
							0 1011427) 01	Offi Trick 451					aniton of					
Property Add	^{2765S} 1	9440	E 118th Av	e					City	Commer	ce C	ity		State	CO	Zio Gode	80022	
Borrower	Heather	M & F	Robert D Mo	orga	an		Owner of	Public Record	Ke	rry D & Ro	bert	D Morgan	1	County	Adan	ns		
Legal Descrip	ption S	ee At	tached Tax	C Ca	ard													
Assessor's P			3-00-0-00-1			_			Tax Y	^{'ear} 2018				R.E. Ta	xes\$ 4	2,492		
Neighborhoo				100						Raference	407	40		Gensus				_
		Non					On a sial d		-	1101010100	197		un una	_		0085.23		_
Occupant	Owner			Vaça				seasmenta S	0				UD HOA	\$ 0		per year	per month	t
Property Righ	hts Appraised		Fee Simple		Laaseho	ild	Other (de	iscribe)										
Assignment 1	Туре	Purc	hase Transaction		Refin	nance Transi	ection	Other (di	seribe)			•						
Lender/Client	t Am	rifiro	Einengial	Inc			Addre	55 275 E	Diale	n Blvd #30	30.0	ilbort AZ	95207					
	7 98 1 1		t Financial,			ale in the two		prior to the effective			ט, ט	IIDGIE, AZ	00231			Yes 🔀	No	
					on ottored for sa					па арұлақаят						Yes 🔀		
Report data s	source(s) used,	offering	price(s), and date	(8).		Ma	trixMLS.	Public Rec	ord.									
l 🦳 did	did not	anaivze i	the contract for sa	de for	the subject our	chase trans	action, Explai	in the results of th	analysis c	of the contract fo	r sale o	why the analys	sis was not					
performed.		,																
portarios.																		
Contract Price	ia \$		Date of G	ontra	ot		is the pr	oparty seller the o	wner of pu	blic record?		ZeY Tes	No	Data Sou	roe(s)			
la there any fi	financial assista	nce (loar	n charges, sale co	FICESS	sions, gift or dov	wapayment	assistance, a	ito.) to be paid by	any party o	n behalf of the b	orrowa	?				Γ	Yes N	lo
if Yas, report	the total dollar	amount a	and describe the it	erns i	to be gaid.											_		
	100 1000 0000	an vent																
Note: Race a	and the racial o	omposit	tion of the neight	orho	od are not app	raisal facto	ors.											
anninum.			Characteristics				ijipggatet	Deal!*	t Housing	Transla	11 400		ne-	-Unit Hou	igino	Dean.	ent Land Use %	
	3*1000000000000000000000000000000000000	WV. IUW		_				*************					3 (1000)	чински			elit callu ose io	
Location	Urban		Suburban	X	Rural	Property	Values	Increasing	\mathbf{x}	Stable	_ []	Declining	PRICE		AGE	One-Unit	70) %
Built-Up	Over 75%	×	25-75%	\Box	Under 25%	Demand/	Supply	Shortage .		In Balance	一	Over Supply	\$ (000)		(уго)	2-4 Unit) %
				품	Slow				-				+	Low		Multi-Famil		
Growth	Rapid	<u> </u>		Ш		Marketin	y ittiro	Under 3 mt	15	3-8 mths		Over 6 mths	360	Low	0		· · ·) %
Neighborhood	d Boundaries		See attact	hed	addenda	ì							950	High	125	Commercia	10	%
												-	497	Pred.	40	Other	20	
Neighborhood	d Departolisa		2 11 11										431		40		20	_
118198100111000	a Dasonpaun		See attacl	nea	i addenda	t												
1																		
Market Condit	Hons Ancheling	eumort	for the above con	clusio	nns)		0							-				
Islandi dosidii	motra évicamió	anhhour	IOI LIIC ADAYS COIL	diuan	21107		See a	ttached add	ienda.									
Dimensiona	660413	04404	4,4000				Area	10 E4 no		Sha	ine i	Dogtongul	or		View N	Dotal		
			51x1283					19.54 ac			the I	Rectangul	ar		, IA	Pstrl;		
Specific Zonia	ng Clasofficatio	1	A-1				Zoning	Description	<u>Agricu</u>	ltural								
Zoning Compl	diance	Lega!	Legal N	onco	nforming (Grand	dfathered U:	se)	No Zonin	g 🗆	illegal (describe	9)							
Is the highest		_		nved .	for as proposed	i per plans :	and specificat	dons) the present i	ise?				₹ Yes [□ No	If No, descr	iha		
10 Die Augileet		, paplan	proporty de map.		for on think case	- Man browning a	mio operation.	manay are processes						1.00		,20		
													• -					
Utilities	Public	Other (describe)				Pub	illo Other (de	scribe)			Off-site Improv		,		Public	Private	_
Utilities Electricity		Other (describe)			Water	Pub			nical)		Off-site Improv	rements – Type)			Private	
Electricity	Public							⊠ v	Vell(Ty			Off-site Improv	ements – Type)		Public	Private	_
Electricity Gas	X		Propane			Sanitary Se	wer	X v	Vell(Ty Septic (Typical)		Off-site Improv Street Diri Alley No.	ements – Type		C144 21 D			_
Electricity Gas FEMA Special	i Flood Hazard	rea 🔀	Propane X		No FE		wer Zone p	X_v X_s	Vell(Ty Septic (FEMA N	Typical) fap# 08	30010	Off-site Improv	ements – Type		EMA Map Da		Private	_
Electricity Gas FEMA Special	i Flood Hazard	rea 🔀	Propane		No FE	Sanitary Se	wer Zone p	X_v X_s	Vell(Ty Septic (FEMA N	Typical)	30010	Off-site Improv Street Diri Alley No.	ements – Type		EMA Map Da			
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Freddie Mac Form 70 March 2005

UAD Version 9/2011

Page 1 of 6

Fannie Mae Form 1004 March 2005

Uniform Residential Appraisal Report

File# 1902EM265881

There are 20 comparable	prop	erties cur	rantiy o	ffared f	or sale	n t	he subject neighborhoo		ng In		from \$ 400,000			00,000
There are 53 comparable	sales		subject	neighba			he past twelve month	rangir	-		ce from \$ 360,00	0	to \$	950,000
FEATURE		SUBJECT	Ī .				LE SALE # 1				LE SALE # 2			ABLE SALE # 3
Address 19440 E 118th A				ı	5 Riverd				5 Alms				1 E 112th	
Commerce City,	CO	MERCANADA TANADA	1464K11111111		ton, CO		302		on, Co		42			r, CO 80022
Proximity to Subject Sale Price	\$				miles N\		2 770 770	********	miles	NE	\$ 635.000	M >> 4 > M + M + M + M	miles SE	\$ Agn onn
Sale Price/Gross Liv. Area	\$	245.0	e soft				\$ 770,000		277 44	S ne	8 635,000			\$ 480,000 ft.
Data Source(s)		215.2	6 sq.ft.											
Verification Source(s)		ainidu a					844;DOM 1				824;DOM 8		tor,Tax Re	18279;DOM 4
VALUE ADJUSTMENTS		DESCRIPTI	DN		or,Tax F scription	(eux	+(-) \$ Adjustment		or, Tax		+(-) \$ Adjustment		ESCRIPTION	+ (-) \$ Adjustment
Sales or Financing				ArmL				ArmL		^ -	. 0	ArmL		0
Concessions		di in di di		Cash				Conv		K().	17 166 11	Conv		0
Date of Sale/Time		epineta a			8;c08/1	3	. /: 0		8;c06	(18.)			18:c11/18	
Location	N:R	les:	***********	N:Res	•	4	208947	N:Re			<u> </u>	N:Re		2017755
Leasehold/Fee Simple	Fee	Simple	•	Fee S	imple (Fee S	Simple			Fee	Simple K	18000
Site	19.5	54 ac		35.00	ac	I	2018-77,300	8.53	ac		+55,050	9.89	ac	+48,250
View	N;P	stri;		N;Pst	rt; 1	W	4 .	N;Ps	trl;			N;Ps	tri;	
Design (Style)	DT2	2;Bi-Lev	/el	DT1;F	Ranch \	(Call 0	DT2;	Coloni	al	0	DT1;	Ranch	0
Quality of Construction	Q4			Q4			<i>y</i> • •	Q4				Q4		
Actual Age	43			24			0	17			0	52		. 0
Condition	C4			C4				C4			ļ <u></u>	C4		
Above Grade	Telal	+	Baths	Total		aths		Total	Bdrms.	Baths		Total	Brims. Bath:	+
Room Count	6	2	2.0	7	,	1	-5,000	8	4	2.1	-5,000	6	3 1.0	_
Bross Living Area	<u> </u>	1,654	_		.,000	sg.ft.	-780		2,289		-19,050		1,176 84	1 1,,+.0
Basement & Finished		0sf936			f1320sf		-6,400	1141	sf0sfin			l	sf1117sfin	
Rooms Below Grade		br1.0ba	-00E		1.0ba0c)	-3,840				+9,360		r1.0ba0o	+1,810
Functional Utility		rage		Avera				Avera	_			Aven		0.000
Heating/Cooling Energy Efficient Items		BB/Eva	ap.	FHA/			-3,000				-3,000			-3,000
Garage/Carport		ulated		Insula				Insula			E 000	Insul		-
Porch/Patio/Deck		2dw ch,Patic	_	2ga2c Simila			0	3ga3 Simili			-5,000	Simil		0
Misc		n/Work		Simila				Simil				Simil		0
Misc	Non		SHUP	None	\$1		U	Pool	21			None		
MIGG	INUX	i c		INDITE				1.00				MOHE	,	
Net Adjustment (Total)			in iči	П	+ X		\$ -96,320	X	+ [٦.	\$ 31,350	X	+ -	\$ 70,040
Adjusted Sale Price				Net Adj.	12.	5%	50,520	Net Adj.		4.9 %	01,000	Net Adj.	14.6	
of Comparables				Gross Ad			\$ 673,680	Gross A	íj. 1	15.3 %	\$ 666,350	Gross A		
Data Source(s) MatrixMLS My research Midd of order MatrixMLS	/Ta ot revea /Ta	x Record al any prior s x Record	rds sales or tr rds	ensfers of	the compara	bie sa	ty for the three years prior to	late of sai	e of the co	omparabl	e sale.			
Report the results of the research and analy	yels of	the prior sai		_	of the subje	ot pro			difional pri	ior sales				
ITEM			SL	BJECT		_	COMPARABLE SA	LE #1			COMPARABLE SALE #2		CON	IPARABLE SALE #3
Date of Prior Sale/Transfer							01/29/2018							
Price of Prior Sale/Transfer							\$770,000							
Bata Source(s)		Matrix		ax Red	cords		MatrixMLS,Tax Re	ecords			MLS,Tax Records	8		S.Tax Records
Effective Date of Data Source(s) Analysis of prior sale or transfer history of	the mil	02/13/2		marshia -	alge	{	02/13/2019				/2019	. 1	02/13/201	
				<u> </u>			Cor	npara	ole 1's	prior	transfer was arms	eleng	th at mark	et value.
Increases are typical due t	o no	rmai m	arket f	iuctua	uons.									
							•							
Summary of Sales Comparison Approach			See all	ached	addeno	la								
				au icu	aausiit	.ч.								
											<u> </u>			
											·			
Indicated Value by Sales Comparison Appr			65	0,000										
Indicated Value by: Sales Comparison A	pproso	ch \$		650	,000	Ç	ost Approach (if develope	1)\$			Іпсоле Арргов	ch (if de	veloped) S	
Market actions of buyers a	nd s	ellers a	re bes	t analy	zed by	the	Sales Compariso	n App	roach.	Tha	t approach is give	n gre	atest weigl	nt in the
reconciliation. The Cost A	ppro	ach wa	s not	develo	ped due	to	difficulties determ	ining	accrue	d der	reciation The	incom	e Approac	h was not
developed due to a lack of										_				
This appraisal in made											ypothetical condition th			have been
completed, subject to the following required inspection based											alrs or afterations have	been c	completed,	or Subject to the
тыномину тенцияей изресной разес	ଔ	EXB BHI	аменату	assumj	PUUH THAL	Hō	CONTRIGOR OF GRICIES	uy 1308:	HUT	rednig.	authors of fepair.		-	
Based on a complete visual	inane	etion of	the	interior	and exte	rjar	areas of the sub	eat or	operty.	defined	scope of work,	stateme	at of assum	nptions and [imiting
conditions, and appraiser's certi											perty that is the s			
			2019		which	t.	the date of inspect		4 16-	affantis.	e date of this app	11		

Uniform Residential Appraisal Report

File# 1902EM265881

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***	aisal report is the Lender/Client, and its Su				
that is the subject of this apprai	isal for a mortgage finance transaction, sub	ject to the stated Scope o	f Work, purpo	se of the appraisal,	reporting
requirements of this appraisal r	eport form, and the Definition of Market Va	lue. No additional Intende	<u>ed Us</u> ers are i	dentified by the app	raiser.
All utilities and mechanicals, in	cluding hot water, were on and in good wo	rking condition at the time	of inspection	-	
A plat map was not available for	r inclusion in this appraisal report. If a plat	map is necessary for the	purpose of thi	s appraisal, a surve	y is
recommended.	<u> </u>				
Any and all external influences	in the subject area have a neutral effect on	marketability, appeal, and	i value as all	the comparables are	e in the
same area and equally effected	by the location.		_		
I certify, as the appraiser, that I	have completed all aspects of this valuation	n, including reconciling my	y opinion of va	alue, free of	
	s representatives, borrower, or any other p				liance with
Appraisal Independence "AIR"					
CO/Smoke detectors are prese					
Appraiser Compensation=\$450					
	the actual age due to recent improvements	and positive maintainence	ie.		
	lians and should not be considered absolut			ranges for the area	and should
be considered normal.	ario aria sribala not be doriblacica abbola	es. Comparables dilized	CIIC WIGHT LIC	sanges ion are area	2 and Should
	cordanne with the requirements of Title VI	of the Einsenial Institution	Potorm Poss	want and Enforcement	ant Ast of
	cordance with the requirements of Title XI of	A the Financial Institution	Retorn, Rect	ivery and ciliorcens	EIR ACEOI
	and any implementing regulations.				
	ot water heaters to be double strapped.				
	ove those for the area. This should not be				
	final opinion of value if fully suported within	the subject market illustra	iting no negal	ive effects on marke	etability exist
due to the subjects value.				 	
			.		
A-1 zoning is agricultural. The	<u>subject can not be subdivided and rezoning</u>	is unlikely making the cu	rrent use it's l	nighest and best use	€.
-76-76					
					
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	COST APPROACH TO VALUE	(nat required by Fannie Mae)			
Provide adequate information for the lender/client for		(nat required by Fahnie Mae)			
Provide adequate information for the lender/client to				rived from the sale	
Provide adequate information for the lender/client to Support for the opinion of sife value (summary of o	replicate the below cost figures and calculations.	Si	ite value is de	rived from the sale	of
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Freddie Mac Form 70 March 2005

UAD Version 9/2011

Page 3 of 6

Fannie Mae Form 1004 March 2005

Uniform Residential Appraisal Report

File#	1902EM265881
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FEATURE	SUBJECT	COMPARAE	NLE SALE # 4	COMPARA	BLE SALE # 5	COMPARAB	LE SALE # 6
Address 19440 E 118th Av	ve.	15580 E 144th A		19150 E 118th		13601 Manilla R	
Commerce City, 9		Brighton, CO 80		Commerce City		Hudson, CO 806	_
Proximity to Subject		4.12 miles NW		0.16 miles W	,	12.35 miles E	.=
Sale Price	\$	1. IE CHICOTOT	\$ 600,000	AVECUAL CONTRACTOR OF COMPLEX AND CO.	\$ 799.999	0.00.00.00.00.00.00.00.00.00.00.00.00.0	\$ 645,000
Sale Price/Gross Liv. Area	\$ 215.26 sq.ft	\$ 279.98 sq.ff	<u>``</u>	\$ 38866 501	t is a second	\$ 410.04 sq.ft.	THE RESERVE THE PROPERTY OF THE PARTY OF THE
Data Source(s)	210.20	MatrixMLS#991:		MatrixMLS#846		MatrixMLS#2710	25.00.0300.0000.0000.0000
Verification Source(s)	lah bisulah bir ola	Realtor, Tax Red		Realtor, Tax Re		Realtor, Tax Rec	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		Listing	1	Listing	101
Concessions		Conv;5000		LISUNG	1 01	LISHIG	
Date of Sale/Time			-	Active 🕠	080081	c01/19	053
Location		s12/18;c11/18	(210	Active Active	1000	N;Res; Fee Simple 40 68 ac	: n0X07
Leasehold/Fee Simple	N;Res;	N;Res;	2001		1	Nines,	10000
Site	Fee Simple	Fee Simple (1000	Fee Simple		ree Simple	105.700
View	19.54 ac	5.20 ac (C)	+71,700		+48,750		-105,700
	N;Pstrl;	N;Pstrl;		N;Pstrl;	- -	N;Pstrl;	
Design (Style)	DT2;Bi-Level	DT2;Colonial	0	DT1;Ranch	0	DT1;Ranch	0
Quality of Construction	Q4	Q4		Q4		Q4	·
Actual Age	43	20	0	0		16	0
Gondition	C4	C4		C1	-75,000		
Above Grade	Total Bdrms. Baths	Total Burms. Battis		Total Bdrms. Baths		Tetal Edmis. Baths	
Room Count	6 2 2.0	7 3 3.0	-10,000		0		0
Gross Living Area	1,654 ^{sq.ft.}	2,143 ^{sq.fl}	-14,670	2,170 sq.t	-15,480	1,573 sq.ft.	0
Basement & Finished	1040sf936sfin	840sf838sfin	+2,000	0sf	+10,400	1573sf1100sfin	-5,330
Rooms Below Grade	1rr2br1.0ba0o	1rr1br0.0ba1o	0		+9,360	1rr2br1.0ba0o	+1,640
Functional Utility	Average	Average	Ī	Average		Average	
Heating/Gooling	HWBB/Evap	FHA/Evap	n	FHA/Evap	0	FHA/CAC	-3,000
Energy Efficient flems	Insulated	Insulated		Insulated		Insulated	-,
Garage/Carport	2ga2dw	1ga2dw	+5 000	2ga2dw		2gd2dw	0
Porch/Patio/Deck	Porch,Patio	Similar		Similar	0	Similar	0
Misc	Barn/Workshop	Similar	•	Similar		Similar	0
Misc	None	None		None	-	None	
WHOL	IVOITE	THORE		Hone		rvonc	
Net Adjustment (Total)		X +	\$ 54,030	+ 🔀 -	\$ -21,970	+ X ·	\$ -112,390
Adjusted Sale Price		Net Adj. g.p.%	03,000	Net Adj. 2.7 %		Net Atl. 17.4 %	112,080
of Comparables		Gross Adj. 17,2 %					\$ 532,610
Report the results of the research and analy	unio of the orior cale or tran					(7.9 ×	332,010
ITEM		UBJECT	COMPARABLE SAL	• • • • • • • • • • • • • • • • • • • •		5 COMPA	RABLE SALE # 6
Date of Prior Sale/Transfer		200201	Ootiii Allindee Ore	4	DOME PROFILE OF ILL W	3 00	The court of the c
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Prior of Prior Sale/Transfer						i	
Price of Prior Sale/Transfer Data Source/(c)	Mantain MALC 7	au Danasda	Name in Ball O Tour Do	- Mote	ivMI S Toy Bassed	a Matrice M. C.	Tay Departs
Data Source(s)	MatrixMLS,7	ax Records	MatrixMLS,Tax Re		ixMLS,Tax Record		Tax Records
Data Source(s) Effective Date of Data Source(s)	02/13/2019		02/13/2019	02/1	3/2019	02/13/2019)
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	02/13/2019 the subject property and co	mparable sales	02/13/2019 Oth	02/1 er than the dates		02/13/2019)
Data Source(s) Effective Date of Data Source(s)	02/13/2019 the subject property and co	mparable sales	02/13/2019 Oth	02/1 er than the dates	3/2019	02/13/2019)
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Market Co	nditions Addendum to the Appraisal Report	File No.	1902EM265881
The purpose of this addendum is to provide the lender/client with a clear and acc	urate understanding of the market trends and conditions prevalent in the subject		
neighborhood. This is a required addendum for all appraisal reports with an effect	tive date on or after April 1, 2009.		
Properly Address 19440 E 118th Ave	City Commerce City	State CO	ZIP Code 80022
Berrower Heather M & Robert D Morgan			
Instructions: The appraiser must use the information required on this form as the	basis for his/her conclusions, and must provide support for those conclusions, regarding		
housing trends and overall market conditions as reported in the Neighborhood sec	ction of the appraisal report form. The appraiser must fill in all the information to the exten	t	
it is available and reliable and must provide analysis as indicated below. If any req	quired data is unavaliable or is considered unreliable, the appraiser must provide an		
explanation. It is recognized that not all data sources will be able to provide data to	or the shaded areas below; if it is available, however, the appraiser must include the data		
in the analysis. If data sources provide the required information as an average inst	tead of the median, the appraiser should report the available figure and identify it as an		

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Instructions: The appraiser must use the information required on this	form as the basis for his/her co	nclusions, and must provide supp							
housing trends and overall market conditions as reported in the Neigl				ent					
it is available and reliable and must provide analysis as indicated belo									
explanation, it is recognized that not all data sources will be able to p				ā					
in the analysis. If data sources provide the required information as an			-						
average. Sales and listings must be properties that compete with the			used by a prospective buyer of t	h6					
subject property. The appraiser must explain any anomalies in the da									
Inventory Analysis	Prior 7–12 Months	Prior 4-6 Months	Current - 3 Months				verall Trend		
Total # of Comparable Sales (Settled)	28	13	12		Increasing	_	Stable	L	Declining
Absorption Rate (Total Sales/Months)	4.67	4.33	4.00		Increasing	X	Stable		Dealining
Total # of Comparable Active Listings	Unavailable	Unavailable	20		45xcx3xcx+vcr3c3c73		Stable		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	Unavailable	Unavailable	5.0		Declining		Stable		Intreasing
Median Sale & List Prices, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current 3 Months	+			verall Trend		
Median Comparable Sale Price	512,000	495,000	497,000	╄	Increasing	_	Stable	╬	Declining
Median Comparable Sales Days on Market Median Comparable List Price	20	33	24	_	Declining	X	Stable	ST LETST	Increasing
Median Comparable Listings Days on Market	Unavailable	Unavailable	729,000		Increasing	22	Stable		Declining
Median Sale Price as % of List Price	Unavailable	Unavailable	67		Declining		Stable Stable	-	Increasing .
Seller-(daveloper, builder, etc.)paid financial assistance prevalent?	99 Von	98 No	100	╬	Increasing Declining	S	Stable	₽	Declining
Explain in detail the seller concessions trends for the past 12 months	Yes		and hundaring closing costs on	ndn.	Deciming	Δ	OtdD/o	∟∟	Increasing
4			·		4 4				
GC8C1 COMBCOCIDITO TOTAL	nained stable with se	liers paying 2-3% us	ually towards closing	cos	t and pre-	paid	s attribu	ed t	o the
buyers.									
<u></u>	.				-				
Are foreclosure sales (REO cales) a factor in the market?	Yes X No	If yes, explain includes the	o trands in listings and sales of fo	racins	d properties)				
Foreclosures, short sales, and REO sales					- Proposition.				
Toreclosures, short sales, and NEO sales	аге ргезен уелн <u>о п</u>	nger drive use subjec	t HidiACL						
	MLS service. Count	/ Record							
Cite data sources for above information. Matrix									
Cite data sources for above information. Matrix	MED DOTTION OCUM	1100018.							
Cité data sources for above information. Matrix		7 1100014.							
Cite data sources for above information. Matrix Summarize the above information as support for your conclusions in			any additional information, such	ĖS				.=	
Widata	the Neighborhood section of the	appraisal report form, if you used		ÉS					
Summarize the above information as support for your conclusions in an analysis of pending cales and/or expired and withdrawn listings, to	the Neighborhood section of the oformulate your conclusions, pro	aparaical report form. If you used wide both an explanation and supp	port for your conclusions.		or the mo	st re	cent thr	ее п	eriods
Summarize the above information as support for your conclusions in an analysic of pending sales and/or expired and withdrawn listings, to Median statistics were not readily available	the Neighborhood saction of the formulate your conclusions, pro Average statistics	appraisal report form. If you used wide both an explanation and supp were utilized. Data s	out for your conclusions. hows value to be sta	ble t					
Summarize the above information as support for your conclusions in an analysis of pending cales and/or expired and withdrawn listings, to	the Neighborhood saction of the oformulate your conclusions, pro Average statistics 6 variation between p	appraisal report form. If you used wide both an explanation and sup were utilized. Data s periods. DOM have	oot for your conclusions. hows value to be sta remained stable at 0	ble t					
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Summarize the above information as support for your conclusions in an analysis of pending cates and/or expired and withdrawn listings, it Median statistics were not readily available included in the analysis with less then a 5% times once listed. Based on current absorbitimes once listed. Based on current absorbitimes once listed analysis with less then a 5% times once listed. Based on current absorbitimes once listed analysis and the trends have been left blank due to the The trends have been left blank due to the Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales)Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosed properfiles. Summarize the above trends and address the impact on the subject of the subject o	the Neighborhood section of the promulate your conclusions, proc. Average statistics to variation between potion rates, an balan or unavailable data utilizate the following: Prior 7-12 Months	appraisal report form. If you used wide both an explanation and supplement of the control of the	port for your conclusions. shows value to be state remained stable at 0 erties exist. Idata sources in this management of the sources in this management of REO listings and explain the transfer of REO listings and explain the transfer Name	narket	Increasing Increasing Declining	0	verail Trend Stable Stable		Declining Declining Declining Declining
Summarize the above information as support for your conclusions in an analysis of pending cales and/or expired and withdrawn listings, to Median statistics were not readily available included in the analysis with less then a 5% times once listed. Based on current absorbtimes once listed. Based on current absorbtimes once listed analysis with less then a 5% times once listed. Based on current absorbtimes once listed analysis with less then a 5% times once listed. Based on current absorbtimes are due to the The trends have been left blank due to the The trends have been left blank due to the Subject Project Data Total # of Comparable Sales (Setted) Absorbtion Rate (Total Sales) (Norths) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RED sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject of the subject of the sales of the sales of the subject of the sales of the	the Neighborhood section of the promulate your conclusions, proc. Average statistics to variation between potion rates, an balan or unavailable data utilizate the following: Prior 7-12 Months	appraisal report form. If you used wide both an explanation and supplement of the serious of the	port for your conclusions. shows value to be state remained stable at 0 erties exist. Idata sources in this material of the sources in this material of the sources in this material of REO listings and explain the training of REO listing of REO li	narket	Increasing Increasing Declining	0	verail Trend Stable Stable		Declining Declining Declining Declining

Address Mappgroup1@gmail.com
Freddie Mac Form 71 March 2009

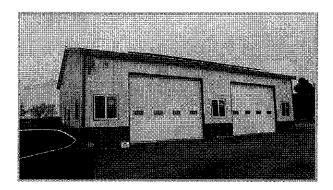
Page 1 of 1

Fannie Mae Form 1004MC March 2009

Email Address

Subject Photo Page

_							
Borrower	Heather M & Robert D Morgan						
Property Address	19440 E 118th Ave						
City	Commerce City	County	Adams	State	co	Zip Gode	80022
Lender/Client	Amerifirst Financial, Inc						



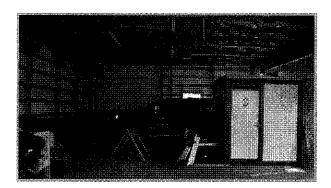
Outbuilding 1

19440 E 118th Ave

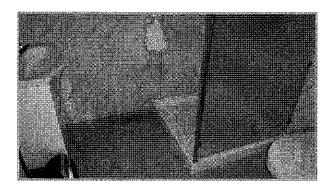
Sales Price

Gross Living Area 1,654 Total Rooms 6 Total Bedrooms 2 Total Bathrooms 2.0 Location N,Res; N;Pstrl; 19.54 ac View Site Quality Q4 43

Age



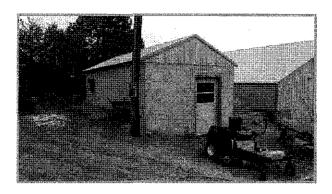
Outbuilding 1 Interior



Outbuilding 1 Full Bath

Subject Interior Photo Page

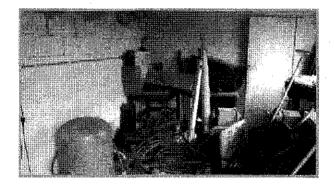
Borrower	Heather M & Robert D Morgan							
Property Address	19440 € 118th Ave						_	
City	Commerce City	County	Adams	 State	co	Zip Gode	80022	
Lender/Client	Amerifirst Financial, Inc							



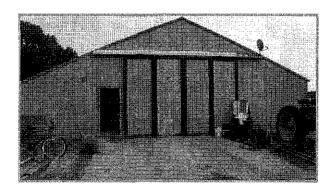
Sprinkler Shed

19440 E 118th Ave Sales Price Gross Living Area 1,654 Total Rooms 6

Quality Q4 Age 43



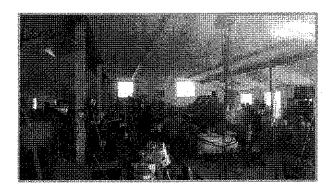
Sprinkler Shed Interior



Workshop

Subject Interior Photo Page

Borrower	Heather M & Robert D Morgan						•	
Property Address	19440 E 118th Ave							
City	Commerce City	County	Adams	St	ate	CO	Zip Gade	80022
Lender/Client	Amerifirst Financial, Inc.							



Workshop Interior

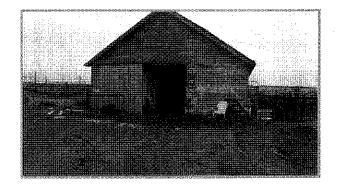
19440 E 118th Ave

Sales Price

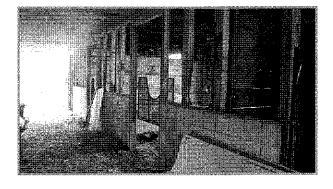
Age

Gross Living Area 1,654
Total Rooms 6
Total Bedrooms 2
Total Bathrooms 2.0
Location N;Res;
View N;Pstrl;
Site 19.54 ac
Quality Q4

43



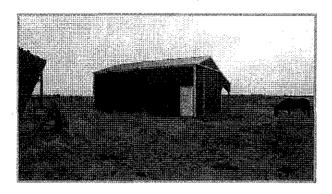
Barn



Barn Interior

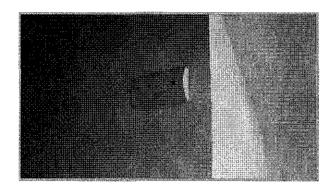
Subject Interior Photo Page

Borrower	Heather M & Robert D Morgan							
Property Address	19440 E 118th Ave							
City	Commerce City	County	Adams	 State	co	Zip Code	80022	
Lender/Client	Amerifirst Financial, Inc							



Hay Shed

19440 E 118th Ave Sales Price Gross Living Area 1,654 Total Rooms 6 **Total Bedrooms** Total Bathrooms 2.0 Location N;Res; N;Pstrl; 19.54 ac Q4 View Site Quality Age 43



CO/Smoke



Basement Bed

A	BATEMENT FO	R TAX YEAR:	2019	
1	TODAYS DATE	02/14/20		
BUSINESS NAME:	ALPHA INSUL	ATION & WAT	ERPROOFING)
ACCOUNT NUMBER:	P0037044			
PARCEL NUMBER:				<u></u>
	ACTUAL	ASSESSED	MILL	TAX
	VALUE	VALUE	LEVY	DOLLARS
ORIGINAL VALUE	\$46,890	\$13,600	141.96	\$1,930.66
REVISED VALUE	\$0	\$0	141.96	\$0.00
ABATED VALUE	\$46,890	\$13,600	141.96	\$1,930.66
				CIC
ADDED AS	SESSMENT FO	R TAX YEAR:		
BUSINESS NAME:			<u></u>	
ACCOUNT NUMBER:				
PARCEL NUMBER:				
AMAT,	ACTUAL	ASSESSED	MILL	TAX
	VALUE	VALUE	LEVY	DOLLARS
ORIGINAL VALUE		\$0		\$0.00
REVISED VALUE		\$0	0	\$0.00
ADDED VALUE	\$0	\$0	0	\$0.00

RECEIVED

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Ad	kms	_		Date Received	mm(ssioners' Date Stamp)	.9 2020
Section I: Pe	titioner, please	complete Section I	only.		OFFICE	OF THE
Date: O	2/12/2	(ear	. •			TY ASSESSOR
Politionarie M	ame: <u>Alph</u> (i Insulati	no 3 Kato	proofing !	inc .	
	ailing Address: _	495 S HC	h Street	Sulle S	40	-
·	Columbus	7 3 110	H	43215	^- 5689	-
	City or Town		State	Zip Co		_
POG3	RPARCEL NUMB		Y ADDRESS OR LI	EGAL DESCRIPTION		_
						<u></u>
above propert the taxes have clerical error, o	y for the property been levied error or overvaluation.	ent or refund of the at tax year 2619 oneously or illegally, Attach additional sh	are incorrect for whether due to errorets if necessary.)	r the following reason oneous valuation, irro	es assessed against ti ns: (Briefly describe w agularily in levying,	ne hy
Petitioner's e	stimate of value	: \$ <u>\(\begin{align*} \begin{align*} \lambda \\ \text{Val} </u>	0.00 (.30) ue Year	1		
	has been prepar				accompanying exhibi formation, and belief, i	
Petition	er's Signature	MOON	Daylime Phone	e Number 414, 2 Derty tax	221.324 15@insto	lled.net
By	Signature*		Daylime Phone	Number ()		
Printed Name:		<u> </u>	Email			
		vhen petition is submitte				
denies the petition	for refund or abatem	pursuant to § 39-10-114(1 ent of taxes in whole or in within thirty days of the er	part, the Petitioner ma	y appeal to the Board of A	suant to § 39-2-116, C.R.S. Assessment Appeals pursua S.	, nt
Section II:	**************************************		ecommendation's Use Only)	on		
		ax Year				1
	Actual	Assessed	Tax			İ
Original _		· · · · · · · · · · · · · · · · · · ·				
Corrected _						
Abate/Refund <u>.</u>			<u> </u>			
🗌 Assessor r	ecommends ap	proval as outlined a	bove.			•
If the request for al to such valuation h	batement is based up as been filed and a f	on the grounds of overval Notice of Determination ha	uation, no abatement o s been mailed to the ta	or refund of taxes shall be expayer, § 39-10-114(1)(a)	made if an objection or proto(I)(D), C.R.S.	est
Tax year:	Protest? 🔲 No	Yes (If a protest	was filed, please atta	ach a copy of the NOD.)		
Assessor r	ecommends de	nial for the followin	g reason(s):			
			-	Accessor's or Deputy	Acenesor's Signature	_

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written M		ent of Assesso or abatements up to \$	r and Petitioner	
The Commissioners of to review petitions for abatement abatement or refund in an amo property, in accordance with § 3	unt of \$10,000 or 39-1-113(1.5), C.F	settle by written n less per fract, parc R.S.	el, or lot of land or per	such petition for r schedule of personal
The Assessor and Petitioner	mutually agree to	o the values and t	ax abatement/retune	1 01:
	x Year		•	
<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>		
Original				i
Corrected				
Abate/Refund				
Note: The total tax amount does not inc applicable. Please contect the County			octated with late and/or de	linquent tax payments, if
Petitioner's Signature		Date		<u>·</u>
Assessor's or Deputy Assessor's Sig	nature	Date		
			· · · · · · · · · · · · · · · · · · ·	
Section IV: D (Must be completed If Section III does		County Comm	nissioners	
WHEREAS, the County Commis				
called regular meeting held on _		_, at which meetin	g there were present	the following members:
N I	fonth Day Year	·		
with notice of such meeting and	an opportunity to	be present having	been given to the Pe	titioner and the Assessor
of said County and Assessor		Name	(being pre	sentnot present) and
PetitionerName		(being presen	<i>tnot present</i>), and \	WHEREAS, the said
County Commissioners have ca NOW BE IT RESOLVED that the and that the petition be (approv	refully considered e Board <i>(agrees-</i>	-does not agree) v	vith the recommendat	ion of the Assessor,
Year Assessed Value	Taxes Abate/Refund			
		Chairperso	n of the Board of County	Commissioners' Signature
I, in and for the aforementioned co record of the proceedings of the	ounty, do hereby o	ertify that the abov		f County Commissioners r is truly copied from the
IN WITNESS WHEREOF, I have	e hereunto set my	hand and affixed t	he seal of said Count	у
this day of	Month	Year	<i>3</i>	
			County Clerk's or Denuty	County Clerk's Signature
: Note: Abatements greater than \$10,000	per schedule, per ye		• , ,	· • • • • • • • • • • • • • • • • • • •
Section V:	Action of the I	Property Tax A	dministrator	
The action of the Board of Coun Approved Approved in pa	•			eason(s):
Secretary's Signature	 	Property Tax Adminis	rator's Signature	Date
33 page 444 b 1 2 2 2 1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4				

15-DPT-AR No. 920-66/17

Ken Musso Assessor

Petitioner's Representative 9595 N Pecos #(9)

hornfon, Colo 80260



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	COUNTY BOARD O	OF EQUALIZATION	ON			
	STIPULATION (As t	to Tax Year(s)	2019	_ Actu	ıal Value(s))	
1.	The property subject to Schedule No. (S): 017		Parcel 1	N0.(S)	R0050574	
2.	The subject property is	s classified as a Res	idential	property	y. .	
3.	The County Assessor subject property for tax			wing a	ctual value to	the
	Land	\$28,0	00			
	Improvements	\$301,8	53			
	Total	\$329,8	53			
4.		ssessor has review	ed this file			
4.	Total The Adams County A following adjustment to	ssessor has review	ed this file the subject			
4.	Total The Adams County A following adjustment to 2019 Land Improvements	ssessor has review to the valuation for \$28,00	ed this file the subject			
4.	Total The Adams County A following adjustment to 2019:	ssessor has review to the valuation for \$28,00	ed this file the subject 00			

Assessor Representative

Adams County Assessor's Office

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0050574

Parcel No: 0171921311032

Petition Year: 2019

Date Filed: February 12, 2020

Owner Entity: Jerry Lawler

Owner Address: 2028 W 91st Place Owner City: Federal Heights

State: CO

Property Location

cation :							
OCC	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ODICINAL TAV MADDANI		
CODE	Actual Value	Assessed Value		Actual Value	Assessed Value	UNIGHVALTA	A WARRANI
	L: \$28,000.		L:	\$28,000	\$2,000	A. Ratio	7.15%
	l:		1:	\$301,853	\$21,580	Mill Levy	107.360
TALS:	\$28,000	\$2,000		\$329,853	\$23,580	Original Tax	\$2,532
Petitioner's Statement							
	OCC CODE	OCC PETITIONER'S REQUES CODE Actual Value L: \$28,000. I: \$28,000	OCC PETITIONER'S REQUESTED VALUES CODE Actual Value Assessed Value	OCC PETITIONER'S REQUESTED VALUES CODE Actual Value Assessed Value L: \$28,000 L: 1: TALS: \$28,000 \$\$2,000	OCC CODE PETITIONER'S REQUESTED VALUES ASSESSOR'S ASSIC L: \$28,000 L: \$28,000 I: \$301,853 TALS: \$28,000 \$2,000 \$329,853	OCC CODE PETITIONER'S REQUESTED VALUES ASSESSOR'S ASSIGNED VALUES L: \$28,000 L: \$28,000 L: \$28,000 \$2,000 TALS: \$28,000 \$2,000 \$32,000 \$329,853 \$23,580	OCC CODE PETITIONER'S REQUESTED VALUES ASSESSOR'S ASSIGNED VALUES ORIGINAL TA L: \$28,000 L: \$28,000 \$2,000 A. Ratio L: \$301,853 \$21,580 Mill Levy TALS: \$28,000 \$329,853 \$23,580 Original Tax

Mobile was included in valuation

Assessor's Report Situation :

Moblie was included in valuation in error.

Action:

Removed the improvement value.

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	occ	ASSESSOR'S ASSIGNED VALUE		RECOMMEND	REVISED TAX WARRANT		
ITEL	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL		L: \$28,000	\$2,000	L: \$28,000	\$2,000		\$2,316.83
ILLAL		1: \$301,853	\$21,580	l: \$0	\$0	Revised Tax	
TO	TALS:	\$329,853	\$23,580	\$28,000	\$2,000		\$214.72

Valerie Ferguson

02/21/2020

Appraiser

Certified Residential Appraiser

Tax Exempt Portion 0%

Land

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adam 5		Date Received				
Section I: Petitioner, please complet	Section I only.	•	FEB 19 2820			
Date: Feb. 12 2020)		1 CD 13 2020			
Month Day Year		,	OFFICE OF THE			
Petitioner's Name: Jerry LL	awler (agent	Barbara JLawler	ADAMS COUNTY ASSESSC			
Petitioner's Mailing Address: 4959	5 N PECOS #	[9]				
Thomton	<u>Colo</u>	80260				
City or Town	State	Zip Code				
SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR	LEGAL DESCRIPTION OF PROPERTY	() () () () () () () () () ()			
017/92/3/1032	_2028 We 9	1st Place Federal Hei	g n+s con asset			
						
Petitioner requests an abatement or refu above property for the property tax year the taxes have been levied erroneously of clerical error, or overvaluation. Attach an Econogous Valuation	2019 are incorrect for illegally, whether due to endiditional sheets if necessary.	or the following reasons: (Briefly des coneous valuation, irregularity in levy)	scribe why			
Petitioner's estimate of value: I declare, under penalty of perjury in the or statements, has been prepared or example.		" ion, together with any accompanying				
true, correct, and complete.	·					
Petitioner's Signature	Daytime Phor	e Number ()				
000	Email	4 - 1/60 /	~ . 5 -			
Agent's Signature'		e Number (<u>303) 487-</u>				
Tigoth 2 Organizato y	Email	white tiger 6 @ co	mcast-net			
*Letter of agency must be attached when petition	n is submitted by an agent.	•				
If the Board of County Commissioners, pursuant to denies the petition for refund or abatement of taxes to the provisions of § 39-2-125, C.R.S., within thirty	in whole or in part, the Petitioner n	ray appeal to the Board of Assessment Appe	16, C.R.S., eals pursuant			
Section II: Asse	ssor's Recommendat (For Assessor's Use Only)	on				
Tax Year	,,,					
Actual Asses	sed <u>Tax</u>					
Original						
Corrected						
Abate/Refund						
Assessor recommends approval as	outlined above					
If the request for abatement is based upon the grou	nds of overvaluation, no abatement					
protest to such valuation has been filed and a Notice Tax year: Protest? No Yes	e of Determination has been malled to (If a protest was filed, please at		K.S.			
_	· ·	• • • • • • • • • • • • • • • • • • •				
Assessor recommends denial for the	e ronowing reason(s):					
		Assessor's or Deputy Assessor's Signs	ture			

15-DPT-AR No. 920-66/15

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
(Only for abatements up to \$10,000)
The Commissioners of County authorize the Assessor by Resolution No. to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.
The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:
Tax Year
Actual Assessed Tax
Original
Corrected
Abate/Refund
Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.
Petitioner's Signature Date
Assessor's or Deputy Assessor's Signature Date
Section IV: Decision of the County Commissioners (Must be completed if Section III does not apply)
WHEREAS, the County Commissioners ofCounty, State of Colorado, at a duly and lawfully
called regular meeting held on/, at which meeting there were present the following members: Month Day Year
with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor
of said County and Assessor(being present-not present) and Name
Petitioner(being present-not present), and WHEREAS, the said
County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agrees—does not agree) with the recommendation of the Assessor, and that the petition be (approved—approved in part—denled) with an abatement/refund as follows:
Year Assessed Value Taxes Abate/Refund
Chairperson of the Board of County Commissioners' Signature
I,County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County
this day of Month Year
County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.
Section V: Action of the Property Tax Administrator (For all abatements greater than \$10,000)
The action of the Board of County Commissioners, relative to this petition, is hereby
Approved Approved in part \$ Denied for the following reason(s):

15-DPT-AR No. 920-66/15



HOLD TO LIGHT TO VIEW WATERMARK

STATE OF COLORADO

CERTIFICATE OF DEATH

STATE FILE NUMBER

3	1. DECEDENTS NAME (First, A	fiddle, Last)			2.	SEX 3. DATE OF DE	ATH (Month, Day, Year)
DECEDENT	Beatrice	E.	LAWLER			E July	15, 2004
***	4. SOCIAL SECURITY NUMBER	6a AGE - Last 5b. Birthday (Years) Mos	UNDER 1 YEAR	UNDER J DAY 6	DATE OF BIRTH		E (City and State or Foreign
	523-40-1586	68 9a. PLACE OF DEATH		<u>i 🐃 40</u>	ctober 24, 19	35 Denve	er, Colorado
	B. WAS DECEDENT EVER IN U.S. ARMED FORCES?	HOSPITÁL.		OTHER	<u> </u>	 -	
ķν s.	Sb. FACILITY NAME (it not instit		t DER/Outpatient	DDOA DNursing	Home D Residence D	Other (Specify)	COUNTY OF DEATH
	7 . 7 ° 6 34	of Colorado			Denver		Denver
-	10a. DECEDENTS USUAL OCC (Give kind of work done durit Do not use retired.)	DEATION 1	Ob. KIND OF BUSINESS/	VOUSTRY	11. MARITAL STATUS Never Married, Wid Divorced (Specify)	- Married, 12. SPOUS owed,	E (If wife, give malden name)
- 45g	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	8 m m . m			M W W W W	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
S	Day Care		Child Care		Marrie	. X 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	/ Lawler
7.	Colorado	Denver	Denv			91st Place	
18.3	13e, INSIDE 13f, ZIP.COL	E 14 WAS DE	CEDENT OF HISPANIC OF	IIGIN2 15 RAI	CE: American Indian, ck: White, etc. (Specify)	18 ricceneurs Enuc	ATION (Specify only highest
	CITY LIMITS?	Mexican XII No. (CEDENT OF HISPANIC OF No of Yes , If yes, spect Puerto Rican, etc.) I Yes	Cuban	(SC WINE, etc. (Specify)	(0 through 12) College	mentary or secondary e (13 through 16 or 17+)
	BYes 8026	50 A & Species		- I- V	hite .	12	
PARENTS	17. FATHER-NAME (First, Midd		18 MOTHER NAME	irst, Middle, Last (Maide)	543 <i></i>	ANT-NAME and relations	* 1 * 4 /
	George Henry L	<u>ee/ %%///</u>	Mildred		Jerry	L. Lawler -	
DISPOSITION	☐ Burlal (XCremation ☐ Rem	25.5	other place)	attoring of the collection		ON STORY - CITY OF IDENT	iate.
DIST COLLEGE	□ Donation □ Other (Specify)	lient <	Colorado Ci	ematory Syc	s., Inc. Den	ver Colórad	16 6 4 7 7 9
	21a. SIGNATURE OF FUNERAL	DIRECTOR OF PERSON	ACTING AS SUCH		DRESS OF FACILITY		
- *			7		Crown Hill M		
•	224. REGISTRAR'S SIGNATUR				29th Ave., Wh		XIP: 80033
	Lavai	$\mathcal{N} \subset \mathcal{Q}$		V 047	n Date rices (Maniesa	L 2 6 2004	
	23. TIME OF DEATH: 1 2	4. DATE PRONOUNCED C		-17	25. WAS CORO		
	1:00 AM	Julu	No.	2004 6	100 STREET NO.	Yes L	
		OMPLETED ONLY BY CE		Section 1 Section	· 32 // // 33	PLETED BY COHONER	1 2 . 197
ä. d	26. To the best of my knowledge the cause(s) and manner as	- No.	e date and place, and due	16 27 On	i lije basis of examination at ne, date and place, and due	id/or investigation, in my o to the cause(s) and mann	pinion death occurred at the er as stated.
CERTIFIER		PASHINI			gnature		
15	28. DATE SIGNED Frame Day.	5.5 No. 3 &	The second second	29. DA	TE SIGNED (Month, Day, Y	ear) 🖔 💮	
2		5, 2004	JII			¥ %. /	
	30. NAME, TITLE AND MAILING	ADDRESS OF CERTIFIE	PICORONER (Type/Print)	• •			
<u> </u>	Dr. Jeff J. G.	asheen 🦯 🥕	<i>D</i>	t 9th Avenu	e, Denver, Co	lorado	zip: 80262
Ž:	X.X X X.X	SIGNATURE OF THE STATE OF THE S	zentrien (rypazeniu)	: Y N./ :		And South St.	
à	32. MANNER OF DEATH	33a. DATE OF INJUR (Month, Day, Yes	RY 33b. TIME OF INJURY	33c. INJURY AT 33d	L DESCRIBE HOW INJURY	OCCURRED	
ъ	Natural Pending Investigation	n (Month, Day, 144	A NA	O Yes O No	N. YD XX		13 19 May 12
	□ Accident		7 1 1 2		<u> </u>	<u> </u>	
	☐ Svicite ☐ Uncertamin Manner	33e. PLACE OF INJU building, etc. (S)	JRY-At home, farm, street, pecify)	actory office 331.	LOCATION (Street and Nur	nber ar Rural Route Numb	er, City, County, State)
- 18 y - 18 F	34 IMMEDIATE CAUSE IS	NTER ONLY DNE CAUSE	PER LINE FOR (AL (IS), ANI	O (ell Do not enter mode	of dying (e.g. Cardiac or Re	espiratory Arrest)alone	Interval between onset
CAUSE OF	PART (a)	resporation	A Clostves	5 N. N. N.		k. 2 N. 2 1	minuel
DEATH	CONDITIONS DUE	TO OF AS A CONSEQUE	NCE OF				Interval between onset and death
	GAVE RISE TO (b)	TO OR AS A CONSEQUE	NOTE OF STATE	and the second		<u> </u>	Interval between onset.
	UNDERLYING CAUSE	<u> 원</u> - 경 원	THE STATE OF THE S)	- V (A	and death
	LAST (c) (c)	COPD NDITIONS - Conditions con	ntributing to death but not	elated to cause in	las, autop	SY 36. IF YES were find	ings considered
v-	II PARTI (e.g., alcohol abuse		*** ***	* 7 / %	(Yes or	(vo) in determining ca	ruse of death?
- Y	Smoker; Pulmor	ary HTN; GE	RID E	<u> </u>	No		
17	•					14.	

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD WHICH IS IN MY CUSTODY.

ADRS-16...1-89 (Rev. 1-91)

DATE ISSUED

RONALD S. HYMAN STATE REGISTRAR

Do not accept unless prepared on security paper with engraved border displaying the Colorado state seal and signature of the Registrar, PENALTY BY LAW, Section 25-2-118, Colorado Revised Statutes, 1982, if any person alters, uses, attempts to use or furnishes to another for deceptive use any vital statistics record. NOT VALID IF PHOTOCOPIED.

STATE OF COLORADO STATUTORY FORM POWER OF ATTORNEY (effective January 1, 2010)

IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in the "Uniform Power of Attorney Act", part 7 of article 14 of title 15, Colorado Revised Statutes.

This power of attorney does not authorize the agent to make health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is entitled to reasonable compensation unless you state otherwise in the special instructions.

This form provides for designation of one agent. If you wish to name more than one agent you may name a coagent in the special instructions. Coagents are not required to act together unless you include that requirement in the special instructions.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the special instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

1 3500	ry Lee Lawler	(name of principal) name	the following norman
as my agent:	14 LCC FAWIER	(name of principal) name	the following person
· ·			
Name of a	gent: <u>Darbara</u> J.	LAWLER 5 #191 Thornton, C	
Agent's ac	ldress: <u>9595 1) Pecc</u>	s #191 Thornton C	0 80260
Agent's te	ephone number: <i>30</i> 3-	487-5687	

DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

	if my agent is unable or unwilling to act for me, I name as my successor agent:
	Name of successor agent:
sor ag	If my successor agent is unable or unwilling to act for me, I name as my second succesent:
	Name of second successor agent:
	Second successor agent's address:
	Second successor agent's telephone number:
	GRANT OF GENERAL AUTHORITY
	I grant my agent and any successor agent general authority to act for me with respect following subjects as defined in the "Uniform Power of Attorney Act", part 7 of article 14 15, Colorado Revised Statutes:
	(INITIAL each subject you want to include in the agent's general authority. If you wish t general authority over all of the subjects you may initial "All preceding subjects" instead alling each subject.)
	() Real property () Tangible personal property
	() Stocks and bonds
	Commodities and options
	() Banks and other financial institutions
	() Operation of entity or business
	() Insurance and annuities
	() Estates, trusts, and other beneficial interests () Claims and litigation
	Personal and family maintenance
	Benefits from governmental programs or civil or military service
!	() Retirement plans
1	() Taxes
1	(大人) All preceding subjects

GRANT OF SPECIFIC AUTHORITY (OPTIONAL)

My agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions could significantly reduce your property or change how your property is distributed at death. INITIAL ONLY the specific authority you WANT to give your agent.)	
Create, amend, revoke, or terminate an inter vivos trust (51) Make a gift, subject to the limitations of the "Uniform Power of Attorney Actor forth in section 15-14-740, Colorado Revised Statutes, and any special institutions in this power of attorney	
(5L) Create or change rights of survivorship	
(1) Create or change a beneficiary designation	
Authorize another person to exercise the authority granted under this pow attorney	
Waive the principal's right to be a beneficiary of a joint and survivor and including a survivor benefit under a retirement plan	uity,
Exercise fiduciary powers that the principal has authority to delegate	
Disclaim, refuse, or release an interest in property or a power of appointment of the principal which may, if the subject of esta	ower ates,
trusts, and other beneficial interests is authorized above, be exercised provided under the subject of estates, trusts, and other beneficial interests; of the exercise of a general power of appointment for the benefit of persons of than the principal which may, if the making of a gift is specifically authoriabove, be exercised under the specific authorization to make gifts	or (2) other
Exercise powers, rights, or authority as a partner, member, or manager partnership, limited liability company, or other entity that the principal may e cise on behalf of the entity and has authority to delegate excluding the exer of such powers, rights, and authority with respect to an entity owned solely by principal which may, if operation of entity or business is authorized above exercised as provided under the subject of operation of the entity or business.	exer- rcise y the o, be
LIMITATION ON AGENT'S AUTHORITY	
An agent that is not my ancestor, spouse, or descendant MAY NOT use my proper benefit the agent or a person to whom the agent owes an obligation of support unless I hincluded that authority in the special instructions.	
SPECIAL INSTRUCTIONS (OPTIONAL)	
You may give special instructions on the following lines:	
	

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the special instructions.

NOMINATION OF CONSERVATOR OR GUARDIAN (OPTIONAL)

If it becomes necessary for a court to appoint a conservator of my estate or guardian of my person, I nominate the following person(s) for appointment:

Nominee's address: 9595 N Peros #19/ Thornson, CO 80360

Name of nominee for conservator of my estate:

Nominee's telephone number: 303-487-5687

Name of nominee for guardian of my person:
Nominee's address: 9575 N Peros #191 Thornton 50 80360
Nominee's telephone number: <u>503-487-5687</u>
RELIANCE ON THIS POWER OF ATTORNEY
Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.
SIGNATURE AND ACKNOWLEDGMENT
Jour signature La January Date 1/24/2012
Jerry L. Louslee
Your name printed
2028 W91St MACE
Your address 50 80860
303-427-1950
Your telephone number BRANDY MELTON
Brandy Melton Notary Public My commission expires 9/19/2013
Notary Public
My commission expires 9/19/2013
9/09 3-29 [2010 version] (page 4)

3000)

1595N Pecos # 191 Thermton, Colo. 80260

TEB 19 2020

ADAMS COUNTY ASSESSO

Adams County Assessor
A4430 S. Adams County Parturay
Suite Ca100
Brighton, Co10. 80601

Ken Musso Assessor



Assessor's Office 4430 South Adams County Parkway 2nd Floor, Suite C2100 Brighton, CO 80601-8201 Phone 720-523-6038 Fax 720-523-6037 www.adcogov.org

	COUNTY BOARD (OF EQUALIZATION	N	
	STIPULATION (As	to Tax Year(s)	2019 Act	tual Value(s))
1.	The property subject to Schedule No. (S): R0		Parcel N0.(S)	0157134000074
2.	The subject property is	s classified as a <u>Vaca</u>	int Land proper	ty.
3.	The County Assessor subject property for ta			actual value to the
	Land	\$153,000	0	
	Improvements	\$(
·	Total	\$153,000	0	
4.	The Adams County A following adjustment:			
	Land	\$153,000	0	
	Reduction	-\$90,000		
	Total	\$63,000		
5.	By entering into this a up rights to furthe year(s) 2019			
DATED this	s: 03/10/2020			
I-lland	Johnson	Valeri	Lerand	ggum
Petitioner's	Representative	Assessor Repre		
		Adams County	Assessor's Offi	ice

ASSESSOR'S RECOMMENDATION **BOARD OF COUNTY COMMISSIONERS**

Account No: R0013677

Parcel No: 0157134000074

Date Filed: February 28, 2020

Petition Year: 2019

Owner Entity: Verna Schumann Owner Address: 8501 E. 104th Avenue

Owner City: Henderson

State: CO

Poerty Location: 12310 Brighton Road Henderson, CO

TVDE	ОСС	PETITIONER'S REQUES	STED VALUES	ASSESSOR'S ASSIGNED VALUES		ODICINAL TAY	MADDANIT
TYPE	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	ORIGINAL TAX	WARRAINT
REAL		L: 528,000		L: \$153,000	\$44,370	A. Ratio	29.00%
NLAL		l:		l:	\$0	Mill Levy	93.482
TC	TALS:	\$0	\$ 0.7850	\$153,000	\$44,370	Original Tax	\$4,148

Petitioner S Statement.

ASSESSOFS REPORT

Situation:

Action:

The market sales support a lower value and the 2019 value was adjusted to this value.

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVD5	осс	ASSESSOR'S ASSIGNED VALUE		RECOMMEND	ED VALUE	REVISED TAX	WARRANT
TYPE	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund/	
DEAL		L: \$153,000	\$44,370	L: \$63,000	\$18,270		\$2,439.88
REAL		1: \$0	\$0	1: \$0	\$0	Revised Tax	
TO	TALS:	\$153,000	\$44,370	\$63,000	\$18,270		\$1,707.92

Valerie Ferguson

March 10, 2020

Appraiser

Date

RECEIVED

PETITION FOR ABATEMENT OR REFUND OF TAXES

County:	Ada	mc	4		Received		<u>U</u> 3. 2020
		e complete Sec		(Ose A	ssessor's or Commissi	OFFICI	E OF THE NTY ASSESSOR
Date: FC	onth Day	28th 2	سم	•			
	lame: Vex		<u>schum</u>	ann			
Petitioner's M	failing Address:	<u>8501</u>	<u> </u>	3c/th k	ne		
TIEMU	City or Town		-010 YOCL State	σ	Zip Code		
SCHEDULE O	R PARCEL NUM	BER(S)	PROPERTY A	DDRESS OR LEGA	AL DESCRIPTION C	PROPERTY	_
-							_
describe why levying, cleric	the taxes have al error or overv	been levied erro aluation. Attach	rfeously or illegally additional sheets	/, whether due to if necessary.)	hat the taxes asse or the following rea erroneous valuation	on, irregularity i	e n
PROP	eaty b	alva To	High	Sent.	2016-8	2020	
Petitioner's e	estimate of valu	ie: \$ <u>.28</u>	<u>ි උපළොහා</u> (Value	20H and \$	2 <i>8,000.00</i> Value	2020 Year	
or statements	er penalty of per , has been prep and completed	rjury in the secor ared or examine	nd degree, that the d by me, and to the	is petition, togeth ne best of my kno	er with any accomp wledge, information	panying exhibits on and belief, is	
	' 11		Davtin	ne Phone Numba	er [303] 9 49	7-2//0	y
(F	Pétitioner's Sig	nature			manno4		
Ву	Agent's Signa	ture*	Daytir	ne Phone Numbe	эг ()		_
Printed Name	:		Email				<u>.</u>
*Letter of agenc	y must be attached	d when petition is s	submitted by an ager				
denies the petitio	n for refund or abate	ement of taxes in wh		itioner may appeal to	ninistrator, pursuant to the Board of Assessm 114.5(1), C.R.S.		
Section II:	, <u> </u>		ssor's Recomi (For Assessor's Use				
	T Actual	ax Year	– <u>Тах</u>		ax Year	Tav	
Orlainal	. 10 total		_	<u>Actual</u>	Georgen	<u>Tax</u>	
Orlginal ₋						_	_
Corrected							
Abate/Refund							—
Assessor	recommends a	pproval as out	lined above.				
					taxes shall be made if yer, § 39-10-114(1)(a)		
Tax year:	Protest?	□ No	☐ Yes (If a prot	est was filed, pleas	e attach a copy of the	NOD.)	
Тах уеаг:	Protest?	□ No	☐ Yes (If a prot	est was filed, pleas	e attach a copy of the	NOD.)	
Assessor	recommends d	lenial for the fo	llowing reason(s	s):			
		•			poorle or Dooutie A	accor's Signature	_
15-DPT-AR No. 9	920-66/16 :		·	Asse	ssor's or Deputy Asse	seact a ordustnie	

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III:	Written Mutual A	greement for abatements		nd Petitioner	
The Commissioners of to review petitions for abat abatement or refund in an property, in accordance with	amount of \$10,000 or	o settle by wri less per tract	tten mutual agreer	ssor by Resolution No ment any such petitio and or per schedule o	n for
The Assessor and Petitio		o the values	and tax abateme		-
<u>Actual</u>	Tax Year Assessed	<u>Tax</u>	- <u>Actual</u>	Tax Year Assessed	<u>Tax</u>
Original			<u> </u>		
Corrected					
Abate/Refund Note: The total lax amount does applicable. Please contact the Co		t, penalties, and t	fees associated with la	te and/or delinquent tax p.	1
Petitioner's Signature			Date		
remoner's aignature			Date		
Assessor's or Deputy Assessor	's Signature		Date		
Section IV:			/ Commission	ers	
WHEREAS, the County Co called regular meeting held	mmissioners of on// Month Day Yea	, at which n	County, State on neeting there were	f Colorado, at a duly present the following	and lawfully g members:
with notice of such meeting	• • • • •	,	aving been given t	to the Petitioner and	the Assessor
of said County and Assess	or	Name	(b	eing presentnot p	resent) and
Petitioner County Commissioners have NOW BE IT RESOLVED, to and the petition be (approved)	Name ve carefully considered hat the Board (agrees	d the within ρε does πot a	etition, and are full gree) with the reco	mmendation of the	hereto,
Year Assessed Value	Taxes Abate/Refu	nd Ye	ear Assessed	Value Taxes A	bate/Refund
		Chair	person of the Board o	of County Commissione	rs' Signature
I, in and for the aforemention record of the proceedings of	ed county, do hereby	certify that the	above and forego	Board of County Co ping order is truly cop	mmissioners ried from the
IN WITNESS WHEREOF, this day of	have hereunto set m	y hand and af	fixed the seal of sa	aid County	
this day of	Month	Year	County Cler	k's or Deputy County Ci	erk's Signature
Note: Abatements greater than \$	10,000 per schedule, per y	ear, must be sub	•	, , ,	_
Section V:		Property 7	ax Administra	itor	
The action of the Board of	County Commissioner	rs, relative to t	inis abatement pel	tition, is hereby ollowing reason(s):	:
Secretary's Signatur		Drov	perty Tax Administrato	de Signatura	Date

Ken Musso Assessor

Denver, CO 80229



Assessor's Office

4430 South Adams County Parkway
2nd Floor, Suite C2100

Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	BOARD OF COUNTY COMMISSIONERS
	STIPULATION (As to Tax Year(s) 2019 Actual Value(s))
1.	The property subject to this Stipulation is: Schedule No. (S): R0071084 Parcel No.(S) 01719-35-4-00-086 (2001 E. 75th Ave.)
2.	The subject property is classified as a Residential property.
3.	The County Assessor originally assigned the following actual value to the subject property for tax year(s):
	Land \$192,000
	Improvements \$662,570
	Total \$854,570
4.	The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019
	Land \$192,000
	Improvements \$308,000
	Total \$500,000
5.	By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s)
DATED thi	s: March 2, 2020
	Eric I Norberg Digitally signed by Eric I Norberg Div. cn=Eric I Norberg, o=Agems County Assessor's Office, ou. Plant Series of Series
Petitioner's	Representative Assessor Representative
Rafael Men	· - //
Florence M	endoza
1955 E 75th	Ave

E

PETITION FOR ABATEMENT OR REFUND OF TAXES PECEIVED

county: Adams	- ·	Date Received (Use Assessor's or Commissioners AASta) () 2020
0 4 1 5 44			
Section I: Petitioner, please	complete Section I only.	OFFICE ADAMS COUNTY	OF THE
Date: 01 50 50	ear ear	ADAMS COUN	TY ASSESSOR
Petitioner's Name: Rafa	el + Florence	Mandoza	17201
Petitioner's Mailing Address:	1955 F. 75#	, , <u>, , , , , , , , , , , , , , , , , </u>	-#117a01
Denver	Co	80229	····
City or Town	State	Zip Code	
SCHEDULE OR PARCEL NUMBER	R(S) PROPERTY ADDRESS	OR LEGAL DESCRIPTION OF PROPERTY	29
1200-71009	<u> 2001 E.</u>	15 = HUE, HEIT, OUE	
above property for the property to the taxes have been levied error	ax year <u>⊘019</u> are incorre	es and states that the taxes assessed agains ct for the following reasons: (Briefly describe o erroneous valuation, Irregularity in levying, ary.)	st the e why
Petitioner's estimate of value:	Value	2019 Year petition, together with any accompanying exh	ibits
or statements, has been prepare true, correct and complete. Wettitioner's Signature	d or examined by me, and to the	best of my knowledge, information, and believelone Number 303) 598-400 Ovence Mend 02a5er û ice	ef, is
Dv.			
ByAgent's Signature*	Email	hone Number ()	
*Letter of agency must be attached wi	nen petition is submitted by an agent.		
denies the petition for refund or abateme	oursuant to § 39-10-114(1), C.R.S., or the unit of taxes in whole or in part, the Petition within thirly days of the entry of any such o	Property Tax Administrator, pursuant to § 39-2-116, C ner may appeat to the Board of Assessment Appeals pu decision, § 39-10-114.5(1), C.R.S.	Mende Zusent Mende Zusenn Me
Section II:	Assessor's Recommend (For Assessor's Use Only)	lation	as Selv.
Ta	x Year		Doll Coll
<u>Actual</u>	Assessed Tax		Wensp
Original			0 V
Corrected			Aon I
Abate/Refund			CALSA.
Assessor recommends app	roval as outlined above.		XX.
		ment or refund of taxes shall be made if an objection or natied to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.	
Tax year: Protest? No	Yes (If a protest was filed, pleas		
Assessor recommends den	al for the following reason(s):		Kas
		Assessor's or Deputy Assessor's Signature	
15-DPT-AR No. 920-66/15			

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

(Only for abatements up to \$10,000)
The Commissioners ofCounty authorize the Assessor by Resolution Noto review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.
The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:
Tax Year
Actual Assessed Tax
Original
Corrected
Abate/Refund
Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.
Petitioner's Signature Date
Assessor's or Deputy Assessor's Signature Date
Section IV: Decision of the County Commissioners (Must be completed if Section III does not apply) WHEREAS, the County Commissioners of County, State of Colorado, at a duly and lawfully called regular meeting held on / /, at which meeting there were present the following members:
with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor (being presentnot present) and
of said County and Assessor(being presentnot present) and Name Petitioner(being presentnot present), and WHEREAS, the said
Name County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agreesdoes not agree) with the recommendation of the Assessor, and that the petition be (approvedapproved in partdenied) with an abatement/refund as follows:
Year Assessed Value Taxes Abate/Refund
Chairperson of the Board of County Commissioners' Signature
I,County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County
this day of, Month Year
County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.
Section V: Action of the Property Tax Administrator (For all abatements greater than \$10,000)
The action of the Board of County Commissioners, relative to this petition, is hereby Approved Approved in part \$ Denied for the following reason(s):
Secretary's Signature Property Tax Administrator's Signature Date

ASSESSOR'S RECOMMENDATION **BOARD OF COUNTY COMMISSIONERS**

Account No: R0071084

Parcel No: 01719-35-4-00-086

Petition Year: 2019

Date Filed: January 30, 2020

Owner Entity: Rafael and Florence Mendoza

Owner Address: 1955 E 75th Ave

Owner City: Denver

State: CO, 80229

SECT,TWN,RNG:35-2-68 DESC: PARCEL C PARC IN THE NE4 SE4 OF SEC 35 DESC AS FOLS BEG AT A PT

Property Location: FROM WHENCE THE E4 COR OF SD SEC BRS N 54D 00M 44S E 593/86 FT TH S 00D 04M 37S E 296/06 FT TH S 90D 00M 00S W 593/15 FT TH N 00D 00M 00S E 645 FT TH N 90D 00M 00S E 266/70 FT TH S 00D 00M 00S

E 348/96 FT TH N 90D 99M 99S E 326/08 FT TO THE POB 6/1657A

TYPE	OCC	PETITIONER'S REQUESTED VALUES			ASSESSOR'S ASSIG	ORIGINAL TAX WARRANT		
LIFE	CODE	Actual Value	Assessed Value		Actual Value	Assessed Value	ONIGINAL	TAX WARRANT
DEAL	100	L: \$192,000	\$13,728	L:	\$192,000	\$13,730	A. Ratio	7.15%
REAL	100	l: \$308,000	\$22,022	1:	\$662,570	\$47,370	Mill Levy	100.745
TO	TALS:	\$500,000	\$35,750		\$854 <i>,</i> 570	\$61,100	Original Tax	\$6,155.52

Petitioner's Statement :

There were no comments from the petitioner.

Assessor's Report

Situation:

Due to the petitioner/owner not indicating why the abatement is being filed it is assumed to be due to the value being high. The property was valued in 2017-2018 at \$421,146 and the 2019-2020 estimate is \$854,570. Which is slightly more than double in value.

Action:

The home was inspected from the public street and the home appears to be average quality and average condition. A review of the sales that occurred within the subjects economic area as well as surrounding areas due to the acreage and nature of the subject property. The sales indicated a lower value.

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVDE	OCC	ASSESSOR'S ASSIGNED VALUE		RECOMMEND	REVISED TAX WARRANT		
TYPE	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL	100	L:/ \$192,000	\$13,730	L: \$192,000	\$13,730		\$2,553.89
REAL	100	/ \$662,570	\$47,370	l: \$308,000	\$22,020	Revised Tax	
TO	TALS	\$854,570	\$61,100	\$500,000	\$35,750		\$3,601.63

March 2, 2020

Date

Assessor Representative

Ken Musso Assessor

1955 E 75th Ave Denver, CO 80229



Assessor's Office 4430 South Adams County Parkway 2nd Floor, Suite C2100 Brighton, CO 80601-8201 Phone 720-523-6038 Fax 720-523-6037 www.adcogov.org

	BOARD OF COUNTY	COMMISSIONERS					
	STIPULATION (As to	Tax Year(s) Actual Value(s))					
1.	The property subject to the Schedule No. (S): R0071						
2.	The subject property is cl	assified as a Residential property.					
3.	The County Assessor or subject property for tax years	iginally assigned the following actual value to the ear(s):					
	Land Improvements Total	\$192,000 \$662,570 \$854,570					
4.	The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019						
	Land Improvements Total	\$192,000 \$308,000 \$500,000					
5.		ement, the Petitioner understands that they are giving appeal of the value of this property for tax					
DATED this:	March 2, 2020						
		Eric I Digitally signed by Eric I Norberg Div. cn-Eric I Norberg, o-Adams County Assessor's Office, ou, enail=ENtorberg@adcogov.org, eus Date: 2020.03.02 13:47:02 -07'00'					
Petitioner's R	•	Assessor Representative					
Rafael Mendo	•	Adams County Assessor's Office					
	<u> </u>						

Ken Musso

1955 E 75th Ave Denver, CO 80229

Assessor



Assessor's Office 4430 South Adams County Parkway 2nd Floor, Suite C2100 Brighton, CO 80601-8201 Phone 720-523-6038 Fax 720-523-6037 www.adcogov.org

	BOARD OF COUNT	TV COMMISSIONI	7DC	
	STIPULATION (As			actual Value(s))
1.	The property subject t Schedule No. (S): R0	o this Stipulation is:	Parcel No.(
2.	The subject property i	s classified as a Resi	dential prop	perty.
3.	The County Assessor subject property for ta			g actual value to the
	Land Improvements Total	\$192,00 \$662,57 \$854,57	0	
4.				nd agrees to make the coperty for tax year(s)
	Land Improvements Total	\$192,00 \$308,00 \$500,00	0	
5.				ds that they are giving is property for tax
DATED this:	March 2, 2020			
		Eric I Norberg	Digitally signed by Eric I DN: cn=Eric I Norberg, o County Assessor's Office mail=ENorberg@adcog C=US Date: 2020.03.02 13:47:	⊫Adams a, ou, gov.org,
Petitioner's R	-	Assessor Repr	esentative	
Rafael Mendo		Adams County	y Assessor's O	rrice
Florence Men	UOZa			

PETITION FOR ABATEMENT OR REFUND OF TAXES Date Received County:. Date Received (Use Assessor's or Commissioners' Date Stamp ECEIVED Section I: Petitioner, please complete Section I only. JAN 3 1 2019 Date: JAN OFFICE OF THE Petitioner's Name: ADAMS COUNTY ASSESSOF Petitioner's Mailing Address: 14948 80602 *C0* THORNTON City or Town State PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY SCHEDULE OR PARCEL NUMBER(S) NOTTS LANDING SURD FILING NO! BLK 17 0120110 (SCHIED Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) and and are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.) THIS IS AN UNBUILDABLE PARCEL AS DETERMINED BY THE CITY OF THORNTON AND SHOULD BE TAXED NON-BUILDABLE STRIP WITH MINIMAL VALUE. (SEE ATTACHED CITY OF THORNTON CORRESPONDENCE.) (20/8) and \$_ Year Petitioner's estimate of value: I deetare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits of statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete. Daytime Phone Number (120 etitioner's Signature Daytime Phone Number (_ Вγ Agent's Signature *Letter of agency must be attached when petition is submitted by an agent. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S. Assessor's Recommendation Section II: (For Assessor's Use Only) Tax Year Tax Year <u>Actual</u> Assessed Tax Actual Assessed Tax Original Corrected Abate/Refund Assessor recommends approval as outlined above. If the request for abalement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been maked to the tempeyer, § 39-10-114(1)(a)(1)(D), C.R.S. □No Yes (if a protest was filed, please attach a copy of the NOD.) Profest? _ Protest? ☐ No Yes (If a protest was filed, please attach a copy of the NOD.) Tax vear: Assessor recommends denial for the following reason(s):

Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
.(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III:	Written Mutual A	greement of or abatements up to	Assessor and	Petitioner	
abatement or refund in	batement or refund and to an amount of \$10,000 or t with § 39-1-113(1.5), C.R	settle by written less per tract, pa	crize the Assessor mutual agreemen rcel, or lot of land	t ány such petitic	on for
The Assessor and Pe	titioner mutually agree to	the values and	d tax abatement/r	efund of:	
	Tax Year		Tax	Year	-
Actu	al <u>Assessed</u>	<u>Tax</u>	Actual	Assessed	<u>Tax</u>
Original					
Corrected					
Abate/Refund					<u> </u>
	oes not include accrued interest, se County Treasurer for full paym		associated with late an	idior delinguent lax p	eyments, if
Petitioner's Signature		 ;	Date		
Assessor's or Deputy Asse	ssor's Signature		Date		
				<u></u>	
Section IV:	Decision of t (Must be comp	he County C	ommissioners does not apply)		
	Commissioners of	_, at which meet			
with notice of such mee	ting and an opportunity to				
of said County and Asse	essor	Name	(being	g present–not p	resent) and
Petitioner	Name	(being prese	unt-not present),	and WHEREAS,	the said
NOW BE IT RESOLVE	Name have carefully considered), that the Board (agrees- roved-approved in part-	the within petition -does not agree	n, and are fully ad e) with the recomm	vised in relation t endation of the A	hereto,
Year Assessed Va	lue Taxes Abate/Refund	Year	Assessed Valu	ie Taxes A	bate/Refund
		Chairpers	on of the Board of Co	unty Commissione	rs' Signature
I, in and for the aforement record of the proceeding	County C ioned county, do hereby c is of the Board of County (ertify that the abo	io Clerk of the Boa ove and foregoing	ard of County Co order is truly cop	nmissioners ied from the
IN WITNESS WHEREO	F, I have hereunto set my	hand and affixed	d the seal of said C	County	CHIPPENCHE
	Month	Year	County Clerk's o	r Deputy County Cl	erk's Signature
Note: Abalements greater tha	in S10,000 perschedule, peryes	r, must be submitte	-		_ [
Section V:	Action of the F	Property Tax tements greater that			
	of County Commissioners, red in part \$		•	_	Тученициунальность
Secretary's Sign	aure	Property	Tax Administrator's Sig	retire	Date

Ken Musso Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

STIPULATION (As to Tax Year(s) 2018 Actual Value)

- 1. The property subject to this Stipulation is PARCEL NO. (S): 0172106424031 Schedule No. (S): R0120110
- 2. The subject property is classified as Vacant Land property.
- 3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2018:

Land \$ 95,000 Improvements \$ Total \$ 95,000

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2018:

Land \$ 6500 Improvements \$ Total \$ 6500

Charage in

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s)_2018.

DATED this: 02/25/2020

Petitioner's Representative

Skye Phillips
Assessor's Representative

ASSESSOR'S RECOMMENDATION **BOARD OF COUNTY COMMISSIONERS**

Account No: R0120110

Parcel No: 0172106424031

Petition Year: 2018

Date Filed: January 28, 2020

Owner Entity: Robert S Belica Owner Address: 14943 Xenia Street

Owner City: Thornton
Property Location:

State: CO SUB:NOTTS LANDING SUBD FILING NO 1 BLK:17 - East 116th Avenue

TYPE	OCC	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRAN			
1175	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	ONIGINALIZ	AV WARION!		
REAL		L: \$95,000	\$500	L: \$95,000	\$27,550	A. Ratio	29.00%		
KEAL		1:	40.00	l:	\$0	Mill Levy	115.070		
TO	TALS:	\$0	\$0	\$95,000	\$27,550	Original Tax	\$3,170		
Datition									

This is an unbuildable parcel as determined by the City of Thornton and should be taxed accordingly. Non-Buildable strip with minimal value. (See attached City of Thornton correspondence)

Assessor's Report

Situation:

The parcel is unbuildable.

Action:

It has been determined that the parcel is unbuildable and assessed value adjusted.

Recommendation :

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVDE	QCC .	ASSESSOR'S ASSIGNED VALUE		RECOMMEND	REVISED TAX	WARRANT	
TYPE	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL		L: \$95,000	\$27,550	L: \$6,500	\$1,890		\$2,952.70
KEAL		l: \$0	\$0	l: \$0	\$0	Revised Tax	
TO	TALS:	\$95,000	\$27,550	\$6,500	\$1,890		\$217.48

Skye Phillips
Appraiser

February 26, 2020

Date

Certified Residential Appraiser





Assessor's Office 4430 South Adams County Parkway

2nd Floor, Suite C2100 Brighton, CO 80601-8201 PHONE 720.523.6038

FAX 720.523.6037 www.adeogov.org

STIPULATION (As to Tax Year(s) 2019 Actual Value)

- 1. The property subject to this Stipulation is PARCEL NO. (S): 0172106424031 Schedule No. (S): R0120110
- 2. The subject property is classified as Residential Vacant Land property.
- The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019:

Land \$ 109,000 Improvements \$ Total \$ 109,000

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019:

Land \$ 6500 Improvements \$ Total \$ 6500

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019

DATED this: 02/21/2020

Petitioner's Representative

Assessor's Representative

ASSESSOR'S RECOMMENDATION **BOARD OF COUNTY COMMISSIONERS**

Account No: R0120110 Petition Year: 2019

Parcel No: 0172106424031 Date Filed: January 28, 2020

Owner Entity: Robert S Belica

Owner Address: 14943 Xenia Street

Owner City: Thornton

State: CO SUB:NOTTS LANDING SUBD FILING NO 1 BLK:17 - East 116th Avenue Property Location: OCC PETITIONER'S REQUESTED VALUES ASSESSOR'S ASSIGNED VALUES TYPE ORIGINAL TAX WARRANT Assessed Value Actual Value CODE Actual Value Assessed Value \$109,000 \$109,000 \$31,610 A. Ratio 29.00% ...\$500 REAL

ŚO Mill Levy 111,785 \$109,000 \$31,610 Original Tax \$3,534 Petitioner's Statement :

This is an unbuildable parcel as determined by the City of Thornton and should be taxed accordingly. Non-Buildable strip with minimal value. (See attached City of Thornton correspondence)

Assessor's Report Situation :

The parcel is unbuildable.

Action :

It has been determined that the parcel is unbuildable and assessed value adjusted.

