



**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 virtual 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**  
**[channah@adcogov.org](mailto:channah@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)
- O.** 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)
- T.** 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)
- X.** Resolution Awarding a Public Entity Liability Insurance Policy to Allied World Insurance Company for Public Entity Liability Insurance (File approved by ELT)
- Y.** Resolution Awarding an Underground Storage Tank Insurance Policy to Liberty Surplus Lines Insurance Company for Underground Storage Tank Liability Insurance (File approved by ELT)

**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**

**9. LAND USE HEARINGS**

**A. Cases to be Heard**

- 1.** 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 <dezi@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](mailto: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**

- 1.** 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

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Resolution Accepting a Warranty Deed conveying property from EP Investments, LLC, to Adams County for Right-Of-Way for Osage Street and West 62 <sup>nd</sup> Parkway
<b>FROM:</b> Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 62<sup>nd</sup> 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 6<sup>th</sup> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b> 13
<b>Cost Center:</b> 3056

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/>

**New FTEs requested:**             **YES**             **NO**

**Future Amendment Needed:**     **YES**             **NO**

**Additional Note:**

**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 62<sup>ND</sup> PARKWAY**

WHEREAS, Adams County received a Warranty Deed in 2009 for right-of-way dedication of Osage Street and West 62<sup>nd</sup> Avenue in conjunction with the West 62<sup>nd</sup> 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 6<sup>th</sup> 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 4<sup>th</sup> 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 NINETY 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. 62<sup>nd</sup> 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

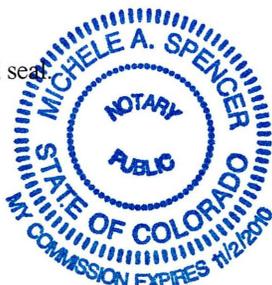
  
By: George Eidsness  
Its: Manager

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.

Witness my hand and official seal  
My commission expires:



  
Notary Public

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

*after recording*  
H.C. PECK & ASSOCIATES, INC.  
P.O. BOX 480306  
DENVER, CO 80248-0306

3  
1  
2

9

**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;

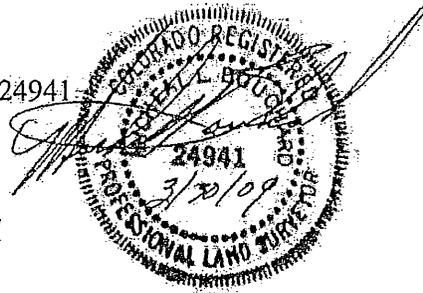
1. Thence N. 87°42'20"E., a distance of 120.90 feet;
2. Thence S. 32°27'33" E., a distance of 85.75 feet;
3. Thence on the arc of a non-tangent curve to the left, a distance of 68.37 feet, said curve has a radius of 295.00 feet, a central angle of 13°16'43", and a long chord bearing S. 50°54'05" W., 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

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Resolution Accepting Permanent Street Access and Maintenance Easement from EP Investments, LLC, to Adams County for access and maintenance purposes
<b>FROM:</b> Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 62<sup>nd</sup> 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 6<sup>th</sup> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

**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 62<sup>nd</sup> 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 62<sup>nd</sup> 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.



**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 ¼ 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

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Resolution Accepting Warranty Deed conveying property from Barr Lake Estates, LLC, to Adams County for Right-Of-Way Purposes
<b>FROM:</b> Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 6<sup>th</sup> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

**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 120<sup>th</sup> Avenue, East 128<sup>th</sup> 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 6<sup>th</sup> 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.



**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 74<sup>th</sup> 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

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> 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 <sup>th</sup> Avenue
<b>FROM:</b> Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 6<sup>th</sup> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

**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 120<sup>TH</sup> AVENUE**

WHEREAS, Adams County received a Warranty Deed in 2001 for right-of-way dedication of East 120<sup>th</sup> Avenue in conjunction with a 35-Acre Subdivision, located in the East Half of Section 31, Township 1 South, Range 63 West of the 6<sup>th</sup> 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.

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 -DOLLARS,  
the receipt and sufficiency of which is hereby acknowledged, ha VE granted, bargained, sold and conveyed, and by these presents  
do th grant, bargain, sell, convey and confirm, unto the grantee(s), its SUCCESSORS 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 successors  
heirs and assigns forever. The grantor(s), for them sel ves , their heirs and personal representatives, do th  
covenant, grant, bargain and agree to and with the grantee(s), its SUCCESSORS and assigns, that at the time of the ensembling and delivery  
of these presents, they are well seized of the premises above conveyed, ha VE good, sure, perfect, absolute and indefea-  
sible estate of inheritance, in law, in fee simple, and ha VE 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 posses-  
sion of the grantee(s), its SUCCESSORS 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*  
Terri L. Knodel

*Russell G. Knodel*  
Russell G. Knodel

STATE OF COLORADO

County of Adams

ss.

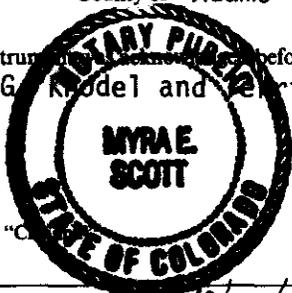
The foregoing instrument was acknowledged before me this 22nd day of January, 2001  
by Russell G. Knodel and Terri L. Knodel

Witness my hand and official seal.

My commission expires:

*Myra E. Scott*

Notary Public



\*If in Denver, insert "C"

My Comm. Expires 10/25/07

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



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Resolution Accepting a Warranty Deed conveying property from Adams East Development Company, LLC, to Adams County for Right-Of-Way Purposes
<b>FROM:</b> Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 6<sup>th</sup> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

**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 156<sup>th</sup> Court, in conjunction with 35-acre subdivision development, located in the West Half of Section 7, Township 1 South, Range 64 West of the 6<sup>th</sup> 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.



**EXHIBIT "A"**  
**TO WARRANTY DEED**  
**BETWEEN**  
**ADAMS EAST DEVELOPMENT COMPANY, LLC,**  
**A COLORADO LIMITED LIABILITY COMPANY**  
**AND**  
**THE COUNTY OF ADAMS, STATE OF COLORADO**

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:

Commencing at the Northwest Corner of the Southwest Quarter of said Section 7, thence  $S00^{\circ}13'58''E$  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  $S44^{\circ}51'01''E$  a distance of 85.52 feet; thence  $S89^{\circ}26'09''E$  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  $300^{\circ}00'00''$ , a distance of 314.16 feet, the long chord of which bears  $S00^{\circ}33'51''W$  60.00 feet; thence  $N89^{\circ}26'09''W$  a distance of 1224.12 feet; thence  $S45^{\circ}09'56''W$  a distance of 84.27 feet to a point on the West Line of the Southwest Quarter of said Section 7; thence  $N00^{\circ}13'58''W$  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

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> 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
<b>FROM:</b> Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 6<sup>th</sup> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

**WARRANTY DEED**

**THIS DEED**, Made this 1st day of December, 192000  
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  
of Nevada, grantor, and  
The County of Adams, State of Colorado

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

**C0749338**  
1/09/2001 11:01:34  
PG: 0001-005  
0.00 DOC FEE: 0.00  
CAROL SNYDER  
ADAMS COUNTY

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,**  
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

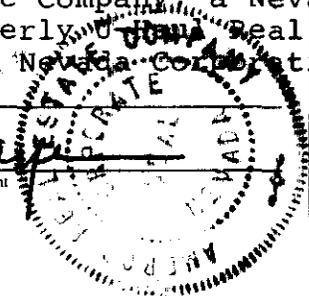
**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the  
reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and  
demand whatsoever of the grantor,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

**TO HAVE AND TO HOLD** the said premises above bargained and described with the appurtenances, unto the grantee, his heirs and  
assigns forever. And the grantor, for 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 ensembling 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 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.

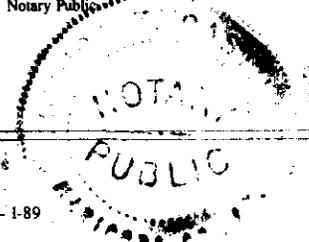
**IN WITNESS WHEREOF**, The grantor has caused its corporate name to be hereunto subscribed by its  
President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first  
above written.  
Attest: \_\_\_\_\_  
Ass't. Secretary  
\_\_\_\_\_ Secretary, the day and year first  
Amerco Real Estate Company, a Nevada  
Corporation, formerly U-Haul Real  
Estate Company, a Nevada Corporation

Attest:  
[Signature]  
Ass't. Secretary

By [Signature]  
President  


STATE OF COLORADO }  
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 1st day of December, 192000  
by \_\_\_\_\_ as President  
and \_\_\_\_\_ as Secretary  
of Amerco Real Estate Company, a Nevada Corp., formerly U-Haul corporation.  
My commission expires \_\_\_\_\_  
Witness my hand and official seal. [Signature]  
Notary Public



**EXHIBIT "A"**  
**TO**  
**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:

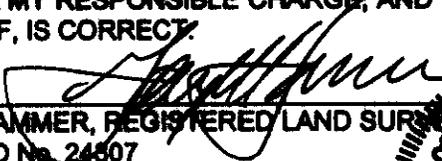
**BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 36, BEING MONUMENTED AT THE NORTH END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 25369", AND AT THE SOUTH END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 6973", IS ASSUMED TO BEAR S00°12'18"W.**

**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 1265.28 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 N00°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;  
THENCE S89°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.

  
\_\_\_\_\_  
GARY K. HAMMER, REGISTERED LAND SURVEYOR  
COLORADO No. 24307

FOR AND ON BEHALF OF JR ENGINEERING, L.L.C.



PLOT SCALE 1=50, DATE 12/19/00, TIME 09:30, FILE X:\3440000.dwg, FILE X:\3446800\LEGALS\DRAINESMT1.dwg

KAR-GO MAINTENANCE FACILITY

N00°00'48"E  
299.28'

N89°31'35"E  
196.29'

N89°31'35"E  
30.00'

30' EASEMENT TO  
NORTH WASHINGTON STREET  
WATER & SANITATION DIST.

30' RIGHT-OF-WAY  
DEDICATION

EAST LINE OF THE SOUTH 1/2 OF THE  
SOUTH 1/2 OF THE SOUTHWEST 1/4 OF  
THE NW 1/4 OF SECTION 36.

DRAINAGE EASEMENT

299.30'

S00°00'48"W  
329.30'

S00°00'48"W  
329.31'



SCALE: 1" = 60'



FOUND 3-1/4" ALUM. CAP  
STAMPED "P.L.S. 6973"  
W 1/4 CORNER  
SECTION 36 SEC. 36,  
T. 2 S., R. 68 W.

S89°32'14"W  
196.29'

1285.28'

30.00'

P.O.B.

30' EASEMENT TO  
NORTH WASHINGTON STREET  
WATER & SANITATION DIST.

S89°32'14"W  
SOUTH LINE OF THE NW 1/4  
SEC. 36, T. 2 S., R. 68 W.

S89°32'14"W  
2630.57'

FOUND 3-1/4" ALUM. CAP STAMPED  
"P.L.S. 6973" CEN. SECTION 36,  
T. 2 S., R. 68 W., 6TH P.M.



**J-R ENGINEERING**

A Subsidiary of Westrian

KAR-GO MAINTENANCE FACILITY  
PROJECT NO. 4488.00  
FEBRUARY 28, 2000

2620 E. Prospect Rd, Ste. 190 • Ft. Collins, CO 80525  
970-491-9888 • Fax 970-491-9984  
www.jrengineering.com

**EXHIBIT "A"**  
**TO**  
**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:

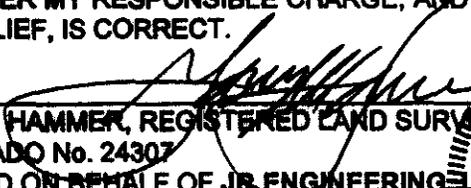
BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 36, BEING MONUMENTED AT THE NORTH END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 25369", AND AT THE SOUTH END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 6973", IS ASSUMED TO BEAR  $900^{\circ}12'18"W$ .

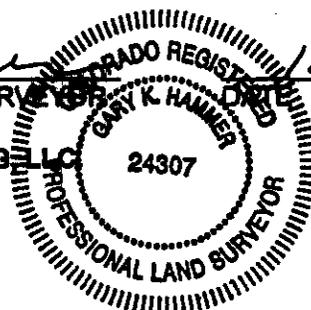
COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 36 ALSO BEING THE POINT OF BEGINNING;  
THENCE  $N89^{\circ}32'14"E$  ON THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 60.00 FEET;  
THENCE  $N00^{\circ}12'18"E$  A DISTANCE OF 329.06 FEET;  
THENCE  $S89^{\circ}31'35"W$  A DISTANCE OF 60.00 FEET TO A POINT ON SAID WEST LINE OF SAID NORTHWEST QUARTER;  
THENCE  $S00^{\circ}12'18"W$  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 AND BELIEF, IS CORRECT.

  
GARY K. HAMMER, REGISTERED LAND SURVEYOR  
COLORADO No. 24307  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

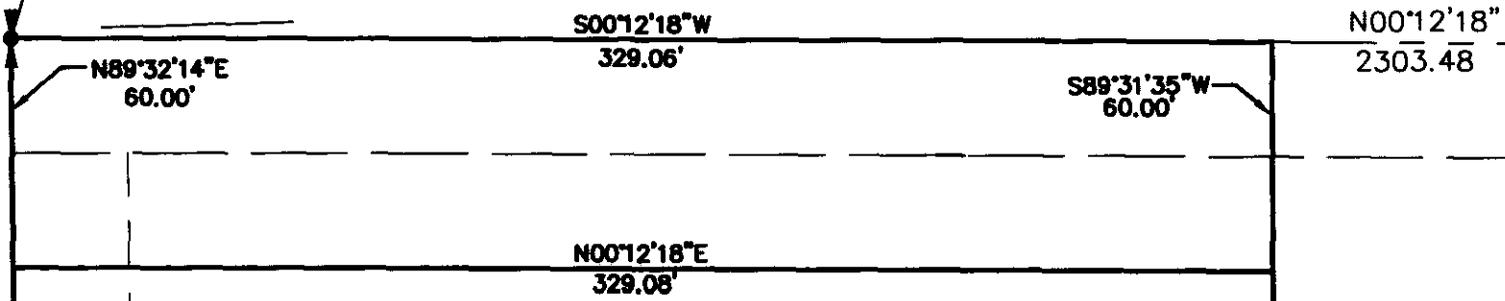


X:\3440000.a\3446800\LEGALS\R.O.W.-ESMT1.doc

PLOT SCALE 1=50, DATE 02/29/00, TIME 16:17, FILE X:\446800\acad\446800-row-exhibit.dwg

FOUND 3-1/4" ALUM. CAP  
STAMPED "P.L.S. 6973"  
W 1/4 CORNER  
SECTION 36 SEC. 36,  
T. 2 S., R. 68 W.

SET 3/4" ALUMINUM CAP  
STAMPED PLS 25369  
CORNER SECTION 36 SEC.  
36, T. 2 S., R. 68 W.



WEST LINE OF THE NW 1/4  
BASIS OF BEARINGS N00°12'18"  
SEC. 36, T. 2 S., R. 68 W.

KAR-GO MAINTENANCE FACILITY



SCALE: 1" = 50'



KAR-GO MAINTENANCE FACILITY  
PROJECT NO. 4468.00  
FEBRUARY 28, 2000



2620 E. Prospect Rd., Suite 190  
Fort Collins, CO 80525  
Tel. (970) 491-9888  
FAX (970) 491-9984

Denver  
Colorado Springs  
Fort Collins

ENGINEERING/PLANNING/SURVEYING

**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 6<sup>th</sup> 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 Amerco 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

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> 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
<b>FROM:</b> Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 6<sup>th</sup> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

**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 6<sup>th</sup> 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.

**PERMANENT DRAINAGE EASEMENT**

**C0749344**  
1/09/2001 11:04:05  
PS: 0001-004  
0.00 DOC FEE:  
**CAROL SNYDER**  
**ADAMS COUNTY**

0.00

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 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.

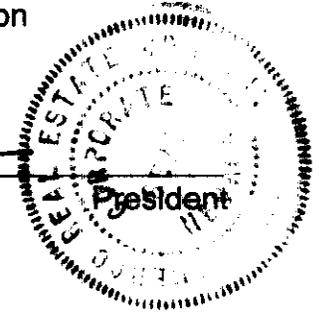
In further consideration of the granting of this easement, it is hereby agreed that all work performed by the owner of the Property or the County, its successors and assigns, in connection with this easement shall be done with care, and the surface of the property shall be restored to its original condition, 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 its \_\_\_\_\_ President, and its corporate seal to be hereunto affixed, attested by its \_\_\_\_\_ Secretary this 1<sup>st</sup> day of December, 2000.

ATTEST:

Amerco Real Estate Company, a Nevada Corporation, formerly U-Haul Real Estate Company, a Nevada Corporation

By: Jennifer M. Settle By: Charles Bayer  
Asst. Secretary President



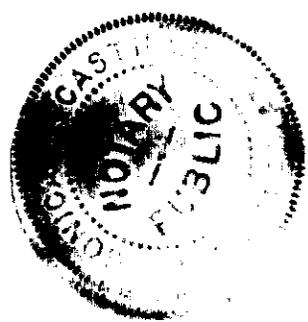
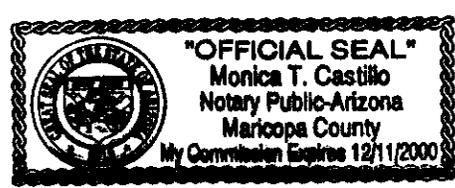
STATE OF ARIZONA  
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of December, 2000 by Charles Bayer as \_\_\_\_\_ President and Jennifer Settle as \_\_\_\_\_ Secretary of Amerco Real Estate 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.

Monica T. Castillo  
Notary Public

My commission expires: 12/11/2000



**EXHIBIT "A"**  
**TO**  
**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**



**J·R ENGINEERING**  
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 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

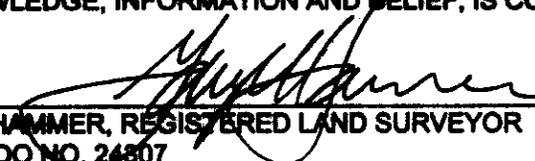
**BASIS OF BEARING: THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 36 BEING MONUMENTED ON THE EAST END BY A 3 1/4 " ALUMINUM CAP STAMPED P.L.S. 6973 AND ON THE WEST END BY A 3 1/4 " ALUMINUM CAP STAMPED P.L.S. 6973, IS ASSUMED TO BEAR S89°32'14"W.**

**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 N00°00'48"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;  
THENCE S89°32'14"W A DISTANCE OF 196.29 FEET;  
THENCE N00°00'48"W A DISTANCE OF 299.26 FEET;  
THENCE N89°31'35"E A DISTANCE OF 196.29 FEET;  
THENCE S00°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 BELIEF, IS CORRECT.

  
GARY K HAMMER, REGISTERED LAND SURVEYOR  
COLORADO NO. 24307  
FOR AND ON BEHALF OF JR ENGINEERING, LLC.







## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Resolution Accepting a Warranty Deed conveying property from Stanley K., Janet M. and Joy V. Beltz to Adams County for Right-Of-Way Purposes
<b>FROM:</b> Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 6<sup>th</sup> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

**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 160<sup>th</sup> 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 6<sup>th</sup> 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.

CAROL SNYDER  
ADAMS COUNTY

①

WARRANTY DEED

THIS DEED, Made this 29th day of June, 2001

between Stanley K. & Janet M. & Joy V. Beltz  
of the said County of Adams and State of

Colorado, grantor, and

The County of Adams County, 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:

WITNESSETH, That the grantor for and in consideration of the sum of  
good and valuable consideration

~~XXXXXX~~

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 and State of Colorado described as follows:

LEGAL DESCRIPTION: The Northerly 40 Feet reserved for Adams  
County, of the Northeasterly 1/4 of  
Section 12, Twnship 1 South, Range 63 West  
of the 6th P.M.

(Right of way)

as known by street and number as: Dedicated for road at 160th Avenue.  
assessor's schedule or parcel number: AT: 51100 E. 160th Ave., Bennett, Co. 80102.

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

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

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

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

Stanley K. Beltz  
Stanley K. Beltz

Janet M. Beltz  
Janet M. Beltz

STATE OF COLORADO

County of Adams } ss.

Joy V. Beltz  
Joy V. Beltz  
J.V.B.

The foregoing instrument was acknowledged before me this 29th, day of June, 2001  
by Stanley K. Beltz and Janet M. Beltz and Joy V. Beltz

My commission expires 11/30/01

Witness my hand and official seal.

STACIA A. TUTTY  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires 11/30/2001

Stacia A. Tutty  
Notary Public

\*If in Denver, insert "City and "

# 17814

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



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Resolution Accepting a Warranty Deed conveying property from Wailes Farms, Inc., to Adams County for Right-Of-Way Purposes
<b>FROM:</b> Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 6<sup>th</sup> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/> <hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/> <hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

**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 112<sup>th</sup> Avenue, and Schumaker Mile Road in conjunction with a 35-acre subdivision, located in Section 7, Township 2 South, Range 63 West of the 6<sup>th</sup> 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.





## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Resolution Accepting a Warranty Deed conveying property from Wailes Farms, Inc., to Adams County for Right-Of-Way Purposes
<b>FROM:</b> Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 6<sup>th</sup> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

**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 124<sup>th</sup> 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 6<sup>th</sup> 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.





## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Surface rehabilitation Runway 08-26 and Taxiways “B” and “E”. Colorado Air and Space Port grant approval.
<b>FROM:</b> Dave Ruppel and Susan Gantt
<b>AGENCY/DEPARTMENT:</b> Colorado Air and Space Port
<b>HEARD AT STUDY SESSION ON:</b>
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

**Fund:** 43

**Cost Center:** 4304

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:	5590		35,000
Additional Revenue not included in Current Budget:	5590		315,000
<b>Total Revenues:</b>			<u>350,000</u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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
<b>Total Expenditures:</b>			<u>350,000</u>

**New FTEs requested:**             **YES**             **NO**

**Future Amendment Needed:**     **YES**             **NO**

**Additional Note:**

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.

**GRANT AWARD LETTER**  
**SUMMARY OF GRANT AWARD TERMS AND CONDITIONS**

<b>State Agency</b> Colorado Department of Transportation, Colorado Aeronautical Board, Division of Aeronautics	<b>Grant Amount</b>  <b>State: \$315,000.00</b>
<b>Grantee</b> ADAMS COUNTY	
<b>Grant Issuance Date</b> The Effective Date	
<b>Grant Expiration Date</b> June 30, 2023	<b>Local Match Amount</b>  <b>Local: \$35,000.00</b>
<b>Grant Authority</b> 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.	
<b>Grant Purpose</b> Element A: Airfield Pavement Maintenance	
<b>Exhibits and Order of Precedence</b> 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	

## 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.

<p style="text-align: center;"><b>GRANTEE</b> ADAMS COUNTY</p> <hr/> <hr/> <p>By: Print Name &amp; Title of Person Signing for Grantee</p> <p>Date: _____</p>	<p style="text-align: center;"><b>STATE OF COLORADO</b> Jared S. Polis, Governor <b>Department of Transportation</b></p> <hr/> <p>By: David R. Ulane, Aeronautics Division Director for Shoshana M. Lew, Executive Director</p> <p>Date: _____</p>
<p style="text-align: center;"><b>SECOND GRANTEE – If Needed</b></p> <hr/> <hr/> <p>By: Print Name &amp; Title of Person Signing for Grantee</p> <p>Date: _____</p>	
<p>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.</p> <p style="text-align: center;"><b>STATE CONTROLLER</b> <b>Robert Jaros, CPA, MBA, JD</b></p> <hr/> <p style="text-align: center;">By: Department of Transportation Lori Copeland, Accounting Controller</p> <p style="text-align: center;">Effective Date: _____</p>	

## 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.

- 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.

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.

**EXHIBIT A, DISCRETIONARY AVIATION GRANT APPLICATION**



**Colorado Division of Aeronautics  
 Discretionary Aviation Grant Application**

<b>APPLICANT INFORMATION</b>		
<b>APPLICANT SPONSOR:</b> Adams County	<b>AIRPORT:</b> Front Range Airport	<b>IDENTIFIER:</b> FTG
<b>PROJECT DIRECTOR:</b> Robert Lewan		
<b>MAILING ADDRESS:</b> 5200 Front Range Parkway Watkins CO 80137	<b>EMAIL ADDRESS:</b>	blewan@adcogov.org
	<b>PHONE NUMBER:</b>	(303) 261-9103

<b>GRANT NAME AND TERMS</b>		
<b>20-FTG-01</b>	<b>TERMS</b>	
	Execution Date:	Expiration Date: June 30, 2023

<b>FUNDING SUMMARY</b>	
<b>Funding Source</b>	<b>Funding Amount</b>
State Aviation Grant:	\$315,000.00
Local Cash:	\$35,000.00
Local In-Kind:	\$0.00
Federal Aviation Grant:	\$0.00
<b>Total Project Funding:</b>	<b>\$350,000.00</b>

**PROJECT SCHEDULE & BUDGET**

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

**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: \_\_\_\_\_  
Please print name and title  
**ATTEST** (if needed)

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**

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

**EXHIBIT D, SAMPLE OPTION LETTER**

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

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. **For use with Options 1(A):** 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.

<b>STATE OF COLORADO</b> Jared S. Polis, Governor <b>Department of Transportation</b>	In accordance with §24-30-202, C.R.S., this Option is not valid until signed and dated below by the State Controller or an authorized delegate.  <b>STATE CONTROLLER</b> <b>Robert Jaros, CPA, MBA, JD</b>
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

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Abatements
<b>FROM:</b> Meredith P. Van Horn, Assistant Adams County Attorney; Christy Montoya, Legal Assistant
<b>AGENCY/DEPARTMENT:</b> County Attorney
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

**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, THEREFORE, 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 Tax Year(s) 2019 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): R0050430 Parcel No.(S) 01719-21-1-03-025

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	\$85,000
Improvements	\$376,876
Total	\$461,876

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	\$85,000
Improvements	\$250,000
Total	\$335,000

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) 2019.

DATED this: March 10, 2020

Petitioner's Representative

9599 Jason Ct

Thornton, CO 80260

Assessor Representative

Adams County Assessor's Office



**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 CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value				
REAL	100	L:	\$85,000		L:	\$85,000	\$6,080	A. Ratio 7.15%	
		I:	\$240,000		I:	\$376,876	\$26,950	Mill Levy 131.187	
<b>TOTALS :</b>			<b>\$325,000</b>		<b>\$23,240</b>		<b>\$461,876</b>	<b>\$33,030</b>	Original Tax <b>\$4,333</b>

**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**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value			
REAL		L:	\$85,000	\$6,080	L:	\$85,000	\$6,080	Tax Refund \$1,189.87 Revised Tax \$3,143.24
		I:	\$376,876	\$26,950	I:	\$250,000	\$17,880	
<b>TOTALS :</b>			<b>\$461,876</b>	<b>\$33,030</b>		<b>\$335,000</b>	<b>\$23,960</b>	

Pierre Lescano  
Appraiser

March 11, 2020  
Date



P

# PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

Appeal #  
117257

**Section I: Petitioner, please complete Section I only.**

Date: 2 14 2020  
Monthly Day Year

Petitioner's Name: Nancy Locke / Keith Jackson

Petitioner's Mailing Address: 9599 Jasons Ct.  
Thornton CO 80260  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0050430	

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) 2018 and 2019 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.)

06/2014 Appraisal 238,00.00 12/2019 Appraisal 325,000.00 Attached  
Notwithstanding homes on my block are 820,000 - 340,000  
I have NOT done any upgrades, except a new roof.

Petitioner's estimate of value: \$ 325,000.00 (2019) and \$ 325,000.00 (2020)  
Value Year Value Year

*PER ABOVE*  
*PL*

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Nancy Locke  
Petitioner's Signature

Daytime Phone Number (720) 732-0897  
Email NancyD.Locke@Ymail.com

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number ( ) \_\_\_\_\_  
Email \_\_\_\_\_

\*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.

Section II: Assessor's Recommendation (For Assessor's Use Only)						
	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (if a protest was filed, please attach a copy of the NOD.)