Recommendation :

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	occ	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT_	
ITPE	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL		L: \$109,000	\$31,610	L: \$6,500	\$1,890		\$3,322.25
MEAL		l: *\$0	\$0	l: \$0	\$0	Revised Tax	
TOTALS:		\$109,000	\$31,610	\$6,500	\$1,890		\$211.27

February 26, 2020

Certified Residential Appraiser

Tax Exempt Portion

From: Sadie Naglich <Sadie.Naglich@cityofthornton.net>

To: 'cbelica@aol.com' <cbelica@aol.com>

Subject: 116th and Holly St

Date: Wed, Jul 24, 2019 1:44 pm

Attachments: Notts Landing F1.pdf (1192K), Entitlements-and-construction-development-process.pdf (414K)

Hi Bob,

I just got your voicemail, I apologize that I am a little behind, it's been very busy here as of late. I have looked more into this and discussed with staff, and it does unfortunately appear that this property can't be developed with much, in its current state.

The section that you own is not a legal lot according to the City of Thornton. I've attached the current subdivision plat, which shows the existing lot on sheet 9. You can see that the lot is considered one piece and does not establish any second lot. In order to have any kind of development, the lot needs to be a legal lot.

There is a process that you can go through to try and achieve this. This would include subdividing the property to establish a legal lot, however the main issue with this is the current zoning. The lot is zoned Residential Estate, which requires a minimum lot size of one acre. The current size of what you own does not meet the zoning size requirements, so even if a lot could be established, the zoning would not allow it to be this size. In order to rezone to Single Family Detached, which has a minimum lot size of 6,000 square feet, a zoning amendment would be needed. Zoning amendments are reviewed by City Council, and Thornton does not generally support spot-rezoning properties. Additionally, any structure would need to meet all of the applicable development standards and setbacks for a Single Family Detached zoned lot. Given the shape of the lot, this might be difficult.

You are welcome to apply to take this property through the development process in order to establish a legal lot and amend the zoning to Single Family Detached, although after looking at the situation, I'm not sure if this would be feasible.

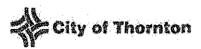
Let me know if you have any additional questions,

Sadie Naglich

Planner I

9500 Civic Center Drive, Thornton, CO 80229

P: 303.538.7301 | E: Sadie.Naglich@cityofthornton.net



Ken Musso Assessor



Assessor's Office 4430 South Adams County Parkway 2nd Floor, Suite C2100 Brighton, CO 80801-8201 Phone 720-523-6038 Fax 720-523-6037 www.adcogov.org

BOARD OF COUNTY COMMISSIONERS STIPH ATION (As to Tay Year(s) 2017-2018 Actual Value(s)

	STIPULATION (As to	Tax Vear(s) 2	017-2018 Act	ual Value(s))		
T.	The property subject to Schedule No. (5); R00		Parcel N0.(S)	0157309004010		
2.	The subject property is	classified as a Resi	dential proper	ly.		
3.	The County Assessor c subject property for tax			nctual value to the		
	Land	\$155,00	D			
	Improvements	\$6				
	Total	\$155,000	Ö:			
4.	The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2017-2018. The rate of taxation will be changed to 7,15% rather than 29%.					
	Land	\$155,000	o' .			
	Improvements	\$(0			
	Total	\$155,000	0:			

 By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2017-2018.

DATED this: March 5, 2020

Petitioner's Representative
Parkel Jack BW
(0000 water

Valerie Ferguson

Assessor Representative

Adams County Assessor's Office

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0014130

Parcel No: 0157309004010

Petition Year: 2017

Date Filed: December 20, 2019

Owner Entity: Cooper Ray Owner Address: 2351 W. 155th Place

Owner City: Broomfield

State: CO

TYPE	occ	PETITIONER'S REQUESTED VALUES ASSESSOR'S ASSIGNED VALUES		ENED VALUES	ORIGINAL TAX WARRAN		
1176	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	ORIGINALIA	X WARRAIN
REAL		L: \$30,000 \$355,000 I: \$30,000		L: \$155,000 l:	\$44,950 \$0	A. Ratio Mill Levy	29.009 109.12
	TALS :		50	\$155,000	\$44,950	Original Tax	\$4,905
euto)	ners Sta	emempered states	STEEL STREET				
					• •		
U.(5.)	irs Repo						
Situa	tion:	经胜价的 经本产的 经国际		33 0 (4) 25 7 76 7 7	《游戏》。1985年	y we have the property	
	441.6			reaction to the Contract	4.0		
				rational and the second		100	
Actio	n:						
98.05		Continue gallery land				NEW CONTRACTOR	
	4		100				1.0
40							
reserve.	10.4						
	1.00						
Reco	mmenda	tion:		The state of the s		TO THE REAL PROPERTY OF THE PERSON OF THE PE	
		r review, this parcel is contiguous	with the main resid	ential parcel and the abstr	act code will change	to 0700 for the re	sidential rate
01	f 7.15%.						
			ASSESSOR'S RECOM	MMENDED ADJUSTMEN	IT		_
TYPE	occ	ASSESSOR'S ASSIG	NED VALUE	RECOMMENDE	D VALUE	REVISED TAX	WARRANT
ITE	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL		L: \$155,000	\$44,950	L: \$155,000	\$11,083		\$3,695.70
		l: \$0		l:	\$0	Revised Tax	_
10	TALS:	#######\$155;000)	第544,95D。	\$0	\$11,083		\$1,209.47

Valerie Ferguson

March 5, 2020

Appraiser

Certified Residential Appraiser

Tax Exempt Portion

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0014130

Parcel No: 0157309004010

Petition Year: 2018

Date Filed: December 20, 2019

Owner Entity: Cooper Ray

Owner Address: 2351 W. 155th Place Owner City: Broomfield

State: CO

ocation :				·			
TYPE OCC PETITIONER'S REQUESTED VALUES		ASSESSOR'S	ASSIGNED VALUES	ORIGINAL TAX WARRANT			
CODE	Actual Value	Assessed Value					
			L: \$155,			29.00%	
TAIC	programme and the contract of	All Control of the Control	; 			119.590	
	A STATE OF THE STA					\$5,376	
EWDIN							
is Repo		7.77			4-15-15-15-15		
ion:			"智慧"的表示的		Printer Control		
edice.							
ecensica a com		di atau da da da da da da da da da da da da da				G. S. FALLE	
		10		444	n period at the	4	
				15000			
		10.00		10.00			
nmenda	tion:			Strategic - The property of	THE STATE OF		
	r review, this parcel is contiguous	with the main resid	ential parcel and the	abstract code will chang	e to 0700 for the re	esidential rate	
7.15%.							
ASSESSOR'S RECOMMENDED ADJUSTMENT							
occ	ASSESSOR'S ASSIG	NED VALUE	RECOMMENDED VALUE		REVISED TAX	WARRANT	
CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund		
- /	L: 35.000 (5155,000)				-4	\$4,050.15	
	1: 50						
TALS:	**************************************	544)950		\$0 \$11,083	1	\$1,325.42	
	TALS: TA	OCC PETITIONER'S REQUES CODE Actual Value L: \$155,000 It \$15,000	OCC PETITIONER'S REQUESTED VALUES Actual Value Assessed Value 1: \$155,000 1: \$155,	OCC PETITIONER'S REQUESTED VALUES ASSESSOR'S. CODE Actual Value Assessed Value L: \$155, I: \$155, II: \$155, II: \$155, III: \$155, IIII: \$155, IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	OCC PETITIONER'S REQUESTED VALUES CODE Actual Value Assessed Value L: \$155,000 \$44,950 II: \$155,000 \$44,950 III: \$155,000 \$44,950 III: \$155,000 \$44,950 III: \$155,000 \$44,950 IIII	OCC PETITIONER'S REQUESTED VALUES Actual Value Assessed Value Actual Value Assessed Value I: \$155,000 \$44,950 A. Ratio Mill Levy TALS: \$0 \$155,000 \$44,950 Original Tax Ter/s.Statement: 1. \$155,000 \$44,950 Original Tax Ter/s.Statement: 1. \$155,000 \$44,950 Original Tax Ter/s.Statement: 1. \$155,000 \$44,950 Original Tax Ter/s.Statement: 1. \$155,000 \$44,950 Original Tax Ter/s.Statement: 1. \$155,000 \$44,950 Original Tax Ter/s.Statement: 1. \$155,000 \$44,950 Original Tax Ter/s.Statement: 1. \$155,000 \$44,950 Original Tax Ter/s.Statement: 2. \$155,000 \$44,950 Original Tax Ter/s.Statement: 2. \$155,000 \$44,950 Original Tax Tax Ter/s.Statement: 2. \$155,000 \$44,950 Original Tax Ter/s.Statement: 3. \$155,000 \$44,950 Original Tax Ter/s.Statement: 3. \$155,000 \$44,950 Original Tax Ter/s.Statement: 4. \$155,000 \$44,950 Original Tax Ter/s.Statement: 4. \$155,000 \$44,950 Original Tax Ter/s.Statement: 5. \$155,000 \$14,950 Original Tax Ter/s.Statement: 5. \$155,000 \$155,000 \$11,083 Tax Refund 1. \$155,000 \$11,083 Tax Refund 1. \$155,000 \$11,083 Tax Refund 1. \$155,000 \$11,083 Tervised Tax	

Valerie Ferguson

March 5, 2020

Appraiser

Certified Residential Appraiser

Tax Exempt Portion 0%

PETITION FOR ABATEMENT OR REFUND OF TAXES

County:	Adams				Date:	Received	sioners' Date Stamp)
041 1. 0.	- 4144		tion I mule.		(USE A	ssessors of Commis	sioners Date Stamp)
Section I: Pe	etitioner, pleas	e complete Sec	tion I only.				
Date: 12	2 20 onth Day	2019 . Year					
Petitioner's N	lame <u>COOPER</u>	RAY AKA c/o D	uff & Phelps				
Petitioner's N	failing Address	: 1200 17th St. S	te. 990				
	Denver	·		0		80202	
	City or Town					•	
SCHEDULE O 015730900401	R PARCEL NUI	MBER(S)	PROPERT	Y ADDRESS	OR LEGA	AL DESCRIPTION	OF PROPERTY
	t 4130)				-	
						· · · · · · · · · · · · · · · · · · ·	
above proper describe why in levying, cle	ty for property the taxes have rical error or o	ax year(s) 2017 been levied erro ervaluation. Atta	7 and 2018 oneously or ille och additional	are incorregally, whether sheets if ne	ect for the her due to cessary.)	e following reason erroneous valua	
The su	bject property is	under common ow	nership, contigu	lous and use	d in conjun	ction with the owne	er's residence.
Petitioner's	estimate of va	ue: \$	155,000 Value	_ (2017 Year	_) and \$ _	155,000 Value	(2018) Year
exhibits or sta	ler penalty of patements, has be correct, and co	erjury in the seco een prepared or omplete.	nd degree, th examined by	at this petition me, and to	on, togeth the best o	er with any acco of my knowledge,	mpanying information and
	Datiti and Si		D	aytime Phoi	ne Numbe	er <u>()</u>	
	Petitioner's Si	gnature	E	mail:			<u>.</u>
	1111						
Ву	Agent's Signa	West -	D	aytime Phor	ne Numbe	r <u>(303) 749-9</u>	007
Printed Name	: Brad Baugh	uic .	Er	mail: brad.l	oaugh@d	uffandphelps.co	<u>om</u>
*Letter of agenc	y must be attache	d when petition is s	submitted by an	agent.			
denies the petitio	n for refund or aba		ole or in part, the	Petitioner ma	v appeal to t	he Board of Assessn	§ 39-2-116, C.R.S., nent Appeals pursuant
Section II:	· · · · · · · · · · · · · · · · · · ·		sor's Reco		tion		
		Tax Year	_		Tax	Year	İ
	Actual	Assessed	<u>Tax</u>	A	ctual	Assessed	<u>Tax</u>
Original						<u> </u>	
Corrected							Same and the same
Abate/Refund					. , , ,		
Assessor	recommends	approval as outi	ined above.				
If the request for protest to such vi	abatement is base aluation has been f	d upon the grounds o led and a Notice of D	f overvaluation, n letermination has	o abatement o been mailed to	r refund of ta the taxpays	xes shall be made if er, § 39-10-114(1)(a)(an objection or (I)(D), C.R.S.
Тах уваг:	Protest?	□ No	☐ Yes (If a	protest was fi	led, please	attach a copy of the	NOD.)
Tax year:	Protest?	☐ No	∐ Yes (If a	protest was fi	ed, please :	attach a copy of the	NOD.j
Assessor	recommends :	denial for the fol	llowing reaso	ın(s):			
					Δυρρασ	or's or Deputy Asse	ssor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Writ		nt of Assessor and Petitioner abatements up to \$10,000)
abatement or refund in a	patement or refund and to a an amount of \$10,000 or le with § 39-1-113(1.5), C.R.	County authorize the Assessor by Resolution No. settle by written mutual agreement any such petition for use per tract, parcel, or lot of land or per schedule of personal S.
The Assessor and Pet	itioner mutually agree to	the values and tax abatement/refund of:
	Тах Үеаг	
<u>Actu</u>	al Assessed	<u>Tax</u>
Original		
Corrected		
Abate/Refund		
	es not include accrued interest, po County Treasurer for full payme	enalties, and fees associated with late and/or delinquent tax payments, if nt information.
Petitioner's Signature		Date
Assessor's or Deputy Asses	sor's Signature	Date
Section IV: (Must be completed if Section		County Commissioners
WHEREAS, the County	Commissioners of	County, State of Colorado, at a duly and lawfully
called regular meeting he	eld on / / Month Day Year	, at which meeting there were present the following members:
with notice of such meeti	ng and an opportunity to b	e present having been given to the Petitioner and the Assessor
of said County and Asse	ssor	(being presentnot present) and
Petitioner	•	Name (being presentnot present), and WHEREAS, the said
County Commissioners It	that the Board (agreesd	the within petition, and are fully advised in relation thereto, loes not agree) with the recommendation of the Assessor, artdenied) with an abatement/refund as follows:
Year Assessed Valu	ie Taxes Abate/Refund	-
		Chairperson of the Board of County Commissioners' Signature
l,	County Cle	erk and Ex-Officio Clerk of the Board of County Commissioners
in and for the aforemention		rtify that the above and foregoing order is truly copied from the
IN WITNESS WHEREOF	, I have hereunto set my h	and and affixed the seal of said County
this day of	•	
		Year
		County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than	ı \$10,000 per schedule, per year,	must be submitted in duplicate to the Property Tax Administrator for review.
Section V:		roperty Tax Administrator ments greater than \$10,000)
	of County Commissioners, ed in part \$	relative to this petition, is hereby
Secretary's Signat	ure F	Property Tax Administrator's Signature Date

Appointment of Agency for Property Tax Matters

The owner of record designates the assigned agent, Byrne & Clayton Consulting, LLC/Duff & Phelps, LLC, as its principals, contractors, and agents, to act on behalf of the owner in matters pertaining to real property assessment matters in Adams County, Colorado. Any and all previous authorizations are hereby revoked. Agent is authorized to act on behalf of Owner in obtaining and providing information, negotiating, settling and assessing for all real property matters related to the property owned, possessed, or controlled by the undersigned at the below referenced parcel(s). Agent is delegated full authority to handle real property matters relative to assessments and to represent us, with the assistance of legal counsel, if necessary, in the appeal process.

Tax Years:	2017, 2018, 2019, 2020
Owner of Record:	Cooper Ray AKA Cooper Ray F
Parcel Number:	0157309004010
SIGNATURE: Pro	operty Owner Signature
PRINT NAME:	hay Looper
TITLE (in Relationsh	nip to Owner Entities): CMEC
DATE: // /]	/19





RETURN RECEIPT
REQUESTED

Adams County Assessor's Office 4430 S. Adams County Parkway, Suite C2100 Brighton, CO 80601

RECEIVED

JAN 03 2019

OFFICE OF THE ADAMS COUNTY ASSESSOR

Ken Musso Assessor

Denver, CO 80229



Assessor's Office

4430 South Adams County Parkway

2nd Floor, Sulte C2100

Brighton, CO 80601-8201

Phone 720-523-6038

Fax 720-523-6037

www.adcogov.org

	BOARD OF COUNTY COMM	ISSIONERS
as (1917), "Option and option and	STIPULATION (As to Tax Yes	r(s) 2019 Actual Value(s))
1.	The property subject to this Stipu Schedule No. (S): R0070663 (2000 E.77 Ave.)	lation is: Parcel N0.(S) 01719-35-1-00-038
2.	The subject property is classified	as a Residential property.
3.	The County Assessor originally subject property for tax year(s)	assigned the following actual value to the 2019:
	Land	\$155,665
	Improvements	\$639,142
, you want to be a second or the second or t	Total	\$794,807
4.		as reviewed this file and agrees to make the nation for the subject property for tax year(s)
	Land	\$155,665
	Improvements	\$294,335
	Total	\$450,000
5.		the Petitioner understands that they are giving of the value of this property for tax
DATED thi	is: March 2, 2020	
Ilm	Mulga Bri	County Assessar's Office, ou, email*=Ehorbarg@adcogov.org, c=US
Petitioner's		cassor Representative
Rafael Men	· •	ms County Assessor's Office
Florence Me		
1955 E 75th		

Į,

PET	TITION FOR ABATE	EMENT OR RE	FUND OF TA	XESPECE	IVED
County: Actam			Date Received	<u>-</u>	_
		•	(Use Assessor's or Cor	nmissioners' Date Starre)	2020
Section I: Petitioner, p	lease complete Section I	only.		ACCIOC (rue
Date: 01 50	<u> 2020 </u>		,	OFFICE C "ADAMS COUNT	Y ASSESSOR
	Year	100	1	UDVIIIO GOOTI	
Petitioner's Name:	atael of flore	ence Men	10020	An Game	7 11 11 11 12
Petitioner's Mailing Addr	ess: 1955 E	· +5 4 HV	<u>e, Den,</u>	(10 8022°	1411720
City or To	wn	State	Zip God		-
SCHEDULE OR PARCEL	NUMBER(S) PROPERT	TY ADDRESS OR LEG	AL DESCRIPTION O	OF PROPERTY	
R007066	<u> 3 </u>	00 E. 774	4 Ave. Do	an. 80229	~-
	<u> </u>				-
		<u> </u>			~
the taxes have been levi-	oatement or refund of the approperty tax year <u>2019</u> ed erroneously or illegally, viation. Attach additional she	vhether due to errone	states that the taxe e following reasons ous valuation, irreg	s assessed against the signification of the second control of the	e y
	Val of perjury in the second deg prepared or examined by meter the	ne, and to the best of Daytime Phone N	my knowledge, info	ormation, and belief, is $598-4000$	
/ Petitioners signatu	ire	Email Orevo	e-Mendozi	aservices@c	outlook.com
Ву		Daytime Phone N	umber ()		
Agent's Signature*		Email			
*Letter of agency must be at	tached when petition is submitte	ed by an agent.			
denies the petition for refund a	ssioners, pursuant to § 39-10-114 \langle r abatement of taxes in whole or ir , C.R.S., within thirty days of the e	part, the Petitioner may a	ppeal to the Board of A	ssessment Appeals pursua	
Section II:		ecommendation	<u> </u>		٦
	•	sor's Use Only)			
Actua	Tax Year ol Assessed	Tax			
Original					
Corrected					
Abate/Refund		<u>-</u>			
Assessor recommer	ıds approval as outlined a	bove.			1
	based upon the grounds of overva sen filed and a Notice of Determin				
Tax year:Protest?		t was filed, please attach	, , , ,		
Ti Accessor rocomme	nds denial for the followin	e reseantal:			
Thyspason recommen	ine deliigi ioi t ije iono wili	g (400UII(8):)
		-As	ssessor's or Deputy A	ssessor's Signature	~

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filling such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner (Only for abatements up to \$10,000)							
The Commissioners ofCounty authorize the Assessor by Resolution Noto review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.							
The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:							
Tax Year Actual Assessed Tax							
· · · · · · · · · · · · · · · · · · ·							
Original							
Corrected							
Abate/Refund							
Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.							
Petitioner's Signature Date							
Assessor's or Deputy Assessor's Signature Date							
Assessor's or Deputy Assessor's Signature Date							
Section IV: Decision of the County Commissioners (Must be completed if Section III does not apply) WHEREAS, the County Commissioners of County, State of Colorado, at a duly and lawfully							
called regular meeting held on/, at which meeting there were present the following members: Month Day Year							
with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor							
of said County and Assessor(being presentnot present) and Name							
Petitioner(being presentnot present), and WHEREAS, the said							
County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agreesdoes not agree) with the recommendation of the Assessor, and that the petition be (approvedapproved in partdenied) with an abatement/refund as follows:							
Year Assessed Value Taxes Abate/Refund							
Chairperson of the Board of County Commissioners' Signature							
I,County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.							
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County							
this day of, Month Year							
County Clerk's or Deputy County Clerk's Signature							
Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.							
Section V: Action of the Property Tax Administrator (For all abatements greater than \$10,000)							
The action of the Board of County Commissioners, relative to this petition, is hereby Approved Approved in part \$ Denied for the following reason(s):							
Secretary's Signature Property Tax Administrator's Signature Date							

ASSESSOR'S RECOMMENDATION **BOARD OF COUNTY COMMISSIONERS (BOCC)**

Account No: R0070663

Parcel No: 01719-35-1-00-038

Petition Year: 2019

Date Filed: January 30, 2020

Owner Address: 2000 E 77th Ave

Owner Entity: Rafael and Florence Mendoza

Owner City: Denver

State: CO

Property Location: SECT,TWN,RNG:35-2-68 DESC: BEG AT A PT ON W BDRY LN OF ROW OF U P RR WHENCE THE E QTR COR OF

SEC 35 BEARS E 914/7 FT TH W TO A PT WHICH IS 612/3 FT E OF DRAINAGE DT TH N 711/22 FT TO S BDRY

LN OF A 30 FT RD TH E 475/9 FT M/L TO W BDRY U P RR ROW TH S 3D 23M W 712/5 FT ALG SD ROW TO BEG

EVC DADCININIALCOD AND EVC N E ET THEREOF 6/244

			EAU PARUININY	<u>V CUR AND EXC N 5 FT D</u>	<u> HEKEUE - 6/74A</u>		
TYPE	OCC CODE	OCC CODE PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIG	ORIGINAL TAX WARRANT		
IIPE		Actual Value	Assessed Value	Actual Value	Assessed Value	ORIGINAL TAX	VVARRANT
	200	LC: \$0	\$0	LC: \$80,339	\$23,300	A. Ratio COM	29%
DEAL	100	LR: \$155,665	\$11,130	LR: \$75,326	\$5,390	A. Ratio RES	7.15%
REAL		IC: \$0	\$0	IC: \$0	\$0		
i	ANTERON W	IR: \$294,335	\$21,045	IR: \$639,142	\$45,700	Mill Levy	100.745
T	TOTALS:	\$450,000	\$32,175	\$794,807	\$74,390	Original Tax	\$7,494

Petitioner's Statement:

No comments provided by petitioner.

Assessor's Report:

Situation:

This property was shown in RealWare to be a mixed use property (residential & commercial); however, the subject is a residential property only. No commercial activity was noted. The subject property has a total of 6.24 acres of which 5.24 acres were valued as commercial vacant lots.

Action:

Residential sales were researched and utilized to value the property.

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVDE	OCC CODE	ASSESSOR'S ASSIG	NED VALUE	RECOMMENDE	O VALUE	REVISED TAX WARRANT
TYPE OCC CODE		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
		LC: \$80,339	\$23,300	LC: \$0	\$0	\$4,252.95
REAL	100	LR: \$75,326	\$5,390	LR: \$155,665	\$11,130	
NEAL	$I \longrightarrow \bigcap$	TC: \$0	\$0		\$0	
	100	IR.\ \$639,142	\$45,700		\$21,045	Revised Tax
// T	DTALS: \	\$794,807	\$74,390	\$450,000	\$32,175	\$3,241.47

March 2, 2020

Date

entative

Ken Musso

Assessor



Assessor's Office 4430 South Adams County Parkway 2nd Floor, Suite C2100 Brighton, CO 80601-8201 Phone 720-523-6038 Fax 720-523-6037 www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

	STIPULATION (As to	Tax Year(s)	2019	Actı	ual Value(s))
1.	The property subject to Schedule No. (S): R00		Parcel	N0.(S)	01719-35-1-00-038
2.	The subject property is	classified as a Resi	dential	propert	у.
3.	The County Assessor of subject property for tax			owing a	ectual value to the
	Land	\$155,66	55		
	Improvements	\$639,14			
	Total	\$794,80	7		
4.	The Adams County As following adjustment to 2019				
	Land	\$155,66	55		
V	Improvements	\$294,33	5		
	Total	\$450,00	0		
5.	By entering into this ague rights to further year(s) 2019				
DATED this	March 2, 2020				
		Eric I	DN: cn=Eric H	d by Eric I Norber Norberg, o=Adam	
		Norberg ,	emall=ENorbe c=US	sor's Office, ou, rg@adcogov.org .02 13:50:22 -07'	
	Representative	Assessor Repr			
Rafael Mendo		Adams County	y Assesso	r's Offic	ce
Florence Mer					
1955 E 75th /					
Denver, CO	DUZZI				

Ken Musso

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5.

Assessor



Assessor's Office 4430 South Adams County Parkway 2nd Floor, Suite C2100 Brighton, CO 80601-8201 Phone 720-523-6038 Fax 720-523-6037 www.adcogov.org

BOARD OF COUNTY COMM	IISSIONERS	S	
STIPULATION (As to Tax Ye	ar(s)2	2019 Act	ual Value(s))
The property subject to this Stipu Schedule No. (S): R0070663	llation is: P	arcel N0.(S)	01719-35-1-00-038
The subject property is classified	as a Residen	ıtial proper	ty.
The County Assessor originally subject property for tax year(s)	-	_	actual value to the
Land Improvements Total	\$155,665 \$639,142 \$794,807		
The Adams County Assessor has following adjustment to the value:			•
Land	\$155,665		
Improvements	\$294,335		
Total	\$450,000		
By entering into this agreement, up rights to further appeal year(s) 2019 .			

DATED this: March 2, 2020

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Ken Musso Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	COUNTY BOARD OF EQUALI	ZATION
	STIPULATION (As to Tax Year	s) 2019 Actual Value(s))
1.	The property subject to this Stipular Schedule No. (S): R0160972	ion is: Parcel N0.(S) 0157321108019
2.	The subject property is classified as	a Residential property.
3.	The County Assessor originally a subject property for tax year(s)	ssigned the following actual value to the 2019
	Land \$ Improvements \$	460,000 0
		460,000
4.		reviewed this file and agrees to make the on for the subject property for tax year(s)
		285,000
•	Improvements Total \$	\$0 285,000
5.		Petitioner understands that they are giving the value of this property for tax
DATED this:	03/05/2020	
Petitioner's Re		Ferguson/Valui Jerguson or Representative
***************************************	#	County Assessor's Office

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0160972

Parcel No: 0157321108019

Petition Year: 2019

Date Filed: February 28, 2020

Owner Entity: Baca, Amado

Owner Address: 12041 Pennsylvania St., Ste. #A

Owner City: Thornton

State: CO

Property Location:

1080 Huntington Trails Pkwy, Westminster, CO

. ~	perty boundary (Testimistry) Testimistry (Co							
	TYPE	occ	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIG	ORIGINAL TAX WARRANT		
1	TICE	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	ORIGINALI	AX WARRANT
	REAL		L: 14-4-4-4-4-5285-0000		L: \$460,500	\$133,550	A. Ratio	29.00%
I.	ILAL		l:		1: 1	\$0	Mill Levy	129.048
	TO	TAL5 ;	\$285,000	第4, 第582,650	\$460,500	\$133,550	Original Tax	\$17,234

Petitioner's Statement:

Petitioner's Statement: Paid \$285,000 in 2019. Sales support this value.

Assessor's Report			
Situation :			
			1 (a. 12)

Land value will be reduced to the market value range.

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUST	MENT
-------------------------------	------

TYPE	occ	ASSESSOR'S ASSIG	NED VALUE	RECOMMEND	ED VALUE	REVISED TAX	WARRANT
''''	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL		L: \$460,500	\$133,550	L: \$285,000	\$82,650		\$6,568.54
NEAL		i: \$0	\$0	I:	\$0	Revised Tax	
TO	TALS:	\$460,500	\$133,550	\$0	\$82,650		\$10,665.82

Valerie Ferguson

March 6, 2020

Appraiser

Certified Residential Appraiser

Tax Exempt Portion

PETITION FOR ABATEMENT OR REFUND OF TAXES

County:	DAMS			Dat (Use	e Received_ Assessor's or C	ommissioners' Dais	EB 28	2020
Section I: Pe	28	complete Section	n I only.			OF	FICE OF	
	,	DA.Baca	d Doh	arah K	Bunk	er		
		12041 Pe						
	nton		Co		800	741		
	City or Town		State		Zip Co	ode		
	PARCEL NUMBI		ERTY ADDRESS			OF PROPERTY		
			estmins;	fer, Co	D 800a	73 '	····	
above property the taxes have	for the property been levied erro	ent or refund of the tax year	are incorr y, whether due	rect for the for to erroneous sary.)	lowing reason	ns: (Briefly desi	cribe why	
i declare, under or statements,	has been prepar	ry in the second ded or examined by	5,000 (Value legree, that this y me, and to the	petition, tog	ether with any knowledge, in	accompanying formation, and	exhibits belief, is	
true, corregt, ar	1 Chi	ash.	Daytime	Phone Numi	ber <u>(<i>3</i>03)</u>	517-931	<u></u>	
Petitione	r's Signature		Email_	mose	amosba	ca. net	ا 	
Ву								
	ignature*							÷
-			Email		 		 ,	
		rhen petition is subm						
denies the petition t	for refund or abatem	pursuant to § 39-10-1 ent of taxes in whole o within thirty days of th	rin part, the Petiti	oner may appea	al to the Board of	Assessment Appe		
Section II:			Recommen					
		ax Year	T					
	<u>Actual</u>	Assessed	<u>Tax</u>					
Original							-	
Corrected							!	
Abate/Refund								
Assessor re	commends app	roval as outline	i above.					
f the request for ab protest to such valu	atement is based up ation has been filed	on the grounds of ove and a Notice of Deteri	rvaluation, no abat nination has been	lement or refund mailed to the ta	d of taxes shall be expayer, § 39-10-	e made if an objecti i 14(1)(a)(i)(D), C.R	on or .S.	
Tax year:	Protest? No	Yes (If a pro	lest was filed, ple	ase attach a co	opy of the NOD.)			
Assessor re	commends der	nial for the follow	ing reason(s):	:				
				Asses	sor's or Deputy	Assessor's Signa	ture	

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

The Commissioners of to review petitions for abetiment or refund and to settle by written mutual agreement any such petition for abetiment or refund and to settle by written mutual agreement any such petition for abetiment or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with \$39-1-113(1.5), C.R.S. The Assessor and Petitioner mutually agree to the values and tax abatement/refund of: Tax Year Actual Assessed Tax Original Corrected Abste/Refund Note: The total isx amount does not include accrued interest, pensities, and fees associated with late and/or delinquent fax payments, if applicable. Please contact the County Treasurer for full payment information. Petitioner's Signature Date Section IV: (Must be completed if Section III does not apply) WHEREAS, the County Commissioners of County, State of Colorado, at a duly and lawfully called regular meeting held on / at which meeting there were present the following members: with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor (being presentnot present) and Petitioner (being presentnot present) and Petitioner (being presentnot present) and Petitioner (being presentnot present), and WHEREAS, the said County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agreesdoes not agree) with the recommendation of the Assessor, and that the petition be (approvedapproved in partdenied) with an abatement/refund as follows: Year Assessed Value Taxes Abate/Refund County Commissioners have proveded from the record of the proceedings of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners. I
Actual Assassed Tax Original Corrected
Actual Assessed Tax Original Corrected Abate/Refund Assessor's or local tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information. Patitioner's Signature Date Assessor's or Deputy Assessor's Signature Date Section IV: Decision of the County Commissioners [Must be completed if Section iii does not apply) WHEREAS, the County Commissioners of County, State of Colorado, at a duly and lawfully called regular meeting held on Lawfully called regular meeting held on Lawfully called regular meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor (being present—not present) and Name (being present—not present) and Petitioner Mame (being present—not present), and WHEREAS, the said County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agrees—does not agree) with the recommendation of the Assessor, and that the petition be (approved—approved in part—denied) with an abatement/refund as follows: Year Assessed Value Taxes Abate/Refund Chairperson of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this
Original Corrected Abate/Refund Note: The total tax amount does not include accrued interest, penaltiles, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information. Petitioner's Signature Date Assessor's or Deputy Assessor's Signature Decision of the County Commissioners (Must be completed if Section III does not apply) WHEREAS, the County Commissioners of
Corrected Abate/Refund Note: The total tax amount does not include accrued interest, penaltiles, and fees associated with late and/or delinquent tax payments, if applicable. Please centact the County Treasurer for full payment information. Petitioner's Signature Date Assessor's or Deputy Assessor's Signature Decision of the County Commissioners (Must be completed if Section III does not apply) WHEREAS, the County Commissioners of
Abate/Refund Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information. Petitioner's Signature Date Decision of the County Commissioners
Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information. Petitionar's Signature Date Section IV: Decision of the County Commissioners (Must be completed if Section III does not apply) WHEREAS, the County Commissioners of
Petitioner's Signature Date Assessor's or Deputy Assessor's Signature Date Decision of the County Commissioners [Must be completed if Section III does not apply] WHEREAS, the County Commissioners of
Section IV: Decision of the County Commissioners (Must be completed if Section III does not apply) WHEREAS, the County Commissioners of
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Section IV: (Must be completed if Section III does not apply) WHEREAS, the County Commissioners of
WHEREAS, the County Commissioners of County, State of Colorado, at a duly and lawfully called regular meeting held on /, at which meeting there were present the following members: with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor (being presentnot present) and Name (being presentnot present), and WHEREAS, the said Name County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agreesdoes not agree) with the recommendation of the Assessor, and that the petition be (approvedapproved in partdenied) with an abatement/refund as follows: Year Assessed Value Taxes Abate/Refund Chairperson of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this day of
Of said County and Assessor
Petitioner
County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agreesdoes not agree) with the recommendation of the Assessor, and that the petition be (approvedapproved in partdenied) with an abatement/refund as follows: Year Assessed Value Taxes Abate/Refund Chairperson of the Board of County Commissioners' Signature County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this day of,
Chairperson of the Board of County Commissioners' Signature i,County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this day of,
County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this day of,
in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this day of,
thisday of,
Month Year
County Clerk's or Deputy County Clerk's Signature
Note: Abstements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.
Section V: Action of the Property Tax Administrator (For all abatements greater than \$10,000)
The action of the Board of County Commissioners, relative to this petition, is hereby
Approved Approved in part \$ Denied for the following reason(s):
Secretary's Signature Property Tax Administrator's Signature Date

Received By	RECEIVEDate
·	A Taken Cody Street II Washington

Owners:

February 24, 2020

AMADO BACA and DEBORAH K BUNKER 12041 PENNSYLVANIA ST STE A THORNTON CO 80241-3166

FEB 28 2020

OFFICE OF THE ADAMS COUNTY ASSESSOR

Property Address:

1080 HUNTINGTON TRAILS PKWY WESTMINSTER CO 80023

Parcel Number: 0157321108019

Account Number: R0160972

We are asking for an abatement due to the \$17,234.36 in property taxes assessed for our <u>vacant</u> lot located at 1080 Huntington Trails Parkway, Westminster, CO 80023. This vacant lot was purchased at the market value of \$285,000.00 in August 2019 and per Adams County valuation, increased it to \$460,500.00, thereby triggering an assessed value factor of \$133,550.00. After review of all properties (vacant land and fully developed properties (land/home)) in the Huntington Trails subdivision, our tax assessment far exceeds even the highest valued homes of \$1.9M to \$2M. Most importantly, no other property "doubled" in tax assessment from the previous year unlike our vacant lot. The following further supports this argument:

Description	Address	Acres	Sold for	Land Actual Value	Improvement Valuation	Assessed Value
Vacant Lot	1080 Huntington Trails Pkwy, Westminster, CO 80023	0.4262	\$285,000.00	\$460,500.00	\$0.00	\$133,550.00

The following tax history further highlights this tax assessment discrepancy for year 2019. What is the tax basis that supports **doubling** our tax amount for this year compared to previous years with minor valuation increases?

<u>Description</u>	Address	Tax Year	Amount	Increased TAX Amount
Vacant Lot	1080 Huntington Trails Pkwy, Westminster, CO 80023	2019	\$17,234.36	\$8,353.90
,		2018	\$8,880.46	\$567.94
		2017	\$8,312.52	, \$695.30 /
		2016	\$7,617.22	\$8.26
		2015	\$7,608.96	

And, why did our vacant property significantly increase compared to similar vacant lots (within a few blocks of 1080 Huntington Trails Pkwy) <u>that did not</u>? As a matter of fact, the following either decreased or remained the same for this tax assessment period.

Description	Address	Acres	Sold for	Land Actual Value	Improvement Valuation	Assessed Value
Vacant Lot	1405 W 141st CT Westminster, CO 80023	0.5371	\$287,000.00	\$287,000.00	\$0.00	\$83,230.00
Vacant Lot	1365 W 141st Cir Westminster CO 80023	0.6265	\$450,000.00	\$301,350.00	\$0.00	\$87,390.00
Vacant Lot	1280 W 141st Cir, Broomfield, CO 80023	0.4756	\$386,000.00	\$373,100.00	\$0.00	\$108,200.00

After reviewing the property assessment process, it appears our tax assessment was inaccurately assessed. Therefore, we are respectfully requesting a revised assessed value factor that appropriately aligns with vacant land valued at \$285,000.00.

The following Huntington Trails (fully developed) properties are also referenced to support this abatement:

		Address	Actual Value	Assessed Value	
Sold on	7/19/2019	1145 W 141st Cir, Westminster, CO 80023	\$ 1,516,600.00	\$ 45,550.00	
Sold on	12/9/2019	1380 Huntington Trails Pkwy, Broomfield, CO 80023	\$ 1,158,928.00	\$ 82,870.00	
Sold on	11/22/2019	1402 W. 141st Ct, Westminster, CO 80023	\$ 1,231,714.00	\$ 88,070.00	
Sold on	9/25/2019	1304 W 141st Cir, Westminster, CO 80023	\$ 1,348,248.00	\$ 96,400.00	
Sold on	12/27/2018	1180 W 141st Cir, Westminster, CO 80023	\$ 1,436,229.00	\$ 102,690.00	
Next Door Neighbor	Residence	1140 Huntington Trails Pkwy, Westminster, CO 80023	\$ 1,081,288.00	\$ 77,320.00	
	Residence	1250 Huntington Trails Pkwy, Westminster, CO 80023	\$ 1,123,001.00	\$ 80,300.00	
	Residence	1555 Huntington Trails Cir Westminster, CO 80023	\$ 1,154,279.00	\$ 82,530.00	
Next Door Neighbor	Residence	1060 Huntington Trails Pkwy, Westminster, CO 80023	\$ 1,253,994.00	\$ 89,660.00	
	Residence	1230 Huntington Trails Pkwy, Westminster, CO 80023	\$ 1,264,171.00	\$ 90,390.00	
	Residence	1045 Huntington Trails Pkwy, Westminster, CO 80023	\$ 1,347,376.00	\$ 96,340.00	
1	Residence	1240 Huntington Trails Pkwy, Westminster, CO 80023	\$ 1,359,114.00	\$ 97,180.00	
	Residence	1040 Huntington Trails Pkwy, Westminster, CO 80023	\$ 1,451,888.00	\$ 103,810.00	
	Residence	1180 Huntington Trails Pkwy, Westminster, CO 80023	\$ 1,481,878.00	\$ 105,960.00	
	Residence	1555 W 141st Way, Westminster, CO 80023	\$ 1,558,331.00	\$ 111,420.00	
	Residence	1455 W 141st Way, Westminster, CO 80023	\$ 1,647,793.00	\$ 117,820.00	
4	:				

2019 TAXES DUE IN 2020



Unpald	orlor year	taxes:		
		4.7.		
N	0		34 T.	+ + T

Check this	box for mailing	address
 correction.	Make changes	
	-1-4-	

RETURN THIS COUPON WITH FIRST HALF PAYMENT (DUE MARCH 2ND) OR FULL PAYMENT (DUE APRIL 30TH)













Return this coupon with payment to: ADAMS COUNTY THEASURER P.O. BOX 869 BRIGHTON, COLORADO 80801-0889

ACCOUNT NUMBER R0160972

R0160972

OWNER OF

PROPERTY BACA AMADO A AND BUNKER DEBORAH K

12041 PENNSYLVANIA ST STE A THORNTON, CO 80241-3166 RECORD

FIRST HALF DUE BY MAR 2, 2020 🔲

8,617.18

PAYMENTS MUST BE IN U.S. FUNDS

FULL PAYMENT DUE BY APR 30, 2020 🚨

17,234.36

0000001801609726 00008617185 000172343605

A	BATEMENT FO	R TAX YEAR:	2019	
1	ODAYS DATE	02/14/20		
BUSINESS NAME:	SBA TOWERS	II LLC		
ACCOUNT NUMBER:	P0028779			
PARCEL NUMBER:			 ,	
	ACTUAL	ASSESSED	MILL	TAX
	VALUE	VALUE	LEVY	DOLLARS
ORIGINAL VALUE	\$205,746	\$59,670	127.846	\$7,628.57
REVISED VALUE	\$13,686	\$3,970	127.846	\$507.55
ABATED VALUE	\$192,060	\$55,700	127.846	\$7,121.02
				16
ADDED AS	SESSMENT FO	R TAX YEAR:		
BUSINESS NAME:				
ACCOUNT NUMBER:				
PARCEL NUMBER:				
	ACTUAL	ASSESSED	MILL	TAX
	VALUE	VALUE	LEVY	DOLLARS
ORIGINAL VALUE		\$0		\$0.00
REVISED VALUE	:	\$0	0	\$0.00
ADDED VALUE	\$0 ;	\$0;	0	\$0.00

RECEIVED

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Actams	·	Date Received FEB 19 2020 (Use Assessor's or Commissioners' Date Stamp)
Section : Petitioner, pleas	a complete Section Laplu	OFFICE OF THE
		ADAMS COUNTY ASSESSOR
Date: 69/13 / Month Day	<u> </u>	
Petitioner's Name: 5	BA Towers II L	LC
Petitioner's Mailing Address:	805) Maress	
Beca Raton	- H_	33487 - 1307
City or Town	State	Zip Code
SCHEDULE OR PARCEL NUM POO つきコラタ	BER(S) PROPERTY ADDRE	ss or legal description of property WIDIB AVENUE
· · ·		
above property for the proper the taxes have been levied en	ty tax year 2019 are inc	laxes and states that the faxes assessed against the orrect for the following reasons: (Briefly describe why ue to erroneous valuation, irregularity in levying, essary.)
	· · · · · · · · · · · · · · · · · · ·	xwrong tesesment
	Actua	L
Petitioner's estimate of valu	10 12 AL AC	2 (<u>2019)</u>
		his petition, together with any accompanying exhibits the best of my knowledge, information, and belief, is
true, correct, and complete.	7/	
a Juyoure		ne Phone Number (561) 226 9484
Petitioner's Signature	Email	PROPERTYTING SBASITE. COM
	_	
Ву	Daytim	e Phone Number ()
Agent's Signature' Printed Name: Namu	UParisoHo Email	
*Letter of agency must be attached	when petition is submitted by an age	nt
denies the petition for refund or abate	s, pursuant to § 39-10-114(1), C.R.S., or ement of taxes in whole or in part, the Pe 3, within thirty days of the entry of any st	the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., fillioner may appeal to the Board of Assessment Appeals pursuant with decision § 39-10-114 5(1) C.R.S.
Section II:	Assessor's Recomme	
Section in.	(For Assessor's Use Onl	
	Tax Year	
<u>Actual</u>	Assessed Tax	
Original		
Corrected		-
Abate/Refund		-
Assessor recommends a	pproval as outlined above.	
		patement or refund of taxes shall be made if an objection or protest d to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.
Tax year: Protest?	o Yes (If a protest was filed, p	ilease attach a copy of the NOD.)
Assessor recommends d	enial for the following reason(s);
		Assessed or Danille Assessed Similar
15-DPT-AR No. 920-66/17		Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

4				
Section III:	Written		ent of Asse or abatements up	essor and Petitioner p to \$10,000)
abatement or	tions for abaten refund in an an	nent or refund and to nount of \$10,000 or § 39-1-113(1.5), C.	o settle by writi less per tract,	athorize the Assessor by Resolution No. len mutual agreement any such petition for parcel, or lot of land or per schedule of personal
The Assesso	r and Petition	er mutually agree t	to the values a	and tax abatement/refund of:
		Tax Year		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	
Orlginal				
Corrected				
Abate/Refund _			-	
Note: The total ta applicable. Pleas	x emount does not se contact the Cour	Include accrued interest ity Treasurer for full payr	, penalties, and fer ment information.	es associated with late and/or delinquent lax payments, if
Petitioner's Sign	alura	<u> </u>	Date	
r catabilat a digit			22.0	
Assessor's or D	eputy Assessor's	Signature	Date	
· · · · · · · · · · · · · · · · · · ·	······································			
Section IV: (Must be comple	ted if Section III d	Decision of the	e County Co	ommissioners
WHEREAS, th	ne County Com	missioners of		County, State of Colorado, at a duly and lawfully
	meeting held o	n <u>/</u> //	_, at which m	eeting there were present the following members:
		Month Day Yea	r	
	-	• • • • •	be present ha	iving been given to the Petitioner and the Assessor
of said County	and Assessor	 	Name	(being presentnot present) and
Petitioner	No.	me	(being pro	esentnot present), and WHEREAS, the said
NOW BE IT R	issioners have ESOLVED that	carefully considered the Board (agrees-	-does not agr	lition, and are fully advised in relation thereto, ree) with the recommendation of the Assessor,
and that the po	etition be <i>(appr</i>	ovedapproved in	partdenied)	with an abatement/refund as follows:
Year A	ssessed Value	Taxes Abate/Refund	di	
			Chair	person of the Board of County Commissioners' Signature
			certify that the	Officio Clerk of the Board of County Commissioners above and foregoing order is truly copied from the rs.
IN WITNESS I	MHEREOE IN	ave hereunte set mi	, hand and affi	xed the seal of said County
this		ave nerecino set III;	r Harlo allo Elli	ACO THE SCALOT SAID COUNTY
		Month	Year	
				County Clerk's or Deputy County Clerk's Signature
Note: Abatement	s greater than \$10,	000 per schedule, per ya	er, must be submi	ilted in duplicate to the Property Tax Administrator for review.
Section V:		Action of the	Property Ta	x Administrator
The action of t	he Board of Co	unty Commissioner	s, relative to th	Is petition, is hereby
		•	•	Denied for the following reason(s):
Secr	etary's Signature	 ,	Property Tax Ac	oministrator's Signature Date

ADAMS COUNTY INDIVIDUAL BUILDING PERMIT

P28779

Permit # NG06201869	Accountno	Econ Area	Address 2350 W 112th Ave
Parcel#	lmp#	Local Permit # 17NGN-11095	Permit Jurisdiction Northglenn
Permit Date 02/21/2018	Permit Exp Date	Permit Work Date	Worked By
Permit Type Tenant Finish	Acct Type	Permit Amount 20,000 .00	Active/inactive Active
Permit Reason Permit Detail	Remove 6 antennas, install 3 antennas, 6 new RRH's (new new OVP, 6 new combines, 6 diplexers	new LEA L) shelter), 1	EA Description
Subdivision Inf	formation		
Sub Name Sub Filing #		2350 W 112th Av	e
Lot / Block			
Legal Desc			
Notes			
· · · · · · · · · · · · · · · · · · ·			
*			

μ.	BATEMENT FC	R TAX YEAR:	2018	
	TODAYS DATE	03/02/20	<u>-</u>	
BUSINESS NAME:	C AND C PAL	LET REMANUF	ACTURING IN	c
ACCOUNT NUMBER:	P0011019			
PARCEL NUMBER:				
	ACTUAL	ASSESSED	MILL	TAX
	VALUE	VALUE	LEVY	DOLLARS
ORIGINAL VALUE	\$325,101	\$94,280	92.308	\$8,702.80
REVISED VALUE	\$47,628	\$13,810	92.308	\$1,274.77
ABATED VALUE	\$277,473	\$80,470	92.308	\$7,428.02
				CTG
ADDED AS	SESSMENT FO	R TAX YEAR:		
BUSINESS NAME:				
ACCOUNT NUMBER:				
PARCEL NUMBER:			••	<u></u>
:	ACTUAL	ASSESSED	MILL	TAX
	VALUE	VALUE	LEVY	DOLLARS
ORIGINAL VALUE		\$0		\$0.00
REVISED VALUE		\$0	0	\$0.00
ADDED VALUE	\$0	\$0	0	\$0.00

RECEIVED

County: Adams			
	Date Received	FEB 04	2020
	(USB ASSESSOIS OF CO	OFFICE O	C Tur
Section I: Petitioner, please complete Section I only.		ADAMS COUNTY	LIME
Date: / /3 2020	•	2 2 2 3 1 4 1	HOUS
	A	,	
Petitioner's Name: C & C Pallet Re	nanufac	turing Inc	
Petitioner's Mailing Address: PO Bux 1254			
commerce city co	8002	2	
City or Town State	Zip Co	de	
schedule or parcel number(s) property address or 7/30 E	LEGAL DESCRIPTION	OF PROPERTY	
Petitioner requests an abatement or refund of the appropriate taxes above property for the property tax year 3018 are incorrect the taxes have been levied erroneously or illegally, whether due to clerical error, or overvaluation. Attach additional sheets if necessary	for the following reason erroneous valuation, irr	ns: (Briefly describe why egularity in levying,	
Property was Reported to DI	nver Conni	1 Willia	
Property was Reported to De Adams county. Property www in	venue coa	119 1/1/10	
Petitioner's estimate of value: \$ 47, 62 8 c00 (2	<u>078</u>)		
I declare, under penalty of perjury in the second degree, that this pe or statements, has been prepared or examined by me, and to the bearing correct, and complete.		nformation, and belief, is	
Brooks and a broad and a second	4 4	upegmil.co	m
	one Number ()		
Agent's Signature*			
Printed Name: Email_			
*Lattic of announities he attached when cotteten is submitted by an agent			
*Letter of agency must be attached when petition is submitted by an agent. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Prodenies the petition for refund or abatement of taxes in whole or in part, the Petitioner to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decided.	may appeal to the Board of	Assessment Appeals pursuant	
If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Pridenies the petition for refund or abatement of taxes in whole or in part, the Petitioner to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such dec	may appeal to the Board of islon, § 39-10-114.5(1), C.R	Assessment Appeals pursuant	7
If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Production of the petition of the petitioner of the petitioner of the petition of the petitio	may appeal to the Board of islon, § 39-10-114.5(1), C.R	Assessment Appeals pursuant]
If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Production of the petition for refund or abatement of taxes in whole or in part, the Petitioner to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decisions. Section II: Assessor's Recommenda	may appeal to the Board of islon, § 39-10-114.5(1), C.R	Assessment Appeals pursuant	
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FEB 0.4 2923

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III:	Written			sessor and Petitioner s up to \$10,000)
abatement or refu property, in accord	for abate nd in an a dance with	mount of \$10,000 o § 39-1-113(1.5), C	to settle by v r less per tra .R.S.	authorize the Assessor by Resolution No
The Assessor an	d Petition	er mutually agree	to the value	es and tax abatement/refund of:
		Tax Year		
	<u>Actual</u>	Assessed	<u>Tax</u>	
Original				
Corrected				_
Abate/Refund				
		it include accrued intere inty Treasurer for full pa		d fees associated with late and/or delinquent tax payments, if on.
Petitioner's Signature	9		Date	
Assessor's or Deput	/ Assessor'	s Signature	Date	
Section IV: (Must be completed i	f Section III		ne County	Commissioners
WHEREAS, the C	ounty Con	nmissioners of		County, State of Colorado, at a duly and lawfully
called regular mee	-			n meeting there were present the following members:
		Month Day Ye	ear	
with notice of such	meeting	and an opportunity	to be present	thaving been given to the Petitioner and the Assessor
of said County and	d Assesso	Γ	Name	(being presentnot present) and
Petitioner				presentnot present), and WHEREAS, the said
NOW BE IT RESC	oners have DLVED tha	t the Board <i>(agree</i> :	sdoes not	petition, and are fully advised in relation thereto, agree) with the recommendation of the Assessor, ed) with an abatement/refund as follows:
		_		
Year Asses	sed Value	Taxes Abate/Refu	ind	
			c	hairperson of the Board of County Commissioners' Signature
1		Count	_	x-Officio Clerk of the Board of County Commissioners
			y certify that	the above and foregoing order is truly copied from the
IN WITNESS WHI	EREOF, I	have hereunto set r	ny hand and	affixed the seal of said County
this	day of		,	
		Month	Year	
				County Clerk's or Deputy County Clerk's Signature
Note: Abatements gre	ater than \$16	0,000 per schedule, per	year, must be si	ubmitted in duplicate to the Property Tax Administrator for review.
				100-100-100-100-100-100-100-100-100-100
Section V:				Tax Administrator ater than \$10,000)
		*		o this petition, is hereby
☐ Approved ☐ /	Approved i	n part \$		☐ Denied for the following reason(s):
Secretary	's Signature	Ŧ	Property Ta	x Administrator's Signature Date

AXES DUE IN 2019



Unipalit projetypalitaks

No

this box for address lection. Make changes n reverse side.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS (Due by June 17th)

2nd Half Coupon











Return this coupon with payment to: ADAMS COUNTY TREASURER PO BOY 869 BRIGHTON, COLORADO 80601-0869

ACCOUNT NUMBER

P0011019

P0011019 5678*5**G50**0.7171**1/2******AUTO5-DIGIT 80022 C AND C PALLET REMANUFACTURING INC

C/O CURTIS R BOOZ PO BOX 1254

PROPERTY OWNER

COMMERCE CITY CO 80022-0254

ով ԱՄԱԿԱՐԻ ԱՐԻՐԱՄԱԿԱՐԻ ԱՐԱՐԻՐԱՐԻՐԱՐԱՄԻ

SECOND HALF DUE BY JUN 17, 2019

4,712.78

PAYMENTS MUST BE IN U.S. FUNDS

2000001600110199 00004712782 000000000000

TAXES DUE IN 2019



Unpaid prior year taxes:

No

Check this box for address correction. Make changes on reverse side.

RETURN THIS COUPON WITH FIRST HALF PAYMENT (DUE FEB. 28TH) OR FULL PAYMENT (DUE APRIL 30TH)

ull Payment or 1st Half Coupon





VISA









PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

Return this coupon with payment to: ADAMS COUNTY TREASURER

P.O. BOX 869 BRIGHTON, COLORADO 80501-0859 ACCOUNT NUMBER P0011019

P0011019

C AND C PALLET REMANUFACTURING INC PROPERTY

OWNER

C/O CURTIS R BOOZ

OF

RECORD

PO BOX 1254 COMMERCE CITY, CO 80022 FIRST HALF DUE BY FEB 28, 2019

4,712.78

PAYMENTS MUST BE IN U.S. FUNDS

FULL PAYMENT DUE BY APR 30, 2019

9,425.56

0000001600110199 00004712782 000094255620

many and share something? grande some Alger

Bartham Cro

15 - DPT - AA Form NOV 201 - 16 88/91 Revised (Denver) 5/21/2003

PERSONAL PROPERTY SPECIAL NOTICE OF VALUATION THIS IS NOT A TAX BILL

DENVER COUNTY ASSESSOR 201 West Colfax Avenue, Dept. 406 Denver, CO 80202 OFFICE HOURS: 7:30 A.M. – 4:30 P.M. TELEPHONE NUMBER: (720) 913-4067

OWNER'S NAME AND ADDRESS:

Wash Em Up Laundry 3 LLC DBA Wash Em Up Laundry 3100 S Sheridan Blvd. #L Denver, CO 80227 TAX YEAR: 2018 SCHEDULE NUMBER: 353 816 000 TAX AREA CODE: Denver NOTICE DATE: 10/11/2019 PROPERTY ADDRESS /LOCATION: 1905 W Mississippi Ave

LEGAL OR PROPERTY DESCRIPTION: Personal Property

Property	Prior	Actual Value for the Year of	f 2018
Classification	Actual Value	Full Year's Values	Partial Year's Values
30 Furn & Fixtures			
40 Machinery & Equipment	25,410	342,396	
70 Affixed	388	388	
80 All Others			
50 Vending			
60 Apt. Furniture	478	478	
95 Best Information Available			
96 State			
10 Tax Credit			
TOTAL	26,276	343,262	0

THE ASSESSED VALUE OF YOUR PROPERTY WILL BE ENTERED ON THE TAX WARRANT BECAUSE:

	Your property was omitted from the tax warrant for the year 2018.
	Your property was moved into Colorado from outside the state.
	The exempt status of your property was forfeited because you failed to file an Exempt Property Report
	(Form 970) with the Property Tax Administrator.
	The exempt status of your property was revoked by the Property Tax Administrator.
	The property was exempt, but because of transfer of ownership the exemption no longer applies.
X	Other: Additional assessment for omitted assets, Notified Lisa, ic.

Your property was valued as it existed on January 1 of the year indicated. The "full" or "partial year's actual value" represents the actual value of your property. The tax notice you receive will be based on this value.

An assessment percentage will be applied to the actual value of your property before property taxes are calculated. **The assessment percentage for personal property is 29%, 39-1-104(1), Colorado Revised Statutes**. For example, if the actual value of your personal property is \$1,000.00, the assessed value would be \$290.00.

YOU HAVE THE RIGHT TO PROTEST YOUR PROPERTY VALUE.

To preserve this right, you must protest to the Assessor either by mail or in person within 30 days of the date of this notice.

PERSONAL PROPERTY PROTEST PROCEDURES

Furnishings, Machinery, and Equipment

PROTESTING YOUR VALUATION: If you choose to protest your property valuation, you <u>must</u> present oral or written objections to the Assessor **within thirty days of the date of this notice**. You may elect to complete the protest form on the back and mail or deliver it to the Assessor at the address listed above.

(Protest Instructions in Spanish)

ESTOS SON SUS DERECHOS BAJO LA LEY! Si usted no esta de acuerdo con el valor actual o si cree que es impropio por alguna razon: Usted debe protestar por escrito o personalmente a la oficina del asesor de su condado dentro de 30 dias de le fecha en esta noticia. Despues de los 30 dias, usted pierde su derecho a protestar. Si usted esta de acuerdo con el valor actual de su propiedad entonces, no hay razon de comunicarse con la oficina del asesor.

ASSESSOR'S DETERMINATION: The Assessor must make a decision on your protest and mail a Notice of Determination to you within thirty days of the date your protest was filed.

FOR MORE INFORMATION CONTACT THE ASSESSOR'S OFFICE AT THE TELEPHONE NUMBER LISTED ABOVE.

APPEALING THE ASSESSOR'S DECISION: If you are not satisfied with the Assessor's determination regarding your value or if you do not receive a Notice of Determination from the Assessor, you <u>must</u> file an abatement petition with the Assessor will make a recommendation to the Board of County Commissioners, and the Board will conduct a hearing on the petition.

BOARD OF COUNTY COMMISSIONERS' DETERMINATION: The County Commissioners must make a decision on your petition and mail a determination to you.

FURTHER APPEALS: If you are not satisfied with the County Commissioners' determination, or if you do not receive a determination from the Board, you <u>must</u> file a written appeal with the Board of Assessment Appeals within thirty days of the determination date.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MUST PROVE YOU HAVE FILED A TIMELY APPEAL; THEREFORE, WE RECOMMEND ALL CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.

Ken Musso Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	BOARD OF COUNTY C	OMMISSIONE	ERS	
	STIPULATION (As to Ta	x Year(s)	2018 Act	ual Value(s))
1.	The property subject to this Schedule No. (S): R01864		Parcel No.(S)	0157322101073
2.	The subject property is clas	sified asa <u>Com</u>	mercial proper	ty.
3.	The County Assessor orig subject property for tax year			actual value to the
	Land Improvements Total	\$428,229 \$704,310 \$1,132,539	0	
4.	The Adams County Assess following adjustment to the 2018:			
	Land Improvements Total	\$428,229 \$0 \$428,229)	
5.	By entering into this agreen up rights to further ap year(s) 2018.			
DATED this:				
Del 1	. Pa/	Edward Hermann	Digitally signed by Edward Herman DN cn Edward Hermann, or Adar County Assessor's Office, ou=Commercial Department, emial-Elfertmann (gladcogav.org., or Date, 2230.03 04 15:25:26-0700'	euS
Petitioner's Ro	epresentative	Assessor Repre		
ERC Deve	dopment	-	Assessor's Offi	ce

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0186477

Parcel No:

0157322101073

Petition Year: 2018

Date Filed :

Jan 23 2020

Owner Entity: Thornton Develop

Owner Address: P.O. Box 712

Owner City: McPherson

State:

KS

perty Location :

14255 Lincoln St Thornton CO

-perty Recation .							1011 00			
	TYPE	OCC	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT			
ı	CODE		Actual Value	Value for A.		Actual Value	Value for A.] ''^^ VV	VANNAIVI	
ı	REAL	353	L:		L:	\$428,229	\$124,190	A. Ratio	29.00%	
	NEAL	333	l: (1997)		l:	\$704,310	\$204,250	Mill Levy	115.070	
1	TO	TALS:	\$428,229	\$124,190		\$1,132,539	\$328,440	Tax	\$37,794	

Petitioner's Statement:

This petition is regarding improvements that were duplicated and also appeared on R018675. This is a dual account numbered parcel. So, the improvements were removed from this parcel for 2018. As which was already done for 2019 and 2020.

Assessor's Report

Situation:

The improvements need to be removed for 2018. This was done. No tax roll change made in real ware. It is anticipated a tax roll change will be completed.

Action:

The file was amended to reflect land only for this account number. The occ code has been removed.

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVDE	OCC	- VALUE REDUCTION		= VAL. RECOMMEN	TAX DOLLARS	
TYPE	CODE	Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment
REAL	353	L: \$428,229	\$124,190	L: \$428,229	\$124,190	\$23,503.05
MEAL	333	I: \$704,310	\$204,250	l: \$0	\$0	= Adjusted Tax
TOTALS:		\$1,132,539	\$328,440	\$428,229	\$124,190	\$14,290.54



Appeal #117198

PETITION FOR ABATEMENT OR REFUND OF TAXES

County:	dams			Date Received		EIVED
				(Use Assessor's or Comm		2 7 2019
Section I:	Petitioner, pleas	ocomplete Sect	ion I only.		JAH	2 / 2019
Date:M	onth Day	2620 Year	_		OFFIC ADAMS COL	E OF THE INTY ASSESSOR
Petitioner's	Name: FIZ	<u>w-76</u>	<u>,LLC</u>			_
Petitioner's	Mailing Address:	PO Bus	2712		<u> </u>	_
	MePhers	۵۸	<u> </u>	6740	0	_
	City or Town		State	Zip Code		
RO18	OR PARCEL NUMI	BER(S) PRO	PETTY ADDRESS OF HE GROVE S	LEGAL DESCRIPTION OF DUBD FLG NO	PROPERTY DIAMND	NUSBLKI
above properties taxes had clerical error number valuation were con Ro	arty for the propertive been levied entry for overvaluation ROISGY A CLASSIFICATION AND A CL	y tax year 20 oneously or illegand Attach additions 75 rela 428,279 Account hese m	are incorrect ally, whether due to e a sheets if necessary to the social	ame business valves 124 198 when they we	(Briefly describe whilarity in levying, The 30 The 30 The applications of the control of the	v .count 7 8, improvene as sessed
Petitioner's	estimate of valu	e: \$ <u>12</u>	Value Ye	<u>>10</u>) ear		
or statement true, correct Petiti			by me, and to the be	ition, together with any act st of my knowledge, Inform ne Number (<u>(とない</u>) <u>また アイビ ヒィに ma.n</u> ne Number ()	mation, and belief, is	
*Letter of egen	cy must be attached	when petition is su	bmitted by an agent.			
denies the petili	on for refund or abate:	nent of taxes in whol	e or in part, the Petitioner	operty Tax Administrator, pursua may appeal to the Board of Asso Islon, § 39-10-114.5(1), C.R.S.	ant to § 39-2-116, C.R.S., essment Appeals pursua	nt
Section II:	,		's Recommendat seessor's Use Only)	iion		
		Tax Year				
	<u>Actual</u>	Assessed	Iax			ļ
Original						
Corrected						
Abate/Refund		-				
Assessor	recommends ap	proval as outlin	ed above.			
f the request for protest to such v	abatement is based unatuation has been filed	pon the grounds of a l and a Notice of Det	vervaluation, no abatemer ermination has been malle	nt or refund of taxes shall be madd to the taxpayer, § 39-10-114(de if an objection or 1)(a)(i)(D), C.R.S.	
Tax year:	Protest? 🔲 No	∐ Yes (lfapı	rotest was filed, please s	ttack a copy of the NOD.)		
Assessor	recommends de	nial for the follo	wing reason(s):			
				Assessor's or Deputy Asse	essor's Signature	- [

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III:	Written M		ent of Ass	essor and Pet	itioner	
abatement or ref property, in acco	s for abatemer und in an amor rdance with § 3	unt of \$10,000 or 39-1-113(1.5), C.I	o settle by wri less per tract R.S.	tten mutual agreei	ssor by Resolution No. nent any such petition for nd or per schedule of personal nt/refund of:	
	Ta	ex Year				
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>			
Original				_		
Corrected				_		
Abate/Refund	 			=		
Note: The total tax as applicable. Please c					le and/or delinquent tax payments, if	
Petitioner's Signatu	re		Date		· · · · · · · · · · · · · · · · · · ·	
Assessor's or Depu	ly Assessor's Sig	nature	Date			
Additional of the page	.y 12500001 0 41 <u>+</u>				 .	
(Must be completed WHEREAS, the called regular me	County Commis eting held on _	ssioners of	_, at which m		f Colorado, at a duly and lawfull present the following members	
of said County ar Petitioner County Commiss NOW BE IT RES	Name loners have car OLVED that the	refully considered e Board <i>(agrees-</i>	Name (being pr I the within pe -does not ag	esentnot present tition, and are fully ree) with the recor	o the Petitioner and the Assess eing present—not present) and et), and WHEREAS, the said advised in relation thereto, inmendation of the Assessor, interfund as follows:	. 1
Year Asse	ssed Value	Taxes Abate/Refun	 d			
·			Chai	rperson of the Board	of County Commissioners' Signatur	re
I, in and for the afor record of the proc		unty, do hereby o	ertify that the	above and forego	Board of County Commissione ing order is truly copied from the	
		hereunto set my	hand and aff	ixed the seal of sa	id County	
this	day of	Manth	Year ·			
			• • • •	County Clarke	or Deputy County Clerk's Signature	- 1
Nota: Abatements gr	eater than \$10,000	per schedule, per ye	ar, must be subn	-	e Property Tax Administrator for review	j
		· · · · · · · · · · · · · · · · · · ·	······································	•	· •	
Section V:	١.,		Property Tatements greate	ax Administrat	or	
The action of the	Board of Count	y Commissioners	s, relative to th	ils petition, is here	by	
☐ Approved ☐ .	Approved in pa	rt \$	🗔	Denied for the fol	lowing reason(s):	
Secretar	y's Signature		Property Tax A	oʻministrator's Signatur	e Date	

ADAMS COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0186477

Local #: 115.07

Parcel #: 0157322101073

Tax Year:

2018

Levy:

of Imps:

04/03/2015 Created On:

Tax Dist:

919

Map #:

LEA:

754GA

Active On:

02/21/2018

PUC:

Initials: EHERMANN

Acct Type: Commercial

Inactive On:

Last Updated: 03/04/2020

Assign To:

DDELMEND

Property Address

Street: 14255 LINCOLN ST

City:

THORNTON

C/O FBW-RE LLC PO BOX 712

MCPHERSON, KS 67460 -

Owner's Name and Address

THORNTON DEVELOPMENT LLC

Sales Summary

Sale Date

Sale Price **Deed Type** Reception #

Book Page # Grantor

Legal

THE GROVE SUBDIFLG NO 1 AMND NO 5 BLK 1 LOT 4 E

Section

Township

Range

Qtr

QtrQtr

Government Lot

Government Tract

Subdivision Information

Sub Name

Block

Tract Lot

THE GROVE

Land Valuation Summary

Land Type Abst Cd

Value By Market

Measure Net SF

of Units

Value/Unit \$13.13 Actual Val Asmt % \$428,229 29.00%

Assessed Val \$124,187

Commercial

2130

32,627

Square Feet

32,627. 000000

Class

Land Subtotal:

Sub Class

0.75

\$428,229

\$124,187

Land Attributes

Attribute

Description

Adjustment

Location

Major Street Frntge

0.75

Improvement Valuation Summary

Property Type Abst Code Occupancy

Class

Actual Value Asmt % Assessed Val*

\$0

\$0

Improvement Subtotal:

Total Property Value

Total Value:

\$428,229

\$124,190

*Approximate Assessed Value

ACCOUNT# PARCEL#

R0186477 D167322101073 TAX DISTRICT # 919

REAL ESTATE PROPERTY TAX NOTICE BRIGITTE GRIMM ADAMS COUNTY THEASURER 439 SOUTH ADAMS COUNTY PARKWAY, BUITE C2436 BRIGHTON, COLORADO 80601 (720) 523-6160



				(120)460-0100		
TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ABSESSE
RANGEVIEW LIBRARY DISTRIC ADAMS COUNTY RTD SD 12 CITY OF THORNTON	3.66900 26.92900 0.00000 63,25900 10.21000	0.00000 0.00000 0.00000 0.00000 0.00000	455.85 3,344.31 0.00 7,856.14	CNET TOTAL.	428,229	124,190
URBAN DRAINAGE SOUTH PLAT	0.05700	0.02700	1,267.98 7.08			
URBAN DRAINAGE & FLOOD CO	0.50000	0.19600	62.10			
EAST 144TH AVE URBAN RENE	0.00000	0.00000	0.00		MESSAGES	
TOTAL	NET LEVY	> 104.6240	12,993.26		NEW	
	G F	RAND TOTAL	12,993,26	11860 PECC WESTM	LLITE OFFI OS STREET, SUI INSTER, CO 80 THUR 7:30 and	ITE 2481 0234
			i		enior/Disabled Ve E-Statement ins	
SB 25 - In absence of State Legislative F	unding, your sch	od mill fevy would hav	e bean: 140.214	Email Verification	n code: 6SHNC2	Z 40
LEGAL DE	SCRIPTION OF PR	OPERTY.		Un	sald prior year taxes;	
THE GROVE SUBDIFLG NO 1 AMIND N	0 5 BLK 1 LOT 4	E			No	•
Store: 109 Date: 1/26/	18			PAYMENT	DUE DATE	ANOUNT
	22000 - 12,993.	26		FIRST HALF	FEB 28, 2018	6,496.63
<u> </u>]	SECOND HALF	JUN 15, 2018	6,496,63
				FULL PAYMENT	APR 30, 2018	12,993,26
PROPERTY LOCATION: 14255 LINCOL	N ST THORNTO	V 0000000000		PAYMENT OF THE	ONS FOR CURRENT YE	AR TAXES
Ø47 (J				tinke Charke Pevehis		

R0186477 THORNTON DEVELOPMENT LLC C/O FBW-RE LLC PO BOX 712 MCPHERSON, KS 67460



Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

If you have sold this property, please forward this slatement to the new owner or return to this office marked "property sold." IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY, KEEP THIS NOTICE FOR YOUR RECORDS.

County Treesurer is not responsible for erroneous payments. Pieces see reverse side of this form for additional information.

Unpaid prior year taxes:

RETAIN TOP PORTION FOR YOUR RECCROS

2017 TAXES DUE IN 2018

No

Check this box for address correction. Make changes on reverse side.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS (Due by June 15th) 2nd Half Coupon











Return this coupon with payment to: ADAMS COUNTY TREASURER P.O. BOX 869 BRIGHTON, COLONADO 80601-006

ACCOUNT NUMBER R0186477

R0186477 708087-380**050**1.1491**2/2******AUTOMIXED AADC 980 THORNTON DEVELOPMENT LLC C/O FBW-RE LLC

PO BOX 712 MCPHERSON KS 87480-0712

OWNER OF RECORD

SECOND HALF DUE BY JUN 15, 2018

6,498,63

PAYMENTS MUST BE IN U.S. FUNDS

0000001801864776 00006496632 000000000000

2017 TAXES DUE IN 2018



Unpaid prior year texes:

Check this box for address correction. Make changes on reverse side.

RETURN THIS COUPON WITH MAST HALF PAYMENT (DUE FEB. 28TH) OR FULL PAYMENT (DUE APRIL 20TH) Payment or 1st Half Coupon

PAY TAXES ONLINE AT: WWW.ADCOTAX.COM









Helum this coupon with payment to: ADAMS COUNTY TREASURER P.O. BOX 866 BRIGHTON, COLORADO 80601-0069

ACCOUNT NUMBER R0186477

R0186477

PROPERTY OWNER 0E RECORD

THORNTON DEVELOPMENT LLC C/O FBW-RE LLC MCPHERSON, KS 67460

FIRST HALF DUE BY FEB 28, 2018 🚨

6.496.63

PAYMENTS MUST BE IN U.S. FUNDS

FULL PAYMENT DUE BY APR 30, 2018 12,993.26

ADAMS COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0186475

Local #:

Parcel #: 0157322101073

Tax Year:

2018

Levy:

of imps:

Created On:

04/03/2015

Tax Dist:

180

Map#:

LEA:

754GA

Active On:

02/08/2017

PUC:

Initials: TSWINGLE

115.07

Acct Type: Commercial

Inactive On:

Assign To:

SWHEELER

Last Updated: 04/02/2018

Owner's Name and Address

THORNTON DEVELOPMENT LLC

Property Address

Street: 14255 LINCOLN ST City: THORNTON

C/O FBW-RE LLC PO BOX 712

MCPHERSON, KS 67460 -

Sales Summary

Sale Date

Sale Price

Deed Type

Reception #

Book

Page # Grantor

Legal

THE GROVE SUBDIFLG NO 1 AMND NO 5 BLK 1 LOT 4 E

Section

Township 1

Range

Qtr

QtrQtr

Government Lot

Government Tract

22

68 NE₄

Subdivision Information

Sub Name

Block 1

Tract

THE GROVE

4 E

Lot

Land Valuation Summary

Land Type Abst Cd Value By Net SF Commercial

Measure

of Units

Value/Unit Actual Val Asmt %

Assessed Val

2112

22,946 Market

Square

22.946 000000

\$301,166 29.00%

\$87,338

Class

Feet

\$13.13

Sub Class

0.53

\$301,166

\$87,338

Land Attributes

Attribute

Land Subtotal:

Description

Adjustment

Location

Major Street Frntge

0.75

Improvement Valuation Summary

Imp# Property Type Abst Code Commercial 2230

Occupancy Fast Food Restaurant Class Wood Frame Actual Value Asmt % \$591.898 29.00%

\$171,650 \$171,650

Assessed Val*

Improvement Subtotal:

Total Value:

Total Property Value

\$893,064

\$591,898

\$258,990

*Approximate Assessed Value

ACCOUNT# PARCEL# TAX DISTRICT # 919

R0186477 0157322101073

REAL ESTATE PROPERTY TAX NOTICE LISAL CULPEPPER, JD 2018 TAXES DUE IN 2019

ADAMS COUNTY TREASURER 4430 S. ADAMS COUNTY PARKWAY, SUITE C2436 BRIGHTON, COLORADO 60601 (720) 523-6160



MA be a taken a governa				BRIGHTON, GOLORADO		00	
TAX AUTHORITY	TAX LEVY	TEMPTAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	B983E8A	
RANGEVIEW LIBRARY DISTRIC	3.66600	0.00000	1,204.06	LAND		124,190	
ADAMS COUNTY	26,86400	0.0000	8,823.22	IMPROVEMENTS		204,250	
RTD	0.00000	0.00000	0.00	NET TOTAL	1,132,639	328,440	
SD 12	73.51000	0.00000	24,143.63	1			
CITY OF THORNTON URBAN DRAINAGE SOUTH PLAT	10.21000	0.00000	3,353.37				
URBAN DRAINAGE & FLOOD CO	0.09400 0.72600	0.00500 0.00400	30.87 238.46				
EAST 144TH AVE URBAN RENE	0.00000	0.00000	0.00		MESSAGES		
TOTAL		~ 115.07G0	37.793.60	SATE	LITE OFFI	CE	
					S STREET, SUI		
	GR.	AND TOTAL	37,793.60		-		
					inster, co 80		
				MOND	AY - THURSDA	Y	
				7:	30 am - 5 pm		
				See insert for Se exemptions and	nior/Disabled Ve E-Statement inst	teran ructions.	
SB 25 - In absence of State Legislative F	unding, your eaho	ol mill levy would have	e been: 141.890	Email Verification	n code: 6SHNCZ	40	
LEGAL DE	SCRIPTION OF PAC	DPERTY		Unpuld prior your taxes:			
THE GROVE SUBDIFLG NO 1 AMNO NO	5 BLK 1 LOT 4 I	E			Nα		
Store: 109			-	PAYMENT	DUE DATE	AMOUNT	
Date: 1/31/19	700.00		•				
GL Code: 22000 - 37,	793.60	4		FIRST HALF	FEB 28, 2019	18,896.80	
1	793.60					18,896.80 18,896.80	
1	793.60	·		FIRST HALF	FEB 28, 2019		
1		630000000		FIRST HALF SECOND HALF FULL PAYMENT	FEB 28, 2019 JUN 17, 2019	18,896.80 37,793.60	

R0186477 THORNTON DEVELOPMENT LLC C/O FBW-RE LLC PO BOX 712 MCPHERSON, KS 67460



Make Checks Payable To: Adams County Treasurer

FOST DATED CHECKS ARE NOT ACCEPTED

If you have sold this property, please forward this statement to the new owner or return to this office marked "property sold." IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY. KEEP THIS NOTICE FOR YOUR RECORDS.

County Treasurer is not responsible for erroneous payments. Please see reverse side of this form for additional information.

Unpoid prior year texes:

REYAIN TOP PORTION FOR YOUR RECORDS

2018 TAXES DUE IN 2019

Check this box for address correction. Make changes on reverse side.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS (Due by June 17th)

2nd Half Coupon









Figure this coupon with payment to: ADAMS COUNTY TREASURES P.O. SOX 869 BRIGHTON, COLORADO 88801-0568

ACCOUNT NUMBER R0186477

R0186477
105888'302''G50''0.6571''2/4''''''''AUTOMIXED AADC 990
THORNTON DEVELOPMENT LLC
C/O FBV-RE LLC
PO BOX 712
MCPHERSON KS 67460-0712

PROPERTY OWNER

OF RECORD SECOND HALF DUE BY JUN 17, 2019

18 898 81

PAYMENTS MUST BE IN U.S. FUNDS

0000001801864776 00018896803 00000000000

2018 TAXES DUE IN 2019



Unpaid prior year taxes:

Check this box for address correction. Make change on reverse side.

RETURN THIS COUPON WITH FIRST HALF PAYMENT (DUE FEB. 28TH) OR FULL PAYMENT (DUE APRIL 30TH)

Full Payment or 1st Half Coupon



VISA'

риксолен TLECKAGDIE. PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

Flotum this coupon with payment to: ADAMS COUNTY TREASURER P.O. BOX 869 BRIGHTON, CCLORADO 80601-0569

ACCOUNT NUMBER 1 R0186477

R0186477

PROPERTY THORNTON DEVELOPMENT LLC OWNER C/O FBW-RE LLC

MCPHERSON, KS 67460 RECORD

FIRST HALF DUE BY FEB 28, 2019 🔲

18,895.80

FULL PAYMENT DUE BY APR 30, 2019 🚨

PAYMENTS MUST BE IN U.S. FUNDS

37,793,60

POBOX712 POBOX712 McPherson, KS 107460





Adams County Assessars Office 14430 S. Adams County Phwy Suite Caldo 80601-8203 Brighton, Co 80601-8203 Ken Musso Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO. 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	BOARD OF COUNTY COMMISSIONERS							
	STIPULATION (As to Ta	x Year(s)	2019	_ Actual Value(s))				
1.	The property subject to this Schedule No. (S): R016911	-	Parcel N	(0.(S) ₀₁₇₂₁₁₄₂₀₂₀₀₁				
2.	The subject property is class	sified as a Com	mercial p	roperty.				
3.	The County Assessor orig subject property for tax year			ving actual value to the				
	Land Improvements Total	\$908,335 \$5,940,017 \$6,848,346	1					
4.	The Adams County Assess following adjustment to the 2019:			-				
	Land Improvements Total	\$908,335 \$4,161,665 \$5,070,000	5					
5.	By entering into this agreer up rights to further ap year(s) 2019 .							
DATED this:	March 9, 2020							
Henry	lones	Shannon C. Wheele	Oigitally signed by SI Wheeler DN: on=Shannon C. q=Adams COunty, or Office, email=swheel c=US Date: 2020.03.09 13	Whaeler, u=Assessor's lar@adcogov.org,				
Petitioner's Re	epresentative	Assessor Repre Adams County		s Office				

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS (BOCC)

Account No: R0169115

Parcel No: 0172114202001

Petition Year: 2019

Date Filed: February 11, 2019

Owner Entity: STOR-N-LOCK PARTNERS NO.20 LLC

Owner Address: 678 E Vine Street #9

State: UT

Owner City: Salt Lake City

Property Location: 11210 F 104th - Commerce City

	ety zoodelon t	TIZIU E. IU4III - COIIIIIEI	LE CILV					
TYPE	OCC CODE	PETITIONER'S REQUES	PETITIONER'S REQUESTED VALUES ASSESSOR'S ASSIGNED VALUES ORIGINAL TAX				/ \\/ A D D A NIT	
1176	OCC CODE	Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINALIA	VARRAIVI
		LC:		LC:	\$908,335	\$263,420	A. Ratio COM	29.00%
REAL		LR:		LR:	N/A	\$0	A. Ratio RES	7.15%
KLAL	386	IC: Complete Management		IC:	\$5,940,011	\$1,722,600		
l	N/A	IR:		IR:	N/A	\$0	Mill Levy	164.468
	TOTALS :	\$4,721, 9 16	\$1,369,360		\$6,848,346	\$1,986,020	Original Tax	\$326,637

Petitioner's Statement,

Petitioner indicates that there is a 2,700SF Manager's apartment at the property, as well as income does not support valuation of property.

Assessor's Report:

Situation:

Aerial views indicate there is an apartment - Measured the second floor cut out and 2,700 appears reasonable. Also reviewed income and expense statements and our value appears overstated. Further, this property has a very high mill levy - in 2019 it is 164.468 - 2018-172.587 2017-189.828.

Action:

Ran an analysis of the income statement on property and used 2017 and 2018 mills as a basis on average of the two - This equated to 181.208. Adjusted land and building to reflect mixed use - However, Residential portion is 3% of the total. Given the property is set up in 9 buildings, I had to overweight the single residential portion to account for the delta on a reconciled basis. Thus, this Calculation can be found on the attached sheet. In terms of value, believe that we are well overstated here, and think that \$5,070,000 is more reasonable based on current income level - Or approximately \$57/FT.

Recommendation:

Upon further review, a reduction in value appears warranted.

THE STATE OF	ASSESSOR'S RECOMMENDED ADJUSTMENT								
TVDE	000000	ASSESSOR'S ASSIGNED VALUE			RECOMMENDE	D VALUE	REVISED TAX WARRANT		
TYPE	OCC CODE	Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund		
		LC: \$908, 335	\$263,420	LC:	\$880,479	\$255,340	\$90,409.71		
REAL		LR: N/A	\$0	LR:	\$27,856	\$1,990			
REAL	386	IC: \$5,940,011	\$1,722,600	IC:	\$4,033,9 77	\$1,169,850			
	N/A	IR: N/A	\$0	IR:	\$1 27 ,688	\$9,130	Revised Tax		
T	OTALS:	\$6,848,346	\$1,986,020		\$5,070,000	\$1,436,310	\$236,227.03		

Shannon C. Wheeler

March 11, 2020

Assessor Representative

Date

Mill - 2017 - 189.828 2018 - 172.587 2019 - 164.468

PETITION FO	R ABATEMENT OR REFUND OF TAXES	2019 11alm
County: Adams County	Date Received_ (Use Assessor's or Commissione	
Section I: Petitioner, please comple	te Section I only.	46840,346
Echruana 7 2020	Please D	eliver To:
Date: Month Day Year	Shannon	Wheele CEIVED
Dottionaria Nama: STOR-N-LOC	K PARTNERS NO.20 LLC	A Live
Petitioner's Name:678 E	/INE STREET, STE 9	FEB 1 1 2019
SALT LAKE CITY	UT 84107	AFFIAF AP BILE
City or Town	State Zip Code	OFFICE OF THE ADAMS COUNTY ASSESSOR
SCHEDULE OR PARCEL NUMBER(S) PARCEL #: 0172114202001	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROP 11210 E. 104TH AVE HENDERSON, CO 8	PERTY
\		
above property for the property tax yea	und of the appropriate taxes and states that the taxes assess:	fly describe why
ses, that would put the valuation the amount sh his property has an onsite apartment in which o	unt to \$600,378.65. Leaving NOI of \$330,534.12. Using the 7% cap rate	essed at the residential .2% and is decilning.
	Value Year second degree, that this petition, together with any accompa	anving exhibits
or statements, has been prepared or ex true, correct, and complete?	amined by me, and to the best of my knowledge, information	n, and belief, is
1 Course	Day-line Dhana Number (801) 270 5700	Day 103
Petitioner's Signature	Daytime Phone Number (801) 270-5700 Email benj@stor-n-lock.com	S SAN 102
_	Linea	mor a
Agent's Signature*	Daytime Phone Number ()	
	Email	- Der G
Letter of agency must be attached when peti	on is submitted by an agent.	2 (0) m/2 m
denies the petition for refund or abatement of tax	 § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuent to § s in whole or in part, the Petitioner may appeal to the Board of Assessmen by days of the entry of any such decision, § 39-10-114.5(1), C.R.S. 	anying exhibits n, and belief, is D ext 102 39-2-116, C.R.S., nt Appeals pursuant
Section II: Ass	essor's Recommendation (For Assessor's Use Only)	9
Tax Year	· · ·	
Actual Asse	sed Tax	N Section 1
Original		Pictoria
Corrected	· · · · · · · · · · · · · · · · · · ·	77.00
		ACCUPATION AND ACCUPATION AND ACCUPATION AND ACCUPATION AND ACCUPATION AND ACCUPATION AND ACCUPATION AND ACCUPATION AND ACCUPATION AND ACCUPATION AND ACCUPATION AND ACCUPATION AND ACCUPATION ACCUPATION AND ACCUPATION AND ACCUPATION ACCUPATION AND ACCUPATION ACCUPA
Abate/Refund		
Assessor recommends approval a	outlined above.	ANNE
f the request for abatement is based upon the gr motest to such valuation has been filed and a No	unds of overvaluation, no abatement or refund of taxes shall be made if an ce of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(1)(i	o objection or (D), C.R.S.
	s (If a protest was filed, please attach a copy of the NOD.)	
Assessor recommends denial for	ne following reason(s):	

Assessor's or Deputy Assessor's Signature

2700/88043

AdO2

COST \$4,425,000 77.78 FT 88,043 SF

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III:	Written I		nent of Asso for abatements u	essor and Petitioner p to \$10,000)
abatement or refur property, in accord	for abatem id in an am ance with §	ount of \$10,000 or 39-1-113(1.5), C.	o settle by writ less per tract, R.S.	uthorize the Assessor by Resolution No ten mutual agreement any such petition for parcel, or lot of land or per schedule of personal
The Assessor and	l Petitione	r mutually agree t	to the values :	and tax abatement/refund of:
		Tax Year	_	
	Actual	Assessed	Iax	
Original			_	-
Corrected				<u>.</u>
Abate/Refund				-
Note: The total tax amo applicable. Please cont				ses associated with late and/or delinquent tax payments, if
Petitioner's Signature		······································	Date	
Assessor's or Deputy	Acceptante C	lanoturo	Date	
Assessor's Or Deputy	45585501 6 3	ignature	Date	
Section IV: (Must be completed if			e County Co	ommissioners
WHEREAS, the Co	unty Comm	issioners of		County, State of Colorado, at a duly and lawfully
called regular meet	-		, at which m	eeting there were present the following members:
with notice of such I	neeting an	d an opportunity to	be present ha	ving been given to the Petitioner and the Assessor
of said County and	•			(being presentnot present) and
Petitioner		-	Name /heing pre	sentnot present), and WHEREAS, the said
	Nam	e erofully considered		ition, and are fully advised in relation thereto,
NOW BE IT RESOL	VED that to	ne Board <i>(agrees-</i>	-does not agr	ee) with the recommendation of the Assessor, with an abatement/refund as follows:
Year Assesse	d Value	Taxes Abate/Refun	ıd	
			Chair	person of the Board of County Commissioners' Signature
i.		County (Clerk and Ex-O	fficio Clerk of the Board of County Commissioners
in and for the aforen		ounty, do hereby o	certify that the	above and foregoing order is truly copied from the
IN WITNESS WHER	REOF, I hav	e hereunto set my	hand and affix	ked the seal of said County
this d	ay of		<u>.</u>	•
		Month	Year	
				County Clerk's or Deputy County Clerk's Signature
Note: Abatements great	er than \$10,00	O per schedule, per ye	er, must be submi	itted in duplicate to the Property Tax Administrator for review.
Section V:		Action of the	Property Ta	x Administrator
			atements greater	
The action of the Bo				
☐ Approved ☐ Ap	proved in p	art \$		Denied for the following reason(s):
		·· ····		
Secretary's	Signature		Property Tax Ad	ministrator's Signature Date

15-DPT-AR No. 920-66/15

Ken Musso Assessor



Assessor's Office 4430 South Adams County Parkway 2nd Floor, Suite C2100 Brighton, CO 80601-8201 Phone 720-523-6038 Fax 720-523-6037 www.adcogov.org

	BOARD OF COUNTY COMMISSIONERS							
	STIPULATION (As to T	ax Year(s)	2019 Act	ual Value(s))				
1.	The property subject to thi Schedule No. (S): R01994	_	Parcel No.(S)	0157333201004				
2.	The subject property is cla	ssified as a Com	mercial propert	у.				
3.	The County Assessor original subject property for tax years			actual value to the				
	Land Improvements Total	\$2,471,14; \$40,027,700 \$42,498,84;)					
4.	The Adams County Assest following adjustment to the 2019							
	Land Improvements Total	\$2,471,143 \$17,098,85 \$19,570,000	7					
5.	By entering into this agrees up rights to further apyear(s) 2019 .							
DATED this:	February 11, 2020			•				
MuteM	mbole		Olgitally signed by Shannon C. Wheeler DN: on=Shannon C. Wheeler, o=Adams COunty, ou=Assessor's Office, email=swheeler@adcogov.or o=US Date: 2020.02.11 09:04:52-07'00'	· · · · · · · · · · · · · · · · · · ·				
Petitioner's R Monte Murd	epresentative ock - Manager / Director	Assessor Repre	sentative Assessor's Offic	ce				
North Denve	r SNF, LLC	•						

ASSESSOR'S RECOMMENDATION **BOARD OF COUNTY COMMISSIONERS (BOCC)**

Account No: R0199446

Parcel No: 0157333201004

Petition Year: 2019

Date Filed: January 6, 2020

Owner Entity: NORTH DENVER SNF LLC

Owner City: COLORADO SPRINGS

Owner Address: 3490 CENTENNIAL BLVD

State: CO

Propei	rty Location:	12285 Pecos Street Westr	ninster, CO					
TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES			ASSESSOR'S ASSIGI	ORIGINAL TAX WARRANT		
ITTL	OCC CODE	Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINALIA	AX VVAINAINI
		LC:		LC:	\$2,471,143	\$716,630	A. Ratio COM	29.00%
REAL		LR:		LR:	N/A	\$0	A. Ratio RES	7.15%
NEAL	313	IC:		IC:	\$40,027,700	\$11,608,030		
	N/A	IR: we will be a second of the		IR:	N/A	\$0	Mill Levy	101.548
	OTALS:	\$18,448,875	\$5,350,470		\$42,498,843	\$12,324,660	Original Tax	\$1,251,545

Petitioner's Statement.

Value is excessive based on market data.

Assessor's Report:

Situation:

Property is a nursing home that appears to have been valued through regression modeling, which resulted in very high value when compared to prior value.

Action:

Worked with ownership to make a determination as it relates to Commercial/Residential mix. Also conducted cost approach, as well as reviewed documentation provided which indicates loan parameters during a recent refinance, which indicates a very low loan threshold as it relates to income and real estate. This would indicate a significantly lower value for the land and improvements.

Recommendation:

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT								
TYPE	000 0005	ASSESSOR'S ASSIGNED VALUE			RECOMMENDE	O VALUE	REVISED TAX WARRANT		
TYPE	OCC CODE	Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund		
		LC: \$2,471,143			\$1,803,934	\$523,140	\$792,469		
REAL		LR: N/A a	\$0.	LR:	\$667,209	\$47,710			
NLAL	313	IC: \$40,027,700?	\$11,608\030	IC:	\$12,482,166	\$3,619,830			
	N/A	IR: N/A	# # F F F F F F F F F F F F F F F F F F	IR:	\$4,61 <u></u> 6,691	\$330,090	Revised Tax		
T	OTALS:	\$42,498,843	\$12,324,660		\$19,570,000	\$4,520,770	\$459,075		

Assessor Representative

February 11, 2020

Date

ATTACHMENT TO ACCOUNTs #R0199446 2019 APPEAL

		Т	OTAL				
Old Land:	\$2,471,143	New Land:	\$2,471,143	Chg. Land:	\$0	*	
Old Imps:	\$40,027,700	New Imps:	\$17,098,857	Chg. Imps:	-\$22,928,843		
Total:	\$42,498,843	Total:	\$19,570,000	Total:	-\$22,928,843		
			•				
		Commercial	l/Industrial - 29%			APPRAISER	
Old Land:	\$2,471,143	New Land:	\$1,803,934	Chg. Land:	-\$667,209	DATE	
Old Imps:	\$40,027,700	New Imps:	\$12,482,166	Chg. Imps:	-\$27,545,534		
Total:	\$42,498,843	Total:	\$14,286,100	Total:	-\$28,212,743		
		Residential/A	partment - 7.15%			APPRAISER	
Old Land:	\$ 0	New Land:	\$667,209	Chg. Land:	\$667,209	DATE	
Old Imps:	\$0.	New Imps:	\$4,616,691	Chg. Imps:	\$4,616,691		
Total:	\$0	Total:	\$5,283,900	Total:	\$5,283,900		
				_ /			
Tax Calculat	ion:		- wood T	70 /-	~V/		
Total Assess	sed Value:	\$4,568,5	70 4520 M		04		

Mill Levy

Cost Breakdown Sheet

Tax Year: 2020

Account	R	19944	6 lmp#	[‡] 1			Repor	t Date:	01/2	9/2020		Initials:	SWHEELER
Imp #:	l NB	HD: Mi	is-Matched		Quality:	Averag	е	Con	dition:	Very Good	1	Percent	\$ Amount
Imp Gros	ss SF:	77489	Imp Net S	F: 77489	Pe	rimeter:	1050	Percent	Comp	lete: 100%	Replacement Cost New (\$):		\$16,060,440
BltAs Ord	er#:	1	BltAs Desc: Co	onvisnt Hos	sp Nursin	g Home		BltAs SF	:	77489	Percent Complete (x):	100.00%	\$0
HVAC Ty	pe:	Hot Ch	ille Exterior: Fr	ame Siding	3			No. of S	tories:	3	RCN x Perc Complete (\$):		\$16,060 <u>,440</u>
Year Blt:		2015	Adj Year Blt:	2015	Story Ht		15	BltAs Ur	nits:	96	Amateur Adj Value (-):	0.00%	\$0
UnAdjBas	se \$/sf:	214	Cost Mult:	1.03	Local M	ult:	0.96	Base \$/\$	SF:	211.6	Entrepreneural Adj Value		\$1,606,044
Perim Mu	lt:	0.897	# Stories Mult:	. 1	Story Ht	Mult:	1.069	MH Tag	Mult:	1	· · · · · · · · · · · · · · · · · · ·		
MH Wall I	Mult:		*HVAC \$/sf:	0	*Floor \$/	sf:	0	*Interior	\$/sf:	0	Exterior Adj Value (+):	0.00%	\$0
*Fndation	\$/sf:	0	*Roof \$/sf:	0	*Energy		0	Adj Base			Interior Adj Value (+):	0.00%	_\$0
Sprinkler		2.6	Sprinkler sf:	77489	Sprinkle			BltAs R			Functional Obs Value (-):	0.00%	\$0
MH Skirt	•	0 etmants	MH Skirt Inft: include all Multipl	0 lions	MH Skiri	199446	0	Total Bit 1	AS RCI	N:	Economic Obs Value (-):		\$0
			<u></u>			· · · · · ·		<u> </u>		OI #-	-		
AddCode	. Detail	Type:	Detail Description	on:	Units	\$/Un	it: RCI	N:	Ovrde	Ovrd \$:	Other Obs Value (-): .		\$0
	Applia	ınce	Allowance		1	\$0.00	\$0			\$0	Physical Depr Value (-):	<u>3.53%</u>	<u>\$566,839</u>
	Fixture	e	Bath 2		5	\$0.00	\$0			\$0	_ Landscaping Cost (+):		
	Fixture	е	Bath 3		97	\$0.00	\$0			\$0	RCN Less Depr (=):		
	Fixture	e	Bath 4		2	\$0.00	\$0			\$0			
	Fixture	е	Bath 5		2	\$0.00	\$0			\$0	Condo Percent (x):	100.00%	\$0
2005	Add C	n	Asphalt-3001 sq.	ft. or great	er 52500	\$1.55	\$81	375		\$0	RCNLD x Condo Perc (\$):		\$17,099,64 <u>5</u>
2105	Add C)n	Concrete Average	е	1000	\$3.07	\$30	700		\$0			
2035	Add C	n	Canopy Concrete	e Average	1500	\$16.25	\$24	,375		\$0	– –		\$2,471,143
			Total Detail I	RCN = RC	N + Overr	ide RCN	: \$13	6,450	+	\$0	Reconciled Value -		
			Plumbing Ad	ljust:	\$ O	l	Rough-In	Adjust:	\$0		Reconciled Value - Rounded Value -		\$19,570,788 \$19,570,000

1719-439-1946

From:

<u>Carlos Gauna</u> <u>Shannon Wheeler</u> FW: North Denver SNF

Subject: Date:

Thursday, January 09, 2020 7:35:55 AM

From: Monte Murdock < MMurdock@veritasmg.com>

Sent: Wednesday, January 8, 2020 3:37 PM **To:** Carlos Gauna < CGauna@adcogov.org>

Subject: North Denver SNF

Please be cautious: This email was sent from outside Adams County

Carlos,

Thank you for meeting with me on Monday. You have been extremely professional and helpful. Your responsiveness and knowledge has been greatly appreciated. I am hopeful we can get both the valuation and classification issue resolved. We are paid and licensed just like all other nursing homes. Classifying us differently because we are newer and nicer is arbitrary. All nursing homes are licensed in the same manner and service the same types of patients that we service. All nursing homes have short-term rehab stays in addition to their convalescent populations. We should not be singled out in our classification because we are nicer and therefore see a larger volume of short-term rehab patients that prefer our setting. We still house a large number of long-term stay patients. We should be classified the same as all nursing homes (residential) or **all nursing homes** should be classified differently. We operate on profit margins of less than 7%. The increased tax assessment is an existential threat to our viability and equals more than 100% of the past TWO years of profits combined.

It should also be understood that there are Inpatient Rehab Facilities (IRFs) that are licensed very differently from us. They are reimbursed 3x to 4x more than a nursing home like us. They are classified typically as commercial and the government reimbursement is set up to take that into account. **We are a nursing home, not an Inpatient Rehab Facility, or Rehab Hospital**.

We have gone through and analyzed our length of stay for 2018. See graph below.

The Center at Northridge

	# of	% of		
ALOS	Patients	Patients		
>=30	390	27%		
Under 30	1076	73%		
Grand				
Total	1466	100.00%		

Thank you for all of your help in this matter.

Shannon Wheeler

From:

Shannon Wheeler

Sent:

Tuesday, February 11, 2020 9:18 AM

To:

mmurdock@veritasmg.com

Cc:

Shannon Wheeler

Subject:

R0199446

Attachments:

R0199446 - 2019 Stipulation Abatment NORTH DENVER SNF LLC - NOT EXECUTED.pdf;

R0199446 - Abatement Worksheet.pdf

Good morning Monte -

Please find attached the 2019 Adams County Abatement worksheet and stipulation as it relates to the 2019 valuation. Per Carlos' instruction, we have amended the value, as well as the residential/commercial mix for the property. Please execute the stipulation as soon as possible and send back to me electronically for processing.

Should you have any questions, please don't hesitate to reach out to me directly.

Best - Shannon



Shannon C. Wheeler

Commercial/Industrial Supervisor, Adams County Assessor's Office ADAMS COUNTY, COLORADO 4430 S. Adams County Parkway - 2nd Floor Brighton, CO 80601 O: 720.523.6707 | swheeler@adcogov.org www.adcogov.org



	RECE	IVED
· · · · · · · · · · · · · · · · · · ·	R ABATEMENT OR REFUND OF TAXES	
County: ADAMS	Date Received (Use Assessor's or Commissioners' Data (AND)	6 2020
Section I: Petitioner, please comple		•
Date: 01/06/2020	ADAMS COUNT	
Month Day Year	APAMO COCK	, VOOFOOO!
Petitioner's Name: NORTH DEN	IVER SNF LLC C/O MONTE MURDOCK	
Petitioner's Mailing Address: 1155	KELLYJOHNSON BLVD SUITE 205	
COLORADO SPRINGS	CO 80920	
City or Town	State Zip Code	
schedule or parcel number(s) R0199446	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 12285 PECOS ST	
01573-33-2-01-004	WESTMINSTER, CO 80234	
the taxes have been levied erroneously clerical error, or overvaluation. Attach	fund of the appropriate taxes and states that the taxes assessed against the ir 2019 are incorrect for the following reasons: (Briefly describe why or illegally, whether due to erroneous valuation, irregularity in levying, additional sheets if necessary.) excessive based on market data, these	propertie
sell with a signif	icant amount of business value. The p	roperty
	esidential classification not commerce	
operaces under a r	esidencial classification not commerc	iai.
Petitioner's estimate of value:	\$ 18,448,875(2019)	
	, ou	
	e second degree, that this petition, together with any accompanying exhibits xamined by me, and to the best of my knowledge, information, and belief, is	
Vhil Vhiler	Daytime Phone Number (719) 439-1946	
Petitioner's Signature	Email MMURDOCK@VERITASMG.COM	•
Dv.	Daytime Phone Number ()	
By Agent's Signature*		
And the second second	Email	•
*Letter of agency must be attached when petil		•
denies the petition for refund or abatement of tax	to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., ses in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant irty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.	
Section II: Ass	sessor's Recommendation	
	(For Assessor's Use Only)	
Tax Year	essed Tax	
· · · · · · · · · · · · · · · · · · ·		
Original		
Corrected		
Abate/Refund		
Assessor recommends approval a	as outlined above.	
	rounds of overvaluation, no abatement or refund of taxes shall be made if an objection or stice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.	.]
Tax year: Protest? No Y	res (If a protest was filed, please attach a copy of the NOD.)	
Assessor recommends denial for	the following reason(s):	
	Assessed of Depute Assessed Claust	
15-DPT-AR No. 920-66/15	Assessor's or Deputy Assessor's Signature	man,



FHA 232-223(f) Refinance Loan Sizing

Sizing Date:

12/13/2019

Project Data

Proposed Mortgage Terms

Property Name:

Center at Northridge

Loan Purpose: Interest Rate:

Refinance

Property Location:

Westminster, CO

3.35%

Number of Units:

96

Annual MIP:

0.65%

Year Built:

2017

Mortgage Term:

35 Years

Assumptions

- 1. Amortization period and loan terms are subject to full Lender underwriting and HUD approval
- 2. Interest rate quoted in sizing is based off of current indications, final interest rate at rate lock will vary based on market fluctuations
- 3. Repairs and Replacement Reserve deposits are estimates in this sizing, a 3rd party PCNA will dictate final Repair and Reserve deposits
- 4. Rental income based on T12 performance, subject to appraisal conclusion and HUD approval
- 5. Rental income based on T12 performance, subject to appraisal conclusion and HUD approval
- 6. Estimated value subject to appraisal conclusion and HUD approval
- 7. Improved performance could potentially lead to higher projected proceeds

General Timeline

* The Timeline Below is Based on Average NorthMarq and HUD Processing Times of a Standard Refinance Transaction

S	tart Date:	Dec-19			Submit App	lication to HUD:	Fab-20		Commitm	ent / Rate Lock:	Apr-20	Close Loa	n: May	y-20
Processing Step	[3]:	Fe 3.165	Ur	nderwritin	9	25025 A. 192		H	JD Revis	w		Closing		
Sponsor Due Diligence		31	0 - 45 Days											
Third Party Reports	100 A	3	0 - 45 Daye											
NorthMarq Underwriting					30 - 48	:Days								
HUD Review								45	- 60 Day	•				
Closing Process											30	- 60 Days		

^{*} Total Estimated Timeframe of 4 to 7 Months, Subject to Variation Based on HUD Office and Project Specifics

Loan Program Highlights

The HUD Section 232-223(f) Program Provides Mortgage Insurance for the Refinance or Acquisition of Skilled Nursing, Intermediate, Board & Care and Assisted Living Facilities.

- 35 Year Fully Amortizing Fixed Rate Loan Term
- Flexible Fixed Percentage Prepayment Structures
- Highest Loan-to-Value Available in the Market
- Non-Recourse Besides Standard Carvout Guarantees
- Fully Assumable at Minimal Cost (Subject to HUD Approval)
- No Geographic or Minimum Population Restrictions
- Eligible for Market Rate, Affordable and Rental Assisted Projects

Contacts

Originator:

Paul Bruder

NorthMarq Denver

pbruder@northmarq.com

(303) 225-2107

FHA Production Manager:

James Hillhouse

JHillhouse@NorthMarq.com

(303) 831 - 9480





Center at Northridge - Westminster, CO

Sizing Date:

12/13/2019

Unit Mix

Unit Type	# of Units	Unit Sq. Ft.	Rent / Unit	Rent PSF	Monthly GPR	Annual GPR
All Units	96	100	\$15,160	\$151.60	\$1,455,321	\$17,463,857
•						

Total/Average: 96 9,600 \$15,160 \$151.60 \$1,455,321 \$17,463,857

ProForma

Income		Per Unit	Tota
Gross Potential Rent		\$181,915	\$17,463,857
Less: Vacancy and Collection Losses	· ·	10.00%	\$1,746,386
Less: Concessions		\$D	\$0
Net Rental Income		\$163,724	\$15,717,471
,			
Other Income		\$2,343	\$224,925
	Effective Gross Income:	\$166,067	\$15,942,396
Expenses		Per Unit	Tota
Real Estate Taxes		\$1,825	\$175,200
Property Insurance		\$5,188	\$498,000
All Utilities		\$2,255	\$216,455
Repairs and Maintenance		\$1,694	\$162,631
Management Fee	2.40%	\$3,986	\$382,618
Payroll, Taxes and Benefits	,	\$92,613	\$8,890,831
General and Administrative		\$4,009	\$384,856
Senior Housing Expenses	•	\$24,130	\$2,316,520
Miscellaneous Expenses		\$18,337	\$1,760,353
Replacement Reserves		\$500	\$48,000
	Total Expenses and Reserves:	\$154,536	\$14,835,464

Operating Expense Ratio:

93.06%

 Per Unit
 Total

 Net Operating Income:
 \$11,531
 \$1,106,932



Center at Northridge - Westminster, CO

Sizing Date: 12/13/2019

1. Loan Request:		\$0	Uses:		
			Existing Indebtedness		
2. Value:		\$14,759,000	Outstanding Mortgage		\$13,690,432
			Other Indebtedness and Prepayment	Penalties	\$0
					\$13,690,432
must be about the control of	\$18,448.875	ii		I I - I	
Estimated Value			Required Repairs	Per Unit	
Maximum Loan to Value	80.00% \$14,759,100	•	Critical Repairs	\$100	\$9,600
	\$ 14,759,100		Non-Critical Repairs	\$0	\$0
		•	Non-Critical Deferred Repairs	\$200	\$19,200
				\$300	\$28,800
3. Transaction Costs:		\$14,266,700	Loan Closing Charges		
		4 - 1,1,	Financing Fee	1.00%	\$138.655
Total Cost to Refinance	\$14,266,738		Placement Fee	0.24%	\$33,100
Maximum Loan to Cost	100.00%		Initial MIP Deposit	1,00%	\$138,655
	\$14,266,738	•	HUD Application Fee	0,30%	\$41,597
			HUD Inspection Fee		\$1,500
•			Third Party Reports		\$25,000
			Borrower's Legal, Title and Recording	l	\$25,000
4. Debt Service:		\$13,865,500	Initial Replacement Reserve Deposit	\$1,500	\$144,000
ProForma NOI	\$1,106,932	\$			\$547,507
Minimum Debt Service Coverage	1.45x				
Maximum Debt Service Payment	\$763,402		Other Escrows		
			Initial Operating Deficit Escrow		\$0
Sum of Rates	5.51%		Non-Critical Repair Escrow	20%	\$3,840
*Equals Mortgage Constant plus MIP Rate			·		\$3,840
	\$13,865,502			Total Uses:	\$14,270,578
			Sources:		
Maximum Allowable Mortga	age:	\$13,865,500			
•		V.0,000,000	FHA Loan		\$13,865,500
*Lowest of the Above Mortgage Const	raints		Secondary Financing		\$D
			Cash Requirement		\$405,078
Debt Service Coverage Ratio:		1.4500	т	otal Sources:	\$14,270,578
	Monthly	Annual			
Principal and Interest	•	\$873,275.84			
Mortgage Insurance Premium		\$90,125.75			
	4.10.01.10	\$763,401.59			

Expense and Fee Schedule

^{*} The Chart Below Outlines the Out-of-Pocket Expenses Incurred at Major Stages of the FHA Application Process, the Majority of Which are Mortgageable Costs

Expense / Fee	Engagement	Application	Rate Lock	Closing	Comments
Third Party Report Deposit	\$25,000				Appraisal, PCNA, ESA and Other Required Reports
HUD Application Fee		\$41,597			0.30% of the Loan Amount, Non-Refundable Fee Paid to HUD
Good Faith Deposit			\$69,328		Deposited at Rate Lock and Credited Back at Closing
Financing Fee			###	\$138,655	Earned at Rate Lock and Paid at Closing
Placement Fee	\$5,000			\$28,100	Consists of Lender's Processing Fee, Legal Fee and GNMA Commitment Fee
Borrower's Legal/Title/Recording				\$25,000	Estimated Borrower Legal, Title and Recording Costs
Upfront MIP				\$138,655	1% of the Loan Amount, Due at Closing
HUD inspection Fee				\$1,500	Fee for HUD to Inspect the Property and Required Repair
	\$30,000	\$41,597	\$69,328	\$331,910	

Ken Musso Assessor



Assessor's Office 4430 South Adams County Parkway 2nd Floor, Suite C2100 Brighton, CO 80601-8201 Phone 720-523-6038 Fax 720-523-6037 www.adcogov.org

	BOARD OF COUNT	Y COMMISSION	ERS	
	STIPULATION (As	to Tax Year(s)	2019 Ac	ctual Value(s))
1.	The property subject to Schedule No. (S): R00			0182334125006
2.	The subject property is	classified as a Cor	mmercial prope	erty.
	The County Assessor subject property for tax	originally assigned year(s)	the following	actual value to the
	Land	\$54,00	00	
	Improvements	\$389,27	76	
	Total	\$443,27	76	
	The Adams County As following adjustment to 2019:	ssessor has review the valuation for	red this file an	d agrees to make the coperty for tax year(s)
	Land	\$54,00	20	
	Improvements	\$316,00		
	Total	\$370,00		
		77/1111		

By entering into this agreement, the Petitioner understands that they are giving 5. up rights to further appeal of the value of this property for tax year(s)_ 2019

DATED this: March 10, 2019

Petitioner's Representative

Shannon

Digitally signed by Shannon C. Wheeler
DN: on=Shannon C. Wheeler:
on-Adams County, our-Assessor's
Office, email-systheeler@adcogov.
ceUS
Date: 2020.03.10.15.05.17-06/00'

Assessor Representative Adams County Assessor's Office

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0094312

Parcel No: 0182334125006

Petition Year: 2019

Date Filed: February 21, 2020

Owner Entity: Raykin Natalya and Leonld Raykin

Owner Address: 970 S Fulton Street

Owner City: Denver State: Colorado

perty Location: 9741 Montview Boulevard - Aurora

TYPE	OCC		PETITIONER'S REQUESTED VALUES			ASSESSOR'S ASSIG	OBICINIALT	AVIMADDANT	
ITEL	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINAL TAX WARRA	
REAL	353	L:			L:	\$54,000	\$15,660	A. Ratio	29.00%
KEAL	333	1:			1:	\$389,276	\$112,890	Mill Levy	117.794
TO	TALS:		\$300,000	\$87,000		\$443,276	\$128,550	Original Tax	\$15,142

Petitioner's Statement:

Excessive value

Assessor's Report

Situation:

Small dated retail building - Review of P&L appear to support a slightly lower value. Sale in base year of \$400,000

Action:

Recasted financials in excel and determined leased fee value to be slightly lower than sale price. Feel that minor adjustment is warranted.

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TV05	осс	ASSESSOR'S ASSIGNED VALUE		NED VALUE		RECOMMEND	D VALUE	REVISED TAX WARRANT	
TYPE	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
5541		L:	\$54,000	\$15,660	L:	\$54,000	\$15,660		\$2,503
REAL		1:	\$389,276	\$112,890	1:	\$316,000	\$91,640	Revised Tax	
TO	TALS :		\$443,276	\$128,550		\$370,000	\$107,300		\$12,639

Shannon C. Wheeler

March 12, 2020

Appraiser

Date

Shannon Wheeler

From: Shannon Wheeler

Sent: Tuesday, March 10, 2020 3:09 PM

To: NATALYA RAYKIN
Cc: Shannon Wheeler

Subject: R0094312 - 2019 BOCC Stipulation Form

Attachments: R0094312 - 2019 BOCC Stipulation Form_NOT EXECUTED.pdf

Thanks Natalya – Please execute and send back to me as soon as possible.

Shannon



Shannon C. Wheeler

Commercial/Industrial Supervisor, Adams County Assessor's Office ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway - 2nd Floor Brighton, CO 80601
0: 720.523.6707 | swheeler@adcogov.org

DECENIED

PE'	TITION FOR ABATE	MENT OR REFUND OF TAXES	HECEIVED
County: ASA	115	Date Received_ (Use Assessor's or Commissione	ers' Date StarFEB 2 1 2020
Section I: Petitioner, Date:	please complete Section I o		OFFICE OF THE ADAMS COUNTY ASSESSOR
Petitioner's Name: Netitioner's Mailing Add	Matchyl E	LEDIND KANKIN	
City or T	nce	State Sip Code	
SCHEDULE OR PARCEI	NUMBER(S) PROPERT	Y ADDRESS OR LEGAL DESCRIPTION OF PRO PHI MONTVION BL	M AURICA
above property for the pathe taxes have been lev	property tax year	propriate taxes and states that the taxes asses _ are incorrect for the following reasons: (Brie hether due to erroneous valuation, irregularity ets if necessary.)	efly describe why
Petitioner's estimate of the declare, under penalty or statements, has been true, correct, and comp	Value of perjury in the second degree or examined by me	ee, that this petition, together with any accomp	on, and belief, is
Petitioner's Signa	ture	Daytime Phone Number (303) 875 Email NEANKIN 923 (3)	
By		Daytime Phone Number ()	
Agent's Signature	*	Email	
*Letter of agency must be a	attached when petition is submitte	d by an agent.	
denies the petition for refund	or abatement of taxes in whole or in), C.R.S., or the Property Tax Administrator, pursuant to part, the Petitioner may appeal to the Board of Assessmitry of any such decision, § 39-10-114.5(1), C.R.S.	§ 39-2-116, C.R.S., ent Appeals pursuant
Section II:		ecommendation or's Use Only)	
	Tax Year		
Act	ual <u>Assessed</u>	<u>Tax</u>	
Original			
Corrected			
Abate/Refund			
Assessor recomme	ends approval as outlined a	bove.	
If the request for abatement in protest to such valuation has	is based upon the grounds of overval been filed and a Notice of Determin	uation, no abatement or refund of taxes shall be made if ation has been mailed to the taxpayer, § 39-10-114(1)(a)(an objection or (I)(D), C.R.S.
Tax year: Protest	? No Yes (If a protest	was filed, please attach a copy of the NOD.)	
Assessor recommo	ends denial for the following	g reason(s):	

Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

I IUIIVIOI	abatements up to \$10,000)
The Commissioners of to review petitions for abatement or refund and to sabatement or refund in an amount of \$10,000 or lesproperty, in accordance with § 39-1-113(1.5), C.R.S.	County authorize the Assessor by Resolution No. ettle by written mutual agreement any such petition for seper tract, parcel, or lot of land or per schedule of personal s.
The Assessor and Petitioner mutually agree to t	the values and tax abatement/refund of:
Tax Year	
Actual Assessed	<u>Tax</u>
Original	
Corrected	
Abate/Refund	
Note: The total tax amount does not include accrued interest, papplicable. Please contact the County Treasurer for full payme	enalties, and fees associated with late and/or delinquent tax payments, if nt information.
Petitioner's Signature	Date
Assessor's or Deputy Assessor's Signature	Date
Section IV: Decision of the (Must be completed if Section III does not apply)	County Commissioners
WHEREAS, the County Commissioners of	County, State of Colorado, at a duly and lawfully
called regular meeting held on// Month Day Year	, at which meeting there were present the following members:
with notice of such meeting and an opportunity to be	e present having been given to the Petitioner and the Assessor
of said County and Assessor	
	Name (being presentnot present), and WHEREAS, the said
Name	
County Commissioners have carefully considered the	ne within petition, and are fully advised in relation thereto,
County Commissioners have carefully considered the	he within petition, and are fully advised in relation thereto, loes not agree) with the recommendation of the Assessor,
County Commissioners have carefully considered the NOW BE IT RESOLVED that the Board (agreesd	he within petition, and are fully advised in relation thereto, loes not agree) with the recommendation of the Assessor,
County Commissioners have carefully considered the NOW BE IT RESOLVED that the Board (agrees-and that the petition be (approvedapproved in page 2).	he within petition, and are fully advised in relation thereto, loes not agree) with the recommendation of the Assessor,
County Commissioners have carefully considered the NOW BE IT RESOLVED that the Board (agrees-date and that the petition be (approvedapproved in page 2) Year Assessed Value Taxes Abate/Refund	he within petition, and are fully advised in relation thereto, loes not agree) with the recommendation of the Assessor, artdenied) with an abatement/refund as follows:
County Commissioners have carefully considered the NOW BE IT RESOLVED that the Board (agrees-date and that the petition be (approvedapproved in page 2) Year Assessed Value Taxes Abate/Refund I,	he within petition, and are fully advised in relation thereto, loes not agree) with the recommendation of the Assessor, artdenied) with an abatement/refund as follows: Chairperson of the Board of County Commissioners' Signature erk and Ex-Officio Clerk of the Board of County Commissioners rtify that the above and foregoing order is truly copied from the
County Commissioners have carefully considered the NOW BE IT RESOLVED that the Board (agrees-date) and that the petition be (approvedapproved in provedapproved in proved in	he within petition, and are fully advised in relation thereto, loes not agree) with the recommendation of the Assessor, artdenied) with an abatement/refund as follows: Chairperson of the Board of County Commissioners' Signature erk and Ex-Officio Clerk of the Board of County Commissioners rtify that the above and foregoing order is truly copied from the commissioners.
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ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0058164

Parcel No: 0171927116001

Petition Year: 2019

Date Filed : January 22, 2019

Owner Entity: S G FAMILY LIMITED PARTNERSHIP

Owner City: SPRINGFIELD

Owner Address : PO BOX 9167

Property Location:

State: MO

8611 Washington Street-Thornton CO

TYPE	OCC		PETITIONER'S REQUESTED VALUES			ASSESSOR'S ASSIG	ENED VALUES	ODICINIAL TA	VIAVADDANIT
TIPE	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINAL TAX WARRAN	
REAL	353	L:	P. C. C. S. A. L.		L:	\$167,250	\$48,500	A. Ratio	29.00%
NEAL	333	I:			1:	\$539,892	\$156,570	Mill Levy	111.785
TO	TALS:		\$301,778	\$87,520		\$707,142	\$205,070	Original Tax	\$22,924

Petitioner's Statement:

Value too high.

Assessor's Report

Value was researched - Rents reconciled. Cap rate developed. Best information Available. Equalization considered for the property group along with location and rental rates.

Action:

Developed a proforma. That calculated a value estimate considered reliable for the area and marketplace.

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVDE	OCC	ASSESSOR'S ASSIGNED VALUE				RECOMMENDE	REVISED TAX WARRAN		
TYPE	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
DEAL		L:	\$167,250	\$48,500	L:	\$167,250	\$48,500		\$4,348.44
REAL		1:	\$539,892	\$156,570	1:	\$405,750	\$117,670	Revised Tax	
TO	TALS:		\$707,142	\$205,070		\$573,000	\$166,170		\$18,575.31

Tax Exempt Portion

March 11, 2020

Ken Musso Assessor



Assessor's Office 4430 South Adams County Parkway 2nd Floor, Suite C2100 Brighton, CO 80601-8201 Phone 720-523-6038 Fax 720-523-6037 www.adcogov.org

	BOARD OF COUNTY COMMISSIONERS									
	STIPULATION (As to Tax Ye	ar(s)	2019 Ac	etual Value(s))						
1.	The property subject to this Stipe Schedule No. (S): R0058164	ılation is:	Parcel No.(S	0171927116001						
2.	The subject property is classified	l as a Com	mercial prope	rty.						
3.	The County Assessor originally assigned the following actual value to the subject property for tax year(s):									
	Land	\$167,250								
	Improvements	\$539,892								
	Total	\$707,142	2							
4.	The Adams County Assessor has following adjustment to the value:									
	Land	\$167,250								
	Improvements	\$405,750								
	Total	\$573,000								
5.	By entering into this agreement, up rights to further appeal year(s) 2019.									

DATED this: March 11, 2020

Petitioner's Representative

INVOKE TAY PARTNERS

DALTON BLANS
REAL ESTATE CONSTITANT

Edward

Digitally signed by Edward Hermann DN: cn=Edward Hermann, o=Adams County Assessor's Office, ou=Conznercial Department, email=EHermann@adeogov.org, c=US Date: 2020.03.11 06:40:34 -06'00'

Hermann

Assessor Representative

Adams County Assessor's Office

Ken Musso, Adams County Assessor



BOCC Report

Of
Commercial Property
For
Board of County Commissioners
S G FAMILY LIMITED PARTNERSHIP

C/O OREILLY AUTO PARTS STORE #2630

Petitioner

VS.

County Assessor's Office Respondent

Parcel Number:

0171927116001

Account Number:

R0058164

Appeal Number:

117216

Hearing Date:

Hearing Time:

Board#:

Salient Facts and Conclusions

Purpose of Appraisal To determine Actual Value as of June 30, 2018 based

on inventory of the property on January 1, 2019

Base Period Ending June 30, 2018 with collection period up to 5 year

prior to June 30, 2018

Property Rights Appraised Unencumbered fee simple interest.

Type Retrospective

Location 8611 WASHINGTON ST

THORNTON

Land Area SF 22,300

Zoning Thornton

Property Type Commercial

Building Count 1

Improvement Type Retail Store

Quality Average

Year Built 1973

Gross Building SF 5,621

Net leaseable SF 5,621

Land to Bldg Ratio 3.97

Total Land Value \$167,250

Total Improvement(s) Value \$539,892

Total Actual Value \$707,142

\$PSF \$125.80

Subject Photo



Stabilized Market Income Statement

R0058164

Net Rentable area					
5,621 Sqft.	-	Annual	% of Gross	Per N	et Sqft.
GROSS INCOME			1		
Potential Gross Income	\$	47,216	100%	\$	8.4
Reimbursments	\$	-		\$	-
Total Income with pass thru	\$	47,216		\$	8.4
Vacancy/Collection Loss		\$2,361	5%	\$	0.4
Effective Gross Income	\$	44,856	95%	\$	7.9
FIXED EXPENSES:					
RETax	\$	-	0.0%	\$	-
Insurance	\$	944	2.00%	\$	0.1
Owner's Expense					
Utilities	\$	944	2.0%	\$	0.1
Grounds Mainenance	\$	-	0.0%	\$	-
Maintenance/Repair	\$	-	0.0%	\$	_
Management & Administration	\$	944	2.0%	\$	0.1
Miscellaneous	\$	1,416	3.0%	\$	0.2
RESERVE REVENUE:					
Srurctural reserves	\$	472	1.0%	\$	0.0
Total Annual Expenses	\$	4,722	10.0%	\$	0.8
NET INCOME	\$	40,134	85.00%	\$	7.1

Base Cap Rate 7.00%
Mill Levy 0.11179
Effective Tax R 3.24%

CAPITALIZATION

NET INCOME DIVIDED BY CAP RATE EQUALS PROPERTY VALUE

\$ 40,134

7.00%

\$ 573,000

\$ 102

Retail - Northeast Ret Submarket Thornton, CO 80229

5,568 0.51 1973 SF GLA AC Lot Built

Summary Lease Lease Analysis Peers Sale Tenant Analytics Changes Demographics Assessments Contacts Images Map My Data News

Summary Vacancy/Availability Rent Sales Data

Charts Tenant Analytics Changes Demographics Assessments Contacts Images Map My Data News

Charts Tenant Analytics Changes Demographics Assessments Contacts Images Map My Data News

Key Metrics

AVAILABILITY	PROPERTY	SUBMARKET 2-4 STAR	SUBMARKET
Market Rent/SF		\$21.22	\$21.16
Vacancy Rate	0%	5.1%	5.0%
Vacant SF	0	741 K	753 K
Availability Rate	18	6.4%	6.3%
Available SF		959 K	977 K
Sublet SF	-	22.2 K	22.2 K
Months on Market		17.9	17.9

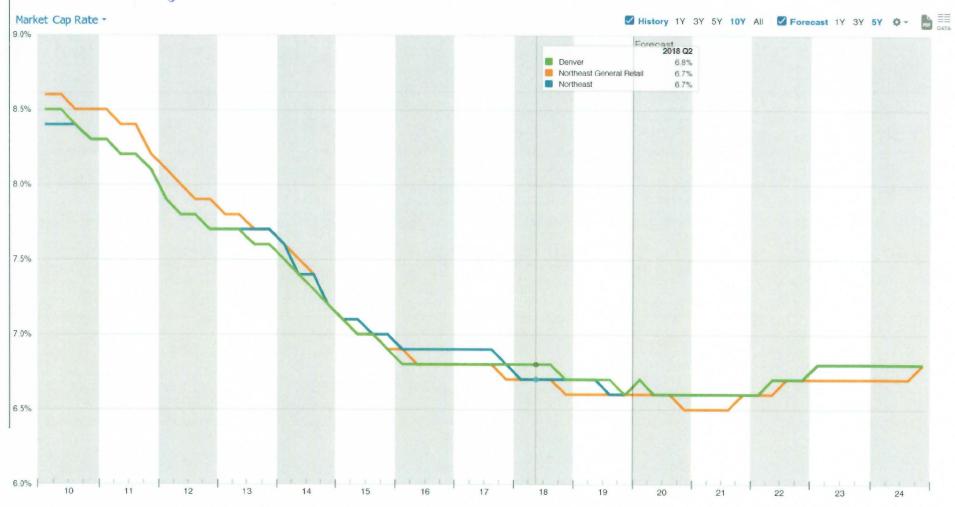
DEMAND	PROPERTY	SUBMARKET 2-4 STAR	SUBMARKET
12 Mo Net Absorption SF	0	165 K	161 K
6 Mo Leasing Probability		28.3%	28.6%

INVENTORY	PROPERTY	2-4 STAR	SUBMARKET
Existing Buildings	1	1,017	1,150
Inventory SF	5.6 K	14.6 M	15.2 M
Average Building SF		14.4 K	13.2 K
Under Construction SF		279 K	279 K
12 Mo Delivered SF		90.2 K	90.2 K

SALES	PROPERTY	2-4 STAR	SUBMARKET
12 Mo Transactions		52	54
Market Sale Price/SF		\$223	\$223
Average Market Sale Price		\$3.2 M	\$3 M
12 Mo Sales Volume		\$101 M	\$102 M
Market Cap Rate		6.7%	6.7%



8611 Washington



PRO FORMA INCOME APPROACH 2019 TAX YEAR

NAME: 002630 - Thornton, CO
ADDRESS: 8611 NORTH WASHINGTON ST
PARCEL: R0058164
COUNTY: Adams
SF: 5,621

INCOME:		\$/SF	%PGI
INCOME.	_	ΨΟΙ	701 01
Gross Potential	\$43,844	\$7.80	100.0%
Vacancy & Collection Loss	\$2,192	\$0.39	5.0%
Net Rent Revenue	\$41,652	\$7.41	95.0%
Other Income	\$0	\$0.00	0.0%
Effective Gross Income	\$41,652	\$7.41	95.0%
EXPENSES:	_	\$/SF	%EGI
Operating Expenses	\$4,165	\$0.74	10.0%
Reserves	\$1,124	\$0.20	2.7%
Net Operating Income	\$36,362	\$6.47	87.3%
CAP Rate	6.60% 0.00%		
TOTAL CAP RATE	6.60%	144	
INDICATED VALUE	\$550,943	\$98.02	
TAXPAYER			
REQUESTED VALUE	\$550,900	\$98.01	
COUNTY PROPOSED VALUE	\$707,142	\$125.80	

A RENT PROVIDED BY O'REILLY'S

ctmi

REAL PROPERTY ASSESSMENT

002630 - Thornton, CO 8611 NORTH WASHINGTON ST Thornton

TAX YEAR

2019

PARCEL NUMBER

R0058164

PREPARED FOR

Adams COUNTY ASSESSOR'S OFFICE

PREPARED BY

CTMI, LLC 12221 MERIT DRIVE, SUITE 1200 DALLAS, TEXAS 75251

(EAST RENTS PROVIDED 34 O'REMLY

2617	10005	002617 - STORE - LEASED : 6705 W PEORIA	PEORIA	AZ	270	32	7 Lease	S/C Pad Lot	5,724	0	5,724	lo 12/31/2022	7/4/2022	3-5 yr	\$75,600.00	\$13.21	\$0.
2618	9329	002618 - STORE - LEASED : 2007 SOUTHERN	RIO RANCHO	NM	340	28	10 Lease	Freestanding	5.724	0	5,724	Vo 2/29/2028	5/4/2027	2-5 γε	\$86,705.88	\$15.15	\$0
2619	11679	002619 - STORE - OWNED : 51 S. PANTANO RD	TUCSON	AZ	459	44	7 Owned	Freestanding	7,453	o	7,453	lo o			\$0.00	\$0.00	\$0
2620	10263	002520 - STORE - LEASED : 290 S BROADWAY	DENVER	co	360	36	10 tease	Freestanding	5,570	0	5,570	No 5/31/2028	9/4/202	2-5 yr	\$94,500.00	\$16.97	\$0.
2625	10308	002625 • STORE • LEASED : 3483 • A W 10TH	GREELEY	co	287	36	10 lease	End Cap	6,993	0	6,993	No 11/30/2022	9/1/202	2-5 yr	\$120,286.80	\$17.20	\$9,214
2626		002626 - STORE - LEASED : 8735 WADSWORTH BLVD	WESTMINSTER	со	272	36	10 Lease	End Cap	10,256	1,864	12,120	vo 4/30/2024	12/31/202	3 2-5 yr	\$135,340.00	511-50	26,329
2630	10164	002630 - STORE - LEASED : 8511 N WASHING	THORNTON	(co	274	36	10 lease	Freestanding	5,497	0	5,497	Vo 1/31/202	12/2/2020	4-5 yr	\$42,865.32	57.80	\$0
2534	11296	002634 - STORE - LEASED : 15280 E. 6TH AVE	AURORA	co	276	36	10 Lease	S/C Pad Lot	7,895	0	7,896	No 12/31/2020	7/6/202	5 3-5 γr	\$94,752.00	\$12.00	\$20,556
2636	9662	002636 - STORE - LEASED : 3275 2 STH ST	BOULDER	co	272	36	10 Lease	Shopping Center	9,216	0	9,216	No 9/30/2025	7/2/202	5 3-5 yr	\$234,178.56	\$2541	\$0.
2637	10545	002637 - STORE - LEASED : 2887 NI COLORADO	DENVER	со	276	36	10 lense	Freestanding	5,400	0	5,400	No 11/30/202	3/5/202	7 2-5 yr	\$66,999.96	\$12.41	. \$0
2638	9996	002638 - STORE - LEASED : 8966-A W 80WLES	LITTLETON	co	360	36	10 lease	End Cap	8,942	0	8,942	No 5/31/202	1/31/202	2 1-5 yr	\$144,304.92	\$16.14	\$27,282
2639	10371	002639 - STORE - LEASED : 6607 S BROADWAY	LITTLETON	со	360	36	10 Lease	Freestanding	5,738	O	5,738	No 2/29/202	6/4/202	7 2·5 yr	\$84,000.00	\$14.54	\$0
2640	10068	002640 - STORE - LEASED : 8219 SOUTH HOLLY STREET	CENTENNIAL	co	515	36	10 Lease	S/C Pad Lot	4,960	O	4,960	No 7/31/2020	4/5/202	0 2-5 γr	\$109,814.04	\$22.14	\$0
2542	10319	002642 - STORE - LEASED : 3107 E INDIAN	PHOENIX	AZ	372	32	7 Lease	Shopping Center	13,822	0	13,822	No 4/30/203	11/1/202	9 3-5 γr	\$172,774.92	\$12.50	\$27,307
2643	11557	002643 - STORE - OWNED : 514 E SOUTHERN AVE	MESA	AZ	297	32	7 Owned	S/C Pad Lot	7,488	0	7,488	No			\$0.00	\$0.00	\$0
2644	11299	002644 - STORE - OWNED : 8815 NORTH 7TH ST	PHOENIX	AZ	259	32	7 Owned	Freestanding	7,350	o	7,350	No			\$0.00	\$0.00	50
2650	10595	002650 - STORE - LEASED : 7871 N ORACLE	TUCSON	AZ	257	44	7 Lease	Shopping Center	10,428	0	10,428	No 8/31/202	8 3/4/202	8 3-5 yr	\$208,560.00	\$20.00	\$0

SALES	PROPERTY	SUBMARKET 2-4 STAR	SUBMARKET
12 Mo Properties Sold	**	48	51
Market Sale Price/SF	-	\$224	\$224
Average Market Sale Price	=	\$3.2 M	\$3 M
12 Mo Sales Volume	-	\$85 M	\$86.1 M
Market Cap Rate	-	6.6%	6.6%

O'REILLY'S ADAMS CO. COLORADO SALES 6501 E 64th Ave Neelys Food Market Commerce City, CO 80022 Freestanding Building of 3,270 SF Sold on 3/24/2017 for \$300,000 - Public Record buyer Trung D Nguyen 1219 Elmhurst Trails Ln Image Coming Soon Seabrook, TX 77586 seller Tran Ha M vital data. Escrow/Contract: Sale Price: \$300,000 Sale Date: 3/24/2017 Status: Days on Market: -Building SF: 3,270 SF Price/SF: \$91.74 Exchange: No Conditions: Pro Forma Cap Rate: -Land Area SF: 17,398 Actual Cap Rate: Acres: 0.4 Down Pmnt: \$/SF Land Gross: \$17.24 Pct Down: Doc No: 0025664 Year Built, Age: 1952 Age: 65 Parking Spaces: 25 Trans Tax: -Parking Ratio: 7.65/1000 SF Corner: No FAR 0.19 Zoning: -Lot Dimensions: -No Tenants: 1 Frontage: 67 feet on E 64th 60 feet on E ... Percent Improved: 75.8% Tenancy: Single Submarket: Northeast Ret Comp ID: 3871406 Map Page: -Parcel No: 1823-05-4-00-056 Property Type: Retail income expense data Listing Broker - Taxes \$5,986 Expenses - Operating Expenses \$5,986 Total Expenses Buyer Broker financing prior sale

Date/Doc No: Sale Price:

CompID:

8/29/2011

\$250,000

3056978

7320 Federal Blvd

Metro Urgent Care Westminster, CO 80030

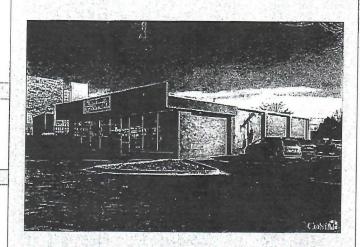
Freestanding Building of 4,018 SF Sold on 1/18/2017 for \$204,623 - Research Complete (Part of Multi-Property)

buyer

Cadence Capital Investments LLC 6400 S Fiddlers Green Cir Greenwood Village, CO 80111 (720) 493-5100

seller

Mountain Pacific Properties 3790 Via De La Valle Del Mar, CA 92014 (858) 832-1051



vital data

financing

Escrow/Contract:	300 days
Sale Date:	1/18/2017
Days on Market:	411 days
Exchange:	No
0 1:1:	

Conditions: Redevelopment Project

Land Area SF: 15,246
Acres: 0.35
\$/SF Land Gross: \$13.42
Year Built, Age: 1966 Age: 51
Parking Spaces: 12

Parking Ratio: 2.99/1000 SF

FAR 0.26

Lot Dimensions: •

Frontage: 113 feet on Federal Blvd (with ...

Tenancy: Single Comp ID: 3813253 | Sale Price: \$204,623 |
| Status: Allocated |
| Building SF: 4,018 SF |
| Price/SF: \$50.93 |
| Pro Forma Cap Rate: -

Actual Cap Rate:

Pct Down: -

Percent Improved: Submarket: Northwest Ret

Map Page: -Parcel No: -Property Type: Retail

Net Income Net Income Net Operating Income - Debt Service - Capital Expenditure Cash Flow Cash Flow Listing Broker Cushman & Wakefield 1401 Lawrence St Denver, CO 80202 (303) 292-3700 Tyler Bray, Sam Bell Buyer Broker Legend Partners 5150 E Yale Cir

Denver, CO 80222 (720) 529-2999 J.R. Hagan

prior sale

Date/Doc No: Sale Price: CompID: 5/11/2015 \$204,130 3295411

8651 Grant St

Thornton, CO 80229

Freestanding Building of 16,681 SF Sold on 10/31/2016 for \$1,850,000 - Research Complete

buyer

William D Moreland c/o Robin Von Engeln 1655 E Layton Dr Englewood, CO 80113 (303) 301-2820

seller

DP Assets LLC c/o Harper Davis 50 S Steele St Denver, CO 80209 (303) 242-8980



vital data

Exchange: Yes

Conditions: 1031 Exchange, Investment ...

Land Area SF: 46,174

Acres: 1.06 \$/SF Land Gross: \$40.07

Year Built, Age: 2002 Age: 13

Parking Spaces: 27

Parking Ratio: 1.24/1000 SF

FAR 0.36

Lot Dimensions: -Frontage: -

Tenancy: Multi
Comp ID: 3747783

Sale Price:

\$1,850,000 Confirmed

Status: Confirmed
Building SF: 16,681 SF
Price/SF: \$110.90

Pro Forma Cap Rate:

Actual Cap Rate: 12.02%

Down Pmnt: \$1,850,000

Pct Down: 100.0%

Doc No: 0093248

Trans Tax: \$185 Corner: No

Zoning: PD
No Tenants: 3
Percent Improved: 66.7%

Submarket: Northeast Ret

Map Page: -

Parcel No: 1719-27-1-18-017

Property Type: Retail

income expense data			Listing Broker
Expenses	- Taxes - Operating Expenses Total Expenses	\$36,350 \$36,350	Cushman & Wakefield 1401 Lawrence St Denver, CO 80202 (303) 292-3700
Net Income	Net Operating Income - Debt Service - Capital Expenditure	\$187,000	Ray Rosado Buyer Broker
	Cash Flow		Asset Realty Advisors 5 E Belleview Dr Greenwood Village, CO 80121 (303) 781-2608 Mark Von Engeln
financing	54732 BULLEY		prior sale
			Date/Doc No: 2/26/2014 Sale Price: - CompID: 3013009

9150 Washington St

Bldg 2

Thornton, CO 80229

Freestanding Building of 8,640 SF Sold on 4/9/2018 for \$566,257 - Research Complete (Part of Multi-Property)

buyer

Ellas Ventures 2250 S Oneida St Denver, CO 80224 (303) 981-1117

seller

Sago Family Ptshp Ltd 13313 E Carolina Pl Aurora, CO 80012



vital data

Escrow/Contract: -

Sale Date: 4/9/2018

Days on Market: -

Exchange: No

Conditions: -

Land Area SF: 48,787

Acres: 1.12

\$/SF Land Gross: \$11.61

Year Built, Age: 1960 Age: 58

Parking Spaces: 20

Parking Ratio: 0.43/1000 SF

FAR 0.18

Lot Dimensions:

Frontage: 442 feet on Washington St

Tenancy: Single Comp ID: 4236053 Sale Price:

\$566,257

Status: Allocated

Building SF: 8,640 SF

Price/SF: \$65.54

Pro Forma Cap Rate: -

Actual Cap Rate: -

Down Pmnt: -

Pct Down: -

Doc No: 0028620

Trans Tax:

Corner: No

Zoning: CR

No Tenants: 3

Percent Improved: -

Submarket: Northeast Ret

Map Page: -

Parcel No: -

Property Type: Retail

income expense data

Listing Broker

NAI Shames Makovsky 1400 Glenarm PI Denver, CO 80202 (303) 534-5005

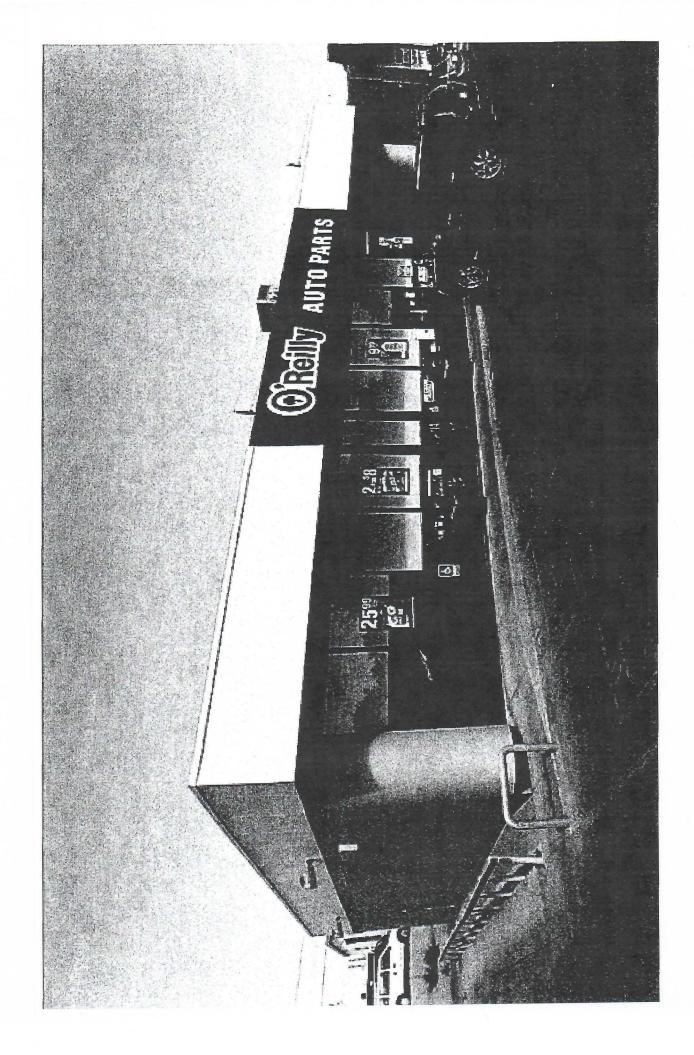
Todd Silverman, Paul Cattin

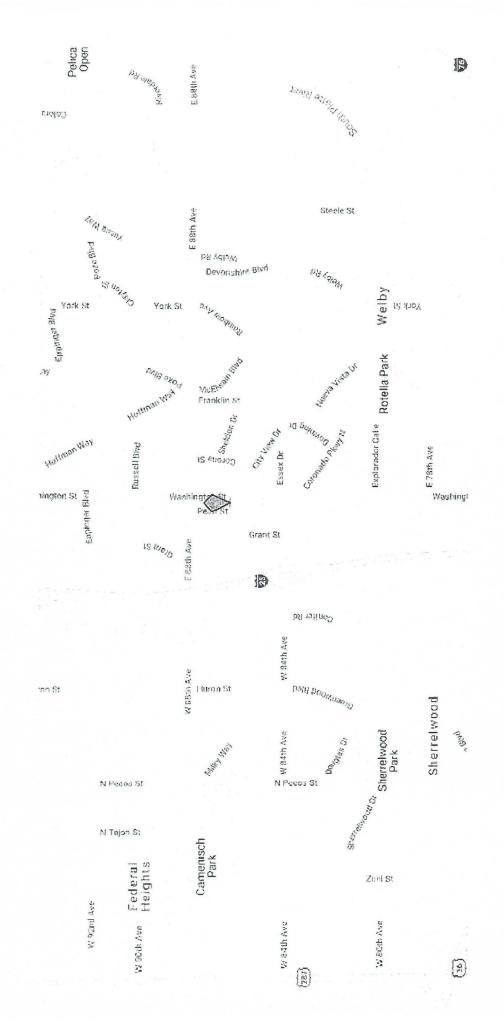
Buyer Broker

Berkshire Hathaway Real Estate of the Rockies, LLC 408 S Teller St Lakewood, CO 80226

(303) 438-8080 Phil Kubat

financing





PROPERTY I	DETAILS	
Property Name:		630 - Thornton, CO
Address:		WASHINGTON ST
City		Thornton
County:		Adams
Parcel ID #(s):		R0058164
Improvement SF		5,621
Land Area (acres):		0.510
Date of Construction:		1973
PROPERTY	NOTES	
Retail		
2019 ASSESS	SMENT	
Land Taxable Value:	\$	167,250
Per Acre:	\$	327,941
Per SF:	\$	7.53
Building Improvements Taxable Value:	\$	539,892
Per SF:	\$	96.05
Taxable Value:	\$	707,142
Per SF:	\$	125.80
Date of Assessment:		1-Jan-19
MARKET VALUE I	NDICATORS	
Income Approach to Value:	\$	550,900
Per SF:	\$	98.01
Cost Approach to Value:	\$	301,778
Per SF:	\$	53.69
REQUESTED MARKET VALUE:	\$	003.500
	4	301,778

002630 - Thornton, CO 8611 NORTH WASHINGTON ST

ASSESSMENT HISTORY

	2019	2018	2017
Land Taxable Value:	\$ 167,250	\$ 150,525	\$ 150,525
Land Taxable Value/Acre:	\$ 327,941	\$ 295,147	\$ 295,147
Land Taxable Value/SF:	\$ 7.53	\$ 6.78	\$ 6.78
Building Improvements Taxable Value:	\$ 539,892	\$ 422,187	\$ 422,187
Building Improvements Taxable Value/SF:	\$ 96.05	\$ 75.11	\$ 75.11
Taxable Market Value:	\$ 707,142	\$ 572,712	\$ 572,712
Taxable Market Value/SF:	125.80	101.89	\$ 101.89

Estimate Number : 1144

Parcel Number : 0171927116001

Property Owner : S G FAMILY LIMITED PARTNERSHIP

Property Address : 8611 Washington St

Property City : Thornton
State/Province : CO
ZIP/Postal Code : 80229

Building Name : O'REILLY AUTO PARTS #2630

Section 1

OccupancyClassHeightRank100% Retail StoreMasonry bearing walls12.002.0

Total Area : 5,621
Number of Stories (Section) : 1.00
Shape : 1.00
Effective Age (years) : 46.00

Components Units/% Other

HVAC (Heating):
Complete HVAC 100%
Sprinklers:
Wet Sprinklers 100%
Land and Site:
Land 167,250

Cost as of 01/2019

	Units/%	Cost	Total
Basic Structure		*	
Base Cost	5,621	53.90	302,972
Exterior Walls	5,621	19.72	110,846
Heating & Cooling	5,621	24.83	139,569
Sprinklers	5,621	3.60	20,236
CONCRETE	22,216	3.75	83,310
Basic Structure Cost	5,621	116.87	656,933
Less Depreciation			
Physical & Functional	79.5%		522,405
Depreciated Cost	5,621	23.93	134,528
Miscellaneous			
Land			167,250
Total Cost	5,621	53.69	301,778

Estimate Number: 1144

Parcel Number: 0171927116001

Section 1

Occupancy	Class	Height	Rank
100% Retail Store	Masonry bearing walls	12.00	2.0
Total Area	: 5,621		
Number of Stories (Section)	: 1.00		
Shape	: 1.0		
Effective Age (years)	: 46.0		

Components	Units/%	Other	
HVAC (Heating):			
Complete HVAC	100%		
Sprinklers:			
Wet Sprinklers	100%		
Land and Site:			
Land	167,250		

Cost as of 01/2019

	Units	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
Basic Structure					
Base Cost	5,621	53.90	302,972	236,318	66,654
Exterior Walls	5,621	19.72	110,846	86,460	24,386
Heating & Cooling					
Complete HVAC	5,621	24.83	139,569	108,864	30,705
Sprinklers					
Wet Sprinklers	5,621	3.60	20,236	15,784	4,452
CONCRETE	22,216	3.75	83,310	74,979	8,331
Basic Structure Cost	5,621	116.87	656,933	522,405	134,528
Less Depreciation					
Physical & Functional	79.5%			522,405	134,528
Depreciated Cost	5,621	23.93			134,528
Miscellaneous					
Land					
Land			167,250		
Total Cost	5,621	53.69			301,778

Page:

1

Estimate Number: 1144

Estimate Number : 1144

Building Name : O'REILLY AUTO PARTS #2630

Property Owner : S G FAMILY LIMITED PARTNERSHIP

Property Address : 8611 Washington St

Property City : Thornton
State/Province : CO
ZIP/Postal Code : 80229
Parcel Number : 0171927116001

Surveyed By : CTMI
Survey Date : 01/01/2019

Apply depreciation % to Replacement Cost New : Yes

Section 1

Оссирансу	% Class Height Rank
353 Retail Store	100 C 12 2
Total Area	: 5621
Number of Stories (Section)	:1
Shape	:1
Effective Age (years)	: 46
Typical Life (years)	: Marshall & Swift Tables
Depreciation Type	: Marshall & Swift Tables
Components	Units/% Rank Depr % Other
HVAC (Heating):	
617 Complete HVAC	100
Sprinklers:	
683 Wet Sprinklers	100
Land and Site:	
61 Land	167250
Additions	Units Cost Depr % LM Base Dt
Basic CONCRETE	22216 3.75 90 No

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: ADAms		Date Received_ (Use Assessor's or Commissioners (are Steph) ED
Section I: Petitioner, please complete	Section I only.	(2)
Date:1 / 22 / 2019		JAN 3 0 2019
Month Day Year		OFFICE OF THE
Petitioner's Name: Invoke Tax Partners	/ S G FAMILY LIMITED PAR	
Petitioner's Mailing Address: 12221 Merit		
Dallas	TX	75251
City or Town	State	Zip Code
SCHEDULE OR PARCEL NUMBER R0058164	PROPERTY ADDRESS 8611 NORTH WASHINGTO	N ST., Thornton, CO
(A separate form for each parcel)		
	are incorrect for or illegally, whether due to erro	d states that the taxes assessed against the the following reasons: (Briefly describe why neous valuation, irregularity in levying,
I declare, under penalty of perjury in the s	\$\frac{301,778}{Value} \(\frac{2019}{Year} \) second degree, that this petition mined by me, and to the best of the second degree and to the best of the second degree and to the second degree and to the second degree and to the second degree and to the second degree and the second deg	n, together with any accompanying exhibits of my knowledge, information, and belief, is
Petitioner's Signature	Daytime Phone	Number ()
By Agent's Signature*	Daytime Phone	Number (46 9) 206 - 4233
*Letter of agency must be attached when petition	n is submitted by an agent.	
If the Board of County Commissioners, pursuant to denies the petition for refund or abatement of taxes to the provisions of § 39-2-125, C.R.S., within thirty	in whole or in part, the Petitioner may	y Tax Administrator, pursuant to § 39-2-116, C.R.S., appeal to the Board of Assessment Appeals pursuant , § 39-10-114.5(1), C.R.S.
	ssor's Recommendatio (For Assessor's Use Only)	n
Tax Year		
Actual Assess	<u>ed</u> <u>Tax</u>	
Original		
Corrected		
Abate/Refund		
Assessor recommends approval as	outlined above.	
If the request for abatement is based upon the grout to such valuation has been filed and a Notice of Det	nds of overvaluation, no abatement or ermination has been mailed to the tax	refund of taxes shall be made if an objection or protest payer, § 39-10-114(1)(a)(I)(D), C.R.S.
Tax year: Protest?	(If a protest was filed, please attac	ch a copy of the NOD.)
Assessor recommends denial for the	ne following reason(s):	

Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information. Petitioner's Signature Date Date						
to review petitions for abstament or refund and to settle by written mutual agreement any such petition for abstament or refund in an amount of \$10,000 or tess per fract, parcet, or lof of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S. The Assessor and Petitioner mutually agree to the values and tax abatement/refund of: Tax Year	Section III:	Written				etitioner
Tax Year	to review petitions to abatement or refun property, in accorda	or abatem d in an am ance with	ount of \$10,000 o § 39-1-113(1.5), C	to settle by v r less per tra S.R.S.	vritten mutual agr oct, parcel, or lot o	eement any such petition for f land or per schedule of personal
AbsterRefund						
AbsterRefund				Tax		
Abate/Refund		Aotuui	A3553564	<u>Iux</u>		
Abate/Refund	Original				_	
Note: The total fax amount does not include accrused interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information. Petitioner's Signature	Corrected					
Petitioner's Signature	Abate/Refund		_			
Decision of the County Commissioners						late and/or delinquent tax payments, if
Section IV: Decision of the County Commissioners Must be completed if Section III does not apply)	Petitioner's Signature			Date		
Section IV: Decision of the County Commissioners Must be completed if Section III does not apply)	Assessor's or Deputy A	ssessor's S	ignature	Date		
WHEREAS, the County Commissioners of	Addeddor a or Beparty P	13303301 3 0	ignature	Dute		
Or said County and Assessor	WHEREAS, the Cor	unty Comr	nissioners of	, at which		
County Clerk and Ex-Officio Clerk of the Board of County Commissioners and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners. N WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this	of said County and A Petitioner County Commission NOW BE IT RESOL	Nar ers have o	ne carefully considere the Board <i>(agrees</i>	Name (being) ed the within	presentnot pre petition, and are f agree) with the re	_(being presentnot present) and sent), and WHEREAS, the said fully advised in relation thereto, commendation of the Assessor,
County Clerk and Ex-Officio Clerk of the Board of County Commissioners n and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners. N WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County his					ou) mar an abato.	nonorolaria de lonello.
n and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners. N WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this day of				CI	nairperson of the Boa	ard of County Commissioners' Signature
Action of the Property Tax Administrator (For all abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review. Section V: Action of the Property Tax Administrator (For all abatements greater than \$10,000) The action of the Board of County Commissioners, relative to this petition, is hereby Approved Approved Approved in part \$ Denied for the following reason(s):			county, do hereby	certify that t	he above and fore	
County Clerk's or Deputy County Clerk's Signature Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review. Section V: Action of the Property Tax Administrator (For all abatements greater than \$10,000) The action of the Board of County Commissioners, relative to this petition, is hereby Approved Approved Approved in part \$ Denied for the following reason(s):	IN WITNESS WHER	REOF, I ha	ve hereunto set m	ny hand and	affixed the seal of	said County
County Clerk's or Deputy County Clerk's Signature Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review. Section V: Action of the Property Tax Administrator (For all abatements greater than \$10,000) The action of the Board of County Commissioners, relative to this petition, is hereby Approved Approved Approved in part \$ Denied for the following reason(s):	this d	ay of	Branth,			
Action of the Property Tax Administrator (For all abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator (For all abatements greater than \$10,000) The action of the Board of County Commissioners, relative to this petition, is hereby Approved Approved Approved in part \$ Denied for the following reason(s):			Month	rear		
Action of the Property Tax Administrator (For all abatements greater than \$10,000) The action of the Board of County Commissioners, relative to this petition, is hereby Approved Approved hopart \$ Denied for the following reason(s):					•	
(For all abatements greater than \$10,000) The action of the Board of County Commissioners, relative to this petition, is hereby ☐ Approved ☐ Approved in part \$ ☐ Denied for the following reason(s):	Note: Abatements greate	er than \$10,0	00 per schedule, per y	ear, must be su	bmitted in duplicate to	the Property Tax Administrator for review.
Approved Approved in part \$ Denied for the following reason(s):	Section V:					rator
Secretary's Signature Property Tay Δdministrator's Signature Date	☐ Approved ☐ Ap	proved in	oart \$		☐ Denied for the	e following reason(s):
	Corrdonia	Signature		Property To	Administrator's Signs	ature Date

15-DPT-AR No. 920-66/11

ctmi

REAL PROPERTY ASSESSMENT

002630 - Thornton, CO 8611 NORTH WASHINGTON ST Thornton

TAX YEAR

2019

PARCEL NUMBER

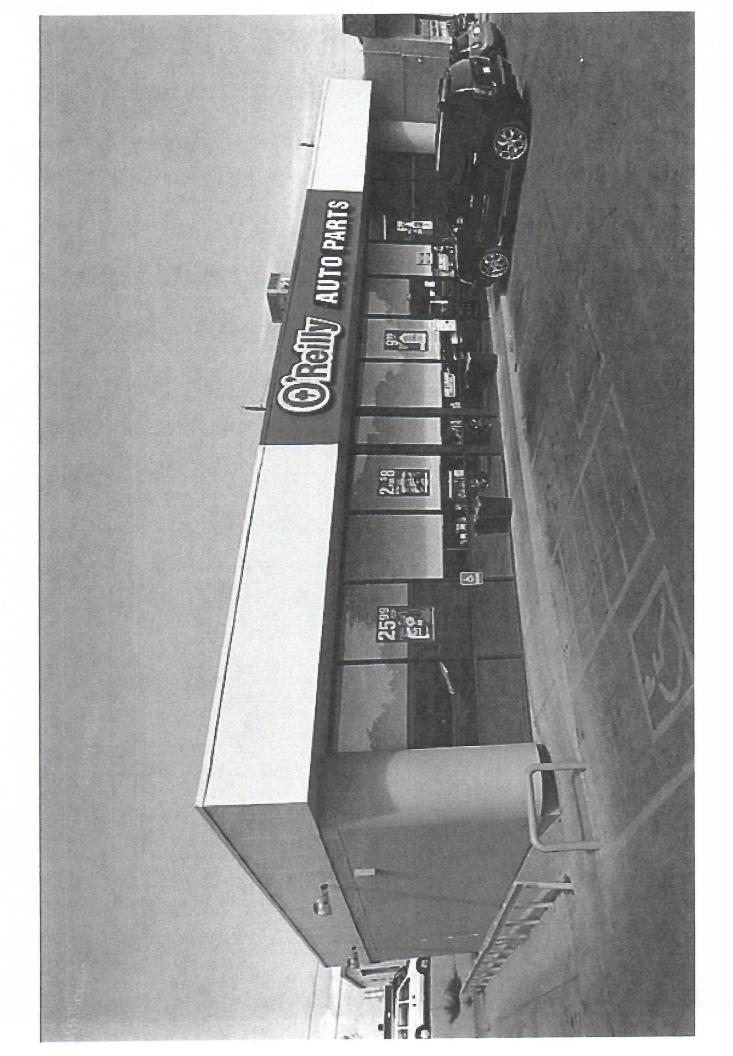
R0058164

PREPARED FOR

Adams COUNTY ASSESSOR'S OFFICE

PREPARED BY

CTMI, LLC 12221 MERIT DRIVE, SUITE 1200 DALLAS, TEXAS 75251



ADMINNO: 3391189

TAXROLL CORRECTION Tax Year: 2019

To: A	DAMS	TREASURER					
From: A	DAMS A	ASSESSOR					
Correction	Туре:	PREVIOUSLY EXEMPT	Name:	AIMCO FITZSIMO	NS 3A LESS	OR LLC	
Account #:	:	R0178263					
Мар #:			Address	5 :			
· Parcel #:		0182336109001		4582 S ULSTER S	ST STE 1100		
Account T	vne	Residential		DENVER, CO 80	0237-2662		
Sub\Lot\BI	ock	5222 \ 1 \ 3					
_egal Desc	: :	COLORADO SCIENCE	E AND TECHNOLOGY P	ARK AT FITZSIMON	S SUB FLG 2	BLK 3 LOT 1	
		PI FASE MAKE	THE FOLLOWING O	CHANGES TO TH	IF TAX RO	11	
			R THE ABOVE MEI			<u>==</u>	
ax District	t: 808		Actual Value	Assessed Value	Mill Levy	Total Tax	Penalty \$
rior Value			\$1,043,056.00	\$74,580.00	177.7940	\$13,259.88	-
djusted V			\$1,043,056.00	\$74,580.00	177.7940	\$13,259.88	
ifference	No Va	lue Change	\$0.00	\$0.00	0.0000	\$0.00	\$0.00
Reason		OUNT STATUS CHANGE COLL CORRECTIONS WI BLE.					