Tax year: \_\_\_\_\_ Protest?  No  Yes (if a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):  
\_\_\_\_\_

Assessor's or Deputy Assessor's Signature \_\_\_\_\_

**RECEIVED**

**FEB 14 2020**

**OFFICE OF THE  
ADAMS COUNTY ASSESSOR**

**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 _____			Tax Year _____		
	Actual	Assessed	Tax	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:

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  
Name  
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 the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	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 abatement petition, is hereby

Approved  Approved in part \$ \_\_\_\_\_  Denied for the following reason(s): \_\_\_\_\_

\_\_\_\_\_  
Secretary's Signature

\_\_\_\_\_  
Property 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 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:

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  
 Name  
 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



## ADAMS COUNTY ASSESSOR'S Sales Comparables Market Adjustment Grid

Subject	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
Account Number R0050430	R0042187	R0042644	R0042240
Street Address 9599 JASON CT	9762 FRED DR	W 947 102ND AVE	9688 COVEY CT

Subject	Comp # 1	Comp # 2	Comp # 3
TOTALIMPSF 1684	1728	1870	1750
TOTALLANDSF 0	0	0	0
NBHDANDEXT 300 - 00	300 - 00	300 - 00	300 - 00
OCCUPANCY Single Family Resid	Single Family Residenc	Single Family Residenc	Single Family Residenc
OPENSLAB 300	0	0	250
BATHS 2	2	3	2
CVRDWOODDECK 0	0	0	0
GARATT 456	456	480	275
BSMFN 0	0	0	0
BSMMNFIN 0	0	0	0
WALKOUT 0	0	0	0
EXTERIOR Frame Siding	Frame Masonry Veneer	Frame Masonry Veneer	Frame Masonry Veneer
LALAKE 0	0	0	0
LANDNETSF 8878	9200	9790	10126
WOODDECK 64	364	152	130
BSMNUNF 0	0	0	0
CVRDSLAB 0	0	0	0
ENCLPORCH 0	0	0	0
LARGELOTADJUSTMEI 0	0	0	0
QUALITY Fair	Fair	Fair	Fair
CONDITION Good	Good	Good	Average
BLTASCODE 2	2	2	2
AGE 41	31	41	54
SF 1684	1728	1870	1750
GARDET 0	0	0	0
YEARBLT 1977	1964	1964	1964

Final Market Value	\$461,876.00	\$ Adjustment	(\$21,221.04)	\$ Adjustment	(\$24,563.84)	\$ Adjustment	\$16,154.64
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	\$334,619.64
		Adjusted Sales Price / SF	\$196.62	Adjusted Sales Price / SF	\$208.75	Adjusted Sales Price / SF	\$198.71



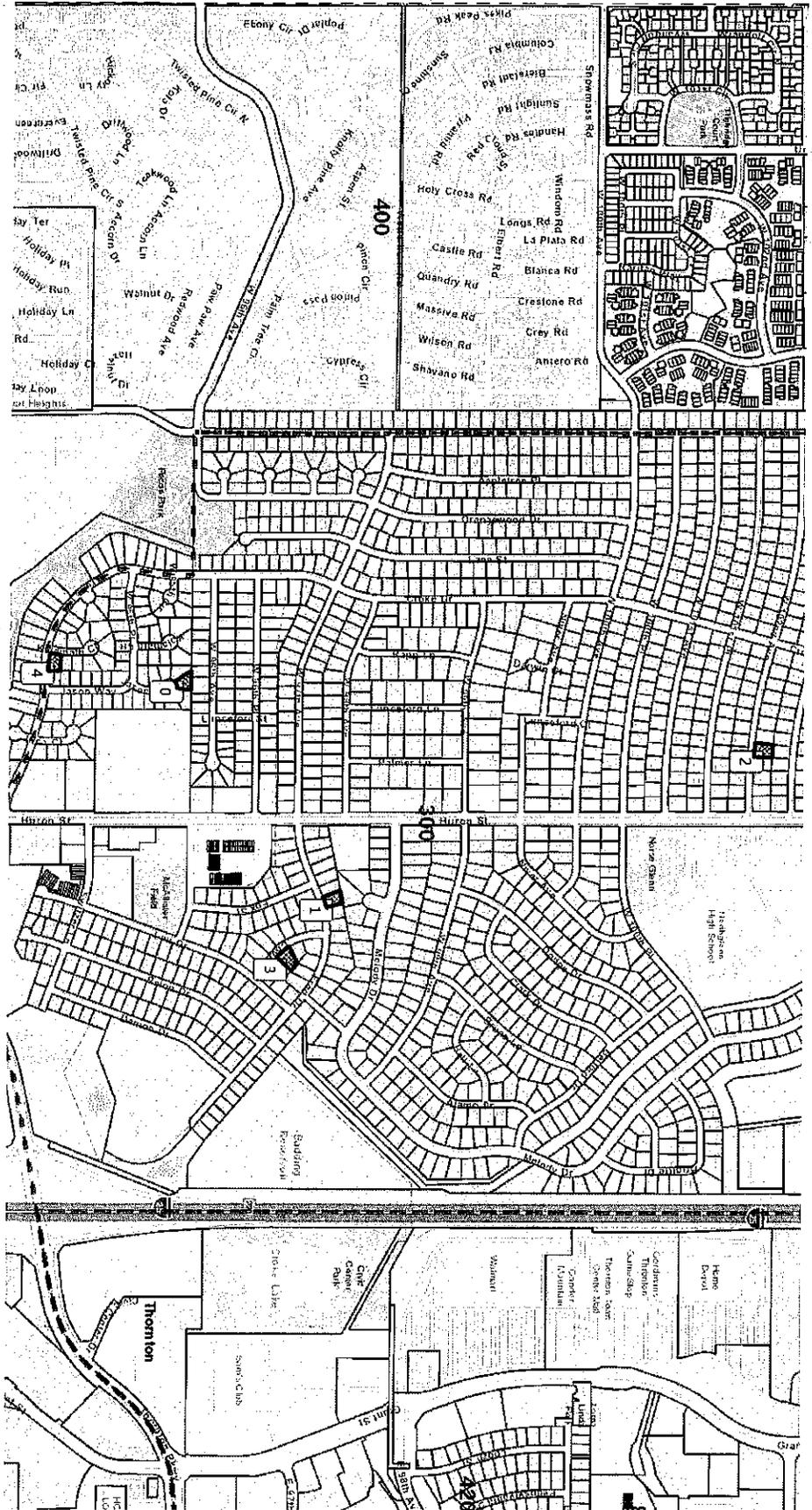
## ADAMS COUNTY ASSESSOR'S Sales Comparables Market Adjustment Grid

Subject	Comp # 4
Sale Date	01/11/2018
Sale Price     \$0	331000
TmAdj Sale Price \$0	349205
Parcel Number   0171921103025	0171921104017
Account Number R0050430	R0050472
Street Address   9599 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
BSMFN	0	0	\$0
BSMMNFN	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
LARGELOTADJUSTMEI	0	0	\$0
QUALITY	Fair	Fair	\$0
CONDITION	Good	Good	\$0
BLTASCODE	2	2	\$0
AGE	41	11	(\$42,000)
SF	1684	1684	\$0
GARDET	0	0	\$0
YEARBLT	1977	1978	\$0

Final Market Value	\$461,876.00	\$ Adjustment	(\$38,587.04)
Final Market Value / SF	\$274.27	Gross % Adjustment	13.9623%
		Net % Adjustment	-11.0500%
		Adjusted Sales Price	\$310,617.96
		Adjusted Sales Price / SF	\$184.45







OLD 209  
w/ LOT SIZE error  
8878 sq Ft

## ADAMS COUNTY ASSESSOR'S Sales Comparables Market Adjustment Grid

Huron Green  
Sub Lot  
488

Subject	Comp # 1	Comp # 2	Comp # 3
Sale Date	11/15/2017	01/24/2017	05/31/2018
Sale Price	\$0	295000	348500
TmAdj Sale Price	\$0	352165	352333.5
Parcel Number	0171921103025	0171903204008	0171915315007
Account Number	R0050430	R0030782	R0042187
Street Address	9599 JASON CT	11733 MELODY DR	9762 FRED DR

Blk Z  
Lot 25  
Tom Huber

TOTALIMPSF	1684	1728	\$0
TOTALLANDSF	0	0	\$0
NBHDANEXT	300 - 00	300 - 00	\$0
OCCUPANCY	Single Family Resid	Single Family Residenc	\$0
OPENSLAB	300	0	\$3,000
BATHS	2	2	\$0
CVRDWOODDECK	0	0	\$0
GARATT	456	480	(\$912)
BSMFIN	0	0	\$0
BSMMNFIN	0	0	\$0
WALKOUT	0	0	\$0
EXTERIOR	Frame Siding	Frame Masonry Veneer	\$0
LALAKE	0	0	\$0
LANDNETSF	102168 <i>f 8878</i>	9600	\$307,326
WOODDECK	64	200	(\$2,992)
BSMNUNF	0	0	\$0
CVRDSLAB	0	0	\$0
ENCLPORCH	0	0	\$0
LARGELOTADJUSTMEI	0	0	\$0
QUALITY	Fair	Fair	\$0
CONDITION	Good	Good	\$0
BLTASCODE	2	2	\$0
AGE	41	40	(\$1,400)
SF	1684	1728	(\$2,552)
GARDET	0	0	\$0
YEARBLT	1977	1968	\$0

1750	\$0
0	\$0
300 - 00	\$0
Single Family Residenc	\$0
0	\$3,000
2	\$0
0	\$0
275	\$6,878
0	\$0
0	\$0
0	\$0
0	\$0
Frame Masonry Veneer	\$0
0	\$0
9906	\$306,310
0	\$1,408
0	\$0
120	(\$2,760)
0	\$0
0	\$0
Fair	\$0
Good	\$0
2	\$0
41	\$0
1750	(\$3,828)
0	\$0
1964	\$0

1728	\$0
0	\$0
300 - 00	\$0
Single Family Residenc	\$0
0	\$3,000
2	\$0
0	\$0
456	\$0
0	\$0
0	\$0
0	\$0
0	\$0
Frame Masonry Veneer	\$0
0	\$0
9200	\$308,654
364	(\$6,600)
0	\$0
0	\$0
0	\$0
0	\$0
Fair	\$0
Good	\$0
2	\$0
31	(\$14,000)
1728	(\$2,552)
0	\$0
1964	\$0

Final Market Value	\$461,876.00	\$ Adjustment	\$302,469.76
Final Market Value / SF	\$274.27	Gross % Adjustment	98.4778%
		Net % Adjustment	93.6149%
		Adjusted Sales Price	\$625,569.76
		Adjusted Sales Price / SF	\$371.48

\$ Adjustment	\$311,007.84
Gross % Adjustment	92.5803%
Net % Adjustment	88.8175%
Adjusted Sales Price	\$661,172.84
Adjusted Sales Price / SF	\$392.62

\$ Adjustment	\$288,501.76
Gross % Adjustment	95.0252%
Net % Adjustment	81.8831%
Adjusted Sales Price	\$640,835.26
Adjusted Sales Price / SF	\$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	300 - 00	\$0	300 - 00	\$0
OCCUPANCY	Single Family Resid	Single Family Residenc	\$0	Single Family Residenc	\$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)
BSMFN	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	\$0
LANDNETSF	102168	9477	\$307,734	9790	\$306,695
WOODDECK	64	0	\$1,408	152	(\$1,936)
BSMNUNF	0	0	\$0	0	\$0
CVRDSLAB	0	120	(\$2,760)	0	\$0
ENCLPORCH	0	0	\$0	0	\$0
LARGELOTADJUSTME	0	0	\$0	0	\$0
QUALITY	Fair	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
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

Bldg/Complex Name:  
Parcel Number: **R0050426**  
Is Incorporated:  
Walk Score: **31**

Middle/Junior Sch: **Northglenn / Adams 12 5 Star Schl**  
High School: **Northglenn / Adams 12 5 Star Schl**  
School of Choice:  
Zoning: **Single Family District**  
View Walk, Bike, & Transit Scores

**Building Information**

Architectural Style: **Traditional**  
Direction Faces:  
Construction Materials: **Frame, Wood Siding**  
Roof: **Composition**  
Property Condition: **Fixer**  
View: **City**  
Exterior Features: **Private Yard, Spa/Hot Tub**  
Builder Name:  
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: **No** Submitted Prosp: **No**  
Contract Earnest Check To: **First American Title Company** Possession: **Closing/DOD**  
Contract Min Earnest: **\$4,000** Listing Terms: **Cash, Conventional, FHA, USDA Loan, VA Loan**  
Title Company: **First American Title Company** Ownership: **Individual**

**List Agent**

List Agent: **Brendan McCaw**  
List Agent ID: **036405**

Phone: **720-363-7003**  
Mobile: **720-363-7003**  
Office: **303-241-5343**  
Email: **mccawb@hotmail.com**  
**Buyer Agent**

List Office ID: **PPR01**

Buyer Agent: **Brandon Gossett**  
Buyer Office: **Denver Fine Properties LLC**

 Phone: **720-323-7747**  
Email: **brandon@denverfineproperties.com**

Buyer Agent ID: **04329Q**  
Buyer Office ID: **DFP01**

**Close Information**

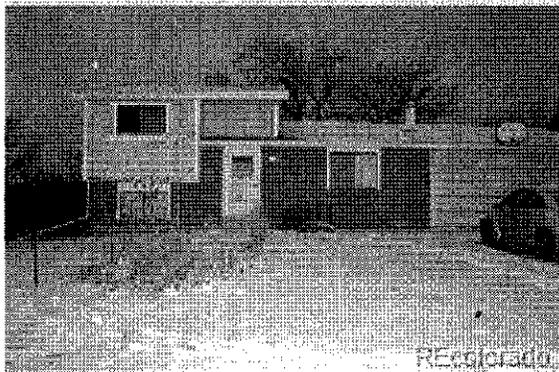
Concessions: **Other, \$3800**  
Commission Modified:  
Buyer Financing: **Conventional**  
Closing Comments:



Not intended for public use. All data deemed reliable but not guaranteed.  
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03/09/2020 11:43:32 AM

**Photos**



Full Property View

*POSITIVE COMP FOR AGREEMENT ON OWNERS COMP*

9519 Jason Court, Thornton, CO 80260

\$271,500 - Closed

Listing

*CONDITION ISSUES*



Listing ID: **6570403**      MLS Status: **Closed**  
 List Price: **\$280,000**      Accepting Backups: **Yes**  
 Property Type: **Residential**      Original List Price: **\$280,000**  
 Property Subtype: **Single Family Residence**      Structure Type: **House**  
 Levels: **Bi-Level**      Basement: **No**  
 County: **Adams**      Year Built: **1977**  
 Subdivision Name: **huron green**  
 Listing Contract Date: **12/26/2017**      Spec. Listing Cond: **None Known**  
 Purchase Contract Date: **12/30/2017**      Contingency: **None Known**  
 Close Date: **01/29/2018**      Close Price: **\$271,500**  
 Days in MLS: **4**  
 Association: **N** Multiple: **N** Cov/Rest:      Assoc Fee Tot Annl:  
 Tax Annual Amt: **\$1,948**      Tax Year: **2016**  
 Tax Legal Desc: **SUB:HURON GREEN BLK:2 LOT:21**

Interior Area & SqFt

Building Area Total (SqFt Total): **2,044**      Living Area (SqFt Finished): **2,044**      Area Source: **Public Records**  
 Above Grade Finished Area: **2,044**  
 Below Grade Total Area: **0**      Below Grade Finished Area: **0**      Below Grade Unfinished Area: **0**  
 PSF Total: **\$133**      PSF Above Grade: **\$133**      PSF Finished: **\$133**  
 Basement: **None**      Bsmnt Ceiling Ht:  
 Foundation:      Fireplace: **1/Living Room, Wood Burning, Wood Burning Stove**  
 Heating: **Forced Air, Natural Gas**      HVAC Description:  
 Cooling: **Central Air**  
 Interior Features: **Master Suite, Laminate Counters**      Flooring: **Carpet, Linoleum**  
 Security Features:  
 Appliances: **Freezer, Oven, Refrigerator**      Laundry: **In Unit**  
 Other Equipment:  
 Exclusions: **Washer/dryer, all drapes and drapery rods, and the 3 graces figurines on the wall in the family room**

Bed & Bath Summary

Bedrooms Total: **4**      Bathrooms Total: **3**      Bathrooms  
 Upper Level Bedrooms: **2**      Upper Level Bathrooms: **2**      Full: **3**  
 Main Level Bedrooms: **0**      Main Level Bathrooms: **0**      Three Quarter: **0**  
 Lower Level Bedrooms: **2**      Lower Level Bathrooms: **1**      Half: **0**  
 Basement Level Bedrooms: **0**      Basement Level Bathrooms: **0**      One Quarter: **0**

Detailed Room Info

Room Type	Rm Level	Dimensions	Description
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 Bath

Parking

Parking Total: **2**      Garage Spaces: **2**      Offstreet Spaces: **0**  
Parking Type      # of Spaces      Parking Length      Parking Width      Parking Description  
**Garage (Attached)**      **2**  
 Parking Features: **Garage, Concrete**

Site & Location Information

Lot Size: **0.22 Acres / 9,559 SqFt**      Fencing:  
 Current Use:  
 Lot Features: **Near Public Transit**  
 Elementary School: **North Mor / Adams 12 5 Star Schl**

0419876800  
File No. 7640658

**APPRAISAL OF**



**LOCATED AT:**

9599 Jason Ct  
Thornton, CO 80260

**FOR:**

Nationstar Mortgage LLC dba Mr Cooper  
8950 Cypress Waters Blvd  
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.



Lloyd T. Price

# Uniform Residential Appraisal Report

0419876800  
File No. 7640658

There are <b>1</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <b>380,000</b> to \$ <b>380,000</b>	
There are <b>10</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <b>320,000</b> to \$ <b>385,000</b>	
FEATURE	SUBJECT
9599 Jason Ct Address Thornton, CO 80260	9528 Lou Dr Thornton, CO 80260
Proximity to Subject	0.31 miles SE
Sale Price	\$ 335,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft. / \$ 365.72 sq. ft.
Data Source(s)	Metro/MLS #5921553;DOM 3
Verification Source(s)	County DOC #24239
VALUE ADJUSTMENTS	DESCRIPTION
Safe or Financing Concessions	ArmLth Conv;0
Date of Sale/Time	s04/19;c03/19
Location	N;Res;
Leasehold/Fee Simple	Fee Simple
Site	10216 sf
View	N;Res;
Design (Style)	DT2;Modern
Quality of Construction	Q4
Actual Age	42
Condition	C4
Above Grade Room Count	5
Gross Living Area	829 sq. ft.
Basement & Finished Rooms Below Grade	1rr0br1.0ba1o
Functional Utility	Standard
Heating/Cooling	FWA Evap
Energy Efficient Items	Orig Wndws
Garage/Carport	2ga2dw
Porch/Patio/Deck	Deck, Stoop
	Fence, Shed
Net Adjustment (Total)	\$ 15,000
Adjusted Sale Price of Comparables	\$ 320,000

did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  
Data source(s) Adams County

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.  
Data source(s) Adams County

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Adams County	Adams County	Adams County	Adams County
Effective Date of Data Source(s)	12/19/2019	12/19/2019	12/19/2019	12/19/2019

Analysis of prior sale or transfer history of the subject property and comparable sales: **The subject has no prior listings or sales in the past 3 years. None of the comparables have prior sales in the past year.**

Summary of Sales Comparison Approach: All comparables are similar Bi-level homes located in the subject neighborhood. Seller concessions are deducted. Adjustments are for condition in sales 1&2 for updated flooring and paint, and sales 3&4 for new kitchens, flooring, and paint. Baths are adjusted, basement finish, new windows, owned solar in sale 1, and fireplaces. Solar is adjusted for cost to install less tax incentives as no comparables with this feature are available. Detached 4 car garage in pending sale 4 is adjusted. Subject extensive landscaping is considered an over improvement for the area, as while it may enhance marketability, it is not quantifiable. All adjustments except solar are based on market reactions from paired sales. Sales 1&3 are given most weight as most similar GLA and room counts above grade, with good support from pending sale 4. Sale 2 sets the upper side of the range.

Indicated Value by Sales Comparison Approach \$ **325,000**

Indicated Value by: Sales Comparison Approach \$ **325,000** Cost Approach (if developed) \$ **332,200** Income Approach (if developed) \$ **0**

The sales comparison approach is given most weight as it best reflects current market conditions, preferences, and values. The cost approach adds support. The income approach is not used as this is not a rental property.

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **325,000** as of **12/17/2019** which is the date of inspection and the effective date of this appraisal.

# Uniform Residential Appraisal Report

0419876800  
File No. 7640658

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address <b>9589 Jason Ct</b>	City <b>Thornton</b>	State <b>CO</b>	Zip Code <b>80260</b>
Borrower <b>Keith Jackson &amp; Nancy Locke</b>		Owner of Public Record <b>Keith Jackson &amp; Nancy Locke</b>	
Legal Description <b>Huron Green Block 2 Lot 25.</b>			
Assessor's Parcel # <b>1719-21-1-03-025</b>	Tax Year <b>2018</b>	R.E. Taxes \$ <b>2,633</b>	
Neighborhood Name <b>Deza Estates</b>	Map Reference <b>MLS-N</b>	Census Tract <b>93.16</b>	
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/>	Special Assessments \$ <b>0</b>	PUD <input type="checkbox"/>	HOA \$ <b>0</b> per year <input type="checkbox"/> per month <input type="checkbox"/>
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe) _____			
Assignment Type <input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe) _____			
Lender/Client <b>Nationstar Mortgage LLC dba Mr Coop</b> Address <b>8950 Cypress Waters Blvd, Dallas, TX 75019</b>			
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s). <b>As per Metro/MLS, no listings in the past 12 months.</b>			

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____	Date of Contract _____	Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, report the total dollar amount and describe the items to be paid.		

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics		One-Unit Housing Trends			Present Land Use %		
Location	Property Values	Increasing	Stable	Declining	PRICE	AGE	One-Unit
Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/>	Under 25% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(\$1000)	(yrs)	2-4 Unit
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% <input type="checkbox"/>	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply <input type="checkbox"/>						10 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow <input type="checkbox"/>	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths <input type="checkbox"/>				250 Low	35 Multi-Family	0 %
Neighborhood Boundaries <b>This neighborhood is bounded by Pecos St west, I-25 east, 100th Pl north, and Croke Dr south.</b>					750 High	50 Commercial	0 %
Neighborhood Description <b>This is a residential neighborhood of average quality tract homes built in the 70's. The neighborhood has shopping and schools within blocks, and employment centers are throughout the north metro area with good access.</b>					355 Pred.	45 Other Public	5 %

Market Conditions (including support for the above conclusions) **See market conditions addendum.**

Dimensions <b>22x17x97x123x128</b>	Area <b>10216 sf</b>	Shape <b>Pie Shape</b>	View <b>N;Res;</b>
Specific Zoning Classification <b>R-1</b> Zoning Description <b>Single Family Residential</b>			
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe) _____			
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. <b>The only legal use of subject site is current use resulting in highest and best use.</b>			
Utilities <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (describe) _____	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/>	Off-site Improvements? Type <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	Street <b>Asphalt</b> Alley <b>None</b>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <b>X</b> FEMA Map # <b>08001C0601H</b> FEMA Map Date <b>03/05/2007</b>			

Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe. **The subject site is a pie shaped cul-de-sac site slightly oversized for the neighborhood. The site has a steep upward slope at the rear, that is landscaped with stone paths, retaining wall, water feature, enclosed gazebo, open covered gazebo, deck, and paver patio. There are no adverse factors on or near subject site.**

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION	INTERIOR
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit <input type="checkbox"/>	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Craw Space	Foundation Walls <b>Concrete A</b>	Floors <b>Cpt/Wd A</b>
# of Stories <b>2</b>	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls <b>Brk/Steel Sdg A</b>	Walls <b>Ptd DW A</b>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>875 sq. ft.</b>	Roof Surface <b>Asphalt Shngl VG</b>	Trim/Finish <b>Wood A</b>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>60 %</b>	Gutters & Downspouts <b>Metal G</b>	Bath Floor <b>Tile A</b>
Design (Style) <b>Modern</b>	Outside Entry/Exit <input type="checkbox"/> Sump Pump <input type="checkbox"/>	Window Type <b>DP Wood A</b>	Bath Wainscot <b>Tile A</b>
Year Built <b>1977</b>	Evidence of <input type="checkbox"/> Infestation <input type="checkbox"/> Storm Sash/Insulated <input type="checkbox"/> Yes <input type="checkbox"/> No	Storm Sash/Insulated <b>Yes A</b>	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) <b>30</b>	Dampness <input type="checkbox"/> Seillement <input type="checkbox"/>	Screens <b>Yes A</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>
Attic <input type="checkbox"/> None <input type="checkbox"/>	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant <input type="checkbox"/>	Amanities <input type="checkbox"/>	WoodStove(s) # <b>0</b>
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs <input type="checkbox"/>	Other <input type="checkbox"/> Fuel N. Gas <input type="checkbox"/>	Fireplace(s) # <b>0</b>	<input checked="" type="checkbox"/> Fence Rear <input type="checkbox"/>
Floor <input type="checkbox"/> Finished <input checked="" type="checkbox"/> Soatle <input type="checkbox"/>	Cooling <input type="checkbox"/> Central Air Conditioning <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Patio/Deck Rear <input type="checkbox"/>	<input checked="" type="checkbox"/> Garage # of Cars <b>2</b>
<input type="checkbox"/> Finished <input type="checkbox"/> Hoated <input type="checkbox"/>	Individual <input type="checkbox"/> Other Evap <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Porch Stoop <input type="checkbox"/>	<input type="checkbox"/> Carport # of Cars <b>0</b>
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) _____	Pool <input type="checkbox"/> None <input type="checkbox"/>	<input checked="" type="checkbox"/> Other Lnds <input type="checkbox"/>	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Additional features (special energy efficient items, etc.) **DP original windows, FWA heat with evaporative cooling, full basement, part finished, extensive landscaping, entry stoop, deck, gazebos, storage shed, 2 car garage.**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) **C4:Kitchen-updated-one to five years ago;Bathrooms-not updated;The subject is in average condition with updated kitchen appliances. The roof is newer. No repairs needed. All utilities were on at inspection and in working order.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe.

# Uniform Residential Appraisal Report

0419876800  
File No. 7640658

**Scope of Work:**

**Appraisal Problem:** To estimate market value of subject property based on definition of market value in report and interior and exterior inspection of subject property, and exterior street inspection of comparables. This report is done in compliance with Uniform Standards of Professional Practice.

The intended user of this report is the lender/client. The intended use is to evaluate subject property for mortgage loan transaction. No other intended users are identified.

**Exposure Time:** Estimated exposure time for subject is 30 days based 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 capacity, 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 party 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, collusion, 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 appointment to enter the property. I agree to immediately report any unauthorized contacts either personally, by phone, or electronically to Xome Valuation.

Appraiser Fee \$400.00

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value is based on allocation of land to total value from market sales in the report using % of land value from county assessors records.

<b>ESTIMATED</b>	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	<b>OPINION OF SITE VALUE</b> .....	= \$ 90,000
Source of cost data	Marshall and Swift		Dwelling 929 Sq. Ft. @ \$ 180.00 .....	= \$ 167,220
Quality rating from cost service	Average	Effective date of cost data 12/2019	Bemt: 875 Sq. Ft. @ \$ 160.00 .....	= \$ 131,250
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Garage/Carport 475 Sq. Ft. @ \$ 40.00 .....	= \$ 19,000
Cost estimates are from Marshall and Swift cost service and are adjusted for local costs. Costs are rounded per sf. Depreciation is based on age/life method.			Total Estimate of Cost-New .....	= \$ 317,470
			Less 100 Physical Functional External	
			Depreciation 30% % %	= \$ ( 95,241)
			Depreciated Cost of Improvements .....	= \$ 222,229
			"As-Is" Value of Site Improvements .....	= \$ 20,000
Estimated Remaining Economic Life (HUD and VA only) 70 Years			<b>INDICATED VALUE BY COST APPROACH</b> .....	= \$ 332,200

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$  X Gross Rent Multiplier  = \$  Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

**PROJECT INFORMATION FOR PUDs (if applicable):**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project \_\_\_\_\_

Total number of phases _____	Total number of units _____	Total number of units sold _____
Total number of units rented _____	Total number of units for sale _____	Data source(s) _____

Was the project created by the conversion of an existing building(s) into a PUD?  Yes  No If Yes, date of conversion. \_\_\_\_\_

Does the project contain any multi-dwelling units?  Yes  No Data source(s) \_\_\_\_\_

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion. \_\_\_\_\_

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options. \_\_\_\_\_

Describe common elements and recreational facilities. \_\_\_\_\_

# Uniform Residential Appraisal Report

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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 deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser 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 appraisal report, such as those required by law or those related to the appraiser'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:

1. 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 stated 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 implied. 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.
6. 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.

# Uniform Residential Appraisal Report

0419876800  
File No. 7640658

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. 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.
3. 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 sales comparison approach to value. I have adequate comparable market data to develop a reliable sales 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.
6. 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, familial 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).

# Uniform Residential Appraisal Report

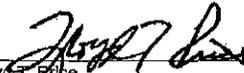
0419876800  
File No. 7640658

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 lender 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:

1. 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.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. 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.
4. 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**

Signature   
 Name Lloyd T. Price  
 Company Name Price Appraisal Service  
 Company Address 10375 Julian Ct  
Westminster, CO 80031  
 Telephone Number 303-480-1497  
 Email Address lprice1425@earthlink.net  
 Date of Signature and Report 12/19/2019  
 Effective Date of Appraisal 12/17/2019  
 State Certification # CR1327199  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State CO  
 Expiration Date of Certification or License 12/31/2019

**ADDRESS OF PROPERTY APPRAISED**  
9599 Jason Ct  
Thornton, CO 80260

APPRAISED VALUE OF SUBJECT PROPERTY \$ 325,000

**LENDER/CLIENT**  
 Name Xome Valuation  
 Company Name Nationstar Mortgage LLC dba Mr Cooper  
 Company Address 8950 Cypress Waters Blvd  
Dallas, TX 75019  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**  
 Did not inspect subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**  
 Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

# Uniform Residential Appraisal Report

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FEATURE	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6			
9599 Jason Ct Address Thornton, CO 80260		1224 W 97th Ave Thornton, CO 80260					
Proximity to Subject		0.18 miles NW					
Sale Price	\$	\$ 380,000	\$	\$			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 406.85 sq. ft.	\$ sq. ft.	\$ sq. ft.			
Data Source(s)		Metro/MLS #8662381;DOM 14					
Verification Source(s)		County					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing Concessions		Listing :0					
Date of Sale/Time		01/1/19					
Location	N;Res;	N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	10216 sf	8625 sf	0				
View	N;Res;	N;Res;					
Design (Style)	DT2;Modern	DT2;Modern					
Quality of Construction	Q4	Q4					
Actual Age	42	55	0				
Condition	C4	C2	-15,000				
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	5 2 1.0	5 2 1.1	-5,000				
Gross Living Area	929 sq. ft.	934 sq. ft.	0	sq. ft.		sq. ft.	
Basement & Finished	875sf525sfin	934sf875sfin	0				
Rooms Below Grade	1r0br1.0ba1o	1r1br1.0ba1o	-2,000				
Functional Utility	Standard	Standard					
Heating/Cooling	FWA Evap	FWA Evap					
Energy Efficient Items	Orig Wndws	New Wndws	-10,000				
Garage/Carport	2ga2dw	2ga4gd	-20,000				
Porch/Patio/Deck	Deck, Stoop	Deck, Stoop					
	No F/P	1 F/P	-1,000				
	Fence, Shed	Fence, Shed					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 53,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price of Comparables		Net Adj. -13.9% Gross Adj. 13.9%	\$ 327,000	Net Adj. % Gross Adj. %	\$	Net Adj. % Gross Adj. %	\$
ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6			
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	Adams County	Adams County					
Effective Date of Data Source(s)	12/19/2019	12/19/2019					
Summary of Sales Comparison Approach	See page 2 for comments.						

SALES COMPARISON APPROACH

# Uniform Appraisal Dataset Definitions

0419876800

File No. 7640658

## 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" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

**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 updated 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 ongoing 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 livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*\*Note: Some significant repairs 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 maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

## Quality Ratings and Definitions

**Q1** Dwellings with this quality rating 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 ornamentation, 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 rating 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 workmanship 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 upgrades.

**Q5** Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings 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.

**Q6** 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 expanded 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 replaced 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 still 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 existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

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 (cabinet(s), bathtub, 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 gutting and rebuild.

## 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 left 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.



Market Conditions Addendum to the Appraisal Report

0419876800  
File No. 7640658

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 9599 Jason Ct City Thornton State CO Zip Code 80260

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 and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser 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 unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for 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 instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Overall Trend					
	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months			
Total # of Comparable Sales (Settled)	4	2	4	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.67	0.67	1.33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	1	1	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Housing Supply (Total Listings/Ab. Rate)	1.49	1.49	0.75	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale & List Price; DOM; Sale/List %	Overall Trend					
Median Comparable Sale Price	355,000	362,500	358,700	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	4	37	26	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable List Price	360,000	359,900	380,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	68	26	14	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale Price as % of List Price	100.85%	98.64%	98.98%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller (developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

Seller concessions are not typical or prevalent in this market segment and market area.

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).

REO sales have accounted for no sales in this market segment and market area over the past year. This is not a significant factor in this market.