Ken Musso

Assessor

Carolyn Corogin, Managing Mem

301 South Main LLC 1050 Cherokee St., #407 Denver, CO 80204



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	BOARD OF COUNTY CO	OMMISSIONE	ERS		
	STIPULATION (As to Ta	x Year(s)	2019 Act	ual Value(s)))
1.	The property subject to this Schedule No. (S): R00040		Parcel N0.(S)	0156907	220001
2.	The subject property is class	sified as a Com	mercial proper	ty.	
3.	The County Assessor original subject property for tax year		7	actual value	to the
	Land Improvements Total	\$92,95 \$472,05 \$565,00	0		
4.	The Adams County Assess following adjustment to the 2019:				
	Land Improvements Total	\$92,95 \$312,05 \$405,00	0		
5.	By entering into this agreen up rights to further ap year(s) 2019 .				
DATED this:	April 1, 2020				
carry	Cnox	Deb Mye	Digitally signed by Deb Myer Digitally signed by Deb Myer DeAdams County, oueAssessor's Office, email-dmyer@adcogov.org, c-Date: 2020.04.01 13:51:32 -06	:US 00'	
Petitioner's Re		Assessor Repr	resentative		

Adams County Assessor's Office

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0004089 Parcel No: 0156907220001

Petition Year: 2019 Date Filed: 02/28/2028 (corrected 04/02/2020)

Owner Entity: 301 S Main LLC

Owner Address: 1050 Cherokee Street, # 407

Owner City: Denver State: CO Property Location: 301 S. Main Street, Brighton, CO 80601

TYPE OCC		PETITIONER'S REQUESTED VALUES			ASSESSOR'S ASSIG	GNED VALUES	ORIGINAL TAX WARRANT	
IIFE	CODE		Actual Value	Assessed Value	Actual Value	Assessed Value	ORIGINAL	. IAX WARRANI
REAL		L:	\$92,950	\$26,960	L: \$92,950	\$26,960	A. Ratio	29.00%
KEAL		l:	\$157,050	\$136,890	l: \$472,050	\$136,890	Mill Levy	98.846
TO	TALS:		\$250,000	\$163,850	\$565,000	\$163,850	Original Tax	\$16,195.92

Petitioner's Statement :

Property had a fire on 7-31-2019. The property was damaged entirely on the interior.

Assessor's Report

Situation :

Adjust value per pro-ratio for the percentage of the year damaged to a percent good of 40 %. The exterior appears intact. The floors, ceiling, interior all are were damaged. Property had been boarded up for the saftey of the public.

Action :

Reviewed taxpayer documents, drove by the property. Additionally, the appraiser is familiar with the property as the fire was known and published in the paper. Reviewed pre-and post fire damage photos. Contacted the DPT on guidance on how to treat the property damage that was due to fire. Adjusted the value to a pro-rated value for the 5 months the property was damaged. The property had an protest filed during when the original value was assigned. It was denied. This petition is for fire damage and is based on a prorated from the date of damage and therefore is accepted.

Recommendation :

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC	ASSESSOR'S ASSIGNED VALUE			RECOMMENDE	D VALUE	REVISED TAX WARRANT		
ITPE	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
REAL		L:	\$92,950	\$26,960	L:	\$92,950	\$26,960		\$4,586.46
NEAL		1:	\$472,050	\$136,890	1:	\$312,050	\$90,490	Revised Tax	
TO	TALS :		\$565,000	\$163,850		\$405,000	\$117,450		\$11,609.46

Deborah L. Myer April 2, 2020
Appraiser Date

Tax Exempt Portion

PETITION FOR ABATEMENT OR REFUND OF TAXES RECEIVED

County:	•	.	· · · · · ·			D	ate Rec	eived	aminai an a	' O	B			
A 41						(c	JSE ASSES	elvea sor's or Con	nmissione	rs Duess	Brigg 8	2020		
Section	<u>l</u> : Petit	ioner, pie	ease comple 2020	te Section I	only.				_	OFFI	CE O	E Torr	.	
Date:	Month	Dav	Year						ADAM	IS CO	UNTY	ACC	: Esso _f	•
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f the Board denies the p	of County petition for	y Commission refund or al	thed when petit oners, pursuant to batement of taxe .R.S., within thir	o § 39-10-114(es in whole or in	1), C.R.S., or part, the Pe	r the Property Ta titioner may app	peal to the	Board of A	ssessmer					
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Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

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Section III:	Written			ssessor and Petitioner ts up to \$10,000)	
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Petitioner's Signat	ure .		Date	·	
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Year Ass	essed Value	Taxes Abate/Ret	fund		
			C	hairperson of the Board of County Commis	ssioners' Signature
			y certify that t	x-Officio Clerk of the Board of Count he above and foregoing order is truly oners.	
IN WITNESS W	HEREOF, I h	nave hereunto set i	my hand and	affixed the seal of said County	
this	_ day of		.·		
-		Month	Year		
				County Clerk's or Deputy County	Clerk's Signature
Note: Abatements g	reater than \$10	,000 per schedule, per	year, must be s	ubmitted in duplicate to the Property Tax Adm	inistrator for review.
Section V:	<u> </u>			Tax Administrator ater than \$10,000)	
The action of the	Board of Co	ounty Commission	ers, relative to	this petition, is hereby	
Approved	Approved ir	ı part \$		Denied for the following reason(s)):
	·				
Secret	ary's Signature		Property Ta	x Administrator's Signature Da	ite

Brighton Fire Rescue District Fire Prevention Division 500 S. 4th Ave. 3rd Floor Brighton, CO 80601 (303) 659-4101



Incident Number:

19-0003694

Incident Date:

07/31/2019

Incident Location:

301 Main Street, Brighton, CO 80601

Type of Incident:

Structure Fire

This report will serve as a basic summary of the investigative findings. The opinions and findings may change should additional information become available after the date of this report.

INCIDENT RESPONSE SUMMARY:

On Wednesday (07/31/2019) at approximately 0528 hours Brighton Fire Rescue District (BFRD) responded to a smoke investigation in the 300 South Block of Main Street. When fire crews arrived on scene, they located a working structure fire at 301 S. Main Street.

Once suppression operations were complete, I was contacted to conduct a complete origin and cause investigation. I arrived on scene at approximately 0641 hours. I contacted Investigator J. Means of Adams County Fire Rescue for assistance. Adams County Fire Rescue provided three investigators to assist with the origin and cause investigation.

INVESTIGATION SUMMARY:

The structure involved was a large commercial structure in the process of being renovated. The building was owned by Carolyn Corogin (970) 819-0720. Contractor Cal Neumann (623) 336-4336 was identified as the last person in the building, on the evening before the fire was discovered. The investigative team traveled around the building and examined the building to determine the area of fire origin. The front of the building will be considered the east side throughout this report. No fire damage was observed on the exterior north, and east sides of the building. The gas meter was located on the north exterior. The electric meter was located on the west exterior. I observed an exterior second floor access near the northwest corner. The south side of the building had smoke staining above the upper level west end windows. The lower level large dock window opening had smoke damage above it. The small dock window also had smoke staining above it. Several of the window openings around the building were missing or broken out.

The building was entered through the east front door opening. The east interior was open with no second level in this area. Moderate smoke damage was observed to the upper level ceiling. Arched metal roof supports were observed throughout.

I traveled into the east entrance into the dock area and observed moderate fire damage throughout the upper level. The floor was covered with drop down fire debris, and lightweight materials at and near floor level were melted. I observed directional burn patterns on the ceiling of the east area of the dock supporting the fire traveled into this area from the west. I traveled through the north side of the main floor and secondary smoke damage was observed throughout. The heat and smoke damage increased as I traveled towards the southwest corner of the building.

Incident Number: 19-000846 Incident Date: 02/20/2019

I traveled upward towards the second floor through the interior access steps. The steps were intact with no direct fire damage. Smoke damage increased towards the upper floor. I observed smoke and heat damage to pipe chases and areas where the drywall was breached where hot fire gases had traveled upward from the main floor. I observed a kitchen area located just west of the stairways upper landing. Smoke damage was observed throughout the upper level, but no direct fire damage was observed. A Luxaire forced air furnace was located in the room just south of the kitchen. No direct fire damage was observed to the furnace. The west portion of the upper floor was a large open area. Smoke and heat damage dramatically increased towards the south end of the open area, where the floor was burned away in a circular shape. I observed an inverted "V" pattern on the center of the south wall. This burn pattern appeared to be clean burned and was more intense at floor level. The rafters directly above the clean burned area were heavily charred, and on closer inspection I observed the remains to and air vent duct extending out the roof directly above the clean burn pattern. The physical damage observed was consistent with the vent pipe drawing the fire at floor level upward into this area. A small bathroom was located just east of the large west open area. A section of the wall was opened up around the sinks drainpipes and there was isolated charring in the wall space. A small section of the flooring was consumed along the base of the south exterior wall in the room directly south of the bathroom. The directional burn patterns in this area were from the lower level upward.

The investigative team traveled back to the area where the smoke and fire damage increased (southwest corner of the main floor). All directional burn patterns supported the main body of fire traveled from this area upward and outward in all directions. A large garage roll door was located on the west exterior wall, towards the southwest corner. Investigators agreed the roll door drew the fire from the east, towards that area. The investigative team learned the property owner (Corogin) has picked up trash and weeds from the property and placed the trash bags containing the debris in the southwest corner. The burn patterns in the area of the trash bags were not consistent with a fire originating at or near floor level in the southwest corner and traveling upward. The burn pattern above the trash bags appeared to be from the top down where the fire had traveled across the underside of the floor and banked downward when it reached the corner. Team members layer searched the debris and did not observe any evidence of interior burning to the weed material that would have been consistent with spontaneous combustion. Once the investigative team analyzed the directional fire patterns in the area it was agreed that the fire likely originated at or near the underside of the second floor in the area directly above a small room containing water pipes. The thin wood door to the water shed was burned away from the floor upward. An hourglass pattern radiated upward across the south exterior wall, and it was decided this burn pattern was likely caused by drop down debris burning upward from the floor level.

The fire investigation team conducted a walkthrough of the area with Corogin. She stated she was the owner of the building and it was going through a fairly extensive remodel when the fire occurred. Corogin stated the building had limited electrical power, and her painter (Calvin Neumann) was using two extension cords that were plugged into the small room to the north of the elevated dock. Corogin stated she was interested if the cords had been unplugged after the work was completed, because that was what was discussed prior to this incident. Corogin was

Incident Number: 19-0000846 Incident Date: 02/20/2019

advised the cords were both unplugged at the time of the fire. Corogin stated the building is supposed to be locked when no one is there working.

The fire investigation team conducted a walkthrough the area with Cal Nuemann who had been hired to paint the building and was the last known person in the building before the fire was reported. Neumann stated he was prepping to power wash the area to paint. He stated the area did not have any water so he had to fix some damaged water lines before he could hook up the power washer. Nuemann escorted the team to the upper floor bathroom and showed us an area behind the sink pipes where he stated he had been soldering. Nuemann stated he started a small fire under the sink while heating the pipes and he patted it out with his hand. Nuemann stated he was certain that small fire was completely out. Nuemann stated he then went downstairs and pointed to a section of copper pipe extending across the south wall. He stated then he went up and soldered the top of the pipe where it was near the bottom of the floor. It should be noted that when the pipe is straightened up and placed in its pre-fire position it is directly in the determined area of fire origin. Investigator Means asked Nuemann if he could have charred the wood while he was working in that area. Nuemann stated "no", that he left a char mark on the concrete wall but did not put the fire on the wood. Investigator Means asked Nuemann if he has to go around the pipe when he heats it and he said "yes", but he gestured that he held the torch above the pipe and pointed it downward towards the floor. It should be noted that it would be impossible to hold the torch in that position when heating the pipe because the bottom of the floor would be in the way.

Nuemann took investigators into the small equipment room attached to the north side of the elevated dock. This is the area where he was getting power to operate his lights and equipment. He stated he was using two extension cords and investigators observed both cords unplugged and lying on the floor of the room. The prongs to the cords were covered with light deposits of soot consistent with them being in the unplugged position during the fire. Nuemann stated he completed his work on the south wall pipe and then he was done for the evening. He stated he unplugged everything and locked the east front door. Nuemann stated the building was locked when he left, and nothing was plugged in. Nuemann stated he is a non-smoker and no one in the building is allowed to smoke. I observed and documented a large pile of Nuemann's tools and equipment on the floor in the southwest area of the building. Nuemann was asked what was against the base of the south wall. He described the bags of weeds and trash and stated he had a couple empty cans of paint thinner in that area that he had removed from his last project. Nuemann left the area and investigators layer searched the base of the south wall. Items consistent with witness statements (weeds, thinner cans) were observed.

After examining the scene from the least amount of damage to the most and analyzing post fire travel indicators, intensity burn patterns, and witness statements the area of origin was determined to be at or near the underside of the floor near the southwest corner of the structure. It was determined that the most probable cause of the fire was the ignition of ordinary combustible materials (Wooden structure supports) with an open flame torch during a pipe soldering operation to repair water pipes.

This report has been written by Investigator Whitney Even and is an addendum to, and official part of the NFIRS report for this incident. The opinion and conclusions developed from this

Incident Number: 19-0000846 Page 4 of 4

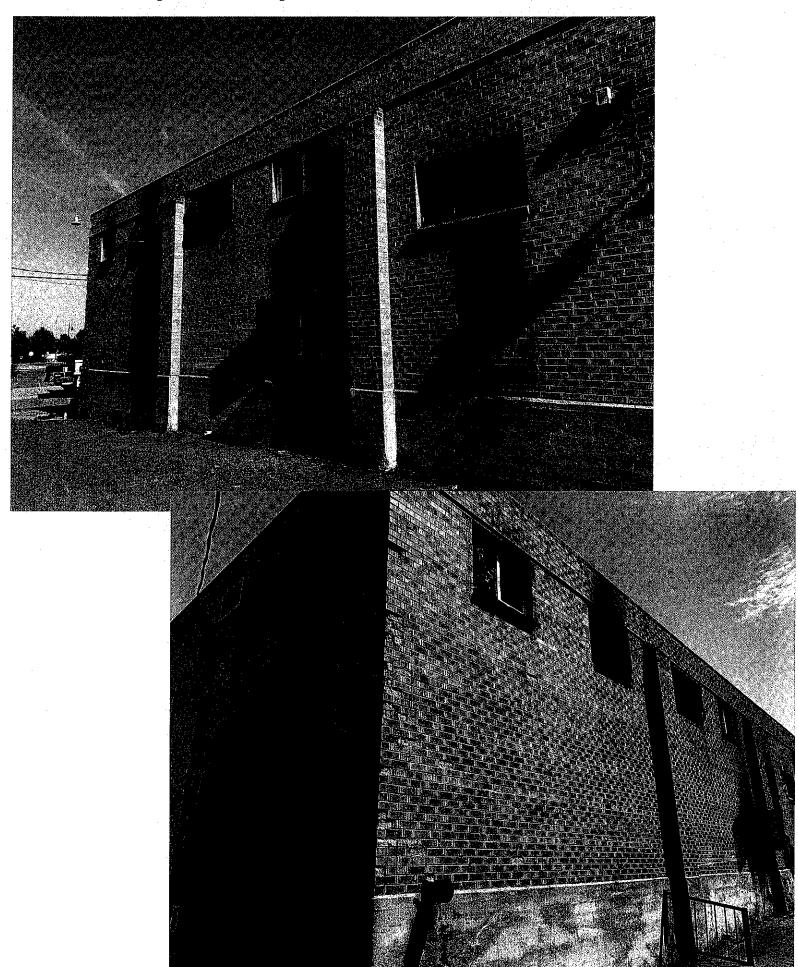
Incident Date: 02/20/2019

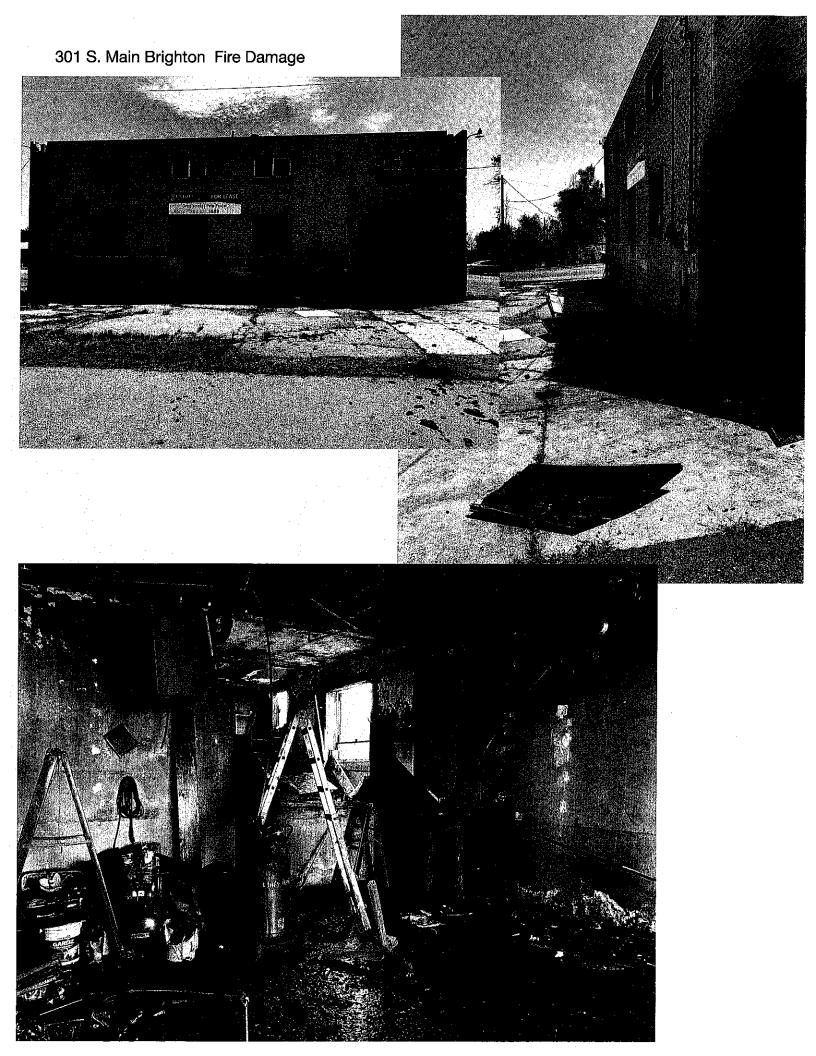
investigation are based on information available when this report was prepared. Should additional information become available, I reserve the right to determine the impact of that information on this investigation.

Fire related scope to include all necessary engineers and drawings required for Permit and construction

Fire Related Scope

- 1 Replace floor joists, 1x decking and roof rafters. Confirm scope / spec.
- 2 Roof repair / replacement ??? TBD
- 3 Patch / paint all walls that remain
- 4 Install gyp bd / paint walls and ceilings:
 - Lower level restrm
 - Upper level full bath
 - Upper level 1/2 bath
 - Utility area under mezzanine
 - as required / TBD after completion of cleaning process
- 5 Install and finish hardwood flooring throughout Mezzanine match existing species and width/length
- 6 Install 6" wood base board and stain @ mezzanine level, main level restrm, corridor to main level restrm, vestibule
- 7 Replace trim / stain cased openings (4) total :
 - Main level space to loading dock
 - Main level space to vestibule
 - Main level space to utility area under mezzanine
 - Utility area under mezzanine to vestibule
- 8 Replace stair / handrails from lower level to vestibule
- 9 Repair / paint stairs to mezzanine
- 10 Replace handrails and @ stair to mezzanine
- 11 Replace balustrade and guardrail around stair
- 12 Construct guardrail @ mezzanine overlooking main space
- 13 Window jamb repair throughout
- 14 Replace Kitchen cabinets
- 15 Replace / paint metal-fire door and jambs (if required) on mezzanine level. Install new panie hardware-
- 16 Replace doors (3 paneled square top) and jambs with stained finish and hardware: possibly reuse existing doors TBD
 - Lower level restroom
 - Upper level full bath (2 doors)
 - Upper level 1/2 bath
- 17 Replace double doors @ loading dock (west side)
- 18 Repair or replace expanded metal grilles over double doors @ loading dock
- 19 Lighting / switching:
 - Loading dock
 - Vestibule
 - Utility area under mezzanine
 - Kitchen
 - Lower restroom
 - Upper level full bath
- 20 Replace Unit heaters (2), Furnace (Mezzanine)
- 21 Replace water heater and pipe to all original locations
- 22 Replace water meter and other related items that were fire damaged
- 23 Rebuild water meter enclosure
- 24 Water piping / vents / drains to original fixtures
- 25 Shower enclosure ???









Professional Restoration

2452 W. 2nd Ave Denver, CO 80223 (303) 922-4001 www.prorestoration.com Tax ID 84-1485846

DEMO/CLEANING \$170,306,12

(720) 317-3377

kona@proresoration.con

Business: (970) 819-0720

Business:

E-mail:

Property:

301 South Main St LLC

Brighton, CO 80601

Operator:

KONA

Estimator:

Kona Riley

Company:

Professional Restoration

Business:

2494 West 2nd Ave

Denver, CO 80516

Type of Estimate:

Cleaning

Date Entered:

9/24/2019

Date Assigned:

Price List:

CODE8X_SEP19

Labor Efficiency:

Restoration/Service/Remodel

Estimate:

19-1470-CLN

File Number:

19-1470-CLN

This estimate is based upon a visual inspection and could change depending on additional work determined by the engineer, additional work discovered during demo. At project completion a detailed report will be provided, it will include dates, times, and individual names of employees on site. The hours are an estimated figure and could potentially change upwards/downwards. We will be keeping very detailed time sheets that will be provided at .

Proposed Time line-Once contract is signed
Permit 1-2 days
Moblize-2-3 days
Demo- Mezzanine area 1-week
Cleaning of walls in Mezzanine cleaning begins on walls 1-2 days
Demo begins again 1 1/2 week to complete
Cleaning starts and media blasting 5-6 day
Finish cleaning and floors 3-5 days
Process 30 days



Professional Restoration

2452 W. 2nd Ave Denver, CO 80223 (303) 922-4001 www.prorestoration.com Tax ID 84-1485846

19-1470-CLN

General Conditions

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Dumpster load - Approx. 30 yards, 5-7 tons of debris	10.00 EA	536.64	0.00	0.00	5,366.40
2. Add for personal protective equipment (hazardous cleanup)	100.00 EA	0.00	10.89	34.49	1,123.49
3. Respirator cartridge - HEPA only (per pair)	8.00 EA	0.00	12.19	4.63	102.15
4. Respirator - Half face - multi- purpose resp. (per day)	120.00 DA	0.00	1.67	0.00	200.40
5. Add for HEPA filter (for negative air exhaust fan)	5.00 EA	0.00	193.50	41.56	1,009.06
Add for HEPA filter (for canister/backpack vacuums)	8.00 EA	0.00	58.50	15.20	483.20
7. Media blasting - Heavy	8,664.00 SF	0.00	2.82	358.04	24,790.52
8. Temp power includes instalation and breakdown	1.00 EA	0.00	0.00	0.00	0.00
open					
9. Install Permits	1.00 EA	0.00	0.00	0.00	0.00
open until permits are pulled					
10. Consumables at 5%	1.00 EA.	0.00	0.00	0.00.	0.00
Totals: General Conditions				453.92	33,075.22

Equipment

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
11. Scaffold - per section (per day)	60.00 DA	0.00	20.55	0.00	1,233.00
12. Scaffolding Setup & Take down - per hour	40.00 HR	0.00	42.57	0.00	1,702.80
13. Scissor lift - 26' platform height (per month)	2.00 MO	0.00	1,115.00	0.00	2,230.00
 Neg. air fan/Air scrubXLrg (per hr period)-No monit. 	75.00 DA	0.00	140.00	0.00	10,500.00
15-days 5- Neg airs running					
15. Deodorize building - Ozone treatment	144,000. CF 00	0.00	0.03	00,0	4,320.00
Totals: Equipment				0.00	19,985.80

19-1470-CLN

9/26/2019

Page: 2

PROFESSIONAL

Professional Restoration

2452 W. 2nd Ave Denver, CO 80223 (303) 922-4001 www.prorestoration.com Tax ID 84-1485846

Labor

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
16. Demolition Laborer - per hour	880.00 HR	0.00	48.02	0.00	42,257.60

Remove all materials from the mezzanine level, saving select materials per owner.

Remove the charred flooring from t he south west corner and then build scaffolding to inspect roof areas. We have noticed considerable charring on the roof joists and 1X sheathing above the middle areas of the mezzanine. This area is not listed in the engineer report and will need to be inspected and addressed by engineer, such as areas of the mezzanine flooring that area charred and not addressed in the engineer report. We can have all these areas looked at after demo before additional work.

Then will need to meet with engineer to go over rebuild plan in report. We have noticed areas of concern for smoke damage that we will not be able to reach without additional demo. Some of the rebuild report is not consistent with the existing structure. The roof is 1x plank sheathing on wood joists over metal trusses. The ceiling is an open exposed ceiling with the sheathing being the finished surface. It is not possible to install plywood sheathing in partial areas. We will also need to address the removal of the roof on the west half to accommodate the 2x4 remove and replacement per engineer report above the metal trusses and under the 1x sheathing

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17. Carpenter - General Framer - per hour	80.00 HR	0.00	69.38	0.00	5,550.40
Shore the mezzanine level from the so	uth to the north 2 row	s 2x6 framing.			
18. Commercial Supervision / Project Management - per hour	150.00 HR	0.00	67.25	0.00	10,087.50
19. Cleaning - Supervisory/Administrative - per hour	120:00 HR	0.00	64.01	0.00	7,681.20
20. Cleaning Remediation Technician	840.00 HR	0.00	61.51	0.00	51,668.40

Cleaning of structure. Cleaning during media blasting, cleaning after media blasting. Cleaning during demolition and cleaning after demolition. This will also include final smoke/odor mitigation. After all demolition is completed and thoroughly cleaned we will need to wet wipe and dry sponge all surfaces to remove the odor. Includes cleaning the concrete floor to the standard the client requests. May include pressure washing and additional scrapping of old paints and glue residues.

Totals: Labor	0.00	117,245.10
Line Item Totals: 19-1470-CLN	453.92	170,306.12

19-1470-CLN 9/26/2019 Page: 3



Professional Restoration

2452 W. 2nd Ave Denver, CO 80223 (303) 922-4001 www.prorestoration.com Tax ID 84-1485846

Summary

Line Item Total Material Sales Tax 169,852.20 453.92

Replacement Cost Value Net Claim \$170,306.12 \$170,306.12

Kona Riley

MAIN STREET FIRE REPAIRS 301 SOUTH

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301 SOUTH MAIN STREET BRIGHTON, COLORADO 80601

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ROOF REPAIR FRAMING PLAN

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ALLONDO NEW OR



Date: 10

10/11/2019

Phone:

(970) 819-0720

Email:

ccorogin@gmail.com

Attn:

Carolyn Corogin

1050 Cherokee St. #407 Denver, CO 80204

Re:

301 Main St. - Fire Related Scope - Brighton, CO

Dear: Carolyn,

We would like to thank you for the opportunity to submit our preliminary estimate proposal on this project. Based on our review of the bidding documents we would like to offer you our construction services as stated in this letter. Please take note of all inclusions, exclusions, and clarifications in which our proposal is based. This proposal will be good for 30 days from the time it was submitted. We look forward to working with you on this project.

Preliminary budget estimate:

\$ 248,545.18

Estimated Construction Time:

45 calendar days

NTERION FIRE NEUTRO SCOPE \$248,545.18

Inclusions:

- Construction per Scope Letter by C2 Studio US LLC dated 9/27/2019
- Construction per Site Visit by Coe Construction dated 10/8/2019

Clarifications:

- This estimate is to be considered a "rough order of magnitude" number to assist the owner with over-all budgeting. This estimate is based on preliminary information and is not to be considered a bid to perform the work. When final construction documents are provided, a final contract cost can be provided.
- Stairs from lower level to vestibule are to be wood
- Restoration company to perform any and all demo of existing interior to be remodeled
- Hardwood floor was budgeted as maple at a level 2
- Stair railings are budgeted as metal

Allowances: (cost included in base budget)

- #1 Plumbing \$22,560.00
- #2 Rough Carpentry \$5,930.00
- #3 Doors/Frames/Hardware \$9,599.00
- #5 Painting \$8,884.00
- #6 Temp Electric \$2,500.00
- #7 Windows \$3,000.00

Again, we would like to thank you for allowing us to offer you this proposal. If you should have any further questions, please, call me at (970) 663-7636.

Sincerely,

Cody A. Smith

Estimator

Cc: Gregg Meisinger, President Coe Construction Incorporated

1100119

		Coe Construction, Inc.	Duration 45 Days
		Date: 10/11/2019 301 South Main St Brighton, CO	45 Days
tem#	5. Way Wali	Fire Related Scope:	Cost
COLIL W		Replace floor joists, 1x decking and roof rafters. Confirm scope / spec.	\$ -
· · · · · · · · · · · · · · · · · · ·		Roof repair / replacement TBD	\$ -
		Patch / paint all walls that remain	\$ 6,100.0
		install gyp bd / paint walls and cellings:	\$ 22,800.0
		Lower level restrm	inc.
		Upper level full bath	inc.
		Upper level 1/2 bath	inc.
		Utility area under mezzanine	inc.
		as required / TBD after completion of cleaning process	inc.
	Ę	Install and finish hardwood flooring throughout Mezzanine - match existing species and width/length	\$ 33,660.0
	- 6	install 6" wood base board and stain @ mezzanine level, main level restrm, comidor to main level restrm, vestibule	\$ 7,970.0
	- 7	Replace trim / stain cased openings (4) total	\$ 5,864.0
		Main level space to loading dock	inc.
		Main level space to vestibule	inc.
		Main level space to utility area under mezzanine	inc.
		Utility area under mezzanine to vestibule	inc.
	- 8	Replace stair / handrails from lower level to vestibule	\$ 5,052.0
	- a	Repair / paint stairs to mezzanine	\$ 800.0
		Replace handrails and @ stair to mezzanine	\$ 1,581.0
		Replace balustrade and guardrali around stair	\$ 2,477.0
•		Construct guardrail @ mezzanine overlooking main space	\$ 5,562.0
•		Window jamb repair throughout	\$ 3,000.0
		Replace Kitchen cabinets	\$ 17,300.0
		Replace / paint metal fire door and jambs (if required) on mezzanine level. Install new panic hardware	\$ 2.651.9
	16	Replace doors (3 paneled square top) and jambs with stained finish and hardware	\$ 5,327.0
		Lower level restroom	inc.
		Upper level full bath (2 doors)	inc.
		Upper level 1/2 bath	inc.
	17	Replace double doors @ loading dock (west side)	\$ (2,620.4
	18	Repair or replace expanded metal grilles over double doors @ loading dock	\$ -
		Lighting / switching:	\$ 19,766.0
		Loading dock	inc.
		Vestibule	inc.
		Utility area under mezzanine	inc.
		Kitchen	inc.
		Lower restroom	inc.
		Upper level full bath	inc.
	20	Replace Unit heaters (2), Furnace (Mezzanine)	\$ 9,733.0
,		Replace water heater and pipe to all original locations	\$ 11,360.0
	22	Replace water meter and other related Items that were fire damaged	\$ 2,500.0
		Rebuild water meter enclosure	\$ 3,250.0
	24	Water piping / vents / drains to original fixtures	\$ 8,500.0
		Shower enclosure	\$ 1,500.0
ubtotal	37.54°38. 37.54°38. 49.527-44		\$ 179,374.4
		General Conditions	\$ 31,150.0
		Misc. Conditions	\$ 11,675.0
		Insurance	\$ 2,734.0
		Fee	\$ 23,611.7
rand To	stal		\$ 248,545.1

PELETE



Stonescape Steel Roofing

Estimate

1430 Nelson Rd. Suite 204 Longmont, CO 80501 Phone: [303-823-2365]

Website: StonescpaeSteelRoofing.Com

DATE INVOICE # Customer # Claim # 1/20/2020 Corofin CASH

1400F PEPLACEMENT \$65,700.00

BILL TO

Carolyn Commercial 301 S Main St Brighton, CO 80601 ccorogin@gmail.com

O E CONTINUE DE LA CO		ARGOLINIT
DESCRIPTION	Qty	AMOUNT
Remove existing 4 layer membrane roofing to deck.	67 SQS	\$ 64,950.00
Redeck all previous penetrations on roof.	ALL	
Dispose of all penetrations, caps, turbines, and vents.	ALL .	
Install 2 draining scuppers on roof.	2 each	
Install 8 inch of ISO Board over the entire structure of roof.	67 SQS	
Install Screws/plates (10/SQ)	ALL	
install Mule Hide EPDM Rubber roofing 60 mil roofing system.	67 SQS	
Install all tape, strips, and EPDM Flash Tape	ALL	
install Metal Wall Cap Coping around entire perimeter of building.	220 LF	
Apply primer and sealant to all breaks in the overlaps/corners.	ALL	
Clean work area daily and maintain safe working environment Cones, and Caution Tape	ALL	
Dumpster - Roll Off	1	\$ 750.00
Permit from the Town of Brighton Billed to Client	1	\$ -
Warranty : Stonescape Steel Roofing		
10 Year workmanship warranty- by Stonescape Steel Roofing		
Limited Lifetime Warranty - Mule Hide Material Warranty		

OTHER COMMENTS

If you have any questions about this estimate, please contact Sean Points, 303-720-9483, Sean@StonescapeSteelRoofing.com

Thank you for your business!

Subtotal \$ 65,700.00

Taxable

Tax rate

Tax due

Other
TOTAL \$ 65,700.00

Make all checks payable to Stonescape Steel Roofing

JEM-FAB, INC PROPOSAL

Mailing 564 Brook Dr. Idaho Springs, Co 80452 Shop 429 15th St Greeley, Co 80631 303-517-5555

> 100F STWCTURE/DECKING \$75,280.00

DATE, 2-1-20

TO: C2 Studio US, LLC 1050 Cherokee St #407 Denver, Co 80204

Attention: Carolyn Tele: 970-819-0720Fax:

Job/Project: 301 S Main St Brighton, Co

Our scope is as follows: Remove and replace fire damage.

- 1. Remove ¼ section of roof structure to eliminate damaged 1x6 Tung and groove. Replace 1x6 Tung and groove from 2nd bow truss back to west wall Qty 1150 SQ FT. (Note; The Tung and groove needs replaced back to 2nd bow truss. The majority of damage is in between the first and second bow truss., see picture 1-11. This section has to be taken back so you can re-lay Tung and Groove lap. Picture #1 show damage E of 1st bow truss picture #8 shows S side of picture #1)
- 2. Remove and replace top plate on Bow truss. (The top plate on top of the 1st bow truss needs replaced see pictures 1-4, you have to remove the ¼ section to replace top plate of bow truss.)
- 3. Cut-out-and replace 2x12 joist. There are 13 West-of 1st bow truss and 15 E-of 1st bow truss for a total of 28. (See pictures 1-11)
- 4. Soak and bow 1x6 Tung groove to match existing radius of bow truss. (We have to make a soak tub in order to get 1x6 to bow over without breaking and this is included.)
- 5. Remove and replace top plate and joist @ South wall West of 1st bow truss. (The top plate on wall is good East of 1st bow truss.)
- 6. Man lifts and crane included
- 7. Dumpsters and hall off included
- 8. 1/4 section prepped and ready for roofer.

TOTAL BID: \$75,280.00

Class A Contractor licensed and D Structural licensed.

Submitted by: James Jandreau, President

Thanks for the opportunity to bid this project.

MEZZANINE FRAMING REPAIR PLAN **(** (3)

The state of the s

HE SALL CONTON TO THE 2012 MITCHARDAR, BLADNIC COOK AND NYS.

STRUCTURAL NOTES:

HAD DETAILS ON DEALWASS SHALL THE PROTEINED ONRY CONTROL AND MOTES AND THROUGH DETAILS. WE'RE NO SHALLON OF THE PROJECT TO SALLING WORK OF THE PROJECT.

AS SHALL SE CONNENT MACE. MALMARE NOT NOTED SHALL SE NOTE DURCE LEAVEST OF THE SEC. SOTE MACHINETING THAS SHALL AND INCREMENT OF THE SEC. STATEMENT OF THAS SHALL SE ACCRETION TO THE PRINTY, LATEST CARACTE.

APPLICATION OF STANDING REPRESENT THE PASSED STRUCTURE, AND WINDOWS THE WEIGHT OF CONSTRUCTURE.

7.P3 ST

MAIL MAY MELLIA.

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IAS OF CONSTRUCTIONS.

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ROOF REPAIR FRAMING PLAN SALES CO. P12 11 to 9 8 6 65 9 3 1 Replan |

NET TEXT

301 SOUTH MAIN STREET FIRE REPAIRS

301 SOUTH MAIN STREET BRIGHTON, COLORADO 80601

NOTES AND PLANS

S1.0

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: A	dams	_		Date Re (Use Ass	eceived_ essor's or Commissione	rs' Date Stamp)	
Section I: Pe	titioner, please	complete Sec	tion I only.	-		أريسا معاندة فسما	
Date:	7	2020)				
Month	n Day	Year					
Petitioner's Na	ıme: <u>5</u> 4	luia	Bald	win	4	P MAL	2019
Petitioner's Ma	ailing Address.	165,1	uain ≤	treet un	et A	OFFICE O	F THE
_B/V	ghtor	λ)	806KB	AMS COUNTY	/ ASSESSOR
•	City or Town		State		Zip Code	•	
SCHEDULE OR	RARCEL NUMB	FR(S) PR(OPERTY ADDRES	ST ST	CRIPTION OF PROP	PERTY	
<u> </u>	<u>D</u>						
above property the taxes have	for the property been levied erro	tax year <u>22</u> oneously or illeg	/ 9 are inco	rrect for the follove to erroneous val	hat the taxes asses ving reasons: (Brief luation, irregularity i	ly describe why	
				<i>(</i>)			
Petitioner's es	stimate of value	e: \$	3500 Value	2017 Year	7		
	has been prepa				er with any accompa wledge, information		
Mylu	à Darle	ducen	Daytime	e Phone Number	1/20 203	-3136	
Petitions	er's Signature		Email_ <u>(</u>	anewing	LINCOCONC	est.net	
By				<i>ن</i> Phone Number و		·	
	Signature*		Email				
	·.		_				
			ıbmitted by an agei				
denies the petition	for refund or abaten	nent of taxes in who	ole or in part, the Pet		ninistrator, pursuant to § the Board of Assessmen 114.5(1), C.R.S.		
Section II:			r's Recomme Assessor's Use On		AV-EHRBRITAN AVAILABLE AVA		
		ax Year					
	<u>Actual</u>	Assessed	<u>Tax</u>				
Original						TALLACATION	
Corrected							
Abate/Refund _				•			
Assessor re	ecommends ap	proval as outli	ned above.				
					laxes shall be made if ar yer, § 39-10-114(1)(a)(I)		·
Tax year:	_Protest?	☐ Yes (If a	protest was filed, p	lease attach a copy	of the NOD.)		
Assessor re	ecommends de	nial for the foll	owing reason(s	·):			
				Assessor'	s or Deputy Assessor's	s Signature	

15-DPT-AR No. 920-66/15

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abetement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner (Only for abatements up to \$10,000)
The Commissioners of County authorize the Assessor by Resolution No. to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.
The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:
Tax Year
Actual Assessed Tax
National Control Contr
Original
Corrected
Abate/Refund
Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.
Petitioner's Signature Date
Accessed as Danuty Accessed Signature
Assessor's or Deputy Assessor's Signature Date
Section IV: Decision of the County Commissioners (Must be completed if Section III does not apply)
WHEREAS, the County Commissioners of County, State of Colorado, at a duly and lawfully
called regular meeting held on/, at which meeting there were present the following members:
Month Day Year
with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor
of said County and Assessor(being presentnot present) and Name
Petitioner(being presentnot present), and WHEREAS, the said
County Commissioners have carefully considered the within petition, and are fully advised in relation thereto,
NOW BE IT RESOLVED that the Board (agreesdoes not agree) with the recommendation of the Assessor,
and that the petition be (approvedapproved in partdenied) with an abatement/refund as follows:
Year Assessed Value Taxes Abate/Refund
Today Today Today Tundo I Boto Trong Today
Chairperson of the Board of County Commissioners' Signature
I, County Clerk and Ex-Officio Clerk of the Board of County Commissioners
in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the
record of the proceedings of the Board of County Commissioners.
Todata of the processings of the books of sound solutions.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County
this day of
Month Year
County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.
Trans. Abditioning gradient man wite, you per sonedule, per year, must be submitted in depiloate to the Froperty Tax Administrator for 1898.
Section V: Action of the Property Tax Administrator (For all abatements greater than \$10,000)
The action of the Board of County Commissioners, relative to this petition, is hereby
Approved Approved in part \$ Denied for the following reason(s):
El Dellied for the following reason(s).
Secretary's Signature Property Tax Administrator's Signature Date

Important Information and Instructions for Filing a Petition for Abatement or Refund of Taxes

- The abatement process is used to correct taxes that have been levied erroneously or illegally due to erroneous valuation for assessment, irregularity in levying, clerical error, or overvaluation, § 39-10-114(1)(a)(I)(A), C.R.S.
- The law states that if the property value was protested for the year(s) in question and a Notice of Determination was issued, no abatement or refund of taxes shall be made on grounds of overvaluation, § 39-10-114(1)(a)(I)(D), C.R.S.
- Abatements and refunds are limited by law to two years, § 39-10-114(1)(a)(I)(A), C.R.S. During
 calendar year 2015, a petitioner may only request an abatement or refund for tax years 2013 and/or
 2014.
- To file for an abatement or refund of taxes, the owner/petitioner must complete Section I of the "Petition for Abatement or Refund of Taxes."
- Property is valued based on the property's physical characteristics in place on January 1 of the valuation year in question.
- With the market approach to value, the actual value of property is determined by analysis of comparable properties that sold within a specified time period. For tax years 2015 and 2016, that time period is January 1, 2013 through June 30, 2014. However, in cases where comparable sales are limited, the assessor is authorized to consider sales that occurred prior to June 30, 2014, in sixmonth increments, up to five years prior to June 30, 2014. If the petitioner attaches sales information to an abatement petition to support a lower valuation for the property, the information must be from the appropriate time period described above. Sales information submitted from outside the proper time period for a given tax year cannot be considered by the county assessor or the board of county commissioners (commissioners) when reviewing your abatement petition.
- Submit the signed petition to the county assessor's office.
- The assessor's office will review the submitted abatement petition and will recommend approval or denial to the commissioners. The commissioners may authorize the assessor to approve petitions for abatement or refund for \$10,000 or less in taxes, per schedule, per year, provided the petitioner and the assessor mutually agree to an adjustment.
- If the petition requires a hearing before the commissioners, the petitioner will be notified of the date and time of the hearing where the petitioner will have the opportunity to present information to support the request for abatement or refund. A representative from the assessor's office may attend the hearing.
- After the hearing, the commissioners will notify the petitioner of their decision to approve or deny the
 petition in whole or in part.
- If the abatement is approved by the commissioners and the tax amount to be abated is \$10,000 or less, the commissioners submit the petition to the county treasurer for processing.
- If the abatement is approved by the commissioners and the tax amount to be abated is more than \$10,000, the abatement must be approved by the property tax administrator at the Colorado Division of Property Taxation.
- If the petitioner is not satisfied with the commissioners' decision or with the decision of the Property
 Tax Administrator, the decision may be appealed to the State Board of Assessment Appeals. For
 additional information, contact the Board of Assessment Appeals at (303) 864-7710 or at

 www.dola.colorado.gov/baa.

COUNTY BOARD OF EQUALIZATION

	STIPULATION (As to Tax Ye	ar(s)	2019 Actual Value(s))	
1.	The property subject to this Stipu Schedule No. (S): R0003873	ulation is:	Parcel N0.(S) 0156907	203011	
2.	The subject property is classified	l as a Mixed-	-Use property.		
3.	The County Assessor originally subject property for tax year(s)		ne following actual value	to the	
	Land Improvements Total	\$253,800	Land-commercial Land-residential Improvement Commercial Improvement Residential	Actual	\$85,000 \$0 \$253,800 \$0 \$338,800
4.	The Adams County Assessor h following adjustment to the value 2019				
	Land Improvements Total	\$85,000 \$253,800 \$338,800	Land-commercial Land-residential Improvement Commercial Improvement Residential	Act	\$23,200 \$61,800 \$69,211 \$184,589 \$338,800
5.	By entering into this agreement, up rights to further appeal year(s) 2019.				
ED this:	3/20/2020				

DAT

Petitioner's Representative

Sylvia Baldwin

76 S Main Street

Brighton, CO 80601

Deb Myer DN: cn=Deb Myer, cn=Deb Myer DN: cn=Deb Myer, cn=Deb Myer, cn=Deb Myer, cn=Deb Myer, cn=Deb Myer @adcogov.org Date: 2020.03.12 14:27:46 -06'00'

Assessor Representative

Adams County Assessor's Office

ASSESSOR'S RECOMMENDATION **BOARD OF COUNTY COMMISSIONERS (BOCC)**

Parcel No: 0156907203011 Account No: R0003873 Petition Year: 2019 Date Filed: January 9, 2019

Owner Entity: Baldwin Sylvia Porras

Owner Address: 76 S Main Street, Brighton, CO 80601

State : CO Owner City: Brighton

Proper	ty Location :	76 S Main Street, Brighton	i, CO 80601						
TYPE	OCC CODE	PETITION	ER'S REQUESTED VALUES		ASSESSOF	R'S ASSIGNED VALUES		ORIGINAL TA	V MAADDANT
TIFL	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINAL TA	A WARRANT
		LC:	\$23,200	\$6,730	LC:	\$85,000	\$24,650	A. Ratio COM	29%
REAL		LR:	\$61,800	\$17,920	LR:			A. Ratio RES	7.15%
ILAL	344	IC:	\$69,211	\$20,070	IC:	\$253,800	\$73,600		
	100	IR:	\$184,589	\$53,530	IR:			Mill Levy	98.846
T	OTALS:		\$338,800	\$98,250		\$338,800	\$98,250	Original Tax	\$9,711.62
Petition	er's Stateme	nt:							

Entire 2nd floor along with half of the first floor is a residence only the front portion of the building is commerical.

Assessor's Report:

Situation :

Correction of the use of the property back to residence for the 2nd floor, half the first floor and the basement.

Appraiser went out on a commercial permit and discovered the property classification was incorrect. Taxpayer filed a petition in order for us to correct. The business is a mental health therapy office for addicts. The operation is only to the front of the first floor. The 2nd floor and rear of the first floor is residential. The owners live in the property. She operates, A New Image Counciling Service out of the front of the building.

Recommendation :

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT							
TYPE	000 0005	ASSESSOR'S ASSIGNED VALUE		NED VALUE	RECOMMENDED VALUE			REVISED TAX WARRANT
TYPE	OCC CODE	Ac	tual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund
		LC:	\$85,000	\$24,650	LC:	\$23,200	\$6,720	\$5,322.19
REAL		LR:	\$0	\$0	LR:	\$61,800	\$4,419	
KLAL	344	IC:	\$253,800	\$73,600	IC:	\$69,211	\$20,070	
	100	IR:	\$0	\$0	IR:	\$184,589	\$13,198	Revised Tax
T	OTALS :		\$338,800	\$98,250		\$338,800	\$44,407	\$4,389.43

Deborah L. Myer

March 24, 2020

Assessor Representative



ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0097713

Parcel No : 0182335425004

Petition Year: 2019

Date Filed : January 22, 2019

Owner Entity | O REILLY AUTO ENTERPRISES LLC

Owner Address: Attn #00299 - PO Box 91677,

Owner City : Springfield Property Location :

State : MO 11315 E Colfax Ave - Aurora CO

cohera e	OVR HIGH	1	1121	D.E. CORRY WAS - WILLO	tar.UU		
TYPE SCC		PETITIONER'S REQUES	STED VALUES	ASSESSION'S ASSE	SNED VALUES	Odrebnia Ta	W. 14 C. 15
2005	CODE	Actual Value	Assessed Value	Actual Value	Assessed Value	ORIGINAL TAX WARRA	A WARRANT
REAL	353			5398,750 t 5908,021	10000000000000	A Ratio Mill Levy	29.00% 117.794
10	TAIS	\$1,271,800	\$368,820	\$1,306,721	\$379 970	Charlet State	\$44,640

Petitioner's Statement:

Assessor's Report Situation :

After researching the area and maketplace- it was reconciled that an \$11.00 rate was at market for rent. Also based on the counties land value of \$11,00 per square foot. It was discovered that the lease fee value may have been used. The rate used now is that of a fee simple value. It also considered BIA in equalization for similar properties.

A proforma was completed using an \$11 rate with 5% vacancy and 10% expenses. This was capitalized at 6.7%. The result is as follows

Recommendation :

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TWDE	OCC	ASSESSOR'S ASSIGNED VALUE RECOMMENDED VALUE		ASSESSOR'S ASSIGNED VALUE			REVISED TAX WARRANT
TYPE	CODE		Actual value	Assessed Value	Actual Value	Assessed value	Tax Refund
DEAL.	100000	Li.	\$398,750	5115,640	\$398,750	\$115,640	55,629.37
REAL	Same	10	\$908,021	\$263,330	\$743,250	\$215,540	Revised Tax
TO	TALS:	1 10	\$1,306,771	5378,970	\$1,142,000	5331,180	\$39,011.02

March 11, 2020

Tax Exempt Portion

Ken Musso Assessor



Assessor's Office Assessor's Office 4430 South Adams County Parkway 2nd Floor, Suite C2100 Brighton, CO 80601-8201 Phone 720-523-6038 Fax 720-523-6037 www.adcogov.org

Parcel No.(S) 01823-35-4-25-00 a Commercial property. signed the following actual value to the 2019 : 398,750 : 398,021 : 306,771
Parcel N0.(S) 01823-35-4-25-00 a Commercial property. signed the following actual value to the 2019 398,750 908,021
a Commercial property. signed the following actual value to the 2019 398,750 398,021
signed the following actual value to the 2019:
2019 398,750 308,021
908,021
908,021
700,771
eviewed this file and agrees to make the on for the subject property for tax year(s)
398,750
743,250
142,000
3

DATED this: March 11, 2020

Pctitioner's Representative

INVOKE THE PRESNERS

PALTUN BLANS

REAL EXTATE GUSHERANT

Edward

Hermann

Assessor Representative

Adams County Assessor's Office

Amand + \$ 11 42096

Ken Musso, Adams County Assessor

BOCC Report

Commercial Property
For
Board of County Commissioners
O REILLY AUTO ENTERPRISES LLC

Petitioner

VS.

County Assessor's Office Respondent

Parcel Number:

0182335425004

Account Number:

R0097713

Appeal Number:

117214

Hearing Date:

Hearing Time:

Board#:

Idial Strong

Salient Facts and Conclusions

Purpose of Appraisal To determine Actual Value as of June 30, 2018 based

on inventory of the property on January 1, 2019

Base Period Ending June 30, 2018 with collection period up to 5 year

prior to June 30, 2018

Property Rights Appraised Unencumbered fee simple interest.

Type Retrospective

Location 11315 E COLFAX AVE

AURORA

Land Area SF 36,250

Zoning Aurora

Property Type Commercial

Building Count 1

Improvement Type Retail Store

Quality Average

Year Built 2012

Gross Building SF 8,184

Net leaseable SF 8,184

Land to Bldg Ratio 4.43

Total Land Value \$398,750

Total Improvement(s) Value \$908,021

Total Actual Value \$1,306,771

SPSF \$159.67

Subject Photo



11315 E Coltax Ave

Recount Centre Net Sciences

2,719 0.83 1983 Single

Note that the state of the stat

AVAILABILITY	PROPERTY	E-ETAR	SUBMININET
Market Rent/SF	- 5	\$27.15	123.03
Vacency Parks	0%	32%	
Vicant BF	0	636 K	589 K
Availability Rate		47%	4.7%
Available SF	110	949 K	1.14
Sublet SF		45.8 K	45.8 ≤
Months on Market	- 12	4.7	5.3

DEMAND	PROPERTY 54 STAR	SUBMARKET
12 Mo Net Absorption SF	0 (72.2 K)	(65.8 K)
6 Mo Leaning Probability	- 36.9%	27.6%

INVENTORY	PROFESTY	S-4.BTAR	NUBWANKET
Existing Buildings	- 1	2,190	2,421
Inventory SF	27K	20 M	21.2 M
Average Building SF		9.1 K	8.7 K
Under Construction SF		131 K	131 K
12 Mo Delivered SF	1 2	87.6 K	122 K

SALES	PROPERTY	24 STAR	BUSMARKET
12 Mo Transactions	- 6	142	161
Market Sale Price/SF		\$229	\$230
Average Market Sale Price		52.1 M	\$2 M
12 Mo Sales Volume		5237 M	3253 M
Market Carp Rate	740	6.6%	6.6%

Stabilized Market Income Statement

R			

Net Rentable area 8,184 Sqft. GROSS INCOME	1 122	Annual Amount	% of Gross	Per N	iet Sqft.
Potential Gross Income Reimbursments	S	90,024	100%	S S	11.00
Total Income with pass thru	5	90,024		S	11.00
Vacancy/Collection Loss	3	\$4,501	500	S	0.5
Effective Gross Income	\$	85,523	95%	\$	10.4
FIXED EXPENSES: RE Tax Insurance	S S	1,800	0.0% 2.00%	s s	0.2
Owner's Expense Utilities		1.800	2.0%	5	0.2
	S	1,800	0.0%	5	
Grounds Mainenance	S		0.0%	5	- 3
Maintenance/Repair Management & Administration	S S S	1,800	2.0%	5	0.2
Miscellaneous	5	2,701	3.0%	-	0.3
RESERVE REVENUE:		2019/1	2.010		100
Srurctural reserves	\$	900	1.0%	5	0.1
Total Annual Expenses	s	9,002	10,0%	S	1.1
NET INCOME	S	76,520	85.00%	S	9.3

Base Cap Rate 6,70%
Mill Lesy
Effective Tax Rat

From Owner-Costar

CAPITALIZATION

NET INCOMIDIVIDED BY CAP RATE EQUALS PROPERTY VALUE

\$ 76,520

6.70%

\$ 1,142,000

S

140

Property Cit	Property City Property Cot Sale Price	Sale Price	Sale Date	Building S	S/SF	Building \$ \$/SF Land Area SF		ğ	Year Built Mi	arket Ti Actual Cap R	ual Cap R No	Net Income NOI Rent	Of Rent
Brighton	Adams	\$1,658,113	11/29/2017	6,000	283	32670	52	22	1999	86	5,30	90,000	15.00
-	Adams	\$1,822,925	10/11/2016	6,292	290	59999	30	Ľ,	2008	259	(5) (8) (8)	125,417	15
Commerce	C Adams	\$1,225,000	7/28/2016	7,880	155	33541	37	16	100%	619	7.00	85,750	10.88
Thornton	Adams	\$1,616,800	2/9/2016	6,672	242	26571	61	8	2000	55	6.25	101,048	15.15
Thornton	Adams	\$1,550,000	2/26/2015	6,600	235	48415	HI F-P	¥	2006		6.42	99,495	15.08
Brighton	Adams	\$2,800,000	11/7/2014	6,497	431	37461	75	13	2007	51	7.20	201,600	31
Aurora	Arapahoe	\$2,950,000	9/20/2017	5,000	590	50316	59			204	4.75	140,125	28
Aurora	Arapahoe	\$1,721,379	11/30/2016	8,000	215	42383	41	Ó¢.	2012	Z	7.90	124,800	15
Centennial	Arapahoe	\$2,136,000	4/7/2016	6,124	349	32948	65	5	2010	92	6.26	133,716	27
Aurora	Arapahoe	\$3,800,000	4/1/2016	6,302	603	30579	124	16	2004	148	6.10	231,800	%
Littleton	Arapahoe	\$1,088,149	3/1/2016	5,157	211	76230	14	8:	1984		7.55	82,155	15
Aurora	Arapahoe	\$1,920,000	6/17/2015	6,948	276	47044	£	19	1000	98	6.75	129,600	18
Aurora	Arapahoe	\$1,628,357	2/4/2015	7,896	206	28749	57	Č.	1997	131	7.00	113,985	14
Denver	Denver	\$1,205,000	2/21/2018	7,381	163	33728	36	H	2008		4.55	54,828	7
Denver	Denver	\$3,340,093	9/13/2017	6,000	557	12632	264	(ar	2017	173	6.30	210,426	35
Denver	Denver	\$970,125	7/2/2014	7,200	135	12196	80	85	1964	51	7.91	76,701	10
Wheat Ridg	Theat Ridge Jefferson	\$1,300,000	7/7/2017	7,470	174	18730	69	8	1952		5.50	71,500	9
Wheat Ridg	/heat Ridge Jefferson	\$1,560,000	5/17/2017	7,224	216	36154	43	8	1964	499	615	95,940	13
Lakewood	Jefferson	\$1,300,000	7/20/2016	6,706	194	31959	â	83	1967	107	7.00	91,000	13
Lakewood	Jefferson	\$2,200,000	1/26/2016	7,000	314	21344	103		2016		5.45	118,800	36
poowayer	Jefferson	\$578,744	2/23/2015	5,000	1116	19205	30	意	1972	228	9.30	95,605	19
Arvada	Jefferson	\$1,561,000	5/12/2014	7,000	223	35283	44	¥	1996	74	6.48	103,177	14.45
1akewood	Jefferson		10/20/2014	6,081	0	24437	0	150	2002		5.39	0	
Broomfleid	Broomfield	\$3,450,000	4/13/2017	7,241	476	36154	8	#	2003	110	6.00	20.585	30.40

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: ADAMS		-			Date Re (Use Asse	ssor's or C	0000	PARAMETERS N
Section I: Petitioner,	nlases	omniete S	Section Lo	nly	(20	1	ILLVE	IVED
ection I: Petitioner,	piease c	ompiete a	section I o	mly.	6		IAM a	0 0010
Date: 1 / 22 Month Day		019			-		JAN 3	0 2019
moral Day	10						OFFICE	OF THE
etitioner's Name: Invo		C - 0 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	15 15 25 25 25 25 25	COST CONTRACT THE	PARTNERSH	PADA	MS COUN	TY ASSESS
etitioner's Mailing Add	ress: 12	221 Merit I	Dr., Suite 1:	200		N. NOLENO		
Dallas	775.797.5		ΓX			75251		
City or To				State		Zip Ci	ode	
CHEDULE OR PARCEL R0058164 KDD 4	박씨만	2		ADDRESS	NGTON ST., TR	omton C	tru	
A separate form for e	ach paro	el)	11315	FRA	(Ax	Aug	Aub	nha
			110.0	the (Mar)	white	1100	- Acres	WILL
vervaluation								
stitioner's estimate o	d unlua:		1,271,800		2019			
declare, under penalty r statements, has been	of perjur	y in the se	1,271,800 Value cond degree ined by me	e ee, that this	Year petition, togethe	er with an wledge, i	y accompan	lying exhibits and belief, is
declare, under penalty r statements, has been ue, correct, and compl	of perjur prepare ete.	y in the se	Value cond degre	ee, that this a, and to the	Year petition, togethe	er with an wledge, i	y accompar nformation, a	lying exhibits and belief, is
declare, under penalty r statements, has been	of perjur prepare ete.	y in the se	Value cond degre	ee, that this e, and to the Daytime F	year petition, together best of my kno	wledge, i	nformation, a	and belief, is
declare, under penalty r statements, has been ue, correct, and compl Petitioner's Signat	of perjur prepare ete.	y in the se	Value cond degre	ee, that this e, and to the Daytime F	year petition, togethe best of my kno	wledge, i	nformation, a	and belief, is
y atton Agent's Signature	of perjur of prepare ete.	y in the se d or exam	Value cond degree ined by me	ee, that this ee, and to the Daytime F	year petition, together best of my kno	wledge, i	nformation, a	and belief, is
petitioner's Signature Agent's Signature etter of agency must be at	of perjur prepare ete.	y in the sed or exam	Value cond degree ined by me	ee, that this ee, that this a, and to the Daytime F Daytime F by an agent.	petition, together best of my known home Number (wledge, i	nformation, i	and belief, is
Petitioner's Signature Agent's Signature etter of agency must be at the Board of County Commines the petition for returning	of perjur of prepare ete.	y in the sed or exam	Value cond degree ined by me is submitted 39-10-114(1), whole or in p	ee, that this a, and to the Daytime F Daytime F by an agent. C.R.S., or the	Phone Number (Property Tax Admir	Wedge, i	nformation, a	3 th
Petitioner's Signature etter of agency must be at the Board of County Commissions the provisions of § 39-2-125	of perjur of prepare ete.	y in the sed or examine petition in the search of taxes in thin thirty da	cond degree ined by me is submitted 39-10-114(1), whole or in p sys of the entr	ee, that this a, and to the Daytime F Daytime F by an agent. C.R.S., or the	Phone Number (Property Tax Admir Property Tax Admir	Wedge, i	nformation, a	3 th
declare, under penalty r statements, has been ue, correct, and complete per signature. Agent's Signature setter of agency must be at the Board of County Commissines the petition for refund of the provisions of § 39-2-125	of perjur of prepare ete. tached wh essioners, pur or abatement of C.R.S., w	y in the sed or examine petition in the search of taxes in thin thirty da	cond degree ined by me is submitted 39-10-114(1), whole or in p sys of the entr	e ee, that this a, and to the Daytime F Daytime F by an agent. C.R.S., or the art, the Petition y of any such of	Phone Number (Property Tax Admir Property Tax Admir	Wedge, i	nformation, a	and belief, is
Petitioner's Signature etter of agency must be at the Board of County Commissions of § 39-2-125	tached who is soloners, pur abatement, C.R.S., w	y in the sed or examinen petition in of taxes in other things of the second of the sec	cond degree ined by me is submitted 39-10-114(1), whole or in p iys of the entr	e ee, that this a, and to the Daytime F Daytime F by an agent. C.R.S., or the art, the Petition y of any such of	Phone Number (Property Tax Admir Property Tax Admir	Wedge, i	nformation, a	3 th
Petitioner's Signature etter of agency must be at the Board of County Commissions of § 39-2-125 ection II:	tached who is soloners, pur abatement, C.R.S., w	y in the se d or exam ien petition i ursuant to § : if of taxes in ithin thirty da Asses (F	cond degree ined by me is submitted 39-10-114(1), whole or in p iys of the entr	e ee, that this a, and to the Daytime F Daytime F by an agent. C.R.S., or the art, the Petition y of any such of commences Use Only)	Phone Number (Property Tax Admir Property Tax Admir	Wedge, i	nformation, a	3 th
Petitioner's Signature Agent's Signature etter of agency must be at the Board of County Commines the petition for returns of the provisions of § 39-2-125 action II: Actus Original	tached who is soloners, pur abatement, C.R.S., w	y in the se d or exam ien petition i ursuant to § : if of taxes in ithin thirty da Asses (F	cond degree ined by me is submitted 39-10-114(1), whole or in p iys of the entr	e ee, that this a, and to the Daytime F Daytime F by an agent. C.R.S., or the art, the Petition y of any such of commences Use Only)	Phone Number (Property Tax Admir Property Tax Admir	Wedge, i	nformation, a	3 th
Petitioner's Signature Agent's Signature etter of agency must be at the Board of County Commissions of § 39-2-125 action II: Actus Original Corrected	tached who is soloners, pur abatement, C.R.S., w	y in the se d or exam ien petition i ursuant to § : if of taxes in ithin thirty da Asses (F	cond degree ined by me is submitted 39-10-114(1), whole or in p iys of the entr	e ee, that this a, and to the Daytime F Daytime F by an agent. C.R.S., or the art, the Petition y of any such of commences Use Only)	Phone Number (Property Tax Admir Property Tax Admir	Wedge, i	nformation, a	3 th
Petitioner's Signature Agent's Signature etter of agency must be at the Board of County Commissions of § 39-2-125 ection II: Actus Original Corrected	tached who ssioners, pur abatement, C.R.S., w	y in the sed or examinen petition in of taxes in other than thirty date. Assessed	value cond degree ined by me ined by me is submitted 39-10-114(1), whole or in pays of the entrest or Assessor	ee, that this ee, that this a, and to the Daytime F Daytime F by an agent. C.R.S., or the art, the Petition y of any such of Comment 's Use Only) Iax	Phone Number (Property Tax Admir Property Tax Admir	Wedge, i	nformation, a	3 th
declare, under penalty r statements, has been ue, correct, and complete per signature. Agent's Signature etter of agency must be at the Board of County Commissines the petition for refund of the provisions of § 39-2-125 ection II: Actus Original Corrected asterRefund Assessor recomments to request for abatement is	tached who satoners, por abatement, C.R.S., w	y in the set of or examine petition is created by the petition of taxes in the first year. Assessed	value cond degree ined by me ined by me is submitted 39-10-114(1), whole or in pays of the entres or Assessor	ee, that this a, and to the Daytime F Daytime F by an agent. C.R.S., or the art, the Petition of any such of the Commence Use Omby) Iax	Phone Number (Property Tax Admir ner may appeal to the dation	yes shall be	nformation, a 206 - 92 resuant to § 39-3 Assessment Ap S.	3 3 2 2 2 116, C.R.S., speals pursuant
declare, under penalty r statements, has been ue, correct, and comple of the correct of the Board of County Commissions of § 39-2-125 ection II: Actus Original Corrected	tached who ssioners, pure a shartement of C.R.S., who shartement of the control o	y in the set of or examinen petition in the set of taxes in atthin thirty day. Assessed Assessed roval as on the ground size of Deten	value cond degree ined by me ined by me is submitted 39-10-114(1), whole or in pays of the entre or Assessor's Re or Assessor's sor's resultined about the condition in the submination has a second to the condition in the second termination in the secon	ee, that this ee, that this e, and to the Daytime F Daytime F by an agent. C.R.S., or the art, the Petition y of any such or comment 's Use Omly) Iax ove.	Phone Number (Property Tax Admir ner may appeal to the dation	wledge, ii 469) histrator, pu e Board of 4 5(1), C.R	repart to § 39-3 Assessment Ap S.	3 3

15-DPT-AR No. 920-66/11

Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section IV and the completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acied upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III:	Writter			sessor and Petitioner
abatement or r property, in ac-	ons for abate efund in an a cordance wit	mount of \$10,000 o h § 39-1-113(1.5), C	to settle by w r less per tra .R.S.	authorize the Assessor by Resolution No. vritten mutual agreement any such petition for ct, parcel, or lot of land or per schedule of personal
The Assessor	and Petitio	ner mutually agree	to the value	es and tax abatement/refund of:
		Tax Year		
	Actual	Assessed	Tax	
Original _				<u>-</u> -
Corrected _		-		-
Abate/Refund _				_
		ot include accrued interes unity Tressurer for full pa		d fees associated with late and/or delinquent tax payments, if an.
Petitioner's Signi	ature		Date	
Assessor's or De	puty Assessor	's Signature	Date	
	e County Co	does not apply) mmissioners of		County, State of Colorado, at a duly and lawfully in meeting there were present the following members:
		and an opportunity		t having been given to the Petitioner and the Assessor (being present-not present) and
Petitioner				presentnot present), and WHEREAS, the said
NOW BE IT RE	issioners hav ESOLVED th	at the Board (agree	s-does not	petition, and are fully advised in relation thereto, agree) with the recommendation of the Assessor, led) with an abatement/refund as follows:
Year As	sessed Value	Taxes Abate/Refu	nd	
			c	halrperson of the Board of County Commissioners' Signature
		Count	y Clerk and E	Ex-Officio Clerk of the Board of County Commissioners
		ed county, do hereb if the Board of Coun		the above and foregoing order is truly copied from the oners.
		have hereunto set r	my hand and	affixed the seal of said County
his	day of	Month	Year	
				County Clerk's or Deputy County Clerk's Signature
Note: Abatements	greater than \$	0,000 per achedule, per	year, must be su	sbmitted in duplicate to the Property Tax Administrator for review.
Section V:		Action of the	Property	Tax Administrator
120,7-7-00				ater than \$10,000)
				o this petition, is hereby
Approved [Approved	in part \$		Denied for the following reason(s):
Secre	stary's Signature		Property Ta	x Administrator's Signature Date

ctmi

REAL PROPERTY ASSESSMENT

002999 - Aurora, CO 11315 EAST COLFAX AVENUE Aurora

TAX YEAR

2019

PARCEL NUMBER

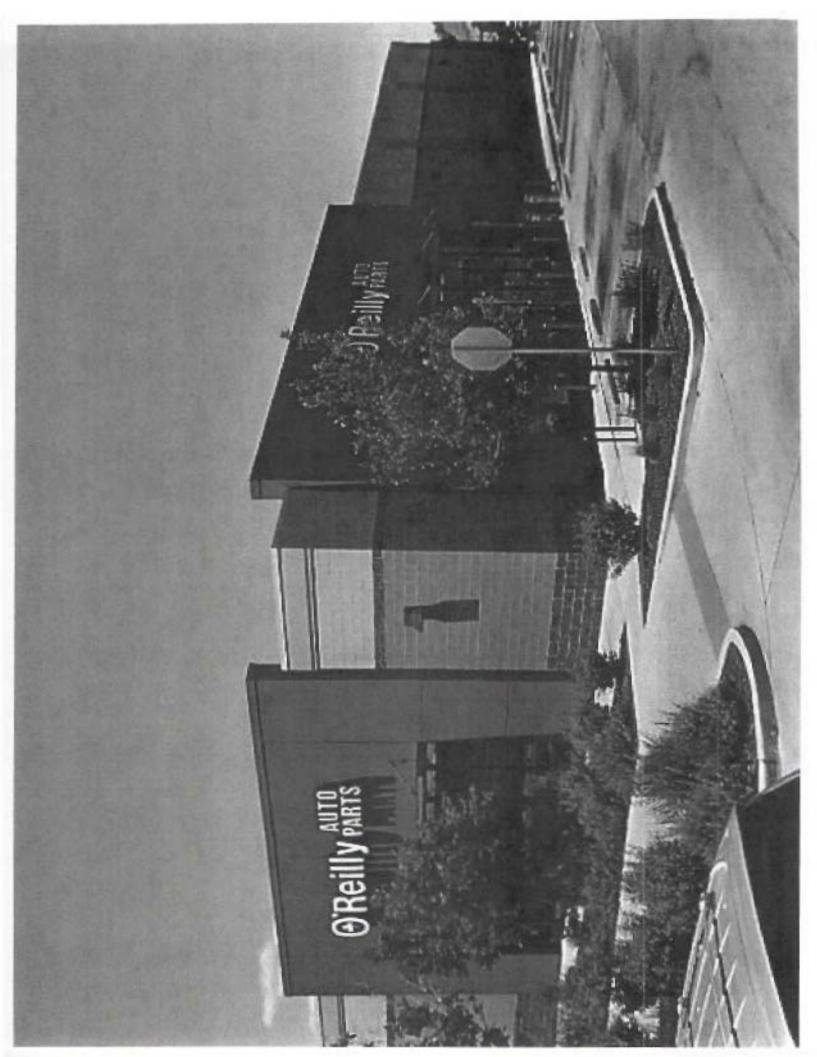
R0097713

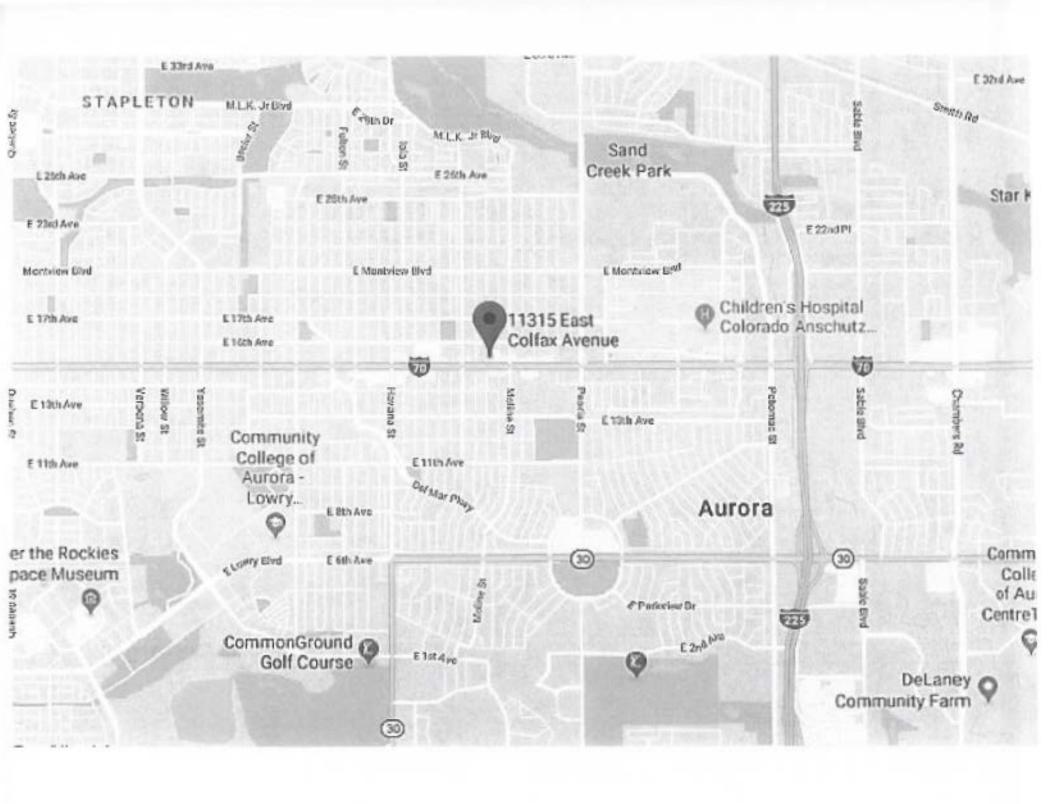
PREPARED FOR

Adams COUNTY ASSESSOR'S OFFICE

PREPARED BY

CTMI, LLC 12221 MERIT DRIVE, SUITE 1200 DALLAS, TEXAS 75251





PROPERTY I	DETAILS	
Property Name:		002999 - Aurora, CO
Address:	1315 EAST	COLFAX AVENUE
City		Aurora
County:		Adams
Parcel ID #(s):		R0097713
Improvement SF		8,184
Land Area (acres):		0.830
Date of Construction:		2012
PROPERTY	NOTES	
Retail		
2019 ASSESS	MENT	Mine and the second
Land Taxable Value:	S	398,750
Per Acre:	\$	480,422
Per SF:	S	11.03
Building Improvements Taxable Value:	S	908,021
Per SF:	S	110.95
Taxable Value:	\$	1,306,771
Per SF:	\$	159.67
Date of Assessment:		1-Jan-19
MARKET VALUE I	NDICATORS	
Income Approach to Value:	\$	1,271,800
Per SF:	\$	155.40
Cost Approach to Value:	\$	1,275,692
Per SF:	\$	155.88
REQUESTED MARKET VALUE:	S	1,271,800
PER SF:	S	155.40

002999 - Aurora, CO 11315 EAST COLFAX AVENUE

ASSESSMENT HISTORY

		2019		2018	2017
Land Taxable Value:	\$	398,750	\$	398,750	\$ 398,750
Land Taxable Value/Acre:	\$	480,422	\$	480,422	\$ 480,422
Land Taxable Value/SF:	\$	11.03	\$	11.03	\$ 11.03
Building Improvements Taxable Value:	\$	908,021	\$	706,090	\$ 706,090
Building Improvements Taxable Value/SF:	\$	110.95	\$	86.28	\$ 86.28
Taxable Market Value:	S	1,306,771	S	1,104,840	\$ 1,104,840
Taxable Market Value/SF:		159.67		135.00	\$ 135.00

PRO FORMA INCOME APPROACH 2019 TAX YEAR

NAME:

002999 - Aurora, CO

ADDRESS:

11315 EAST COLFAX AVENUE

PARCEL: COUNTY: R0097713 Adams

SF:

8,184

SF:	8,184		CARL DE MINE
INCOME:		\$/SF	%PGI
Gross Potential	\$100,090	\$12.23	100.0%
Vacancy & Collection Loss	\$5,005	\$0.61	5.0%
Net Rent Revenue	\$95,086	\$11.62	95.0%
Other Income	\$0	\$0.00	0.0%
Effective Gross Income	\$95,086	\$11.62	95.0%
EXPENSES:		\$/SF	%EGI
Operating Expenses	\$9,509	\$1.16	10.0%
Reserves	\$1,637	\$0.20	1.7%
Net Operating Income	\$83,940	\$10.26	88.3%
CAP Rate	6.60%		
TOTAL CAP RATE	0.00% 6.60%		
INDICATED VALUE	\$1,271,825	\$155.40	
TAXPAYER			
REQUESTED VALUE	\$1,271,800	\$155.40	
COUNTY PROPOSED VALUE	\$1,306,771	\$159.67	

SALES	PROPERTY	SUBMARKET 2-4 STAR	SUBMARKET
12 Mo Properties Sold		48	51
Market Sale Price/SF		\$224	\$224
Average Market Sale Price		\$3.2 M	\$3 M
12 Mo Sales Volume		\$85 M	\$86.1 M
Market Cap Rate		6.6%	6.6%

Deals

NNN Asking Rent Per SF

NNN Starting Rent Per SF

Avg. Months On Market

9

\$12.23

\$12.00

6

LEASE COMPARABLES



SUMMARY STATISTICS

Runt	Deste	1,ow	Average	Median	High
NNN Asking Rent Per SF	7	\$8.00	\$12.23	\$13.00	\$17.50
NNN Starting Rent Per SF	1	\$12.00	\$12.00	\$12.00	\$12.00
NNN Effective Rent Per SF	1	\$12.00	\$12.00	\$12.00	\$12.00
Asking Rent Discount	1	-50.0%	-50.0%	-50.0%	-50.0%
TI Allowance					
Months Free Rent	1	0	0	0	0

Lease Advibules	Deals	Law	Average	Median	High
Months on Market	9	1	6	6	10
Deal Size	9	1,200	6,408	2.501	34,328
Lease Deal in Months	- 6	12.0	50.0	36.0	120.0
Floor Number	9	1	1	1	2



Lease Comps Summary

Lease Comps Report

				Le	150		Rents	
Pro	perty Name - Address	Rating	SF Lessed	Floor	Sign Chate	Type	Rent	Rent Type
ø	9677-9697 E Montview Bl	****	4,600	1st	8/25/2019	New	\$12.00/nnn	Effective
0	Hoffman Heights Shoppi 618-680 Peoria St	****	1,200	: fel	56/2019	New	\$14.00mm	Asking
Ŷ	Hoffman Heights Shoppi 694-695 Peoria St	****	2,501	fat	5/6/2019	New	\$13.00/nnn	Asking
ø	2266-2268 Dayton St	****	1,600	1st	4/16/2019	New	\$12.00/mg	Asking
ø	2323 Dayton St	****	5,000	191	2/4/2019	New	\$20.00/inm	Asking
ø	E & E Building 10101-10139 E Collex Ave	****	2,125	Tel	9/1/20/18	New	\$15,00mm	Asking
Ŷ	1425 Florence St	****	1,325	fet	8/21/2018	New	\$12.68/fs	Effective
ψ	16777-10839 E Colfax Ave	****	34,326	1st	8/20/2018	New	\$11.00mm	Asking
ø	2323 Dayton St	****	5.000	1-2	3/7/2018	New	\$20.00 innn	Asking

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	q	Q

Lease Comparables	Adense	Tenant Landon	SF Leased Typis	New York	SarDate Term	Date Starting Bank T Effective Sand	2
1	9677-9997 E. Montviaw Blvd. Aurma, CO 89019 Centrel filet Submarket	Byeary y Che	A,500 New Sheet	Sep 2019 3 Years	0 E	512,00,000 ms \$12,00,000	
And in contrast	Hoffman Neights Shopping Center E18-680 Puorts St Aurora, CO 80011 Aurora Flet Submanie?	Cenner Matro Mater Arreston Asset Monagamant Serv Year Direct	1,300 New Direct	Jan 2010			
- Artist	Hoffman Heighle Shooping Canter 694-696 Paorta St Aurera, CO 80011 Aurera Red Submarkor	Post-basic Durcha 2,503 American Asset Memogenent Sen., Nove Direct	2.681 Nua Direct	Aro 2019			
-	2269-2256 Dayton St. Aurora, CD 80810 Cookai Rot Sutmerher	Hutetesten David R & Bran X &	1,600 New Direct	Nay 2015 1 Year			
1	2523 Dayton Ste Aurera, CO 80016 Central Rel Sutomarker	Senemesh & Co.	5,000 New Direct	Mar 2019 5 Years			
	E & E fluiding 10101-10136 E Calfax Ave Aurera, CO 80010 Central Ref Submanian	David leay	2,125 Nave Directs	0e 2018 3 Years			



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Actions	Tooland	All Passade	- Charlings	Charles Dans		ı
	Landbrit	Type	Turn	Effective flant	Ti Allow	Cipenses
123 Parence St	Punter	500	Sep 2018	112,489%	1 Mes	
Aurora, CO 80018 Central Ret Subnumber	Nelly & Scott Wortsettur	Naw Direct	3 Years	\$12,000%		



	Scoutseith & Co.	
2223 Dayton St	Aurora, CO 80810	Central Rat Submarket
	B	ā

Aug 2018 10 Years

5,000 Naw Direct

Dec 2018

MASH New Street

(Red: Equilies Group, LTD

19777-10829 E Cafas Ave Aveca, CO 80010 Cavital Ref Submarked

CoStar Page 2

Capacitines report teamed to CTM1 - 1088314.