Cite data sources for above information. MLS CMA statistics.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Median sales prices have been stable over the past year in the neighborhood, with low exposure time and DOM. Listings have lagged demand, resulting in high list to sale ratios. REO sales are not a factor.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Overall Trend					
	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months			
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRaiser

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

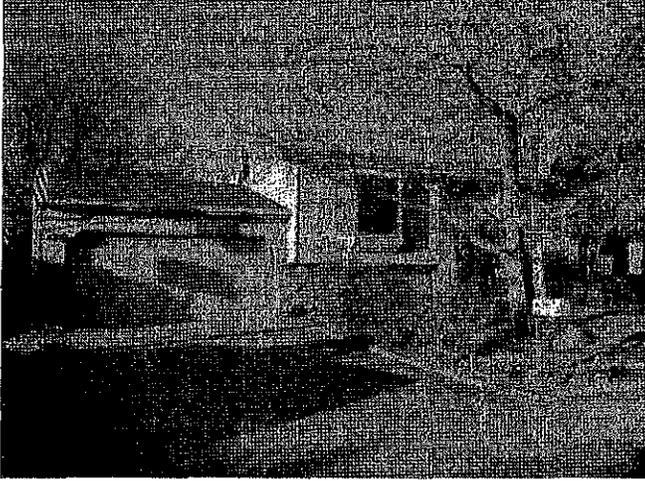
Signature [Signature]  
Name Lloyd T. Price  
Company Name Price Appraisal Service  
Company Address 10375 Julian Ct.,  
Westminster, CO 80031  
State License/Certification # CR1327199 State CO  
Email Address lprice1425@earthlink.net

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
Email Address \_\_\_\_\_



**SUBJECT 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 dba Mr Cooper	



**FRONT VIEW OF  
SUBJECT PROPERTY**

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



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

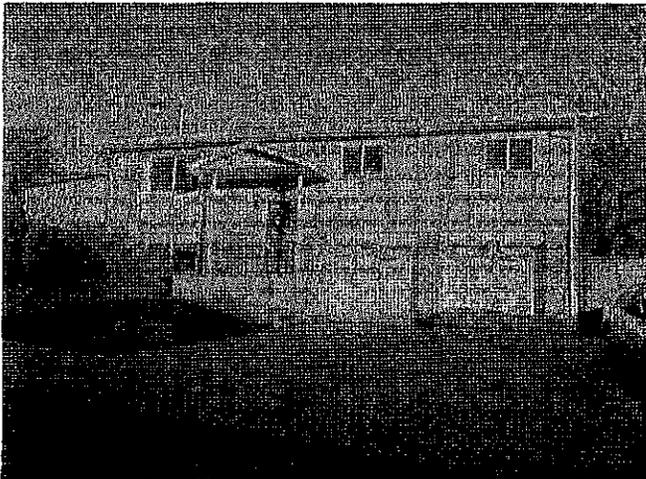
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: 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	



COMPARABLE SALE #1

9528 Lou Dr  
Thornton, CO 80260  
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: s12/19;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 dba 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: \$

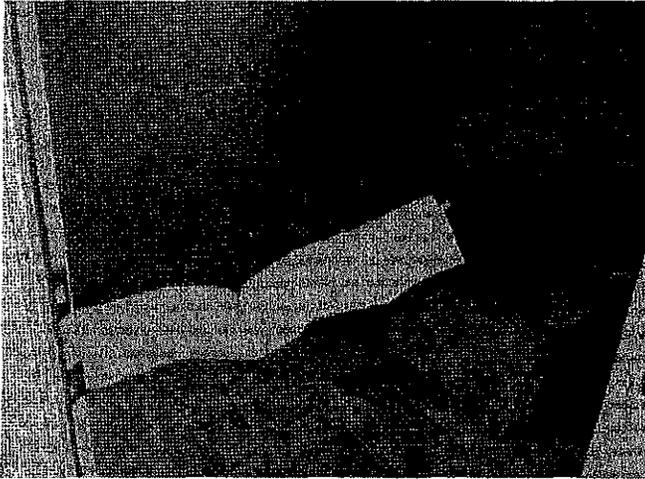
COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

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



Basement Family Room

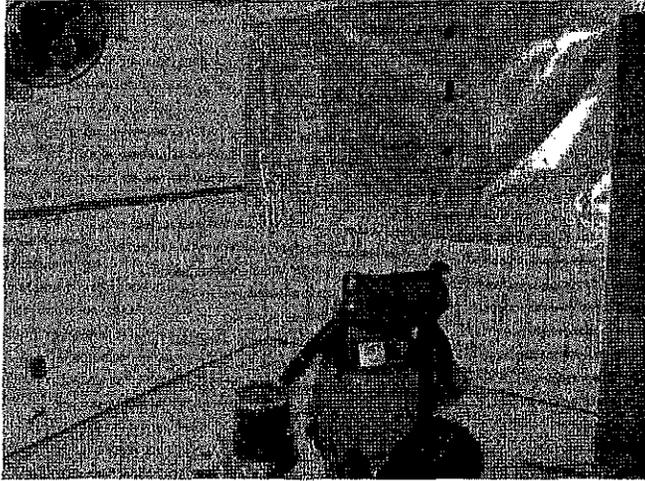


Basement Den

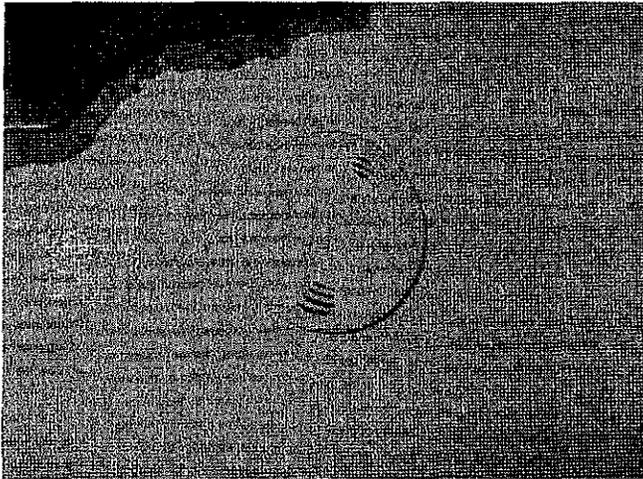


Basement Unfinished Bedroom 1

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 Unfinished Bedroom 2

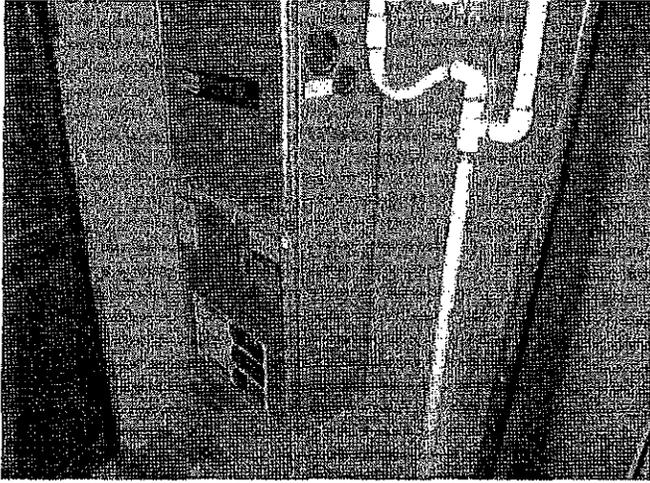


Smoke & C/O Alarm

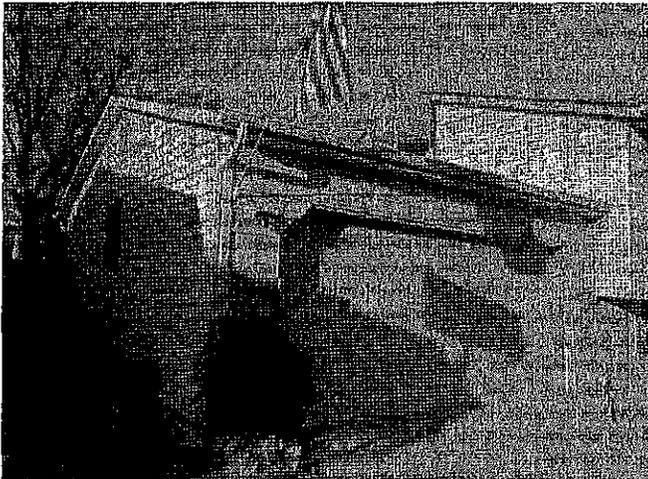


Laundry

Borrower: Keith Jackson & Nancy Locke	File No.: 7640858
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

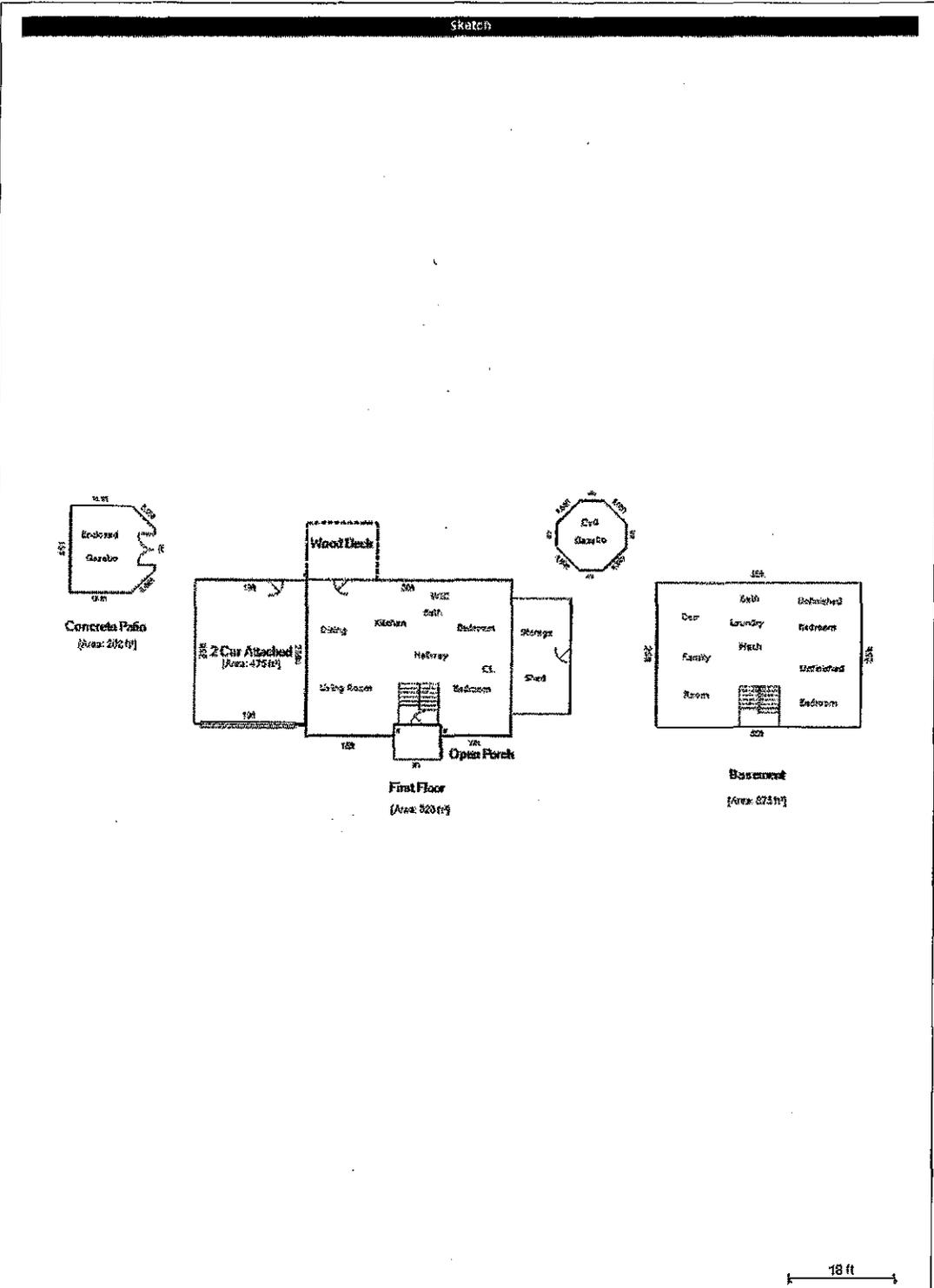


Other Side of House

FLOORPLAN SKETCH

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



18 ft

Living Area	Non-Living Area	
First Floor	2 Car Attached	475 sq ft
Concrete Patio		202 sq ft
<b>Total Living Area (rounded):</b>	<b>Total Non-Living Area (rounded):</b>	<b>1022 sq ft</b>

PLAT MAP

Borrower: Keith Jackson & Nancy Locke  
Property Address: 9599 Jason Ct  
City: Thornton  
Lender: Nationstar Mortgage LLC dba Mr Cooper

File No.: 7640658  
Case No.: 0419676800  
State: CO  
Zip: 80260

Realist - Microsoft Edge  
ms.realist.com/vindex.jsp

9599 Jason Ct, Thornton, CO 80260-5443, Adams County

Property Detail   Comparables   Market Trends   Neighbors   Neighborhood Profile   Assessors Map

### Property Map

Courtesy of Lloyd's Data, INFORMATION AND REAL ESTATE SERVICES LLC  
The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the appropriate county or municipality.

Property Detail

Modify   Print   Save   Email

LOCATION MAP

Borrower: Keith Jackson & Nancy Locke

File No.: 7640658

Property Address: 9599 Jason Ct

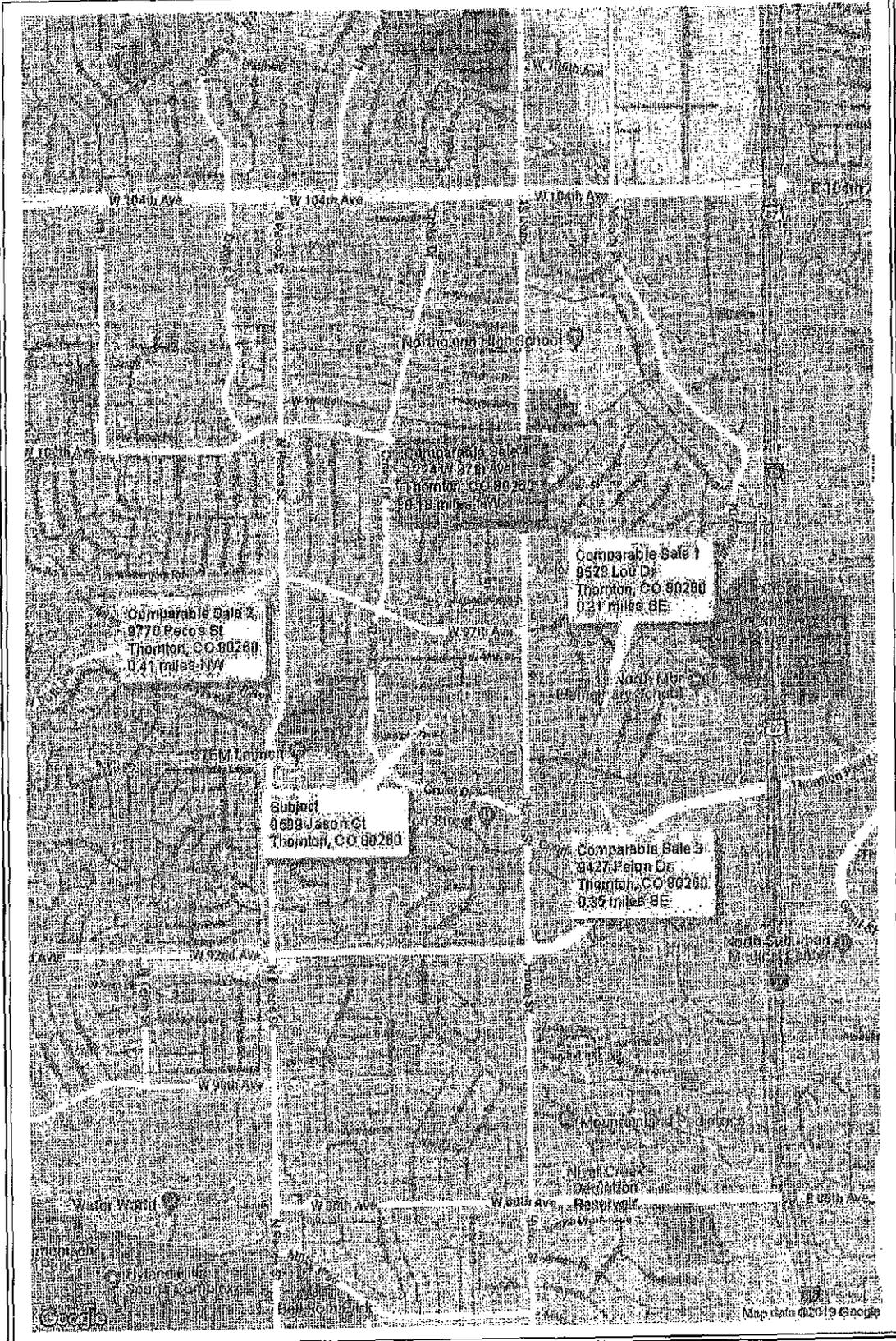
Case No.: 0419876800

City: Thornton

State: CO

Zip: 80280

Lender: Nationsstar Mortgage LLC dba Mr Cooper



Borrower: Keith Jackson & Nancy Locke

File No.: 7640658

Property Address: 9599 Jason Ct

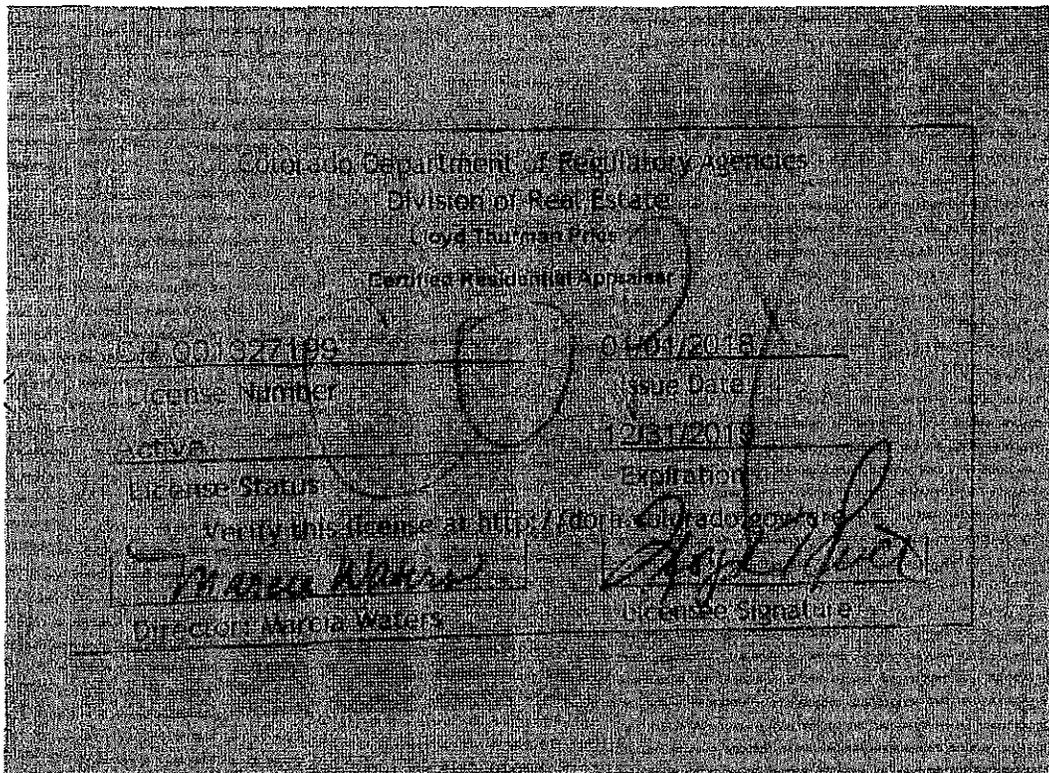
Case No.: 0419876800

City: Thornton

State: CO

Zip: 80260

Lender: Nationstar Mortgage LLC dba Mr Cooper



Borrower: Keith Jackson & Nancy Locke  
 Property Address: 9599 Jason Ct  
 City: Thornton  
 Lender: Nationstar Mortgage LLC dba Mr Cooper

File No.: 7640858  
 Case No.: 0419876800  
 State: CO  
 Zip: 80260



391 E. Fourth Street, Cincinnati, OH 45221

**DECLARATIONS**  
 for  
**REAL ESTATE APPRAISERS**  
**ERRORS & OMISSIONS INSURANCE POLICY**

**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 WRITING TO THE COMPANY DURING THE POLICY PERIOD.**

Insured is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insured Company selected above shall herein be referred to as the Company.

Policy Number: **RA-P3365791-10**

Revised to: **RA-P3365791-18**

Program Administrator: **Herbert H. Lacey Insurance Agency, Inc.**  
**100 River Ridge Drive, Suite 301, Norwood, NY 02062**

- Item 1. Named Insured:** Lloyd T. Price
- Item 2. Address:** 1637 S. Fallon Court  
 City, State, Zip Code: **Wendover, CO 80031**
- Item 3. Policy Period:** From: 05/19/2019 To: 05/19/2020  
 (Both dates at 12:01 hour, Standard Time, at the address of the Named Insured as stated in Item 2.)
- Item 4. Limits of Liability:**
- A. \$ 1,000,000 Damage Limit of Liability - Each Claim
  - B. \$ 1,000,000 Claim Expense Limit of Liability - Each Claim
  - C. \$ 1,000,000 Damage Limit of Liability - Policy Aggregate
  - D. \$ 1,000,000 Claim Expense Limit of Liability - Policy Aggregate
- Item 5. Deductible (Inclusive of Claim Expenses):**
- A. \$ 0.00 Each Claim
  - B. \$ 0.00 Aggregate
- Item 6. Premium \$:** 869.00
- Item 7. Retroactive Date (if applicable):** 05/19/2019
- Item 8. Forms, Notices and Endorsements attached:**  
 D-42100 (05/15); D-42100 CO (05/15); H-7324 (05/15)  
 D-42102 (05/15); D-42108 (05/15); D-42111 (05/17); D-42113 (05/17)

*Revised and approved*

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: Nationstar Mortgage LLC dba Mr Cooper		



**Kitchen**

Comment:



**Living Area**

Description:  
Living Room

Comment:



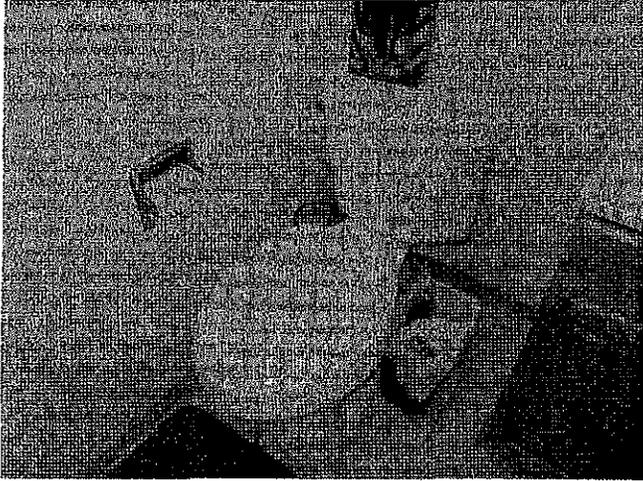
**Bathroom**

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

Comment:

Comment:

Comment:

INTERIOR PHOTOS

Borrower: Keith Jackson & Nancy Locke	File No.: 7640858
Property Address: 9599 Jason Ct	Case No.: 0419876800
City: Thornton	State: CO Zip: 80260
Lender: Nalfonstar Mortgage LLC dba Mr Cooper	



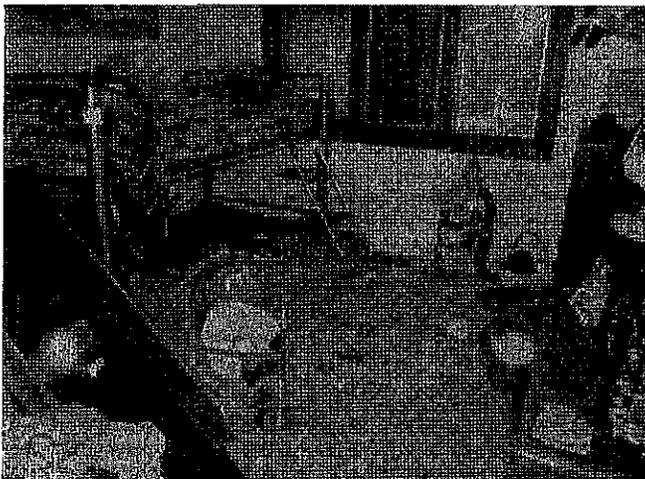
Dining Room

Comment:



Bedroom

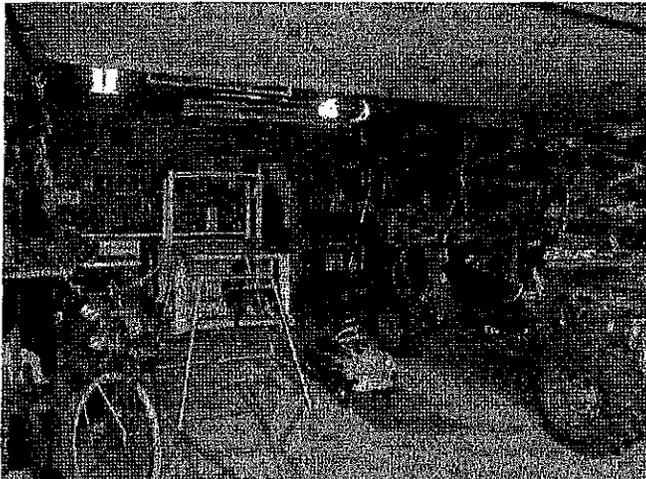
Comment:



Bedroom

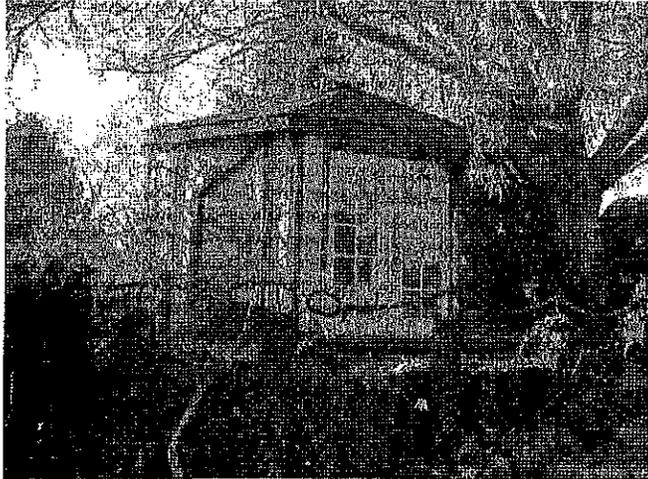
Comment:

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		



Garage Interior

Borrower: Keith Jackson & Nancy Locke	File No.: 7640858
Property Address: 9599 Jason Ct	Case No.: 0419876800
City: Thornton	State: CO Zip: 80280
Lender: Nationstar Mortgage LLC dba Mr Cooper	



Enclosed Gazebo



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**

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

1. The property subject to this Stipulation is:  
Schedule No. (S): R0166881 Parcel NO.(S) 0157122402008

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:

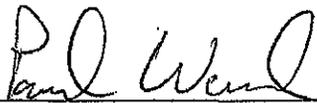
Land	\$207,000
Improvements	\$0
Total	\$207,000

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	\$207,000
Reduction	-\$47,000
Total	\$160,000

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) 2019.

DATED this: March 10, 2020

  
\_\_\_\_\_  
Petitioner's Representative  
Paul Wewel  
\_\_\_\_\_  
1187 McIntosh Ave  
\_\_\_\_\_  
Broomfield, CO 80020  
\_\_\_\_\_

Valerie Ferguson  
\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

**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

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value			
REAL		L:	\$150,000	\$43,500	L:	\$207,000	\$60,030	A. Ratio 29.00%
		I:			I:		\$0	Mill Levy 92.196
<b>TOTALS :</b>			<b>\$150,000</b>	<b>\$43,500</b>		<b>\$207,000</b>	<b>\$60,030</b>	Original Tax <b>\$5,535</b>

**Petitioner's Statement:**

**Assessor's Report:**

**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**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund		
REAL		L:	\$207,000	\$60,030	L:	\$207,000	\$60,030	Tax Refund <b>\$1,256.64</b>
		I:	\$0	\$0	I:	(\$47,000)	(\$13,630)	Revised Tax
<b>TOTALS :</b>			<b>\$207,000</b>	<b>\$60,030</b>		<b>\$160,000</b>	<b>\$46,400</b>	<b>\$4,277.89</b>

Valerie Ferguson  
Appraiser

March 10, 2020  
Date

**PETITION FOR ABATEMENT OR REFUND OF TAXES**

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

**RECEIVED**

**Section I:** Petitioner, please complete Section I only.

Date: 2, 26, 2020  
Month Day Year

MAR 02 2020

Petitioner's Name: Paul Wewel

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Petitioner's Mailing Address: 1187 McIntosh Avenue  
Broomfield CO 80020  
City or Town State Zip Code

**SCHEDULE OR PARCEL NUMBER(S)**

**PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY**

0157122402008  
R0166881

The Ridge at Riverdale subdivision BLK:2 LOT:8

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

overvaluation of 207,000. Lots of 2.5 acres are selling at a much lower price in this subdivision

Petitioner's estimate of value: \$ 150,000 (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Paul Wewel  
Petitioner's Signature

Daytime Phone Number (720) 891-5306

Email pwewel17@msn.com

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number (\_\_\_\_\_) \_\_\_\_\_

Email \_\_\_\_\_

\*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.

<b>Section II:</b>		<b>Assessor's Recommendation</b>		
		<b>(For Assessor's Use Only)</b>		
		Tax Year _____		
		<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____	_____
Corrected	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.				
If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.				
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)				
<input type="checkbox"/> 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 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:

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

Name

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)

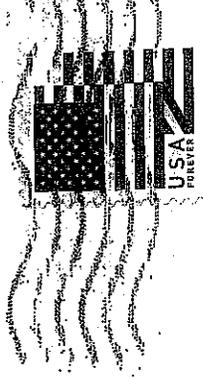
The action of the Board of County Commissioners, relative to this petition, is hereby

Approved  Approved in part \$ \_\_\_\_\_  Denied for the following reason(s):

\_\_\_\_\_

\_\_\_\_\_  
Secretary's Signature Property Tax Administrator's Signature Date

Paul & Dianna Wewol  
1187 Mcintosh Avenue  
Broomfield, CO 80020



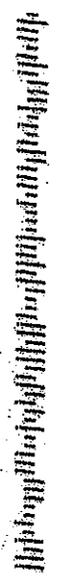
Adams County Assessor  
4430 S. Adams County Pkwy  
Suite C2100  
Brighton, Co. 80601-8203

**RECEIVED**

MAR 02 2020

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

80601-820130



## ASSESSOR'S RECOMMENDATION FOR ABATEMENT

**Parcel #**

1567-17-1-00-003

**Account #**

R0130063

**Owner's name:**

**Representative/Agent:**

Mueller Matt M. and Mueller Veronica R.  
14901 Huron St.  
Broomfield, CO 80023

### Residential

YEAR	2018		2019	
	ACTUAL VALUE	ASSESSED VALUE	ACTUAL VALUE	ASSESSED 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
<b>TOTAL VALUE</b>	<b>\$635,104</b>	<b>\$45,727</b>	<b>\$640,101</b>	<b>\$45,767</b>
<b>MILL LEVY</b>		<b>119.59</b>		<b>116.249</b>
<b>TAX LIABILITY</b>		<b>\$5,469</b>		<b>\$5,320</b>

### Agricultural

AFTER ADJUSTMENTS

YEAR	2018		2019	
	ACTUAL VALUE	ASSESSED VALUE	ACTUAL VALUE	ASSESSED VALUE
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
<b>TOTAL VALUE</b>	<b>\$455,179</b>	<b>\$34,836</b>	<b>\$447,429</b>	<b>\$34,427</b>
<b>MILL LEVY</b>		<b>119.59</b>		<b>116.249</b>
<b>TAX LIABILITY</b>		<b>\$4,166.07</b>		<b>\$4,002.13</b>
<b>REFUND</b>		<b>\$1,302</b>		<b>\$1,318</b>

**SITUATION:**

Owner requesting agricultural land classification

**ACTION:**

Changing land classification from Residential to Agricultural. Documentation provided

Supervisor Approval: \_\_\_\_\_

Appraiser: Jeremy Maldonado

Date: \_\_\_\_\_

Date: 3/6/2020

\_\_\_\_\_  
Adams County Assessor

\_\_\_\_\_  
Date

**PETITION FOR ABATEMENT OR REFUND OF TAXES**

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

**RECEIVED**

**Section I: Petitioner, please complete Section I only.**

**FEB 20 2020**

Date: 02 18 2020  
Month Day Year

**OFFICE OF THE  
ADAMS COUNTY ASSESSOR**

Petitioner's Name: Mueller, Matt M. and Mueller, Veronica R.

Petitioner's Mailing Address: 14901 Huron St.

Broomfield CO 80023  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0014690 / 1573-16-0-10-013</u>	<u>14901 Huron St.</u>

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) 2018 and 2019 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.)

Land should be classified as Agricultural rather than Residential. Documentation provided.

Petitioner's estimate of value: \$ \_\_\_\_\_ (\_\_\_\_\_) and \$ \_\_\_\_\_ (\_\_\_\_\_)  
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Veronica Mueller Daytime Phone Number (303) 868-2466  
Petitioner's Signature

By \_\_\_\_\_ Daytime Phone Number (\_\_\_\_\_) \_\_\_\_\_  
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.

<b>Section II: Assessor's Recommendation</b> (For Assessor's Use Only)						
	Tax Year _____			Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.						
If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.						
Tax year: _____	Protest?	<input type="checkbox"/> No	<input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
Tax year: _____	Protest?	<input type="checkbox"/> No	<input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> 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 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 _____			Tax Year _____		
	Actual	Assessed	Tax	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 2-18-20  
 \_\_\_\_\_  
 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 present--not present*) and

Petitioner \_\_\_\_\_ (*being present--not 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 (*agrees--does not agree*) with the recommendation of the Assessor and the petition be (*approved--approved in part--denied*) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	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 abatement petition, is hereby

Approved  Approved in part \$ \_\_\_\_\_  Denied for the following reason(s):

\_\_\_\_\_  
 Secretary's Signature Property Tax Administrator's Signature Date

G

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received: FEB 06 2020  
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

FEB 06 2020

Date: 02 / 10 / 2020  
Month Day Year

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Petitioner's Name: Glenn J. Glasser

Petitioner's Mailing Address: 12959 Valencia St

Thornton

Colorado

80602

City or Town

State

Zip Code

SCHEDULE OR PARCEL NUMBER(S)

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

Sub-Fulton Village  
Blk: 1 Lot: 4

603 S. 22nd AVE Building C. 1-6

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

act # R0005327

Building is old and need of many repairs

Petitioner's estimate of value: \$ 849,000 (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Glenn Glasser  
Petitioner's Signature

Daytime Phone Number (303) 550-9643

Email g.j.g.sanctuary@gmail.com

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number (303) 550-9643

Email g.j.g.sanctuary@gmail.com

\*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.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

Tax Year 2019

	Actual	Assessed	Tax
Original			
Corrected	<del>879</del> <u>86,300</u>		
Abate/Refund			

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please 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 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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 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' 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 Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80501-8201  
Phone 726-523-6038  
Fax 726-523-6037  
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): R0005327 Parcel No.(S) 0156908101017

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	\$47,220
Improvements	\$1,014,682
Total	\$1,061,902

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	\$47,220
Improvements	\$814,140
Total	\$861,360

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: February 24, 2020

  
Petitioner's Representative  
GLENN J GLASSER

Gregory J. Broderick  
Assessor Representative  
Adams County Assessor's Office

Digitally signed by Gregory J. Broderick  
DN: cn=Gregory J. Broderick,  
ou=Adams County Assessor's  
Office,  
email=gregorybroderick@adco.gov, c=US  
Date: 2020.02.24.15:25:57-05

**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  
 Owner City : AURORA State : COLORADO  
 Property Location : 10022 MONTVIEW BLVD. AURORA, CO 80010

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL		L: [REDACTED]	[REDACTED]	L: \$43,896	\$3,140	A. Ratio 7.15%
		I: [REDACTED]	[REDACTED]	I: \$1,552,104	\$110,980	Mill Levy 117.794
<b>TOTALS :</b>		<b>\$1,450,000</b>	<b>\$103,680</b>	<b>\$1,596,000</b>	<b>\$114,120</b>	Original Tax <b>\$13,443</b>

**Tax Exempt Portion**  
0%

**Petitioner's Statement :**  
 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 :**  
**Situation :**  
 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**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL		L: \$43,896	\$3,140	L: \$43,896	\$3,140	\$1,314.58
		I: \$1,552,104	\$110,980	I: \$1,396,104	\$99,820	Revised Tax
<b>TOTALS :</b>		<b>\$1,596,000</b>	<b>\$114,120</b>	<b>\$1,440,000</b>	<b>\$102,960</b>	<b>\$12,128.07</b>

  
 Appraiser February 25, 2020  
 Date

Certified General Appraiser

ACCOUNT# R0005327  
 PARCEL # 0156908101017  
 TAX DISTRICT # 318

**REAL ESTATE PROPERTY TAX NOTICE**  
**2019 TAXES DUE IN 2020**

LISA L. CULPEPPER, JD  
 ADAMS COUNTY TREASURER  
 4430 S. ADAMS COUNTY PARKWAY, SUITE C2438  
 BRIGHTON, COLORADO 80601 (720) 523-6160



TAX AUTHORITY	TAX LEVY	TEMP.TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
RANGEVIEW LIBRARY DISTRIC	3.67700	0.00000	279.19	LAND	47,220	3,380
CITY OF BRIGHTON	6.65000	0.00000	504.93	IMPROVEMENTS	1,014,682	72,560
CENTRAL COLO WATER CONSER	1.28600	0.00000	97.65	NET TOTAL	1,061,902	75,930
FIRE DISTRICT 6	11.79500	0.00000	895.59			
ADAMS COUNTY	26.91700	0.00000	2,043.81			
RTD	0.00000	0.00000	0.00			
SD 27	48.81000	0.00000	3,706.14			
URBAN DRAINAGE SOUTH PLAT	0.09700	0.00300	7.37			
URBAN DRAINAGE & FLOOD CO	0.90000	0.00000	68.34			
TOTAL		NET LEVY -> 100.1320	7,603.02			
		GRAND TOTAL	7,603.02			

See insert for Senior/Disabled Veteran exemptions and E-Statement instructions.

Email Verification code: CXPgz2D6

SB 25 - In absence of State Legislative Funding, your school mill levy would have been: 121.599

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	3,801.51
	SECOND HALF	JUN 17, 2020	3,801.51
	FULL PAYMENT	APR 30, 2020	7,603.02
	PAYMENT OPTIONS FOR CURRENT YEAR TAXES		

PROPERTY LOCATION: 63 S 22ND AVE #C 1-6 BRIGHTON

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**



Unpaid prior year taxes:
No

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

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



**2**

PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

Return this coupon with payment to:  
 ADAMS COUNTY TREASURER  
 P.O. BOX 889  
 BRIGHTON, COLORADO 80601-0889

ACCOUNT NUMBER:  
**R0005327**

R0005327  
 95411\*271\*\*G50\*\*0.7031\*\*1/2\*\*\*\*\*AUTO5-DIGIT 80601  
 GLASSER GLENN J  
 12959 VALENTIA ST  
 THORNTON CO 80602-8193

PROPERTY OWNER OF RECORD



SECOND HALF DUE BY JUN 17, 2020 3,801.51

PAYMENTS MUST BE IN U.S. FUNDS

0000001800053272 00003801511 000000000003

**2019 TAXES DUE IN 2020**



Unpaid prior year taxes:
No

ACCOUNT# R0005327  
 PARCEL # 0156908101017  
 TAX DISTRICT # 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



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
RANGEVIEW LIBRARY DISTRICT	3.67700	0.00000	279.19	LAND	47,220	3,380
CITY OF BRIGHTON	6.65000	0.00000	504.93	IMPROVEMENTS	1,014,682	72,550
CENTRAL COLO WATER CONSER	1.28600	0.00000	97.65	NET TOTAL	1,061,902	75,930
FIRE DISTRICT 6	11.79500	0.00000	895.59			
ADAMS COUNTY	26.91700	0.00000	2,043.81			
RTD	0.00000	0.00000	0.00			
SD 27	48.81000	0.00000	3,706.14			
URBAN DRAINAGE SOUTH PLAT	0.09700	0.00300	7.37			
URBAN DRAINAGE & FLOOD CO	0.90000	0.00000	68.34			
TOTAL		NET LEVY -> 100.1320	7,603.02			
		GRAND TOTAL	7,603.02			

MESSAGES

See insert for Senior/Disabled Veteran exemptions and E-Statement instructions.

SB 25 - In absence of State Legislative Funding, your school mill levy would have been: 121.599

Email Verification code: CVBC7206

Unpaid prior year taxes:

**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)

**Full Payment or 1st Half Coupon**

**1**  
95411 1/1

VISA DISCOVER AMERICAN EXPRESS ELECTRONIC CHECK  
 PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

Return this coupon with payment to:  
 ADAMS COUNTY TREASURER  
 P.O. BOX 889  
 BRIGHTON, COLORADO 80601-0889

ACCOUNT NUMBER  
 R0005327

R0005327  
 PROPERTY OWNER OF RECORD  
 GLASSER GLENN J  
 12959 VALENTIA ST  
 THORNTON, CO 80602-8193

*2018 - 4728.10*  
*2019 - 7603.02*

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

*Change # 2874.92*

000001800053272 00003801511 000076030207

COUNT# R0005327  
 CEL # 0156908101017  
 DISTRICT # 318

**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) 523-6180



AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX
GEVIEW LIBRARY DISTRICT	3.66600	0.00000	172.60
OF BRIGHTON	6.65000	0.00000	313.08
TRAL COLO WATER CONSER	1.54000	0.00000	72.50
DISTRICT 6	11.79500	0.00000	555.31
MS COUNTY	26.86400	0.00000	1,264.75
	0.00000	0.00000	0.00
7	49.09200	0.00000	2,311.25
AN DRAINAGE SOUTH PLAT	0.09400	0.00500	4.43
AN DRAINAGE & FLOOD CO	0.72600	0.00400	34.18
AL			
	NET LEVY ->	100.4270	4,728.10
	GRAND TOTAL		4,728.10

VALUATION	ACTUAL	ASSESSED
LAND	47,220	3,400
IMPROVEMENTS	606,640	43,680
NET TOTAL	653,860	47,080

**MESSAGES**

**SATELLITE OFFICE**  
 11860 PECOS STREET, SUITE 2481  
 WESTMINSTER, CO 80234  
 MONDAY - THURSDAY  
 7:30 am - 5 pm

See insert for Senior/Disabled Veteran exemptions and E-Statement instructions.

Email Verification code: CXPGZ2D6

5 - In absence of State Legislative Funding, your school mill levy would have been: 121.599

LEGAL DESCRIPTION OF PROPERTY
FULTON VILLAGE SOUTH BLK:1 LOT:4
PROPERTY LOCATION: 63 S 22ND AVE #C 1-6 BRIGHTON

Unpaid prior year taxes:		
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
PAYMENT OPTIONS FOR CURRENT YEAR TAXES		

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	
<b>18 TAXES DUE IN 2019</b>	Unpaid prior year taxes: No

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

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

**2nd Half Coupon**

**2**

RES ONLINE AT: WWW.ADCOTAX.COM

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

ACCOUNT NUMBER:  
 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 000000000003

Unpaid prior year taxes:	
No	

**8 TAXES DUE IN 2019**



# 2018 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)

## Full Payment or 1st Half Coupon

**1**  
95343 1/1

SA  
DISCOVER  
ELECTRONIC CHECK  
TAXES ONLINE AT: WWW.ADCOTAX.COM

Return this coupon with payment to:  
ADAMS COUNTY TREASURER  
P.O. BOX 889  
BRIGHTON, COLORADO 80601-0889

ACCOUNT NUMBER  
**R0005327**

R0005327

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

*Call K. R. ... # 023893*  
*4846.32*  
*& 178 Fee*

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

0000001800053272 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 COUNTY COMMISSIONERS**

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

1. The property subject to this Stipulation is:  
Schedule No. (S): R0005327 Parcel NO.(S) 0156908101017

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	\$47,220
Improvements	\$1,014,682
Total	\$1,061,902

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	\$47,220
Improvements	\$814,140
Total	\$861,360

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: February 24, 2020

\_\_\_\_\_  
Petitioner's Representative  
GLENN J GLASSER

**Gregory J. Broderick**  
Digitally signed by Gregory J. Broderick  
DN: cn=Gregory J. Broderick, o=Adams County, ou=Assessor's Office,  
email=gbroderick@adcogov.org, c=US  
Date: 2020.02.24 16:08:29 -0700  
\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

PETITION FOR ABATEMENT OR REFUND OF TAXES

RECEIVED

County: \_\_\_\_\_

Date Received FEB 18 2019  
 (Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: 02 11 2020  
 Month Day Year

OFFICE OF THE  
 ADAMS COUNTY ASSESSOR

Petitioner's Name: ROBERT ALGER  
 Petitioner's Mailing Address: 6007, S. QUARAN WAY  
AURORA CO 80015  
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>Parcel # 0182334405001</u>	<u>10022 G. MONTUEW BLVD AURORA 80010</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)  
PLEASE SEE TWO ENCLOSED REAL ESTATE SHEETS. I WOULD APPRECIATE CONSIDERATION THAT THE ABOVE PROPERTY IS VALUED AT REALISTICALLY CLOSER TO \$1,450,000.00 OR \$120,000 PER UNIT. I THANK YOU FOR YOUR EFFORT TO REVIEW + OPEN OUR TRIS.

Petitioner's estimate of value: \$1,450,000 (2019)  
 Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]  
 Petitioner's Signature

Daytime Phone Number (303) 588-6314

Email bobalger@yahoo.com

By \_\_\_\_\_  
 Agent's Signature\*

Daytime Phone Number ( ) \_\_\_\_\_

Email \_\_\_\_\_

\*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.

Section II: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please 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 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

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

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--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 \_\_\_\_\_

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 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): R0095210 Parcel NO.(S) 0182334405001

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 :

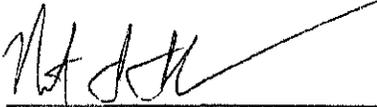
Land	\$43,896
Improvements	\$1,552,104
Total	\$1,596,000

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	\$43,896
Improvements	\$1,396,104
Total	\$1,440,000

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) 2019.

DATED this: February 24, 2020

  
\_\_\_\_\_  
Petitioner's Representative  
AMH LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Digitally signed by Gregory J. Broderick  
DN: cn=Gregory J. Broderick, o=Adams County, ou=Assessor's Office, email=gbroderick@adcogov.org, c=US  
Date: 2020.02.24 14:58:29 -0700  
\_\_\_\_\_  
Gregory J. Broderick  
Assessor Representative  
Adams County Assessor's 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  
 Property Location : 63 S 22ND AVE. UNIT C1-6, BRIGHTON CO 80601

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL		L: [REDACTED]	[REDACTED]	L: \$47,220	\$3,380	A. Ratio 7.15%
		I: [REDACTED]	[REDACTED]	I: \$1,014,682	\$72,550	Mill Levy 100.132
<b>TOTALS :</b>		<b>\$849,000</b>	<b>\$60,700</b>	<b>\$1,061,902</b>	<b>\$75,930</b>	Original Tax <b>\$7,603</b>

**Tax Exempt Portion**  
0%

**Petitioner's Statement:**

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 :**

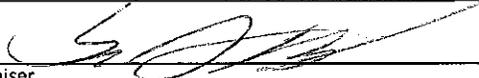
THE MARKET VALUE OF THE SUBJECT PROPERTY SHOULD BE REDUCED TO \$861,360 OR \$148.00 PER SQUARE FOOT.

**Recommendation :**

Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL		L: \$47,220	\$3,380	L: \$47,220	\$3,380	\$1,435.89
		I: \$1,014,682	\$72,550	I: \$814,140	\$58,210	Revised Tax
<b>TOTALS :</b>		<b>\$1,061,902</b>	<b>\$75,930</b>	<b>\$861,360</b>	<b>\$61,590</b>	<b>\$6,167.13</b>

 February 25, 2020  
 Appraiser Date

Certified General Appraiser

3Q 2019 | AURORA

**APARTMENT  
ACTIVITY**



11800 E COLFAX AVENUE (MOTEL)

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

**2019 THIRD QUARTER SALES**



1457 KENTON ST & 1494 JOLIET ST

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



1945 N PEORIA STREET

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



2224 DAYTON STREET

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



14148 E 22ND PLACE

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



9191 E 14TH AVENUE

 **SOLD 09/02/2019**  
\$109,375/Unit  
\$248.58/SF



15800-15830 E 13TH AVENUE

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



1350 MACON STREET

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



11948 E 17TH AVENUE

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



2383-2385 EMPORIA STREET

**IN 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**

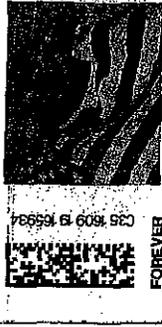
\* **IN** Properties sold by the Newell Team

\*  Properties sold by Pinnacle Real Estate Advisors



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

ADAMS COUNTY  
RECEIVED  
12 FEB 2019  
10:58 AM



**RECEIVED**

FEB 18 2019

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

ADAMS COUNTY ASSESSORS OFFICE  
4430 S. ADAMS COUNTY PARKWAY STE C2100  
BRIGHTON, CO 80601-8203

02102810508

Vertical barcode and tracking information

**PETITION FOR ABATEMENT OR REFUND OF TAXES**

County: ADAMS

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: 03/03/2020  
Month Day Year

Petitioner's Name: Adams County Assessors Office

Petitioner's Mailing Address: 4430 S. Adams County PrkWy  
Brighton CO 80601  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
0182517109010/ R0104751	Vacant Residential Land

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

The abstract did not get changed from 0100 to 0700 which changes the assessment rate from 29% to 7.15%

Petitioner's estimate of value: \$ 56,500 ( 2019 )  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Valerie Ferguson Daytime Phone Number ( ) \_\_\_\_\_  
Petitioner's Signature Email \_\_\_\_\_

By \_\_\_\_\_ Daytime Phone Number ( ) \_\_\_\_\_  
Agent's Signature\* Email \_\_\_\_\_

\*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.

<b>Section II: Assessor's Recommendation</b>	
<small>(For Assessor's Use Only)</small>	
Tax Year _____	
Actual	Assessed Tax
Original _____	_____
Corrected _____	_____
Abate/Refund _____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.	
<small>If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.</small>	
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)	
<input type="checkbox"/> 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 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

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 Petitioner \_\_\_\_\_ (*being present--not present*), and WHEREAS, the said \_\_\_\_\_ Name \_\_\_\_\_ Name \_\_\_\_\_ 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

**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 :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$56,500	\$16,390	L: \$56,500	\$16,390	A. Ratio	29.00%
		I: \$0	\$0	I: \$0	\$0	Mill Levy	122.695
<b>TOTALS :</b>		<b>\$0</b>	<b>\$0</b>	<b>\$56,500</b>	<b>\$16,390</b>	Original Tax	<b>\$2,011</b>

**Tax Exempt Portion**  
0%

*Petitioner's Statement:*

*Assessor's Report:*

*Situation :*

*Action :*

*Recommendation :*  
Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL		L: \$56,500	\$16,390	L: \$56,500	\$4,040		\$1,515.28
		I: \$0	\$0	I: \$0	\$0	Revised Tax	
<b>TOTALS :</b>		<b>\$56,500</b>	<b>\$16,390</b>	<b>\$0</b>	<b>\$4,040</b>		<b>\$495.69</b>

Valerie Ferguson  
Appraiser

March 3, 2020  
Date

Certified Residential Appraiser

**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 State : CO  
 Property Location : 11250 FLORENCE ST UNIT 28E

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	114	L: \$25,000		L: \$25,000	\$1,790	A. Ratio	7.15%
		I: \$290,000		I: \$423,239	\$30,260	Mill Levy	163.385
<b>TOTALS :</b>		<b>\$315,000</b>	<b>\$22,520</b>	<b>\$448,239</b>	<b>\$32,050</b>	Original Tax	<b>\$5,236</b>

**Tax Exempt Portion**  
0%

**Petitioner's Statement :**  
 Property was inappropriately assessed.

**Assessor's Report**

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

**Action :**  
 Ajust value based on comps and sales price

**Recommendation :**  
 Upon further review, a reduction in value appears warranted.

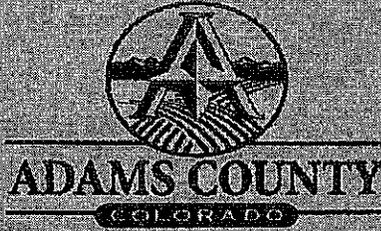
**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$25,000	\$1,790	L: \$25,000	\$1,790	Tax Refund	\$1,555.43
		I: \$423,239	\$30,260	I: \$290,000	\$20,740	Revised Tax	
<b>TOTALS :</b>		<b>\$448,239</b>	<b>\$32,050</b>	<b>\$315,000</b>	<b>\$22,530</b>		<b>\$3,681.06</b>

Katie Cordova February 18, 2020  
 Appraiser Date

Certified Residential Appraiser

Ken Musso  
Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite G2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

COUNTY BOARD OF EQUALIZATION

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

1. The property subject to this Stipulation is:  
Schedule No. (S): R0198653 Parcel No. (S): 0172103401300

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
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) 2019:

Land	\$25,000
Improvements	\$290,000
Total	\$315,000

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) 2019.

DATED this: February 18, 2020

Petitioner's Representative  
HENDRICKS ALLISON AND  
KOL MICHAEL

Katie  
Cordova

Assessor Representative  
Adams County Assessor's Office

Digitally signed by Katie Cordova  
DN: cn=Katie Cordova, ou=Adams  
County, ou=Office of The Assessor,  
email=k.cordova@adcogov.org,  
c=US  
Date: 2020.02.18.19:35:07 -0700

**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**

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

1. The property subject to this Stipulation is:  
Schedule No. (S): R0198653 Parcel NO.(S) 0172103401300

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
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) 2019:

Land	\$25,000
Improvements	\$290,000
Total	\$315,000

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) 2019.

DATED this: February 18, 2020

\_\_\_\_\_  
Petitioner's Representative  
HENDRICKS ALLISON AND  
KOL MICHAEL  
\_\_\_\_\_  
\_\_\_\_\_

**Katie  
Cordova**

Digitally signed by Katie Cordova  
DN: cn=Katie Cordova, o=Adams  
County, ou=Office of The Assessor,  
email=kcordova@adcogov.org,  
c=US  
Date: 2020.02.18 16:35:07 -0700

\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

K

PETITION FOR ABATEMENT OR REFUND OF TAXES

RECEIVED

County: ADAMS

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

FEB 18 2019

Section I: Petitioner, please complete Section I only.

Date: 2 / 1 / 2020  
Month Day Year

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Petitioner's Name: MICHAEL KOE & ALIISON HENDRICKS  
Petitioner's Mailing Address: 11250 FLORENCE ST UNIT 28E  
COMMERCE CITY CO 80640  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
	<u>11250 FLORENCE ST UNIT 28E</u>
	<u>COMMERCE CITY, CO 80640</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

*Property value was inappropriately assessed.*

Petitioner's estimate of value: \$315,000 (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]  
Petitioner's Signature

Daytime Phone Number (304) 382-1015

Email mikeo@live.com

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number ( )

Email \_\_\_\_\_

\*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 § 39-2-126, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

Tax Year \_\_\_\_\_

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

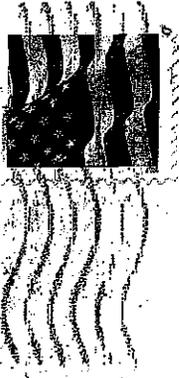
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

\_\_\_\_\_

Assessor's or Deputy Assessor's Signature



DENVER CO 80202

RECEIVED

FEB 18 2019

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

MICHAEL KOL  
11250 FLORENCE ST #202E  
COMMERCE CITY CO 80060

ABATEMENT - ASSESSOR'S OFFICE  
4450 SOUTH ADAMS COUNTY PARKWAY  
BRISTOL, CO 80601

80601-822295

<b>ABATEMENT FOR TAX YEAR:</b>		<b>2019</b>
<b>TODAYS DATE</b>		<b>02/27/20</b>
<b>BUSINESS NAME:</b>	Shift Refinery	
<b>ACCOUNT NUMBER:</b>	P0036109	
<b>PARCEL NUMBER:</b>		

	<b>ACTUAL</b>	<b>ASSESSED</b>	<b>MILL</b>	<b>TAX</b>
	<b>VALUE</b>	<b>VALUE</b>	<b>LEVY</b>	<b>DOLLARS</b>
<b>ORIGINAL VALUE</b>	\$64,241	\$18,630	91.019	\$1,695.68
<b>REVISED VALUE</b>	\$0	\$0	91.019	\$0.00
<b>ABATED VALUE</b>	\$64,241	\$18,630	91.019	\$1,695.68

**Provide your reason for the Abatement/Added in the space below:**  
 PP not in service for the first time prior to 1/1/19. Abate the late filing fee.

CJG

**ADDED ASSESSMENT FOR TAX YEAR:**

<b>BUSINESS NAME:</b>		
<b>ACCOUNT NUMBER:</b>		
<b>PARCEL NUMBER:</b>		

	<b>ACTUAL</b>	<b>ASSESSED</b>	<b>MILL</b>	<b>TAX</b>
	<b>VALUE</b>	<b>VALUE</b>	<b>LEVY</b>	<b>DOLLARS</b>
<b>ORIGINAL VALUE</b>		\$0		\$0.00
<b>REVISED VALUE</b>		\$0	0	\$0.00
<b>ADDED VALUE</b>	\$0	\$0	0	\$0.00

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received 12/20/2019  
(Use Assessor's or Commissioners' Date Stamp) **RECEIVED**

Section I: Petitioner, please complete Section I only.

Date: 02 19 2020  
Month Day Year

FEB 24 2020

Petitioner's Name: SR Colorado LLC  
Petitioner's Mailing Address: 9690 Dallas St. Unit I & J  
Henderson Colorado 80640  
City or Town State Zip Code

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

SCHEDULE OR PARCEL NUMBER(S) P0036109  
PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
9690 Dallas St. Unit I & J  
Henderson, CO 80640

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

personal property not in service for the first time prior to 1/1/2019

Petitioner's estimate of value: \$ 0.00 (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Robert Z McEury  
Petitioner's Signature

Daytime Phone Number 303 905-0612  
Email Rob@ShiftCannabis.com

By \_\_\_\_\_ Daytime Phone Number (\_\_\_\_\_) \_\_\_\_\_  
Agent's Signature\*

Printed Name: \_\_\_\_\_ Email \_\_\_\_\_

\*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.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

Tax Year \_\_\_\_\_

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please 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 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

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

Name

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

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

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 1<sup>st</sup> 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 2<sup>nd</sup> 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.

R0080088

R

PETITION FOR ABATEMENT OR REFUND OF TAXES RECEIVED

County: Adams

Date Received FEB 18 2020 (Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 02 18 2020 (Month Day Year)

OFFICE OF THE ADAMS COUNTY ASSESSOR

Petitioner's Name: Robert D Morgan
Petitioner's Mailing Address: 19440 E 118th AVE
Commerce City CO 80022

Table with 2 columns: SCHEDULE OR PARCEL NUMBER(S) (R0080088) and PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 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.)

on 2/13/2019 19440 E 118th AVE WAS APPRAISED AT A VALUE OF \$650,000. Appraisal was performed for a refinance by the Milliken Appraisal group.

Petitioner's estimate of value: \$650,000 (2019) (Value Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature

Daytime Phone Number (303) 204-1821

Email rmorgan502@gmail.com

By Agent's Signature

Daytime Phone Number

Email

\*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, § 39-10-114.6(1), C.R.S.

Section II: Assessor's Recommendation (For Assessor's Use Only)
Table with columns: Actual, Assessed, Tax
Original: 910,414, 65,100, 6001.96
Corrected: 650,000, 46,470, 4,284.35
Abate/Refund: 1,717.61
Assessor recommends approval as outlined above.
Tax year: 2019 Protest? [X] No [ ] Yes (If a protest was filed, please 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 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 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 present--not present)* and

Name

Petitioner \_\_\_\_\_ *(being present--not 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 *(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

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 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): R0080088 Parcel NO.(S) 01723-00-0-00-180

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	\$361,500
Improvements	\$548,914
Total	\$910,414

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	\$361,500
Improvements	\$288,500
Total	\$650,000

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) 2019.

DATED this: 2/20/2020

  
Petitioner's Representative

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Rita  
Anderson  
Assessor Representative  
Adams County Assessor's Office

Digitally signed by Rita Anderson  
DN: cn=Rita Anderson, o=Adams  
County Colorado, ou=Assessor's  
Office  
c=US  
Date: 2020.02.20 12:10:58 -0700

**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

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value			
REAL	100	L:		L:	\$361,500	\$25,850	A. Ratio	7.15%
		I:		I:	\$548,914	\$39,250	Mill Levy	92.196
<b>TOTALS :</b>			\$650,000		\$910,414	\$65,100	Original Tax	\$6,001.96

**Tax Exempt Portion**  
0%

**Petitioner's Statement:**  
 On 2/13/2019 19440 E 118th Ave was appraised at a value of \$650,000. Appraisal was performed for a refinance by the Millson Appraisal Group.

**Assessor's Report:**  
**Situation :**

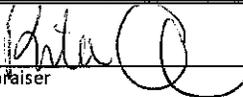
Petitioner submitted fee appraisal dated Feb 13, 2019 \$650k

**Action :**  
 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**

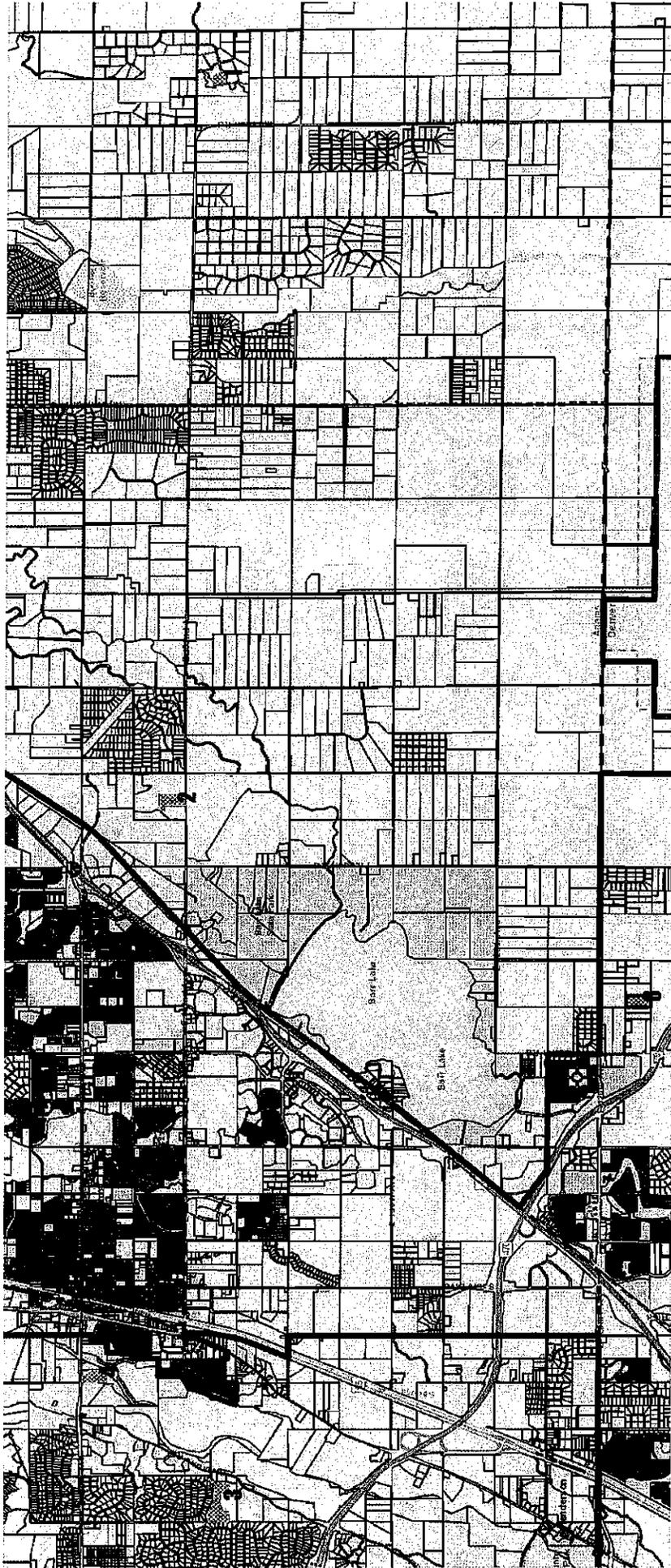
TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund		
REAL		L:	\$361,500	\$25,850	L:	\$361,500	\$25,850	\$1,717.61
		I:	\$548,914	\$39,250	I:	\$288,500	\$20,620	Revised Tax
<b>TOTALS :</b>			\$910,414	\$65,100		\$650,000	\$46,470	\$4,284.35

Appraiser 

February 19, 2020  
Date

KC

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:** \$0.00  
**Building SF:** 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: 07/19/2018**  
**Sale Price: \$635,000**  
**TmAdj Sale Price: \$635,000**  
**TmAdj Sale Price / SF: \$277.41**  
**Building SF: 2,289**  
**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:** 05/29/2018

**Sale Price:** \$400,000

**TmAdj Sale Price:** \$403,400

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

**Building SF:** 1,456

**Land SF:** 912,974

**Parcel Number:** 0156900000175

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

**Zoning:** A-3

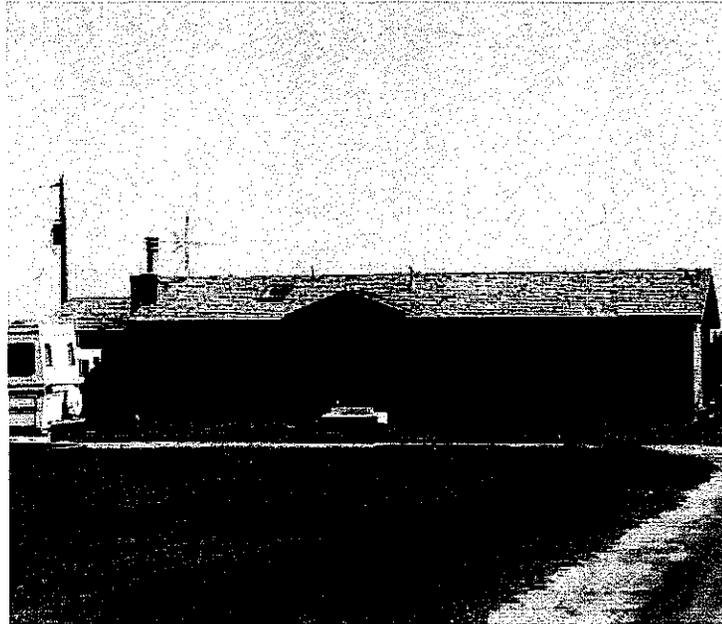
1095/26 F-I TH W 326/60 F-I TH N

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/

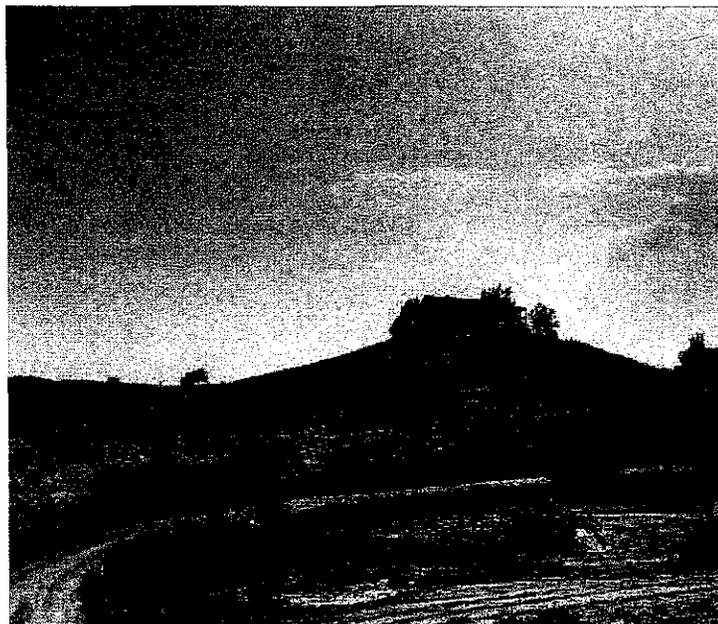


**Comparable Number:** 3  
**Account Number:** R0008965  
**Reception Number:** 2018000008853

**Subdivision:**  
14995 RIVERDALE RD

**Year Built:** 1995  
**Sale Date:** 01/29/2018  
**Sale Price:** \$770,000  
**TmAdj Sale Price:** \$770,000  
**TmAdj Sale Price / SF:** \$458.33  
**Building SF:** 1,680  
**Land SF:** 1,524,600