NNN Asking Rent Per SF

NNN Starting Rent Per SF

NNN Effective Rent Per SF

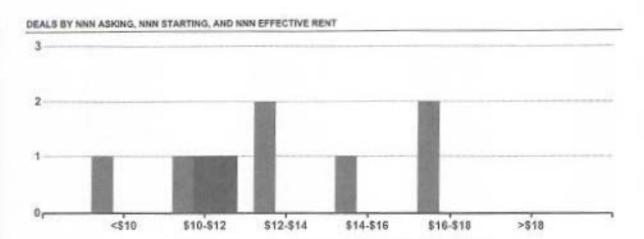
Avg. Months Free Rent

\$12.23

\$12.00

\$12.00

-



NNN Asking Rent NNN Starting Rent NNN Effective Rent



Estimate Number : -1149

Parcel Number : 0182335425004

Property Owner : O REILLY AUTO ENTERPRISES LLC

Property Address : 11315 E COLFAX AVE

Property City : AURORA State/Province : CO ZIP/Postal Code : 80010

Building Name : O'REILLY AUTO PARTS #2999

Section 1

Decupancy	Class	Height	Rank
100% Retail Store	Masonry bearing walls	12.00	2.0
Total Area	: 8,184		
Number of Stories (Section)	: 1.00		
Shape	: 1.00		
Effective Age (years)	: 7.00		

Components	Units/%	Other
HVAC (Heating):	10	
Complete HVAC	100%	
Sprinklers:		
Wet Sprinklers	100%	
Land and Site:		
Land	398,750	

Cost as of 01/2019

	Units/%	Cost	Total
Basic Structure			
Base Cost	8,184	51.76	423,604
Exterior Walls	8,184	18.93	154,923
Heating & Cooling	8,184	23.84	195,107
Sprinklers	8,184	3.44	28,153
CONCRETE	36,155	3.75	135,581
Basic Structure Cost	8,184	114.54	937,368
Less Depreciation			
Physical & Functional	6.5%		60,426
Depreciated Cost	8,184	107.15	876,942
Miscellaneous			
1.and			398,750
Total Cost	8,184	155.88	1,275,692

Estimate Number: -1149

Parcel Number: 0182335425004

Section 1

Occupancy	Class	Height	Rank
100% Retail Store	Masonry bearing walls	12.00	2.0
Total Area	: 8,184		
Number of Stories (Section)	: 1.00		
Shape	: 1.0		
Effective Age (years)	: 7.0		

Units/%	Other
100%	
100%	
100%	
398,750	
	100% 100%

Cost as of 01/2019

	Units	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
Basic Structure					
Base Cost	8,184	51.76	423,604	21,180	402,424
Exterior Walls	8,184	18.93	154,923	7,746	147,177
Heating & Cooling					10000000
Complete HVAC	8,184	23.84	195,107	9,755	185,352
Sprinklers				3777	
Wet Sprinklers	8,184	3,44	28,153	1,408	26,745
CONCRETE	36,155	3.75	135,581	20,337	115,244
Basic Structure Cost	8,184	114.54	937,368	60,426	876,942
Less Depreciation					
Physical & Functional	6.5%			60,426	876,942
Depreciated Cost	8,184	107,15			876,942
Miscellaneous					
Land					
Land			398,750		
Total Cost	8,184	155.88			1,275,692

Page:

1

Estimate Number: -1149

Estimate Number : -1149

Building Name : O'REILLY AUTO PARTS #2999

Property Owner : O REILLY AUTO ENTERPRISES LLC

Property Address : 11315 E COLFAX AVE

Property City : AURORA State/Province : CO ZIP/Postal Code : 80010

Parcel Number : 0182335425004

Surveyed By : CTMI Survey Date : 01/01/2019

Apply depreciation % to Replacement Cost New : Yes

Section 1

Occupancy	%	Class	Height	Rank	
353 Retail Store Total Area Number of Stories (Section) Shape Effective Age (years) Typical Life (years) Depreciation Type	100 : 8184 : 1 : 1 : 7 : Marshall & ; Marshall &			2	
Components	Units/%	Rank	Depr %	Other	
HVAC (Heating): 617 Complete HVAC Sprinklers: 683 Wet Sprinklers Land and Site: 61 Land	100 100 398750				
Additions	Units	Cost	Дерг %	LM	Base Dt
Basic CONCRETE	36155	3.75	15	No	

SALES COMP

8651 Grant St

Thornton, CO 80229

Freestanding Building of 16,681 SF Sold on 10/31/2016 for \$1,850,000 - Research Complete

buyer.

William D Moreland c/o Robin Von Engeln 1655 E Layton Dr Englewood, CO 80113 (303) 301-2820

seller

DP Assets LLC c/o Harper Davis 50 S Steele St Denver, CO 80209 (303) 242-8980



vital data

Escrow/Contract: 30 days Sale Date: 10/31/2016

Days on Market: 209 days

Exchange: Yes

Conditions: 1031 Exchange, Investment ...

Land Area SF: 46,174

Acres: 1.06

\$/SF Land Gross: \$40.07

Year Built, Age: 2002 Age: 13

Parking Spaces: 27

Parking Ratio: 1.24/1000 SF

FAR 0.36

Lot Dimensions: -

Frontage: -Tenancy: Multi Comp ID: 3747783 Sale Price: \$1,850,000

Status: Confirmed Building SF: 16,681 SF

Price/SF: \$110.90

Pro Forma Cap Rate: -

Actual Cap Rate: 12.02%

Down Pmnt: \$1,850,000 Pct Down: 100.0% Doc No: 0093248

Trans Tax: \$185 Corner: No

Zoning: PD No Tenants: 3

Percent Improved: 66.7%

Submarket: Northeast Ret

Map Page: -

Parcel No: 1719-27-1-18-017

Property Type: Retail

income expense data			Listing Broker	
Expenses	- Taxes - Operating Expenses Total Expenses Net Operating Income - Debt Service - Capital Expenditure Cash Flow	\$36,350	Cushman & Wakefield 1401 Lawrence St	
		\$36,350	(303) 292-3700	Denver, CO 80202 (303) 292-3760
Net Income		\$187,000	Ray Rosado	
			Buyer Broker	
			Asset Realty Advisors 5 E Belleview Dr Greenwood Village, CO 80121 (303) 781-2608 Mark Von Engeln	
financing	CHESTON CHEST		prior sale	Commence of the commence of th
			Date/Doc No: Sale Price: CompID;	2/26/2014 - 3013009

11315 E Colfax Ave

Central Ret Submarket + Aurora, CO 80010

Class B Retail Building of 2,719 SF Sold on 12/7/2010 for \$875,000 - Research Complete



BUYER

O'Reilly Automotive Stores, Inc.

233 S Patterson Ave Springfield, MO 65802-2210 (417) 862-2674

Scott Johnson

SELLER

New West Investment, LLC

5241 S Quebec St. Suite 250 Greenwood Village, CO 80111-1822 (303) 565-1505

Marcus Mollmann

VITAL DATA

Name	*	Sale Price	\$675,000
Sale Date	12/7/2010	Status	Confirmed
Escrow/Contract	270 Days	Building SF	2,719 SF
Days on Market	274 Days	Price/SF	\$248,25/SF
Exchange	No	Pro Forma Cap Rate.	
Sale Condition		Actual Cap Rate:	(*C
Land Area	0.83 AC (36,250 SF)	Down Payment	\$675,000
\$/SF Land Grass	\$18.62/SF	Percent Down	100%
Year Built, Age	1983 Age: 27	Doc No	0084910
Parking Spaces	25 Spaces Available	Trans Tax	
Parking Ratio	Ratio of 9.19/1,000 SF	Corner	
FAR	0.08	Zoning	
Lot Dimensions		Percent improved	13.23%
Street Frontage	104' on Colfax Ave; 165' on E Colfax Ave; 176' on Lima St	Submarket	Central Ret
Tenancy:	Single	Map Page.	-
Tenants Time of Sale	1	Parcel No:	1823-35-4-25-004
Comp ID	2019700	Property Type	Retail

SALE NOTES

Chirripo Gateway LLC sold 11315 E Colfax Ave in Aurora to O'Reilly Automotive, Inc. on 12/7/2010.

The listing broker confirmed the sale price, sale date, square footage, buyer and seller and brokers involved. The buyer didn't have a broker in the sale. This is an owner/user sale. The seller sold the property because the tenant balled on the lease. The property was on the market for 30 days and under contract for 9 months. This was an all cash sale.

Deed is attached

Mill Levy 91 973

11315 E Colfax Ave

Central Ret Submarket + Aurora, CO 80010 Class B Retail Building of 2,719 SF Sold on 12/7/2010 for \$675,000 - Research Complete

PRIOR SALE

Date/Doc No. Sale Price CampiD

3/25/2002 (0945006) \$360,000

649171

SELLER BROKER

SRS Real Estate Partners

1875 Lawrence St. Suite 850 Denver, CO 80202-1847 (303) 572-1800

Jason Kinsey

LISTING BROKER

David, Hicks & Lampert Brokerage Inc.

5750 DTC Pky. Suite 200 Greenwood Village, CO 80111-3226 (303) 694-6082

Scott Hagan

11315 E Colfax Ave

Central Ret Submarket

Aurora, CO 80010
Class B Retail Building of 2,719 SF Sold on 3/25/2002 for \$360,000 - Research Complete



BUYER

B & C Association, Inc.

11315 W Colfax Ave Denver, CO 80010 (303) 366-1745

Aurora Tacos Y Manacos

SELLER

Weber Qtip Trust

Oak Creek, CO 80487. (970) 736-2310

Pearl E Weber, Tr.

VITAL DATA

Name	,	Sale Price	\$360,000
Sale Date	3/25/2002	Status	Confirmed
Escrow/Contract	60 Days	Building SF	2,719 SF
Days on Market	*	Price/SF	\$132.40/SF
Exchange	No	Pro Forma Cap Rate:	
Sale Condition	Purchase By Tenant	Actual Cap Rate	•/.
Land Area	0.83 AC (36,250 SF)	Down Payment	\$63,282
S/SF Land Gross	\$9.93/SF	Percent Down	17.58%
Year Built, Age	1983 Age: 19	Dac No:	0945006
Parking Spaces	25 Spaces Available	Trens Tax	\$36
Parking Ratio	Ratio of 9.19/1,000 SF	Corner	4.2
FAR	0.08	Zoning	
Lat Dimensions		Percent Improved	42.15%
Street Frontage	104' on Colfax Ave; 165' on E Colfax Ave; 176' on Lima St	Submarket	Central Ret
Tenancy	Single	Map Page:	
Tenants Time of Sale.	1	Parcel No	1823-35-4-25-004
Comp (D	649171	Property Type	Retail

SALE NOTES

Income/Expense Buyer is an owner/user.

B & C Association, Inc. c/o Aurora Taços Y Mariscos Weber Otip Trust c/o Pearl E Weber, Tr

* Condition: (Purchase By Tenant) Buyer occupied this property for three years prior to sale, and exercised their option. Sale price was established one year ago.
GFA: 2.546 SF

Basement None

Deferred Maintenance, the seller reported none.



11315 E Colfax Ave

Central Ret Submarket · Aurora, CO 80010 Class B Retail Building of 2,719 SF Sold on 3/25/2002 for \$360,000 - Research Complete

FINANCING

1st Mortgage: First United Bank Bal/Pmt. \$298,718/-

SELLER BROKER

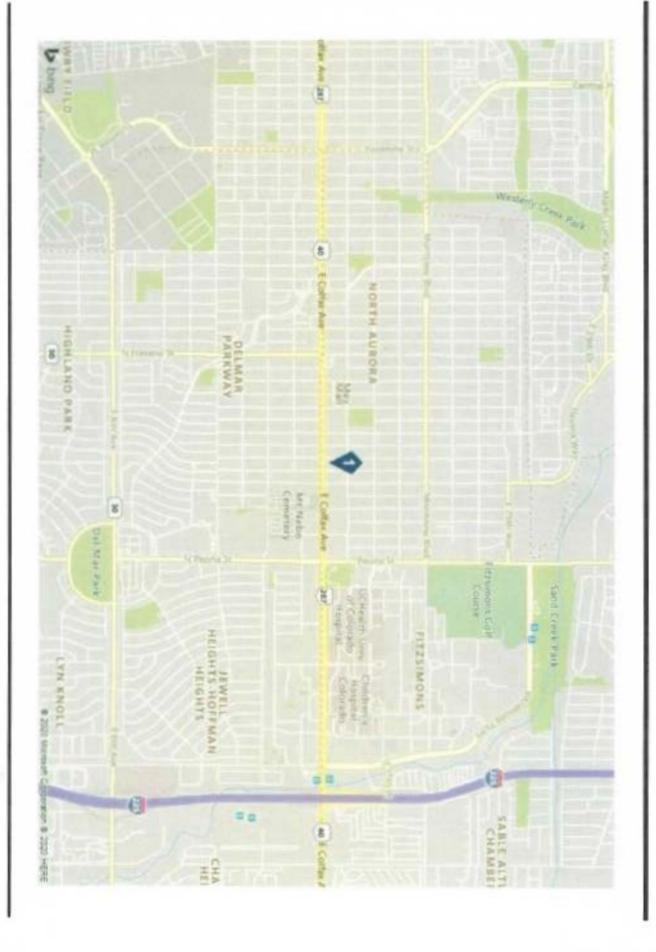
Richard J. Chase

Lee & Associates | Denver

999 18th St, Suite N 901 Denver, CO 80202-2499 (303) 296-8500



11315 E Colfax Ave



Map Overview | 03/06/2020 COStar This copyrighted report contacts descent licenses to Costar Cense, inc. 411016



11315 E Colfax Ave

Central Ret Submarket . Aurora, CO 80010



Building Type	Restaurant
Status	Built in 1983
Total GLA	2,719 SF
Typical Floor	2,719 SF
Lavels	1
Land Area	36,250 SF (0.83 AC)
Total Avail	
% Leased	100%
Building Vacant	0.56

Landlord Rep	-
Developer	
Management	
True Owner:	O'Reilly Automotive Stores, Inc.
Recorded Owner	O'Reilly Automotive Stores, Inc.
Expenses	\$13.94/SF (2018)
Parcel Number	1823-35-4-25-004

Frontage	104' on Colfax Ave; 165' on E Colfax Ave; 176' on Lima St
Parking:	25 free Surface Spaces are available; Ratio of 9.19/1,000 SF
For Sale	Not For Sale

Ken Musso Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	BOARD OF COUNTY CO	OMMISSIONE	RS		
	STIPULATION (As to Ta	x Year(s)	2019 A	ctual Value(s))	
1.	The property subject to this Schedule No. (S): R00371		Parcel No.(S	S) 0171910304	031
2.	The subject property is clas	sified as a Com	mercial prop	erty.	
3.	The County Assessor orig subject property for tax year			g actual value to	the
	Land Improvements Total	\$134,822 \$555,664 \$690,486	4		
4.	The Adams County Assess following adjustment to the 2019:			-	
	Land Improvements Total	\$134,822 \$365,176 \$500,000	8		
5.	By entering into this agreer up rights to further ap year(s) 2019 .				
DATED this:	April 2, 2020				
Ch) M	Shannon C. Wheele	Digitally signed by Shanno Wheeler DN: cn=Shannon C. Whee o=Adams COunty, ou=Ass Office, email=swheeler@s c=US	ler,	
Petitioner's Re	epresentative	Assessor Repr	esentative	-UD UU'	

Adams County Assessor's Office

ASSESSOR'S RECOMMENDATION **BOARD OF COUNTY COMMISSIONERS (BOCC)**

Parcel No: 0171910304031 Account No: R0037175 Petition Year: 2019 Date Filed: February 24, 2020

Owner Entity: CORE PRO HOLDINGS LLC Owner Address: 2525 South Columbine Street

Owner City: Denver
Property Location: 10693 Melody Drive - Northglenn State: CO

TTOPCI	ty Location .	TOO:	<u> 33 Melody Drive - Nor</u>	uigieiiii					
TYPE OCC CODE		PETITIONER'S REQUESTED VALUES				ASSESSOR'S ASSIGN	NED VALUES	ORIGINAL TAX WARRANT	
ITE	TYPE OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINAL IAA	WANNAINI
		LC:			LC:	\$134,822	\$39,100	A. Ratio COM	29.00%
REAL		LR:			LR:	N/A	\$0	A. Ratio RES	7.15%
KEAL	341	IC:			IC:	\$555,664	\$161,140		
	N/A	IR:			IR:	N/A	\$0	Mill Levy	127.846
Т	OTALS :		\$500,000	\$145,000		\$690,486	\$200,240	Original Tax	\$25,600

Petitioner's Statement:

Value is high based on use. This is a medical office/stuido and property is being valued as a bank.

Assessor's Report:

Situation:

Property was purchased for a change in use from a bank to a fitness studio/medical office.

Action:

Confirmed use and valued based on typical retail types rents in this area. This value is generally consistent with the purchase price, as well as the permit value taken after the purchase.

Recommendation:

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT									
TVDE	000 000			ASSESSOR'S ASSIG	NED VALUE		RECOMMENDED	VALUE	REVISED TAX WARRANT	
TYPE	OCC CODE			Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
		LC:		\$134,822	\$39,100	LC:	\$134,822	\$39,100	\$7,062.21	
REAL		LR:	N/A		\$0	LR:	N/A	\$0		
INLAL	341 IC:			\$555,664	\$161,140	IC:	\$365,178	\$105,900		
	N/A	IR:	N/A		\$0	IR:	N/A	\$0	Revised Tax	
T	OTALS:			\$690,486	\$200,240		\$500,000	\$145,000	\$18,537.67	

Shannon C. Wheeler April 2, 2020 **Assessor Representative** Date PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams	*****	Date Received	12/26	
Section I: Petitioner, please complete Sect	ion I only.	(Dao y Daobach e di Golimina)	RECEIVE	ED
Date: Feb 17th 2020			- -	
Month Day Year	1 / Con Pop	halds 11/	FEB 2 4 202	20
Petitioner's Name: Jonathan Co	erf (Core Pro	many inc)	OFFICE OF T	uc.
Ocay	Co	80110	ADAMS COUNTY AS	SESSOR
City or Town	State	Zip Code	· · · · ·	
SCHEDULE OR PARCEL NUMBER(S) 6171910304031	10693 mulos	R LEGAL DESCRIPTION C	F PROPERTY	
	Northfor Co	· * 80234		
Petitioner requests an abatement or refund of above property for property tax year(s) 2019 describe why the taxes have been levied error levying, clerical error or overvaluation. Attach is a property has been levied error levying, clerical error or overvaluation. Attach is a property has been levied error levying, clerical error or overvaluation. Attach is a property has been levied error label. Petitioner's estimate of value: I declare, under penalty of perjury in the second or statements, has been prepared or examined true, correct, and complete. By Agent's Signature* *Letter of agency must be attached when petition is sufficient the petition for refund or abatement of taxes in who to the provisions of \$39-2-125. CR.S. within thirty days of the provisions of \$39-2-125. CR.S. within thirty days of the provisions of \$39-2-125. CR.S. within thirty days of the provisions of \$39-2-125. CR.S. within thirty days of the provisions of \$39-2-125. CR.S. within thirty days of the provisions of \$39-2-125. CR.S. within thirty days of the provisions of \$39-2-125. CR.S. within thirty days of the provisions of \$39-2-125. CR.S. within thirty days of the provisions of \$39-2-125. CR.S. within thirty days of the provisions of \$39-2-125. CR.S. within thirty days of the provisions of \$39-2-125.	additional sheets if necess is say as a sank is say as a sank is say a sank is say a	ary.) Left the last Left the last Left to the last Left over the last and \$ 500,000 Value together with any accommy knowledge, information Number (254) 744 Left O core pass Number ()	Tyears Studio. Very An of the property LO19 Year Danying exhibits on and belief, is A LC6/ LC6/ ASSICO Com	
Section II: Asses	sor's Recommendati			
Tax Year	or Assessor's Use Only)	Tax Year		
Actual Assessed	<u>Tax Act</u>		<u>Tax</u>	
Original				
Corrected				•
Abate/Refund			-	
Assessor recommends approval as outli	ned above.			
If the request for abatement is based upon the grounds of protest to such valuation has been filed and a Notice of De				
Tax year:Protest?	Yes (If a protest was file	d, please attach a copy of the	NOD.)	
Tax year:Protest?	Yes (if a protest was file	d, please attach a copy of the	NOD.)	
Assessor recommends denial for the following	lowing reason(s):			

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III:	W	ritten Mutua (Or	Agreemo			d Petitioner	
abatement or re	ns for abatem efund in an am	ent or refund an lount of \$10,000 § 39-1-113(1.5),	d to settle b or less per	y written m	nutual agreem	or by Resolution I ent any such petit d or per schedule	ion for
The Assessor	and Petitione	r mutually agre	e to the val	lues and t	ax abatemen	t/refund of:	
		Tax Year			1	Tax Year	
	Actual	Assessed	Tax		Actual	Assessed	<u>Tax</u>
Original		•			· · · · · · · · · · · · · · · · · · ·	-	
Corrected	,				<u></u>		
Abate/Refund		·			· · · · · · · · ·	 	
		include accrued inte ity Treasurer for full			sociated with late	and/or delinquent tax	payments, if
Petitioner's Signa	ture		<u></u>	Da	te		
Assessor's or Dep	uty Assessor's	Signature		Da	te		
Section IV:		Decision	of the Co	unty Co	mmissione	rs	
<u>GEOGRAFIA.</u>			ompleted if S				
WHEREAS the	County Com	missioners of		Co	unty State of	Colorado, at a dul	ly and lawfully
called regular m						resent the followi	
J	Ü	Month Day	Year				
		· · · · · · · · · · · · · · · · · · ·				 	
with notice of e	rch moating ar	rd an opportunit	y to be pres	ant having	hean diven to	the Petitioner and	I the Assessor
of said County s	and Accessor	ю ан орронали	y to be prese	sit naving	-	ing presentnot	
of said County a	IIIU Maacaatii					71	•
Petitioner	Na	me	(beir	ig presen	tnot presen	t), and WHEREAS	6, the said
County Commis			ered the with	in petition	, and are fully	advised in relation	thereto,
NOW BE IT RE	SOLVED, that	the Board <i>(agre</i>	eesdoes n	ot agree)	with the recon	nmendation of the	Assessor
and the petition	be (approve d	lapproved in p	oartdenied	<i>l)</i> with an a	abatement/refu	und as follows:	
						 · 	
Year Ass	sessed Value	Taxes Abate/R	efund	Year	Assessed \	/alue Taxes	Abate/Refund
			_	•			
			(Chairperson	of the Board of	County Commission	ers' Signature
in and for the af- record of the pro	orementioned oceedings of t	county, do here	by certify tha	at the abov	Clerk of the E e and foregoi	Board of County C ng order is truly co	ommissioners pied from the
•	•		•		the pool of a - ?:	d Country	
IN WITNESS W	•	ave nereunto sel	. my nano ar	iu affixed t	ine sear of said	a County	
this	day of	Month	Year	'			
					County Clerk'	s or Deputy County (Clerk's Signature
Note: Abatements	greater than \$10,	000 per schedule, p	er year, must b	e submitted i	in duplicate to the	Property Tax Adminis	strator for review.
CONTROL DE LO PORMA DE PERMANENTA							
Section V:		Action of the	ne Proper Labatements :			or	
				-	•		
The action of the		•	-		•	•	
Approved	J Approved in	рап ֆ		_ LJ Den	iea for the foll	owing reason(s):	
	anda Dinasi		_	Daniel #	A alast -1-4	Single Control	Date
Secret	ary's Signature	•		Property Ta	x Administrator's	anunature	Date

Core Poo Holding IIC 10693 Milesty Or Northm & FORSY

OFFICE OF THE ADAMS COUNTY ASSESSOR

Atm. Assessor Obbser
4430 S Alams County Phury Sunte Caloo
Brighton Co 80601

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indigitarily distribution of the state of th

Direct Capitalization

Exercise Studio - Former Bank Building
10693 Melody
Schedule No. R0037175
Tax Year 2019

		Assessor's Estim	ate
	Rentable Sq. Ft.	Rental Rate PSF	Category Total
Potential Gross Income (PGI) NNN Studio/Retail NNN Lease Office Reimbursed Operating Expenses/NNN Cell Antenna Lease Revenue Other Income	4,225 x 0 x x x x	\$11.00 = \$10.50 = \$0.00 = \$0.00 = \$0.00	\$46,475 \$0 \$0 \$0 \$0
Total Potential Gross Income	4,225	\$11.00	\$46,475
Less: Vacancy and Collection Loss NNN Studio/Retail NNN Lease Office Cell Antenna		10.00% 0.00% 0.0%	-\$4,648 \$0 \$0
Total Vacancy and Collection Loss	_	10.0%	-\$4,648
Effective Gross Income (EGI) Lease Revenue Income Rental Income - Storage Model Retail Reimbursement of Pass-Thru Exps. Cell Antenna Lease Revenue Miscellaneous	_	\$9.90 \$0.00 \$0.00 \$0.00 \$0.00	\$41,828 \$0 \$0 \$0 \$0
Total (EGI)		\$9.90	\$41,828
Operating Expenses (OE) Assessor's Estimate - Office	_	10.00%	\$4,183
Less: Total Operating Expenses	_	-\$0.99	-\$4,183
Net Operating Income (NOI)		\$8.91	\$37,645
Capitalization Rate Market Figure Property Tax Load Factor Adjusted Capitalization Rate	_	7.50% 0.00%	7.50%
Value Indication Adopt Per Rentable Square Foot			\$501,930 \$501,900 \$118.79

Prepared by the Adams County Assessor's Office

Deals

NNN Asking Rent Per SF

NNN Starting Rent Per SF

Avg. Months On Market

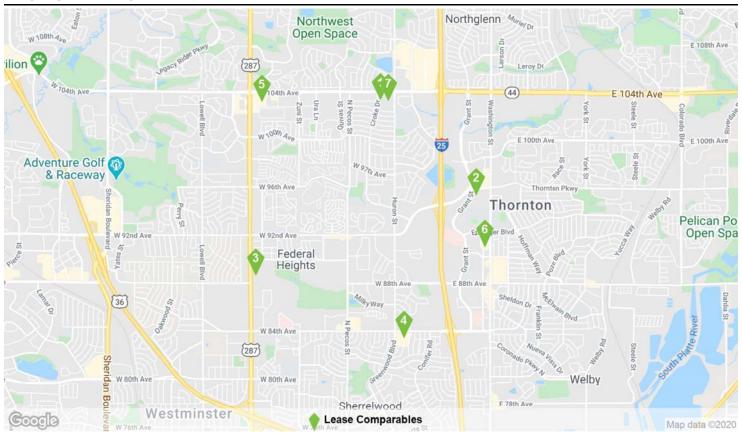
8

\$12.15

\$8.00

28

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
NNN Asking Rent Per SF	8	\$8.00	\$12.15	\$12.00	\$20.00
NNN Starting Rent Per SF	1	\$8.00	\$8.00	\$8.00	\$8.00
NNN Effective Rent Per SF	1	\$8.00	\$8.00	\$8.00	\$8.00
Asking Rent Discount	1	0.0%	0.0%	0.0%	0.0%
TI Allowance	-	-	-	-	-
Months Free Rent	1	0	0	0	0

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	8	1	28	22	87
Deal Size	8	2,916	3,712	3,417	4,935
Lease Deal in Months	4	12.0	36.0	36.0	60.0
Floor Number	8	1	1	1	2

Lease Comps Summary

Lease Comps Report

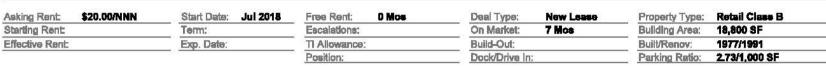
				Lea	ise		Rents	
Property Name - Address Rating		Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
•	Huron Plaza 940-1040 W 104th Ave	****	2,925	1st	6/11/2018	New	\$20.00/nnn	Asking
2	Pinnacle Center 550 E Thornton Pky	****	4,935	2nd	8/24/2017	New	\$10.00/nnn	Asking
3	Bldg E 8860-8890 Federal Blvd	****	3,600	1st	4/13/2017	New	\$8.00/nnn	Effective
4	Huron Plaza 630-780 W 84th Ave	****	3,119	1st	11/14/2016	New	\$14.00/nnn	Asking
5	Federal Plaza 10300 Federal Blvd	****	4,035	1st	5/3/2016	New	\$15.00/nnn	Asking
6	9051-9071 Washington St	****	3,235	1st	1/28/2016	New	\$12.00/nnn	Asking
•	900-1000 W 104th Ave	****	2,916	1st	7/2/2014	New	\$12.00/nnn	Asking
2	Pinnacle Center 550 E Thornton Pky	****	4,935	2nd	7/2/2014	New	\$10.00/nnn	Asking

Lease Comparables



2,925 SF Retail Lease Signed Jun 2018 for \$20.00 Triple Net (Asking) 940-1040 W 104th Ave - 1st Floor Direct

Northglenn, CO 80234 - Northwest Ret Submarket



Leasing Rep: Capital Village LLC - Mike Zhang Landlord: Evergreen-104th & Huron Lic
Tenant Rep: Tenant SIC:

Lease Notes:





4,935 SF Retail Lease Signed Aug 2017 for \$10.00 Triple Net (Asking) 550 E Thornton Pky - 2nd Floor Direct, Leased by Toll Brothers Design Studio

Thornton, CO 80229 - Northeast Ret Submarket

Asking Rent \$10.00/NN	Start Date: Sep 2017	Free Rent:	Deal Type: New Lease	Property Type:	Retail Class B
Starting Rent	Term:	Escalations:	On Market: 23 Mos	Building Area:	239,000 SF
Effective Rent	Exp, Date:	TI Allowance:	Build-Out:	Built/Renov:	1982/
ATT.	100	Position:	Dock/Drive In:	Parking Ratio:	5.44/1,000 SF

 Leasing Rep:
 Antonoff & Company Brokerage, Inc. - Tom R. Bevans
 Landlord:
 Old Vine-Kingwood Assoc, LLLP

 Tenant Rep:
 Tenant SIC:
 Architectural Services

Lease Notes:

ID# 131775641



3,600 SF Retail Lease Signed Apr 2017 for \$8.00 Triple Net (Effective) 8860-8890 Federal Blvd - 1st Floor Direct

Federal Heights, CO 80260 - North Denver Ind Submarket

Asking Rent	\$8.00/NNN	Start Date:	May 2017	Free Rent:	Deal Type:	New Lease	Property Type:	Industrial Class C
Starting Rent	\$8.00/NNN	Term:	5 Years	Escalations:	On Market:	1 Mo	Building Area:	9,817 SF
Effective Rent	\$8.00/NNN	Exp. Date:	May 2022	TI Allowance:	Build-Out:		Built/Renov:	1985/
				Position:	Dock/Drive In:		Parking Ratio:	2.34/1,000 SF

 Leasing Rep:
 Enger Enterprises - Jim Glibert
 Landlord:
 Enger Enterprises

 Tenant Rep:
 Tenant SIC:

Lease Notes:

ID# 129541861





Lease Comparables



3,119 SF Retail Lease Signed Nov 2016 for \$14.00 Triple Net (Asking) 630-780 W 84th Ave - 1st Floor Direct, Leased by Power Surveying Company Inc. Thomton, CO 80260 - Northwest Ret Submarket



Asking Rent: \$12.00-\$14.00	Start Date: Dec 2016	Free Rent	Deal Type: New Lease	Property Type: Retail Class B
Starting Rent:	Term:	Escalations:	On Market: 87 Mos	Building Area: 104,864 SF
Effective Rent	Exp. Date:	TI Allowance:	Build-Out:	Built/Renov: 1986/
		Position:	Dock/Drive In:	Parking Ratio: 3.67/1,000 SF

Leasing Rep:	Miller Frishman Group, LLC - Sharon Kamen	Landlord:	World Class Property Company
Tenant Rep:		Tenant SIC:	Surveying Services

Lease Notes:





4,035 SF Retail Lease Signed May 2016 for \$15.00 Triple Net (Asking) 10300 Federal Bivd - 1st Floor Direct, Leased by AT&T Wireless

Federal Heights, CO 80260 - Northwest Ret Submarket

Asking Rent:	\$15.00/NNN	Start Date:	Jul 2016	Free Rent	Deal Type:	New Lease	Property Type:	Retail Class B
Starting Rent:	year and a second	Term:	3 Years	Escalations:	On Market:	30 Mos	Building Area:	48,514 SF
Effective Rent		Exp. Date:	Jul 2019	TI Allowance:	Build-Out:		Built/Renov:	2001/
il.		1=9.	:17/	Position:	Dock/Drive In:		Parking Ratio:	4.71/1,000 SF

Leasing Rep: Weststar Management Corp - Lev Cohen, She	don Hayutin Landlord:	Safeway
Tenant Rep:	Tenant SIC:	Telephone Comm Excp Radio

Lease Notes:

D# 123595131



3,235 SF Retail Lease Signed Jan 2016 for \$12.00 Triple Net (Asking) 9051-9071 Washington St - 1st Floor Direct

Thornton, CO 80229 - Northeast Ret Submarket

Asking Rent:	\$12.00/NNN	Start Date: Feb 2016	Free Rent	Deal Type:	New Lease	Property Type:	Retail Class C
Starting Rent:		Term:	Escalations:	On Market:	15 Mos	Building Area:	14,897 SF
Effective Rent		Exp. Date:	TI Allowance:	Build-Out:	Full Bulld-Out	Built/Renov:	1979/
13-		1025	Position: In-Line	Dock/Drive In		Parking Ratio:	6,71/1,000 SF

Leasing Rep:	Emeraid Real Estate Group LLC - Jim York	Landlord:	Sunrise Partners Lic
Tenant Rep:		Tenant SIC:	

Lease Notes:

ID# 121904521





Lease Comparables



2,916 SF Office/Retail Lease Signed Jul 2014 for \$12.00 Triple Net (Asking) 900-1000 W 104th Ave - 1st Floor Direct

Northglenn, CO 80234 - Northwest Ret Submarket



Amenities:

Leasing Rep: Capital VIIIage LLC - Mike Zhang

Tenant Rep:

Landlord: Impala Capital LLC
Tenant SIC:

Lease Notes:

ID# 114678761



4,935 SF Office/Retail Lease Signed Jul 2014 for \$10.00 Triple Net (Asking) 550 E Thornton Pky - 2nd Floor Direct, Leased by CrossFit

Thornton, CO 80229 - Northeast Ret Submarket



 Leasing Rep:
 Antonoff & Company Brokerage, Inc. - Gene Stone
 Landlord:
 Old Vine-Kingwood Assoc, LLLP

 Tenant Rep:
 Tenant SIC:
 Health Clubs

Lease Notes:

ID# 114519320

NNN Asking Rent Per SF

NNN Starting Rent Per SF

NNN Effective Rent Per SF

Avg. Months Free Rent

\$12.15

\$8.00

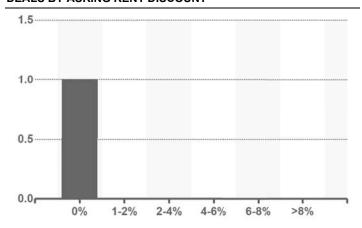
\$8.00

_

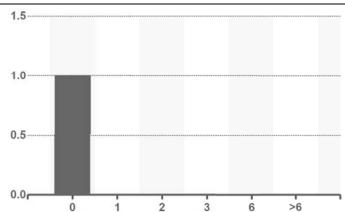
DEALS BY NNN ASKING, NNN STARTING, AND NNN EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT





PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Community Rating System Annual Recertification
FROM: Jill Jennings Golich, Director
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the submittal of documentation to the Insurance Services Office, Inc. for the annual recertification of the Adams County Floodplain Management Program within the Community Rating System.

BACKGROUND:

Adams County has received Community Rating System (CRS) credit for floodplain management activities. Adams County continues to implement these activities through the Development Standards and Regulations. The Adams County Floodplain Coordinator has provided documentation material as verification of fulfilling the requirements established by the Federal Emergency Management Agency (FEMA). The selected documentation is required to be submitted to FEMA for review and approval, and this submittal process must be authorized by the Chair of the Board of County Commissioners.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community and Economic Development Public Works

ATTACHED DOCUMENTS:

Resolution approving the Community Rating System Annual Recertification process Floodplain Community Rating System Annual Recertification

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:

Please check if there is no fiscal section below.	impact ⊠. If	there is fisc	al impact, pl	ease fully comp	plete the
Fund:					
Cost Center:					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	Current Budge	t:			
Total Revenues:				_	
		_			
			Object Account	Subledger	Amount
Current Budgeted Operating Expen					
Add'l Operating Expenditure not in		nt Budget:			
Current Budgeted Capital Expendit					
Add'l Capital Expenditure not inclu	ded in Current l	Budget:			
Total Expenditures:				-	
New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	☐ YES	⊠ NO			
Additional Note:					

Revised 06/2016 Page 2 of 2

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE FLOODPLAIN COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION PROGRAM

WHEREAS, Adams County has received Community Rating System credit for floodplain management activities; and,

WHEREAS, Adams County continues to implement these activities through the Community Economic Development Department and the Floodplain Coordinator; and,

WHEREAS, the Adams County Floodplain Management Program is implemented in accordance with the Adams County Development Standards and Regulations; and,

WHEREAS, the Federal Emergency Management Agency requires Adams County to complete an annual recertification of the floodplain management program; and,

WHEREAS, the Floodplain Coordinator has completed the documentation showing fulfillment of the requirements for the recertification of the Floodplain Management Program; and,

WHEREAS, the Adams County Community and Economic Development Department recommends that the Board of County Commissioners approve the submittal of floodplain management documentation for the annual recertification program as required by the Federal Emergency Management Agency.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Floodplain Community Rating System Annual Recertification documentation, a copy of which is attached hereto and incorporated herein by this reference, be approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners be authorized to execute this document on behalf of the County of Adams, State of Colorado.

Community Adams C	County	State	CO CID 080001
			(6-digit NFIP Community Identification Number)
CC-230 Verifica	tion		
Date of Visit	05/19/2020		Initial FIRM Date 02/01/1979
Population	451,443		Current FIRM Date 09/28/2018
County	Adams	ISO/CRS Sp	ecialist Kerry Redente
Coordinator's Manual	Year 2017		
	Chief Executive Officer		CRS Coordinator
Name	E	mma Pinter	Theron Gregory LaBrie
Title	Chair, Board of County Com	nmissioners	Senior Engineer
Address	4430 S. Adams Coun Brighton,	ty Parkway CO 80601	4430 S. Adams County Parkway Brighton, CO 80601
Phone number	72	0-523-6100	720-523-6824
E-mail address	epinter@a	dcogov.org	glabrie@adcogov.org
	ntinue to implement these activities a operate with the ISO/CRS Specialist	nd will advise	nmunity name] is implementing the following activities [check the ones e FEMA if any of them are not being conducted in accordance with this visit and will submit the documentation and annual recertification
	310 (Elevation Certificates)	\geq	440 (Flood Data Maintenance)
	320 (Map Information Service	e) [>	450 (Stormwater Management)
	330 (Outreach Projects)		(Repetitive Loss Requirements)
	340 (Hazard Disclosure)		510 (Floodplain Management Planning)
	350 (Flood Protection Inform	ation)	520 (Acquisition and Relocation)
	360 (Flood Protection Assista	ance)	530 (Flood Protection)
	370 (Flood Insurance Promo	tion)	540 (Drainage System Maintenance)
	410 (Floodplain Mapping)		610 (Flood Warning and Response)
	420 (Open Space Preservation	on)	620 (Levees)
	430 (Higher Regulatory Stan	dards)	630 (Dams)
understand that we mu		minimum re	full compliance with the minimum requirements of the NFIP and we quirements of the NFIP. We understand that at any time we are not to
		CC-23	30-1

CID 080001 Adams County CO Community State (6-digit NFIP Community Identification Number) I hereby certify that we will maintain FEMA Elevation Certificates on all new buildings and substantial improvements constructed in the Special Flood Hazard Area following the date at which we joined the CRS. I hereby certify that if there are one or more repetitive loss properties in our community that we must take certain actions that include reviewing and updating the list of repetitive loss properties, mapping repetitive loss areas, describing the cause of the losses, and sending an outreach project to those areas each year, and if we have fifty (50) or more repetitive loss properties must also prepare a plan of how it will address its repetitive flood problem. I hereby certify that, to the best of my knowledge and belief, we are maintaining in force all flood insurance policies that have been required of us as a condition of Federal financial assistance for insurable buildings owned by us and located in the Special Flood Hazard Area shown on our Flood Insurance Rate Map. I further understand that disaster assistance for any community-owned building located in the Special Flood Hazard Area is reduced by the amount of National Flood Insurance Program flood insurance coverage (structural and contents) that a community should be carrying on the building, regardless of whether the community is carrying a policy. (Chief Executive Officer) Signature CC-230-2

mmunity Adams County	State CO	CID 08000)1	
		(6-digit NFIF	Community Identifi	cation Number)
CRS Program Data Table		A. In the SFHA	B. In a regulated floodplain outside the SFHA	C. In the rest of the community
1. Last report's number of buildings in the SFHA (bSF) (line	e 6, last report)	1526		
2. Number of new buildings constructed since last report		+		
3. Number of buildings removed/demolished since last repo	ort	-		
4. Number of buildings affected by map revisions since last	t report (+ or -)			
5. Number of buildings affected by corporate limits changes	s (+ or -)			
6. Current total number of buildings in the SFHA (bSF) (total	al lines 1 -5)			
7. Number of substantial improvement/damage projects sin				
Number of substantial improvement damage projects sin Number of repetitive loss properties mitigated since last				
Number of Teperitive loss properties mitigated since last Number of LOMRs and map revisions (not LOMAs) since				
3. Number of Colvins and map revisions (not Colvins) since	e last report			
10. Acreage of the SFHA (aSFHA) as of the last report (line	e 13, last report)	35,203		
11. Acreage of area(s) affected by map revisions since last	t report (+ or -)			
12. Acreage of area(s) affected by corporate limits changes	s (+ or -)			
13. Current acreage of the SFHA (aSFHA) (total lines 10-1	12)			
14. Primary source for building data:				
15. Primary source for area data:				
16. Period covered: March 2019 through	ı	Current FIRM da	ate 09/2	28/2018
If available, the following data would be useful:				
17. Number of new manufactured homes installed since las	st report			
18. Number of other new 1 -4 family buildings constructed s	· · · · · · · · · · · · · · · · · · ·			
19. Number of all other buildings constructed/installed since				
Comments:				
(Please note the number of the line to which the comment	t refers.)			

Community	State	CID
		(6-digit NFIP Community Identification Number)

Instructions

At the first verification visit after the 2013 *CRS Coordinator's Manual* takes effect, ONLY LINES 6 AND 13 NEED TO BE COMPLETED. These lines form the baseline data about the number of buildings and area of the SFHA for when the table is completed as part of the next annual recertification. The "period covered" entered in line 16 is the date that lines 6 and 13 are first completed.

At all subsequent annual recertifications and cycle verification visits, the entire table is completed. The information in lines 6 and 13 from the last report is transferred to lines 1 and 10 in the next report.

Instructions for the Columns

Column A numbers are for the SFHA (the A and V Zones shown on the Flood Insurance Rate Map) (FIRM)). Use the FIRM currently in effect, not a draft or pending revision.

Column B is completed only if the community receives CRS credit for regulating floodplain development outside the SFHA under Activity 410 (Floodplain Mapping) or Activity 430 (Higher Regulatory Standards).

Column C numbers help relate what happens in the floodplain to what is happening in the rest of the community.

Enter "0" if there are no numbers to report for this period. Do not leave a cell blank. Do not fill in the shaded boxes.

Instructions for the Lines

Lines 1-7 deal with buildings.

- o Section 301.a of the CRS Coordinator's Manual defines what constitutes a "building" and lists examples of structures that are not counted as "buildings" by the CRS.
- o Section 302.a of the CRS Coordinator's Manual describes how the CRS counts buildings. For example, accessory structures are not counted.
- o As noted in Section 302.a, to determine building counts, communities may use any method that yields reasonably good estimates of the number of buildings. Examples of acceptable methods are listed in Section 302.a. Precision is less important for large numbers. For example, the impact of the numbers will not change much if there are 10,000 buildings or 10,100 buildings.
- o If a building is out of the SFHA, but in a parcel that is partly in the SFHA, it is not counted in column A --In the SFHA.
- o In line 14, note how the building counts were obtained or estimated. Use the comments area, if needed.

Line 4 refers to map revisions. These include physical map revisions, Letters of Map Revision (LOMR), and Letters of Map Amendment (LOMA). If a building is removed from the SFHA by FEMA through a LOMA, but the community still administers its floodplain management regulations on the property, the building should not be included in the line 4 count in column A --In the SFHA. However, communities that still regulate areas removed by LOMAs can receive credit under Activities 410 or 430. If the community is receiving such credit, the building should be counted under column B --In a regulated floodplain outside the SFHA.

Line 7 is for the total number of buildings that were substantially improved plus the number of buildings that were substantially damaged during the period covered.

Lines 10 -13 deal with areas.

- o These areas are based on the areas shown on the community's FIRM including LOMRs or LOMAs. Section 403.b discusses those portions of the SFHA that are subtracted from the area of the SFHA to calculate the community's aSFHA used in credit calculations.
- o Section 403.e of the CRS Coordinator's Manual discusses calculating areas for CRS purposes.
- o Section 403.e notes that communities "should not spend an inordinate amount of time measuring areas." As with buildings, communities may use any method that yields reasonably good estimates. Examples of acceptable approaches are listed in Section 403.e.
- o Line 13 asks for the current acreage of the SFHA. The best source for this number is a GIS layer that shows the SFHA. If the community does not have GIS, the county, regional agency, or state NFIP mapping office may have SFHA layers and may be able to provide the data. If the community has a relatively recent FIRM, the study contractor or consulting engineer may have the data.
- o In line 15, note how the area calculations were obtained or estimated. Use the comments area, if needed.

Lines 17 -19 are voluntary, if the numbers are readily available.

- o Line 17 includes replacing an existing manufactured home with a new one. The newly placed manufactured home is counted as a new, post-FIRM, building.
- o The total of lines 17 -19 should equal the value entered in line 2.

CC-230-4



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020						
SUBJECT: E 144 th Avenue Concrete Box Culvert Extension - Intergovernmental Agreement						
FROM: Kristin Sullivan, AICP, Director of Public Works						
AGENCY/DEPARTMENT: Public Works						
HEARD AT STUDY SESSION ON: February 11, 2020						
AUTHORIZATION TO MOVE FORWARD: YES NO						
RECOMMENDED ACTION: That the Board of County Commissioners approve an Intergovernmental Agreement between the City of Thornton and Adams County 144 th Avenue Concrete Box Culvert Extension Reimbursement						

BACKGROUND:

Adams County and the City of Thornton desire to enter into an intergovernmental agreement regarding the City's existing widening project on E 144th Avenue between Washington Street and York Street. The County is requesting that the City extend a concrete box culvert to the south to accommodate future improvements. This agreement states that the County agrees to reimburse the City for the requested work. The agreement outlines the responsibilities of both the City and Adams County regarding the project and associated costs which are estimated to be \$208,859.25.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works Department City of Thornton

ATTACHED DOCUMENTS:

Agreement (including Exhibits A & B)
Resolution

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:					
Please check if there is no fisca section below.	al impact . If	there is fisc	al impact, pl	ease fully com	plete the
Fund: 00013					
Cost Center: 3056					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included	in Current Budge	t:			
Total Revenues:					
		ſ	Object	Subledger	Amount
G (P.1 (10); F	114		Account		
Current Budgeted Operating Expenditure not		at Dudooti			
Add'l Operating Expenditure not Current Budgeted Capital Expend		nt Buaget:	8910	30562001	10,000,000
Add'l Capital Expenditure not inc		Rudget:	8910	30302001	10,000,000
Total Expenditures:	idded iii Current i	Juaget.			10,000,000
Total Expenditures.					10,000,000
New FTEs requested:	YES	⊠ NO			
Future Amendment Needed:	YES	⊠ NO			

Additional Note:

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BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF THORNTON AND ADAMS COUNTY FOR 144TH AVENUE CONCRETE BOX CULVERT EXTENSION REIMBURSEMENT

WHEREAS, Adams County and the City of Thornton desire to enter into an Intergovernmental Agreement ("IGA") regarding the extension of a concrete box culvert on E 144th Avenue between Washington Street and York Street; and,

WHEREAS, the City has a project to widen 144th Avenue and will replace the Big Dry Creek drainage crossing (box culvert); and,

WHEREAS, the County is requesting that this box culvert be extended to accommodate future improvements on top of the box culvert; and,

WHEREAS, the County agrees to reimburse the City for the portion of work in the IGA; and,

WHEREAS, the IGA outlines the responsibilities of both the City and County regarding the project and associated costs.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Intergovernmental Agreement between the City of Thornton and Adams County Regarding the 144th Avenue Concrete Box Culvert Extension Reimbursement, two copies of which are attached hereto and incorporated herein by this reference, be and is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is authorized to execute said agreement on behalf of Adams County.

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF THORNTON AND ADAMS COUNTY FOR 144th AVENUE CONCRETE BOX CULVERT EXTENSION REIMBURSEMENT

This INTERGOVERNMEN	NTAL AGREEMENT ("Agreement") is made and entered
into this day of	, 2020 by and between the City of Thornton located at
9500 Civic Center Drive, Thornto	on, CO 80229 ("Thornton") and Adams County located at
4430 S. Adams County Parkway	y, Brighton, CO 80601 ("Adams County"). Thornton and
Adams County may be referred t	to individually as a "Party" or collectively as the "Parties."

WITNESSETH

WHEREAS, Section 18(2)(a) of Article XIV of the Colorado Constitution and Sections 29-1-201, *et seq.*, and 29-20-105 of the Colorado Revised Statutes authorize and encourage governments to cooperate by contracting with one another for their mutual benefit; and

WHEREAS, Thornton is undertaking a project to widen 144th Avenue from Washington Street to York Street during 2020 and 2021 (the "Project"); and

WHEREAS, a portion of 144th Avenue between Washington Street and York Street is adjacent to an unincorporated enclave of Adams County; and

WHEREAS, the improvements associated with the Project will be constructed within right-of-way that is owned by Thornton, as depicted in **Exhibit A** attached hereto; and

WHEREAS, Adams County desires and Thornton is willing to extend its planned box culvert as depicted in **Exhibit A** to accommodate and include a sidewalk to be constructed by Thornton over the Big Dry Creek drainage crossing (box culvert), which sidewalk will be adjacent to the roadway on one side and fronting unincorporated Adams County on the other side (the "Extension") at the expense of Adams County; and

WHEREAS, the Parties acknowledge and agree that the sidewalk constructed by Thornton as part of the Extension will not extend beyond the box culvert and any connecting sidewalk will be the responsibility of Adams County.

NOW THEREFORE in consideration of the promises and conditions contained herein, the Parties hereto agree as follows:

1. Thornton will develop the contract documents for the construction of the Project. The Parties agree that the Project shall be designed and constructed in accordance with Thornton standards and specifications. Thornton will execute a change order to the existing low-bid contractor of the Project for the Extension work. Thornton will execute and administer the contract for construction of the Project, including the Extension, in

- conformance with its policies and procedures. Thornton will additionally coordinate with the contractor and complete any warranty work needed that affects the Extension.
- 2. The Parties estimate that the cost of construction of the Extension will be approximately two hundred eight thousand eight hundred and fifty-nine dollars and twenty-five cents (\$208,859.25) as provided in **Exhibit B** attached hereto. At the completion of the Project, Thornton shall invoice Adams County for the actual construction costs of the Extension, which shall be payable to Thornton no later than 30 days after approved invoice has been submitted.
- 3. Thornton and Adams County shall each designate a Project Manager who shall coordinate with one another as necessary with respect to the Extension.
- 4. This Agreement shall terminate upon the expiration of the Project warranties associated with the contract documents.
- 5. Thornton shall own and maintain the Extension improvements as they will be constructed within the City's right-of-way.
- 6. Each Party hereto shall be responsible for any suits, demands, costs, or actions at law resulting from its own acts or omissions.
- 7. This Agreement shall inure to the benefit of, and be binding upon, the Parties, their respective legal representatives, successors and assigns.
- 8. Any notice required by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the Party to whom such notice is to be given at the address set forth above, or at such other address as has been previously furnished in writing, to the other Party. Such notice shall be deemed to have been given when deposited in the United States mail.
- 9. This Agreement represents the entire Agreement among the Parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the Parties.
- 10. This Agreement may be terminated in writing by the Parties, but only if there are no contingent, outstanding contracts for construction.
- 11. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in the County of Adams, State of Colorado.
- 12. If any article, section, paragraph, sentence, clause, or phrase of this Agreement is held to be unconstitutional or invalid for any reason, such holding shall not affect the

- validity, enforceability or constitutionality of the remaining provisions of this Agreement.
- 13. A waiver by any Party of a breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either Party.
- 14. The Parties acknowledge that each Party, their officers and employees, are relying on, and do not waive or intend to waive, by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. 24-10-101 et seq., as it is from time to time amended, or otherwise available to the Parties, their officers, or employees.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement to be effective as of the date first above written.

	ADAMS COUNTY COMMISSIONERS
	Name:Its:
ATTEST:	
Clerk and Recorder	
APPROVED AS TO FORM:	
County Attorney	
	CITY OF THORNTON, COLORADO a Colorado municipal corporation
	Kevin S. Woods, City Manager
ATTEST:	
Kristen N. Rosenbaum, City Clerk	
APPROVED AS TO FORM:	
Luis A. Corchado, City Attorney	

(Page 1 of 1)

STRUCTURAL NOTES

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH COLORADO DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2017 EDITION.
- 2. ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS, AS APPLICABLE, DISCUSSED IN THE GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL ENGINEERING STUDY AND PAVEMENT THICKNESS DESIGN 144TH AVENUE IMPROVEMENTS WASHINGTON STREET TO YORK STREET THORNTON, COLORADO" (PROJECT NO. 17-1-710) DATED JANUARY 26, 2018 BY KUMAR & ASSOCIATES, INC.
- 3. BACKFILL FOR BOX CULVERTS AND WINGWALLS SHALL BE ON—SITE GRANULAR SOILS MEETING THE APPROVAL OF THE GEOTECHNICAL ENGINEER.
- 4. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHALL BE PRESENT TO OBSERVE THE FOUNDATION EXCAVATION PRIOR TO CONSTRUCTION OF THE BOX CULVERT BOTTOM SLAB AND WINGWALL FOOTINGS.
- 5. DISTURBED, SOFT OR LOOSE BEARING MATERIAL ENCOUNTERED IN THE FOUNDATION EXCAVATION SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE REFERENCED GEOTECHNICAL REPORT.
- 6. MINIMUM CLEARANCE FROM SURFACE OF CONCRETE TO THE FACE OF REINFORCEMENT SHALL BE 2 INCHES UNLESS OTHERWISE NOTED.
- 7. ALL REINFORCING STEEL SHALL BE GRADE 60 NON-EPOXY COATED UNLESS OTHERWISE NOTED THUS: (E).
- 8. THE FOLLOWING TABLES GIVE THE MINIMUM CLASS B LAP SPLICE LENGTHS FOR REINFORCING BARS, THESE SPLICE LENGTHS SHALL BE INCREASED BY 25% FOR BARS SPACED LESS THAN 6" ON CENTER.

NON-EPOXY COATED REINFORCING SPLICE LENGTHS									
BAR SIZE	#3	#4	#5	#6	#7	#8	#9	#10	
△ TOP BARS	1'-6"	1'-11"	2'-5'	2'-11"	3'-5"	3'-10"	4'-9"	5'-11"	
ALL OTHERS	1'-4"	1'-6"	1'-11"	2'-3"	2'-7"	3'-0"	3'-8"	4'-7"	

EPOXY COATED REINFORCING SPLICE LENGTHS											
BAR SIZE	#3	#3 #4 #5 #6 #7 #8 #9 #10									
△ TOP BARS	1'-11"	2'-7"	3'-2"	3'-10"	4'-5"	5'-1"	6'-3"	7'-8"			
ALL OTHERS	1'-8"	2'-3"	2'-10"	3'-4"	3'-11"	4'-5"	5'-6"	6'-10"			

- $^{\rm "^\Delta}$ top bars" refers to a horizontal bar which shall have more than 1 foot of concrete cast below it.
- 9. ALL EPOXY COATED REINFORCING NOTED THUS (E).
- 10. DRILLED AND EPOXIED REINFORCEMENT SHALL BE INSTALLED USING HILTI-HIT-RE 500-SD ANCHORAGE SYSTEM OR ENGINEER-APPROVED EQUIVALENT.
- 11. ALL CONCRETE SHALL BE CLASS D, f'_c = 4,500 P.S.I., UNLESS NOTED OTHERWISE.
- 12. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4".
- 13. A CLEAR SEALER SHALL BE PLACED ATOP THE SIDEWALKS AND ROADWAY CURB FACE. THE SEALER SHALD BE A PRODUCT FROM THE CDOT APPROVED PRODUCTS LIST AND SHALL BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS. LABOR AND MATERIALS FOR APPLICATION OF THE SEALER SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED UNDER ITEM 601— CONCRETE CLASS D (BRIDGE)
- 14. EXPANSION JOINT MATERIAL SHALL MEET THE REQUIREMENTS OF AASHTO SPECIFICATION M-213.
- 15. ELEVATIONS, SLOPES AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE ORDERING OR FABRICATING ANY MATERIAL.
- 16. ALL FORMED SURFACES VISIBLE FROM ROADWAY, AND AS DIRECTED BY THE CITY OF THORNTON, SHALL USE CDOT CLASS 2 RUBBED FINISH. SEE CDOT STANDARD SPECIFICATION 601.14.

DESIGN DATA

AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 8TH EDITION DESIGN METHODS:

LOAD AND RESISTANCE FACTOR DESIGN (LRFD)

SOIL PARAMETERS:

EQUIVALENT HORIZONTAL FLUID PRESSURE = 45 PCF AT REST MAX ALLOWABLE BEARING PRESSURE = 2,000 PSF

LIVE LOAD = HL-93

DESIGN FORCE FOR BRIDGE RAIL = TL-4

LIVE LOAD SURCHARGE = 2'-0"

REINFORCED CONCRETE:

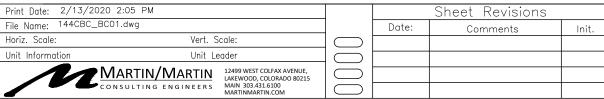
CLASS D CONCRETE - f'c = 4,500 PSI

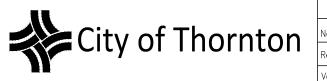
REINFORCING STEEL - $f_v = 60,000 \text{ PSI}$

HYDRAULIC DATA

	Q ₁₀	Q ₁₀₀			
ELEVATION	5126.64	5128.38			
FLOW RATE	4,830 CFS	10,210 CFS			
VELOCITY	8.80 FPS	8.89 FPS			

	163'-0" LIMITS OF TYPE 7 BARRIER															
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SSUE FOR CONSTRUCTION	144TH AVEN	Project No./Code				
Revisions:	BOX CULVERT					
vised:	Designer: T. STAUFFER/L. ER	+ +	17.0445			
	Detailer: M. GEIGE	₹				
id:	Sheet Subset: STRUCTURAL	Subset Sheet: B1	Sheet Number 97			

DALE: Inursday, February 13, 2020 2:05 PM LAST SAVED BY: MeEIGER ING LOCATION: G:\Willis\17.0445—144th Widenind\PLANS\CDs\CBC STRUCTURAL\144CBC BCC

Exhibit B (Page 1 of 2)

Date: 20-Feb-20 Order No. 1

Project Name: 144th Widening - Washington Street to York Street CC/CA: SW/PM CIP No. 17-144

Contractor: RME Construction

Explanation: Address Concrete Box Culvert (CBC) Extension at Big Dry Creek for future Adams County Sidewalk South of 144th Street

You are hereby requested to comply with the following changes to the Contract.

Item No.	Description of Changes	Units	Unit Price	Added Quantity	Deleted Quantity	Total Decrease		Total Increase	
1	Mobilization	LS	\$0.00	0		\$	-	\$	-
1	Mobilization - 404 Permit Survey and Application Modification	EA	\$1,765.00	1		\$	-	\$	1,765.00
1	Mobilization - Supervision Concrete Pours	HR	\$77.30	50		\$	-	\$	3,865.00
1	Mobilization - Bond Increase	EA	\$3,245.00	1		\$	-	\$	3,245.00
1	Mobilization - CDPHE Notice of Modification	EA	\$230.00	1		\$	-	\$	230.00
1	Mobilization - CDPHE Monitoring/Sampling	EA	\$765.00	1		\$	-	\$	765.00
24	Structure Excavation - Additional Structure Excavation is required for the CBC Extension.	CY	\$20.87	310		\$	-	\$	6,469.70
25	Structure Backfill (Class 1) - Additional Structure Excavation is required for the CBC Extension.	CY	\$36.81	75		\$	-	\$	2,760.75
26	Filter Material (Class B) - Additional Filter Material is required for the CBC Extension.	CY	\$90.92	8		\$	-	\$	727.36
27	Dewatering - Additional area and extended time is required for Dewatering	LS	\$6,100.00	1		\$	-	\$	6,100.00
63	Pedestrian Railing (Steel) - Less Pedestrian Railing is required for the CBC Extension.	LF	\$339.00	0	26	\$	8,814.00	\$	-
65	Concrete Class D - Additional Concrete Class D is required for the CBC Extension.	CY	\$786.00	228		\$	-	\$	179,208.00
66	Reinforcing Steel - Additional Reinforcing Steel is required for the CBC Extension.	LB	\$0.95	1162		\$	-	\$	1,103.90
67	Reinforcing Steel (Epoxy) - Additional Reinforcing Steel (Epoxy) is required for the CBC Extension.	LB	\$1.14	561		\$	-	\$	639.54
149	Quality Control - Additional Quality Control is needed for the CBC Extension.	LS	\$0.00	0		\$	-	\$	-
149	Quality Control - Additional Quality Control is needed for the CBC Extension.	EA	\$52.95	5		\$	-	\$	264.75
149	Quality Control - Additional Quality Control is needed for the CBC Extension.	HR	\$68.61	25		\$	-	\$	1,715.25
						\$	-	\$	-

SUBTOTALS, DECREASES AND INCREASES
NET CHANGE IN CONTRACT PRICE

\$ 8,814.00 \$ 208,859.25 \$200,045.25

Exhibit B (Page 2 of 2)

	Order No.	1
	CIP No.	17-144
The original Contract Sum (or GMP) was:	\$	7,444,803.46
Net Change of Previously Authorized Change Orders:		-
Contract Sum Prior to this Change Order	\$	7,444,803.46
Value of this Change Order	\$200,045.25	
The New Contract Sum Including this Change Order	\$	7,644,848.71
The Contract total, including this and previous Change Orders, will be:		
Seven Million Six Hundred Fourty Four Thousand Eight Hundred Fourty Eight dollars and Seventy One cents	\$	7,644,848.71
The Contract Time will remain the same. The date for Substantial Completion of all Work is May 8, 2021. Acceptance of this Contract Change Order by the Contractor is a complete waiver and release by the Contractor, its Subcontractors indirect, consequential, and impact-related costs resulting from or related to this Change, and its effect, if any, on unchanged Work, impacts, or disruption, as well as extended or increased jobsite and home office overhead costs that may be experienced or incurred Change within the Contract Time, as revised. This document will become a supplement to the Contract and all provisions will apply Infrastructure and Support Services recommends acceptance of this Change Order:	, including, but ned as a result of	ot limited to delays,
Daniel Schiltz, Infrastructure Engineering Manager Matthew Eberly, Civil Engineer		
Accepted by: Contractor: RME Construction City of Thornton:		
By:		
(Print name, title) Maria Ostrom, Finance Director		
Sean Saddler, PE, Contracts and Purcha	sing Director	

RESOLUTION RATIFYING THE APPROVAL OF A LEASE AGREEMENT WITH THE STATE OF COLORADO FOR THE EXHIBIT HALL AT THE COUNTY FAIRGROUNDS FOR THE PURPOSE OF CLEANING AND STORAGE OF MEDICAL SUPPLIES RELATED TO THE COVID-19 PANDEMIC

WHEREAS, the Covid-19 pandemic has caused an emergency disaster in Adams County, the State of Colorado, and across the United States of American; and,

WHEREAS, the State of Colorado approached Adams County to lease the Exhibit Hall at the county fairgrounds in order to clean and store medical supplies related to the Covid-19 pandemic; and,

WHEREAS, due to the significant and urgent need to begin the cleaning and storage of medical supplies related to the Covid-19 pandemic, the lease agreement was executed by the County Manager on April 18, 2020.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that execution of the Lease Agreement with the State of Colorado for the Exhibit Hall at the county fairgrounds which is attached hereto as Exhibit A, is hereby ratified and approved.

IN WITNESS WHEREOF, the Parties hereto have executed this Lease.

LANDLORD	TENANT STATE OF COLORADO		
Adams County	Jared S. Polis, Governor		
	The Department of Personnel & Administration		
mine of	DocuSigned by:		
T-H1////	By: tobin Follenweider		
By:	Kara Veitch, Executive Director		
Authorized Signatory	4/18/2020		
Raymond Gonzales, Adams County Manager	Date:		
Name (Print) Title (Print)			
REAL ESTATE PROGRAMS	ALL CONTRACTS MUST BE APPROVED BY THE		
STATE OF COLORADO	STATE CONTROLLER:		
Jared S. Polis, Governor DEPARTMENT OF PERSONNEL & ADMINISTRATION	CRS 24-30-202 requires that the State Controller approve all		
Office of State A Docusigned by: Cutive Director	State contracts. This contract is not valid until the State		
11	Controller, or such assistant as he may delegate, has signed		
By:	it. The Landlord is not authorized to begin performance until the contract is signed and dated below. If performance		
30050F10654F4EF	begins prior to the date below, the State of Colorado may		
4/18/2020	not be obligated to pay for the good and/or services		
Date:	provided.		
OFFICE OF DISK MANACEMENT	STATE OF COLORADO		
OFFICE OF RISK MANAGEMENT STATE OF COLORADO	Jared S. Polis, Governor		
Jared S. Polis, Governor	STATE CONTROLLER'S OFFICE		
DEPARTMENT OF PERSONNEL & ADMINISTRATION	State ControllerDocuSigned by:		
For the Executive Director	By:Nathan Weatherford		
	By:		
By:	4 /10 /2020		
State Risk Manager	Date:		
Date:			
Date:			
LEGAL REVIEW			
DEPARTMENT OF LAW			
Philip J. Weiser, Colorado Attorney General			
ATTORNEY G DocuSigned by:			
By: Divor & Waxter _			
4/18/2020			

STATE OF COLORADO DEPARTMENT OF PERSONNEL AND ADMINISTRATION OFFICE OF THE STATE ARCHITECT REAL ESTATE PROGRAMS



STANDARD – [GROSS LEASE] LEASE AGREEMENT [IMPROVED REAL PROPERTY]

LANDLORD <u>Adams County</u>

TENANT The State of Colorado, acting by and through the Department

of Personnel & Administration

LOCATION <u>Exhibit Hall and adjoining parking lot, Adams County Fairgrounds</u>

9755 Henderson Road, Brighton, Colorado 80601

STATE OF COLORADO
DEPARTMENT OF PERSONNEL AND ADMINISTRATION
OFFICE OF THE STATE ARCHITECT
REAL ESTATE PROGRAMS

STANDARD LEASE AGREEMENT [IMPROVED REAL PROPERTY]

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EXHIBITS:

Exhibit A – Building Description

Exhibit B – Notice of Assignment of Lease Form

LEASE AGREEMENT [Improved Real Property]

The printed portions of this form, except bold additions, have been reviewed by the State Controller and/or the State of Colorado Attorney General and approved by the State Controller. All additions to this form must be in bold type. All deletions must be shown by strike-through.

THIS LEASE AGREEMENT ("Lease") entered into by and between Adams County, whose address or principal place of business is 4430 S. Adams County Parkway, Brighton, Colorado, 80601, hereinafter referred to as "Landlord", and THE STATE OF COLORADO (the "State"), acting by and through the Department of Personnel & Administration, whose address is 1525 Sherman Street, Suite 112, Denver, Colorado 80203, hereinafter referred to as "Tenant". Both Landlord and Tenant may be referred to individually as a "Party", and shall collectively hereinafter be referred to as "Parties" to this Lease.

WITNESSETH:

WHEREAS, Landlord is willing to lease the Building, defined herein, and Tenant desires to lease the Building pursuant to the terms of this Lease; and

WHEREAS, Authority to enter into this Lease exists in the law, and funds have been budgeted, appropriated and otherwise made available and a sufficient unencumbered balance thereof remains available for payment. Required approvals, clearance and coordination have been accomplished from and with appropriate agencies.

NOW, THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. BUILDING, TERM, RENT.

- Landlord hereby leases and demises unto Tenant the following property: the Exhibit Hall at Adams County Fairgrounds, 9755 Henderson Road, Brighton, Colorado, 80601, hereinafter referred to as the "Building" (including land, improvements and other rights appurtenant thereto) and the adjoining parking lot. The Building includes approximately 20,000 rentable square feet. A description of the Building as attached hereto and incorporated by reference herein as "Exhibit A".
- TO HAVE AND TO HOLD the same, together with all appurtenances, unto Tenant, for the term beginning the later of April 18, 2020 or the date the Colorado State Controller approves the Lease ("Commencement Date") and ending October 20, 2020, at and for a monthly rental (the "Monthly Rent") for the full term as shown below:

TERM DATES		MONTHLY RENT	TERM RENT
Commencement Date -	10/20/2020	\$1,465 per day	\$
April 2020 (13 days):	\$19,045		
May 2020 (31 days):	\$45,415		
June 2020 (30) days):	\$43,950		
July 2020 (31 days):	\$45,415		
August 2020 (31 days):	\$45,415		
September (30 days):	\$43,950		
October 2020 (20 days)	\$29,300		

Term Rent: \$272,490

1) §39-3-124 C.R.S., exempts real property leased by the State of Colorado from the
levy and collection of property taxes. Therefore, the Adjusted Annual Rent/RSF as shown above does no
include the Taxes known at the time of drafting of \$/rsf or any tax based upon real property as defined
and required by Article 15; when the current year Taxes are known, the Monthly Rent payment shall be
adjusted accordingly.

- 2) At the Commencement Date, Tenant will have on account for its benefit a rent credit in the amount of \$___,_____ pursuant to Exhibit C attached hereto and incorporated by reference herein. Such amount shall be applied against Rent, Tenant Improvements, and/or Furniture Fixtures & Equipment at the sole discretion of and request by Tenant.
- 3) The Building is to be used and occupied for the cleaning of medical supplies and storage facilities for Tenant and Tenant's agents related to the COVID-19 pandemic. Pursuant to Landlord's invoices, Ppayment of the Monthly Rent shall be made on the first of each month during the term hereof, to Landlord at:

Adams County Parks Department Attention: Mary Willis 9755 Henderson Road Brighton, Colorado 80601

or at such place as Landlord from time to time designates by notice as provided herein, subject to the limitations and conditions set forth in Article 11 Fiscal Funding, Article 12 Federal Funding, or Article 20 Collocation, herein. Landlord's monthly invoices shall be sent to the Tenant at the following address:

Department of Personnel & Administration Attention: State Architect Real Estate Programs 1525 Sherman Street, Suite 112 Denver, CO 80203

4) If the term herein commences on a day other than the first day of a calendar month, then Tenant shall pay to Landlord the rental for the number of days that exist prior to the first day of the succeeding month and the first month of the Lease shall be the first full calendar month Tenant is in occupancy of the Building.

SERVICES.

(A) <u>Landlord Provided Services</u>: Landlord shall provide to Tenant during the occupancy of said Building, as a part of the rental consideration, the following services which shall include but not necessarily be limited to:

1) Services to Building.

- (a) Heat, ventilation and cooling as required for the comfortable use and occupancy of the Building during normal business hours. Landlord shall at all times be responsible for providing heat, ventilating and air conditioning (HVAC) services in quantities and distributions sufficient for Tenant's use of the Building, including rebalancing of the HVAC distribution system as necessary, and also including service, repair and/or replacement of equipment, parts and accessories for the HVAC units and systems serving the Building. Landlord shall ensure that the HVAC capacity provided to service the Building is sufficient to maintain year round temperatures within the 70°F-74°F range in the Building;
- (b) Landlord shall provide a commercial grade dumpster for Tenant and Tenant's agents to deposit their trash and other debris Landlord shall provide standard janitorial

services. Janitorial services shall be provided a minimum of seven (7) times per week, including legal holidays, and include all supplies and materials;

- (c) Provide and pay for electric power as supplied by the local utility company;
- (d) Replacement of Building standard lighting;
- (e) Domestic running water and necessary supplies in washrooms sufficient for the normal use thereof by occupants in the Building;
- (f) Access to and egress from the Building, including elevator service maintenance, repair and replacement customary for buildings of similar age and quality, if included in the Building;
- (g) Snow removal, sidewalk repair and maintenance, landscape maintenance, pest control, and trash removal services;
- (h) HVAC, lighting, electric power, domestic hot and cold running water and janitorial service; and
- (i) Landlord shall at all times be responsible for paying real estate taxes and assessments, including real property taxes, special improvement district taxes or fees or other special district taxes or charges. Tenant shall be responsible for all taxes and assessments on Tenant's personal property, if any.
 - 2) Maintenance, Repair and Replacement.
- (a) Landlord shall operate, maintain, repair and replace the systems, facilities and equipment necessary for the proper operation of the Building and for provision of Landlord's services under Article 2(A)(1) above and shall maintain and repair the foundations, structure and roof of the Building and repair damage to the Building which Landlord is obligated to insure against under this Lease.
 - Additional Services.
- (a) Maintenance of parking lot and/or structure, maintenance of the external lighting devices for the Building parking lot and/or structure. Maintenance, repair and replacement of Tenant Improvements for damage caused by shifting of or leaking around the foundation or of any other structural aspect or system of the Building.
- (b) Maintain the Building in good repair and in tenantable condition during the term of this Lease. Landlord shall have the right to enter the Building at reasonable times for the purpose of making necessary inspections, repairs or maintenance.
- (B) <u>Tenant Provided Services</u>: Tenant will provide showers for Tenant's employees and agents at a location approved by the Landlord.
- 3. INTERRUPTION OF SERVICES. Notwithstanding anything in this Lease to the contrary, if there is an interruption in essential services to the Building (including, but not limited to HVAC, electrical service, elevator service), and such interruption continues for a period of five (5) consecutive days, Tenant shall be entitled to an abatement of rent for the period that such services are not provided to the extent that such interruption interferes with the use of the Building by Tenant. If such interruption continues for a period of **fifteen (15)** thirty (30) days, Tenant may cancel and terminate this Lease without penalty.
- 4. WORK REQUIREMENTS.

Tenant shall take the Building "as is" and without any Tenant Improvements from the Landlord, unless otherwise specified herein.

LANDLORD'S REPRESENTATIONS.

- (A) Landlord represents that there is no mold or asbestos in the Building.
- (B) Landlord, in Landlord's sole opinion, represents that with respect to this Lease, the Building meets the requirements of the Americans with Disabilities Act.
- (C) Landlord must meet all local codes and regulations with regard to fire and life safety during the term of the State of Colorado's occupancy of the Building as mandated by local authorities.
- 6. LANDLORD'S OWNERSHIP. Landlord warrants and represents itself to be the owner, or the authorized representative or agent of the owner, of the Building in the form and manner as stated herein. During the term of this Lease Landlord covenants and agrees to warrant and defend Tenant in the quiet, peaceable enjoyment and possession of the Building. In the event of any dispute regarding Landlord's ownership, upon request from and at no cost to Tenant, Landlord shall immediately, furnish proof thereof by delivering to Tenant an "Ownership and Encumbrance Letter" issued by a properly qualified title insurance company.
- Tenant shall have the right to assign or sublease its interest under this Lease or portion thereof to a State agency, a State institution of higher education, or an agency of the federal government. Such arrangement will be memorialized in an amendment to this lease. Tenant shall not otherwise assign this Lease or sublet the Building, except to a desirable tenant for a similar use and purpose, and will not permit the use of said Building to anyone, other than Tenant, its agents or employees, without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed. Tenant shall not assign its interest under this Lease or sublet the Building, except to a desirable tenant for a similar use and purpose without the prior written consent of Landlord, which consent will not be unreasonably withheld, conditioned, or delayed. Tenant shall also not permit the use of said Building to anyone, other than Tenant, its agents or employees, without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed.
- 8. EMINENT DOMAIN, TERMINATION OF LEASE. If the Building is taken via eminent domain, in whole or in part, then either Party may cancel and terminate this Lease and the current rent shall be properly apportioned to the date of such taking. In such event the entire damages which may be awarded shall be apportioned between Landlord and Tenant, as their interests appear.
- 9. DAMAGE AND DESTRUCTION. If the Building is rendered uninhabitable or unfit for Tenant's purposes by fire, natural disaster, or other casualty, and the Building cannot be repaired within a reasonable amount of time as mutually and reasonably determined by both Parties, this Lease will immediately terminate and no rent shall accrue from the date of such fire or casualty. If the Building is damaged by fire, natural disaster, or other casualty so that there is partial destruction of such Building or such damage as to render the Building partially uninhabitable or partially unfit for Tenant's purposes, Tenant may, within five (5) days of such occurrence, terminate this Lease by giving written notice to the Landlord. Such termination shall be effective not less than fifteen (15) days from the date of mailing of the notice. Rent shall be apportioned to the effective date of termination.
- 10. HOLDING OVER. The Lease shall be extended on a month-to-month basis if Tenant fails to vacate the Building upon expiration or sooner termination of this Lease. The rent to be paid by Tenant during such continued occupancy shall be the same being paid by Tenant as of the date of expiration or sooner termination. Landlord and Tenant each hereby agree to give the other Party at least thirty (30) days written notice prior to termination of any holdover tenancy.

FISCAL FUNDING.

- (A) As set forth in State of Colorado Fiscal Rules and §23(B) below, this Lease is dependent upon the continuing availability of funds beyond the term of the State's current fiscal period ending upon the next succeeding June 30, as financial obligations of the State of Colorado payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available. While the act of appropriation is a legislative act, Tenant will take appropriate actions under the laws applicable to Tenant to timely and properly budget for, request of and seek and pursue appropriation of funds from the General Assembly of the State of Colorado permitting Tenant to make payments required hereunder during the period to which such appropriation applies. If funds are not appropriated, this Lease shall terminate upon the exhaustion of such appropriation, with no penalty or additional cost to Tenant. Tenant shall notify Landlord of such non-allocation of funds by sending written notice thereof to Landlord forty-five (45) days prior to the effective date of termination.
- (B) Tenant's obligation to pay rent hereunder constitutes a current expense of Tenant payable exclusively from Tenant's funds and shall not in any way be construed to be a general obligation indebtedness of the State of Colorado or any agency or department thereof within the meaning of any provision of §§ 1,2,3,4, or 5 of Article XI of the Colorado Constitution, or any other constitutional or statutory limitation or requirement applicable to the State concerning the creation of indebtedness. Neither Tenant, nor Landlord on its behalf, has pledged the full faith and credit of the State, or any agency or department thereof to the payment of the charges hereunder, and this Lease shall not directly or contingently obligate the State or any agency or department thereof to apply money from, or levy or pledge any form of taxation to, the payments due hereunder.
- 12. FEDERAL FUNDING. If any or all funds for payment of this Lease are provided by the Federal Government, this Lease is subject to and contingent upon the continuing availability of Federal funds, and if such funds are not made available, Tenant may unilaterally terminate this Lease at the end of any month after providing ninety (90) days written advance termination notice to Landlord.
- 13. NOTICE. Any notice required or permitted by this Lease may be delivered in person or sent by registered or certified mail, return receipt requested, to the Party at the address as hereinafter provided, and if sent by mail it shall be effective when posted in the U.S. Mail Depository with sufficient postage attached thereto:

Landlord: Tenant:

Adams County 4430 S. Adams County Parkway Brighton, Colorado 80601 Attention: Adams County Manager Department of Personnel & Administration Attention: State Architect Real Estate Programs 1525 Sherman Street, Suite 112 Denver, CO 80203

Notice of change of address shall be treated as any other notice.

- 14. CONSENT. Unless otherwise specifically provided, whenever consent or approval of Landlord or Tenant is required under the terms of this Lease, such consent or approval shall not be unreasonably withheld or delayed and shall be deemed to have been given if no response is received within thirty (30) days of the date the request was made. If either Party withholds any consent or approval, such Party shall, after written request, deliver to the other Party a written statement giving the reasons therefore.
- 15. TENANT'S TAX EXEMPT STATUS. The Parties acknowledge § 39-3-124(1)(b) C.R.S., effective January 1, 2009, exempts the Premises from levy and collection of property tax including Assessed Tax, Special Assessment Tax, Maintenance District, Local Improvement Assessment, Fees and Interest (collectively "Taxes") while leased by Tenant for State purposes and that Landlord shall not receive

a levy for property taxes from the County Assessor on the Premises occupied by Tenant during the term of the Lease and any extensions thereof. Tenant shall timely file a copy of the Lease, and any extensions or amendments thereof, with the County Assessor. If the Lease terminates prior to the end date provided for in Article 1(B), or any extension or amendments thereof (early termination), Tenant shall timely file notice of the early termination date with the County Assessor.

Tenant's Monthly Rent obligation, per Article 1(B), shall be decreased by the amount of the reduction in Taxes on a monthly prorated basis. So long as Landlord receives an abatement of Taxes from the County Assessor, by reason of Tenant's operation as an agency or department of the State of Colorado:

- (A) Tenant shall receive a credit against its Monthly Rent beginning with the Commencement Date based upon the latest tax information known at the time the lease is prepared for execution. This credit shall be reconciled upon the availability of the tax information for the relevant tax year; and
- (B) Beginning with the availability of the tax information for the relevant tax year Tenant shall receive an on-going credit against its Monthly Rent which shall be reconciled annually.
- 16. TENANT-LIABILITY EXPOSURE. Notwithstanding any other provision of this Lease to the contrary, no term or condition of this Lease shall be construed or interpreted as a waiver of any provision of the Colorado Governmental Immunity Act, § 24-10-101, et seq. C.R.S. Liability for claims for injuries to persons or property arising out of the negligence of either Party the State of Colorado, its departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of § 24-10-101, et seq., C.R.S. and § 24-30-1501, et seq., C.R.S. All provisions of this Lease are controlled, limited and otherwise modified to limit any liability of either Party Tenant in accordance with the foregoing cited statutes.
- 17. SECURITY DEPOSIT. Tenant shall not provide a security deposit to Landlord.

18. INSURANCE.

- (A) <u>Landlord Insurance</u>. Landlord and Landlord's contractors shall carry and maintain the following insurance coverage with respect to the Building during the Lease term:
- 1) Commercial General Liability Insurance covering operations by, or on behalf of, Landlord on an occurrence basis against claims for bodily injury, property damage and personal injury liability with minimum limits of (a) \$1,000,000 each occurrence; (b) \$2,000,000 general aggregate; (c) \$2,000,000 products and completed operations aggregate.
- 2) Property Insurance covering the Building, its equipment, and Landlord's interest in improvements and betterments on an "All Risk" basis, including where appropriate the perils of Flood and Earthquake. Coverage shall be written with a replacement cost valuation and include an agreed value provision. The deductible amount shall not exceed \$25,000 unless approved by Tenant. The policy shall also include a rental income extension.
- 3) Workers' Compensation Coverage for employees of Landlord as required by law and employer's liability insurance.
- 4) All policies shall be written with carriers approved to do business in the State of Colorado with an A.M. Best Rating of at least A- VII and shall contain a waiver of subrogation on behalf of Tenant. The above insurance policies shall include provisions preventing cancellation or non-renewal without at least 30 days prior notice to Landlord and Landlord shall forward such notice to the State within seven days of Landlord's receipt of such notice. Landlord shall provide Tenant certificates of Insurance confirming renewal of the coverage at least fifteen (15) days prior to expiration.

(B) <u>Tenant Insurance</u>. Tenant shall provide insurance on its inventory, equipment, and all other personal property located at the Building against loss resulting from fire or other casualty at Tenant's sole cost. Tenant shall have the right to provide such insurance under a self-insurance program, or, at any time during the term of this Lease, to provide such insurance through an insurance company. With respect to general liability, Tenant is self-insured in accordance with the provisions of the Colorado Governmental Immunity Act set forth at § 24-10-101, et seq., C.R.S. and the Colorado Risk Management Act, § 24-30-1501, et seq., C.R.S.

19. CONVEYANCE OF THE BUILDING, ASSUMPTION OF LEASE, ATTORNMENT AND NON-DISTURBANCE.

- (A) If Landlord assigns this Lease or if the Building is sold, transferred or conveyed, (all collectively called "Assignment"), within ten (10) days of the Assignment of the Lease, Landlord shall provide Tenant notice thereof pursuant to Article 13 of this Lease in a form substantially in conformity with that described in Exhibit B. Said notice shall include the name and address of the New Landlord (any assignee of this Lease, or any purchaser of the Building, or any other successor owner or assignee of Landlord through foreclosure or deed in lieu of foreclosure [the "New Landlord"]), the New Landlord's Social Security or Federal Employer's Identification Number, and documentation evidencing the Lease Assignment, whether it be an assignment and assumption of Lease, deed or other transfer.
- (B) If Landlord fails to provide Tenant the notice of Assignment provided for in the preceding paragraph (A) and Tenant receives written notice from a third-party claiming to be the New Landlord under a transaction constituting an Assignment of Lease, and the New Landlord provides Tenant the evidence of transfer specified in paragraph (A), Tenant shall provide Landlord written notice of the New Landlord's claim at the address provided for in Article 13. If Landlord does not contest the New Landlord's claim in writing to Tenant within ten (10) days from the date of Tenant's written Notice to Landlord, Tenant may recognize the New Landlord as Landlord under the Lease and shall thereafter pay the monthly rent and other obligations under the Lease to the New Landlord and Landlord shall have waived any further rights under the Lease and shall be barred from further rights thereunder, including, but not limited to, the right to receive rent. In addition, any Tenant audit rights which resulted in a monetary obligation due the Tenant shall then become the full responsibility of the New Landlord.
- (C) The New Landlord's title, right and interest in the Building, however acquired, shall be subject to all Lease provisions, including, not limited to, the non-disturbance of Tenant's possession of the Building and Tenant shall recognize the New Landlord as Landlord under the Lease. Tenant's attornment to the New Landlord shall not waive any rights of Tenant against the prior Landlord. All payments previously made by Tenant to the prior Landlord and all other previous actions taken by Tenant under the Lease shall be considered to have discharged those obligations of Tenant under the Lease. The New Landlord's acceptance of the rent payment provided for in the Lease shall constitute the New Landlord's assumption of the Lease and obligations of the Landlord's thereunder.
- 20. COLLOCATION. If the State builds, leases, or otherwise acquires a building for the purpose of collocating in one area, State agencies, State institutions of higher education, or sections, divisions, or functional groups within the State, or designates an existing State or political subdivision thereof real property interest for such collocation of Tenant, this Lease may be terminated by Tenant by giving written notice to Landlord not less than sixty (60) days prior to Tenant's intent to vacate and terminate the Lease. Following the date of such termination stated in the written notice to Landlord, Tenant shall not be liable to perform any of its obligations under this Lease, including, but not limited to rental payments, following the date of such termination.
- 21. INDEPENDENT CONTRACTOR. 4 CCR §801-2. The Landlord shall perform its duties hereunder as an independent contractor and not as an employee. Neither Landlord nor any agent or employee of Landlord shall be or shall be deemed to be an agent or employee of the State. Landlord shall pay when due all required employment taxes and income tax and local head tax on any monies paid by the State pursuant to this Lease. Landlord acknowledges that Landlord and its employees are not entitled to

unemployment insurance benefits unless Landlord or third party provides such coverage and that the State does not pay for or otherwise provide such coverage. Landlord shall not have authorization, express or implied, to bind the State to any agreements, liability, or understanding except as expressly set forth herein. Landlord shall provide and keep in force Workers' Compensation (and provide proof of such insurance when requested by the State) and unemployment compensation insurance in the amounts required by law. and shall be solely responsible for the acts of Landlord, its employees and agents.

22. NO VIOLATION OF LAW.

- § 18-8-301, et seq., C.R.S. and § 18-8-401, et seq., C.R.S. The signatories hereto aver that they are familiar with § 18-8-301, et seq., C.R.S. (Bribery and Corrupt Influences) and § 18-8-401, et seq., C.R.S. (Abuse of Public Office), and that no violation of such statutes has occurred under this Lease.
- (B) § 24-76.5-101, et seq., C.R.S. Landlord, if a natural person eighteen (18) years of age or older, hereby swears and affirms under penalty of perjury that he or she (a) is a citizen or otherwise lawfully present in the United States pursuant to federal law, (b) shall comply with the provisions of § 24-76.5-101 et seg., C.R.S. and (c) has produced one form of identification required by § 24-76.5-103 C.R.S. prior to the effective date of this Lease.

23. COLORADO SPECIAL PROVISIONS

- CONTROLLER'S APPROVAL. § 24-30-202 (1), C.R.S. This Lease shall not be valid until it has been approved by the Colorado State Controller or authorized designee.
- FUND AVAILABILITY. § 24-30-202 (5.5), C.R.S. Financial obligations of the State payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.
- CHOICE OF LAW. Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Lease. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. Any provision incorporated herein by reference which purports to negate this or any other Special Provision in whole or in part shall not be valid or enforceable or available in any action at law, whether by way of complaint, defense, or otherwise. Any provision rendered null and void by the operation of this provision shall not invalidate the remainder of this Lease, to the extent capable of execution. The Landlord shall strictly adhere to all applicable federal and State laws, rules, and regulations that have been or may hereafter be established, including those dealing with discrimination and unfair employment practice, in performing its obligations under the Lease.
- LANDLORD/VENDOR OFFSET. §§ 24-30-202 (1), C.R.S. and 24-30-202.4, C.R.S. Subject to § 24-30-202.4 (3.5), C.R.S, the State Controller may withhold payment under the State's vendor offset intercept system for debts owed to State agencies for: (a) unpaid child support debts or child support arrearages; (b) unpaid balances of tax, accrued interest, or other charges specified in § 39-21-101, et seq., C.R.S.; (c) unpaid loans due to the Student Loan Division of the Department of Higher Education; (d) amounts required to be paid to the Unemployment Compensation Fund; and (e) other unpaid debts owing to the State as a result of final agency determination or judicial action.
- EMPLOYEE FINANCIAL INTEREST. § 24-18-201, C.R.S. and § 24-50-507, C.R.S. The signatories aver that to their knowledge, no State employee has any personal or beneficial interest whatsoever in the service or property described herein.
- BROKER REPRESENTATION: Landlord and Tenant acknowledge that as a Landlord Agent on behalf of Landlord in this transaction and Jones Lang LaSalle ("JLL") is acting as

a Tenant Agent on behalf of Tenant in this transaction. Further, Landlord and Tenant acknowledge that in consideration of JLL acting as a Tenant Agent on behalf of the State of Colorado in this transaction, JLL will receive a leasing commission by separate agreement with the Tenant, while Landlord Agent will receive commission by separate agreement with the Landlord.

25. GENERAL PROVISIONS

- (A) Binding Effect. All provisions herein contained, including the benefits and burdens, shall extend to and be binding upon the Parties' respective heirs, legal representatives, successors, and assigns.
- (B) Captions. The captions and headings in this Lease are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions.
- (C) Construction Against Drafter. In the event of an ambiguity in this Lease the rule of Lease construction that ambiguities shall be construed against the drafter shall not apply and the Parties hereto shall be treated as equals and no Party shall be treated with favor or disfavor.
- (D) Counterparts. This Lease may be executed in multiple, identical, original counterparts, each of which shall be deemed an original, but all of which shall be deemed to be one and the same agreement. A signed copy of this Lease delivered by facsimile, e-mail or other means of electronic execution or transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Lease.
- (E) Entire Understanding. This Lease represents the complete integration of all understandings between the Parties and all prior representations and understandings, oral or written, are merged herein. Prior or contemporaneous additions, deletions, or other changes hereto shall not have any force or effect whatsoever, unless embodied herein.
- (F) Jurisdiction and Venue. All suits or actions related to this Lease shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.
 - (G) Modification.
- 1) By the Parties. Except as specifically provided in this Lease, modifications hereof shall not be effective unless agreed to in writing by the Parties in an amendment hereto, properly executed and approved in accordance with applicable Colorado State law, State Fiscal Rules, and Office of the State Controller Policies, including, but not limited to, the policy entitled MODIFICATION OF LEASES TOOLS AND FORMS.
- 2) By Operation of Law. This Lease is subject to such modifications as may be required by changes in federal or Colorado State law, or their implementing regulations. Any such required modification automatically shall be incorporated into and be part of this Lease on the effective date of such change, as if fully set forth herein.
- (H) Order of Precedence. The provisions of this Lease shall govern the relationship of the State and Landlord. In the event of conflicts or inconsistencies between this Lease and its exhibits and attachments, including, but not limited to, those provided by Landlord, such conflicts or inconsistencies shall be resolved by reference to the documents in the following order of priority:
 - 1) Colorado Special Provisions,
 - 2) The remaining provisions of the main body of this Lease,
 - 3) Exhibit A, Building Description, and
 - 4) Exhibit B, any Notice of Assignment.

- (I) Severability. Provided this Lease can be executed and performance of the obligations of the Parties accomplished within its intent, the provisions hereof are severable and any provision that is declared invalid or becomes inoperable for any reason shall not affect the validity of any other provision hereof, provided that the Parties can continue to perform their obligations under this Lease in accordance with its intent.
- (J) Survival of Certain Lease Terms. Notwithstanding anything herein to the contrary, provisions of this Lease requiring continued performance, compliance, or effect after termination hereof, shall survive such termination and shall be enforceable by the State if Landlord fails to perform or comply as required.
- (K) Taxes Other than Real Property. The State is exempt from all federal excise taxes under IRC Chapter 32 (No. 84-730123K) and from all State and local government sales and use taxes under §§ 39-26-101 and 201, et seq., C.R.S. Such exemptions apply when materials are purchased or services are rendered to benefit the State; provided however, that certain political subdivisions (e.g., City of Denver) may require payment of sales or use taxes even though the product or service is provided to the State. Landlord shall be solely liable for paying such taxes as the State is prohibited from paying or reimbursing Landlord for such taxes.
- (L) Third Party Beneficiaries. Enforcement of this Lease and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this Lease are incidental to the Lease, and do not create any rights for such third parties.
- (M) Waiver. Waiver of any breach under a term, provision, or requirement of this Lease or any right or remedy hereunder, whether explicitly or by lack of enforcement, shall not be construed or deemed as a waiver of any subsequent breach of such term, provision or requirement, or of any other term, provision, or requirement.
- (N) Extinguishment and Replacement. This Lease extinguishes and replaces any prior leases between the Parties related to the Building upon the Commencement Date hereof.
- (O) Quiet Enjoyment. The State shall be entitled to quiet enjoyment of the Building as long as it is not in default under the provisions hereof.
- (P) CORA Disclosure. To the extent not prohibited by federal law, this Lease and the performance measures and standards under § 24-103.5-101, C.R.S. if any, are subject to public release through the Colorado Open Records Act, § 24-72-101, *et seq.*, C.R.S.
- (Q) Indemnification. Landlord shall indemnify, save, and hold harmless the State, its employees and agents, against any and all claims, damages, liability and court awards including costs, expenses, and attorney fees and related costs, incurred by any of the Indemnified parties as a result of any act or omission by Landlord, or its employees, agents, subcontractors, or assignees in connection with this Lease. The provisions hereof shall not be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions, of the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S.
- 26. ADDITIONAL RENT. Not applicable.
- 27. ADDITIONAL PROVISIONS.
- (A) Renewal Option. Provided this Lease is in full force and effect and Tenant provides prior written notice to the Landlord ("Renewal Notice") no earlier than thirty (30) days and no later than ten (10) days prior to the initial Lease expiration, Tenant shall have the option to

extend the term of the Lease for one (1) period of up to three (3) months (the "Renewal Term") upon the same terms and conditions as contained in this Lease.

- (B) Tenant Improvements. Tenant or Tenant's agents may make improvements to the Building in order to accommodate the Tenant's requirements at the sole cost and expense of the Tenant and the Tenant's agents.
- (C) Termination for Convenience. The Tenant may terminate this Lease prior to the expiration of the term if the Building is no longer required for the Tenant's purposes. The Tenant shall effect such early termination by giving written notice to the Landlord specifying the effective date of termination, but no less than thirty (30) days prior to the effective date of such termination.
- (D) Tenant Improvements upon Expiration or Earlier Termination. Prior to the expiration or earlier termination of this Lease, Tenant or Tenant's agents shall clean and restore the Building to its prior condition existing as of the Commencement Date at the sole cost and expense of Tenant or Tenant's agents, reasonable wear and tear excepted.

Form – Improved Real Property Lease (Gross)

IN WITNESS WHEREOF, the Parties hereto have executed this Lease.

LANDLORD Adams County

TENANTSTATE OF COLORADO
Jared S. Polis, Governor

The Department of Personnel & Administration

By:	By: Kara Veitch, Executive Director
By:Authorized Signatory	Kara Veitch, Executive Director
Raymond Gonzales, Adams County Manager	Date:
Name (Print) Title (Print)	
REAL ESTATE PROGRAMS STATE OF COLORADO Jared S. Polis, Governor	ALL CONTRACTS MUST BE APPROVED BY THE STATE CONTROLLER:
DEPARTMENT OF PERSONNEL & ADMINISTRATION Office of State Architect, For the Executive Director	CRS 24-30-202 requires that the State Controller approve all State contracts. This contract is not valid until the State Controller, or such assistant as he may delegate, has signed
By:	it. The Landlord is not authorized to begin performance until the contract is signed and dated below. If performance begins prior to the date below, the State of Colorado may not be obligated to pay for the good and/or services provided.
OFFICE OF RISK MANAGEMENT STATE OF COLORADO Jared S. Polis, Governor DEPARTMENT OF PERSONNEL & ADMINISTRATION For the Executive Director	STATE OF COLORADO Jared S. Polis, Governor STATE CONTROLLER'S OFFICE State Controller (or authorized Delegate) By:
By: State Risk Manager	Date:
Date:	
LEGAL REVIEW DEPARTMENT OF LAW Philip J. Weiser, Colorado Attorney General ATTORNEY GENERAL (or authorized Delegate)	
Ву:	
Date:	

Form – Improved Real Property Lease (Gross) Rev. 01/2019

EXHIBIT A **BUILDING DESCRIPTION**

Form – Improved Real Property Lease (Base Year) Rev. 01/2019

EXHIBIT B

NOTICE OF ASSIGNMENT OF LEASE ASSUMPTION OF LEASE BY NEW LANDLORD

Date:	
, Tenant	[Tenant] [Tenant's Address for Notice (See Art. 13 of Lease)]
Re: Lease for:, dated, Landlord Dear Tenant:	(See Art. 1 of Lease]
Pursuant to Article 13 of the above referenced Le [date], the Lease was assigned to:	ase, Tenant is hereby notified that on
The New Landlord's W-9 is attached. Evidence of the transaction constituting the Assig	[Type of Deed]; Other [Specify]
Tenant's rental obligations after	(date) should be paid to the New Landlord at:
Landlord has assumed the obligations of Landlord By:	ded in this Notice is true and acknowledges the New d under the Lease.
LANDLORD	
By: NEW LANDLORD	

Enclosures

EXHIBIT C

COMMISSION SHARING BETWEEN THE TENANT AND THE REAL ESTATE SUPPORT SERVICES VENDOR

Pursuant to the contract for F	eal Estate Support Serv	rices between	and the State	dated
Landlord and Tenant	acknowledge that in consi	ideration of	acting as a Tenant A	gent on
behalf of the State of Colorado	•			. of
	credited to Tenant as sh	•		
`) shall be remitted to	\ /	I execution of this Le	

Form – Improved Real Property Lease (Base Year) Rev. 01/2019



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Insurance Policy Renewals
FROM: Phil Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 21, 2010
AUTHORIZATION TO MOVE FORWARD: ⊠ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions attached awarding insurance contracts to various insurance companies.

BACKGROUND:

Risk Management met with representatives from AJ Gallagher, the County's contracted Insurance Broker to develop a marketing strategy for the renewal of expiring annual County Insurance Policies. The County Insurance Policies expire on April 30th. The overall insurance program is designed to provide the best amount of coverage possible to best protect the County's financial assets. The insurance policies expire on an annual basis. Each year, the policies are marketed to appropriate insurance carriers in order to obtain competitive pricing quotes. Once the quotes are received, they are reviewed by Gallagher and Risk Management. The results are then presented to the BoCC with recommendations from Risk Management for policy contracts.

The attached spreadsheet includes the recommendations for policies and the price difference from last year.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Resolutions for each insurance coverage contract Spreadsheets with each coverage reflecting recommendations

Revised 06/2016 Page 1 of 2

FISCAL IMPACT: Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below. **Fund:** 19 **Cost Center:** 8611 and 8617 **Object** Subledger **Amount** Account Current Budgeted Revenue: Additional Revenue not included in Current Budget: **Total Revenues: Object** Subledger Amount Account 8115 1,071,500 Current Budgeted Operating Expenditure: Add'l Operating Expenditure not included in Current Budget: 167,288 Current Budgeted Capital Expenditure: Add'l Capital Expenditure not included in Current Budget: **Total Expenditures:** 1,238,788

New FTEs requested:	☐ YES	⊠ NO
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Future Amendment Needed: YES NO

Additional Note:

Although it appears that the 2020 budget for insurance premiums is insufficient to cover the cost of the aforementioned insurance policy renewals, there is sufficient spending authority available within other line item budgets for cost centers 8611 and 8617.

RESOLUTION AWARDING AN AIRPORT OPERATORS' LIABILITY INSURANCE POLICY TO ACE USA INSURANCE COMPANY FOR AIRPORT OPERATORS' LIABILITY INSURANCE

WHEREAS, on April 28, 2020 quotations were reviewed to consider an insurance company to provide Airport Operators' Liability insurance for the County; and,

WHEREAS, ACE USA Insurance Company submitted the only quotation to provide an Airport Operators' Liability insurance policy in the premium amount of \$31,621 and it is recommended that the Airport Operators' Liability insurance be awarded to ACE USA Insurance Company as a sole source.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Airport Operators' Liability insurance policy be awarded to ACE USA Insurance Company.

BE IT FURTHER RESOLVED, that the Risk Manager is hereby authorized to sign binding of the Airport Operators' Liability insurance policy with ACE USA Insurance Company for Airport Operators' Liability insurance.

Please see the below chart for the renewal proposal by line of coverage. The increase in premium overall is an increase of 14.89% over the 2019/2020 policy year. This increase is typical for the present market conditions given the losses incurred during the expiring fiscal year.

C	Formisia a la compa	Dan awal Inawan	ļ	2019	_	2020	0/ C h	C
Coverage Type	Expiring Insurer	Renewal Insurer	۲	remium	ŀ	Premium	% Change	
Property - Equipment Breakdown	Swiss Re	Swiss Re	\$	385,000	\$	428,850	11.39%	\$200M Limit; Wind/Hail deductible is 3%; Premium includes terrorism
Dicardowii						121 502		\$10,000,000 Each Occurrence/Wrongful Act; \$10,000,000
Public Entity Liability	Allied World	Allied World	\$	352,159		431,583	22.55%	Aggregate Limits, 1,000,000 SIR; Premium includes terrorism
Underground Storage Tank Pollution - Front Range Airport	Liberty Surplus Ins. Co.	Liberty Surplus Ins. Co.	\$	26,327	\$	26,853	2.00%	\$5M Limit; Ded per schedule; excludes Terrorism & includes surplus lines tax
Airport Liability	ACE USA	ACE USA	\$	27,496	\$	31,621	15.00%	\$25M Limit; premium includes War Risk and Terrorism
Excess Workers'	Midwest	Midwest	\$	126,979	\$	140,062	10.30%	SIR \$750K
Compensation	Employers	Employers			\$			
Self Insurers Workers'	Travelers Casualty	Travelers Casualty	\$	10 000	\$	10 000	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in
Compensation Bond	& Surety Co.	& Surety Co.	Ф	12,232	Ф	12,232	0.00%	2017
								\$2M Limit/ \$50K Ded; Premium includes 20% commission to
Crime	Hanover Insurance	Hanover Insurance	\$	11,214	\$	11,214	0.00%	Gallagher. Gallagher credits the broker fee by amount of
								commission earned
Network Security & Privacy	ACE American	ACE American	\$	99,236	\$	114,951	15.84%	\$10M Limit with Data Breach Sidecar \$10M; \$100K SIR
Excess Cyber	Beazley Insurance	Beazley Insurance	\$	35,332	\$	40,922	15.82%	\$5M Limit xs Primary \$10M
Explorers Accident	Arch Insurance	Arch Insurance	\$	645	\$	500	-22.48%	\$50K AD&D Limit; \$0 Ded
Grand Total (expiring options	s)		\$1	,076,620	\$	1,238,788	14.89%	



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Insurance Policy Renewals
FROM: Phil Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 21, 2010
AUTHORIZATION TO MOVE FORWARD: ⊠ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions attached awarding insurance contracts to various insurance companies.

BACKGROUND:

Risk Management met with representatives from AJ Gallagher, the County's contracted Insurance Broker to develop a marketing strategy for the renewal of expiring annual County Insurance Policies. The County Insurance Policies expire on April 30th. The overall insurance program is designed to provide the best amount of coverage possible to best protect the County's financial assets. The insurance policies expire on an annual basis. Each year, the policies are marketed to appropriate insurance carriers in order to obtain competitive pricing quotes. Once the quotes are received, they are reviewed by Gallagher and Risk Management. The results are then presented to the BoCC with recommendations from Risk Management for policy contracts.

The attached spreadsheet includes the recommendations for policies and the price difference from last year.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Resolutions for each insurance coverage contract Spreadsheets with each coverage reflecting recommendations

Revised 06/2016 Page 1 of 2

FISCAL IMPACT: Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below. **Fund:** 19 **Cost Center:** 8611 and 8617 **Object** Subledger Amount Account Current Budgeted Revenue: Additional Revenue not included in Current Budget: **Total Revenues: Object** Subledger Amount Account 8115 1,071,500 Current Budgeted Operating Expenditure: Add'l Operating Expenditure not included in Current Budget: 167,288 Current Budgeted Capital Expenditure: Add'l Capital Expenditure not included in Current Budget: **Total Expenditures:** 1,238,788

New FTEs requested	l:] YES [⊠ NO

Future Amendment Needed: YES NO

Additional Note:

Although it appears that the 2020 budget for insurance premiums is insufficient to cover the cost of the aforementioned insurance policy renewals, there is sufficient spending authority available within other line item budgets for cost centers 8611 and 8617.

RESOLUTION AWARDING A CRIME INSURANCE POLICY TO HANOVER INSURANCE FOR CRIME INSURANCE

WHEREAS, on April 28, 2020 quotations were reviewed to consider an insurance company to provide Crime insurance coverage for the County; and,

WHEREAS, Hanover Insurance submitted a quotation to provide a Crime insurance policy in the premium amount of \$11,214; and,

WHEREAS, Hanover Insurance provided the lowest quotation; and,

WHEREAS, Risk Management recommends that the Crime Insurance Policy be awarded to Hanover Insurance.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Crime insurance policy be awarded to Hanover Insurance.

BE IT FURTHER RESOLVED, that the Risk Manager is hereby authorized to sign binding of the Crime insurance policy to Hanover Insurance for Crime Insurance.

Please see the below chart for the renewal proposal by line of coverage. The increase in premium overall is an increase of 14.89% over the 2019/2020 policy year. This increase is typical for the present market conditions given the losses incurred during the expiring fiscal year.

C	Formisia a la compa	Dan awal Inawan	ļ	2019	_	2020	0/ C h	C
Coverage Type	Expiring Insurer	Renewal Insurer	۲	remium	ŀ	Premium	% Change	
Property - Equipment Breakdown	Swiss Re	Swiss Re	\$	385,000	\$	428,850	11.39%	\$200M Limit; Wind/Hail deductible is 3%; Premium includes terrorism
Dicardowii						121 502		\$10,000,000 Each Occurrence/Wrongful Act; \$10,000,000
Public Entity Liability	Allied World	Allied World	\$	352,159		431,583	22.55%	Aggregate Limits, 1,000,000 SIR; Premium includes terrorism
Underground Storage Tank Pollution - Front Range Airport	Liberty Surplus Ins. Co.	Liberty Surplus Ins. Co.	\$	26,327	\$	26,853	2.00%	\$5M Limit; Ded per schedule; excludes Terrorism & includes surplus lines tax
Airport Liability	ACE USA	ACE USA	\$	27,496	\$	31,621	15.00%	\$25M Limit; premium includes War Risk and Terrorism
Excess Workers'	Midwest	Midwest	\$	126,979	\$	140,062	10.30%	SIR \$750K
Compensation	Employers	Employers			\$			
Self Insurers Workers'	Travelers Casualty	Travelers Casualty	\$	10 000	\$	10 000	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in
Compensation Bond	& Surety Co.	& Surety Co.	Ф	12,232	Ф	12,232	0.00%	2017
								\$2M Limit/ \$50K Ded; Premium includes 20% commission to
Crime	Hanover Insurance	Hanover Insurance	\$	11,214	\$	11,214	0.00%	Gallagher. Gallagher credits the broker fee by amount of
								commission earned
Network Security & Privacy	ACE American	ACE American	\$	99,236	\$	114,951	15.84%	\$10M Limit with Data Breach Sidecar \$10M; \$100K SIR
Excess Cyber	Beazley Insurance	Beazley Insurance	\$	35,332	\$	40,922	15.82%	\$5M Limit xs Primary \$10M
Explorers Accident	Arch Insurance	Arch Insurance	\$	645	\$	500	-22.48%	\$50K AD&D Limit; \$0 Ded
Grand Total (expiring options	s)		\$1	,076,620	\$	1,238,788	14.89%	



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Insurance Policy Renewals
FROM: Phil Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 21, 2010
AUTHORIZATION TO MOVE FORWARD: ⊠ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions attached awarding insurance contracts to various insurance companies.

BACKGROUND:

Risk Management met with representatives from AJ Gallagher, the County's contracted Insurance Broker to develop a marketing strategy for the renewal of expiring annual County Insurance Policies. The County Insurance Policies expire on April 30th. The overall insurance program is designed to provide the best amount of coverage possible to best protect the County's financial assets. The insurance policies expire on an annual basis. Each year, the policies are marketed to appropriate insurance carriers in order to obtain competitive pricing quotes. Once the quotes are received, they are reviewed by Gallagher and Risk Management. The results are then presented to the BoCC with recommendations from Risk Management for policy contracts.

The attached spreadsheet includes the recommendations for policies and the price difference from last year.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Resolutions for each insurance coverage contract Spreadsheets with each coverage reflecting recommendations

Revised 06/2016 Page 1 of 2

FISCAL IMPACT: Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below. **Fund:** 19 **Cost Center:** 8611 and 8617 **Object** Subledger Amount Account Current Budgeted Revenue: Additional Revenue not included in Current Budget: **Total Revenues: Object** Subledger Amount Account 8115 1,071,500 Current Budgeted Operating Expenditure: Add'l Operating Expenditure not included in Current Budget: 167,288 Current Budgeted Capital Expenditure: Add'l Capital Expenditure not included in Current Budget: **Total Expenditures:** 1,238,788

New FTEs requested	l:] YES [⊠ NO

Future Amendment Needed: YES NO

Additional Note:

Although it appears that the 2020 budget for insurance premiums is insufficient to cover the cost of the aforementioned insurance policy renewals, there is sufficient spending authority available within other line item budgets for cost centers 8611 and 8617.

RESOLUTION AWARDING A NETWORK SECURITY AND PRIVACY LIABILITY INSURANCE POLICY TO ACE AMERICAN INSURANCE COMPANY FOR NETWORK SECURITY AND PRIVACY LIABILITY INSURANCE

WHEREAS, on April 28, 2020 quotations were reviewed to consider an insurance company to provide Network Security and Privacy Liability insurance coverage for the County; and,

WHEREAS, ACE American Insurance Company submitted the only quotation to provide Network Security and Privacy Liability insurance policy in the premium amount of \$114,951; and,

WHEREAS, Risk Management recommends that the Network Security and Privacy Liability insurance be awarded to ACE American Insurance Company.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Network Security and Privacy Liability insurance policy be awarded to ACE American Insurance Company.

BE IT FURTHER RESOLVED, that the Risk Manager is hereby authorized to sign binding of the Network Security and Privacy Liability insurance policy with ACE American Insurance Company for Network Security and Privacy Liability insurance.

Please see the below chart for the renewal proposal by line of coverage. The increase in premium overall is an increase of 14.89% over the 2019/2020 policy year. This increase is typical for the present market conditions given the losses incurred during the expiring fiscal year.

C	Formisia a la compa	Dan awal Inawan	ļ	2019	_	2020	0/ Ch	C
Coverage Type	Expiring Insurer	Renewal Insurer	۲	remium	ŀ	Premium	% Change	
Property - Equipment Breakdown	Swiss Re	Swiss Re	\$	385,000	\$	428,850	11.39%	\$200M Limit; Wind/Hail deductible is 3%; Premium includes terrorism
Dicardowii						121 502		\$10,000,000 Each Occurrence/Wrongful Act; \$10,000,000
Public Entity Liability	Allied World	Allied World	\$	352,159		431,583	22.55%	Aggregate Limits, 1,000,000 SIR; Premium includes terrorism
Underground Storage Tank Pollution - Front Range Airport	Liberty Surplus Ins. Co.	Liberty Surplus Ins. Co.	\$	26,327	\$	26,853	2.00%	\$5M Limit; Ded per schedule; excludes Terrorism & includes surplus lines tax
Airport Liability	ACE USA	ACE USA	\$	27,496	\$	31,621	15.00%	\$25M Limit; premium includes War Risk and Terrorism
Excess Workers'	Midwest	Midwest	\$	126,979	\$	140,062	10.30%	SIR \$750K
Compensation	Employers	Employers			\$			
Self Insurers Workers'	Travelers Casualty	Travelers Casualty	\$	10 000	\$	10 000	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in
Compensation Bond	& Surety Co.	& Surety Co.	Ф	12,232	Ф	12,232	0.00%	2017
								\$2M Limit/ \$50K Ded; Premium includes 20% commission to
Crime	Hanover Insurance	Hanover Insurance	\$	11,214	\$	11,214	0.00%	Gallagher. Gallagher credits the broker fee by amount of
								commission earned
Network Security & Privacy	ACE American	ACE American	\$	99,236	\$	114,951	15.84%	\$10M Limit with Data Breach Sidecar \$10M; \$100K SIR
Excess Cyber	Beazley Insurance	Beazley Insurance	\$	35,332	\$	40,922	15.82%	\$5M Limit xs Primary \$10M
Explorers Accident	Arch Insurance	Arch Insurance	\$	645	\$	500	-22.48%	\$50K AD&D Limit; \$0 Ded
Grand Total (expiring options	s)		\$1	,076,620	\$	1,238,788	14.89%	



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Insurance Policy Renewals
FROM: Phil Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 21, 2010
AUTHORIZATION TO MOVE FORWARD: ⊠ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions attached awarding insurance contracts to various insurance companies.

BACKGROUND:

Risk Management met with representatives from AJ Gallagher, the County's contracted Insurance Broker to develop a marketing strategy for the renewal of expiring annual County Insurance Policies. The County Insurance Policies expire on April 30th. The overall insurance program is designed to provide the best amount of coverage possible to best protect the County's financial assets. The insurance policies expire on an annual basis. Each year, the policies are marketed to appropriate insurance carriers in order to obtain competitive pricing quotes. Once the quotes are received, they are reviewed by Gallagher and Risk Management. The results are then presented to the BoCC with recommendations from Risk Management for policy contracts.

The attached spreadsheet includes the recommendations for policies and the price difference from last year.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Resolutions for each insurance coverage contract Spreadsheets with each coverage reflecting recommendations

Revised 06/2016 Page 1 of 2

FISCAL IMPACT: Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below. **Fund:** 19 **Cost Center:** 8611 and 8617 **Object** Subledger Amount Account Current Budgeted Revenue: Additional Revenue not included in Current Budget: **Total Revenues: Object** Subledger Amount Account 8115 1,071,500 Current Budgeted Operating Expenditure: Add'l Operating Expenditure not included in Current Budget: 167,288 Current Budgeted Capital Expenditure: Add'l Capital Expenditure not included in Current Budget: **Total Expenditures:** 1,238,788

New FTEs requested	l:] YES [⊠ NO

Future Amendment Needed: YES NO

Additional Note:

Although it appears that the 2020 budget for insurance premiums is insufficient to cover the cost of the aforementioned insurance policy renewals, there is sufficient spending authority available within other line item budgets for cost centers 8611 and 8617.

RESOLUTION AWARDING AN EXCESS CYBER LIABILITY INSURANCE POLICY TO BEAZLEY INSURANCE COMPANY FOR EXCESS CYBER LIABILITY INSURANCE

WHEREAS, on April 28, 2020 quotations were reviewed to consider an insurance company to provide Excess Cyber Liability insurance coverage for the County; and,

WHEREAS, Beazley Insurance Company submitted the only quotation to provide Excess Cyber Liability insurance policy in the premium amount of \$40,922; and,

WHEREAS, Risk Management recommends that the Excess Cyber Liability insurance be awarded to Beazley Insurance Company.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Excess Cyber Liability insurance policy be awarded to Beazley Insurance Company.

BE IT FURTHER RESOLVED, that the Risk Manager is hereby authorized to sign binding of the Excess Cyber Liability insurance policy with Beazley Insurance Company for Excess Cyber Liability insurance.

Please see the below chart for the renewal proposal by line of coverage. The increase in premium overall is an increase of 14.89% over the 2019/2020 policy year. This increase is typical for the present market conditions given the losses incurred during the expiring fiscal year.

C	Formisia a la compa	Dan awal Inawan	ļ	2019	_	2020	0/ Ch	C
Coverage Type	Expiring Insurer	Renewal Insurer	۲	remium	ŀ	Premium	% Change	
Property - Equipment Breakdown	Swiss Re	Swiss Re	\$	385,000	\$	428,850	11.39%	\$200M Limit; Wind/Hail deductible is 3%; Premium includes terrorism
Dicardowii						121 502		\$10,000,000 Each Occurrence/Wrongful Act; \$10,000,000
Public Entity Liability	Allied World	Allied World	\$	352,159		431,583	22.55%	Aggregate Limits, 1,000,000 SIR; Premium includes terrorism
Underground Storage Tank Pollution - Front Range Airport	Liberty Surplus Ins. Co.	Liberty Surplus Ins. Co.	\$	26,327	\$	26,853	2.00%	\$5M Limit; Ded per schedule; excludes Terrorism & includes surplus lines tax
Airport Liability	ACE USA	ACE USA	\$	27,496	\$	31,621	15.00%	\$25M Limit; premium includes War Risk and Terrorism
Excess Workers'	Midwest	Midwest	\$	126,979	\$	140,062	10.30%	SIR \$750K
Compensation	Employers	Employers			\$			
Self Insurers Workers'	Travelers Casualty	Travelers Casualty	\$	10 000	\$	10 000	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in
Compensation Bond	& Surety Co.	& Surety Co.	Ф	12,232	Ф	12,232	0.00%	2017
								\$2M Limit/ \$50K Ded; Premium includes 20% commission to
Crime	Hanover Insurance	Hanover Insurance	\$	11,214	\$	11,214	0.00%	Gallagher. Gallagher credits the broker fee by amount of
								commission earned
Network Security & Privacy	ACE American	ACE American	\$	99,236	\$	114,951	15.84%	\$10M Limit with Data Breach Sidecar \$10M; \$100K SIR
Excess Cyber	Beazley Insurance	Beazley Insurance	\$	35,332	\$	40,922	15.82%	\$5M Limit xs Primary \$10M
Explorers Accident	Arch Insurance	Arch Insurance	\$	645	\$	500	-22.48%	\$50K AD&D Limit; \$0 Ded
Grand Total (expiring options	s)		\$1	,076,620	\$	1,238,788	14.89%	



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Insurance Policy Renewals
FROM: Phil Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 21, 2010
AUTHORIZATION TO MOVE FORWARD: ⊠ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions attached awarding insurance contracts to various insurance companies.

BACKGROUND:

Risk Management met with representatives from AJ Gallagher, the County's contracted Insurance Broker to develop a marketing strategy for the renewal of expiring annual County Insurance Policies. The County Insurance Policies expire on April 30th. The overall insurance program is designed to provide the best amount of coverage possible to best protect the County's financial assets. The insurance policies expire on an annual basis. Each year, the policies are marketed to appropriate insurance carriers in order to obtain competitive pricing quotes. Once the quotes are received, they are reviewed by Gallagher and Risk Management. The results are then presented to the BoCC with recommendations from Risk Management for policy contracts.

The attached spreadsheet includes the recommendations for policies and the price difference from last year.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Resolutions for each insurance coverage contract Spreadsheets with each coverage reflecting recommendations

Revised 06/2016 Page 1 of 2

FISCAL IMPACT: Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below. **Fund:** 19 **Cost Center:** 8611 and 8617 **Object** Subledger **Amount** Account Current Budgeted Revenue: Additional Revenue not included in Current Budget: **Total Revenues: Object** Subledger Amount Account 8115 1,071,500 Current Budgeted Operating Expenditure: Add'l Operating Expenditure not included in Current Budget: 167,288 Current Budgeted Capital Expenditure: Add'l Capital Expenditure not included in Current Budget: **Total Expenditures:** 1,238,788

New FTEs requested:	☐ YES	⊠ NO
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Future Amendment Needed: YES NO

Additional Note:

Although it appears that the 2020 budget for insurance premiums is insufficient to cover the cost of the aforementioned insurance policy renewals, there is sufficient spending authority available within other line item budgets for cost centers 8611 and 8617.

RESOLUTION AWARDING AN EXCESS WORKERS' COMPENSATION INSURANCE POLICY TO MIDWEST EMPLOYERS CASUALTY COMPANY FOR EXCESS WORKERS' COMPENSATION INSURANCE

WHEREAS, on April 28, 2020 quotations were reviewed to consider an insurance company to provide Excess Workers' Compensation Insurance for the County; and,

WHEREAS, Midwest Employers Casualty Company submitted a quotation to provide Excess Workers' Compensation Insurance in the premium amount of \$140,062; and,

WHEREAS, Midwest Employers Casualty Company's quotation provided the most responsive and responsible quotation; and,

WHEREAS, Risk Management recommends that the Excess Workers' Compensation Insurance Policy be awarded to Midwest Employers Casualty Company.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Excess Workers' Compensation Insurance policy be awarded to Midwest Employers Casualty Company.

BE IT FURTHER RESOLVED, that the Risk Manager is hereby authorized to sign the binding of an Excess Workers' Compensation Insurance policy to Midwest Employers Casualty Company for Excess Workers' Compensation Insurance.

Please see the below chart for the renewal proposal by line of coverage. The increase in premium overall is an increase of 14.89% over the 2019/2020 policy year. This increase is typical for the present market conditions given the losses incurred during the expiring fiscal year.

C	Formisia a la compa	Dan awal Inawan	ļ	2019	_	2020	0/ Ch	C
Coverage Type	Expiring Insurer	Renewal Insurer	۲	remium	ŀ	Premium	% Change	
Property - Equipment Breakdown	Swiss Re	Swiss Re	\$	385,000	\$	428,850	11.39%	\$200M Limit; Wind/Hail deductible is 3%; Premium includes terrorism
Dicardowii						121 502		\$10,000,000 Each Occurrence/Wrongful Act; \$10,000,000
Public Entity Liability	Allied World	Allied World	\$	352,159		431,583	22.55%	Aggregate Limits, 1,000,000 SIR; Premium includes terrorism
Underground Storage Tank Pollution - Front Range Airport	Liberty Surplus Ins. Co.	Liberty Surplus Ins. Co.	\$	26,327	\$	26,853	2.00%	\$5M Limit; Ded per schedule; excludes Terrorism & includes surplus lines tax
Airport Liability	ACE USA	ACE USA	\$	27,496	\$	31,621	15.00%	\$25M Limit; premium includes War Risk and Terrorism
Excess Workers'	Midwest	Midwest	\$	126,979	\$	140,062	10.30%	SIR \$750K
Compensation	Employers	Employers			\$			
Self Insurers Workers'	Travelers Casualty	Travelers Casualty	\$	10 000	\$	10 000	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in
Compensation Bond	& Surety Co.	& Surety Co.	Ф	12,232	Ф	12,232	0.00%	2017
								\$2M Limit/ \$50K Ded; Premium includes 20% commission to
Crime	Hanover Insurance	Hanover Insurance	\$	11,214	\$	11,214	0.00%	Gallagher. Gallagher credits the broker fee by amount of
								commission earned
Network Security & Privacy	ACE American	ACE American	\$	99,236	\$	114,951	15.84%	\$10M Limit with Data Breach Sidecar \$10M; \$100K SIR
Excess Cyber	Beazley Insurance	Beazley Insurance	\$	35,332	\$	40,922	15.82%	\$5M Limit xs Primary \$10M
Explorers Accident	Arch Insurance	Arch Insurance	\$	645	\$	500	-22.48%	\$50K AD&D Limit; \$0 Ded
Grand Total (expiring options	s)		\$1	,076,620	\$	1,238,788	14.89%	



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Insurance Policy Renewals
FROM: Phil Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 21, 2010
AUTHORIZATION TO MOVE FORWARD: ⊠ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions attached awarding insurance contracts to various insurance companies.

BACKGROUND:

Risk Management met with representatives from AJ Gallagher, the County's contracted Insurance Broker to develop a marketing strategy for the renewal of expiring annual County Insurance Policies. The County Insurance Policies expire on April 30th. The overall insurance program is designed to provide the best amount of coverage possible to best protect the County's financial assets. The insurance policies expire on an annual basis. Each year, the policies are marketed to appropriate insurance carriers in order to obtain competitive pricing quotes. Once the quotes are received, they are reviewed by Gallagher and Risk Management. The results are then presented to the BoCC with recommendations from Risk Management for policy contracts.

The attached spreadsheet includes the recommendations for policies and the price difference from last year.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Resolutions for each insurance coverage contract Spreadsheets with each coverage reflecting recommendations

Revised 06/2016 Page 1 of 2

FISCAL IMPACT: Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below. **Fund:** 19 **Cost Center:** 8611 and 8617 **Object** Subledger **Amount** Account Current Budgeted Revenue: Additional Revenue not included in Current Budget: **Total Revenues: Object** Subledger Amount Account 8115 1,071,500 Current Budgeted Operating Expenditure: Add'l Operating Expenditure not included in Current Budget: 167,288 Current Budgeted Capital Expenditure: Add'l Capital Expenditure not included in Current Budget: **Total Expenditures:** 1,238,788

New FTEs requested: \square YES \boxtimes NO

Future Amendment Needed: YES NO

Additional Note:

Although it appears that the 2020 budget for insurance premiums is insufficient to cover the cost of the aforementioned insurance policy renewals, there is sufficient spending authority available within other line item budgets for cost centers 8611 and 8617.

RESOLUTION AWARDING A BOND POLICY TO TRAVELERS CASUALTY & SURETY COMPANY FOR SELF INSURERS WORKERS' COMPENSATION BOND

WHEREAS, on April 28, 2020 quotations were reviewed to consider an insurance company to provide Self Insurers Workers' Compensation Bond for the county; and,

WHEREAS, Travelers Casualty & Surety Company submitted the only quotation to provide Self Insurers Workers' Compensation Bond in the premium amount of \$12,232; and,

WHEREAS, Risk Management recommends that the bond be awarded to Travelers Casualty & Surety Company as a sole source.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the bond be awarded to Travelers Casualty & Surety Company.

BE IT FURTHER RESOLVED, that the Risk Manager is hereby authorized to sign the binding of a bond policy to Travelers Casualty & Surety Company for Self Insurers Workers' Compensation bond.

Please see the below chart for the renewal proposal by line of coverage. The increase in premium overall is an increase of 14.89% over the 2019/2020 policy year. This increase is typical for the present market conditions given the losses incurred during the expiring fiscal year.

				2019		2020		
Coverage Type	Expiring Insurer	Renewal Insurer	F	Premium	F	Premium	% Change	Comments
Property - Equipment Breakdown	Swiss Re	Swiss Re	\$	385,000	\$	428,850	11.39%	\$200M Limit; Wind/Hail deductible is 3%; Premium includes terrorism
Public Entity Liability	Allied World	Allied World	\$	352,159		431,583	77.55%	\$10,000,000 Each Occurrence/Wrongful Act; \$10,000,000 Aggregate Limits, 1,000,000 SIR; Premium includes terrorism
Underground Storage Tank Pollution - Front Range Airport	Liberty Surplus Ins. Co.	Liberty Surplus Ins. Co.	\$	26,327	\$	26,853	7 00%	\$5M Limit; Ded per schedule; excludes Terrorism & includes surplus lines tax
Airport Liability	ACE USA	ACE USA	\$	27,496	\$	31,621	15.00%	\$25M Limit; premium includes War Risk and Terrorism
Excess Workers'	Midwest	Midwest	\$	126,979	\$	140,062	10.30%	SIR \$750K
Compensation	Employers	Employers			\$			
Self Insurers Workers'	Travelers Casualty	Travelers Casualty	\$	12,232	6	12,232	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in
Compensation Bond	& Surety Co.	& Surety Co.	Φ	12,232	9	12,232	0.00%	2017
								\$2M Limit/ \$50K Ded; Premium includes 20% commission to
Crime	Hanover Insurance	Hanover Insurance	\$	11,214	\$	11,214	0.00%	Gallagher. Gallagher credits the broker fee by amount of
								commission earned
Network Security & Privacy	ACE American	ACE American	\$	99,236	\$	114,951	15.84%	\$10M Limit with Data Breach Sidecar \$10M; \$100K SIR
Excess Cyber	Beazley Insurance	Beazley Insurance	\$	35,332	\$	40,922	15.82%	\$5M Limit xs Primary \$10M
Explorers Accident	Arch Insurance	Arch Insurance	\$	645	\$	500	-22.48%	\$50K AD&D Limit; \$0 Ded
Grand Total (expiring options)			\$1	,076,620	\$	1,238,788	14.89%	



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Insurance Policy Renewals
FROM: Phil Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 21, 2010
AUTHORIZATION TO MOVE FORWARD: ⊠ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions attached awarding insurance contracts to various insurance companies.

BACKGROUND:

Risk Management met with representatives from AJ Gallagher, the County's contracted Insurance Broker to develop a marketing strategy for the renewal of expiring annual County Insurance Policies. The County Insurance Policies expire on April 30th. The overall insurance program is designed to provide the best amount of coverage possible to best protect the County's financial assets. The insurance policies expire on an annual basis. Each year, the policies are marketed to appropriate insurance carriers in order to obtain competitive pricing quotes. Once the quotes are received, they are reviewed by Gallagher and Risk Management. The results are then presented to the BoCC with recommendations from Risk Management for policy contracts.

The attached spreadsheet includes the recommendations for policies and the price difference from last year.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Resolutions for each insurance coverage contract Spreadsheets with each coverage reflecting recommendations

Revised 06/2016 Page 1 of 2

FISCAL IMPACT: Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below. **Fund:** 19 **Cost Center:** 8611 and 8617 **Object** Subledger Amount Account Current Budgeted Revenue: Additional Revenue not included in Current Budget: **Total Revenues: Object** Subledger Amount Account 8115 1,071,500 Current Budgeted Operating Expenditure: Add'l Operating Expenditure not included in Current Budget: 167,288 Current Budgeted Capital Expenditure: Add'l Capital Expenditure not included in Current Budget: **Total Expenditures:** 1,238,788

New FTEs requested	l:] YES [⊠ NO

Future Amendment Needed: YES NO

Additional Note:

Although it appears that the 2020 budget for insurance premiums is insufficient to cover the cost of the aforementioned insurance policy renewals, there is sufficient spending authority available within other line item budgets for cost centers 8611 and 8617.

RESOLUTION AWARDING A PROPERTY-EQUIPMENT BREAKDOWN INSURANCE POLICY TO SWISS RE INSURANCE COMPANY FOR PROPERTY-EQUIPMENT BREAKDOWN INSURANCE

WHEREAS, on April 28, 2020 quotations were reviewed to consider an insurance company to provide Property-Equipment Breakdown insurance coverage for County property and equipment; and.

WHEREAS, Swiss Re Insurance Company submitted the lowest quotation for a Property-Equipment Breakdown insurance policy in the premium amount of \$428,850; and,

WHEREAS, the quotation provides a rate guarantee; and,

WHEREAS, Risk Management recommends that the Property-Equipment Breakdown Insurance Policy be awarded to Swiss Re Insurance Company.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the insurance policy be awarded to Swiss Re Insurance Company.

BE IT FURTHER RESOLVED, that the Risk Manager is hereby authorized to sign the binding of a Property-Equipment Breakdown insurance policy to Swiss Re Insurance Company for Property-Equipment Insurance.

Please see the below chart for the renewal proposal by line of coverage. The increase in premium overall is an increase of 14.89% over the 2019/2020 policy year. This increase is typical for the present market conditions given the losses incurred during the expiring fiscal year.

				2019		2020		
Coverage Type	Expiring Insurer	Renewal Insurer	F	Premium	F	Premium	% Change	Comments
Property - Equipment Breakdown	Swiss Re	Swiss Re	\$	385,000	\$	428,850	11.39%	\$200M Limit; Wind/Hail deductible is 3%; Premium includes terrorism
Public Entity Liability	Allied World	Allied World	\$	352,159		431,583	77.55%	\$10,000,000 Each Occurrence/Wrongful Act; \$10,000,000 Aggregate Limits, 1,000,000 SIR; Premium includes terrorism
Underground Storage Tank Pollution - Front Range Airport	Liberty Surplus Ins. Co.	Liberty Surplus Ins. Co.	\$	26,327	\$	26,853	7 00%	\$5M Limit; Ded per schedule; excludes Terrorism & includes surplus lines tax
Airport Liability	ACE USA	ACE USA	\$	27,496	\$	31,621	15.00%	\$25M Limit; premium includes War Risk and Terrorism
Excess Workers'	Midwest	Midwest	\$	126,979	\$	140,062	10.30%	SIR \$750K
Compensation	Employers	Employers			\$			
Self Insurers Workers'	Travelers Casualty	Travelers Casualty	\$	12,232	6	12,232	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in
Compensation Bond	& Surety Co.	& Surety Co.	Φ	12,232	9	12,232	0.00%	2017
								\$2M Limit/ \$50K Ded; Premium includes 20% commission to
Crime	Hanover Insurance	Hanover Insurance	\$	11,214	\$	11,214	0.00%	Gallagher. Gallagher credits the broker fee by amount of
								commission earned
Network Security & Privacy	ACE American	ACE American	\$	99,236	\$	114,951	15.84%	\$10M Limit with Data Breach Sidecar \$10M; \$100K SIR
Excess Cyber	Beazley Insurance	Beazley Insurance	\$	35,332	\$	40,922	15.82%	\$5M Limit xs Primary \$10M
Explorers Accident	Arch Insurance	Arch Insurance	\$	645	\$	500	-22.48%	\$50K AD&D Limit; \$0 Ded
Grand Total (expiring options)			\$1	,076,620	\$	1,238,788	14.89%	



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Insurance Policy Renewals
FROM: Phil Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 21, 2010
AUTHORIZATION TO MOVE FORWARD: ⊠ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions attached awarding insurance contracts to various insurance companies.

BACKGROUND:

Risk Management met with representatives from AJ Gallagher, the County's contracted Insurance Broker to develop a marketing strategy for the renewal of expiring annual County Insurance Policies. The County Insurance Policies expire on April 30th. The overall insurance program is designed to provide the best amount of coverage possible to best protect the County's financial assets. The insurance policies expire on an annual basis. Each year, the policies are marketed to appropriate insurance carriers in order to obtain competitive pricing quotes. Once the quotes are received, they are reviewed by Gallagher and Risk Management. The results are then presented to the BoCC with recommendations from Risk Management for policy contracts.

The attached spreadsheet includes the recommendations for policies and the price difference from last year.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

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Revised 06/2016 Page 1 of 2

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New FTEs requested:	☐ YES	\boxtimes NO
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Future Amendment Needed: YES NO

Additional Note:

Although it appears that the 2020 budget for insurance premiums is insufficient to cover the cost of the aforementioned insurance policy renewals, there is sufficient spending authority available within other line item budgets for cost centers 8611 and 8617.

RESOLUTION AWARDING A PUBLIC ENTITY LIABILITY INSURANCE POLICY TO ALLIED WORLD INSURANCE COMPANY FOR PUBLIC ENTITY LIABILITY INSURANCE

WHEREAS, on April 28, 2020 quotations were reviewed to consider an insurance company to provide Public Entity Liability insurance coverage for the County; and,

WHEREAS, Allied World Insurance Company submitted a quotation to provide a Public Entity Liability insurance policy in the premium amount of \$431,583; and,

WHEREAS, the quotation was the lowest responsive and responsible quotation; and,

WHEREAS, Risk Management recommends that the Public Entity Liability Insurance Policy be awarded to Allied World Insurance Company.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Public Entity Liability insurance policy be awarded to Allied World Insurance Company.

BE IT FURTHER RESOLVED, that the Risk Manager is hereby authorized to sign binding of a Public Entity General Liability insurance policy to Allied World Insurance Company for Public Entity Liability Insurance.

Please see the below chart for the renewal proposal by line of coverage. The increase in premium overall is an increase of 14.89% over the 2019/2020 policy year. This increase is typical for the present market conditions given the losses incurred during the expiring fiscal year.

				2019		2020		
Coverage Type	Expiring Insurer	Renewal Insurer	F	Premium	F	Premium	% Change	Comments
Property - Equipment Breakdown	Swiss Re	Swiss Re	\$	385,000	\$	428,850	11.39%	\$200M Limit; Wind/Hail deductible is 3%; Premium includes terrorism
Public Entity Liability	Allied World	Allied World	\$	352,159		431,583	77.55%	\$10,000,000 Each Occurrence/Wrongful Act; \$10,000,000 Aggregate Limits, 1,000,000 SIR; Premium includes terrorism
Underground Storage Tank Pollution - Front Range Airport	Liberty Surplus Ins. Co.	Liberty Surplus Ins. Co.	\$	26,327	\$	26,853	7 00%	\$5M Limit; Ded per schedule; excludes Terrorism & includes surplus lines tax
Airport Liability	ACE USA	ACE USA	\$	27,496	\$	31,621	15.00%	\$25M Limit; premium includes War Risk and Terrorism
Excess Workers'	Midwest	Midwest	\$	126,979	\$	140,062	10.30%	SIR \$750K
Compensation	Employers	Employers			\$			
Self Insurers Workers'	Travelers Casualty	Travelers Casualty	\$	12,232	6	12,232	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in
Compensation Bond	& Surety Co.	& Surety Co.	Φ	12,232	9	12,232	0.00%	2017
								\$2M Limit/ \$50K Ded; Premium includes 20% commission to
Crime	Hanover Insurance	Hanover Insurance	\$	11,214	\$	11,214	0.00%	Gallagher. Gallagher credits the broker fee by amount of
								commission earned
Network Security & Privacy	ACE American	ACE American	\$	99,236	\$	114,951	15.84%	\$10M Limit with Data Breach Sidecar \$10M; \$100K SIR
Excess Cyber	Beazley Insurance	Beazley Insurance	\$	35,332	\$	40,922	15.82%	\$5M Limit xs Primary \$10M
Explorers Accident	Arch Insurance	Arch Insurance	\$	645	\$	500	-22.48%	\$50K AD&D Limit; \$0 Ded
Grand Total (expiring options)			\$1	,076,620	\$	1,238,788	14.89%	



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 28, 2020
SUBJECT: Insurance Policy Renewals
FROM: Phil Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 21, 2010
AUTHORIZATION TO MOVE FORWARD: ⊠ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions attached awarding insurance contracts to various insurance companies.

BACKGROUND:

Risk Management met with representatives from AJ Gallagher, the County's contracted Insurance Broker to develop a marketing strategy for the renewal of expiring annual County Insurance Policies. The County Insurance Policies expire on April 30th. The overall insurance program is designed to provide the best amount of coverage possible to best protect the County's financial assets. The insurance policies expire on an annual basis. Each year, the policies are marketed to appropriate insurance carriers in order to obtain competitive pricing quotes. Once the quotes are received, they are reviewed by Gallagher and Risk Management. The results are then presented to the BoCC with recommendations from Risk Management for policy contracts.

The attached spreadsheet includes the recommendations for policies and the price difference from last year.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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ATTACHED DOCUMENTS:

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Revised 06/2016 Page 1 of 2

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New FTEs requested:	☐ YES	\boxtimes NO
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Future Amendment Needed: YES NO

Additional Note:

Although it appears that the 2020 budget for insurance premiums is insufficient to cover the cost of the aforementioned insurance policy renewals, there is sufficient spending authority available within other line item budgets for cost centers 8611 and 8617.

RESOLUTION AWARDING AN UNDERGROUND STORAGE TANK INSURANCE POLICY TO LIBERTY SURPLUS LINES INSURANCE COMPANY FOR UNDERGROUND STORAGE TANK LIABILITY INSURANCE

WHEREAS, on April 28, 2020 bids were reviewed to consider an insurance company to provide Underground Storage Tank Liability Insurance coverage for the County; and,

WHEREAS, Liberty Surplus Lines Insurance Company submitted the only quotation to provide an Underground Storage Tank Liability Insurance policy in the premium amount of \$26,853 and it is recommended that the Underground Storage Tank Liability Insurance be awarded to Liberty Surplus Lines Insurance Company as a sole source.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the underground storage tank liability insurance policy be awarded to Liberty Surplus Lines Insurance Company.

BE IT FURTHER RESOLVED, that the Risk Manager is hereby authorized to sign binding of the underground storage tank liability insurance policy to Liberty Surplus Lines Insurance Company for Underground Storage Tank Liability Insurance.

Please see the below chart for the renewal proposal by line of coverage. The increase in premium overall is an increase of 14.89% over the 2019/2020 policy year. This increase is typical for the present market conditions given the losses incurred during the expiring fiscal year.

C	Formisia a la compa	Dan awal Inawan	ļ	2019	_	2020	0/ C h	C
Coverage Type	Expiring Insurer	Renewal Insurer	۲	remium	ŀ	Premium	% Change	
Property - Equipment Breakdown	Swiss Re	Swiss Re	\$	385,000	\$	428,850	11.39%	\$200M Limit; Wind/Hail deductible is 3%; Premium includes terrorism
Dicardowii						121 502		\$10,000,000 Each Occurrence/Wrongful Act; \$10,000,000
Public Entity Liability	Allied World	Allied World	\$	352,159		431,583	22.55%	Aggregate Limits, 1,000,000 SIR; Premium includes terrorism
Underground Storage Tank Pollution - Front Range Airport	Liberty Surplus Ins. Co.	Liberty Surplus Ins. Co.	\$	26,327	\$	26,853	2.00%	\$5M Limit; Ded per schedule; excludes Terrorism & includes surplus lines tax
Airport Liability	ACE USA	ACE USA	\$	27,496	\$	31,621	15.00%	\$25M Limit; premium includes War Risk and Terrorism
Excess Workers'	Midwest	Midwest	\$	126,979	\$	140,062	10.30%	SIR \$750K
Compensation	Employers	Employers			\$			
Self Insurers Workers'	Travelers Casualty	Travelers Casualty	\$	10 000	\$	10 000	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in
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Crime	Hanover Insurance	Hanover Insurance	\$	11,214	\$	11,214	0.00%	Gallagher. Gallagher credits the broker fee by amount of
								commission earned
Network Security & Privacy	ACE American	ACE American	\$	99,236	\$	114,951	15.84%	\$10M Limit with Data Breach Sidecar \$10M; \$100K SIR
Excess Cyber	Beazley Insurance	Beazley Insurance	\$	35,332	\$	40,922	15.82%	\$5M Limit xs Primary \$10M
Explorers Accident	Arch Insurance	Arch Insurance	\$	645	\$	500	-22.48%	\$50K AD&D Limit; \$0 Ded
Grand Total (expiring options)			\$1	,076,620	\$	1,238,788	14.89%	



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

CASE NO.: RCU2019-00044

CASE NAME: T&G 73rd Avenue Rezone

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- 2.3 Future Land Use Map

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- 3.2 Applicant Conceptual Site Plan

EXHIBIT 4- Referral Comments

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- 4.2 Referral Comments (CDOT)
- 4.3 Referral Comments (Mapleton School District #1)
- 4.4 Referral Comments (Xcel Energy)
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5.1 Public Comment (J&M Custom Cabinet Shop)

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- 6.1 Request for Comments
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COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners

April 28, 2020

CASE No.: RCU2019-00044	CASE NAME: T&G 73 rd Avenue Rezone
Owner's Name:	T&G 73 rd Avenue LLC
Applicant's Name:	Amanda Carlston
Applicant's Address:	541 E Garden Drive, Unit N, Windsor, Colorado 80550
Parcel Number:	0171935302053
Nature of Request:	Request to rezone from Agricultural-1 (A-1) to Industrial-1 (I-1)
Zone District:	Agricultural-1 (A-1)
Comprehensive Plan:	Mixed-Use Employment
Site Size:	3.755 acres
Existing Primary Use:	Vacant
Proposed Use:	Light Industrial-Indoor Storage Warehouses
Hearing Date(s):	PC: April 9, 2020 / 6:00 p.m.
	BOCC: April 28, 2020 / 9:30 a.m.
Report Date:	April 10, 2020
Case Manager:	Layla Bajelan
Staff Recommendation:	APPROVAL with 4 Findings-of-Fact and 3 Notes

SUMMARY OF APPLICATION

Background

The applicant, Amanda Carlston, with Ridgetop Engineering is requesting a rezone from Agriculture-1 (A-1) to Industrial-1 (I-1). The subject parcel is within the North Side Gardens Subdivision and is located on the north side of East 73rd Avenue, east of Washington Street. The parcel currently does not have an address assigned by the County and the parcel number is 0171935302053. The applicant and property owner are requesting the rezone to allow for the construction of light industrial indoor storage warehouses on the 3.755-acre site.

Development Standards and Regulations:

Section 2-02-15-06-02 of the County's Development Standards and Regulations outlines the approval criteria for rezoning a property. The criteria include that the Zoning Map amendment

(1) is consistent with the Adams County Comprehensive Plan; (2) is consistent with the purposes of these standards and regulations; (3) will comply with the requirements of these standards and regulations; and (4) is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

The subject property is designated as A-1 on the County's zoning map. Per section 3-08-01 of the County's Development Standards and Regulations the purpose of the A-1 zone district is to provide a rural single-family dwelling district where the minimum lot area for a home site is intended to provide for a rural living experience. Limited farming uses are permitted including the keeping of a limited number of animals for individual homeowner's use. This district is primarily designed for the utilization and enjoyment of the County's rural environment. The subject property is currently vacant.

Section 3-24-01 describes the purpose of the I-1 zone district is to provide a general commercial and limited industrial district designed to provide for a variety of compatible business, warehouse, wholesale, offices and very limited industrial uses. The conceptual site plan shows light industrial indoor storage warehouses, which would be a permitted use in the I-1 zone district.

The subject property also conforms to the dimensional requirements for the I-1 zone District. Per section 3-24-08-01 of the County's Development Standards and Regulations, the minimum lot size shall be one acre and the minimum lot width shall be 100 feet. The subject lot is roughly 3.75 acres and has 166 feet of lot width.

Future Land Use Designation/Goals of the Comprehensive Plan for the Area

The future land use designation of the property, and all the properties surrounding it, is Mixed-Use Employment. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Mixed-Use Employment future land use designation is to accommodate a range of employment uses with a mix of supporting uses to serve employment needs. In addition, Mixed-Use Employment areas are designated in locations that have transportation access and visibility, but are not suitable for residential development. Mixed-Use Employment areas envision offices, light manufacturing, distribution, indoor warehousing, clean industry, and supporting retail businesses.

The subject property is located within the Welby Subarea Plan boundaries. The Welby Subarea plan breaks the area into three distinct areas; North Welby, South Welby, and East Welby. All three areas vary greatly in character and future goals. The subject request is located within the South Welby area. This area has seen a significant amount of zoning changes from Agricultural to Industrial within the recent years. Goals in the Welby Subarea Plan include developing a strong business community that encourages residential, commercial, and industrial development that is appropriate to the Welby area and provides jobs and services for area residents and optimizes the tax generating potential of commercial and industrial properties. Highlighted strategies in completing this goal include: 1) creating a hub for future employment areas, 2) working with the County to develop better street connections that support a variety of

uses that will attract prospective developers/businesses, and 3) diversifying the local economy thereby reducing the risks of depending too heavily on one economic sector.

The Southwest Adams County Making Connections Plan would also support this request. The plan identifies a "Triangle of Opportunity" within Southwest Adams County. Areas located within the Triangle of Opportunity have a higher propensity for development/ redevelopment than other areas of the County. Opportunities include transit-oriented development, trail-oriented development, and innovative mixed-use development. In addition, the complete street policy promotes a safe and connected community to walk, bicycle, use transit, and travel in vehicles.

The subject rezone request would be supported by the Adams County Comprehensive Plan, the Future Land Use designation, and several Adams County subarea plans. If approved for the rezone, the applicant intends to construct indoor storage warehouses on the property. All industrial uses would be required by the I-1 zone district to be clean, indoor uses that will have minimal impacts on surrounding properties. The request helps to strengthen the economic base of the area and adds to the growing light industrial character of the neighborhood. The surrounding properties are primarily zoned as I-1 and the rezone would allow the property to be in conformance with the surrounding area. Currently, the property does not have sidewalks along East 73rd Avenue. All required public improvements including: construction of sidewalks, addressing drainage issues, and constructing curb and gutter, will be determined at the time of building permit. These improvements will help improve street connectivity and pedestrian accessibility to an area that was overall lacking in infrastructure. The applicant will be required to provide landscaping along the street frontage and screening along the residential/agricultural properties at the time of building permit.

All parking, landscaping and applicable zoning and building regulations will be evaluated at the time the applicant applies for building permits, including a full traffic impact study. Staff will evaluate the traffic impact related to the proposed development. The applicant, or any future owners, who develop the property will have to submit building permits to the County and will have to comply with all the current Adams County Development Standards and Regulations.

Site Characteristics

The subject parcel has street frontage along East 73rd Avenue to the south. The City of Thornton water storage facilities are located directly to the north of the subject parcel. Currently, the subject parcel is vacant.

Surrounding Zoning Designations and Existing Use Activity:

Northwest	North	Northeast
A-1	A-1	A-1
Public	Public	Public
West	Subject Property	East
A-1	A-1	I-1
Single-Family	Vacant	Light Industrial
Southwest	South	Southeast
I-1	I-1	A-1
Light Industrial	Light Industrial	Single-Family

Compatibility with the Surrounding Land Uses:

The surrounding properties are primarily zoned as A-1 or I-1. These properties are developed with a mix of single-family dwellings and light industrial uses. The properties directly to the south had previously been the site of the Center Greenhouse. These properties have recently been approved for a rezone to I-1 and minor subdivision plat, which would allow for the construction of light industrial warehouses. The applicant intends to construct light industrial indoor storage warehouses that will be similar in size and nature to the warehouse that are directly to the east of the property. The subject request would be compatible with the surrounding area, as the area is steadily transitioning from Agriculture to Light Industrial. The application is compatible with the overall area and is not detrimental to the public health and safety. Approval of this request will be consistent with the character of the development activities in the area.

Planning Commission Update

The Planning Commission (PC) considered this case on April 9, 2020 and voted (7-0) to recommend approval of the request. The applicant spoke at the meeting and had no concerns with the staff report or presentation. The Planning Commission had questions in regards to whether the City of Thornton had comments on this referral. Staff confirmed that the City of Thornton received a request for comments letter, as they are a neighboring property owner, but provided no comments on this case. Staff also confirmed that any development on the site will be required to involve the City of Thornton due to the drainage patterns in the area; consultation will be required at the time of building permit. The Planning Commission also requested that Staff reach out to the Mapleton School District #1 to ensure they had no additional comments on this request. As of writing this report, Staff has not heard any additional concerns from the Mapleton School District #1. There were additional questions about the condition of E. 73rd Avenue and the ability for the infrastructure to support. No members of the Public were there to testify in support or opposition to this request.

Staff Recommendation:

Based upon the application, the criteria for approval for a rezoning, and a recent site visit, staff recommends Approval of this request with 4 findings-of-fact and 3 notes:

RECOMMENDED FINDINGS OF FACT REZONING

- 1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
- 2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
- 3. The Zoning Map amendment will comply with the requirements of these standards and regulations
- 4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Note to Applicant

- 1. Approval of the rezone request is not an approval of the conceptual site plan. No uses have been approved/established on the property through a building permit. Applicant shall apply for a Change-In-Use permit through Adams County to allow for a use to be established on the property.
- 2. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
- 3. Applicant shall continue to work with Xcel Energy to fix transmission line easements on the property. All easements must be corrected before any building permits will be approved for this site.

CITIZEN COMMENTS

Notifications Sent	Comments Received
172	1

All property owners and occupants within 1000-feet of the subject property were notified of the request. As of writing this report, staff has received one public comment in regards to this case. The public comment was in opposition to the rezone request siting infrastructure issues along E. 73rd Avenue.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

Mapleton School District # 1 sent in a letter of opposition to the subject request. The letter showed concern for the surrounding Welby neighborhood if the parcel was to be used for storage. Concerns included: loss of open space, increased traffic, outdoor storage being incompatible with the Welby

Plan, and safety within the area. The applicant was originally proposing to rezone the property to I-1 and use the lot for outdoor storage. Due to the recent Code Amendments that made outdoor storage not permitted without an approved Conditional Use Permit and input from Staff, the applicant has changed their proposed use on the property and no longer intends to use the lot for outdoor storage. The applicants revised site plan and proposal was sent out to the Mapleton School District #1 and they had no additional comments.

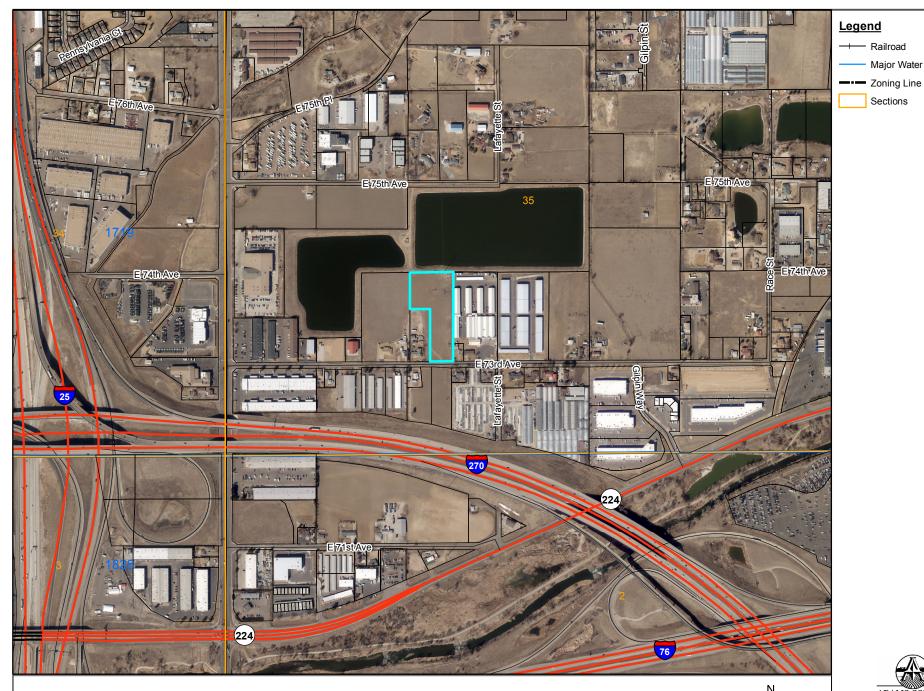
Xcel Energy commented that they own and maintains transmission line easements on the subject property. The applicant is working with Xcel to correct the easements prior to development. Easements will be reviewed at the time of building permit.

Responding without Concerns:

Colorado Department of Transportation (CDOT)
Tri-County Health Department (TCHD)

Notified but not Responding / Considered a Favorable Response:

Adams County Fire
Adams County Sheriff
Colorado Department of Public Health and Environment
Century Link, Inc.
Colorado Division of Wildlife
Comcast
Metro Wastewater Reclamation
North Washington Street Water and Sanitation District
Regional Transportation District (RTD)
United States Post Office
Welby Citizen Group



RCU2019-00044; T&G 73rd Avenue Rezone **Aerial Map**

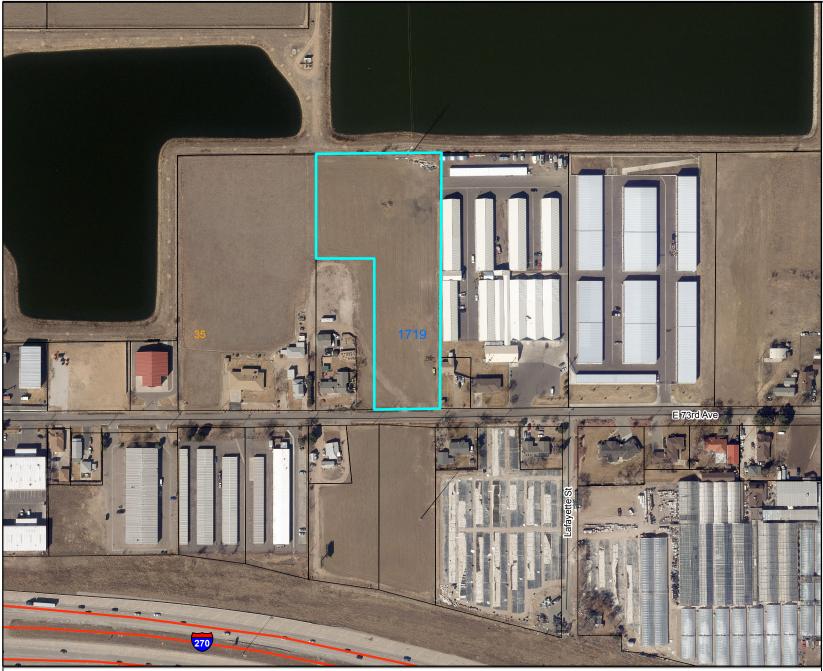




Railroad Major Water

Sections

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



RCU2019-00044; T&G 73rd Avenue Rezone Aerial Map

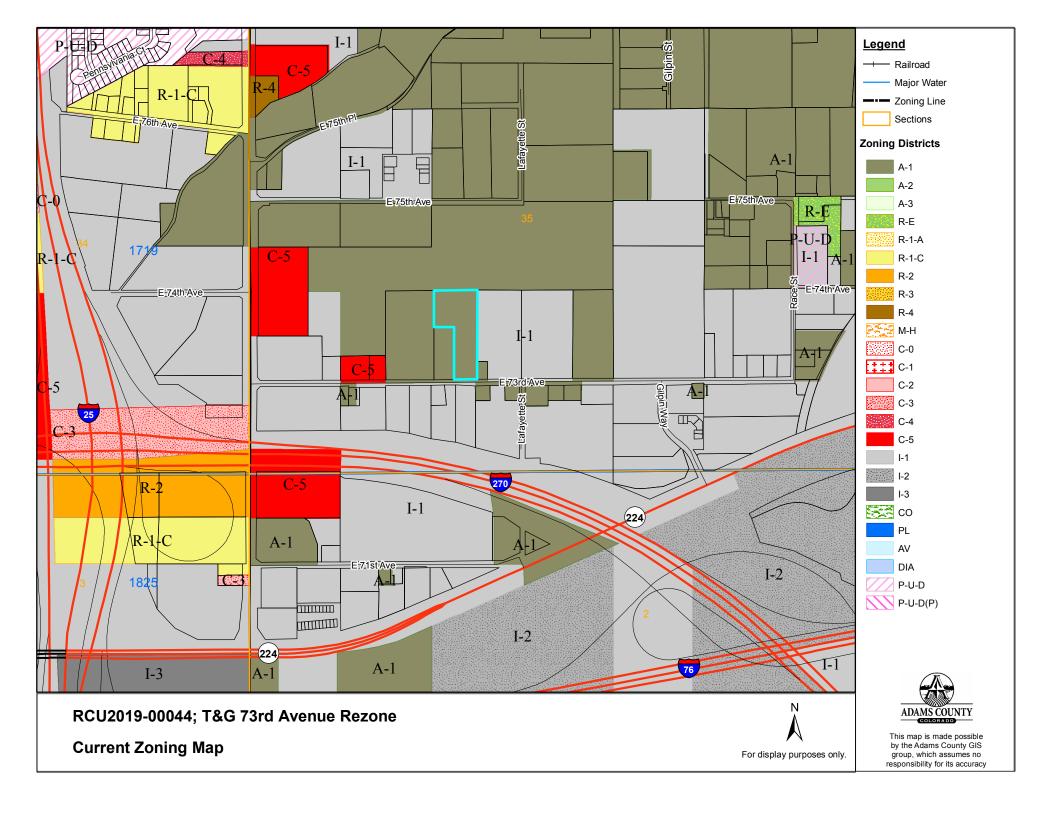


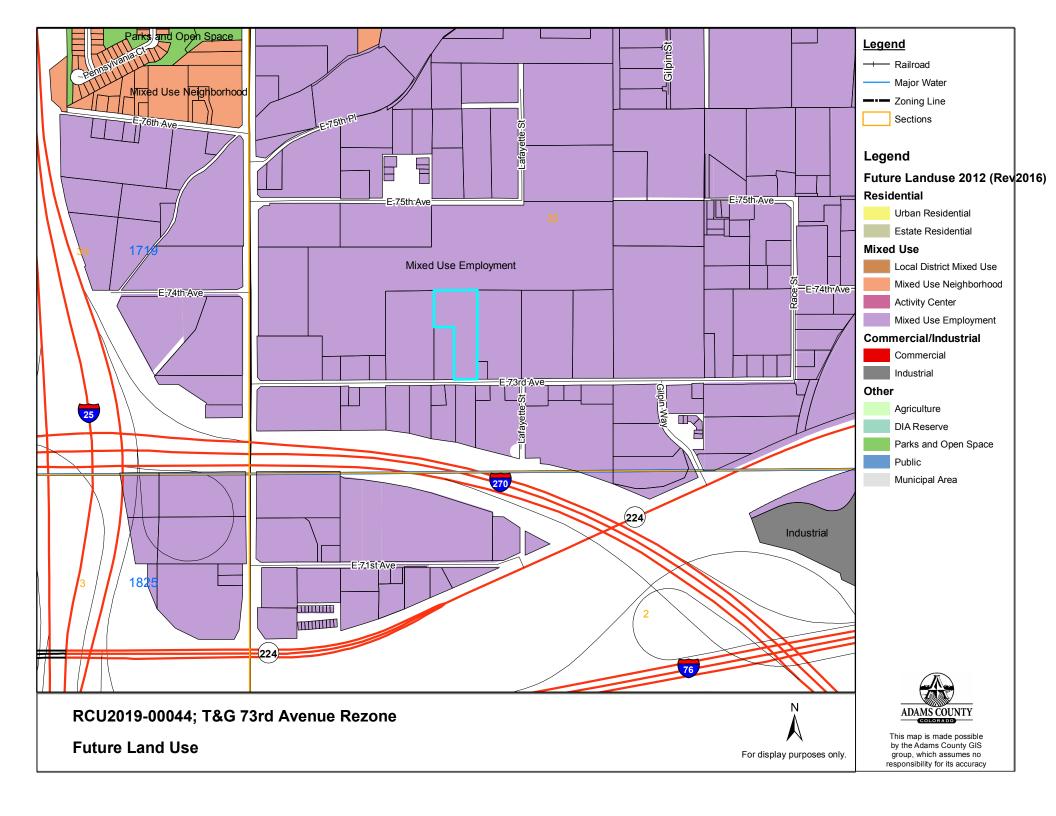


Legend

Railroad
Major Water
Zoning Line
Sections

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy







DATE: November 14, 2019

TO: Mike Crawford – Deputy Superintendent of Mapleton Public Schools

FROM: Amanda Carlston – Ridgetop Engineering

PROJECT: T&G 73rd Avenue Rezone – Case #RCU2019-00044

This letter is in response to the comments made on 08/13/2019 for Case #RCU2019-00044, T&G 73rd Avenue Rezone. The purpose of rezoning this lot is so that the owner can combine this lot with their current lot to the east and propose indoor storage units. The use of this site will be similar to the property to the east and will not be an industrial building bringing in supplies with large trucks. As properties are developed along 73rd Ave, the roadway will be widened, and curb and gutter and sidewalks will be added to the front of the property. The County is responsible for the rest of 73rd Ave renovations.