**Parcel Number:** 0157114000028  
**Legal:** PT OF NW4 SEC 14 DESC AS FOL  
**Zoning:** A-1  
440/65 FT TO POB TH CONT N  
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  
**TmAdj Sale Price / SF:** \$413.51  
**Building SF:** 1,532  
**Land SF:** 765,349

**Parcel Number:** 0157112100007  
**Legal:** W2 NW4 NE4 EXC PARC AND EXC  
**Zoning:** A-1





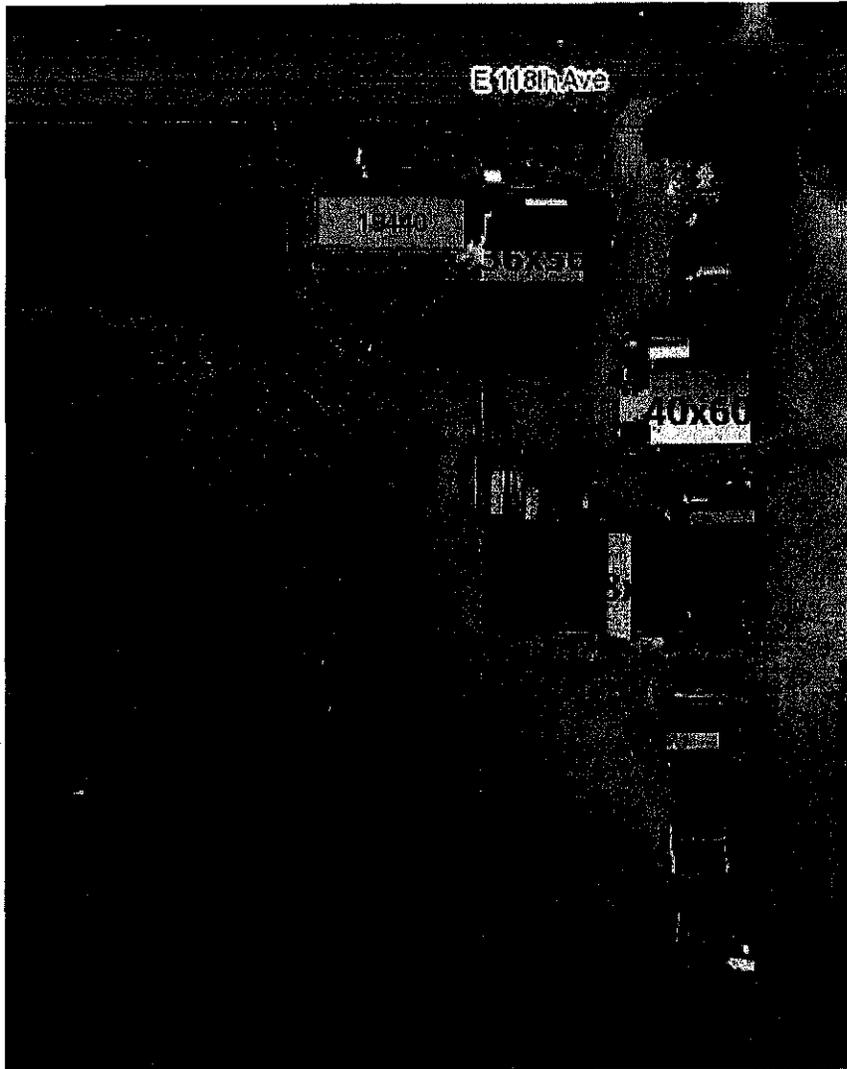
**Subject****Comp # 4**

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	E 13110 160TH AVE

TOTALIMPSF	9428	1964	\$0
TOTALLANDSF	0	0	\$0
NBHDANDEXT	530 - 1	119 - 1	\$0
OCCUPANCY	Single Family Resid	Single Family Residentia	\$0
GARDET	0	480	(\$13,920)
CVRDWOODDECK	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
LARGELOTADJUSTMEI	0	0	\$0
BATHS	3	2	\$10,900
LANDNETACRE	19.54	17.57	\$9,850
OUTBLDGSF	6736	432	\$0
BLTASDESCRIPTION	Bi Level	One and Half Story Fin	\$0

Final Market Value	\$650,000.00	\$ Adjustment	\$67,752.00
Final Market Value / 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 118<sup>th</sup> Ave



2/21/2020  
 PCS 7-10

Ro 800 89

**SUMMARY OF SALIENT FEATURES**

SUBJECT INFORMATION	Subject Address	19440 E 118th Ave
	Legal Description	See Attached Tax Card
	City	Commerce City
	County	Adams
	State	CO
	Zip Code	80022
	Census Tract	0085.23
	Map Reference	19740
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	Heather M & Robert D Morgan
	Lender/Client	Amerifirst Financial, Inc
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,654
	Price per Square Foot	\$
	Location	N;Res;
	Age	43
	Condition	C4
	Total Rooms	6
	Bedrooms	2
	Baths	2.0
APPRAISER	Appraiser	William Adam Millson
	Date of Appraised Value	02/13/2019
VALUE	Final Estimate of Value	\$ 650,000

Uniform Residential Appraisal Report

File # 1902EM265881

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

**Property Address** 19440 E 118th Ave City **Commerce City** State **CO** Zip Code **80022**

**Borrower** Heather M & Robert D Morgan Owner of Public Record **Kerry D & Robert D Morgan** County **Adams**

**Legal Description** See Attached Tax Card

**Assessor's Parcel #** 1723-00-0-00-180 **Tax Year** 2018 **R.E. Taxes \$** 2,492

**Neighborhood Name** None **Map Reference** 19740 **Census Tract** 0085.23

Occupant  Owner  Tenant  Vacant  Special Assessments \$ 0  PUD  HOA \$ 0  per year  per month

Property Rights Appraised  Fee Simple  Leasehold  Other (describe)

Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)

**Lender/Client** Amerifirst Financial, Inc **Address** 275 E Rivulon Blvd #300, Gilbert, AZ 85297

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No

Report data source(s) used, offering price(s), and date(s). **MatrixMLS, Public Record.**

---

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

---

**CONTRACT**

Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) \_\_\_\_\_

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No

If Yes, report the total dollar amount and describe the items to be paid.

---

**NEIGHBORHOOD**

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %	
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	360	Low	Multi-Family	0 %	
Neighborhood Boundaries	See attached addenda.			950	High	Commercial	10 %	
Neighborhood Description	See attached addenda.			497	Fred.	Other	20 %	

Market Conditions (including support for the above conclusions) **See attached addenda.**

---

**SITE**

Dimensions **660x1284x651x1283** Area **19.54 ac** Shape **Rectangular** View **N;Pstrl;**

Specific Zoning Classification **A-1** Zoning Description **Agricultural**

Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe \_\_\_\_\_

Utilities **Public** Other (describe) \_\_\_\_\_ **Public** Other (describe) \_\_\_\_\_ **Off-site Improvements - Type** **Public** **Private**

Electricity   Water   Well (Typical) Street **Dirt**

Gas   Propane Sanitary Sewer   Septic (Typical) Alley **None**

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **A** FEMA Map # **08001C0342H** FEMA Map Date **03/05/2007**

Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe \_\_\_\_\_

Are there any adverse site conditions or external factors (assessments, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe \_\_\_\_\_

**The size, shape and landscaping of this subject are typical of sites in this neighborhood. No visually apparent adverse easements or encroachments. No special assessments known. The subject conforms to its current zoning. Flood Hazard Map interpretation, though believed accurate, is not guaranteed.**

---

**IMPROVEMENTS**

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	<b>Masonry/Avg</b>	Floors	<b>HW/Cpt/Tile/Avg</b>
# of Stories <b>2</b>	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	<b>Br/Siding/Avg</b>	Walls	<b>DW/Avg</b>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>1,040 sq.ft.</b>	Roof Surface	<b>Composite/Avg</b>	Trim/Finish	<b>Wood/Avg</b>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const	Basement Finish <b>90 %</b>	Gutters & Downspouts	<b>Metal/Avg</b>	Bath Floor	<b>Tile/Avg</b>
Design (Style) <b>Bi-Level</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	<b>DoublePane/Avg</b>	Bath Wainscot	<b>Tile/Avg</b>
Year Built <b>1976</b>	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	<b>Insulated/Avg</b>	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) <b>15</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	<b>Screens/Avg</b>	<input checked="" type="checkbox"/> Driveway	# of Cars <b>2</b>
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # <b>0</b>	Driveway Surface	<b>Paved</b>
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel <b>Gas</b>	Fireplace(s) # <b>1</b>	<input checked="" type="checkbox"/> Fence <b>Rear</b>	<input checked="" type="checkbox"/> Garage	# of Cars <b>2</b>
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Souttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <b>Rear</b>	<input checked="" type="checkbox"/> Porch <b>Front</b>	<input type="checkbox"/> Carport	# of Cars <b>0</b>
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other <b>Evap</b>	<input type="checkbox"/> Pool <b>None</b>	<input checked="" type="checkbox"/> Other <b>Barn/Shed</b>	<input checked="" type="checkbox"/> Alt.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe)

Finished area above grade contains: **6** Rooms **2** Bedrooms **2.0** Bath(s) **1,654** Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) **Refrigerator, Range/Oven and Washer/Dryer are personal property and not considered in final reconciliation. The subject has solar panels on the main workshop.**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) **C4;Kitchen-updated-six to ten years ago;Bathrooms-updated-six to ten years ago.The subject is built of average quality construction and is in average condition. Typical physical depreciation is due to age. There is no apparent evidence of functional or external depreciation. No repairs were needed at the time of inspection.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe \_\_\_\_\_

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe \_\_\_\_\_

### Uniform Residential Appraisal Report

File# 1902EM265881

There are <b>20</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <b>400,000</b> to \$ <b>900,000</b>		There are <b>53</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <b>360,000</b>	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	19440 E 118th Ave Commerce City, CO 80022	14995 Riverdale Rd Brighton, CO 80602	14875 Almstead St Hudson, CO 80642
Proximity to Subject		6.72 miles NW	10.71 miles NE
Sale Price	\$	\$ 770,000	\$ 635,000
Sale Price/Gross Liv. Area	\$ 215.26 sq.ft.	\$ 458.33 sq.ft.	\$ 277.41 sq.ft.
Data Source(s)		MatrixMLS#8728844;DOM 1	MatrixMLS#5165824;DOM 8
Verification Source(s)		Realtor, Tax Records	Realtor, Tax Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth	0
Concessions		Cash;0	0
Date of Sale/Time		s08/18;c08/18	0
Location	N;Res;	N;Res;	0
Leasehold/Fee Simple	Fee Simple	Fee Simple	0
Site	19.54 ac	35.00 ac	-77,300
View	N;Pstrl;	N;Pstrl;	0
Design (Style)	DT2;Bi-Level	DT1;Ranch	0
Quality of Construction	Q4	Q4	0
Actual Age	43	24	0
Condition	C4	C4	0
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	6 2 2.0	7 3 2.1	-5,000
Gross Living Area	1,654 sq.ft.	1,680 sq.ft.	-780
Basement & Finished	1040sf936sf	1680sf1320sf	-6,400
Rooms Below Grade	1r2br1.0ba0o	1r2br1.0ba0o	-3,840
Functional Utility	Average	Average	0
Heating/Cooling	HWBB/Evap	FHA/CAC	-3,000
Energy Efficient Items	Insulated	Insulated	0
Garage/Carport	2ga2dw	2ga2dw	-5,000
Porch/Patio/Deck	Porch/Patio	Similar	0
Misc	Barn/Workshop	Similar	0
Misc	None	None	0
Net Adjustment (Total)			\$ -96,320
Adjusted Sale Price			\$ 673,680
of Comparables			\$ 666,350

did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) MatrixMLS / Tax Records

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) MatrixMLS / Tax Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer		01/29/2018		
Price of Prior Sale/Transfer		\$770,000		
Data Source(s)	MatrixMLS, Tax Records	MatrixMLS, Tax Records	MatrixMLS, Tax Records	MatrixMLS, Tax Records
Effective Date of Data Source(s)	02/13/2019	02/13/2019	02/13/2019	02/13/2019

Analysis of prior sale or transfer history of the subject property and comparable sales: **Comparable 1's prior transfer was arms length at market value.**

Increases are typical due to normal market fluctuations.

Summary of Sales Comparison Approach: **See attached addenda.**

Indicated Value by Sales Comparison Approach \$ **650,000**

Indicated Value by: Sales Comparison Approach \$ **650,000** Cost Approach (if developed) \$ \_\_\_\_\_ Income Approach (if developed) \$ \_\_\_\_\_

Market actions of buyers and sellers are best analyzed by the Sales Comparison Approach. That approach is given greatest weight in the reconciliation. The Cost Approach was not developed due to difficulties determining accrued depreciation. The Income Approach was not developed due to a lack of relevant data.

This appraisal is made  "as is".  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **650,000**, as of **02/13/2019**, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File # 1902EM265881

The intended User of this appraisal report is the Lender/Client, and its Successors and/or Assigns. The intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of Market Value. No additional Intended Users are identified by the appraiser.

All utilities and mechanicals, including hot water, were on and in good working condition at the time of inspection.

A plat map was not available for inclusion in this appraisal report. If a plat map is necessary for the purpose of this appraisal, a survey is recommended.

Any and all external influences in the subject area have a neutral effect on marketability, appeal, and value as all the comparables are in the same area and equally effected by the location.

I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transaction. This appraisal was ordered in compliance with Appraisal Independence "AIR" and Mortgage Letter 2009-28.

CO/Smoke detectors are present and in good working order.

Appraiser Compensation=\$450.00

The effective age is lower than the actual age due to recent improvements and positive maintenance.

DOM reported on Pg 1 are medians and should not be considered absolutes. Comparables utilized are within the ranges for the area and should be considered normal.

ADDITIONAL COMMENTS

I performed this appraisal in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989, (12 U.S.C.3331 et seq.), and any implementing regulations.

Colorado Laws do not require hot water heaters to be double strapped.

The final opinion of value is above those for the area. This should not be considered an overimprovement as the final opinion of value is still within those for the area. The final opinion of value if fully supported within the subject market illustrating no negative effects on marketability exist due to the subjects value.

A-1 zoning is agricultural. The subject can not be subdivided and rezoning is unlikely making the current use it's highest and best use.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Site value is derived from the sale of

MLS#5692032 at \$285000 and 19.92 acres. Due to the size of the subject site values range from 40-50% of total property values with a neutral affect on marketability and appeal.

COST APPROACH

Table with columns for ESTIMATED, REPRODUCTION OR, REPLACEMENT COST NEW, OPINION OF SITE VALUE, DWELLING, Sq.Ft. @ \$, Garage/Carport, Total Estimate of Cost-New, Less Physical, Functional, External, Depreciation, Depreciated Cost of Improvements, \*As-to\* Value of Site Improvements, Estimated Remaining Economic Life (HUD and VA only), 40 Years, INDICATED VALUE BY COST APPROACH.

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Table with columns for Estimated Monthly Market Rent \$, X Gross Rent Multiplier, = \$, Indicated Value by Income Approach.

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PUD INFORMATION

Uniform Residential Appraisal Report

File# 1902EM265881

FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address		19440 E 118th Ave Commerce City, CO 80022		15580 E 144th Ave Brighton, CO 80601			19150 E 118th Ave Commerce City, CO 80022			13601 Manilla Rd Hudson, CO 80642					
Proximity to Subject				4.12 miles NW			0.16 miles W			12.35 miles E					
Sale Price		\$		\$ 600,000			\$ 799,999			\$ 645,000					
Sale Price/Gross Liv. Area		\$ 215.26 sq.ft.		\$ 279.98 sq.ft.			\$ 368.66 sq.ft.			\$ 410.04 sq.ft.					
Data Source(s)				MatrixMLS#9912715;DOM 19			MatrixMLS#8461946;DOM 38			MatrixMLS#2710805;DOM 134					
Verification Source(s)				Realtor,Tax Records			Realtor,Tax Records			Realtor,Tax Records					
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
Sales or Financing				ArmLth		0		Listing		0		Listing		0	
Concessions				Conv;5000		0				0				0	
Date of Sale/Time				s12/18;c11/18		0		Active		0		c01/19		0	
Location		N;Res;		N;Res;		0		N;Res;		0		N;Res;		0	
Leasehold/Fee Simple		Fee Simple		Fee Simple		+71,700		Fee Simple		+48,750		Fee Simple		-105,700	
Site		19.54 ac		5.20 ac				9.79 ac		+48,750		40.68 ac		-105,700	
View		N;Pstrl;		N;Pstrl;		0		N;Pstrl;		0		N;Pstrl;		0	
Design (Style)		DT2;Bi-Level		DT2;Colonial		0		DT1;Ranch		0		DT1;Ranch		0	
Quality of Construction		Q4		Q4		0		Q4		0		Q4		0	
Actual Age		43		20		0		0		0		16		0	
Condition		C4		C4		0		C1		-75,000		C4		0	
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths				Total Bdrms. Baths				Total Bdrms. Baths			
Room Count		6 2 2.0		7 3 3.0		-10,000		7 3 2.0		0		7 3 2.0		0	
Gross Living Area		1,854 sq.ft.		2,143 sq.ft.		-14,670		2,170 sq.ft.		-15,480		1,573 sq.ft.		0	
Basement & Finished		1040sf936sf		840sf838sf		+2,000		0sf		+10,400		1573sf1100sf		-5,330	
Rooms Below Grade		1rr2br1.0ba0o		1rr1br0.0ba1o		0				+9,360		1rr2br1.0ba0o		+1,640	
Functional Utility		Average		Average		0		Average		0		Average		0	
Heating/Cooling		HWBB/Evap		FHA/Evap		0		FHA/Evap		0		FHA/CAC		-3,000	
Energy Efficient Items		Insulated		Insulated		0		Insulated		0		Insulated		0	
Garage/Carport		2ga2dw		1ga2dw		+5,000		2ga2dw		0		2gd2dw		0	
Porch/Patio/Deck		Porch,Patio		Similar		0		Similar		0		Similar		0	
Misc		Barn/Workshop		Similar		0		Similar		0		Similar		0	
Misc		None		None		0		None		0		None		0	
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 54,030		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -21,970		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -112,390	
Adjusted Sale Price of Comparables				Net Adj. 9.0 %		\$ 654,030		Net Adj. 2.7 %		\$ 778,029		Net Adj. 17.4 %		\$ 532,610	
				Gross Adj. 17.2 %		\$ 654,030		Gross Adj. 19.9 %		\$ 778,029		Gross Adj. 17.9 %		\$ 532,610	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).															
ITEM		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Date of Prior Sale/Transfer															
Price of Prior Sale/Transfer															
Data Source(s)		MatrixMLS,Tax Records		MatrixMLS,Tax Records			MatrixMLS,Tax Records			MatrixMLS,Tax Records					
Effective Date of Data Source(s)		02/13/2019		02/13/2019			02/13/2019			02/13/2019					
Analysis of prior sale or transfer history of the subject property and comparable sales Other than the dates displayed, public records list no other transfers for the subject property within the past 36 months nor the comparables within the past 12 months.															
Analysis/Comments LP/SP ratio was not adjusted via the 1004MC showing LP/SP ratio to be 100%															

Market Conditions Addendum to the Appraisal Report

File No. 1902EM265881

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address: 19440 E 118th Ave City: Commerce City State: CO ZIP Code: 80022

Borrower: 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 section of the appraisal report form. The appraiser 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 unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for 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 instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	28	13	12	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.67	4.33	4.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	Unavailable	Unavailable	20	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	Unavailable	Unavailable	5.0	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	512,000	495,000	497,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	20	33	24	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	Unavailable	Unavailable	729,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	Unavailable	Unavailable	67	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99	98	100	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller (developer, builder, etc.) paid financial assistance prevalent?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).  
 Seller concessions remained stable with sellers paying 2-3% usually towards closing cost and pre-paids attributed to the buyers.

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).  
 Foreclosures, short sales, and REO sales are present yet no longer drive the subject market.

Cite data sources for above information. MatrixMLS service, County Record.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.  
 Median statistics were not readily available. Average statistics were utilized. Data shows value to be stable for the most recent three periods included in the analysis with less than a 5% variation between periods. DOM have remained stable at 0-90 days for expected marketing times once listed. Based on current absorption rates, an balanced of available properties exist.

Fields marked unavailable above are due to unavailable data utilizing the available data sources in this market.  
 The trends have been left blank due to the unavailable data utilizing the available data sources in this market.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature: [Handwritten Signature] Appraiser Name: William Adam Millson  
 Company Name: Think Tank Appraisal, LLC  
 Company Address: 12320 Josephine Ct, Thornton, CO 80241  
 State License/Certification #: CR100033198 State: CO  
 Email Address: Mappgroup1@gmail.com

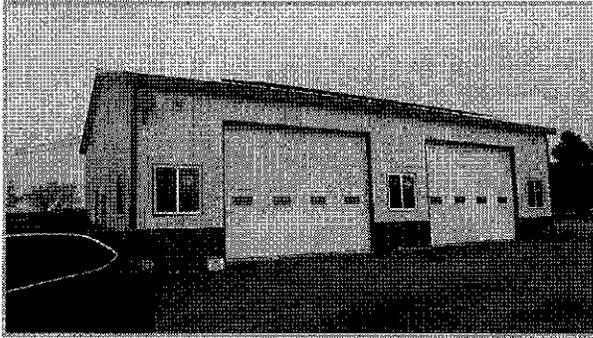
MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

**Subject 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				

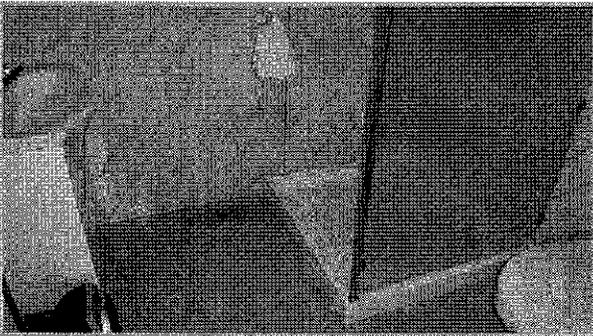


**Outbuilding 1**

19440 E 118th Ave  
 Sales Price  
 Gross Living Area 1,654  
 Total Rooms 6  
 Total Bedrooms 2  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Pstrl;  
 Site 19.54 ac  
 Quality Q4  
 Age 43



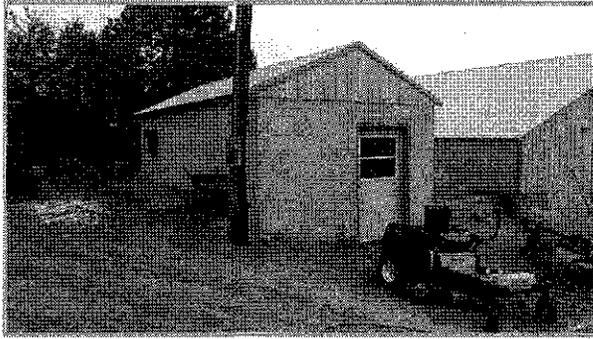
**Outbuilding 1 Interior**



**Outbuilding 1 Full Bath**

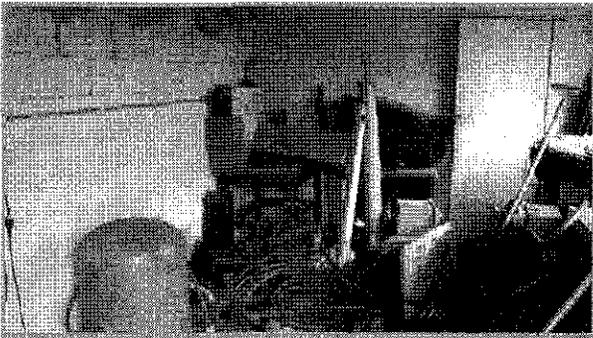
**Subject Interior Photo Page**

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				

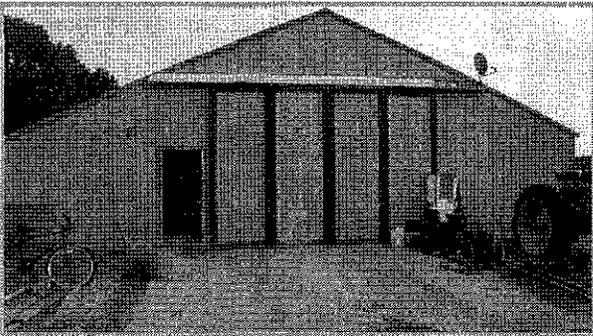


**Sprinkler Shed**

19440 E 118th Ave  
 Sales Price  
 Gross Living Area 1,654  
 Total Rooms 6  
 Total Bedrooms 2  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Pstrf;  
 Site 19.54 ac  
 Quality Q4  
 Age 43



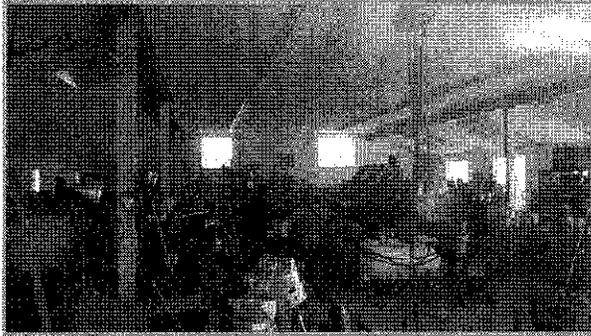
**Sprinkler Shed Interior**



**Workshop**

**Subject Interior Photo Page**

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



**Workshop Interior**

19440 E 118th Ave  
 Sales Price  
 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  
 Age 43



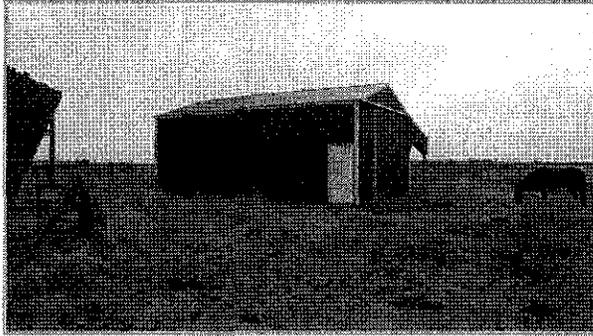
**Barn**



**Barn Interior**

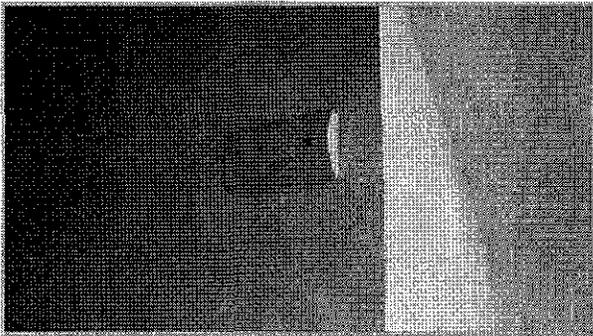
**Subject Interior Photo Page**

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



**Hay Shed**

19440 E 118th Ave  
 Sales Price  
 Gross Living Area 1,654  
 Total Rooms 6  
 Total Bedrooms 2  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Pstri;  
 Site 19.54 ac  
 Quality Q4  
 Age 43



**CO/Smoke**



**Basement Bed**

ABATEMENT FOR TAX YEAR:		2019			
TODAYS DATE		02/14/20			
BUSINESS NAME:	ALPHA INSULATION & WATERPROOFING				
ACCOUNT NUMBER:	P0037044				
PARCEL NUMBER:					
	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	

Provide your reason for the Abatement/Added in the space below:

DOUBLE ASSESSED WITH P0036542

*CJG*

ADDED ASSESSMENT FOR 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: Adams

Date Received FEB 19 2020  
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Date: 02/12/2020  
Month Day Year

Petitioner's Name: Alpha Insulation & Waterproofing Inc.  
Petitioner's Mailing Address: 495 S High Street Suite 240  
Columbus OH 43215-5689  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) P0637044 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
035 E 52nd Ave #300

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)  
Business was double taxed.

Petitioner's estimate of value: \$ 0.00 (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Janice A. Duncan  
Petitioner's Signature

Daytime Phone Number 614.221.3241  
Email propertytaxis@installed.net

By \_\_\_\_\_ Daytime Phone Number (\_\_\_\_\_) \_\_\_\_\_  
Agent's Signature\*

Printed Name: \_\_\_\_\_ Email \_\_\_\_\_

\*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.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

Tax Year \_\_\_\_\_

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please 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 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

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  
 Name  
 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

**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**

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

1. The property subject to this Stipulation is:  
Schedule No. (S): 0171921311032 Parcel NO.(S) R0050574
  
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	\$28,000
Improvements	\$301,853
Total	\$329,853
  
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	\$28,000
Improvements	\$0
Total	\$28,000
  
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) 2019.

DATED this: February 21, 2020

Barbara Lawler  
Petitioner's Representative  
9595 W Pecos #191  
Thornton, Colo 80260

Valerie Ferguson  
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 :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$28,000		L: \$28,000	\$2,000	A. Ratio	7.15%
		I: \$301,853		I: \$301,853	\$21,580	Mill Levy	107.360
<b>TOTALS :</b>		<b>\$28,000</b>	<b>\$2,000</b>	<b>\$329,853</b>	<b>\$23,580</b>	Original Tax	<b>\$2,532</b>

**Tax Exempt Portion**  
 0%

**Petitioner's Statement:**  
 Mobile was included in valuation

**Assessor's Report:**  
**Situation :**  
 Mobile 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 CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$28,000	\$2,000	L: \$28,000	\$2,000	Tax Refund	\$2,316.83
		I: \$301,853	\$21,580	I: \$0	\$0	Revised Tax	
<b>TOTALS :</b>		<b>\$329,853</b>	<b>\$23,580</b>	<b>\$28,000</b>	<b>\$2,000</b>		<b>\$214.72</b>

Valerie Ferguson    02/21/2020  
 Appraiser    Date  
 Certified Residential Appraiser

Land

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

RECEIVED

FEB 19 2020

Section I: Petitioner, please complete Section I only.