The Welby Neighborhood Plan prepared by Adams County includes both residential and industrial uses within this area. Indoor storage is listed as an acceptable facility under industrial zoning. As mentioned above, with the addition of this storage facility, the roadway and sidewalk will be widened and upgraded. This should allow for safer passage for pedestrians through this area.

If you have any questions, please do not hesitate to contact me.

Thank you, Amanda Carlston acarlston@ridgetopeng.com 970-545-4247

BUILDING DATA = 4,500 SF BUILDING A = 7,830 SFBUILDING B = 7,560 SFBUILDING C = 16,200 SF BUILDING D OVERHEAD XCEL STRUCTURE CONCRETE PAD FOR = 13,800 SF BUILDING E FIRE_ACCESS = 15,520 SF BUILDING F TOTAL = 65,410 SF30, 0.56 80' 40' .80 PROPOSED RAIN GARDEN AREA BUILDING E 13,800 SF (180X80) (15X40) BUILDING F 15,520 SF (194X80) 35' 194, BUILDING D 16,200 SF (360X35) ľ ľ 39.05 20' 75' 57.45 CONCRETE PAD FOR — FIRE ACCESS 1.75 BUILDING C 36.86' → 7,560 SF (84X90) 90 PROPOSED RAIN-GARDEN AREA 1.94 BUILDING B 7,830 SF (87X90) 90 - EXISTING BUILDING 30' TO BE REMOVED **4**5, 120 BUILDING A 32.18 50, 4,500 SF (90X50) -ADA RAMP 73RD AVENUE (60' ROW) STORM INVERT 18 CMP



STORAGE/WAREHOUSE ADAMS COUNTY, CO
SITE PLAN

EXHIBIT 6 01/24/2020

SCALE: 1" = 60'

Community & Economic Development Department **Development Services Division**

www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6800 FAX 720.523.6967

Development Review Team Comments

Date: December 10, 2019

Project Number: RCU2019-00044

Project Name: T & G 73rd Avenue Rezone

Commenting Division: Development Services, Planning

Name of Reviewer: Layla Bajelan

Email: LBajelan@adcogov.org / 720-523-6863

PLN01: Applicant shall revise the site plan to show they will be able to meet the setbacks.

PLN02: Applicant must demonstrate on the site plan that they will be able to provide the required landscaping for the I-1 Zone. A minimum of 10% of the total site area shall be dedicated to living plant materials, with 50% of that area fronting public streets.

PLN03: A type D Buffer Yard will be required along all portions of the lot abutting residential/agricultural uses. A type D buffer yard consists of: Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) foot sight obscuring fence or wall located on the interior line of the bufferyard.

PLN04: No landscape buffer will be required along the eastern property line.

PLN05: At the time of building permit and /or change in use permit, the applicant shall be aware that hard surfaced parking (concrete or asphalt) will be required.

PLN06: Maximum building height in the I-1 Zone is 60 feet.

PLN07: Applicant shall be aware that Code Amendments heard by the BOCC on 12/10/2019, could affect the potential permitted uses in the I-1 Zone District.

PLN08: Subject lot meets the minimum lot size and lot width requirements of the I-1 Zone.

PLN09: Applicant is aware that the lot directly to the east was illegally created. Applicant or any future property owners will not be allowed to combine the lots until a Minor Subdivision is approved on the lot to the east.

Commenting Division: Development Services, Engineering:

Name of Review: Greg Labrie

Email: GLabrie@adcogov.org / 720-523-6824

ENG1: The trip generation letter was not revised. The average daily trip generation for an industrial park is 3.37 per 1000 feet of GFA and not 0.47 as the letter indicates. Please revised letter showing the appropriate factors as described in the ITE 10th Edition Manual for daily traffic volumes and for the peak hour traffic volumes.

Commenting Division: Development Services, Right-of-Way

Name of Review: Marissa Hillje

Email. MHillje@adcogov.org / 720-523-6837

No Comment

Commenting Division: Environmental Analyst Review

Name of Review: Katie Keefe

Email. KKeefe@adcogov.org/ 720-523-6897

No Comment

Commenting Division: Development Services Building and Safety, Chief Building Official

Name of Review: Justin Blair

Email: jblair@adcogov.org / 720-523-6843

No Comment

Commenting Division: Parks Name of Review: Aaron Clark Email: aclark@adcogov.org

No Comment

Community & Economic Development Department Development Services Division

www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6800

FAX 720.523.6967

Development Review Team Comments

Date: September 4, 2019

Project Number: RCU2019-00044

Project Name: T & G 73rd Avenue Rezone

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Rezone Application application. The Development Review Team review comments may change if you provide different information during the Resubmittal. At this time, a resubmittal is being required. Resubmittal material can be deposited with our One-Stop Customer Service Center. You will need the attached "Resubmittal Form", and a paper and digital copy of all the resubmitted material. You should also provide a written response to each staff comment and referral agency letter. Please contact the case manager if you have any questions.

Also, please note where "Section" is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

Your review comment consultation will be held on *Monday, September 9th, 2019 from 11:00 a.m.-11:45* a.m.

Commenting Division: Development Services, Planning

Name of Reviewer: Layla Bajelan

Email: LBajelan@adcogov.org / 720-523-6863

PLN01: REQUEST

a. Rezone request from A-1 to I-1. Applicant intends to remove the lot line to the east to allow for outdoor storage.

PLN02: SITE CHARACTERISTICS

- a. This site is located on E. 73rd Ave/Parcel 0171935302053 and is roughly 3.78 acres.
- b. The subject property is currently designated Agriculture-1 (A-1).
- c. Located on E. 73rd Ave, northeast of the intersection of E. 73rd Ave. and Lafayette St.
- d. The subject parcel is located within the North Side Gardens Subdivision Plat and is legally described as SUB: North Side Gardens DESC: Parcel A W2 of BLK 16 EXC PARC
- e. 1995-160-E; Exemption from Platting to create 2 single family lots in the A-1 zone district

PLN03: I-1 ZONE DISTRCIT REQUIREMENTS

- a. Minimum lot size: 1-acre, subject parcel is 3.78 acres
- b. Minimum lot width: 100 feet, subject parcel lot width is 165 ft.

BOARD OF COUNTY COMMISSIONERS

c. Minimum Setbacks: Front- 25 feet, Side- 15 feet one side, 5 feet other side, 0 feet setbacks may be approved for fireproof structures, Rear- 15 feet

PLN04: PERMITTING REQUIREMENTS

Any rezoning request requires two public hearings: one before the Planning Commission and the other before the Board of County Commissioners. Section 2-02-13-04 of the Adams County Development Standards and Regulations outlines the review procedures for Text, Zoning Map, and Comprehensive Plan Amendments.

- a. Zoning Map Amendment- Section 2-02-13-06-02 explains the criteria for approval for a Zoning Map Amendment, which include:
 - 1. The Zoning Map Amendment is consistent with the Adams County Comprehensive Plan.
 - 2. The Zoning Map Amendment is consistent with the purposes of these standards and regulations.
 - 3. The Zoning Map Amendment will comply with the requirements of these standards and regulations.
 - 4. The Zoning Map Amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

PLN05: LONG RANGE PLANS

Comprehensive Plan

- Mixed Use Employment This land use category allows a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses. New Mixed-Use Employment areas are designated in locations that will have excellent transportation access and visibility but are not suitable for residential uses. Large swaths of properties around Denver International Airport, Front Range Airport, and the I-70 corridor are designated for future Mixed-Use Employment to preserve future long-term opportunities for employment growth in these areas, but any future development in these areas should be phased and concentrated around where urban services and infrastructure are most readily available.
- Policy 14.1 Promote Clean Industrial Uses; Encourage development and redevelopment of a range of industrial uses in the Southwest Area, with particular emphasis on new clean and/ or light industrial uses.

Welby Plan (South Welby) Mixed Use Employment

- 14.4.b. Public Infrastructure Improvements—Continue to make public infrastructure improvements— such as installing curbs and gutters, incorporating sidewalks where they are currently lacking, improving roadways, pedestrian/trail connections, and park facilities—to enhance the image of the Welby area and improve the health and quality of life of area residents and business and property owners.
- 14.4.c. Nonresidential Use Standards—Continue to utilize performance standards (e.g., noise, odor, vibrations, air quality, landscape buffering.) for nonresidential uses to avoid negative impacts on surrounding residential uses. Review and revise performance standards as needed to

- address issues such as traffic mitigation, hours of operation, and others that emerge from the subarea planning process.
- The southwest area of Welby is primarily comprised of industrial and agricultural properties with some residential homes scattered throughout. This area has seen significant amount of zoning changes from agriculture to industrial. While residents in this area have expressed their affinity for this diversity in land uses including living near industrial businesses, there are some concerns regarding some unwanted changes to the area both by residents and industrial business owners, i.e. truck traffic, noise, etc Although flanked by Washington and York Streets, this area lacks internal street connections or any collector street that could connect these important arterials.
- Economic Development: Goal 1: Develop a strong business community that encourages residential, commercial, and industrial development that is appropriate to the Welby area and provides jobs and services for area residents and optimizes the tax generating potential of commercial and industrial properties.
 - (ED1-1) Maintain and enhance the "quality of life" within the community in order to retain current and attract new businesses and workers.
 - (ED1-4) Create hubs for future employment areas.
 - (ED1-5) Work with County to develop better street connections that support a variety of uses that will attract prospective developers/businesses.
 - Infrastructure: Goal: Provide for the safe, efficient and cost-effective movement of people, goods and services while supporting a diverse economy and high quality of life for all residents and businesses.
 - (I-3) Encourage sidewalk connectivity along major transportation corridors

PLN06: INDUSTRIAL USE PERFORMANCE STANDARDS

Chapter 4 Design Requirements and Performance Standards-Industrial Uses Performance Standards addresses the specific requirements for an Industrial Use. Fences shall not exceed 8 feet in height and shall be constructed of wood or masonry material. All garbage areas shall be screened with a minimum 6-ft enclosure. Section 4-12 discusses parking, loading and curb-cut requirements. Section 4-16 discusses landscaping requirements. A minimum of 10% of the total site area shall be dedicated to living plant materials, with 50% of that area fronting public street.

Commenting Division: Development Services, Engineering:

Name of Review: Greg Labrie

Email: GLabrie@adcogov.org / 720-523-6824

ENG1: The traffic letter completed by RidgeTop Engineering and Consulting Firm is required to be revised using The Institute of Transportation Engineers Trip Generation Manual for daily traffic volumes of an Industrial Park based on acres of development.

ENG2: The drainage letter is required to be revised to discuss the type of drainage facilities that will be required at full development and described the location of the storm water outfall for the future development.

Commenting Division: Development Services, Right-of-Way

Name of Review: Marissa Hillje

Email. MHillje@adcogov.org / 720-523-6837

No ROW comments for the rezoning case.

The following are comments with site development:

ROW1: Rec# 1995030124191 is a resolution for an exemption from subdivision regulations.

ROW2: With the building permit and engineering review a title commitment should be submitted, which should be used to depict the applicable recordings on the site plan. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon.

ROW3: No additional right-of-way will be required in relation to this case unless a Traffic Study indicates otherwise. 30' of half right-of-way exists on the north side of E 73rd Ave., which is the requirement by the Adams County Transportation Plan (2012)

Commenting Division: Environmental Analyst Review

Name of Review: Katie Keefe

Email. KKeefe@adcogov.org/ 720-523-6897

No Comment

Commenting Division: Development Services Building and Safety, Chief Building Official

Name of Review: Justin Blair

Email: jblair@adcogov.org / 720-523-6843

No Comment

Commenting Division: Parks Name of Review: Aaron Clark Email: aclark@adcogov.org

No Comment

From: <u>Loeffler - CDOT, Steven</u>

To: <u>Layla Bajelan</u>

 Subject:
 RCU2019-00044, T&G 73rd Avenue Rezone

 Date:
 Wednesday, August 28, 2019 10:54:12 AM

Please be cautious: This email was sent from outside Adams County

Layla,

I have reviewed the referral for T&G 73rd Avenue Rezone which is requesting to rezone form A-1 to I-1 and have no objections to the rezone.

Thank you for the opportunity to review this referral.

Steve Loeffler

Permits Unit- Region 1



P 303.757.9891 | F 303.757.9886 2829 W. Howard PI. 2nd Floor, Denver, CO 80204 steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org From: <u>Mike Crawford</u>
To: <u>Layla Bajelan</u>

Cc: Mike Crawford; Charlotte Ciancio

Subject: FW: T&G 73rd Avenue Rezone, Case # RCU2019-00044

Date: Tuesday, August 13, 2019 4:38:02 PM

Importance: High

Please be cautious: This email was sent from outside Adams County

To the Adams County Planning Commission:

Please accept these comments for consideration regarding the proposed rezoning of the property located just off East 73rd Avenue in the Welby neighborhood, parcel number 0171935302053, case number RCU2019-00044. Mapleton Public Schools is committed to serving the community that resides within District boundaries and holds a strong commitment to promoting equitable access to opportunities that have a safe and positive impact on our families. The District is concerned about the impact rezoning agricultural parcels for industrial purposes, such as storage facilities, will have on the surrounding Welby neighborhood in the areas of safety, increased traffic, and loss of open space.

As stated in the Welby Neighborhood Plan prepared by the Adams County Planning and Development Department and the Welby Community, "as the diversity of uses in the area has increased over time, conflicts between different uses (residential and industrial) have emerged. Moreover, the mixed-use nature of this area has led to a lack of clarity and predictability in terms of what is envisioned and permissible in terms of existing and future land uses. The older nature of this area also means that infrastructure is aging and there are opportunities to address some of these deficiencies as future development and redevelopment occurs." The District supports the vision set forth in the Welby Neighborhood Plan and is an advocate of planned economic development that preserves the history of the area, incorporates increased educational experiences and recreation options, and addresses infrastructure deficiencies. This vision will not be realized through more storage facilities on industrial zoned parcels.

The District's primary concern is the safety of Welby families. It is the hope of the District that students are able to safely ride bikes and walk to school, access local parks and recreation areas, and enjoy the natural environment of the Welby neighborhood. The conversion of additional property to industrial zoning in the neighborhood will bring increased traffic and stress to local, aging infrastructure. The access roads in the Welby neighborhood were not constructed to handle the level of increased traffic that stems from the core business activities of a storage facility. The roadways simply aren't wide enough or maintained in a manner to absorb the additional traffic. The older roads do not contain sidewalks for the safe transport of pedestrians. The safety issues related to congestion of local roads, lack of sidewalks, and inadequate lighting along roadways are concerns of Mapleton Public Schools. The current infrastructure of the Welby community is inadequate to safely handle the addition of industrial zoned properties, including the proposed storage facility. Please consider the safety of resident families and the local resources as you review case RCU2019-00044. Although the District supports thoughtful economic development, we feel that the right mix of development will honor the planning principles of the Welby community. As outlined in the Welby Neighborhood Plan, "the neighborhood planning process was guided by values and principles discussed and decided upon by the Welby community. Through many outreach efforts, the community identified its needs and wants and informed the specific priorities and action steps

outlined in the plan. These principles are as follows: Preserve and advance Welby's History and Legacy; Empower Current and Future Generations of Residents; Build on the Community's Pride and Deep Roots; and Invest in Current and Future Infrastructure Needs." This rezoned plan, as presented, does not align with the vision of the Welby Neighborhood Plan or Mapleton Public Schools.

Please contact me should you have any questions.

Mike Crawford

Deputy Superintendent Mapleton Public Schools 7350 N. Broadway Denver, CO 80221 (303) 853-1050 From: <u>Layla Bajelan</u>
To: <u>Layla Bajelan</u>

Subject: FW: RCU2019-00044- T&G 73rd Avenue Rezone

Date: Tuesday, March 10, 2020 4:22:35 PM

From: Colorado Right of Way < coloradorightofway@xcelenergy.com >

Sent: Tuesday, March 10, 2020 9:34 AM

To: Amanda Carlston acarlston@ridgetopeng.com>
Subject: RE: RCU2019-00044- T&G 73rd Avenue Rezone

Okay, thank you. I don't think Xcel has any issues with a zoning change. Like you stated before, any sort of development in the future would need to be submitted and approved at that time.

Thank you,

Tyler J. Swanson

Xcel Energy | Responsible By Nature Contract Agent, Siting & Land Rights

1800 Larimer Street, Suite 400, Denver, CO 80202

P: 303.571.7294

E: tyler.j.swanson@xcelenergy.com

From: Amanda Carlston acarlston@ridgetopeng.com>

Sent: Tuesday, March 10, 2020 8:58 AM

To: Colorado Right of Way < <u>coloradorightofway@xcelenergy.com</u>>

Subject: RE: RCU2019-00044- T&G 73rd Avenue Rezone

CAUTION EXTERNAL SENDER: Stop and consider before you click links or open attachments.

Report suspicious email using the 'Report Phishing/Spam' button in Outlook.

Tyler,

This property is currently a vacant lot in Adams County. The parcel number is 0171935302053. The closest intersection is E 73rd Ave and Lafayette Street.

Thanks.

Amanda Carlston, EIT Ridgetop Engineering 970-545-4247

From: Colorado Right of Way <<u>coloradorightofway@xcelenergy.com</u>>



Right of Way & Permits

1123 West 3rd Avenue Denver, Colorado 80223 Telephone: **303.571.3306** Facsimile: 303. 571. 3284 donna.l.george@xcelenergy.com

December 6, 2019

Adams County Community and Economic Development Department 4430 South Adams County Parkway, 3rd Floor, Suite W3000 Brighton, CO 80601

Attn: Layla Bajelan

Re: T&G 73rd Avenue Rezone – 2nd referral, Case # RCU2019-00044

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a potential conflict with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to go to the website at www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George Right of Way and Permits

Public Service Company of Colorado / Xcel Energy

Office: 303-571-3306 - Email: donna.l.george@xcelenergy.com



Right of Way & Permits

1123 West 3rd Avenue Denver, Colorado 80223 Telephone: **303.571.3306** Facsimile: 303. 571. 3284 donna.l.george@xcelenergy.com

August 28, 2019

Adams County Community and Economic Development Department 4430 South Adams County Parkway, 3rd Floor, Suite W3000 Brighton, CO 80601

Attn: Layla Bajelan

Re: T&G 73rd Avenue Rezone, Case # RCU2019-00044

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a potential conflict with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact John Lupo, Siting and Land Rights Senior Manager at 303-571-7281 or john.d.lupo@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xxcelenergy.com/InstallAndConnect. The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George - Right of Way and Permits
Public Service Company of Colorado / Xcel Energy

Office: 303-571-3306 - Email: donna.l.george@xcelenergy.com



September 5, 2019

Layla Bajelan Adams County Community and Economic Development 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601

RE: T&G 73rd Avenue Rezone, RCU2019-00044

TCHD Case No. TBD

Dear Ms. Bajelan,

Thank you for the opportunity to review and comment on the request to rezone a parcel from A-1 to I-1 for future outdoor storage, located immediately east of 1161 E. 73rd Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comment related to the proposed outdoor storage. TCHD has no comments related to the rezoning.

Vector Control - Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the floor, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be potentially stored at this site, TCHD recommends that the applicant create a plan for regular pest control. Information on rodent control can be found at http://www.tchd.org/400/Rodent-Control.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

Kathy Boyer, REHS

4Bg

Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



J & M Custom Cabinet Shop, Inc.

7285 Gilpin Way, Suite 270 Denver, CO 80229 Tel (303) 853-9767 Fax (303) 289-5957 www.jmcustomcabinets.net

August 12, 2019

RE: Case #RCU2019-00044

To Whom It May Concern,

In regards to this case we would be concerned with the traffic and large semi-truck deliveries another industrial building along 73rd Avenue would bring. 73rd avenue is not wide enough to accommodate large trucks and traffic passing by. Cars and semis often fall in the ditches along 73rd Ave going East. The sides of the road on 73rd are falling and breaking off making a narrower road. All of 73rd Ave would need major renovation to accommodate more industrial traffic.

Community & Economic Development Department Development Services Division

www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6800 FAX 720.523.6967

Request for Comments

Case Name: T&G 73rd Avenue Rezone

Case Number: RCU2019-00044

August 7, 2019

The Adams County Planning Commission is requesting comments on the following application: request to rezone from Agriculture-1 (A-1) to Industrial-1 (I-1). The Assessor's Parcel Number is 0171935302053.

Applicant Information:

AMANDA CARLSTON 541 E. GARDEN DR. Unit N WINDSOR, CO 80550

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 08/28/2019 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 LBajelan@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates can be forwarded to you for your information. 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/planning/currentcases.

Thank you for your review of this case.

Layla Bajelan, Planner I

fayla Bajelan

Case Manager

Community & Economic Development Department Development Services Division www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6800 FAX 720.523.6967

Public Hearing Notification

Case Name: T&G 73rd Avenue Rezone

Case Number: RCU2019-00044

Planning Commission Hearing Date: 04/09/2020 at 6:00 p.m. Board of County Commissioners Hearing Date: 04/28/2020 at 9:30 a.m.

March 12, 2020

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Rezone request from Agriculture-1 (A-1) to Industrial-1 (I-1). The proposed use will be Industrial. The Assessor's Parcel Number(s) 0171935302053.

Applicant Information: Amanda Carlston

541 E. Garden Dr., Unit N Windsor, Colorado 80550

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

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/planning/currentcases.

Thank you for your review of this case.

Layla Bajelan, Long Range Planner II

Case Manager

fayla Bazelan

BOARD OF COUNTY COMMISSIONERS

PUBLICATION REQUEST

T&G 73rd Avenue Rezone

Case Number:

Planning Commission Hearing Date:

Board of County Commissioners Hearing Date:

Public Hearings Location:

RCU2019-00044

04/09/2020 at 6:00 p.m. 04/28/2020 at 9:30 a.m.

4430 S. Adams County Pkwy., Brighton, CO 80602

Request: Rezone request from Agriculture-1 (A-1) to Industrial-1 (I-1)

Parcel Number: 0171935302053

Case Manager: Layla Bajelan

Applicant: Amanda Carlston

541 E. Garden Dr., Unit N Windsor, Colorado 80550

Owner: T&G 73rd LLC.

6301 Federal Blvd, Unit 3 Denver, Colorado 80221

Legal Description:

SUB: NORTH SIDE GARDENS DESC: PARCEL A W2 OF BLK 16 EXC PARC



Referral Listing Case Number RCU2019-00044 T&G 73rd Rezone

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch CFitch@adcogov.org 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Environmental Services Division	Katie Keefe 4430 S Adams County Pkwy Brighton CO 80601 720-523-6986 kkeefe@adcogov.org
Adams County CEDD Right-of-Way	Marissa Hillje 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 mhillje@adcogov.org
Adams County Community Safety & Wellbeing, Neighborhood Services	Gail Moon gmoon@adcogov.org 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Fire Protection District	Chris Wilder 8055 N. WASHINGTON ST. DENVER CO 80229 (303) 289-4683 cwilder@acfpd.org
Adams County Parks and Open Space Department	Aaron Clark (303) 637-8005 aclark@adcogov.org

Contact Information Agency Adams County Parks and Open Space Department Marc Pedrucci 303-637-8014 mpedrucci@adcogov.org Adams County Sheriff's Office: SO-HQ Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org Adams County Sheriff's Office: SO-SUB 303-655-3283 CommunityConnections@adcogov.org CDOT Colorado Department of Transportation Bradley Sheehan 2829 W. Howard Pl. 2nd Floor Denver CO 80204 303.757.9891 bradley.sheehan@state.co.us **CDPHE** Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 sean.hackett@state.co.us **CDPHE** Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 sean.hackett@state.co.us CDPHE - AIR QUALITY Richard Coffin 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303.692.3127 richard.coffin@state.co.us CDPHE - WATER QUALITY PROTECTION SECT Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WOCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us CDPHE SOLID WASTE UNIT Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us Century Link, Inc Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com

Contact Information Agency COLORADO DEPT OF TRANSPORTATION Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us COLORADO DIVISION OF WILDLIFE Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us COLORADO DIVISION OF WILDLIFE Matt Martinez 6060 BROADWAY DENVER CO 80216-1000 303-291-7526 matt.martinez@state.co.us **COMCAST** JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas lowe@cable.comcast.com MAPLETON SCHOOL DISTRICT #1 CHARLOTTE CIANCIO 591 E. 80TH AVE DENVER CO 80229 303-853-1015 charlotte@mapleton.us METRO WASTEWATER RECLAMATION **CRAIG SIMMONDS** 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US North Washington Street Water & San Dist Joe Jamsay 3172 E 78th Ave Denver CO 80229 303-288-6664 jjames@nwswsd.com NS - Code Compliance Joaquin Flores 720.523.6207 jflores@adcogov.org REGIONAL TRANSPORTATION DIST. Engineering RTD 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 engineering@rtd-denver.com WELBY CITIZEN GROUP NORMA FRANK 7401 RACE STREET DENVER CO 80229 (303) 288-3152

Agency	Contact Information
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Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

1000 EAST 73RD AVENUE 2750 QUAIL VALLEY ROAD SOLVANG CA 93463 DAVIS RONALD L 226 W POLARIS PLACE THORNTON CO 80260

1601 E 73RD LLC ATTN JOHN MOYE ESQ 1400 16TH STREET STE 600 DENVER CO 80202 EHRLICH JOHN AND EHRLICH LYDIA 1001 E 75TH AVE UNIT A DENVER CO 80229

A AND R LLC 7754 PARFET ST ARVADA CO 80005 ENGDAHL RANIE VECCHIARELLI 4505 QUAY ST WHEAT RIDGE CO 80033-3516

ADDUCCI THOMAS F JOINT REVOCABLE TRUST THE A ND ADDUCCI CAROLE I JOINT REVOCABLE TRUST THE 581 E 76TH AVE DENVER CO 80229-6206

GACCETTA BERNICE REVOCABLE LIVING TRUST GACCETTA FRANK REVOCABLE LIVING TRUST 5247 EAGLE MEADOW DR DACONO CO 80514-8539

ADUCCI JOSEPH 1/3 /ROTELLO ANGELA 1/6 AN SONS RANDY 1/6 /ADDUCCI JOSEPH M/LISA M 1479 S LEYDEN ST DENVER CO 80224-1950 HIGH NOON ASSOCIATES 2750 QUAIL VALLEY ROAD SOLVANG CA 93463

BUMGARDNER JACK L AND BUMGARDNER JILL J 9768 W 107TH DR BROOMFIELD CO 80021-7339 K L WERTH LLC 2555 E 70TH AVENUE DENVER CO 80229

CENTER GREENHOUSE INC 1550 E 73RD AVE DENVER CO 80229-6904 LA RUSSO DAVID C 7535 LAFAYETTE ST THORNTON CO 80229-6437

CENTER PLAZA LLC 1480 E 73RD AVE DENVER CO 80229-6902 LARUSSO DAVID C AND LARUSSO SHARON A 7535 N LAFAYETTE ST DENVER CO 80229-6437

CHESROWN COLLISION CENTER INC 7420 N WASHINGTON STREET DENVER CO 80229 MC DANIEL LARRY E AND NANCY J 3105 MEGAN WAY BERTHOUD CO 80513-8078

CITY OF THORNTON THE 9500 CIVIC CENTER DR DENVER CO 80229-4326 NORTH SIDE GARDENS LLC 7285 GILPIN WAY UNIT 100 DENVER CO 80229-6507 PEDOTTO EDWARD M 6946 W 83RD WAY ARVADA CO 80003-1611 BURTON KAY A OR CURRENT RESIDENT 1161 E 73RD AVE DENVER CO 80229-6851

R MOORE PROPERTIES LLC 2721 E 138TH PL THORNTON CO 80602-7226 CENTER GREENHOUSE INC OR CURRENT RESIDENT 1550 E 73RD AVE DENVER CO 80229-6904

T & G 73RD LLC 6301 FEDERAL BLVD UNIT 3 DENVER CO 80221-2029 CENTER LAND COMPANY OR CURRENT RESIDENT 1480 E 73RD AVE DENVER CO 80229-6902

T & G PECOS LLC 6301 FEDERAL BLVD # 3 DENVER CO 80221-2029 GUTKNECHT ERIC AND JESSICA LLC OR CURRENT RESIDENT 911 E 75TH AVE DENVER CO 80229-6401

T AND G 73RD LLC 6301 FEDERAL BLVD UNIT 3 DENVER CO 80221 LEE DONALD C AND LONG STEPHANIE M OR CURRENT RESIDENT 909 E 75TH AVE DENVER CO 80229-6401

TRUSTILE PROPERTIES LLC 1585 E 66TH AVE DENVER CO 80229-7223 LOWERY RICK AND LOWERY CYNTHIA OR CURRENT RESIDENT 1001 E 75TH AVE UNIT C DENVER CO 80229

WASHINGTON GARDENS BPT LLC UND 50% AND WASHINGTON GARDENS RANDALL LLC UND 50% C/O COMPTON DANDO INC DENVER CO 80239-3454

MEDINA SHARON T FAMILY TRUST OR CURRENT RESIDENT 1275 E 75TH AVE DENVER CO 80229-6402

WBJ REVOCABLE TRUST THE PO BOX 300683 DENVER CO 80203-0683 MENDEZ CARLOS AND MENDEZ KATHLEEN OR CURRENT RESIDENT 1390 E 73RD AVE DENVER CO 80229

3500 BC LTD OR CURRENT RESIDENT 1001 E 75TH AVE UNIT A DENVER CO 80229-6440 NORTH SIDE GARDENS LLC OR CURRENT RESIDENT 7285 GILPIN WAY UNIT 100 DENVER CO 80229-6507

ADDUCCI JOSEPH A OR CURRENT RESIDENT 1210 E 73RD AVE DENVER CO 80229-6821 PISER FRANCES M OR CURRENT RESIDENT 1310 E 73RD AVE DENVER CO 80229-6823 R AND R HEATING AND COOLING INC OR CURRENT RESIDENT 1005 E 75TH AVE DENVER CO 80229-6430 CURRENT RESIDENT 7330 WASHINGTON ST DENVER CO 80229-6302

ROSENBACH JUDY A AND ROSENBACH GERALD W OR CURRENT RESIDENT 1201 E 75TH AVE DENVER CO 80229-6402 CURRENT RESIDENT 7334 WASHINGTON ST DENVER CO 80229-6302

SACCOMANNO FRANKLIN 1/2 INT AND VENEY CYNTHIA AND REFFEL STEVE 1/2 INT OR CURRENT RESIDENT 7500 WASHINGTON ST DENVER CO 80229-6305 CURRENT RESIDENT 7338 WASHINGTON ST DENVER CO 80229-6302

SAYLOR JAMES M AND SAYLOR HARRY M OR CURRENT RESIDENT 940 E 73RD AVE DENVER CO 80229-6817 CURRENT RESIDENT 7346 WASHINGTON ST DENVER CO 80229-6302

SKEETER PROPERTIES LLC OR CURRENT RESIDENT 1007 E 75TH AVE STE E DENVER CO 80229-6442 CURRENT RESIDENT 7348 WASHINGTON ST DENVER CO 80229-6302

YANTORNO BEVERLY SUE AND HOFFMAN PETER MICHAEL AND HOFFMAN KIMBERLY ANN OR CURRENT RESIDENT 1460 E 73RD AVE DENVER CO 80229-6902 CURRENT RESIDENT 7352 WASHINGTON ST DENVER CO 80229-6302

YANTORNO FRANK L OR CURRENT RESIDENT 1414 E 73RD AVE DENVER CO 80229-6902 CURRENT RESIDENT 7354 WASHINGTON ST DENVER CO 80229-6302

CURRENT RESIDENT 7314 WASHINGTON ST DENVER CO 80229-6302 CURRENT RESIDENT 7420 WASHINGTON ST DENVER CO 80229-6304

CURRENT RESIDENT 7316 WASHINGTON ST DENVER CO 80229-6302 CURRENT RESIDENT 7550 LAFAYETTE ST DENVER CO 80229-6421

CURRENT RESIDENT 7318 WASHINGTON ST DENVER CO 80229-6302 CURRENT RESIDENT 7535 LAFAYETTE ST DENVER CO 80229-6437 CURRENT RESIDENT 1001 E 75TH AVE UNIT B DENVER CO 80229-6440 CURRENT RESIDENT 7285 GILPIN WAY UNIT 210 DENVER CO 80229-6523

CURRENT RESIDENT 1007 E 75TH AVE STE A DENVER CO 80229-6442

CURRENT RESIDENT 7285 GILPIN WAY UNIT 230 DENVER CO 80229-6523

CURRENT RESIDENT 1007 E 75TH AVE STE B DENVER CO 80229-6442 CURRENT RESIDENT 7285 GILPIN WAY UNIT 240 DENVER CO 80229-6523

CURRENT RESIDENT 1007 E 75TH AVE STE C DENVER CO 80229-6442 CURRENT RESIDENT 7285 GILPIN WAY UNIT 270 DENVER CO 80229-6523

CURRENT RESIDENT 1007 E 75TH AVE STE D DENVER CO 80229-6442 CURRENT RESIDENT 7285 GILPIN WAY UNIT 150 DENVER CO 80229-6524

CURRENT RESIDENT 7285 GILPIN WAY UNIT 110 DENVER CO 80229-6507 CURRENT RESIDENT 7285 GILPIN WAY UNIT 250 DENVER CO 80229-6528

CURRENT RESIDENT 7285 GILPIN WAY UNIT 130 DENVER CO 80229-6507 CURRENT RESIDENT 7285 GILPIN WAY UNIT 220 DENVER CO 80229-6531

CURRENT RESIDENT 7285 GILPIN WAY UNIT 140 DENVER CO 80229-6507 CURRENT RESIDENT 1100 E 73RD AVE UNIT A DENVER CO 80229-6812

CURRENT RESIDENT 7285 GILPIN WAY UNIT 170 DENVER CO 80229-6507 CURRENT RESIDENT 1100 E 73RD AVE UNIT B DENVER CO 80229-6812

CURRENT RESIDENT 7285 GILPIN WAY UNIT 200 DENVER CO 80229-6523 CURRENT RESIDENT 1100 E 73RD AVE UNIT C DENVER CO 80229-6812 CURRENT RESIDENT 1100 E 73RD AVE UNIT D DENVER CO 80229-6812 CURRENT RESIDENT 825 E 73RD AVE DENVER CO 80229-6815

CURRENT RESIDENT 1100 E 73RD AVE UNIT E DENVER CO 80229-6812 CURRENT RESIDENT 831 E 73RD AVE DENVER CO 80229-6815

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CURRENT RESIDENT 1100 E 73RD AVE UNIT G DENVER CO 80229-6812 CURRENT RESIDENT 841 E 73RD AVE DENVER CO 80229-6815

CURRENT RESIDENT 1100 E 73RD AVE UNIT H DENVER CO 80229-6812 CURRENT RESIDENT 845 E 73RD AVE DENVER CO 80229-6815

CURRENT RESIDENT 1100 E 73RD AVE UNIT I DENVER CO 80229-6812 CURRENT RESIDENT 851 E 73RD AVE DENVER CO 80229-6815

CURRENT RESIDENT 1100 E 73RD AVE UNIT J DENVER CO 80229-6812 CURRENT RESIDENT 853 E 73RD AVE DENVER CO 80229-6815

CURRENT RESIDENT 1100 E 73RD AVE UNIT K DENVER CO 80229-6812 CURRENT RESIDENT 855 E 73RD AVE DENVER CO 80229-6815

CURRENT RESIDENT 1100 E 73RD AVE UNIT L DENVER CO 80229-6812

CURRENT RESIDENT 859 E 73RD AVE DENVER CO 80229-6815

CURRENT RESIDENT 821 E 73RD AVE DENVER CO 80229-6815 CURRENT RESIDENT 861 E 73RD AVE DENVER CO 80229-6815 CURRENT RESIDENT 863 E 73RD AVE DENVER CO 80229-6815 CURRENT RESIDENT 1347 E 73RD AVE DENVER CO 80229-6822

CURRENT RESIDENT 865 E 73RD AVE DENVER CO 80229-6815 CURRENT RESIDENT 1357 E 73RD AVE DENVER CO 80229-6822

CURRENT RESIDENT 881 E 73RD AVE DENVER CO 80229-6815 CURRENT RESIDENT 1367 E 73RD AVE DENVER CO 80229-6822

CURRENT RESIDENT 901 E 73RD AVE DENVER CO 80229-6816 CURRENT RESIDENT 7220 LAFAYETTE ST DENVER CO 80229-6827

CURRENT RESIDENT 983 E 73RD AVE DENVER CO 80229-6816 CURRENT RESIDENT 800 E 73RD AVE UNIT 1 DENVER CO 80229-6855

CURRENT RESIDENT 950 E 73RD AVE DENVER CO 80229-6817 CURRENT RESIDENT 800 E 73RD AVE UNIT 10 DENVER CO 80229-6855

CURRENT RESIDENT 1051 E 73RD AVE DENVER CO 80229-6818 CURRENT RESIDENT 800 E 73RD AVE UNIT 11 DENVER CO 80229-6855

CURRENT RESIDENT 1210 E 73RD AVE DENVER CO 80229-6821 CURRENT RESIDENT 800 E 73RD AVE UNIT 12 DENVER CO 80229-6855

CURRENT RESIDENT 1301 E 73RD AVE DENVER CO 80229-6822 CURRENT RESIDENT 800 E 73RD AVE UNIT 13 DENVER CO 80229-6855

CURRENT RESIDENT 1327 E 73RD AVE DENVER CO 80229-6822 CURRENT RESIDENT 800 E 73RD AVE UNIT 14 DENVER CO 80229-6855

CURRENT RESIDENT	CURRENT RESIDENT
800 E 73RD AVE UNIT 15	800 E 73RD AVE UNIT 4
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DENVER CO 80229-6855	DENVER CO 80229-6855
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DENVER CO 80229-6855	DENVER CO 80229-6855
CURRENT RESIDENT	CURRENT RESIDENT
800 E 73RD AVE UNIT 18	800 E 73RD AVE UNIT 7
DENVER CO 80229-6855	DENVER CO 80229-6855
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DENVER CO 80229-6855	DENVER CO 80229-6855
CURRENT RESIDENT	CURRENT RESIDENT
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DENVER CO 80229-6855	DENVER CO 80229-6855
CURRENT RESIDENT	CURRENT RESIDENT
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DENVER CO 80229-6855	DENVER CO 80229-6856
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DENVER CO 80229-6855	DENVER CO 80229-6856
CURRENT RESIDENT	CURRENT RESIDENT
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DENVER CO 80229-6855	DENVER CO 80229-6856

CURRENT RESIDENT 800 E 73RD AVE UNIT 3 DENVER CO 80229-6855 CURRENT RESIDENT 850 E 73RD AVE UNIT 2 DENVER CO 80229-6856 **CURRENT RESIDENT CURRENT RESIDENT** 850 E 73RD AVE UNIT 3 1000 E 73RD AVE UNIT 12 **DENVER CO 80229-6856 DENVER CO 80229-6860 CURRENT RESIDENT CURRENT RESIDENT** 850 E 73RD AVE UNIT 4 1000 E 73RD AVE UNIT 13 **DENVER CO 80229-6856 DENVER CO 80229-6860 CURRENT RESIDENT CURRENT RESIDENT** 850 E 73RD AVE UNIT 5 1000 E 73RD AVE UNIT 14 **DENVER CO 80229-6856** DENVER CO 80229-6860 **CURRENT RESIDENT CURRENT RESIDENT** 850 E 73RD AVE UNIT 6 1000 E 73RD AVE UNIT 15 **DENVER CO 80229-6856** DENVER CO 80229-6860 **CURRENT RESIDENT CURRENT RESIDENT** 850 E 73RD AVE UNIT 7 1000 E 73RD AVE UNIT 16 DENVER CO 80229-6856 DENVER CO 80229-6860 **CURRENT RESIDENT CURRENT RESIDENT** 850 E 73RD AVE UNIT 8 1000 E 73RD AVE UNIT 2 DENVER CO 80229-6856 DENVER CO 80229-6860 CURRENT RESIDENT CURRENT RESIDENT 850 E 73RD AVE UNIT 9 1000 E 73RD AVE UNIT 3 DENVER CO 80229-6856 DENVER CO 80229-6860

 CURRENT RESIDENT
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 1000 E 73RD AVE UNIT 1
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 CURRENT RESIDENT
 CURRENT RESIDENT

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 1000 E 73RD AVE UNIT 6

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 DENVER CO 80229-6860

CURRENT RESIDENT 1000 E 73RD AVE UNIT 7 DENVER CO 80229-6860

CURRENT RESIDENT 1000 E 73RD AVE UNIT 8 DENVER CO 80229-6860

CURRENT RESIDENT 1000 E 73RD AVE UNIT 9 DENVER CO 80229-6860

CURRENT RESIDENT 850 E 73RD AVE UNIT 11 DENVER CO 80229-6862

CURRENT RESIDENT 1581 E 73RD AVE DENVER CO 80229-6903

CURRENT RESIDENT 1601 E 73RD AVE DENVER CO 80229-6905

CERTIFICATE OF POSTING



I, Layla Bajelan, do hereby certify that I had the property posted at

Parcel Number: 0171935302053

on March 25, 2020

In accordance with the requirements of the Adams County Zoning Regulations

Layla Bajelan

fayla Bajelan

T&G 73rd Avenue Rezone

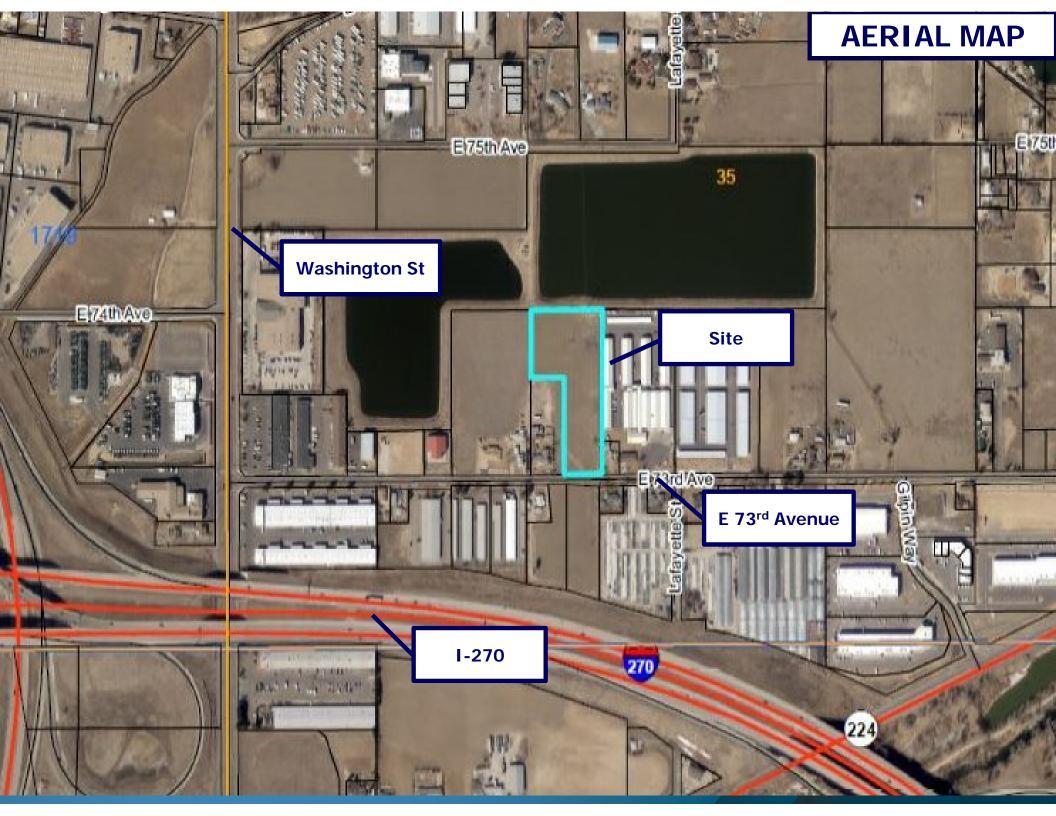
April 28, 2020

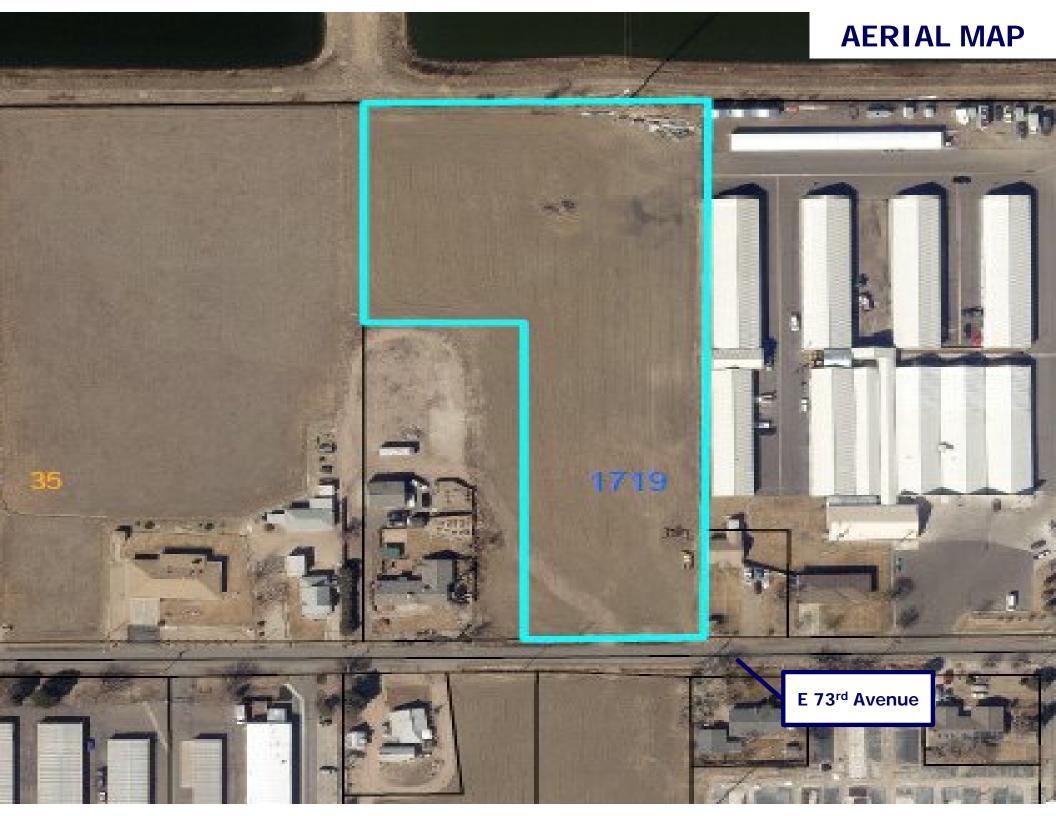
Board of County Commissioners Public Hearing Community and Economic Development Department Case Manager: Layla Bajelan

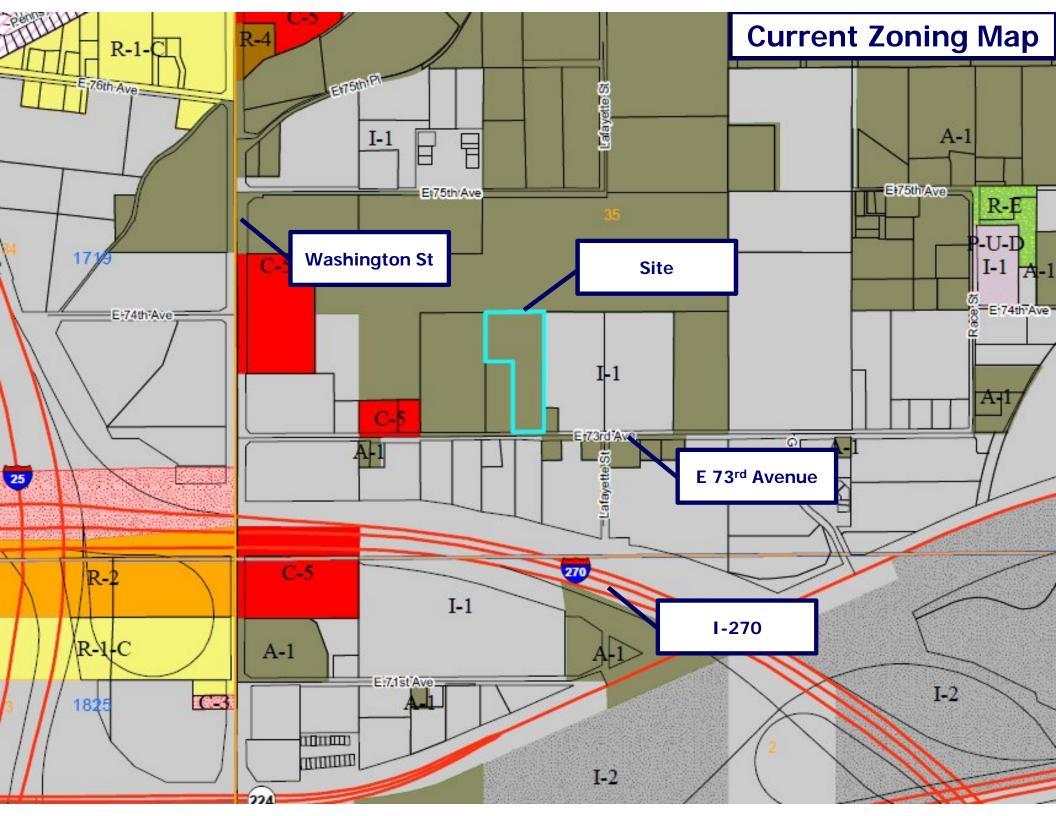
Request

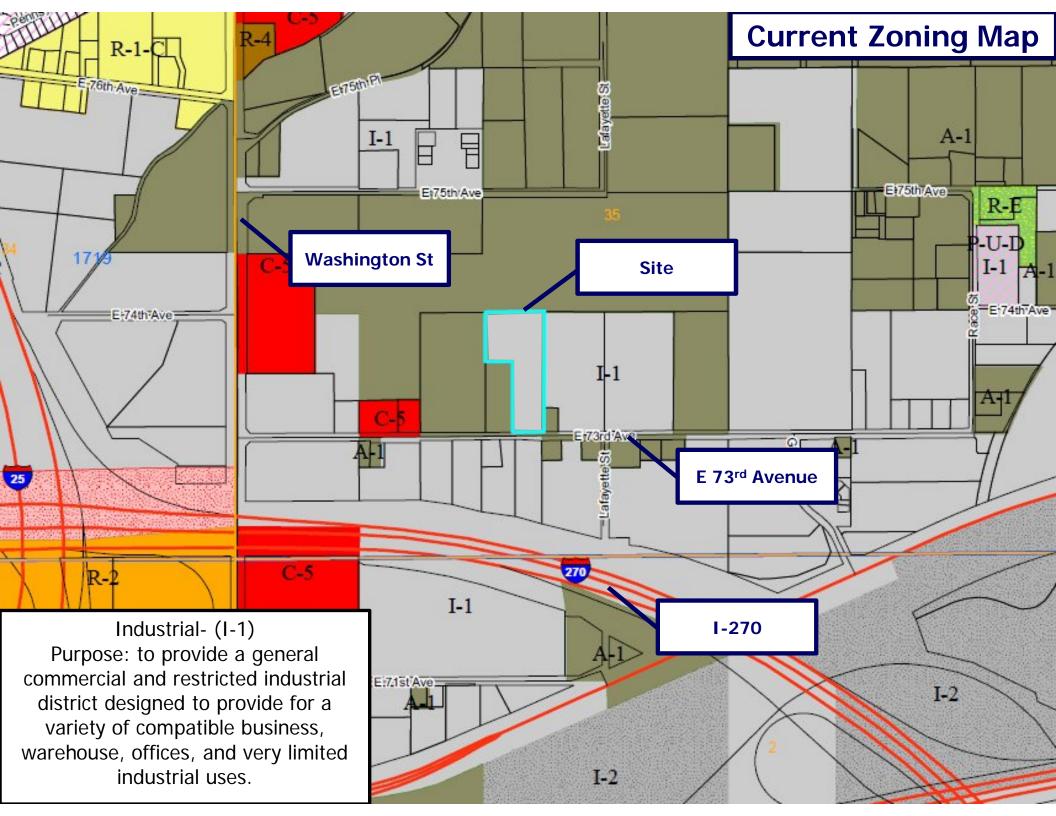
Rezoning:

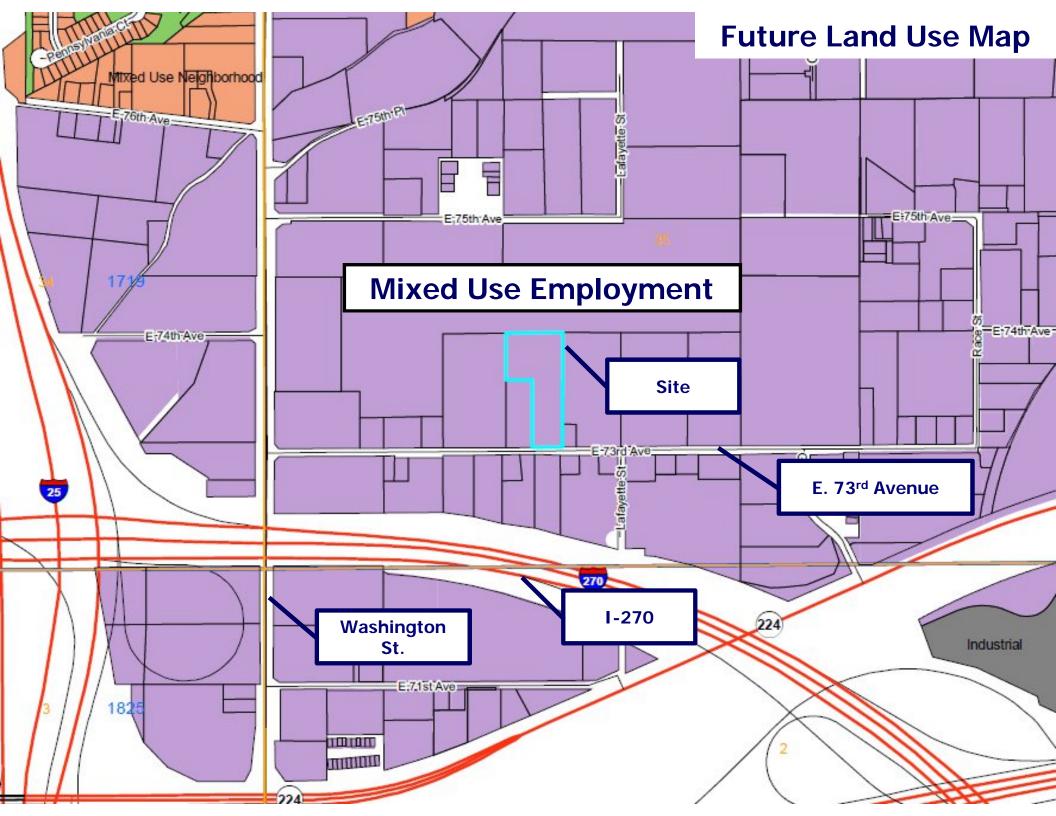
- Current Zoning: Agriculture-1 (A-1)
- Proposed Zoning: Industrial-1 (I-1)











Criteria for Rezoning Approval

Section 2-02-13-06-02

- 1. Consistent with Comprehensive Plan
- 2. Consistent with Development Standards
- 3. Complies to Development Standards
- 4. Harmonious & Compatible to the surrounding area

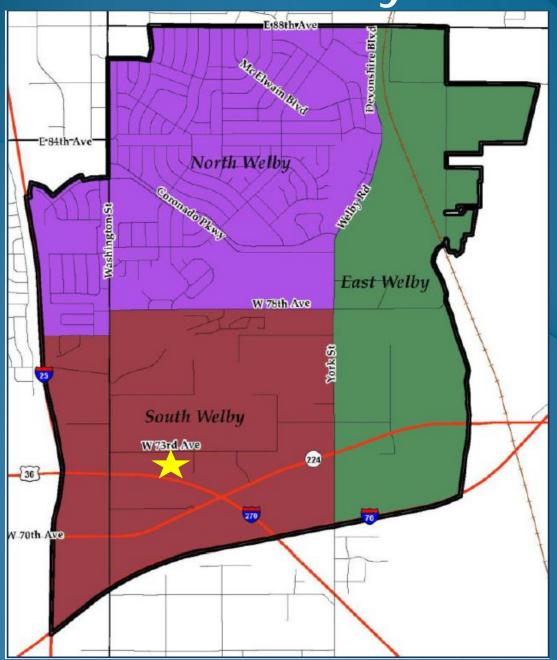
Mixed Use Employment

Purpose: accommodate a range of employment uses with a mix of supporting uses to serve employment needs

- Locations that have adequate transportation access and visibility but are not suitable for residential development.

Offices, light manufacturing, distribution, indoor warehousing, clean industry, and supporting retail businesses.

Welby Subarea Plan



South Welby

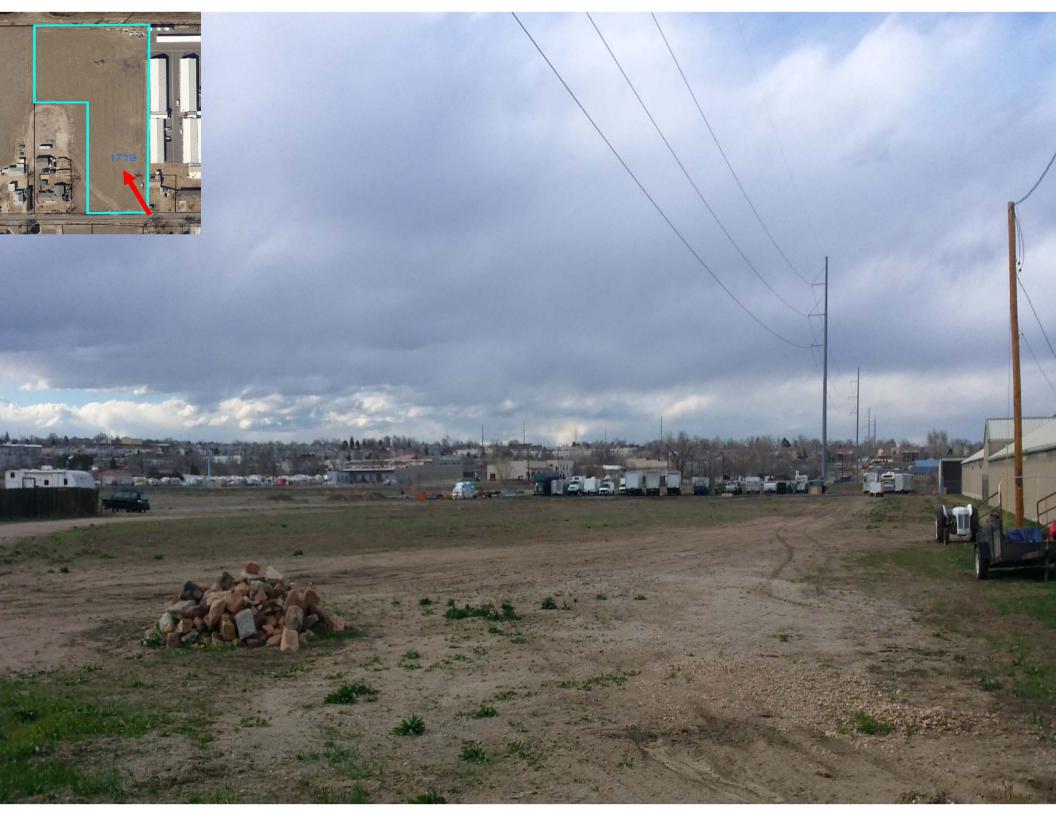
- Goals: include developing a strong business community
 - Creating a hub for future employment
 - Developing better street connections
 - Diversify the local economy

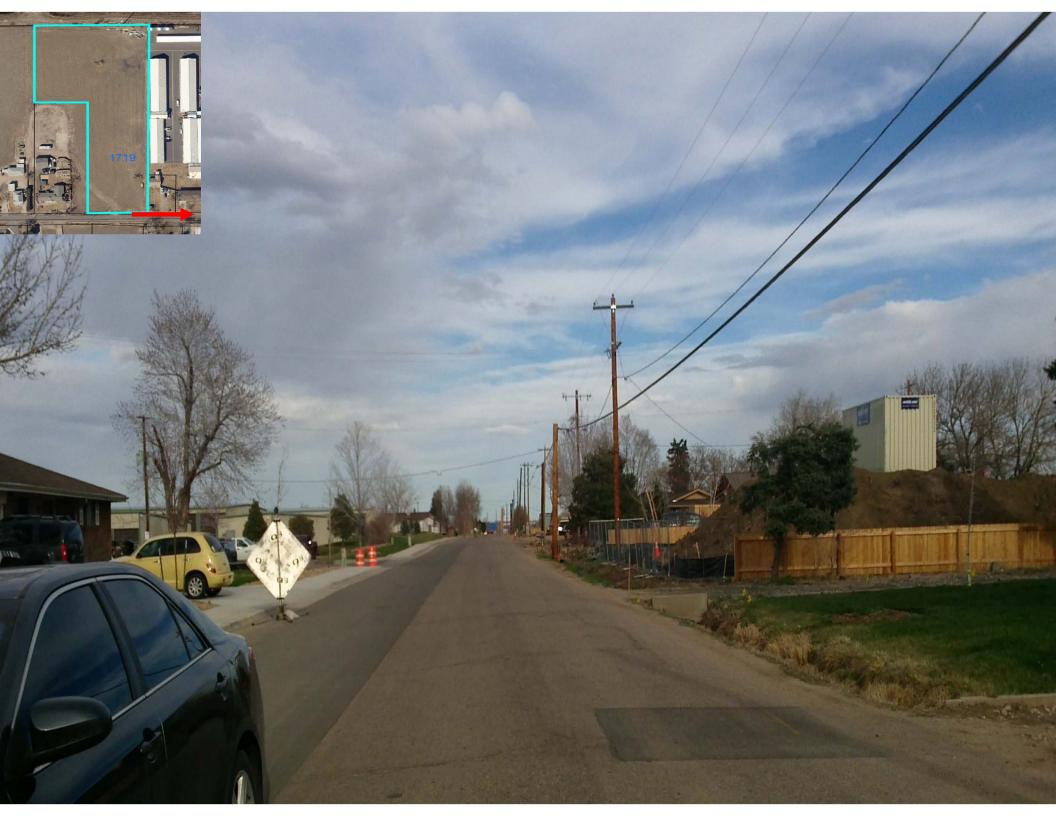
Industrial-1 Zone District

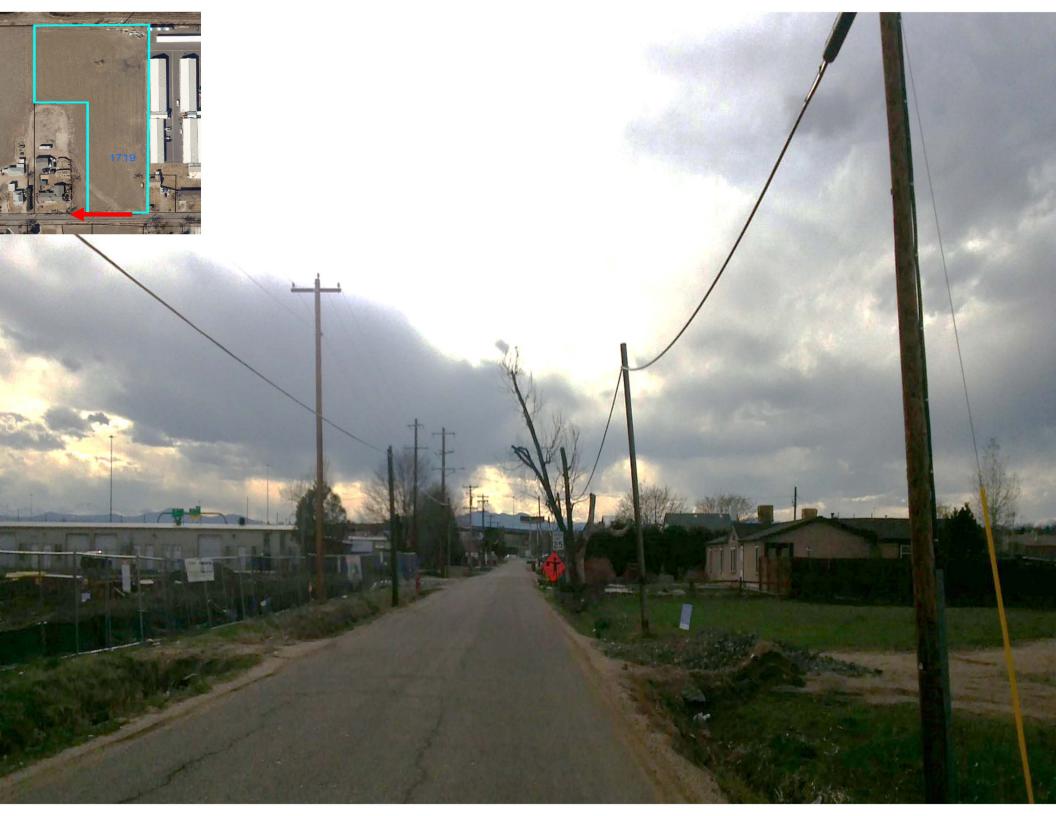
- Minimum Lot Size: 1 acre
- Minimum Lot Width: 100 ft.
- Minimum Required Setbacks:
 - Front: 25 ft.
 - Rear: 15 ft.
 - Side: 15 ft. one side, 5 feet other side, 0-foot setbacks may be approved for fireproof structures.

Applicant Site Plan











Referral Comments

Notifications Sent*	# Comments Received
172	1

*Property owners and occupants within 1,000 ft.

- One letter of opposition
- Responding with Concern: Mapleton School District #1, XCEL
- Responding without Concern: TCHD, CDOT
- Referral Agencies:

Adams County Fire, Adams County Sheriff, CDPHE, Century Link, CO. Division of Wildlife, Comcast, Metro Wastewater Reclamation, North Washington Street Water and Sanitation District, RTD, USPS, Welby Citizen Group

Planning Commission Update

Planning Commission Hearing: April 9, 2020

- Planning Commission recommended approval (7-0)
- No member of the Public testified
- Planning Commission concerns:
 - Condition of E. 73rd Avenue
 - City of Thornton
 - Mapleton School District #1

Recommendation

Staff has determined the following request is consistent with the Criteria for Rezoning Approval including:

- Consistency with the Comprehensive Plan and Standards
- Complies with the Development Standards and Regulations
- Surrounding Area

Approval of the proposed Rezoning (RCU2019-00044) with 4 Findings-of-Fact and 3 Notes to the Applicant.

Recommended Findings-of-Fact

- 1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
- 2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
- 3. The Zoning Map amendment will comply with the requirements of these standards and regulations
- 4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Recommended Notes

- 1. Approval of the rezone request is not an approval of the conceptual site plan. No uses have been approved/established on the property through a building permit. Applicant shall apply for a Change-In-Use permit through Adams County to allow for a use to be established on the property.
- 2. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
- 3. Applicant shall continue to work with Xcel Energy to fix transmission line easements on the property. All easements must be corrected before any building permits will be approved for this site.

Alternative Findings-of-Fact

- 1. The Zoning Map amendment is not consistent with the Adams County Comprehensive Plan.
- 2. The Zoning Map amendment is not consistent with the purposes of these standards and regulations.
- 3. The Zoning Map amendment will not comply with the requirements of these standards and regulations
- 4. The Zoning Map amendment is not compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

CASE NO.: RCU2019-00025

CASE NAME: Mount Moriah Stables CUP

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- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Future Land Use Map
- 2.4 Simple Map

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- 3.1 Applicant Written Explanation
- 3.2 Applicant Site Plan
- 3.3 Applicant Operations Plan

EXHIBIT 4 – Referral Comments

- 4.1 Referral Comment (Adams County 1st Review)
- 4.2 Referral Comment (Adams County 2nd Review)
- 4.3 Referral Comment (TCHD)
- 4.4 Referral Comment (TCHD#2)
- 4.5 Referral Comment (NMFRD)
- 4.6 Referral Comment (CDOT)
- 4.7 Referral Comment (XCEL)
- 4.8 Referral Comment (Faust)
- 4.9 Referral Comment (Burtscher)
- 4.10 Referral Comment (Gerbrandt)
- 4.11 Referral Comment (Swearngain)

EXHIBIT 5 – Associated Case Materials

- 5.1 Request for Comments
- 5.2 Public Hearing Notice
- 5.3 Newspaper Publication
- 5.4 Referral Agency Labels
- 5.5 Property Owner and Resident Labels
- 5.6 Certificate of Posting



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners

April 28, 2020

CASE No.: RCU2019-00025	CASE NAME: Mount Moriah Stables CUP
Owner's Name:	Robert and Debra Plant
Applicant's Name:	Robert and Debra Plant
Applicant's Address:	1990 West 150 th Avenue
Location of Request:	1990 West 150 th Avenue (Parcel # 0157316206009)
Nature of Request:	Conditional Use Permit for a therapeutic riding center and horse boarding facility.
Zone District:	Agriculture-1 (A-1)
Future Land Use:	Estate Residential
Site Size:	1.879 acres (81,849 sq. ft.)
Proposed Use:	Riding Stable or Academy and Single-Family Dwelling
Existing Use:	Single-Family Dwelling
Hearing Date(s):	PC: April 9, 2020/ 6:00 pm
	BoCC: April 28, 2020/ 9:30 am
Report Date:	March 31, 2020
Case Manager:	Holden Pederson
Staff Recommendation:	APPROVAL with 8 Findings-of-Fact, 8 Conditions, and 1 Note

SUMMARY OF APPLICATION

Background:

The subject property is located in the Wright Acres Subdivision recorded in 1991. That same year, setback variances were granted for structures and fences within the front setback area due to the lot having three frontages.

The applicants, Robert and Debra Plant, own and reside at the property. They are requesting a Conditional Use Permit to allow for a therapeutic riding center and horse boarding facility, which is designated by the Adams County Development Standards and Regulations as a Riding Stable or Academy land use.

According to the applicants, the facility was originally designed, built, and utilized for the same land use by the previous owners in 1991 without an approved Conditional Use Permit. The

applicants purchased the property in 2011 in order to utilize it for the same purpose. Recently, they learned that a Conditional Use Permit was required in order to establish the approved, legal use of the property. No additional improvements are proposed as part of this project, as all structures and fencing are pre-existing.

Services provided by the facility include equine assisted psychotherapy, equine assisted learning, beginner riding instruction, and boarding for horses that are involved in their programs. The co-owner and co-applicant, Debra Plant, is a PATH (Professional Association of Therapeutic Horsemanship) certified instructor and equine specialist. She is also a certified instructor for the Equine Services for Heroes program and is certified to provide Mental Health and Military Mental Health First Aid as well as Adult and Pediatric First Aid/CPR/AED. She has over thirteen years of experience in equine therapies, over twenty years of riding experience, and over eight years of experience providing beginning riding instruction in the principals of Centered Riding.

Clients and organizations previously served by the applicants include military, veterans, and first responders as well as their families, caregivers, and others serving those populations (Operation Equine), at risk youth and their mentors (Adams County Save Our Youth), hospice and caregivers (Collier Hospice, Buckley Air Force Chaplains), addiction recovery (Red Rock Recovery Center, Raleigh House of Hope), churches (Discovery Church Groups, LDS Church's children groups, Lutheran Ladies Groups), the Boulder County Sheriff's Office, trauma therapists, adults with disabilities (Hearts and Hands), and the Men's Leadership Alliance. Organizations they hope to partner with in the future and are currently developing programs for include Young Life, Save a Warrior, and Tragedy Assistance Program for Survivors.

Site Characteristics:

The subject property is located in the Agriculture-1 (A-1) zone district and is approximately 1.879 acres in size. The lot includes one 1,862 sq. ft. single-family dwelling, a 1,056 sq. ft. horse barn with stables, a small hay barn, a personal equestrian arena, and fencing for paddocks, grazing, and boarding. The lot also has three frontages: the privately maintained Tejon Street to the west (which provides access to the subject property as well as to the neighboring property to the north), the privately maintained West 150th Avenue to the north (which serves as a private driveway for the property), and the platted but unbuilt Shoshone Street to the east. In addition, the West 149th Avenue public right-of-way is located nearby to the south and provides access to the privately maintained Tejon Street.

The parking areas are composed of gravel and crusher fines and are located to the east and west of the single-family dwelling that provide participant parking and horse trailer access for the site. According to the applicant, the circular driveway on the west side of the property provides parking for six vehicles without obstructing traffic along Tejon Street. On the east side of the property, fourteen vehicles can be accommodated for a maximum of twenty vehicles total that can be parked on approved hard surface areas throughout the site without obstructing traffic or emergency vehicle access.

There is also existing landscaping surrounding the singe-family dwelling and along the east property line (located on the neighbor's side of the property line). The applicants share a friendly relationship with their neighbors to the east, as the neighbors enjoy viewing the horses from their

home and have allowed the applicants to fence a portion of their land for the horses to graze within. The existing trees and shrubs along the east property line fulfill the requirement for a Type A landscape bufferyard between new residential uses and existing residential or agricultural uses.

In addition, there is currently a small landscaped buffer area on the applicant's side of the south property line that separates the neighboring property to the south, that has been seeded with grass and maintained by the applicant. There is an empty field to the south between the applicant's property and their neighbor's home that contains their neighbor's septic tank and a field that provides additional buffering.

Development Standards and Regulations:

The property is zoned A-1. Per Section 3-08-01 of the County's Development Standards and Regulations, the purpose of the Agricultural-1 District is to provide a rural single-family dwelling district where the minimum lot area for a home site is intended to provide for a rural living experience. Limited farming uses are permitted including the keeping of a limited number of animals for individual homeowner's use. This district is primarily designed for the utilization and enjoyment of the County's rural environment.

Riding Stable or Academy is a land use category that is permitted conditionally within the A-1 zone district. Per Section 11-02-480 of the County's Development Standards and Regulations, a Riding Stable or Academy is classified as any establishment where horses are boarded and cared for; where instruction in riding, jumping, and showing is offered; and/or where horses may be hired for riding. A Riding Stable or Academy may also be an accessory use in the operation of a club, association, ranch, or similar establishment. This definition adheres with the applicant's proposal to establish a therapeutic riding center and horse boarding facility.

There are not specific performance standards listed in the Adams County Development Standards and Regulations for a Riding Stable or Academy use. There are specific performance standards provided for Personal Equestrian Arenas, Stables, and Non-Commercial Animal Feeding Operations.

The applicant has confirmed compliance with most performance standards for Personal Equestrian Arenas listed in Section 4-06-02-01-05, stating that the number of guests who utilize the arena at a single time cannot exceed twenty people in addition to the inhabitants of the property, that food will not be bought or sold on the property, that alcohol will not be bought or sold on the property, that livestock will not be brought to the site from a provider for the purpose of hosting a rodeo, and that no commercial competition or commercial entertainment, user fees, dues or other compensation are allowed. The applicant does require that monetary or other compensation is collected or exchanged for admittance or participation, which would normally require a Personal Equestrian Arena to receive a Conditional Use Permit prior to operating; however, because this is instead a Conditional Use Permit request for an equine-assisted mental health and learning business (therapeutic riding center), the applicant would be allowed to collect compensation as part of that approved land use. As such, the Personal Equestrian Arena is considered an accessory use to the Riding Stable and Academy principal use on the property and does not require an additional Conditional Use Permit in order to collect fees from participants.

The applicant has also confirmed compliance with the performance standards for Stables listed in Section 4-03-02-02-04, including required setbacks from stables to residences on the subject property and on adjacent properties, that all stables are cleaned weekly, that all animal and food waste is handled and disposed of in a sanitary manner as approved by Tri-County Health Department, that pest controls are provided, that stables are well drained and dry, that adjacent bodies of water are protected from pollution through adequate drainage facilities, and that all animals are cared for in a humane and sanitary manner as approved by Adams County Animal Control.

Finally, the applicant has confirmed compliance with the performance standards for Non-Commercial Animal Feeding Operations listed in Section 4-22-06, including that all manure shall be removed periodically or incorporated into the soil on a regular basis, that adequate overflow drainage on drinking facilities shall be provided to prevent the saturation of soil on adjacent property, that adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution, that spillage and left-overs from livestock feedings must be removed or so disposed of, that all sheds or other shelter for livestock are kept reasonably free of rodents and insects and are kept in good repair, that all livestock are kept within a fenced area in subdivided areas, and that setback requirements for sheds, shelters, pens or enclosures for livestock from residences and property lines are met.

In addition, the applicant currently keeps seven horses on the site, which is the maximum allowed by the County's Development Standards and Regulations (specifically Section 4-22-09 and the tabulation of animal unit densities that is based on zone district and lot size). The applicant has requested approval through this Conditional Use Permit to keep an additional horse (for a total of eight) on their site, as their facility was originally designed to accommodate eight horses total.

Future Land Use Designation/Comprehensive Plan:

The future land use designation on the property is Estate Residential. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of Estate Residential areas is for single family housing at a lower densities, typically no greater than one unit per acre, and compatible uses such as schools and parks. Under certain circumstances, net densities for Estate Residential areas may be as low as one unit per acre, provided that development is clustered so as to preserve a significant amount of open space or agricultural land. In general, Estate Residential areas are intended to provide limited opportunities for ex-urban or rural lifestyles in the County. Estate Residential projects may have a negative fiscal impact on the County and other service providers. For this reason, Estate Residential development should only be located in specified areas where adequate water and other services may be available, as designated on the Future Land Use Map

Surrounding Zoning Designations and Existing Use Activity:

Northwest	North	Northeast
A-1	A-1	A-1
Agricultural Pasture Land	Single-Family Dwelling	Agricultural Pasture Land
West	Subject Property	East
A-2	A-1	A-1
Agricultural Pasture Land	Single-Family Dwelling	Single-Family Dwelling
Southwest	South	Southeast
A-2	A-2	A-1
Single-Family Dwelling	Single-Family Dwelling	Single-Family Dwelling

Compatibility with the Surrounding Area:

The surrounding properties are all zoned as Agriculture-1 or Agriculture-2 and are developed with single-family dwellings, as well as agricultural structures such as barns, Quonset huts, and equipment sheds. According to the applicant, this quiet setting is surrounded by green pastures, open space, and convenient access to nearby trails and McKay Lake. Neighbors enjoy a friendly relationship with one another and often share farm equipment or lend each other a hand when needed.

The wider neighborhood (Waddle Subdivision recorded in 1962) is an equine friendly community, with many residents keeping their own horses and riding them throughout the neighborhood. Stables, barns, paddocks, and horse boarding facilities are located throughout the neighborhood's small farms. The use is not uncommon for the area, as there is an existing stable and horse boarding facility (Sagewood Stables) located to the west of the subject property at the corner of Pecos Street and West 149th Avenue that was originally approved by Conditional Use Permit in 1990 (case # 1990-073-ZCAP).

Planning Commission Update:

The Planning Commission considered this case on April 9, 2020, and recommended approval with a 7-0 vote and 8 Findings-of-Fact, 9 Conditions of Approval, and 1 Note to the Applicant. The motion was made by Ms. Richardson, seconded by Ms. Garner.

At the hearing, the Planning Commission questioned whether or not this application was the result of a Code Compliance violation. Staff responded that this case did not originate from a Code Compliance violation and that there were no existing violations on the subject property. Instead, the applicant independently recognized that a Conditional Use Permit was required in order to operate their proposed land use in the zone district and began working with the Community and Economic Development Department staff on their own volition.

The Planning Commission also discussed the parking requirements for the proposed land use. Staff responded that the closest land use category associated with a minimum required number of off-road parking spaces (as listed in Section 4-12-04-03 of the County's Development Standards and Regulations) is the Outdoor Recreation category. The only guidance that is provided for that category is that the minimum required number of off-road parking spaces should be based off of Planning Commission review.