Date: Feb. 12 2020  
Month Day Year

Petitioner's Name: Jerry L Lawler (Agent Barbara J Lawler)  
Petitioner's Mailing Address: 9595 N Pecks # 191  
Thornton Colo 80260  
City or Town State Zip Code

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

SCHEDULE OR PARCEL NUMBER(S)  
0171921311032

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
2028 W. 91st Place Federal Heights Colo 80260

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

Erroneous valuation - overvaluation

Petitioner's estimate of value: \$ 28,000<sup>00</sup> (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature \_\_\_\_\_  
By Barbara J Lawler  
Agent's Signature

Daytime Phone Number (\_\_\_\_\_) \_\_\_\_\_  
Email \_\_\_\_\_  
Daytime Phone Number (903) 487-5687  
Email lwhitetiger6@comcast.net

\*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.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

Tax Year \_\_\_\_\_

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (if a protest was filed, please 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 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

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  
 Name  
 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

CERTIFICATION OF VITAL RECORD

STATE OF COLORADO

HOLD TO LIGHT TO VIEW WATERMARK

STATE OF COLORADO  
CERTIFICATE OF DEATH

STATE FILE NUMBER

<b>DECEDENT</b>				<b>2. SEX</b>		<b>3. DATE OF DEATH (Month, Day, Year)</b>	
1. DECEDENT'S NAME (First, Middle, Last) <b>Beatrice E. LAWLER</b>				FE		July 15, 2004	
4. SOCIAL SECURITY NUMBER <b>523-40-1586</b>		5a. AGE - Last Birthday (Years) <b>68</b>	5b. UNDER 1 YEAR Mos: Days: Hrs: Mins:	6. DATE OF BIRTH (Month, Day, Year) <b>October 24, 1935</b>		7. BIRTHPLACE (City and State or Foreign Country) <b>Denver, Colorado</b>	
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		9a. PLACE OF DEATH (Check only one) HOSPITAL: <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> D.O.A. OTHER: <input type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input type="checkbox"/> Other (Specify)					
9b. FACILITY NAME (If not institution, give street and number) <b>University of Colorado Hospital</b>				9c. CITY, TOWN, OR LOCATION OF DEATH <b>Denver</b>		9d. COUNTY OF DEATH <b>Denver</b>	
10a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.) <b>Day Care Provider</b>		10b. KIND OF BUSINESS/INDUSTRY <b>Child Care</b>		11. MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify) <b>Married</b>		12. SPOUSE (If wife, give maiden name) <b>Jerry Lawler</b>	
13a. RESIDENCE - STATE <b>Colorado</b>		13b. RESIDENCE - CITY <b>Denver</b>		13c. CITY, TOWN, OR LOCATION <b>Denver</b>		13d. STREET AND NUMBER <b>2028 West 91st Place</b>	
13e. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	13f. ZIP CODE <b>80260</b>	14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify No or Yes - If yes, specify Cuban, Mexican, Puerto Rican, etc.) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Specify:		15. RACE: American Indian, Black, White, etc. (Specify) <b>White</b>		16. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary or secondary (0 through 12) College (13 through 16 or 17+) <b>12</b>	
<b>PARENTS</b>				<b>17. FATHER - NAME (First, Middle, Last)</b> <b>George Henry Lee</b>			
<b>PARENTS</b>				<b>18. MOTHER - NAME (First, Middle, Last (Maiden Name))</b> <b>Mildred Young</b>			
<b>PARENTS</b>				<b>19. INFORMANT - NAME and relationship to decedent</b> <b>Jerry L. Lawler - Husband</b>			
<b>DISPOSITION</b>				<b>20a. METHOD OF DISPOSITION</b> <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)			
<b>DISPOSITION</b>				<b>20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place)</b> <b>Colorado Crematory Svcs., Inc. Denver, Colorado</b>			
<b>DISPOSITION</b>				<b>20c. LOCATION - City or Town, State</b>			
<b>DISPOSITION</b>				<b>21a. SIGNATURE OF FUNERAL DIRECTOR OR PERSON ACTING AS SUCH</b>			
<b>DISPOSITION</b>				<b>21b. NAME AND ADDRESS OF FACILITY</b> <b>Olinger Crown Hill Mortuary 7777 W. 29th Ave., Wheat Ridge, CO ZIP: 80033</b>			
<b>DISPOSITION</b>				<b>22a. REGISTRAR'S SIGNATURE</b> <i>Lorraine E. Rivera, Deputy</i>			
<b>DISPOSITION</b>				<b>22b. DATE FILED (Month, Day, Year)</b> <b>JUL 26 2004</b>			
<b>23. TIME OF DEATH</b> <b>1:00 AM</b>		<b>24. DATE PRONOUNCED DEAD</b> Month: <b>July</b> Day: <b>15</b> Year: <b>2004</b>		<b>25. WAS CORONER NOTIFIED?</b> (Yes/No) <b>Yes</b> <input checked="" type="checkbox"/>			
<b>CERTIFIER</b>				<b>CERTIFIER</b>			
<b>26. To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated.</b>				<b>27. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place, and due to the cause(s) and manner as stated.</b>			
Signature: <i>Jeff J. Glasheen</i>				Signature: <i>[Signature]</i>			
<b>28. DATE SIGNED (Month, Day, Year)</b> <b>July 15, 2004</b>				<b>29. DATE SIGNED (Month, Day, Year)</b>			
<b>30. NAME, TITLE AND MAILING ADDRESS OF CERTIFIER, CORONER (Type/Print)</b> <b>Dr. Jeff J. Glasheen, M.D. 4200 East 9th Avenue, Denver, Colorado ZIP: 80262</b>				<b>31. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type/Print)</b>			
<b>32. MANNER OF DEATH</b> <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Undetermined Manner		<b>33a. DATE OF INJURY (Month, Day, Year)</b>	<b>33b. TIME OF INJURY</b>	<b>33c. INJURY AT WORK?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>33d. DESCRIBE HOW INJURY OCCURRED</b>	
		<b>33e. PLACE OF INJURY (At home, farm, street, factory, office building, etc. (Specify))</b>		<b>33f. LOCATION (Street and Number or Rural Route Number, City, County, State)</b>			
<b>34. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c). Do not enter mode of dying (e.g. Cardiac or Respiratory Arrest) alone.</b>							Interval between onset and death
(a) <b>respiratory distress</b>							minutes
DUE TO OR AS A CONSEQUENCE OF							Interval between onset and death
(b) <b>seizure</b>							minutes
DUE TO OR AS A CONSEQUENCE OF							Interval between onset and death
(c) <b>COPD</b>							years
<b>PART II OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not related to cause in PART I (e.g., alcohol abuse, obesity, smoker).</b> <b>Smoker; Pulmonary HTN; GERD</b>							<b>35. AUTOPSY (Yes or No)</b> <b>No</b>
							<b>36. IF YES were findings considered in determining cause of death?</b>

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

JUL 26 2004

*Ronald S. Hyman*  
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.

REV 07/03

**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**

I Jerry Lee Lawler (name of principal) name the following person as my agent:

Name of agent: Barbara J. Lawler  
Agent's address: 9595 N Pecks #191 Thornton, CO 80260  
Agent's telephone number: 303-487-5687

### 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: \_\_\_\_\_ *N/A* \_\_\_\_\_  
Successor agent's address: \_\_\_\_\_  
Successor agent's telephone number: \_\_\_\_\_

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

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 to the following subjects as defined in the "Uniform Power of Attorney Act", part 7 of article 14 of title 15, Colorado Revised Statutes:

(INITIAL each subject you want to include in the agent's general authority. If you wish to grant general authority over all of the subjects you may initial "All preceding subjects" instead of initialing 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
- Taxes
- 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 that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your agent.)

- Create, amend, revoke, or terminate an inter vivos trust
- Make a gift, subject to the limitations of the "Uniform Power of Attorney Act" set forth in section 15-14-740, Colorado Revised Statutes, and any special instructions in this power of attorney
- Create or change rights of survivorship
- Create or change a beneficiary designation
- Authorize another person to exercise the authority granted under this power of attorney
- Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan
- Exercise fiduciary powers that the principal has authority to delegate
- Disclaim, refuse, or release an interest in property or a power of appointment
- Exercise a power of appointment other than: (1) The exercise of a general power of appointment for the benefit of the principal which may, if the subject of estates, trusts, and other beneficial interests is authorized above, be exercised as provided under the subject of estates, trusts, and other beneficial interests; or (2) the exercise of a general power of appointment for the benefit of persons other than the principal which may, if the making of a gift is specifically authorized above, be exercised under the specific authorization to make gifts
- Exercise powers, rights, or authority as a partner, member, or manager of a partnership, limited liability company, or other entity that the principal may exercise on behalf of the entity and has authority to delegate excluding the exercise of such powers, rights, and authority with respect to an entity owned solely by the principal which may, if operation of entity or business is authorized above, be exercised as provided under the subject of operation of the entity or business

### LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant MAY NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included 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:

Name of nominee for conservator of my estate:

Barbara J Lawler

Nominee's address: 9595 W Pecks #191 Thornton, CO 80260

Nominee's telephone number: 303-487-5687

Name of nominee for guardian of my person:

Barbara J Lawler

Nominee's address: 9595 W Pecks #191 Thornton, CO 80260

Nominee's telephone number: 303-487-5687

**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**

Jerry L. Lawler 11/24/2012  
Your signature Date

Jerry L. Lawler  
Your name printed

2028 W 91st Place  
Your address

Federal Heights, CO 80160

303-427-1950  
Your telephone number



Brandy Melton  
Notary Public  
My commission expires 9/19/2013

Lawler  
95950 Pecos #191  
Thornton, Colo.  
80260

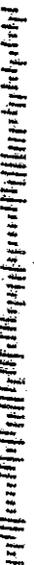
RECEIVED

FEB 19 2020

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Adams County Assessor  
4430 S. Adams County Parkway  
Suite 2100  
Brighton, Colo.  
80601

19 FEB 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

**COUNTY BOARD OF EQUALIZATION**

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

1. The property subject to this Stipulation is:  
Schedule No. (S): R0013677 Parcel NO.(S) 0157134000074

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019:

Land	\$153,000
Improvements	\$0
Total	\$153,000

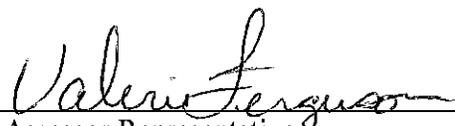
4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019:

Land	\$153,000
Reduction	-\$90,000
Total	\$63,000

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) 2019.

DATED this: 03/10/2020

  
\_\_\_\_\_  
Petitioner's Representative

  
\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

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

Account No : R0013677

Parcel No : 0157134000074

Petition Year : 2019

Date Filed : February 28, 2020

Owner Entity : Verna Schumann

Owner Address : 8501 E. 104th Avenue

Owner City : Henderson

State : CO

Property Location : 12310 Brighton Road Henderson, CO

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value				
REAL		L:	\$28,000		L:	\$153,000	\$44,370	A. Ratio	29.00%
		I:			I:		\$0		Mill Levy
TOTALS :			\$0		\$0	\$153,000	\$44,370	Original Tax	\$4,148

**Petitioner's Statement**

**Assessor's 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**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund			
REAL		L:	\$153,000	\$44,370	L:	\$63,000	\$18,270	Tax Refund	\$2,439.88
		I:	\$0	\$0	I:	\$0	\$0		
TOTALS :			\$153,000	\$44,370		\$63,000	\$18,270		

Valerie Ferguson

March 10, 2020

Appraiser

Date

RECEIVED

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received MAR 03 2020  
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Date: February 28<sup>th</sup> 2020  
Month Day Year

Petitioner's Name: Verna Schumann  
Petitioner's Mailing Address: 3501 E. 104th Ave  
Henderson Colorado 80640  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) 0157134000074 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 12310 Brighton RD

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) 2019 and 2020 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.)

Property Value To High Sent 2016 - 2020

Petitioner's estimate of value: \$28,000,000 (2019) and \$28,000,000 (2020)  
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

W Schumann  
Petitioner's Signature  
(POA)

Daytime Phone Number (303) 949-2119  
Email wschumann04@gmail.com

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number (\_\_\_\_\_) \_\_\_\_\_

Printed Name: \_\_\_\_\_

Email \_\_\_\_\_

\*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.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please 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 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 _____			Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

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

Name

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 the petition be (*approved--approved in part--denied*) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	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 abatement 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, 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. 75<sup>th</sup> 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) 2019 :

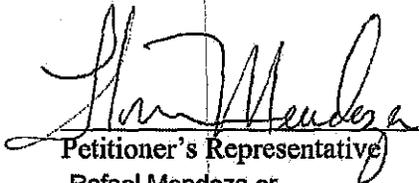
Land	\$192,000
Improvements	\$662,570
Total	\$854,570

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) 2019.

DATED this: March 2, 2020

  
\_\_\_\_\_  
Petitioner's Representative  
Rafael Mendoza or  
\_\_\_\_\_  
Florence Mendoza  
\_\_\_\_\_  
1955 E 75th Ave  
\_\_\_\_\_  
Denver, CO 80229

Eric I  
Norberg  
\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

Digitally signed by Eric I Norberg  
DN: cn=Eric I Norberg, o=Adams  
County Assessor's Office, ou,  
email=ENorberg@adcogov.org,  
c=US  
Date: 2020.03.02 13:47:02 -07'00'

E

# PETITION FOR ABATEMENT OR REFUND OF TAXES RECEIVED

County: Adams

Date Received JAN 30 2020  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

**OFFICE OF THE  
ADAMS COUNTY ASSESSOR**

Date: 01 30 2020  
Month Day Year

Petitioner's Name: Rafael + Florence Mendoza # 117201  
Petitioner's Mailing Address: 1955 E. 75th Ave.  
Denver CO 80229  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0071084</u>	<u>2001 E. 75th Ave Den. 80229</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

Petitioner's estimate of value: \$500,000<sup>00</sup> (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Rafael Mendoza Daytime Phone Number 303, 598-4000  
Petitioner's Signature Email Florence.mendozaservices@outlook.com  
By \_\_\_\_\_ Daytime Phone Number ( ) \_\_\_\_\_  
Agent's Signature\* Email \_\_\_\_\_

\*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.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

Tax Year \_\_\_\_\_

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(1)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

*Mendoza Services  
@msw.com  
Rafael*

**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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

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  
 Name  
 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

**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  
 Property Location : SECT,TWN,RNG:35-2-68 DESC: PARCEL C PARC IN THE NE4 SE4 OF SEC 35 DESC AS FOLS BEG AT A PT  
 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 CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL	100	L: \$192,000	\$13,728	L: \$192,000	\$13,730	A. Ratio 7.15%
		I: \$308,000	\$22,022	I: \$662,570	\$47,370	Mill Levy 100.745
TOTALS :		\$500,000	\$35,750	\$854,570	\$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 :**

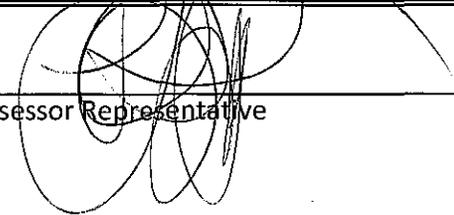
The home was inspected from the public street and the home appears to be average quality and average condition. A review of the sales that occurred within the subjects economic area as well as surrounding areas due to the acreage and nature of the subject property. The sales indicated a lower value.

**Recommendation :**

Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		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
		I: \$662,570	\$47,370	I: \$308,000	\$22,020	Revised Tax
TOTALS		\$854,570	\$61,100	\$500,000	\$35,750	\$3,601.63



March 2, 2020  
Date

Assessor Representative

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 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): R0071084 Parcel NO.(S) 01719-35-4-00-086

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	\$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) 2019.

DATED this: March 2, 2020

\_\_\_\_\_  
Petitioner's Representative  
Rafael Mendoza or  
Florence Mendoza  
1955 E 75th Ave  
Denver, CO 80229

Eric I  
Norberg

Digitally signed by Eric I Norberg  
DN: cn=Eric I Norberg, o=Adams  
County Assessor's Office, ou,  
email=ENorberg@adcogov.org,  
c=US  
Date: 2020.03.02 13:47:02 -07'00'

\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

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 Actual Value(s))**

1. The property subject to this Stipulation is:  
Schedule No. (S): R0071084 Parcel NO.(S) 01719-35-4-00-086
  
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	\$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) 2019.

DATED this: March 2, 2020

\_\_\_\_\_  
Petitioner's Representative  
Rafael Mendoza or  
Florence Mendoza  
1955 E 75th Ave  
Denver, CO 80229

**Eric I  
Norberg**

Digitally signed by Eric I Norberg  
DN: cn=Eric I Norberg, o=Adams  
County Assessor's Office, ou,  
email=ENorberg@adcogov.org,  
c=US  
Date: 2020.03.02 13:47:02 -07'00'

\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

**PETITION FOR ABATEMENT OR REFUND OF TAXES**

County: ADAMS

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

**RECEIVED**

**Section I: Petitioner, please complete Section I only.**

Date: JAN 28 2020  
Month Day Year

JAN 31 2019

Petitioner's Name: ROBERT S. BELICA

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Petitioner's Mailing Address: 14948 XENIA ST  
THORNTON CO 80602  
City or Town State Zip Code

**SCHEDULE OR PARCEL NUMBER(S)**

**PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY**

R0120110 (SCHED)  
0172106424031  
(PARCEL)

NOTES LANDING SUBD FILING NO1 BLK 17  
DESC: PT OF NOTES LANDING SUBD DESC  
AS FOLLOWS BEG AT E4 COR SECT 6/2/67  
THEN N 33/40 FT TH S 85D 18M W

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) 2018 and 2019 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 ACCORDINGLY. NON-BUILDABLE STRIP WITH MINIMAL VALUE. (SEE ATTACHED CITY OF THORNTON CORRESPONDENCE.)**

Petitioner's estimate of value: \$ 500 (2018) and \$ 500 (2019)  
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

[Signature]  
Petitioner's Signature

Daytime Phone Number (720) 938-4357  
Email CBELICA@AOL.COM

By N/A  
Agent's Signature\*

Daytime Phone Number ( )  
Email

\*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.

Section II: Assessor's Recommendation		(For Assessor's Use Only)					
Tax Year _____			Tax Year _____				
Actual	Assessed	Tax	Actual	Assessed	Tax		
Original	_____	_____	_____	_____	_____	_____	
Corrected	_____	_____	_____	_____	_____	_____	
Abate/Refund	_____	_____	_____	_____	_____	_____	
<input type="checkbox"/> Assessor recommends approval as outlined above.							
If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.							
Tax year: _____ Protest?		<input type="checkbox"/> No	<input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)				
Tax year: _____ Protest?		<input type="checkbox"/> No	<input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)				
<input type="checkbox"/> 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 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 _____			Tax Year _____		
	Actual	Assessed	Tax	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:

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 Petitioner \_\_\_\_\_ (being present-not present), and WHEREAS, the said \_\_\_\_\_ Name \_\_\_\_\_ Name \_\_\_\_\_ 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 the petition be (approved-approved in part-denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	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 abatement 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, 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

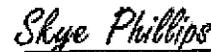
4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2018:

Land	\$ 6500
Improvements	\$
Total	\$ 6500

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

  
\_\_\_\_\_  
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 State : CO

Property Location : SUB:NOTTS LANDING SUBD FILING NO 1 BLK:17 - East 116th Avenue

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL		L: \$95,000	I: \$500	L: \$95,000	\$27,550	A. Ratio 29.00%
					\$0	Mill Levy 115.070
<b>TOTALS :</b>		<b>\$0</b>	<b>\$0</b>	<b>\$95,000</b>	<b>\$27,550</b>	Original Tax <b>\$3,170</b>

Tax Exempt Portion  
**0%**

**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 CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL		L: \$95,000	\$27,550	L: \$6,500	\$1,890	\$2,952.70
		I: \$0	\$0	I: \$0	\$0	Revised Tax
<b>TOTALS :</b>		<b>\$95,000</b>	<b>\$27,550</b>	<b>\$6,500</b>	<b>\$1,890</b>	<b>\$217.48</b>

*Skye Phillips*

February 26, 2020

Appraiser

Date

Certified Residential Appraiser

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) 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.
3. The County Assessor originally assigned the following actual value to the  
subject property for tax year(s) 2019:

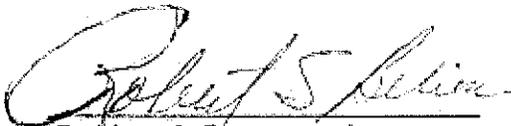
Land	\$ 109,000
Improvements	\$
Total	\$ 109,000

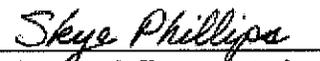
4. The Adams County Assessor has reviewed this file and agrees to make the  
following adjustment to the valuation for the subject property for tax year(s)  
2019 :

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 Parcel No : 0172106424031  
 Petition Year : 2019 Date Filed : January 28, 2020  
 Owner Entity : Robert S Belica  
 Owner Address : 14943 Xenia Street  
 Owner City : Thornton State : CO

Property Location : SUB:NOTTS LANDING SUBD FILING NO 1 BLK:17 - East 116th Avenue

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$109,000	\$500	L: \$109,000	\$31,610	A. Ratio	29.00%
		I: \$0	\$0	I: \$0	\$0	Mill Levy	111.785
TOTALS :		\$0	\$0	\$109,000	\$31,610	Original Tax	\$3,534

**Tax Exempt Portion**  
0%

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

*Skye Phillips*

February 26, 2020

Appraiser

Date

Certified Residential Appraiser

**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.

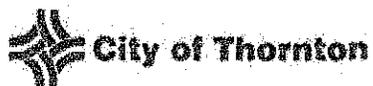
Let me know if you have any additional questions,

**Sadie Naglich**

Planner I

9500 Civic Center Drive, Thornton, CO 80229

P: 303.538.7301 | E: [Sadie.Naglich@cityofthornton.net](mailto:Sadie.Naglich@cityofthornton.net)



Ken Musso  
Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80001-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.sdcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2017-2018 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): R0014130 Parcel NO.(S) 0157309004010
  
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) 2017-2018 :  

Land	\$155,000
Improvements	\$0
Total	\$155,000
  
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) 2017-2018 : The rate of taxation will be changed to 7.15% rather than 29%.  

Land	\$155,000
Improvements	\$0
Total	\$155,000
  
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) 2017-2018.

DATED this: March 5, 2020

*Rachel Jackson*  
Petitioner's Representative  
Rachel Jackson  
Coordinator  
Duff - Phelps

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  
 Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$155,000		L: \$155,000	\$44,950	A. Ratio	29.00%
		I: \$0		I: \$0		Mill Levy	109.124
<b>TOTALS :</b>		<b>\$0</b>	<b>\$0</b>	<b>\$155,000</b>	<b>\$44,950</b>	Original Tax	<b>\$4,905</b>

**Tax Exempt Portion**  
0%

*Petitioner's Statement:*

*Assessor's Report:*  
**Situation:**

**Action:**

**Recommendation :**  
Upon further review, this parcel is contiguous with the main residential parcel and the abstract code will change to 0700 for the residential rate of 7.15%.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$155,000	\$44,950	L: \$155,000	\$11,083	Tax Refund	\$3,695.70
		I: \$0	\$0	I: \$0	\$0	Revised Tax	
<b>TOTALS :</b>		<b>\$155,000</b>	<b>\$44,950</b>	<b>\$0</b>	<b>\$11,083</b>		<b>\$1,209.42</b>

Valerie Ferguson March 5, 2020  
 Appraiser Date

Certified Residential Appraiser

**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

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$155,000		L: \$155,000	\$44,950	A. Ratio	29.00%
		I: \$0		I: \$0		Mill Levy	119.590
<b>TOTALS :</b>		<b>\$0</b>	<b>\$0</b>	<b>\$155,000</b>	<b>\$44,950</b>	Original Tax	<b>\$5,376</b>

**Tax Exempt Portion**  
0%

**Petitioner's Statement:**

**Assessor's Report:**

**Situation:**

**Action:**

**Recommendation:**  
 Upon further review, this parcel is contiguous with the main residential parcel and the abstract code will change to 0700 for the residential rate of 7.15%.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL		L: \$155,000	\$44,950	L: \$155,000	\$11,083	\$4,050.15
		I: \$0	\$0	I: \$0	\$0	Revised Tax
<b>TOTALS :</b>		<b>\$155,000</b>	<b>\$44,950</b>	<b>\$0</b>	<b>\$11,083</b>	<b>\$1,325.42</b>

Valerie Ferguson March 5, 2020  
 Appraiser Date

Certified Residential Appraiser

# PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: 12 20 2019  
Month Day Year

Petitioner's Name COOPER RAY AKA c/o Duff & Phelps

Petitioner's Mailing Address: 1200 17<sup>th</sup> St. Ste. 990

Denver CO 80202  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>0157309004010</u> <u>R0014130</u>	

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) 2017 and 2018 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.)

The subject property is under common ownership, contiguous and used in conjunction with the owner's residence.

Petitioner's estimate of value: \$ 155,000 (2017) and \$ 155,000 (2018)  
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

\_\_\_\_\_  
Petitioner's Signature Daytime Phone Number (\_\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

By *Brad Baugh* Daytime Phone Number ( 303 ) 749-9007  
Agent's Signature\*

Printed Name: Brad Baugh Email: brad.baugh@duffandphelps.com

\*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.

<b>Section II: Assessor's Recommendation</b>						
(For Assessor's Use Only)						
	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abata/Refund	_____	_____	_____	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.						
If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.						
Tax year: _____	Protest?	<input type="checkbox"/> No	<input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
Tax year: _____	Protest?	<input type="checkbox"/> No	<input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> 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 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

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  
Name  
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

**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: \_\_\_\_\_

*Ray Cooper*  
Property Owner Signature

PRINT NAME: \_\_\_\_\_

*Ray Cooper*

TITLE (in Relationship to Owner Entities): \_\_\_\_\_

*Owner*

DATE: \_\_\_\_\_

*11/21/19*

**CERTIFIED MAIL**



7018 1130 0000 4051 1448

FIRST-CLASS



US POSTAGE

\$ 007.45<sup>00</sup>

02 7H  
0001234184 DEC 30 2019  
MAILED FROM ZIP CODE 80202

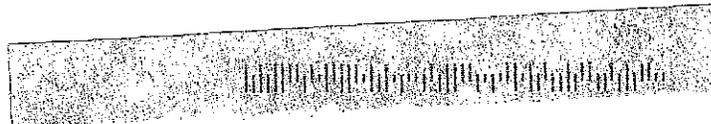
**RETURN RECEIPT  
REQUESTED**

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



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): R0070663 Parcel NO.(S) 01719-35-1-00-038  
(2000 E. 77<sup>th</sup> 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) 2019 :

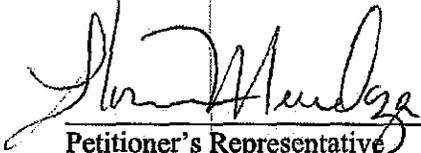
Land	\$155,665
Improvements	\$639,142
Total	\$794,807

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	\$155,665
Improvements	\$294,335
Total	\$450,000

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) 2019.

DATED this: March 2, 2020

  
\_\_\_\_\_  
Petitioner's Representative

Rafael Mendoza or

Florence Mendoza

1955 E 75th Ave

Denver, CO 80229

**Eric I  
Norberg**

Digitally signed by Eric I Norberg  
DN: cn=Eric I Norberg, o=Adams  
County Assessor's Office, ou,  
email=ENorberg@adcogov.org,  
c=US  
Date: 2020.03.02 19:50:22 -0700

\_\_\_\_\_  
Assessor Representative

Adams County Assessor's Office

**PETITION FOR ABATEMENT OR REFUND OF TAXES RECEIVED**

County: Adams

Date Received JAN 30 2020  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: 01 30 2020  
Month Day Year

**OFFICE OF THE  
ADAMS COUNTY ASSESSOR**

Petitioner's Name: Rafael & Florence Mendoza  
 Petitioner's Mailing Address: 1955 E. 75th Ave. Den. CO 80229 #117203

City or Town	State	Zip Code
<b>SCHEDULE OR PARCEL NUMBER(S)</b>	<b>PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY</b>	
<u>R0070663</u>	<u>2000 E. 77th Ave. Den. 80229</u>	

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

Petitioner's estimate of value: \$ 450,000<sup>.00</sup> (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Rafael Mendoza  
 Petitioner's Signature

Daytime Phone Number 303, 598-4000  
 Email Florence.mendozaservices@outlook.com

By \_\_\_\_\_  
 Agent's Signature\*

Daytime Phone Number ( ) \_\_\_\_\_  
 Email \_\_\_\_\_

\*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.

<b>Section II: Assessor's Recommendation</b>			
<small>(For Assessor's Use Only)</small>			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
<small>If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.</small>			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> 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 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:

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

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--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

**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 Entity : Rafael and Florence Mendoza

Owner Address : 2000 E 77th Ave

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  
EXC PARC IN NW COR AND EXC N 5 FT THEREOF 6/24A

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value				
REAL	200	LC:	\$0	\$0	LC:	\$80,339	\$23,300	A. Ratio COM	29%
	100	LR:	\$155,665	\$11,130	LR:	\$75,326	\$5,390	A. Ratio RES	7.15%
		IC:	\$0	\$0	IC:	\$0	\$0	Mill Levy	100.745
		IR:	\$294,335	\$21,045	IR:	\$639,142	\$45,700	Original Tax	\$7,494
TOTALS :			\$450,000	\$32,175		\$794,807	\$74,390		

**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**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value				
REAL	100	LC:	\$80,339	\$23,300	LC:	\$0	\$0	Tax Refund	\$4,252.95
		LR:	\$75,326	\$5,390	LR:	\$155,665	\$11,130		
		IC:	\$0	\$0	IC:	\$0	\$0	Revised Tax	\$3,241.47
		IR:	\$639,142	\$45,700	IR:	\$294,335	\$21,045		
TOTALS :			\$794,807	\$74,390		\$450,000	\$32,175		

March 2, 2020

Assessor Representative

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

**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): R0070663 Parcel NO.(S) 01719-35-1-00-038

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	\$155,665
Improvements	\$639,142
Total	\$794,807

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	\$155,665
Improvements	\$294,335
Total	\$450,000

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) 2019.

DATED this: March 2, 2020

\_\_\_\_\_  
Petitioner's Representative  
Rafael Mendoza or  
Florence Mendoza  
1955 E 75th Ave  
Denver, CO 80229

**Eric I  
Norberg**

Digitally signed by Eric I Norberg  
DN: cn=Eric I Norberg, o=Adams  
County Assessor's Office, ou,  
email=ENorberg@adcogov.org,  
c=US  
Date: 2020.03.02 13:50:22 -07'00'

\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

**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 Actual Value(s))**

1. The property subject to this Stipulation is:  
Schedule No. (S): R0070663 Parcel NO.(S) 01719-35-1-00-038
  
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Land	\$155,665
Improvements	\$639,142
Total	\$794,807
  
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	\$155,665
Improvements	\$294,335
Total	\$450,000
  
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) 2019.

DATED this: March 2, 2020

\_\_\_\_\_  
Petitioner's Representative  
Rafael Mendoza or  
\_\_\_\_\_  
Florence Mendoza  
\_\_\_\_\_  
1955 E 75th Ave  
\_\_\_\_\_  
Denver, CO 80229

**Eric I  
Norberg**

Digitally signed by Eric I Norberg  
DN: cn=Eric I Norberg, o=Adams  
County Assessor's Office, ou,  
email=ENorberg@adcogov.org,  
c=US  
Date: 2020.03.02 13:50:22 -0700

\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

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**

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

1. The property subject to this Stipulation is:  
Schedule No. (S): R0160972 Parcel NO.(S) 0157321108019

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	\$460,000
Improvements	\$0
Total	\$460,000

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	\$285,000
Improvements	\$0
Total	\$285,000

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) 2019.

DATED this: 03/05/2020

  
\_\_\_\_\_  
Petitioner's Representative

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Valerie Ferguson  
Assessor Representative  
Adams 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

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$285,000		L: \$460,500	\$133,550	A. Ratio	29.00%
		I: \$285,000	\$82,650	I: \$0	\$0	Mill Levy	129.048
<b>TOTALS :</b>		<b>\$285,000</b>	<b>\$82,650</b>	<b>\$460,500</b>	<b>\$133,550</b>	Original Tax	<b>\$17,234</b>

**Tax Exempt Portion**  
0%

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

**Assessor's Report:**  
**Situation :**

**Action :**  
 Land value will be reduced to the market value range.

**Recommendation :**  
 Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$460,500	\$133,550	L: \$285,000	\$82,650	Tax Refund	\$6,568.54
		I: \$0	\$0	I: \$0	\$0	Revised Tax	
<b>TOTALS :</b>		<b>\$460,500</b>	<b>\$133,550</b>	<b>\$0</b>	<b>\$82,650</b>		<b>\$10,665.82</b>

Valerie Ferguson March 6, 2020  
 Appraiser Date

Certified Residential Appraiser

RECEIVED

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: ADAMS

Date Received FEB 28 2020  
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Date: 02 28 2020  
Month Day Year

Petitioner's Name: AMADO A. Baca & Deborah K. Bunker  
Petitioner's Mailing Address: 12041 Pennsylvania St., STEA  
Thornton CO 80241  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) 0157321108019  
PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
1080 Huntington Trails Pkwy  
Westminster, CO 80023

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

SEE ATTACHED

Petitioner's estimate of value: \$ 285,000 (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]  
Petitioner's Signature

Daytime Phone Number (303) 517-9311

Email amos@amosbaca.net

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number ( )

Email \_\_\_\_\_

\*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.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please 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 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 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 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 (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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
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

**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 vacant 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:

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

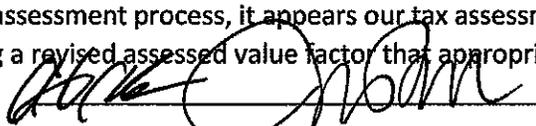
The following tax history further highlights this tax assessment discrepancy for year 2019. What is the tax basis that supports doubling our tax amount for this year compared to previous years with minor valuation increases?

<u>Description</u>	<u>Address</u>	<u>Tax Year</u>	<u>Amount</u>	<u>Increased TAX Amount</u>
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) that did not? As a matter of fact, the following either decreased or remained the same for this tax assessment period.

<u>Description</u>	<u>Address</u>	<u>Acres</u>	<u>Sold for</u>	<u>Land Actual Value</u>	<u>Improvement Valuation</u>	<u>Assessed Value</u>
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.



AMADO BACA and DEBORAH K BUNKER

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

		<u>Address</u>	<u>Actual Value</u>	<u>Assessed Value</u>
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
	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

# 2019 TAXES DUE IN 2020



Unpaid prior year taxes:  
**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)

**Full Payment or 1st Half Coupon**

**1**  
64902 1/1

PAY TAXES ONLINE AT: [WWW.ADCOTAX.COM](http://WWW.ADCOTAX.COM)

Return this coupon with payment to:  
ADAMS COUNTY TREASURER  
P.O. BOX 869  
BRIGHTON, COLORADO 80801-0869

ACCOUNT NUMBER  
**R0160972**

**R0160972**

FIRST HALF DUE BY MAR 2, 2020  **8,617.18**

PROPERTY OWNER: BACA AMADO A AND BUNKER DEBORAH K  
OF: 12041 PENNSYLVANIA ST STE A  
RECORD: THORNTON, CO 80241-3166

PAYMENTS MUST BE IN U.S. FUNDS

FULL PAYMENT DUE BY APR 30, 2020  **17,234.36**

0000001801609726 00008617185 000172343605

ABATEMENT FOR TAX YEAR:		2019			
TODAYS 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	

Provide your reason for the Abatement/Added in the space below:

PERMIT ASSESSED TO THE WRONG ENTITY.

*PTG*

ADDED ASSESSMENT FOR 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: Adams

Date Received FEB 19 2020  
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Date: 02 / 12 / 2020  
Month Day Year

Petitioner's Name: SBA Towers II LLC

Petitioner's Mailing Address: 8051 Congress Avenue

Boca Raton FL 33487-1307  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>P0028779</u>	<u>2350 W 112th Avenue</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

*wrong assessment*

Petitioner's estimate of value: Actual  
\$ 13,086.00 (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]  
Petitioner's Signature

Daytime Phone Number 561, 226 9484

Email PROPERTYTAX@SBASITE.COM

By \_\_\_\_\_ Daytime Phone Number (\_\_\_\_\_) \_\_\_\_\_  
Agent's Signature\*

Printed Name: Nandu Parisotto Email \_\_\_\_\_

\*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.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

Tax Year \_\_\_\_\_

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please 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 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

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  
 Name  
 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



ABATEMENT FOR TAX YEAR:		2018		
TODAYS DATE		03/02/20		
BUSINESS NAME:	C AND C PALLET REMANUFACTURING INC			
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

Provide your reason for the Abatement/Added in the space below:

PP was reported to Denver County & Adams County. Property was in Denver County 1/1/18.

CJG

ADDED ASSESSMENT FOR 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: Adams

Date Received FEB 04 2020  
(Use Assessor's or Commissioners' Date Stamp)

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Section I: Petitioner, please complete Section I only.

Date: 1 13 2020  
Month Day Year

Petitioner's Name: C & C Pallet Remanufacturing Inc  
Petitioner's Mailing Address: PO Box 1254  
Commerce City CO 80022  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
P0011019 7130 Elm St

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2018 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.)

Property was Reported to Denver County & Adams County. Property was in Denver County 1/1/18

Petitioner's estimate of value: \$ 47,628.00 (2018)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

  
Petitioner's Signature

Daytime Phone Number (303) 955-5259  
Email lisa.kla.wupe@gmail.com

By \_\_\_\_\_ Daytime Phone Number (\_\_\_\_\_) \_\_\_\_\_  
Agent's Signature\*

Printed Name: \_\_\_\_\_ Email \_\_\_\_\_

\*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.

Section II: Assessor's Recommendation			
(For Assessor's Use Only)			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
Assessor's or Deputy Assessor's Signature _____			

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

RECEIVED

FEB 04 2020

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

**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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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 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' 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

# TAXES DUE IN 2019



Unpaid prior year taxes:

No

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

# 2



PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

Return this coupon with payment to:

ADAMS COUNTY TREASURER  
P.O. BOX 869  
BRIGHTON, COLORADO 80601-0869

ACCOUNT NUMBER

P0011019

P0011019  
5678\*5\*\*G50\*\*0.7171\*\*1/2\*\*AUTOS-DIGIT 80022  
C AND C PALLET REMANUFACTURING INC  
C/O CURTIS R BOOZ  
PO BOX 1254  
COMMERCE CITY CO 80022-0254

PROPERTY OWNER OF RECORD



SECOND HALF DUE BY JUN 17, 2019 4,712.78

PAYMENTS MUST BE IN U.S. FUNDS

00000001600110199 00004712782 0000000000003

*mailed 2/28/19*

# 2018 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)

## Full Payment or 1st Half Coupon

# 1



5678 1/1



PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

Return this coupon with payment to:

ADAMS COUNTY TREASURER  
P.O. BOX 869  
BRIGHTON, COLORADO 80601-0869

ACCOUNT NUMBER

P0011019

P0011019

PROPERTY OWNER OF RECORD  
C AND C PALLET REMANUFACTURING INC  
C/O CURTIS R BOOZ  
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

00000001600110199 00004712782 000094255620

*unpaid 2/14/19*  
*asked in other 2nd half coupon prior years?*  
*purchase equipment?*  
*pay from A/C but more assets in #3*

2018 \$1403  
17 1586  
16 1760  
15 1871

**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 Classification	Prior Actual Value	Actual Value for the Year of 2018	
		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			
<b>TOTAL</b>	<b>26,276</b>	<b>343,262</b>	<b>0</b>

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.
- Other: **Additional assessment for omitted assets. Notified Lisa. jc.**

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(I), 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 must 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 la 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 must file an abatement petition with the Assessor. 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 must 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 COMMISSIONERS**

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

1. The property subject to this Stipulation is:  
Schedule No. (S): R0186477 Parcel NO.(S) 0157322101073

2. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2018 :

Land	\$428,229
Improvements	\$704,310
Total	\$1,132,539

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	\$428,229
Improvements	\$0
Total	\$428,229

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:

Jeryl W. Rogers  
Petitioner's Representative  
EBC Development  
Jeryl W. Rogers  
CEO

Edward Hermann  
Assessor Representative  
Adams County Assessor's Office

Digitally signed by Edward Hermann  
DN: cn=Edward Hermann, o=Adams  
County Assessor's Office,  
ou=Commetical Department,  
email=E.Hermann@adcogov.org, c=US  
Date: 2020.02.04 15:25:26 -0700

**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  
 Property Location : 14255 Lincoln St Thornton CO

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT	
		Actual Value	Value for A.	Actual Value	Value for A.		
REAL	353	L:		L:	\$428,229	\$124,190	A. Ratio 29.00%
		I:		I:	\$704,310	\$204,250	Mill Levy 115.070
TOTALS :		\$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**

TYPE	OCC CODE	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS		
		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
		I:	\$704,310	\$204,250	I:	\$0	\$0	= Adjusted Tax
TOTALS :		\$1,132,539	\$328,440	\$428,229	\$124,190		\$14,290.54	

March 5, 2020  
Date

PETITION FOR ABATEMENT OR REFUND OF TAXES

RECEIVED

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

JAN 27 2019

Section I: Petitioner, please complete Section I only.

Date: 01 23 2020  
Month Day Year

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Petitioner's Name: FBW-RE, LLC

Petitioner's Mailing Address: PO Box 712

McPherson  
City or Town

KS  
State

67460  
Zip Code

SCHEDULE OR PARCEL NUMBER(S)  
R0186477

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
THE GROVE SUBD FLG NO 1 AMND NO 5 BLK 1 LOT 4 E

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2018 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 property and Account number R0186475 relate to the same business. The 2017 valuation was \$428,229 (assessed value \$124,190). In 2018, improvements were added to Account R0186477 when they were already assessed on R0186475. These improvements were removed in 2019. It has been communicated and discussed with the Deputy Assessor.

Petitioner's estimate of value: \$ 124,190 (2018)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Jerry W. Perry  
Petitioner's Signature

Daytime Phone Number (620) 242-6033

Email jerry@ercmanagement.com

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number ( )

Email \_\_\_\_\_

\*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.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please 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 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 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 present--not present)* and  
 Name  
 Petitioner \_\_\_\_\_ *(being present--not 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 *(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

## ADAMS COUNTY ASSESSOR PROPERTY PROFILE

<b>Account #:</b> R0186477	<b>Local #:</b>	<b>Parcel #:</b> 0157322101073
<b>Tax Year:</b> 2018	<b>Levy:</b> 115.07	<b># of Imps:</b>
<b>Tax Dist:</b> 919	<b>Map #:</b>	<b>LEA:</b> 754GA
<b>PUC:</b>	<b>Initials:</b> EHERMANN	<b>Acct Type:</b> Commercial
<b>Assign To:</b> DDELMEND O		<b>Created On:</b> 04/03/2015
		<b>Active On:</b> 02/21/2018
		<b>Inactive On:</b>
		<b>Last Updated:</b> 03/04/2020

**Owner's Name and Address**

THORNTON DEVELOPMENT LLC

C/O FBW-RE LLC  
PO BOX 712  
MCPHERSON, KS 67460 -

**Property Address**

**Street:** 14255 LINCOLN ST  
**City:** THORNTON

### Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
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### Legal

THE GROVE SUBD FLG NO 1 AMND NO 5 BLK 1 LOT 4 E

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
---------	----------	-------	-----	--------	----------------	------------------

### Subdivision Information

Sub Name	Block	Lot	Tract
THE GROVE			

### Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Commercial	2130	Market	32,627	Square Feet	32,627.000000	\$13.13	\$428,229	29.00%	\$124,187
<b>Class</b>				<b>Sub Class</b>					
<b>Land Subtotal:</b>				<b>0.75</b>		<b>\$428,229</b>		<b>\$124,187</b>	

### Land Attributes

Attribute	Description	Adjustment
Location	Major Street Frntge	0.75

### Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
<b>Improvement Subtotal:</b>						<b>\$0</b>	<b>\$0</b>

### Total Property Value

<b>Total Value:</b>	<b>\$428,229</b>	<b>\$124,190</b>
---------------------	------------------	------------------

\*Approximate Assessed Value

ACCOUNT# R0186477  
 PARCEL # D157322101073  
 TAX DISTRICT # 019

**REAL ESTATE PROPERTY TAX NOTICE**  
**2017 TAXES DUE IN 2018**

BRIGITTE GRIMM ADAMS COUNTY TREASURER  
 4430 SOUTH ADAMS COUNTY PARKWAY, SUITE C2436  
 BRIGHTON, COLORADO 80601  
 (720) 823-6160



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
RANGEVIEW LIBRARY DISTRICT	3.68900	0.00000	455.65	NET TOTAL	429,229	124,190
ADAMS COUNTY	26.92900	0.00000	3,344.31			
RTD	0.00000	0.00000	0.00			
SD 12	63.25900	0.00000	7,856.14			
CITY OF THORNTON	10.21000	0.00000	1,267.98			
URBAN DRAINAGE SOUTH PLAT	0.05700	0.02700	7.08			
URBAN DRAINAGE & FLOOD CO	0.60000	0.19600	62.10			
EAST 144TH AVE URBAN RENE	0.00000	0.00000	0.00			
<b>TOTAL</b>		<b>NET LEVY -&gt; 104.8240</b>	<b>12,993.26</b>			
<b>GRAND TOTAL</b>			<b>12,993.26</b>			

SB 25 - In absence of State Legislative Funding, your school mill levy would have been: 140.214

**MESSAGES**

**NEW**  
**SATELLITE OFFICE**  
 11860 PECOS STREET, SUITE 2481  
 WESTMINSTER, CO 80234  
 TUE, WED, THUR 7:30 am - 5 pm

See Insert for Senior/Disabled Veteran exemptions and E-Statement instructions.

Email Verification code: 6SHNCZ40

**LEGAL DESCRIPTION OF PROPERTY**

THE GROVE SUBD FLG NO 1 AMND NO 5 BLK 1 LOT 4 E

Store: 109  
 Date: 1/26/18  
 GL Code: 22000 - 12,993.26

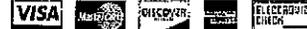
PROPERTY LOCATION: 14255 LINCOLN ST THORNTON 000000000

**Unpaid prior year taxes:**

No

PAYMENT	DUE DATE	AMOUNT
FIRST HALF	FEB 28, 2018	6,496.63
SECOND HALF	JUN 15, 2018	6,496.63
FULL PAYMENT	APR 30, 2018	12,993.26

**PAYMENT OPTIONS FOR CURRENT YEAR TAXES**



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.

R0186477  
 THORNTON DEVELOPMENT LLC  
 C/O FBW-RE LLC  
 PO BOX 712  
 MCPHERSON, KS 67460



RETAIN TOP PORTION FOR YOUR RECORDS

**2017 TAXES DUE IN 2018**

**Unpaid prior year taxes:**

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**

**2**

**VISA** **MasterCard** **DISCOVER** **AMERICAN EXPRESS** **ELECTRONIC CHECK**  
 PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

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

ACCOUNT NUMBER  
 R0186477

R0186477  
 108087-380\*\*G50\*\*1.1401\*\*2/2\*\*\*\*\*AUTOMIXED AACD 980  
 THORNTON DEVELOPMENT LLC  
 C/O FBW-RE LLC  
 PO BOX 712  
 MCPHERSON KS 67460-0712

PROPERTY OWNER OF RECORD

SECOND HALF DUE BY JUN 15, 2018 6,496.63

PAYMENTS MUST BE IN U.S. FUNDS

0000001801864776 00006496632 000000000000

**2017 TAXES DUE IN 2018**

**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)

**Full Payment or 1st Half Coupon**

**1**

**VISA** **MasterCard** **DISCOVER** **AMERICAN EXPRESS** **ELECTRONIC CHECK**  
 PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

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

ACCOUNT NUMBER  
 R0186477

R0186477  
 THORNTON DEVELOPMENT LLC  
 C/O FBW-RE LLC  
 PO BOX 712  
 MCPHERSON, KS 67460

PROPERTY OWNER OF RECORD

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

0000001801864776 00006496632 000129932679

## ADAMS COUNTY ASSESSOR PROPERTY PROFILE

<b>Account #:</b> R0186475	<b>Local #:</b>	<b>Parcel #:</b> 0157322101073
<b>Tax Year:</b> 2018	<b>Levy:</b> 115.07	<b># of Imps:</b> 1
<b>Tax Dist:</b> 180	<b>Map #:</b>	<b>Created On:</b> 04/03/2015
<b>PUC:</b>	<b>Initials:</b> TSWINGLE	<b>LEA:</b> 754GA
<b>Assign To:</b> SWHEELER	<b>Acct Type:</b> Commercial	<b>Active On:</b> 02/08/2017
		<b>Inactive On:</b>
		<b>Last Updated:</b> 04/02/2018

**Owner's Name and Address**

THORNTON DEVELOPMENT LLC

C/O FBW-RE LLC  
PO BOX 712  
MCPHERSON, KS 67460 -

**Property Address**

**Street:** 14255 LINCOLN ST  
**City:** THORNTON

### Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
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### Legal

THE GROVE SUBD FLG NO 1 AMND NO 5 BLK 1 LOT 4 E

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
22	1	68	NE4			

### Subdivision Information

Sub Name	Block	Lot	Tract
THE GROVE	1	4	E

### Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Commercial	2112	Market	22,946	Square Feet	22,946.000000	\$13.13	\$301,166	29.00%	\$87,338
<b>Class</b>				<b>Sub Class</b>					
<b>Land Subtotal:</b>					<b>0.53</b>		<b>\$301,166</b>		<b>\$87,338</b>

### Land Attributes

Attribute	Description	Adjustment
Location	Major Street Frntge	0.75

### Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1	Commercial	2230	Fast Food Restaurant	Wood Frame	\$591,898	29.00%	\$171,650
<b>Improvement Subtotal:</b>					<b>\$591,898</b>		<b>\$171,650</b>

### Total Property Value

<b>Total Value:</b>	<b>\$893,064</b>	<b>\$258,990</b>
---------------------	------------------	------------------

\*Approximate Assessed Value

ACCOUNT# R0186477  
 PARCEL # 0157322101073  
 TAX DISTRICT # 919

**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) 523-6180



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
RANGEVIEW LIBRARY DISTRIC	3.66600	0.00000	1,204.06	LAND	428,229	124,190
ADAMS COUNTY	26.86400	0.00000	8,823.22	IMPROVEMENTS	704,310	204,250
RTD	0.00000	0.00000	0.00	NET-TOTAL	1,132,539	328,440
SD 12	73.51000	0.00000	24,143.63			
CITY OF THORNTON	18.21000	0.00000	3,353.37			
URBAN DRAINAGE SOUTH PLAT	0.09400	0.00500	30.87			
URBAN DRAINAGE & FLOOD CO	0.72600	0.00400	236.46			
EAST 144TH AVE URBAN RENE	0.00000	0.00000	0.00			
TOTAL	NET LEVY--> 115.0700		37,793.60			
GRAND TOTAL			37,793.60			

LEGAL DESCRIPTION OF PROPERTY		
THE GROVE SUBD FLG NO 1 AMND NO 6 BLK 1 LOT 4 E		
Store: 109 Date: 1/31/19 GL Code: 22000 - 37,793.60		
PROPERTY LOCATION: 14255 LINCOLN ST THORNTON 000000000		

MESSAGES		
<b>SATELLITE OFFICE</b> 11860 PECOS STREET, SUITE 2481 WESTMINSTER, CO 80234 MONDAY - THURSDAY 7:30 am - 5 pm		
See insert for Senior/Disabled Veteran exemptions and E-Statement instructions.		
Email Verification code: 6SHNC240		

Unpaid prior year taxes:		
No		
PAYMENT	DUE DATE	AMOUNT
FIRST HALF	FEB 28, 2019	18,896.80
SECOND HALF	JUN 17, 2019	18,896.80
FULL PAYMENT	APR 30, 2019	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  
 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.

**2018 TAXES DUE IN 2019**



Unpaid prior year taxes:
No

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**

**2**

**VISA**   
 PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

Return this coupon with payment to:  
 ADAMS COUNTY TREASURER  
 P.O. BOX 989  
 BRIGHTON, COLORADO 80601-0989

ACCOUNT NUMBER  
 R0186477

R0186477  
 1058887302\*\*G50\*\*0.8571\*\*2/4\*\*\*\*\*AUTOMIXED AADC 980  
 THORNTON DEVELOPMENT LLC  
 C/O FBW-RE LLC  
 PD BOX 712  
 MCPHERSON KS 67460-0712

PROPERTY OWNER OF RECORD

SECOND HALF DUE BY JUN 17, 2019 18,896.80

PAYMENTS MUST BE IN U.S. FUNDS

0000001801864776 00018896803 000000000000

**2018 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)

**Full Payment or 1st Half Coupon**

**1**

**VISA**   
 PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

Return this coupon with payment to:  
 ADAMS COUNTY TREASURER  
 P.O. BOX 989  
 BRIGHTON, COLORADO 80601-0989

ACCOUNT NUMBER  
 R0186477

R0186477  
 THORNTON DEVELOPMENT LLC  
 C/O FBW-RE LLC  
 PD BOX 712  
 MCPHERSON, KS 67460

PROPERTY OWNER OF RECORD

FIRST HALF DUE BY FEB 28, 2019  18,896.80

PAYMENTS MUST BE IN U.S. FUNDS

FULL PAYMENT DUE BY APR 30, 2019  37,793.60

0000001801864776 00018896803 000377936018

ERC  
PO Box 712  
McPherson, KS 67460



WICHITA KS 672

23 JUN 2020 PM 11

Adams County Assessors Office  
4430 S. Adams County Pkwy  
Suite C2100  
Brighton, CO 80601-8203

80601-822288

**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 Actual Value(s))**

1. The property subject to this Stipulation is:  
Schedule No. (S): R0169115 Parcel NO.(S) 0172114202001
  
2. The subject property is classified as a Commercial property.
  
3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :  

Land	\$908,335
Improvements	\$5,940,011
Total	\$6,848,346
  
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	\$908,335
Improvements	\$4,161,665
Total	\$5,070,000
  
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) 2019.

DATED this: March 9, 2020

  
\_\_\_\_\_  
Petitioner's Representative  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Shannon C. Wheeler**  
Assessor Representative  
Adams County Assessor's Office

Digitally signed by Shannon C. Wheeler  
DN: cn=Shannon C. Wheeler,  
o=Adams County, ou=Assessor's  
Office, email=swheeler@adcogov.org,  
c=US  
Date: 2020.03.09 13:28:56 -0600

**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  
 Owner City : Salt Lake City                      State : UT  
 Property Location : 11210 E. 104th - Commerce City

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value			
REAL	386 N/A	LC:			\$908,335	\$263,420	A. Ratio COM	29.00%
		LR:			N/A	\$0	A. Ratio RES	7.15%
		IC:			\$5,940,011	\$1,722,600	Mill Levy	164.468
		IR:			N/A	\$0	Original Tax	\$326,637
<b>TOTALS :</b>			<b>\$4,721,916</b>	<b>\$1,369,360</b>	<b>\$6,848,346</b>	<b>\$1,986,020</b>		

**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.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL	386 N/A	LC:	\$908,335	\$263,420	\$880,479	\$255,340	\$90,409.71
		LR:	N/A	\$0	\$27,856	\$1,990	
		IC:	\$5,940,011	\$1,722,600	\$4,033,977	\$1,169,850	Revised Tax
		IR:	N/A	\$0	\$127,688	\$9,130	
<b>TOTALS :</b>			<b>\$6,848,346</b>	<b>\$1,986,020</b>	<b>\$5,070,000</b>	<b>\$1,436,310</b>	<b>\$236,227.03</b>

Shannon C. Wheeler  
 Assessor Representative

March 11, 2020  
 Date

Mill - 2017 - 189.828  
 2018 - 172.587  
 2019 - 164.468

**PETITION FOR ABATEMENT OR REFUND OF TAXES**

2019 Value

County: Adams County

Date Received \_\_\_\_\_  
 (Use Assessor's or Commissioners' Date Stamp)

\$6,848,346

**Section I: Petitioner, please complete Section I only.**

Date: February 7 2020  
 Month Day Year

Please Deliver To:  
**Shannon Wheeler**

FEB 11 2019

Petitioner's Name: STOR-N-LOCK PARTNERS NO.20 LLC

Petitioner's Mailing Address: 678 E VINE STREET, STE 9

SALT LAKE CITY

UT

84107

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 PROPERTY  
11210 E. 104TH AVE HENDERSON, CO 80640

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

Valuation of \$6,848,346 is too high.  
 The NRA is significantly overstated in the county's assessed value.  
 Property expenses, including Property Taxes, amount to \$600,378.65. Leaving NOI of \$330,534.12. Using the 7% cap rate the assessor's office uses, that would put the valuation the amount shown below.  
 This property has an onsite apartment in which our resident managers live. This apartment is 2,700 sqft and should be assessed at the residential rate. As of the end of December, we had 63,165 net rented square feet. The average occupancy for the past 6 months is 84.2% and is declining.

Petitioner's estimate of value: \$ 4,721,916 (2019)  
 Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]  
 Petitioner's Signature

Daytime Phone Number ( 801 ) 270-5700 ext 102

Email benj@stor-n-lock.com

By \_\_\_\_\_  
 Agent's Signature\*

Daytime Phone Number ( \_\_\_\_\_ )

Email \_\_\_\_\_

\*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.

**Section II: Assessor's Recommendation**  
 (For Assessor's Use Only)

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s): \_\_\_\_\_

\_\_\_\_\_  
 Assessor's or Deputy Assessor's Signature

COPY

Emailed Ben B/1/2020 For Signature And Settlement

2700 / 88043  
 39%

COST \$4,425,000

77.78 / FT 88,043 SF



**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 Actual Value(s))**

1. The property subject to this Stipulation is:  
Schedule No. (S): R0199446 Parcel NO.(S) 0157333201004

2. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :

Land	\$2,471,143
Improvements	\$40,027,700
Total	\$42,498,843

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	\$2,471,143
Improvements	\$17,098,857
Total	\$19,570,000

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) 2019.

DATED this: February 11, 2020

Petitioner's Representative  
Monte Murdock - Manager / Director  
North Denver SNF, LLC

Shannon  
C. Wheeler

Digitally signed by Shannon C. Wheeler  
DN: cn=Shannon C. Wheeler,  
o=Adams County, ou=Assessor's  
Office, email=swheeler@adcogov.org,  
c=US  
Date: 2020.02.11 09:04:52 -0700

Assessor Representative  
Adams County Assessor's Office

**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 Address : 3490 CENTENNIAL BLVD  
 Owner City : COLORADO SPRINGS State : CO  
 Property Location : 12285 Pecos Street Westminster, CO

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	313 N/A	LC:		LC:	\$2,471,143	\$716,630	A. Ratio COM 29.00%
		LR:		LR:	N/A	\$0	A. Ratio RES 7.15%
		IC:		IC:	\$40,027,700	\$11,608,030	Mill Levy 101.548
		IR:		IR:	N/A	\$0	Original Tax \$1,251,545
TOTALS :		\$18,448,875	\$5,350,170	\$42,498,843	\$12,324,660		

**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	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund		
REAL	313 N/A	LC:	\$2,471,143	\$716,630	LC:	\$1,803,934	\$523,140	Tax Refund \$792,469
		LR:	N/A	\$0	LR:	\$667,209	\$47,710	
		IC:	\$40,027,700	\$11,608,030	IC:	\$12,482,166	\$3,619,830	Revised Tax \$459,075
		IR:	N/A	\$0	IR:	\$4,616,691	\$330,090	
TOTALS :		\$42,498,843	\$12,324,660	\$19,570,000	\$4,520,770			

  
 Assessor Representative

February 11, 2020  
 Date

ATTACHMENT TO ACCOUNTS #R0199446 2019 APPEAL

		TOTAL			
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:	<u>\$42,498,843</u>	Total:	<u>\$19,570,000</u>	Total:	<u>-\$22,928,843</u>

		Commercial/Industrial - 29%			
Old Land:	\$2,471,143	New Land:	\$1,803,934	Chg. Land:	-\$667,209
Old Imps:	\$40,027,700	New Imps:	\$12,482,166	Chg. Imps:	-\$27,545,534
Total:	<u>\$42,498,843</u>	Total:	<u>\$14,286,100</u>	Total:	<u>-\$28,212,743</u>

APPRaiser \_\_\_\_\_  
DATE \_\_\_\_\_

		Residential/Apartment - 7.15%			
Old Land:	\$0	New Land:	\$667,209	Chg. Land:	\$667,209
Old Imps:	\$0	New Imps:	\$4,616,691	Chg. Imps:	\$4,616,691
Total:	<u>\$0</u>	Total:	<u>\$5,283,900</u>	Total:	<u>\$5,283,900</u>

APPRaiser \_\_\_\_\_  
DATE \_\_\_\_\_

Tax Calculation:  
Total Assessed Value:  
Mill Levy

	<del>\$4,568,570</del>	4,520,1770	OK
x	101.548 (per \$1000)		
	\$463,421.41	\$459,075	

# Cost Breakdown Sheet

Account **R0199446** Imp # **1** Report Date: **01/29/2020** Initials: **SWHEELER**

Imp #: 1 NBHD: Mis-Matched					Quality: Average		Condition: Very Good		1	<u>Percent</u>	<u>\$ Amount</u>
Imp Gross SF: 77489		Imp Net SF: 77489		Perimeter: 1050	Percent Complete: 100%		Replacement Cost New (\$):			\$16,060,440	
BlAs Order #:	1	BlAs Desc: Convlstnt Hosp Nursing Home			BlAs SF:	77489		Percent Complete (x):	100.00%	\$0	
HVAC Type:	Hot Chille Exterior:	Frame Siding		No. of Stories:	3		RCN x Perc Complete (\$):		\$16,060,440		
Year Blt:	2015	Adj Year Blt:	2015	Story Ht:	15	BlAs Units:	96	Amateur Adj Value (-):	0.00%	\$0	
UnAdjBase \$/sf:	214	Cost Mult:	1.03	Local Mult:	0.96	Base \$/SF:	211.6	Entrepreneurial Adj Value	10.00%	\$1,606,044	
Perim Mult:	0.897	# Stories Mult:	1	Story Ht Mult:	1.069	MH Tag Mult:	1	Exterior Adj Value (+):	0.00%	\$0	
MH Wall Mult:		*HVAC \$/sf:	0	*Floor \$/sf:	0	*Interior \$/sf:	0	Interior Adj Value (+):	0.00%	\$0	
*Fndation \$/sf:	0	*Roof \$/sf:	0	*Energy \$/sf:	0	Adj Base \$/sf:		Functional Obs Value (-):	0.00%	\$0	
Sprinkler \$/sf:	2.6	Sprinkler sf:	77489	Sprinkler RCN:	\$201,471	BlAs RCN:		Economic Obs Value (-):	0.00%	\$0	
MH Skirt \$:	0	MH Skirt Inft:	0	MH Skirt RCN:	0	Total BlAs RCN:		Other Obs Value (-):	0.00%	\$0	
* These \$/sf Adjustments include all Multipliers				R0199446	1			Physical Depr Value (-):	3.53%	\$566,839	
AddCode:	Detail Type:	Detail Description:		Units	\$/Unit:	RCN:	Ovrde:	Ovrd \$:			
	Appliance	Allowance		1	\$0.00	\$0	<input type="checkbox"/>	\$0	Landscaping Cost (+):	\$0	
	Fixture	Bath 2		5	\$0.00	\$0	<input type="checkbox"/>	\$0	RCN Less Depr (=):	\$17,099,645	
	Fixture	Bath 3		97	\$0.00	\$0	<input type="checkbox"/>	\$0	Condo Percent (x):	100.00%	
	Fixture	Bath 4		2	\$0.00	\$0	<input type="checkbox"/>	\$0	RCNLD x Condo Perc (\$):	\$17,099,645	
	Fixture	Bath 5		2	\$0.00	\$0	<input type="checkbox"/>	\$0	Site Value -	\$2,471,143	
2005	Add On	Asphalt-3001 sq. ft. or greater		5250	\$1.55	\$81,375	<input type="checkbox"/>	\$0	Reconciled Value -	\$19,570,788	
2105	Add On	Concrete Average		1000	\$3.07	\$30,700	<input type="checkbox"/>	\$0	Rounded Value -	\$19,570,000	
2035	Add On	Canopy Concrete Average		1500	\$16.25	\$24,375	<input type="checkbox"/>	\$0			
Total Detail RCN = RCN + Override RCN:						\$136,450	+	\$0			
Plumbing Adjust:				\$0	Rough-In Adjust:		\$0				

6719-489-1946

**From:** Carlos Gauna  
**To:** Shannon Wheeler  
**Subject:** FW: North Denver SNF  
**Date:** Thursday, January 09, 2020 7:35:55 AM

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**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**

<b>ALOS</b>	<b># of Patients</b>	<b>% of Patients</b>
>=30	390	27%
Under 30	1076	73%
<b>Grand Total</b>	<b>1466</b>	<b>100.00%</b>

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 Abatement 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](mailto:swheeler@adcogov.org)  
[www.adcogov.org](http://www.adcogov.org)

*SW*

PETITION FOR ABATEMENT OR REFUND OF TAXES

RECEIVED

County: ADAMS

Date Received JAN 06 2020  
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Date: 01/06/2020  
Month Day Year

Petitioner's Name: NORTH DENVER 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) PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
R0199446 12285 PECOS ST  
01573-33-2-01-004 WESTMINSTER, CO 80234

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

The 2019 value is excessive based on market data, these properties sell with a significant amount of business value. The property operates under a residential classification not commercial.

Petitioner's estimate of value: \$ 18,448,875 2019  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Monte Murdock  
Petitioner's Signature

Daytime Phone Number (719) 439-1946  
Email MMURDOCK@VERITASMG.COM

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number ( ) \_\_\_\_\_  
Email \_\_\_\_\_

\*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.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

Tax Year \_\_\_\_\_

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

# FHA 232-223(f) Refinance Loan Sizing

Sizing Date: 12/13/2019

## Project Data

Property Name: Center at Northridge  
 Property Location: Westminster, CO  
 Number of Units: 96  
 Year Built: 2017

## Proposed Mortgage Terms

Loan Purpose: Refinance  
 Interest Rate: 3.35%  
 Annual MIP: 0.65%  
 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

	Start Date: Dec-19	Submit Application to HUD: Feb-20	Commitment / Rate Lock: Apr-20	Close Loan: May-20
<b>Processing Step</b>	Underwriting		HUD Review	Closing
Sponsor Due Diligence	30 - 45 Days			
Third Party Reports	30 - 45 Days			
NorthMarq Underwriting		30 - 45 Days		
HUD Review			45 - 60 Days	
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](mailto:pbruder@northmarq.com)  
 (303) 225-2107

### FHA Production Manager:

James Hillhouse  
[JHillhouse@NorthMarq.com](mailto: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

<b>Total/Average:</b>	96	9,600	\$15,160	\$151.60	\$1,455,321	\$17,463,857
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**ProForma**

Income	Per Unit	Total
Gross Potential Rent	\$181,915	\$17,463,857
Less: Vacancy and Collection Losses	10.00%	\$1,746,386
Less: Concessions	\$0	\$0
<b>Net Rental Income</b>	<b>\$163,724</b>	<b>\$15,717,471</b>

Other Income	\$2,343	\$224,925
<b>Effective Gross Income:</b>	<b>\$166,067</b>	<b>\$15,942,396</b>

Expenses	Per Unit	Total
Real Estate Taxes	\$1,825	\$175,200
Property Insurance	\$6,188	\$498,000
All Utilities	\$2,255	\$216,455
Repairs and Maintenance	\$1,694	\$162,631
Management Fee	\$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	\$1,760,363
Replacement Reserves	\$500	\$48,000
<b>Total Expenses and Reserves:</b>	<b>\$154,536</b>	<b>\$14,835,464</b>

**Operating Expense Ratio: 93.06%**

	Per Unit	Total
<b>Net Operating Income:</b>	<b>\$11,531</b>	<b>\$1,106,932</b>

**Center at Northridge - Westminster, CO**

**Sizing Date: 12/13/2019**

**Maximum Mortgage**

**1. Loan Request:** \$0

**2. Value:** \$14,759,000

Estimated Value ~~\$18,448,875~~  
 Maximum Loan to Value 80.00%  
**\$14,759,100**

**3. Transaction Costs:** \$14,266,700

Total Cost to Refinance \$14,266,738  
 Maximum Loan to Cost 100.00%  
**\$14,266,738**

**4. Debt Service:** \$13,865,500

ProForma NOI \$1,106,932  
 Minimum Debt Service Coverage 1.45x  
 Maximum Debt Service Payment **\$763,402**

Sum of Rates 5.51%

*\*Equals Mortgage Constant plus MIP Rate*

**\$13,865,502**

**Maximum Allowable Mortgage:**

**\$13,865,500**

*\*Lowest of the Above Mortgage Constraints*

**Debt Service Coverage Ratio:** 1.4500

	Monthly	Annual
Principal and Interest	\$56,106.32	\$673,275.84
Mortgage Insurance Premium	\$7,510.48	\$90,125.75
<b>Total Debt Service</b>	<b>\$63,616.80</b>	<b>\$763,401.59</b>

**Project Capitalization**

**Uses:**

**Existing Indebtedness**

Outstanding Mortgage	\$13,690,432
Other Indebtedness and Prepayment Penalties	\$0
	<b>\$13,690,432</b>

**Required Repairs**

Per Unit	
Critical Repairs	\$100 \$9,600
Non-Critical Repairs	\$0 \$0
Non-Critical Deferred Repairs	\$200 \$19,200
	<b>\$300 \$28,800</b>

**Loan Closing Charges**

Financing Fee	1.00%	\$138,655
Placement Fee	0.24%	\$33,100
Initial MIP Deposit	1.00%	\$138,655
HUD Application Fee	0.30%	\$41,597
HUD Inspection Fee		\$1,500
Third Party Reports		\$25,000
Borrower's Legal, Title and Recording		\$25,000
Initial Replacement Reserve Deposit	\$1,500	\$144,000
		<b>\$547,507</b>

**Other Escrows**

Initial Operating Deficit Escrow		\$0
Non-Critical Repair Escrow	20%	\$3,840
		<b>\$3,840</b>

**Total Uses: \$14,270,578**

**Sources:**

FHA Loan	\$13,865,500
Secondary Financing	\$0
Cash Requirement	\$405,078

**Total Sources: \$14,270,578**

**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 Repairs
	\$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 COUNTY COMMISSIONERS

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

1. The property subject to this Stipulation is:  
Schedule No. (S): R0094312 Parcel NO.(S) 0182334125006

2. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :

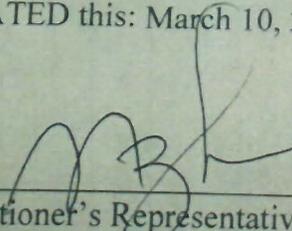
Land	\$54,000
Improvements	\$389,276
Total	\$443,276

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	\$54,000
Improvements	\$316,000
Total	\$370,000

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) 2019.