The Planning Commission agreed that the applicant's submitted parking plan that provided a maximum of twenty off-road parking spaces within the site was sufficient for the proposed use, but did also question whether or not several of the proposed parking spaces were actually located partially within the Tejon Street public right-of-way. Staff and the applicant responded that a portion of the applicant's driveway that was proposed for parking is located within the public right-of-way, but that it is unlikely that the maximum of twenty off-road parking spaces would ever be utilized by the proposed use, as most of their clients and the organizations that they partner with carpool to the site or travel in passenger vans together. The applicant stated that, if needed, they could relocate those proposed parking spaces further within their site so that they no longer encroached in any way on the public right-of-way and could revise their parking plan in order to reflect those changes.

It is important to note for the Board of County Commissioner's consideration that the Tejon Street public right-of-way is a privately maintained road that is not utilized by the wider neighborhood. Instead, the road provides access off of West 149th Avenue only to the applicant's property and to their neighbor's property located directly to the north.

No members of the public provided comment on this request during the hearing.

Staff Recommendation:

Based upon the application, the criteria for rezoning approval, and a recent site visit, staff recommends Approval of this request with 8 Findings-of-Fact, 8 Conditions, and 1 Note:

Recommended Findings-of-Fact:

- 1. The conditional use is permitted in the applicable zone district.
- 2. The conditional use is consistent with the purposes of these standards and regulations.
- 3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
- 4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
- 5. The conditional use permit has addressed all off-site impacts.
- 6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
- 7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
- 8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions of Approval:

- 1. The applicant is required to complete an Encroachment Agreement with Adams County for existing structures located within the platted Shoshone Street right-of-way. Alternatively, the applicant can vacate the roadway in order to formally incorporate the existing structures that are currently located along their east property line into their site.
- 2. The applicant may keep a maximum of eight horses on the property if the platted but undeveloped Shoshone Street is incorporated into the applicant's lot through approval of a Roadway Vacation application. This would increase the subject property's size to over two acres and allow for a maximum of eight livestock units (or eight horses). Otherwise, the current size of the applicant's property allows them to keep a maximum of seven horses.
- 3. The maximum number of participants, volunteers, and visitors to the facility may not exceed twenty people at any time, in addition to the inhabitants of the property.
- 4. Compensation and fees may be collected as part of the approved Riding Stable and Academy land use. Food and alcohol may not be sold or bought on the premises. Livestock may not be brought to the site from a provider for the purpose of hosting a rodeo. No commercial competition or commercial entertainment (e.g. camps, birthday parties) other than riding lessons and therapeutic activities shall be permitted on site.
- 5. All applicable Tri-County Health Department requirements, as well as commitments made through the applicant's submitted Operations Plan, shall be followed for the duration of this Conditional Use Permit approval. These commitments include compliance with requirements that all manure shall be removed on a regular basis in order to prevent attracting flies, or other insects, or obnoxious odors on the property in accordance with the applicant's submitted Waste Management Plan; that all sheds or other shelters for horses shall be kept reasonably free of rodents and insects and be kept in good repair; and that all washdown waters must be discharged such that they do not create nuisance conditions or impact water quality.
- 6. All parking for clients shall be located on the subject property and not on the public right-ofway. All vehicle parking and drive lanes shall be on an approved surface, such as recycled gravel or asphalt.
- 7. Fugitive dust control mechanisms must be in place and functioning at all times, including weekends, within equine use areas.
- 8. The Conditional Use Permit shall expire on April 28th, 2030.

Recommended Note to the Applicant:

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request.

CITIZEN COMMENTS

Notifications Sent	Comments Received
29	3

All property owners and occupants within 750 feet of the subject property were notified of the request. As of writing this report, staff has received three responses from neighboring property owners or residents, all in support of the applicant's proposal (including one from the neighbor directly to the east of the applicant's site).

COUNTY AGENCY COMMENTS

Staff reviewed the request and had no concerns with the proposed Conditional Use Permit application.

Development Services Engineering reviewed the applicant's drainage and traffic study requirements, determining that no drainage reports or studies were required for staff review due to the limited scope of the request. They reviewed the applicant's traffic impact letter and waiver request, determining that no additional traffic analysis was required, that impacts from this use on County roads would be negligible, and that no improvement to adjacent streets or infrastructure would be required. They determined that during the creation of the Wright Acres Subdivision in 1991 (case # 59-91-ZC-AP), that language was included in the Plat document addressing the road maintenance agreement for Tejon Street and 150th Avenue (or the private roads located to the north and west adjacent to the applicant's property); therefore, no new Roadway Maintenance Agreement was required given that the maintenance responsibilities between the property owners and Adams County were defined on the amended plat in order to meet the conditions precedent from the original zoning hearing approval. They did determine that an Encroachment Agreement will be required in order for the applicant to address existing structures that are currently located in the platted but undeveloped Shoshone Street right-of-way. The applicant also has the option to vacate the platted right-of-way and incorporate it into their own property.

The County's Environmental Analyst reviewed the applicant's waste management plan, determining that it met the Tri-County Health Department's rules and regulations.

The County's Right-of-Way Agent reviewed the site plan, determining that no buildings were encroaching on the platted but undeveloped Shoshone Street right-of-way and stating that the applicants may request to vacate that platted right-of-way.

The County's Chief Building Official reviewed the proposal and stated that building permits would be required for new structures or changes in occupancy of existing structures.

Adams County Code Compliance reviewed the proposal, sharing that there was no active violation on the property, but that an officer was monitoring the permitting process and would issue a violation if the application was abandoned and the applicants began operating without an approved Conditional Use Permit.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None.

Responding without Concerns:

Tri-County Health Department (TCHD) provided initial comments regarding rules and regulations for horse boarding facilities and wastewater. After the applicant provided responses to their referral comments through their Operations Plan related to washdown water, fly/mosquito control, a waste management plan, liquid waste, and wastewater/sewage provisions for onsite employees, volunteers, and visitors, TCHD then provided a second round of referral

comments. Through this second referral, TCHD worked with the applicant to discuss manure management details and required that the applicant revise their Operations Plan in order to reflect the requirement to remove manure from the property every three weeks during winter months and weekly during the remainder of the year in order to inhibit fly breeding. TCHD also worked with the applicant to apply for and receive a new On-Site Wastewater Treatment System (OWTS) Use Permit in order to approve the existing system for a change in use from strictly residential to allowing patrons of equine therapy and riding lessons to use the existing OWTS. The Department stated that the property is now approved to conduct 6-10 equine therapy and riding lessons per week and that if a use other than this is proposed in the future, then the property owners must first contact Tri-County Health Department in order to discuss the new proposal.

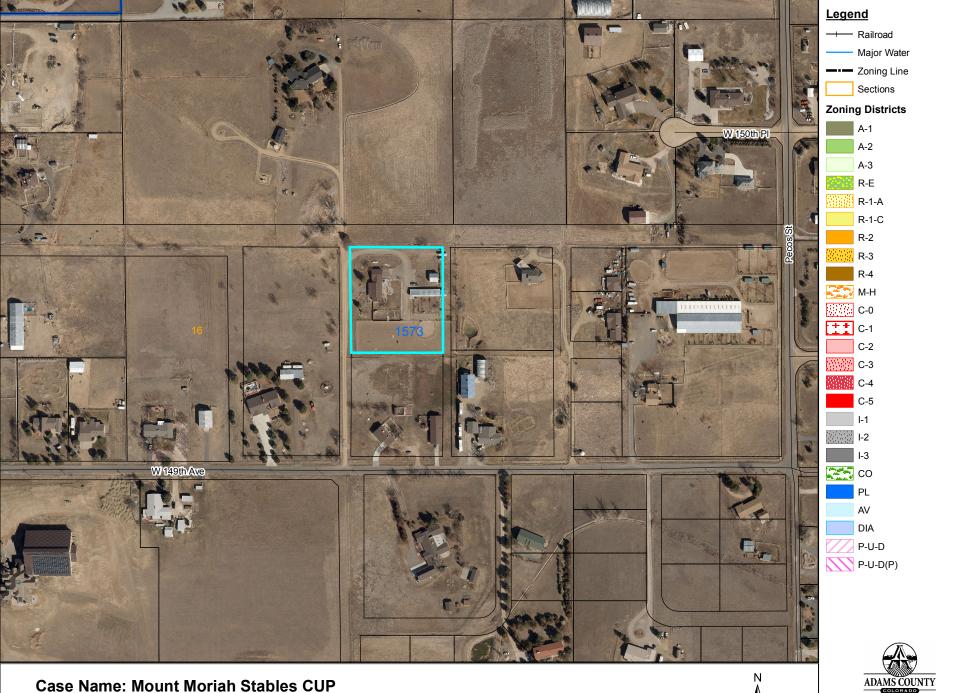
North Metro Fire Rescue District responded that they had no concerns with the proposal.

The Colorado Department of Transportation responded that they had no objections and that the proposal would have negligible impacts on any state highway in the area.

Xcel Energy responded that they had not identified any apparent conflicts with the proposal.

Notified but not Responding / Considered a Favorable Response:

Adams 12 Five Star Schools
Adams County Attorney's Office
Adams County Sheriff's Office
Colorado Department of Public Health and the Environment
Century Link, Inc.
Colorado Division of Wildlife
Comcast
Regional Transportation District

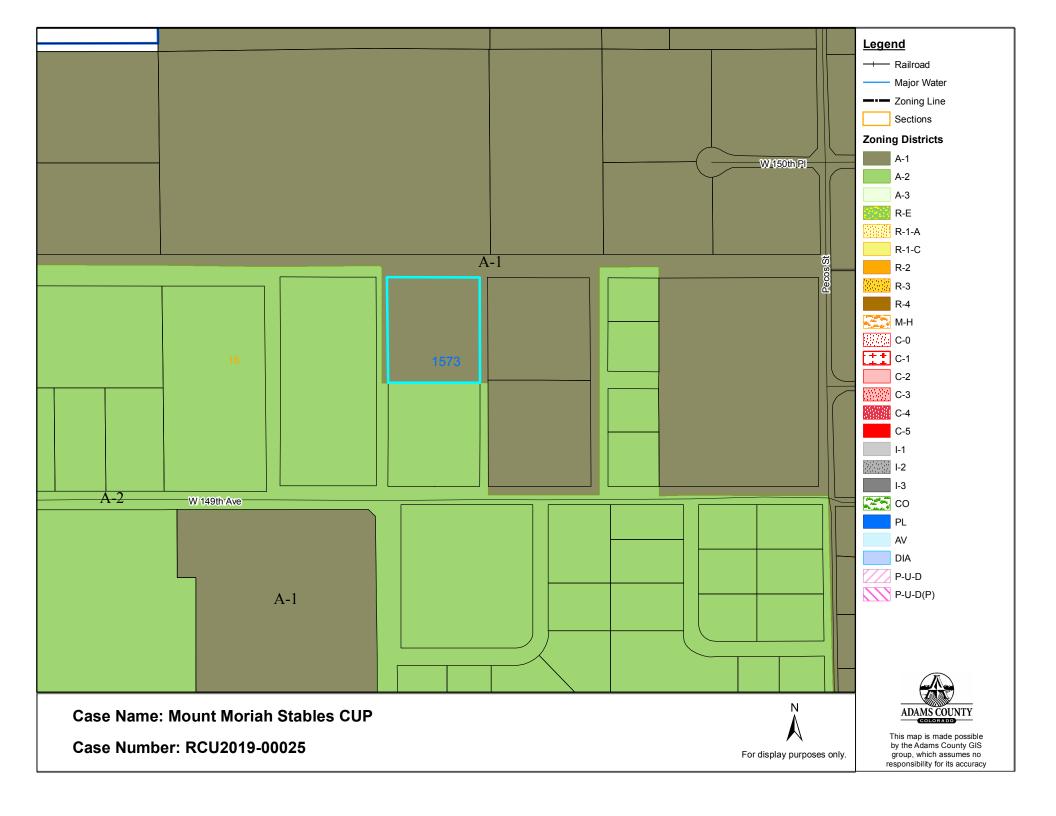


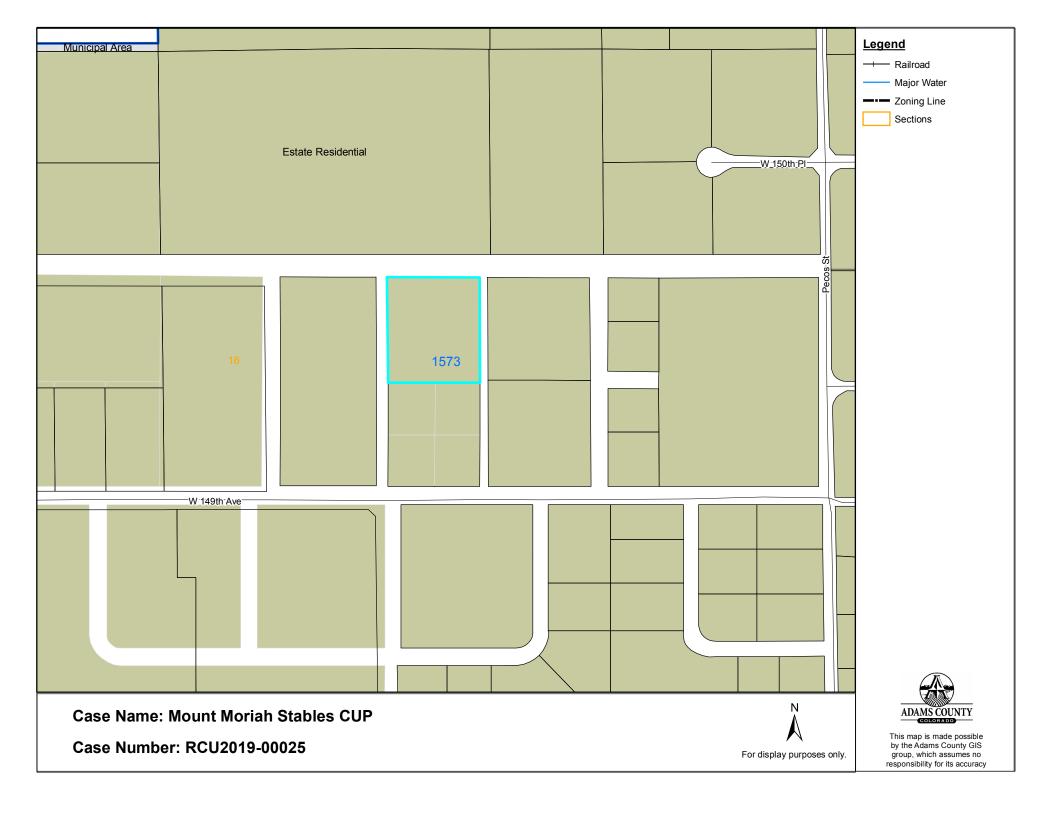
Case Number: RCU2019-00025

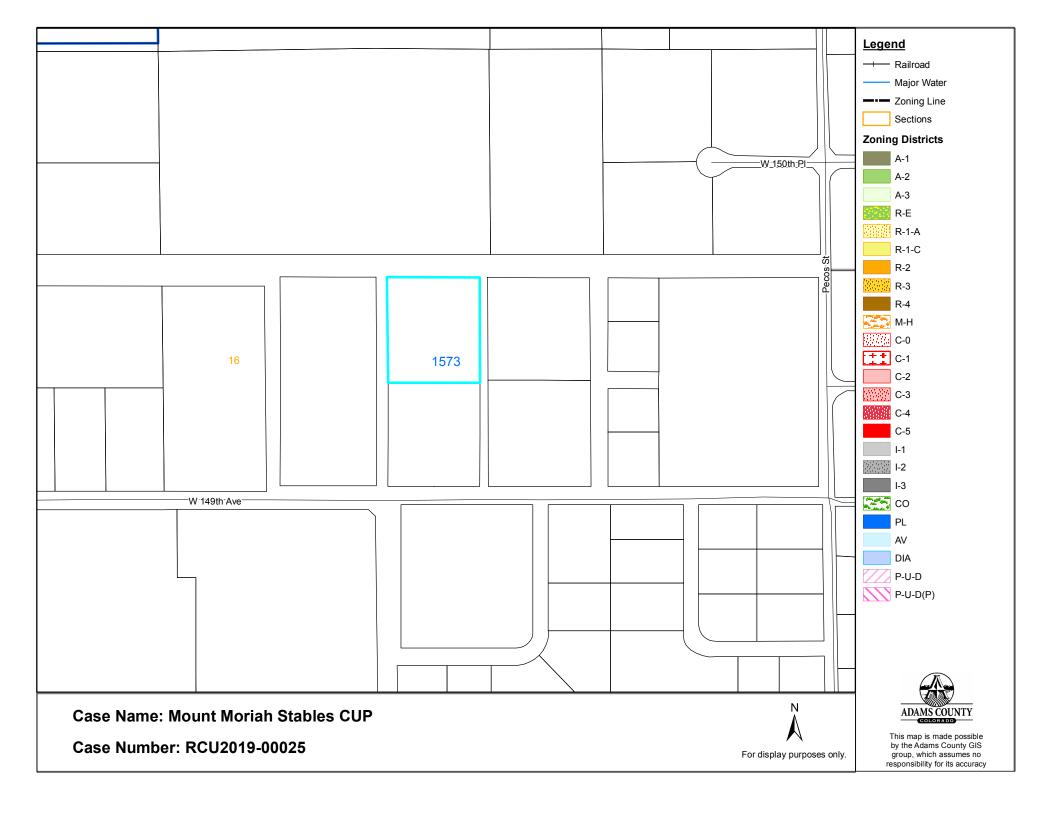


For display purposes only.

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy







Application for Conditional Use Permit

#3: Written Explanation of Project

Robert and Debra Plant 1990 W 150th Ave. Broomfield, CO 80023

Legal: Lot 1, Wright Acres, formerly known as Lots 1 through 4 of Block 5, Waddle Subdivision, County of Adams, State of Colorado

This facility was originally designed, built and utilized as a therapeutic riding center in 1991 by the previous owners. No additional improvements will be necessary as all improvements, structures and fencing are pre-existing and well suited to our purposes.

Our Purpose

To provide the very best programs including Equine Assisted Psychotherapy, Equine Assisted Learning, Beginning Riding Instruction and Boarding for horses involved in our programs.

About Us

Debra Plant: PATH (Professional Association of Therapeutic Horsemanship) Certified Instructor: Equine Specialist, Certified Instructor: Equine Services for Heroes, Certified Mental Health and Military Mental Health First Aid, Adult & Pediatric First Aid/CPR/AED, Commercially and Professionally Insured, 13+ years in equine therapies, 20+ years of equine experience, 8+ years providing beginning riding instruction in the principals of Centered Riding.

We work with professional therapists, counselors and educators who are appropriately qualified in the field of equine assisted therapies and who are actively licensed and insured.

We plan to partner with Operation Equine and through our equine assisted activities we will serve our Military, Veterans, and First Responders, their families, and caregivers in addition to providing respite for others serving these populations.

Operation Equine and Mount Moriah Stables also provide a training program in Military Cultural Competency for other organizations wanting to serve these population.

We are surrounded by various small farms and boarding facilities so our operation is not uncommon to our neighborhood. We are neighbors with Sagewood Stables and enjoy a friendly relationship with them as well as other neighbors which includes sharing of various farm equipment and lending each other a hand where needed.

Equine Assisted Activities

We serve many different clients and organizations through our equine programs and hope to serve many more. Some of which include:

Operation Equine: Providing equine assisted activities for those mentioned above

Adams County Save Our Youth: At Risk Youth and their Mentors Hospice and Caregivers: Collier Hospice, Buckley Air Force Chaplains Addiction Recovery: Red Rock Recovery Center, Raleigh House of Hope

Churches: Discovery Church groups, LDS Church's children's groups, Lutheran Ladies Group

Boulder County Sheriffs: Staff, individuals and families

Respite for Trauma Therapists

Hearts and Hands: Adults with disabilities

Men's Leadership Alliance

New Clients we hope to be serving soon:

Young Life: Creating new programs for Staff and youth

Save A Warrior (SAW): Creating new programs for this military group

Tragedy Assistance Program for Survivors (TAPS): Creating new programs for this military group

Boarding

We provide boarding facilities for five to seven horses in a quiet setting surrounded by green pastures, open space, convenient to trails and McKay Lake.

Horse owners desiring to board with us consist primarily of experienced horse people who are attracted to our barn to involve themselves and their horses in our programs. They understand the abilities of horses to help heal the human heart and have a desire to share their horses with others. These horses are carefully interviewed before coming to our barn. They provide an array of wonderful personalities and their owners are of the highest standards and ethics.

Facility

Because this was a functioning therapeutic riding center prior to our purchase, it was built with the following:

Hay Barn: We permitted and enclosed in 2012

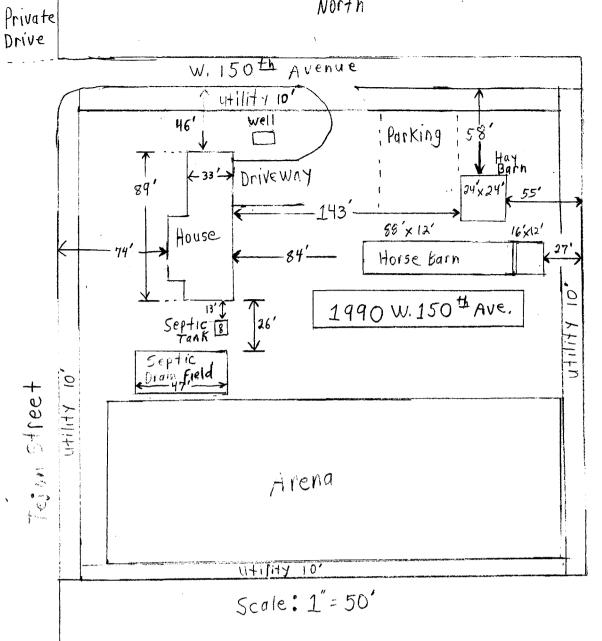
Horse Barn: Provides 12' x 70' runs with 12' x 12' cover, pipe welded fencing

Automatic Waterers: City water connection Outdoor Arena: Pipe welded, approx. 100' x 284'

Fenced grazing paddock

Stalls are cleaned daily, manure is removed from property

Flies are controlled with fly predators, fly traps and strips, horse spray



TO 149 th Avenue





Conditional Use Permit – PLN4

Property is 1.879 acres located in the A-1 zone district is permitted to have four (4) livestock units per acre. One (1) horse is allowed on site for each livestock unit.

- a. The current number of horses kept on site is seven (7) horses.
- b. Applicant confirms the number of horses kept on site is currently 7. Because our facility was designed to house eight (8) horses, we are requesting approval to house eight (8) horses.

Our future plan is to pursue the steps necessary to vacate the Shoshone Right Of Way giving us in excess of 2 acres. See ENV1 ROW 2.





Conditional Use Permit – PLN7

Applicant must provide an Operations Plan for the site (can be informal, 1 or 2 page document) that includes the following:

Operations Plan for the site that includes the following:

a. A Response to Tri County Health's Letter through the Operations Plan for the site addressing concerns regarding nuisance conditions, a Waste Management Plan, and wastewater/sewage service for onsite employees, volunteers, and visitors.

Washdown Water: No water pools or stagnates on the property. Water is contained in automatic waterers in each stall/run. The waterers are covered by a float which horses push out of the way to drink thus preventing algae growth and mosquito breeding. One open trough containing a small amount of water may be used in the arena periodically and is kept clean so as not to attract mosquitoes.

Fly/Mosquito control: Consists of fly predators (small bugs that eat fly larvae) which are released each month, horse spray, and fly traps to effectively minimize flies and mosquitoes. A commercial grade electric fly zapper is used near the residence. Traps and sprays are used to control yellow jackets, mosquitoes, and other flying insects.

Waste Management plan. All manure is removed from stalls/runs daily and hauled away from the property periodically so as not to draw flies, other insects, or cause obnoxious odors. Manure is hauled to a neighboring farm where it is composted and spread over a neighboring alfalfa field and pastures. Some manure may also be given away to friends and neighbors for their lawns and gardens.

Any other solid waste, hair, or excess food is removed daily from stalls and placed in a 30-gallon metal trash container with a working lid. The food waste container is dumped every Monday morning by American Disposal Company.

Liquid waste /washdown water: Stall footing is comprised of crusher fines and sufficiently sloped to create drainage and dryer footing to prevent pooling of wastewater.

Wastewater/Sewage for onsite employees, volunteers, and visitors: A bathroom (inside the private residence) is provided for volunteers and visitors if needed. This bathroom provides a flush toilet, sink, and a shower. Often activities involving clients, volunteers, and others are of a short enough time that bathroom use is not required. There are no employees.

b. Chapter 4 4-22-06 Adams County Development Standards and Regulations: Applicants response to the following:

Manure: All manure shall be removed periodically or incorporated into the soil on a regular basis so the manure does not draw flies, or other insects, or cause obnoxious odors.

All manure is removed from stalls/runs daily and hauled away from the property periodically so as not to draw flies, other insects or cause obnoxious odors. Manure is hauled to a neighboring farm where it is composted and spread over a neighboring alfalfa field and pastures. Some manure may also be given away to friends and neighbors for their lawns and gardens.

Drainage: Adequate overflow drainage on drinking facilities shall be provided to prevent the saturation of soil on adjacent property. Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.

No outdoor drinking facilities are provided.

Feed: Spillage and leftovers from livestock feedings must be removed or so disposed of as to prevent fly, bird, or rodent propagation, or creation of odors.

Every morning, all stall mats are swept clean of dirt, leftover hay, and food waste. Excess food (grain and hay) is dumped into a 30-gallon metal trash container with a working lid. The food waste container is dumped every Monday morning by American Disposal Company.

Pens: Any new shed, shelter, pen, or enclosure for livestock shall not be closer than one hundred (100) feet to any off-property residence or place of business and shall be set back twenty-five (25) feet from the side lot line and fifty (50) feet from the front lot line.

No new sheds, shelters, or pens are being constructed. See the Mount Moriah Stables Site Map for existing structures. All existing structures comply with the above.

Insects and Rodents: All sheds or other shelter for livestock shall be kept reasonably free of rodents and insects and shall be kept in good repair.

To prevent rodent infestations, all spilled feed is swept up every day. A few mice are likely to appear in an equine environment and we control them with strategically placed mousetraps, using non-poisonous bait.

Insects are controlled as described in Part a. above.

Existing structures and fencing are very durable being comprised of steel/metal so damage is minimal. All aspects of this facility are kept in good, safe working order. Any damage to an existing structure is repaired as quickly as possible.

Fenced: In subdivided areas, all livestock shall be kept within a fenced area.

The arena and all horse runs are enclosed by steel fencing.

Colorado Rules: Adherence to the Colorado Confined Animal Feeding Regulations, promulgated by the Colorado Department of Public Health and Environment, Water Quality Control Commission. In agricultural zone districts of greater than thirty-five (35) acres, the number of livestock is not regulated, unless the operation meets the definition of a Livestock Confinement Operation. However, the keeping of such livestock must comply with the performance standards listed above except the keeping of livestock shall be exempt from the manure and feed requirements on parcels greater than thirty-five (35) acres in size.



Conditional Use Permit – PLN8

Applicant must respond in writing to the relevant performance standards for Personal Equestrian Arenas in order to confirm compliance with the Standards and Regulations (Chapter 4, Section 4-06-02-01-05). Specifically, applicant must provide enough information to determine whether or not a second Conditional Use Permit request is required for the Personal Equestrian Arena (standard #4 below).

- 1. The equestrian arena is of accessory use to the riding facility. There is no need or requirement to pass through the equestrian arena to access any other part of the property.
- 2. Construction of equestrian arena, personal: No permit shall be issued prior to construction of a principle building.
 - The equestrian arena is pre-existing. There is no need to construct another arena.
- 3. Number of guests permitted: Number of guests does not exceed twenty (20) people in addition to the inhabitants of the property.
- 4. Requirement for a second conditional use permit: Referencing the requirements listed in PLN8, two permits are not required for this facility.
 - 4a. There are no more than 20 people, in addition to the inhabitants, attending activities.
 - 4b. This is an equine-assisted mental health and learning business and thus the purpose for our initial application for a Conditional Use Permit. We do not collect monies from spectators, visitors, or guests.
 - 4c. No food is bought or sold on the premises.
 - 4d. No alcohol is bought or sold on the premises.
 - 4e. No livestock is brought to the site from a provider for the purpose of hosting a rodeo.
- 5. There are no commercial activities, competitions, or commercial entertainment provided on the premises.
- 6. There are no offensive impacts on surrounding properties. There are no obnoxious odors, noises, glare, off-site illumination, waste disposal, traffic or parking congestion. No other nuisance or other obnoxious activity takes place and any activities are during daylight hours.





Conditional Use Permit – PLN9

Applicant must respond in writing to the following performance standards for Stables in order to confirm compliance with the Standards and Regulations (Chapter 4, Section 4-03-02-02-04):

Performance Standards for Stables:

- 1. Setback from Residence and Property: The stables and associated runs shall be set back twenty five (25) feet from any residence on the property.
 - 1a. The stables are setback eighty-four (84) feet from the residence. See the Mount Moriah Stables site map.
- 2. Setback from adjacent property: All stables shall be set back one hundred (100) feet from any dwelling or pool on an adjacent property.
 - 2a. The stables and associated runs are set back at least two hundred (200) feet from any dwelling or pool on adjacent properties.
- 3. Maintenance: All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri County Health Department. When in use, stables shall be cleaned weekly.
 - 3a. Every morning, all stall mats are swept clean of dirt, leftover hay, food waste, and manure. Excess food (grain and hay) is dumped into a 30 gallon metal trash container with working lid. The food waste container is dumped every Monday morning by American Disposal Company.
 - All horse runs are cleaned of manure every day and then removed from the property every three weeks during the winter months and on a weekly basis during the remainder of the year, weather conditions permitting. The manure is removed by a neighboring farm to be turned into compost. Each spring, all of the composted manure is spread over two multi-acre pastures. Manure is also given freely to friends and neighbors for their lawns and gardens.
- 4. Pest Control: Environmental and/or chemical and scientific controls shall be provided for pest control.
 - 4a. Fly control consists of fly predators (small bugs that eat fly larvae), fly spray, and fly traps to effectively minimize flies and mosquitoes. A commercial grade electric fly zapper is used near the residence. Traps and chemical sprays are used to control yellow jackets and other flying insects.

- 5. Drainage: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution. Stables shall be well drained and dry, and shall not be located within cross drainages whether intermittent or perennial.
 - 5a. Stalls and runs are south-facing and are graded to provide a slope for rainwater to run into a French drain. The drain pipe is approximately seventy five (75) feet long and is located three (3) feet below the surface of the ground. The pipe is covered by and surrounded by rocks and gravel to provide quick and effective drainage of the stall runs. No drainage is located within or across existing drainages.

Gutters and down spouts are securely mounted to the stables to control rainwater. The down spouts empty into a French drain that is approximately forty (40) feet long. The drainpipe is buried three (3) feet below the surface of the ground and is covered by and surrounded by rocks and gravel to provide quick and effective drainage. No drainage is located within or across existing drainages.

Stall grounds are covered with crushed gravel to allow fast drainage and to provide dry footing for the horses. No drainage water from the stables or gutters flows into any rivers, streams, or into or across any existing ditches or other water management systems.

6. Care of Animals: All animals shall be cared for in a humane and sanitary manner as approved by Adams County Control.

6a. All of the livestock at the stables are greatly loved and cared for. We have regular veterinary visits to assure the animals are healthy and are not carrying worms or diseases. Veterinary services are provided for emergency visits such as a horse with colic or an injury needing medical attention. Our vet is Stacy Bluhm, DVM

Animals are examined and treated by the best veterinarians, farriers, and equine practitioners in their fields. Ailments, illnesses, and wounds are promptly attended to by the appropriate equine professional.

Horse stalls are clean and free of any debris and/or waste that could breed disease-carrying insects.

All horse stalls, hay barn, and the tack room are lighted in case of nighttime emergencies providing easy and safe access to the stalls and surrounding areas.

The grounds are meticulously maintained and provide a safe and peaceful environment for both livestock and people.



1990 W. 150th Ave. Broomfield, CO 80023 303-667-1883

Conditional Use Permit – PLN6

Applicant must address how parking will be handled for visitors to the site. All parking spaces must be located on approved hard surfaces.

- 1. All parking surfaces are composed of gravel and crusher fine. On the west side of the property, a circular driveway provides sufficient parking for 5-6 vehicles without obstructing traffic along Tejon St. On the east side of the property, 14 vehicles can be accommodated, including six (6) vehicles in the driveway in front of the garage.
- 2. A maximum of 20 vehicles can park on approved hard surface areas without obstructing traffic or emergency vehicle access. An aerial image of our property showing the parking places is attached.



Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6800 FAX 720.523.6967

Development Team Review Comments: 1st Review

Date: 6/18/2019

Project Number: RCU2019-00025

Project Name: Mount Moriah Stables CUP

Note to Applicant:

The following comments have been provided by reviewers. A resubmittal of your application is required before this case is ready to be scheduled for public hearing (pending the next round of review).

For submission of revisions to applications, a cover letter addressing each staff review comment must be provided. The cover letter must include the following information: restate each comment that requires a response and provide a response below the comment, respond to each comment with a description of the revisions and the page of the response on the site plan, and identify any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided in person to the front desk of the Community and Economic Development Department. A physical hard copy and an electronic version are required.

Planning review (Holden Pederson, HPederson@adcogov.org): Resubmital Required

PLN1: The applicant intends to provide boarding facilities for five to seven horses as well as a therapeutic riding center (equine assisted mental health and learning). Existing structures located on the site include a single-family home, horse barn, hay barn, outdoor arena, and fenced grazing paddock.

PLN2: Subject property is located in the A-1 zone district. The Riding Stables or Academy use is permitted conditionally in the A-1 zone district. The Personal Equestrian Arenas use is permitted by right in the A-1 zone district unless one of four factors exist that require it to be permitted conditionally. The Stables use is permitted by right in the A-1 zone district.

PLN3: The following are the Criteria of Approval for a Conditional Use Permit. The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a conditional use permit, shall find:

- 1. The conditional use is permitted in the applicable zone district.
- 2. The conditional use is consistent with the purposes of these standards and regulations.
- 3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
- 4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
- 5. The conditional use permit has addressed all off-site impacts.
- 6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
- 7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
- 8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

The following comments must be individually addressed by the applicant through the resubmittal cover letter, and any additional documentation required by these comments must be included in the resubmittal:

PLN3: Applicant must provide valid legal description of the proposed site.

PLN4: A 1.879 acre property located in the A-1 zone district is permitted to have 4 livestock units per acre. 1 horse is allowed on site for each livestock unit.

- a. This calculation indicates that the applicant is limited to 7 livestock units or 7 horses on the site.
- b. Applicant must confirm that the number of horses kept on site will not exceed 7.

PLN5: Staff recommends that the applicant provides a landscape plan that shows Type A bufferyards along the south and east property lines. Type A bufferyards are required between residential uses and must be 5' wide with 1 tree per 80 linear feet of lot line.

- a. The purpose of this bufferyard would be to help mitigate the impact of the proposed uses on the neighboring property owners located to the south and the east. Staff believes this inclusion would help the applicant meet the criteria of approval for a Conditional Use Permit, specifically conditions #4 and #5.
- b. If the applicant is unable to meet this requirement, they must provide a response stating why the landscaping requirement cannot be met and how they are making a good faith effort to mitigate the adverse impacts of the use on the neighboring property owners.

PLN6: Applicant must address how parking will be handled for visitors to the site. All parking spaces must be located on approved hard surfaces.

PLN7: Applicant must provide an Operations Plan for the site (can be an informal, 1 or 2 page document) that includes the following:

- a. A response to Tri County Health's letter through the Operations Plan. Tri County's letter raises concerns about nuisance conditions, a Waste Management Plan, and wastewater/sewage services for onsite employees, volunteers, and visitors.
- b. Chapter 4, Section 4-22-06 of the Adams County Development Standards and Regulations provides performance standards for properties where livestock is kept. Applicant should provide a response to these requirements through the Operations Plan.

PLN8: Applicant must respond in writing to the relevant performance standards for Personal Equestrian Arenas in order to confirm compliance with the Standards and Regulations (Chapter 4, Section 4-06-02-01-05). Specifically, applicant must provide enough information to determine whether or not a second Conditional Use Permit request is required for the Personal Equestrian Arena (standard #4 below):

- 1. Accessory Status: The arena shall be accessory and incidental to the ranch, farm, or home site on which it is located.
- 2. Construction of Equestrian Arena, Personal: No permit for construction of an equestrian arena, personal shall be issued prior to construction of a principal building except in the A-3 Zone District where the parcel is at least (35) thirty-five acres in size and a principal structure is already constructed.
- 3. Number of Guests Permitted: The use of the arena is limited to the family and invited guests of the farmer/rancher/home occupant but shall not exceed twenty (20) people in addition to the inhabitants of the farm/ranch/home on the property.
- 4. Conditional Use Permit Required: A Conditional Use Permit shall be required if one or more of the following occurs:

- a. More than twenty people in addition to the inhabitants of the property attend activities.
- b. Monetary or other compensation is collected or exchanged for admittance or participation.
- c. Food is bought or sold on the premises.
- d. Alcohol is bought or sold on the premises.
- e. Livestock is brought to the site from a provider for the purpose of hosting a rodeo.
- 5. No Commercial Activities: No commercial competition or commercial entertainment, user fees, dues or other compensation are permitted.
- 6. No Offensive Impacts: The arena shall be operated in such a manner so that there is no adverse impact on surrounding properties relating to dust, erosion, odor, noise, glare, offsite illumination (more than one foot candle of illumination measured at the property line), waste disposal, traffic or parking congestion. Neither a nuisance nor noxious activity shall be conducted on the property, which is caused by the use of the property as a personal equestrian arena.

PLN9: Applicant must respond in writing to the following performance standards for Stables in order to confirm compliance with the Standards and Regulations (Chapter 4, Section 4-03-02-04):

- 1. Setback from Residence on Property: All stables shall be set back twenty-five (25) feet from any residence on the property.
- 2. Setback from Adjacent Property: All stables shall be set back one hundred (100) feet from any dwelling or pool on an adjacent property.
- 3. Maintenance: All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department. When in use, stables shall be cleaned weekly.
- 4. Pest Control: Environmental and/or chemical and scientific controls shall be provided for pest control.
- 5. Drainage: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution. Stables shall be well drained and dry, and shall not be located within or cross drainages whether intermittent or perennial.
- 6. Care of Animals: All animals shall be cared for in a humane and sanitary manner as approved by Adams County Animal Control.

Development Engineering review (Greg Labrie, <u>GLabrie@adcogov.org</u>): Resubmital Required

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0284H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The project site is not located in a NRCO district. An environmental assessment is not required.

ENG3: The project site is within the County's MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14 \cdot

All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

- 1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
- 2. Minimization of Directly Connected Impervious Area (MDCIA),
- 3. Green Infrastructure (GI),
- 4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
- 5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
- 6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
- 7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

Sustainable Development Practices Section 3-27-06-05-07-08:

To the maximum extent practicable, new buildings are encouraged to incorporate one or more of the following features:

- 1. Opportunities for the integration of renewable energy features in the design of buildings or sites, such as: solar, wind, geothermal, biomass, or low-impact hydro sources;
- 2. Energy-efficient materials, including recycled materials that meet the requirements of these regulations;
- 3. Materials that are produced from renewable resources;
- 4. Low-Impact Development (LID) stormwater management features;
- 5. A green roof, such as a vegetated roof, or a cool roof;
- 6. Materials and design meeting the U.S. Green Building Council's LEED-NC certification requirements;
- 7. A greywater recycling system.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional

engineer and submitted to Adams County for review and final approval.

ENG5: The applicant is required to complete a traffic impact study signed and stamped by a professional engineer

Environmental Analyst review (Eden Steele, <u>ESteele@adcogov.org</u>): Resubmital Required

ENV1: Applicant must submit a waste management plan in accordance with Tri-County Health Department recommendations and requirements.

Right-of-Way review (Marissa Hillje, MHillje@adcogov.org): Complete

ROW1: According to the site plan, the buildings are not encroaching upon the Shoshone Street right of way.

ROW2: The applicant/owner has an opportunity to vacate the west side of Shoshone Street along the property line and use that additional land. This would be a street vacation process that goes before the Board of County Commissioners.

Addressing review (Marissa Hillje, MHillje@adcogov.org): No Comment

Building Safety review (Justin Blair, <u>JBlair@adcogov.org</u>): Complete

BSD1: Building permits would be required for new structure or change in occupancy of existing structures. Engineered plans will be required to obtain permits.

BSD2: Applicant should refer to commercial and industrial submittal requirements.

BSD3: Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4: Applicant should contact Fire Department for their requirements.

Code Compliance review (Caleb Bachelor, CBachelor@adcogov.org): Complete

CC1: I am actively following the permit process and will send a violation if the applicant abandons the Conditional Use process.

External Agency referral comments:



Right of Way & Permits 1123 West 3rd Avenue Denver, Colorado 80223 Telephone: 303.571.3306 Facsimile: 303.571.3284 donna.l.george@xcelenergy.com

May 30, 2019

Adams County Community and Economic Development Department 4430 South Adams County Parkway, 3rd Floor, Suite W3000 Brighton, CO 80601

Attn: Holden Pederson

Re: Mount Moriah Stables, Case # RCU2019-00025

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the conditional use permit plans for **Graneri** and has **no apparent conflict**.

Donna George Right of Way and Permits Public Service Company of Colorado / Xcel Energy

Office: 303-571-3306 - Email: donna.l.george@xcelenergy.com



June 3, 2019

Holden Pederson Adams County Community and Economic Development 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601

RE: Mount Moriah Stables, RCU2019-00025

TCHD Case No. 5633

Dear Mr. Pederson.

Thank you for the opportunity to review and comment on the Conditional Use Permit application for a therapeutic riding center and horse boarding for 5-7 horses located at 1990 W. 150th Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Horse Boarding Facilities

Horse and steer washdown water shall be managed to avoid nuisance conditions and contamination of surface and groundwater. Nuisance conditions may include soil erosion, fly, odor, and mosquito problems associated with stagnant water. Also, to prevent human exposures to West Nile Virus and other mosquito-borne diseases, the applicant should not allow water to pond or stagnate on the site, as these conditions support mosquito breeding. The applicant should eliminate mosquito breeding areas from livestock pens by keeping water in troughs or by using dunks, pellets of bacteria that are non-toxic to animals, but that kill mosquito and fly larvae that are developing in water.

TCHD recommends that the applicant develop a Waste Management Plan indicating how animal waste will be managed in daily operations. The applicant should make arrangements with a manure hauling company for disposal of animal wastes. This is the recommended method for management of animal feces and other solid wastes associated with boarding facilities, such as hair, excess food, urine-soaked bedding, etc. These materials should be disposed in an on-site dumpster with a fly-tight cover that is regularly serviced by the waste-hauling contractor.

Liquid wastes (urine or washdown water) shall not be discharged into any on-site drainages, irrigation ditches or ponds. Washdown waters must be discharged in a way that does not create nuisance conditions or impact water quality. We recommend that "dry" methods, such as sweeping and shoveling, be used as much as possible to clean stalls.

Mount Moriah Stables June 3, 2019 Page 2 of 2

Wastewater - Not Specified

Sewage has the potential to carry illness-causing organisms and must be handled properly to avoid spreading disease. The application does not specify how wastewater services will be provided for onsite employees, volunteers, or visitors. The application does not specify how many people will be involved in daily operations, or how many visitors are anticipated. We anticipate that the applicant may use a portable toilet. TCHD has no objection to the use of a portable toilets, provided the units are properly cleaned and maintained. TCHD recommends that the applicant provide a portable hand sink near the restroom.

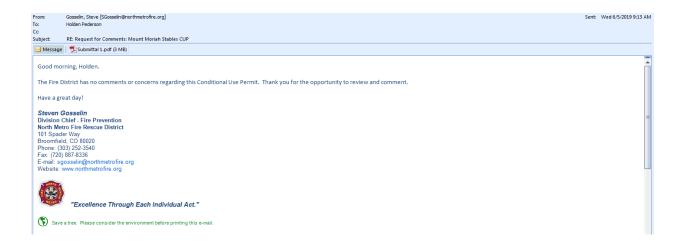
Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely.

Kathy Boyer, REHS

Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



Public referral comments:

From: Faust, Celeste [Celeste, Faust@Ryan.com]
To: Holden Pederson

Subject: Request for Comments: Mount Moriah Stables Cup #RCU2019-00025

Hello, Mr. Pederson

I received a Request for Comments today for Case #RCU2019-00025 / Mount Moriah Stables Cup. I tried reviewing this at www.adcogov.org/planning/currentcases, but it was not among those cases.

Regardless, my disabled son, Jake, used to ride at this very facility when the prior owners had a therapeutic riding business. We live just down the street and it was most desolating when they closed their business. We later participated in riding for my son directly across the street at the horse stables, but that therapeutic riding company subsequently moved all the way across town.

We have just recently began exploring options to get Jake back up on the horse. He is now 29 years old, non-verbal, wheelchair-bound and horseback riding was the one physical exercise and therapy he enjoyed. I hope Debra and Robert, whom we only met when they moved in years ago, are able to successfully initiate therapeutic riding and keep it going for many years.

I also hope you pass on my comments to the Plants and they are able to find a spot for my son. He would require a ramp to mount a horse from his wheelchair.

And thank you for soliciting neighbor comments!

Best Regard

Celeste, Russ & Jake Faust 1740 W 149th Ave 303-255-6054 home

From: Blazbeth White [drabeth.white Brantanfarm.com]
Sent: Sun 6/9/2019 9:52 AM
Th: Include no Deformer

o: Holden Pederson

c: michael@raritanfarm.com; 'Elizabeth White

Cc: michael@raritanfarm.com; 'Elizabeth White'
Subject: Conditional Use Permit, case number RCU2019-00025, Debra and Robert Plant

Dear Adams County Planning Commission

We are writing you to provide our enthusiastic support for the Conditional Use Permit for Mount Moriah Stables (case number RCU2019-00025). Mount Moriah's owners, Debra and Robert Plant, are our immediate neighbors. We have liked them since they moved in. We let their horses graze in our pasture and they've looked after our garden, house and pets many times when we've been traveling. Not only do we think of the Plants as our friends, but they are generous and responsible neighbors. We've always valued their respect and care for our space and their willingness to help with any issues that cross our property lines.

Debra and Robert have worked very hard to develop Mount Moriah's programs to help veterans, adults and kids with disabilities, people with substance abuse issues, and anyone else who could benefit from interacting with horses in a safe and thoughtful environment. We have helped out in some of their exercises, and it taught us a lot about how horses can illuminate two people's interaction with each other. Colorado needs more programs like the one at Mount Moriah Stables, and we have no reservations about asking you to give them a permit to do not of this important work. If you want to hear anything else from us, please call or email Elizabeth (720 318 8463, elizabeth, white @raritanfarm.com) or Michael (720 837 4190, michael@raritanfarm.com). Thank you for your time and attention to this matter!

Sincerely

Flizabeth White and Michael Burtscher

Department of Commercialy and Sevelopment 4430 South adams County Parkway Suite 2 2000 A Bughton, Co. 80601-8216 Lear Commissioners case number RCU 2019 - 00025. I commend Robert and Delisa Plant on having a therapeutic reding center and harse boarding facility. It is so good for bath the children and the horses to have cantact with each ather. It also helps keep aur area country and I really appreciate that. RC4 2019 -000 25 is In 10% behind the plants in abtaining a deserved permet. Thank you for your attention and your time.

Sincerely
Pat - Aon Swearman
1721 Its 150 Place
Braconfield, Co
80023

Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6800 FAX 720.523.6967

Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is not required before this case is ready to be scheduled for public hearing.

Commenting Division: Planning <u>Complete</u>

Name of Reviewer: Holden Pederson

Email and Phone Number: HPederson@adcogov.org / 720-523-6847

PLN1: Applicant has confirmed that the number of horses kept on the site is 7, which does not exceed the allowed livestock units for the property. Applicant has indicated that their facilities are designed to keep 8 horses and would like to request a Condition of Approval allowing one additional horse than would otherwise be allowed by the Adams County Development Standards and Regulations.

PLN2: Type A bufferyards are required between new and existing residential uses. Because the applicant's property and its immediate neighbor are both existing residential uses with developed lots, a Type A bufferyard is not required by the Adams County Development Standards and Regulations as part of this review.

 Applicant has provided justification for not being able to include additional landscaping along the south property line (irrigation pipe) and the east property line (existing fencing/enclosures and neighbor support for the project).

PLN3: Applicant has confirmed that all proposed parking areas are covered with gravel and crusher fines, and that the site can accommodate a maximum of twenty vehicles on approved hard surfaces without obstructing traffic or emergency vehicle access. Applicant has also confirmed that no more than twenty people, in addition to the inhabitants, would attend activities on the property.

PLN4: Applicant has provided a thorough Operations Plan that addresses TCHD's external referral agency comments as well as the Adams County Development Standards and Regulations performance standards for livestock, personal equestrian arenas, and stables.

- b. Applicant's proposed use would collect fees from participants; however, the proposed use would not fall under the definition of a Personal Equestrian Arena (Section 11-02-182) as the area is not used for "practice, competition, or entertainment for the private, non-commercial enjoyment of the owner." The proposed use is instead for an equine-assisted mental health and learning business; therefore, the arena would be considered an accessory use to the principal Riding Stables or Academy use which is not prohibited from collecting fees from participants.
- c. Further justification is provided by the applicant that no food or alcohol will be bought or sold on the premises, that no livestock would be brought to the site from a provider for the purpose of hosting a rodeo, and that there would be no commercial activities, competitions, or commercial entertainment provided in association with the proposed use.

PLN5: TCHD provided a second external referral agency response letter stating they had worked with the applicant to discuss manure management details and that the applicant had submitted a revised plan in response that met TCHD's requirements. TCHD provided additional comments related to OWTS Use Permits if the applicant's use changes from residential to commercial.

Commenting Division: Engineering <u>Complete</u>

Name of Reviewer: Greg Labrie

Email and Phone Number: Glabrie@adcogov.org / 720-523-6824

ENG1: Development Engineering has reviewed the traffic impact letter and waiver request and is in agreement that no additional traffic analysis is required.

Commenting Division: Environmental Analyst Complete

Name of Reviewer: Katie Keefe

Email and Phone Number: KKeefe@adcogov.org / 720-523-6986

No comment.

External Agency Referral Comments:



March 4, 2020

Holden Pederson Adams County Community and Economic Development 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601

RE: Mount Moriah Stables, RCU2019-00025

TCHD Case No. 6153

Dear Mr. Pederson,

Thank you for the opportunity to review and comment on the resubmittal of a Conditional Use Permit application for a therapeutic riding center and horse boarding for 5-7 horses located at 1990 W. 150th Avenue. Tri-County Health Department (TCHD) staff previously reviewed the application and provided comments in a letter dated June 3, 2019. TCHD received a response from the applicant, dated February 10, 2020. After a telephone call with the applicant to discuss manure management details, the applicant submitted a revised plan in an email dated March 3, 2020. Specifically, the applicant has agreed to remove manure from the property every 3 weeks during winter months, and weekly during the remainder of the year to inhibit fly breeding. The applicant has responded to this comment satisfactorily. TCHD has the following additional comment.

On-Site Wastewater Treatment System (OWTS) - Use Permit

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Tri-County Health Department Regulation Number O-17, Section 4.2 requires a Use Permit be obtained when a use changes from residential to commercial. In a response from the applicant dated February 10, 2020, the applicant indicated that visitors would be allowed to use the bathroom in the house.

To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here http://www.nawt.org/search.html. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to TCHD issuing a Use Permit.

In order to obtain a Use Permit, the applicant may contact the TCHD Commerce City Office, 4201 E. 72nd Ave. Suite D, Commerce City, CO 80022, 303-288-6816. More information is available at http://www.tchd.org/269/Septic-Systems under the Use Permit tab.

Mount Moriah Stables Match 4, 2020 Page 2 of 2

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

Kathy Boyer, REHS

Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



June 3, 2019

Holden Pederson Adams County Community and Economic Development 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601

RE: Mount Moriah Stables, RCU2019-00025

TCHD Case No. 5633

Dear Mr. Pederson,

Thank you for the opportunity to review and comment on the Conditional Use Permit application for a therapeutic riding center and horse boarding for 5-7 horses located at 1990 W. 150th Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Horse Boarding Facilities

Horse and steer washdown water shall be managed to avoid nuisance conditions and contamination of surface and groundwater. Nuisance conditions may include soil erosion, fly, odor, and mosquito problems associated with stagnant water. Also, to prevent human exposures to West Nile Virus and other mosquito-borne diseases, the applicant should not allow water to pond or stagnate on the site, as these conditions support mosquito breeding. The applicant should eliminate mosquito breeding areas from livestock pens by keeping water in troughs or by using dunks, pellets of bacteria that are non-toxic to animals, but that kill mosquito and fly larvae that are developing in water.

TCHD recommends that the applicant develop a Waste Management Plan indicating how animal waste will be managed in daily operations. The applicant should make arrangements with a manure hauling company for disposal of animal wastes. This is the recommended method for management of animal feces and other solid wastes associated with boarding facilities, such as hair, excess food, urine-soaked bedding, etc. These materials should be disposed in an on-site dumpster with a fly-tight cover that is regularly serviced by the waste-hauling contractor.

Liquid wastes (urine or washdown water) shall not be discharged into any on-site drainages, irrigation ditches or ponds. Washdown waters must be discharged in a way that does not create nuisance conditions or impact water quality. We recommend that "dry" methods, such as sweeping and shoveling, be used as much as possible to clean stalls.

Mount Moriah Stables June 3, 2019 Page 2 of 2

Wastewater – Not Specified

Sewage has the potential to carry illness-causing organisms and must be handled properly to avoid spreading disease. The application does not specify how wastewater services will be provided for onsite employees, volunteers, or visitors. The application does not specify how many people will be involved in daily operations, or how many visitors are anticipated. We anticipate that the applicant may use a portable toilet. TCHD has no objection to the use of a portable toilets, provided the units are properly cleaned and maintained. TCHD recommends that the applicant provide a portable hand sink near the restroom.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

Kathy Boyer, REHS

KBG_

Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



March 4, 2020

Holden Pederson Adams County Community and Economic Development 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601

RE: Mount Moriah Stables, RCU2019-00025

TCHD Case No. 6153

Dear Mr. Pederson,

Thank you for the opportunity to review and comment on the resubmittal of a Conditional Use Permit application for a therapeutic riding center and horse boarding for 5-7 horses located at 1990 W. 150th Avenue. Tri-County Health Department (TCHD) staff previously reviewed the application and provided comments in a letter dated June 3, 2019. TCHD received a response from the applicant, dated February 10, 2020. After a telephone call with the applicant to discuss manure management details, the applicant submitted a revised plan in an email dated March 3, 2020. Specifically, the applicant has agreed to remove manure from the property every 3 weeks during winter months, and weekly during the remainder of the year to inhibit fly breeding. The applicant has responded to this comment satisfactorily. TCHD has the following additional comment.

On-Site Wastewater Treatment System (OWTS) – Use Permit

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Tri-County Health Department Regulation Number O-17, Section 4.2 requires a Use Permit be obtained when a use changes from residential to commercial. In a response from the applicant dated February 10, 2020, the applicant indicated that visitors would be allowed to use the bathroom in the house.

To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here http://www.nawt.org/search.html. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to TCHD issuing a Use Permit.

In order to obtain a Use Permit, the applicant may contact the TCHD Commerce City Office, 4201 E. 72nd Ave. Suite D, Commerce City, CO 80022, 303-288-6816. More information is available at http://www.tchd.org/269/Septic-Systems under the Use Permit tab.

Mount Moriah Stables Match 4, 2020 Page 2 of 2

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

Kathy Boyer, REHS

KBG__

Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD

Gosselin, Steve From: To: Holden Pederson

Subject: RE: Request for Comments: Mount Moriah Stables CUP

Wednesday, June 5, 2019 9:12:59 AM Date:

Attachments: Submittal 1.pdf

Good morning, Holden.

The Fire District has no comments or concerns regarding this Conditional Use Permit. Thank you for the opportunity to review and comment.

Have a great day!

Steven Gosselin **Division Chief - Fire Prevention North Metro Fire Rescue District**

101 Spader Way Broomfield, CO 80020 Phone: (303) 252-3540 Fax: (720) 887-8336

E-mail: sgosselin@northmetrofire.org

Website: www.northmetrofire.org



"Excellence Through Each Individual Act."



From: <u>Loeffler - CDOT, Steven</u>
To: Holden Pederson

Subject: Re: Request for Comments: Mount Moriah Stables CUP

Date: Wednesday, June 19, 2019 9:01:44 AM

Please be cautious

This email was sent from outside Adams County

Holden,

I have reviewed the referral named above requesting a CUP to allow a therapeutic riding center and horse boarding facility for 5 to 7 horses (Moriah Stables) located at 1990 W. 150th Ave. and have no objections. This will have negligible impact to any state highway in the area.

Thank you for the opportunity to review this referral.

Steve Loeffler

Permits Unit-Region 1



P 303.757.9891 | F 303.757.9886 2829 W. Howard PI. 2nd Floor, Denver, CO 80204 steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



Right of Way & Permits

1123 West 3rd Avenue Denver, Colorado 80223 Telephone: **303.571.3306** Facsimile: 303. 571.3284 donna.l.george@xcelenergy.com

May 30, 2019

Adams County Community and Economic Development Department 4430 South Adams County Parkway, 3rd Floor, Suite W3000 Brighton, CO 80601

Attn: Holden Pederson

Re: Mount Moriah Stables, Case # RCU2019-00025

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the conditional use permit plans for **Graneri** and has **no apparent conflict**.

Donna George Right of Way and Permits Public Service Company of Colorado / Xcel Energy

Office: 303-571-3306 - Email: donna.l.george@xcelenergy.com

From: <u>Faust, Celeste</u>
To: <u>Holden Pederson</u>

Subject: Request for Comments: Mount Moriah Stables Cup #RCU2019-00025

Date: Thursday, May 23, 2019 3:24:00 PM

Hello, Mr. Pederson.

I received a Request for Comments today for Case #RCU2019-00025 / Mount Moriah Stables Cup. I tried reviewing this at www.adcogov.org/planning/currentcases, but it was not among those cases.

Regardless, my disabled son, Jake, used to ride at this very facility when the prior owners had a therapeutic riding business. We live just down the street and it was most desolating when they closed their business. We later participated in riding for my son directly across the street at the horse stables, but that therapeutic riding company subsequently moved all the way across town.

We have just recently began exploring options to get Jake back up on the horse. He is now 29 years old, non-verbal, wheelchair-bound and horseback riding was the one physical exercise and therapy he enjoyed. I hope Debra and Robert, whom we only met when they moved in years ago, are able to successfully initiate therapeutic riding and keep it going for many years.

I also hope you pass on my comments to the Plants and they are able to find a spot for my son. He would require a ramp to mount a horse from his wheelchair.

And thank you for soliciting neighbor comments!

Best Regards,

Celeste, Russ & Jake Faust 1740 W 149th Ave 303-255-6054 home From: <u>Elizabeth White</u>
To: <u>Holden Pederson</u>

Cc: michael@raritanfarm.com; "Elizabeth White"

Subject: Conditional Use Permit, case number RCU2019-00025, Debra and Robert Plant

Date: Sunday, June 9, 2019 9:52:09 AM

Dear Adams County Planning Commission,

We are writing you to provide our enthusiastic support for the Conditional Use Permit for Mount Moriah Stables (case number RCU2019-00025). Mount Moriah's owners, Debra and Robert Plant, are our immediate neighbors. We have liked them since they moved in. We let their horses graze in our pasture and they've looked after our garden, house and pets many times when we've been traveling. Not only do we think of the Plants as our friends, but they are generous and responsible neighbors. We've always valued their respect and care for our space and their willingness to help with any issues that cross our property lines.

Debra and Robert have worked very hard to develop Mount Moriah's programs to help veterans, adults and kids with disabilities, people with substance abuse issues, and anyone else who could benefit from interacting with horses in a safe and thoughtful environment. We have helped out in some of their exercises, and it taught us a lot about how horses can illuminate two people's interaction with each other. Colorado needs more programs like the one at Mount Moriah Stables, and we have no reservations about asking you to give them a permit to do more of this important work. If you want to hear anything else from us, please call or email Elizabeth (720 318 8463, elizabeth.white@raritanfarm.com) or Michael (720 837 4190, michael@raritanfarm.com). Thank you for your time and attention to this matter!

Sincerely,

Elizabeth White and Michael Burtscher

From: gordon gerbrandt

To: Holden Pederson

Subject: Request for Comments

Date: Wednesday, June 19, 2019 3:50:53 PM

Please be cautious

This email was sent from outside Adams County

Dear Holden Pederson, Adams County Planner,

Ref: Case # RCU2019-00025

My wife and I (Gordon and Karen Gerbrandt $\}$ live north and adjacent to Robert and Debra Plant on parcel # 0157316206009.

We wholeheartily support the issuing of a CUP to the Plants so that they may achieve their equine assisted therapy, learning, instructions, and horse boarding objectives.

We have been neighbors of the Plants for several years and we have no objections to their stated goals. Sincerely, Gordon Gerbrandt, 15055 Tejon, Broomfield, CO 80023.

may 28, 2019

Department of Commercialy and Economical Levelop ment Heretop ment Hard Sauth adams Country Parkway Suite IN 2000 A
Bughtan, Co. 80601-8216

Lear Commissioners

fam winting in reference to

Case number RCU 2019-00025. I command

Rabert and Helisa Plant on having a

therapeutic riding center and harse

boarding facility. It is so good for

bath the children and the horses

to have cantact with each ather.

It also helps keep an area country

and I really appreciate that.

So my comment on case number

RCU 2019-00025 is Ini 10% behind

the Plants in altaining a deserved

permit.

I hank you for your attention

and your time.

Americky
Pat - Aon Swearngain
1721 Its 150 - Place
Brownfield, Oc
80023

Community & Economic Development Department Development Services Division www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6800 FAX 720.523.6967

Request for Comments

Case Name: MOUNT MORIAH STABLES CUP

Case Number: RCU2019-00025

May 21, 2019

The Adams County Planning Commission is requesting comments on the following application: **Mount Moriah Stables Conditional Use Permit for a therapeutic riding center and horse boarding facility for 5 to 7 horses.** This request is located at 1990 W 150TH AVE. The Assessor's Parcel Number is 0157316206009.

Applicant Information: AND PLANT DEBRA (OWNERS)

PLANT ROBERT B 1990 W 150TH AVE

BROOMFIELD, CO 800238718

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 06/11/2019 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 HPederson@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. 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/planning/currentcases.

Thank you for your review of this case.

Holden Pederson

Planner I

Community & Economic Development Department Development Services Division www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6800 FAX 720.523.6967

Public Hearing Notification

Case Name: MOUNT MORIAH STABLES CUP

Case Number: RCU2019-00025

Planning Commission Hearing Date: 04/09/2020 at 6:00 p.m. Board of County Commissioners Hearing Date: 04/28/2020 at 9:30 a.m.

March 24, 2020

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Mount Moriah Stables Conditional Use Permit for a therapeutic riding center and horse boarding facility.

The proposed use will be Commercial. This request is located at 1990 W 150TH AVE on undetermined parcel size.

The Assessor's Parcel Number(s) 0157316206009

Applicant Information: AND PLANT DEBRA (OWNERS)

PLANT ROBERT B 1990 W 150TH AVE

BROOMFIELD, CO 800238718

This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. The meeting will be held virtually using the Zoom video conferencing software and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. For instructions on how to access the public hearing via telephone or internet, please visit http://www.adcogov.org/bocc for up to date information.

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/planning/currentcases.

Thank you for your review of this case.

Holden Pederson

Planner I

BOARD OF COUNTY COMMISSIONERS

PUBLICATION REQUEST

MOUNT MORIAH STABLES CUP

Case Number: RCU2019-00025

Planning Commission Hearing Date: April 9, 2020 at 6:00 PM

Board of County Commissioners Hearing Date: April 28, 2020 at 9:30 PM

Request: Mount Moriah Stables Conditional Use Permit for a therapeutic riding center and

horse boarding facility.

Location: 1990 W 150TH AVE

Parcel Number(s): 0157316206009

Case Manager: Holden Pederson

Applicant: PLANT ROBERT B AND

PLANT DEBRA L

1990 W 150TH AVE

BROOMFIELD, CO 800238718

Owner: PLANT ROBERT B AND

PLANT DEBRA L 1990 W 150TH AVE

BROOMFIELD, CO 800238718

Legal Description: SUB:WRIGHT ACRES LOT:1



Referral Listing Case Number RCU2019-00025 MOUNT MORIAH STABLES CUP

Agency	Contact Information
ADAMS 12 FIVE STAR SCHOOLS	MATT SCHAEFER - PLANNING MANAGER 1500 E. 128TH AVENUE THORNTON CO 80241 720-972-4289 matt.schaefer@adams12.org
Adams County Attorney's Office	Christine Fitch CFitch@adcogov.org 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Environmental Services Division	Jen Rutter 4430 S Adams County Pkwy Brighton CO 80601 720-523-6841 jrutter@adcogov.org
Adams County CEDD Right-of-Way	Marissa Hillje 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 mhillje@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Parks and Open Space Department	Aaron Clark mpedrucci@adcogov.org (303) 637-8005 aclark@adcogov.org
Adams County Sheriff's Office: SO-HQ	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff's Office: SO-SUB	SCOTT MILLER 720-322-1115 smiller@adcogov.org

Contact Information Agency CDOT Colorado Department of Transportation Bradley Sheehan 2829 W. Howard Pl. 2nd Floor Denver CO 80204 303.757.9891 bradley.sheehan@state.co.us **CDPHE** Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 sean.hackett@state.co.us **CDPHE** Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 sean.hackett@state.co.us CDPHE - AIR QUALITY Richard Coffin 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303.692.3127 richard.coffin@state.co.us CDPHE - WATER QUALITY PROTECTION SECT Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WOCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us CDPHE SOLID WASTE UNIT Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us Brandyn Wiedreich Century Link, Inc 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com Code Compliance Supervisor Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org COLORADO DEPT OF TRANSPORTATION Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us

Contact Information Agency COLORADO DIVISION OF WILDLIFE Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us COLORADO DIVISION OF WILDLIFE Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us **COMCAST** JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com NORTH METRO FIRE DISTRICT Steve Gosselin 101 Lamar Street Broomfield CO 80020 (303) 452-9910 sgosselin@northmetrofire.org NS - Code Compliance Caleb Bachelor 4430 S. Adams County Pkwy Brighton CO 80601 720.523.6206 cbachelor@adcogov.org REGIONAL TRANSPORTATION DIST. CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com Xcel Energy Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306

Donna.L.George@xcelenergy.com

ARJUNA JAMES AND ARJUNA SANDRA A 14971 RARITAN ST BROOMFIELD CO 80023-6224 BROWN CHRISTI L OR CURRENT RESIDENT 1720 W 150TH PL BROOMFIELD CO 80023-6237

FARASI INVESTMENTS LLC 601 BRECKENRIDGE DR BROOMFIELD CO 80020-6083 BURTSCHER MICHAEL AND WHITE ELIZABETH K OR CURRENT RESIDENT 14985 RARITAN ST BROOMFIELD CO 80023-6224

FAUST RUSSELL E AND CELESTE M 1740 W 149TH AVE BROOMFIELD CO 80023-6272 DE CARLO DAVID J AND DE CARLO ROBIN L OR CURRENT RESIDENT 2231 W 149TH AVE BROOMFIELD CO 80023-6279

GREEN DAN A AND GREEN DOROTHEA B 14832 SHOSHONE ST BROOMFIELD CO 80023-6227 DEFFENBAUGH THEODORE R REVOCABLE TRUST AND QUARATINO NATALIE A REVOCABLE TRUST THE OR CURRENT RESIDENT

15000 ZUNI ST

BROOMFIELD CO 80023-6235

GREEN DOROTHEA B 14832 SHOSHONE ST BROOMFIELD CO 80023-6227 DEUTCH STEPHEN P TRUST THE AND DEUTCH ROXANN M TRUST THE OR CURRENT RESIDENT 1650 W 150TH PL BROOMFIELD CO 80023-6237

HAY ARTHUR JAMES AND HAY ARTHUR REBECCA 14880 ZUNI ST BROOMFIELD CO 80023-6207 DI VIRGILIO JOHN A AND DI VIRGILIO ROBYN K OR CURRENT RESIDENT 14844 TEJON ST

BROOMFIELD CO 80023-8425

RIVERA DOROTHY C 305 BAKER LN ERIE CO 80516-9062 FARMER RUSSELL E AND FARMER NADA C OR CURRENT RESIDENT 15098 ZUNI ST BROOMFIELD CO 80023-6235

STEPHEN GARY W 1622 W 149TH AVE BROOMFIELD CO 80023-6214 GERBRANDT GORDON E AND GERBRANDT KAREN R OR CURRENT RESIDENT 15055 TEJON ST

BROOMFIELD CO 80023-6253

ARJUNA JAMES AND ARJUNA SANDRA A OR CURRENT RESIDENT 14971 RARITAN ST BROOMFIELD CO 80023-6224 HALL ERIK AND HALL MICHELLE OR CURRENT RESIDENT 1981 W 149TH AVE BROOMFIELD CO 80023-6216

BETHERS JOHN AND BETHERS AILEEN OR CURRENT RESIDENT 1780 W 152ND AVE BROOMFIELD CO 80023-6362 HAY ARTHUR JAMES AND HAY ARTHUR REBECCA OR CURRENT RESIDENT

14880 ZUNI ST

BROOMFIELD CO 80023-6207

MARINI ROMANO AND MARINI LILLIAN OR CURRENT RESIDENT 2081 W 149TH AVE BROOMFIELD CO 80023-6217

MURPHY VIJAYASRI AND VIJAY ANIL KUMAR OR CURRENT RESIDENT 14980 ZUNI ST BROOMFIELD CO 80023-6239

PFRETZSCHNER DONALD B AND PFRETZSCHNER BARBARA L OR CURRENT RESIDENT 1881 W 149TH AVE BROOMFIELD CO 80023-6215

PLANT ROBERT B AND PLANT DEBRA L OR CURRENT RESIDENT 1990 W 150TH AVE BROOMFIELD CO 80023-8718

SANDER RONALD/HELENE LIVING TRUST OR CURRENT RESIDENT 2181 W 149TH AVE BROOMFIELD CO 80023

SWEARNGAIN DONALD E AND PATRICIA H OR CURRENT RESIDENT 1721 W 150TH PL BROOMFIELD CO 80023

VILLALOBOS HECTOR AND AREVALO CARMEN L OR CURRENT RESIDENT 15050 ZUNI ST BROOMFIELD CO 80023-6235

CURRENT RESIDENT 2190 W 149TH AVE BROOMFIELD CO 80023-6219

CURRENT RESIDENT 1757 W 149TH AVE BROOMFIELD CO 80023-6226

CERTIFICATE OF POSTING



I, Holden Pederson, do hereby certify that I had the property posted at

1990 West 150th Avenue

on March 25, 2020

in accordance with the requirements of the Adams County Zoning Regulations

Hall Man

Mount Moriah Stables CUP

RCU2019-00025

1990 West 150th Avenue

April 28, 2020

Board of County Commissioners Public Hearing Community and Economic Development Department Case Manager: Holden Pederson

Request

Conditional Use Permit to allow a "Riding Stable and Academy" use within the Agriculture-1 (A-1) zone district.

Proposed Use

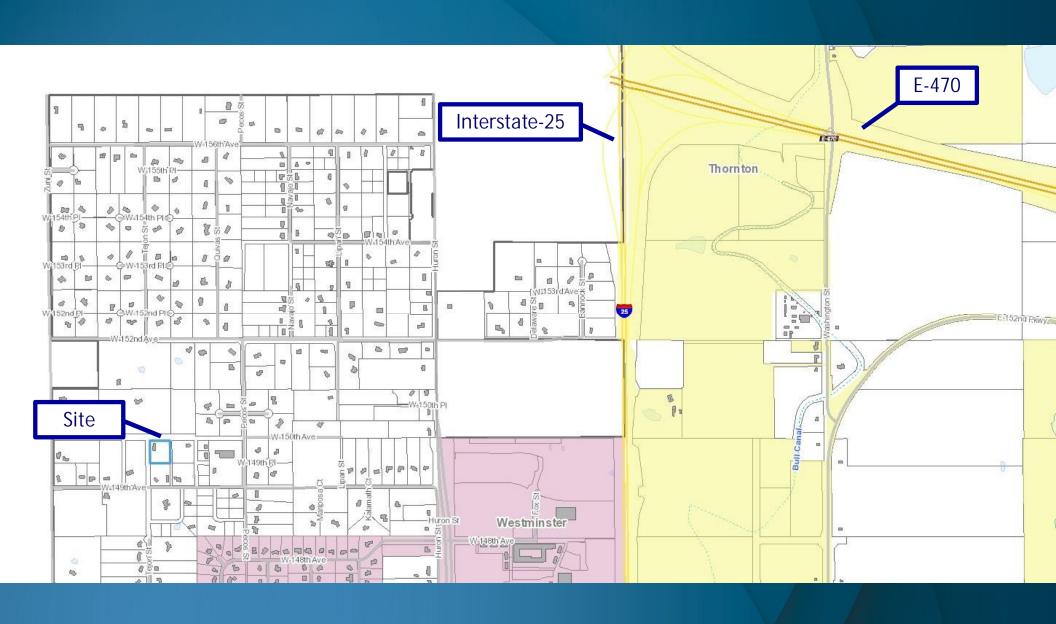
Definition of Riding Stable and Academy:

Classified as any establishment where horses are boarded and cared for; where instruction in riding, jumping, and showing is offered; and/or where horses may be hired for riding. A Riding Stable or Academy may also be an accessory use in the operation of a club, association, ranch, or similar establishment.

Proposed Use:

Therapeutic Riding Center and Horse Boarding Facility.

Services provided by the facility would include equine assisted psychotherapy, equine assisted learning, beginner riding instruction, and horse boarding.



Aerial View West 150th Avenue Shoshone Street 7 Tejon Street

Current Zoning: Agriculture-1 (A-1)



Future Land Use Map: Estate Residential







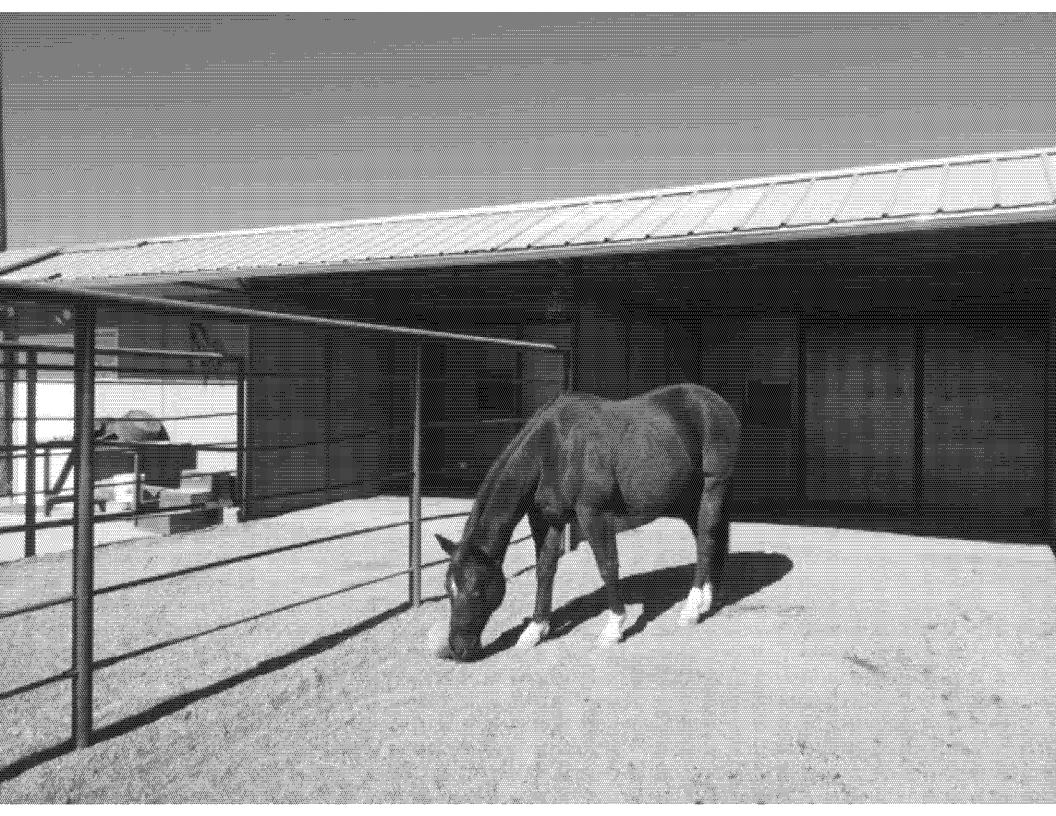












Criteria for Conditional Use Permit

Section 2-02-08-06

- 1. Permitted in zone district
- 2. Consistent with regulations
- 3. Complies with performance standards
- 4. Harmonious & compatible
- 5. Addressed all off-site impacts
- 6. Site suitable for use
- 7. Site plan adequate for use
- 8. Adequate services

Applicable Performance Standards

- Personal Equestrian Arena (Section 4-06-02-01-05)
- Stables (Section 4-03-02-02-04)
- Non-Commercial Animal Feeding Operations (Section 4-22-06)
- Tabulation of Animal Unit Densities (Section 4-22-09)
- Landscaping (Section 4-16)
- Parking (Section 4-12)

Parking Plan



Compatibility with Surrounding Area



Referral Comments

Notifications Sent*	# Comments Received
29	3

*Property owners and residents within 750 ft.

All public comments received were in support of the request.

External Referral Agencies Responding with Concerns:

Tri-County Health Department (since resolved after working with applicant)

External Referral Agencies Responding without Concerns:

- North Metro Fire Rescue District
- Colorado Department of Transportation
- Xcel Energy

Tri-County Health Department

- Washdown Water
- Liquid Waste
- Fly and Mosquito Control
- Wastewater and Sewage Provisions
- Waste Management Plan

Criteria for Conditional Use Permit

Section 2-02-08-06

- 1. Permitted in zone district
- 2. Consistent with regulations
- 3. Complies with performance standards
- 4. Harmonious & compatible
- 5. Addressed all off-site impacts
- 6. Site suitable for use
- 7. Site plan adequate for use
- 8. Adequate services

Planning Commission Update

(RCU2019-00025; Mount Moriah Stables CUP)

Recommended Approval (7-0) on April 9, 2020.

 PC inquired about Code Compliance violations on the property and parking requirements for the use.

 No members of the public spoke in support or opposition of the request during the hearing.

PC and Staff Recommendation

(RCU2019-00025; Mount Moriah Stables CUP)

APPROVAL of the subject request (RCU2019-00025) with 8 Findings-of-Fact, 9 Conditions of Approval, and 1 Note to the applicant.

Recommended Findings-of-Fact

- 1. The conditional use is permitted in the applicable zone district.
- 2. The conditional use is consistent with the purposes of these standards and regulations.
- 3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
- 4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
- 5. The conditional use permit has addressed all off-site impacts.
- 6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
- 7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
- 8. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions

- 1. The applicant is required to complete an Encroachment Agreement with Adams County for existing structures located within the platted Shoshone Street right-of-way. Alternatively, the applicant can vacate the roadway in order to formally incorporate the existing structures that are currently located along their east property line into their site.
- 2. The applicant may keep a maximum of seven animal units (or seven horses) on the property. If the platted but undeveloped Shoshone Street public right-of-way is incorporated into the applicant's lot through approval of a Roadway Vacation application, then the applicant may keep a maximum of eight horses on the property. Vacating the roadway would increase the subject property's size to over two acres, allowing for a maximum of eight livestock units (or eight horses) on the property.
- 3. The maximum number of people attending activities at the site may not exceed twenty people at any time, in addition to the inhabitants of the property, volunteers, and participants.

- 4. Compensation and fees may be collected as part of the approved Riding Stable and Academy land use.
- 5. Food and alcohol may not be sold or bought on the premises. Livestock may not be brought to the site from a provider for the purpose of hosting a rodeo. No commercial competition or commercial entertainment (e.g. camps, birthday parties) other than riding lessons and therapeutic activities shall be permitted on site.
- 6. All applicable Tri-County Health Department requirements, as well as commitments made through the applicant's submitted Operations Plan, shall be followed for the duration of this Conditional Use Permit approval. These commitments include compliance with requirements that all manure shall be removed on a regular basis in order to prevent attracting flies, or other insects, or obnoxious odors on the property in accordance with the applicant's submitted Waste Management Plan; that all sheds or other shelters for horses shall be kept reasonably free of rodents and insects and be kept in good repair; and that all washdown waters must be discharged such that they do not create nuisance conditions or impact water quality.

- 7. All parking for clients shall be located on the subject property and not on the public right-of-way. All vehicle parking and drive lanes shall be on an approved surface, such as recycled gravel or asphalt.
- 8. Fugitive dust control mechanisms must be in place and functioning at all times, including weekends, within equine use areas.
- 9. The Conditional Use Permit shall expire on April 28th, 2030.

Recommended Note to the Applicant

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request.

Applicant Site Plan