DATED this: March 10, 2019

  
\_\_\_\_\_  
Petitioner's Representative

NATALYA RAYKEN

Shannon  
C. Wheeler

Digitally signed by Shannon C. Wheeler  
DN: cn=Shannon C. Wheeler, o=Adams County, ou=Assessor's Office, email=swheeler@adcogov.org, c=US  
Date: 2020.03.10 15:05:17 -0600

\_\_\_\_\_  
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  
 Property Location : 9741 Montview Boulevard - Aurora

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	353	L: [REDACTED]	[REDACTED]	L: \$54,000	\$15,660	A. Ratio	29.00%
		I: [REDACTED]	[REDACTED]	I: \$389,276	\$112,890	Mill Levy	117.794
TOTALS :		\$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**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$54,000	\$15,660	L: \$54,000	\$15,660	Tax Refund	\$2,503
		I: \$389,276	\$112,890	I: \$316,000	\$91,640	Revised Tax	
TOTALS :		\$443,276	\$128,550	\$370,000	\$107,300		\$12,639

Shannon C. Wheeler  
 Appraiser

March 12, 2020  
 Date

## Shannon Wheeler

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**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

O: 720.523.6707 | [swheeler@adcogov.org](mailto:swheeler@adcogov.org)

[www.adcogov.org](http://www.adcogov.org)

PETITION FOR ABATEMENT OR REFUND OF TAXES

RECEIVED

County: ADAMS

Date Received FEB 21 2020  
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 02 18 2020  
Month Day Year

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Petitioner's Name: Natalya E. LEONIS RANKIN  
Petitioner's Mailing Address: 970 S FULTON ST  
Denver CO 80247  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) 0182334125006 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 9741 MONTVIEW BLVD AURORA

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

2019 Value  
\$ 443,276

Petitioner's estimate of value: \$ 300,000 2019  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]  
Petitioner's Signature

Daytime Phone Number (303) 875-9420  
Email N.RANKIN923@HOTMAIL.COM

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number ( ) \_\_\_\_\_  
Email \_\_\_\_\_

\*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.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

Tax Year \_\_\_\_\_

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(1)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please 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 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

Month Day Year

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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

Name

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

**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 Address : PO BOX 9167  
 Owner City : SPRINGFIELD State : MO  
 Property Location : 8611 Washington Street- Thornton CO

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL	353	L: [REDACTED]	[REDACTED]	L: \$167,250	\$48,500	A. Ratio 29.00%
		I: [REDACTED]	[REDACTED]	I: \$539,892	\$156,570	Mill Levy 111.785
TOTALS :		\$301,778	\$87,520	\$707,142	\$205,070	Original Tax \$22,924

**Tax Exempt Portion**  
0%

**Petitioner's Statement :**

Value too high.

**Assessor's Report**

**Situation :**

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**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL		L: \$167,250	\$48,500	L: \$167,250	\$48,500	Tax Refund \$4,348.44
		I: \$539,892	\$156,570	I: \$405,750	\$117,670	Revised Tax
TOTALS :		\$707,142	\$205,070	\$573,000	\$166,170	\$18,575.31

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 Year(s)) 2019 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): R0058164 Parcel NO.(S) 0171927116001

2. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019:

Land	\$167,250
Improvements	\$539,892
Total	\$707,142

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	\$167,250
Improvements	\$405,750
Total	\$573,000

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) 2019.

DATED this: March 11, 2020

  
Petitioner's Representative  
INVOKER TAX PARTNERS  
DALTON BURNS  
REAL ESTATE CONSULTANT

Edward  
Hermann  
Assessor Representative  
Adams County Assessor's Office

Digitally signed by Edward Hermann  
DN: cn=Edward Hermann, o=Adams  
County Assessor's Office,  
ou=Commercial Department,  
email=E.Hermann@adcogov.org, c=US  
Date: 2020.03.11 08:40:34 -0800'

Ken Musso, Adams County Assessor

adjust

27

# 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**

<b>Purpose of Appraisal</b>	To determine Actual Value as of June 30, 2018 based on inventory of the property on January 1, 2019
<b>Base Period Ending</b>	June 30, 2018 with collection period up to 5 year prior to June 30, 2018
<b>Property Rights Appraised</b>	Unencumbered fee simple interest.
<b>Type</b>	Retrospective
<b>Location</b>	8611 WASHINGTON ST THORNTON
<b>Land Area SF</b>	22,300
<b>Zoning</b>	Thornton
<b>Property Type</b>	Commercial
<b>Building Count</b>	1
<b>Improvement Type</b>	Retail Store
<b>Quality</b>	Average
<b>Year Built</b>	1973
<b>Gross Building SF</b>	5,621
<b>Net leaseable SF</b>	5,621
<b>Land to Bldg Ratio</b>	3.97
<b>Total Land Value</b>	\$167,250
<b>Total Improvement(s) Value</b>	\$539,892
<b>Total Actual Value</b>	\$707,142
<b>SPSF</b>	\$125.80

**Subject Photo**



## Stabilized Market Income Statement

R0058164

**Net Rentable area**  
**5,621 Sqft.**

-

**GROSS INCOME**

	Annual Amount	% of Gross	Per Net Sqft.
Potential Gross Income	\$ 47,216	100%	\$ 8.40
Reimbursements	\$ -		\$ -
<b>Total Income with pass thru</b>	<b>\$ 47,216</b>		<b>\$ 8.40</b>
Vacancy/Collection Loss	\$2,361	5%	\$ 0.42
<b>Effective Gross Income</b>	<b>\$ 44,856</b>	<b>95%</b>	<b>\$ 7.98</b>

**FIXED EXPENSES:**

RE Tax	\$ -	0.0%	\$ -
Insurance	\$ 944	2.00%	\$ 0.17

**Owner's Expense**

Utilities	\$ 944	2.0%	\$ 0.17
Grounds Mainenance	\$ -	0.0%	\$ -
Maintenance/Repair	\$ -	0.0%	\$ -
Management & Administration	\$ 944	2.0%	\$ 0.17
Miscellaneous	\$ 1,416	3.0%	\$ 0.25

**RESERVE REVENUE:**

Strurctural reserves	\$ 472	1.0%	\$ 0.08
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<b><u>Total Annual Expenses</u></b>	<b>\$ 4,722</b>	<b>10.0%</b>	<b>\$ 0.84</b>
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**NET INCOME**

<b>\$ 40,134</b>	<b>85.00%</b>	<b>\$ 7.14</b>
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Base Cap Rate	<b>7.00%</b>
Mill Levy	0.11179
Effective Tax R	3.24%

**CAPITALIZATION**

**NET INCOME DIVIDED BY CAP RATE EQUALS PROPERTY VALUE**

<b>\$ 40,134</b>	<b>7.00%</b>	<b>\$ 573,000</b>	<b>\$ 102</b>
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8611 Washington St  
Retail - Northeast Ret Submarket  
Thornton, CO 80229

★★★★

5,568 SF GLA  
0.51 AC Lot  
1973 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 - **Property** Submarket Market

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	-	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

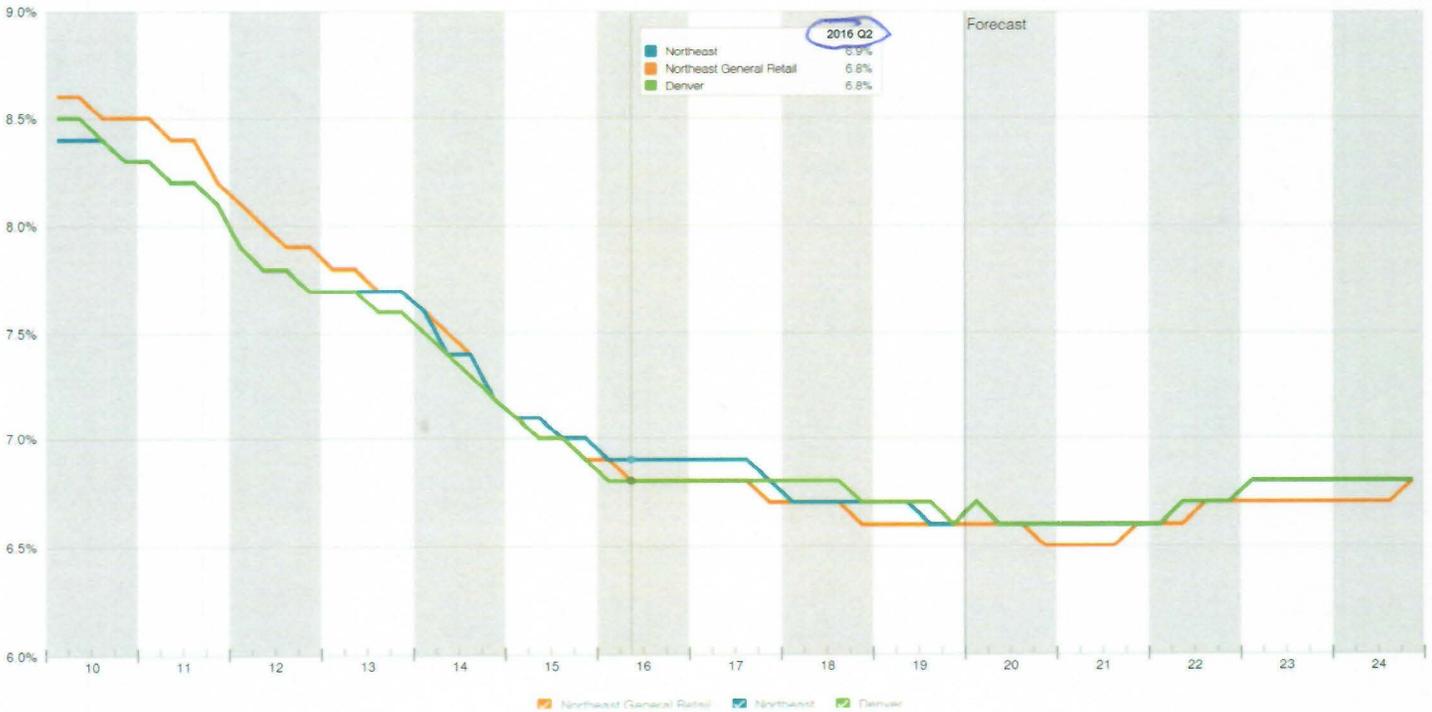
INVENTORY	PROPERTY	SUBMARKET 2-4 STAR	SUBMARKET
Existing Buildings	1	1,017	1,150
Inventory SF	5.6 K	14.6 M	15.2 M
Average Building SF	-	14.4 K	13.2 K
Under Construction SF	-	279 K	279 K
12 Mo Delivered SF	-	90.2 K	90.2 K

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%

SALES	PROPERTY	SUBMARKET 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%

Market Cap Rate -

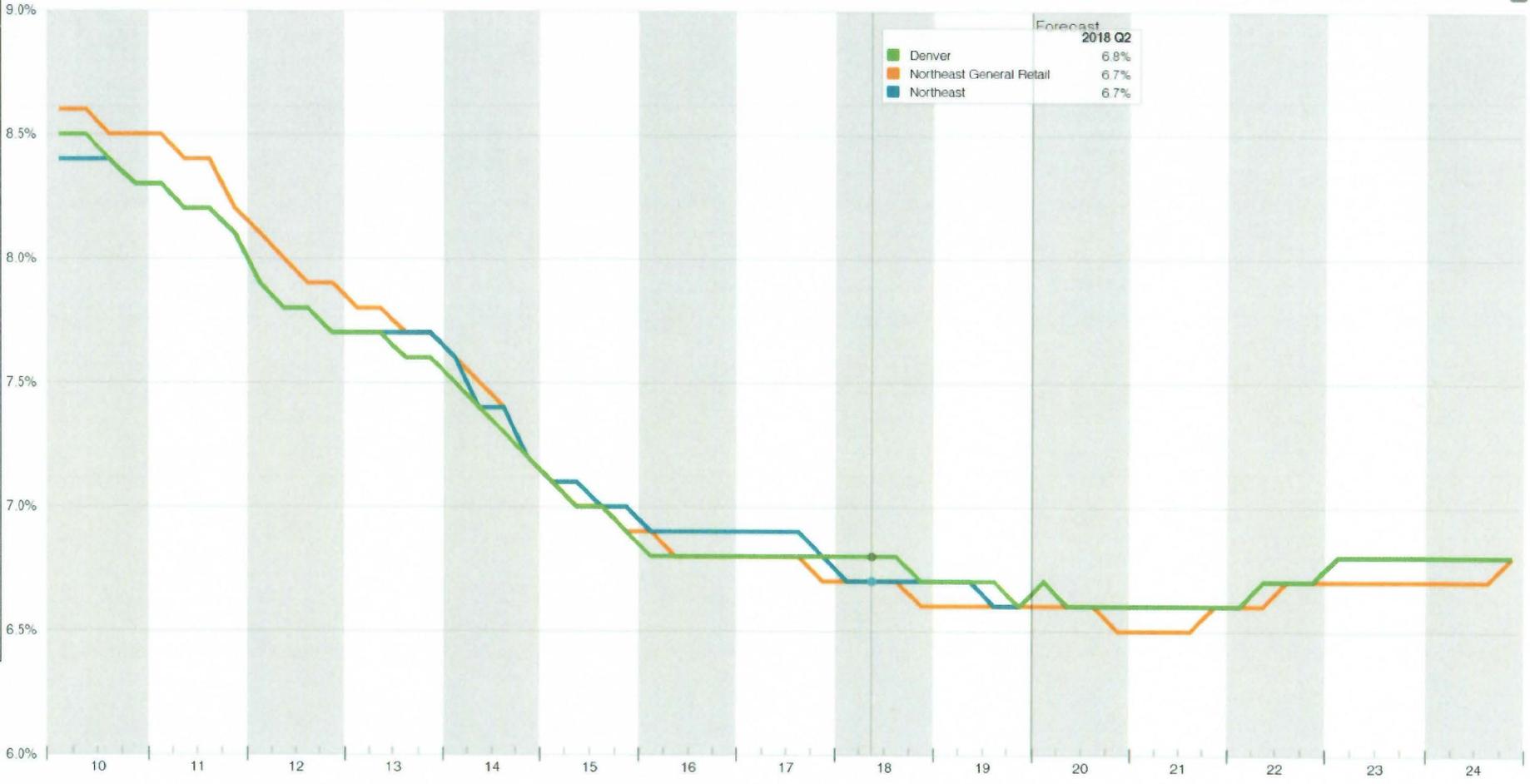
History 1Y 3Y 5Y 10Y All Forecast 1Y 3Y 5Y



8611 Washington

Market Cap Rate

History 1Y 3Y 5Y 10Y All Forecast 1Y 3Y 5Y



Category	2018 Q2
Denver	6.8%
Northeast General Retail	6.7%
Northeast	6.7%

# PRO FORMA INCOME APPROACH 2019 TAX YEAR

<b>NAME:</b>	002630 - Thornton, CO
<b>ADDRESS:</b>	8611 NORTH WASHINGTON ST
<b>PARCEL:</b>	R0058164
<b>COUNTY:</b>	Adams
<b>SF:</b>	5,621

INCOME:		\$/SF	%PGI
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%
<b>Effective Gross Income</b>	<b>\$41,652</b>	<b>\$7.41</b>	<b>95.0%</b>

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%		
ETR	0.00%		
<b>TOTAL CAP RATE</b>	<b>6.60%</b>		

**INDICATED VALUE** **\$550,943**    **\$98.02**

**TAXPAYER REQUESTED VALUE** **\$550,900**    **\$98.01**

COUNTY PROPOSED VALUE \$707,142    \$125.80

*\* RENT PROVIDED BY O'REILLY'S*



## REAL PROPERTY ASSESSMENT

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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



<b>SALES</b>	<b>PROPERTY</b>	<b>SUBMARKET 2-4 STAR</b>	<b>SUBMARKET</b>
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 -

<b>6501 E 64th Ave</b> Neelys Food Market Commerce City, CO 80022  <b>Freestanding Building of 3,270 SF Sold on 3/24/2017 for \$300,000 - Public Record</b>	<div style="border: 1px solid black; width: 150px; height: 100px; margin: auto;">Image Coming Soon</div>									
buyer										
<b>Trung D Nguyen</b> 1219 Elmhurst Trails Ln Seabrook, TX 77586										
seller										
<b>Tran Ha M</b>										
<b>vital data</b>										
Escrow/Contract: - Sale Date: <b>3/24/2017</b> Days on Market: - Exchange: <b>No</b> Conditions: - Land Area SF: <b>17,398</b> Acres: <b>0.4</b> \$/SF Land Gross: <b>\$17.24</b> Year Built, Age: <b>1952 Age: 65</b> Parking Spaces: <b>25</b> Parking Ratio: <b>7.65/1000 SF</b> FAR <b>0.19</b> Lot Dimensions: - Frontage: <b>67 feet on E 64th 60 feet on E ...</b> Tenancy: <b>Single</b> Comp ID: <b>3871406</b>	Sale Price: <b>\$300,000</b> Status: - Building SF: <b>3,270 SF</b> Price/SF: <b>\$91.74</b> Pro Forma Cap Rate: - Actual Cap Rate: - Down Pmnt: - Pct Down: - Doc No: <b>0025664</b> Trans Tax: - Corner: <b>No</b> Zoning: - No Tenants: <b>1</b> Percent Improved: <b>75.8%</b> Submarket: <b>Northeast Ret</b> Map Page: - Parcel No: <b>1823-05-4-00-056</b> Property Type: <b>Retail</b>									
<b>income expense data</b>										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Expenses</td> <td style="width: 20%; text-align: right;">- Taxes</td> <td style="width: 20%; text-align: right;"><b>\$5,986</b></td> </tr> <tr> <td></td> <td style="text-align: right;">- Operating Expenses</td> <td></td> </tr> <tr> <td></td> <td style="text-align: right;">Total Expenses</td> <td style="text-align: right; border-top: 1px solid black;"><b>\$5,986</b></td> </tr> </table>	Expenses	- Taxes	<b>\$5,986</b>		- Operating Expenses			Total Expenses	<b>\$5,986</b>	<b>Listing Broker</b>
Expenses	- Taxes	<b>\$5,986</b>								
	- Operating Expenses									
	Total Expenses	<b>\$5,986</b>								
	<b>Buyer Broker</b>									
<b>financing</b>										
	<b>prior sale</b>  Date/Doc No: <b>8/29/2011</b> Sale Price: <b>\$250,000</b> CompID: <b>3056978</b>									

**7320 Federal Blvd**

Metro Urgent Care  
Westminster, CO 80030

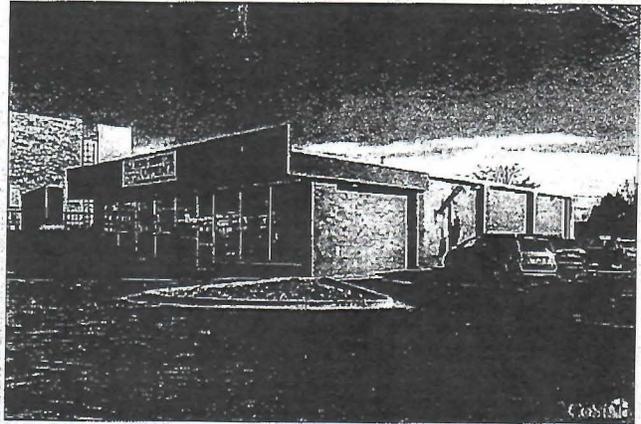
**Freestanding Building of 4,018 SF Sold on 1/18/2017 for \$204,623 - Research Complete (Part of Multi-Property)**

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

Escrow/Contract: <b>300 days</b>	Sale Price: <b>\$204,623</b>
Sale Date: <b>1/18/2017</b>	Status: <b>Allocated</b>
Days on Market: <b>411 days</b>	Building SF: <b>4,018 SF</b>
Exchange: <b>No</b>	Price/SF: <b>\$50.93</b>
Conditions: <b>Redevelopment Project</b>	Pro Forma Cap Rate: <b>-</b>
Land Area SF: <b>15,246</b>	Actual Cap Rate: <b>-</b>
Acres: <b>0.35</b>	Down Pmnt: <b>-</b>
\$/SF Land Gross: <b>\$13.42</b>	Pct Down: <b>-</b>
Year Built, Age: <b>1966 Age: 51</b>	Doc No: <b>0005146</b>
Parking Spaces: <b>12</b>	Trans Tax: <b>\$320</b>
Parking Ratio: <b>2.99/1000 SF</b>	Corner: <b>No</b>
FAR <b>0.26</b>	Zoning: <b>C-1</b>
Lot Dimensions: <b>-</b>	No Tenants: <b>1</b>
Frontage: <b>113 feet on Federal Blvd (with ...</b>	Percent Improved: <b>-</b>
Tenancy: <b>Single</b>	Submarket: <b>Northwest Ret</b>
Comp ID: <b>3813253</b>	Map Page: <b>-</b>
	Parcel No: <b>-</b>
	Property Type: <b>Retail</b>

income expense data

<b>Net Income</b>	Net Operating Income	<b>\$100,470</b>
	- Debt Service	
	- Capital Expenditure	
	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

financing

prior sale

Date/Doc No:	<b>5/11/2015</b>
Sale Price:	<b>\$204,130</b>
CompID:	<b>3295411</b>

**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: <b>30 days</b>	Sale Price: <b>\$1,850,000</b>
Sale Date: <b>10/31/2016</b>	Status: <b>Confirmed</b>
Days on Market: <b>209 days</b>	Building SF: <b>16,681 SF</b>
Exchange: <b>Yes</b>	Price/SF: <b>\$110.90</b>
Conditions: <b>1031 Exchange, Investment ...</b>	Pro Forma Cap Rate: <b>-</b>
Land Area SF: <b>46,174</b>	Actual Cap Rate: <b>12.02%</b>
Acres: <b>1.06</b>	Down Pmnt: <b>\$1,850,000</b>
\$/SF Land Gross: <b>\$40.07</b>	Pct Down: <b>100.0%</b>
Year Built, Age: <b>2002 Age: 13</b>	Doc No: <b>0093248</b>
Parking Spaces: <b>27</b>	Trans Tax: <b>\$185</b>
Parking Ratio: <b>1.24/1000 SF</b>	Corner: <b>No</b>
FAR: <b>0.36</b>	Zoning: <b>PD</b>
Lot Dimensions: <b>-</b>	No Tenants: <b>3</b>
Frontage: <b>-</b>	Percent Improved: <b>66.7%</b>
Tenancy: <b>Multi</b>	Submarket: <b>Northeast Ret</b>
Comp ID: <b>3747783</b>	Map Page: <b>-</b>
	Parcel No: <b>1719-27-1-18-017</b>
	Property Type: <b>Retail</b>

## income expense data

<b>Expenses</b>	- Taxes	<b>\$36,350</b>
	- Operating Expenses	
	Total Expenses	<b>\$36,350</b>
<b>Net Income</b>	Net Operating Income	<b>\$187,000</b>
	- Debt Service	
	- Capital Expenditure	
	Cash Flow	

## Listing Broker

**Cushman & Wakefield**  
1401 Lawrence St  
Denver, CO 80202  
(303) 292-3700  
Ray Rosado

## Buyer Broker

**Asset Realty Advisors**  
5 E Belleview Dr  
Greenwood Village, CO 80121  
(303) 781-2608  
Mark Von Engeln

## financing

## prior sale

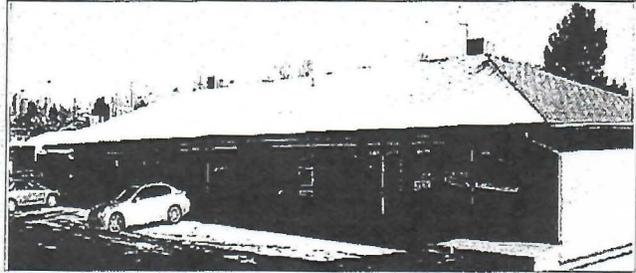
Date/Doc No:	<b>2/26/2014</b>
Sale Price:	<b>-</b>
CompID:	<b>3013009</b>

**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 Price: <b>\$566,257</b>
Sale Date: <b>4/9/2018</b>	Status: <b>Allocated</b>
Days on Market: -	Building SF: <b>8,640 SF</b>
Exchange: <b>No</b>	Price/SF: <b>\$65.54</b>
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: <b>48,787</b>	Actual Cap Rate: -
Acres: <b>1.12</b>	Down Pmnt: -
\$/SF Land Gross: <b>\$11.61</b>	Pct Down: -
Year Built, Age: <b>1960 Age: 58</b>	Doc No: <b>0028620</b>
Parking Spaces: <b>20</b>	Trans Tax: -
Parking Ratio: <b>0.43/1000 SF</b>	Corner: <b>No</b>
FAR <b>0.18</b>	Zoning: <b>CR</b>
Lot Dimensions: -	No Tenants: <b>3</b>
Frontage: <b>442 feet on Washington St</b>	Percent Improved: -
Tenancy: <b>Single</b>	Submarket: <b>Northeast Ret</b>
Comp ID: <b>4236053</b>	Map Page: -
	Parcel No: -
	Property Type: <b>Retail</b>

## income expense data

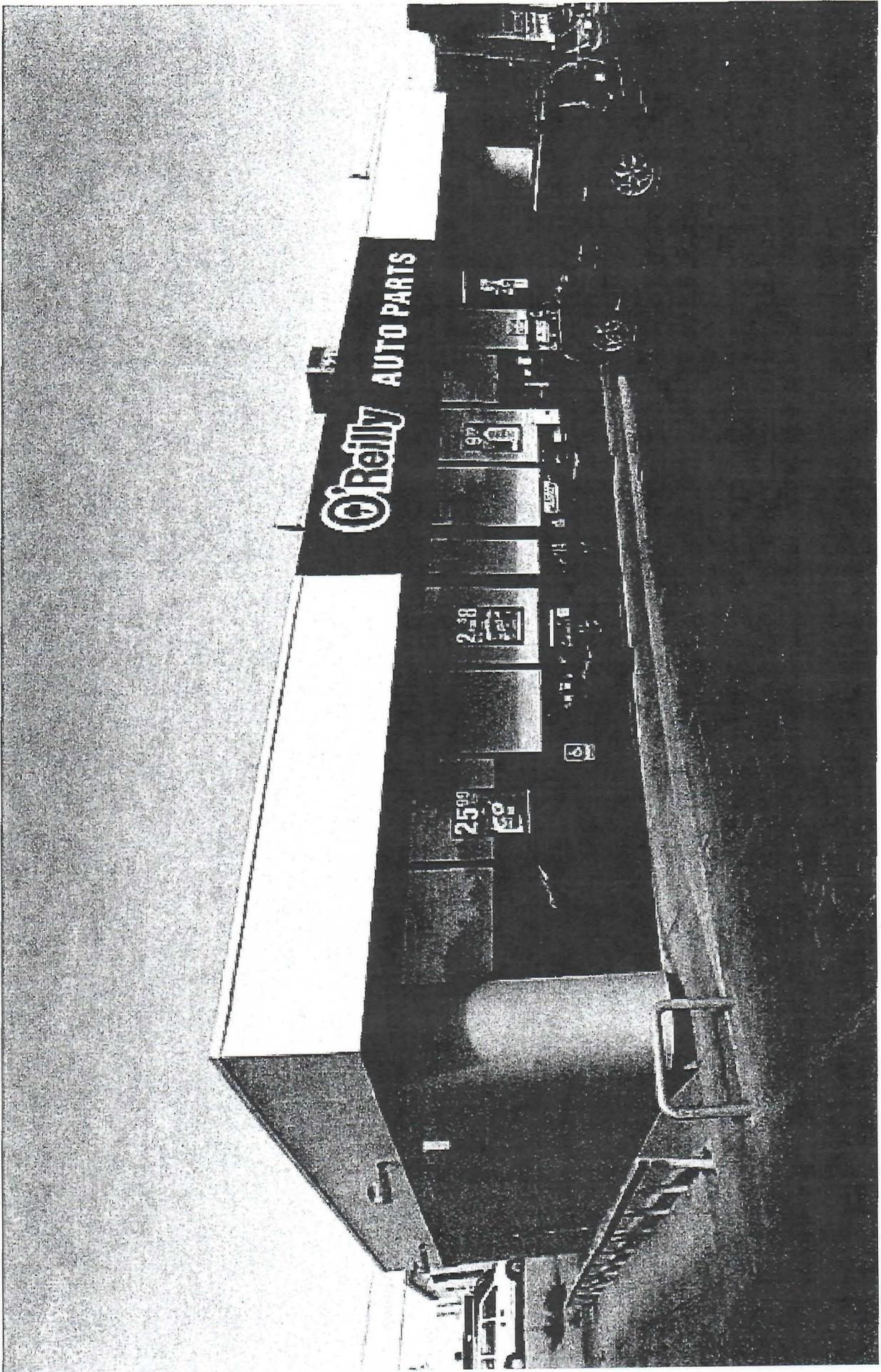
## Listing Broker

**NAI Shames Makovsky**  
1400 Glenarm Pl  
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 DETAILS**

<b>Property Name:</b>	<b>002630 - Thornton, CO</b>
<b>Address:</b>	<b>511 NORTH WASHINGTON ST</b>
<b>City:</b>	<b>Thornton</b>
<b>County:</b>	<b>Adams</b>
<b>Parcel ID #(s):</b>	<b>R0058164</b>
<b>Improvement SF:</b>	<b>5,621</b>
<b>Land Area (acres):</b>	<b>0.510</b>
<b>Date of Construction:</b>	<b>1973</b>

**PROPERTY NOTES**

Retail

**2019 ASSESSMENT**

<b>Land Taxable Value:</b>	<b>\$</b>	<b>167,250</b>
<b>Per Acre:</b>	<b>\$</b>	<b>327,941</b>
<b>Per SF:</b>	<b>\$</b>	<b>7.53</b>
<b>Building Improvements Taxable Value:</b>	<b>\$</b>	<b>539,892</b>
<b>Per SF:</b>	<b>\$</b>	<b>96.05</b>
<b>Taxable Value:</b>	<b>\$</b>	<b>707,142</b>
<b>Per SF:</b>	<b>\$</b>	<b>125.80</b>
<b>Date of Assessment:</b>		<b>1-Jan-19</b>

**MARKET VALUE INDICATORS**

<b>Income Approach to Value:</b>	<b>\$</b>	<b>550,900</b>
<b>Per SF:</b>	<b>\$</b>	<b>98.01</b>
<b>Cost Approach to Value:</b>	<b>\$</b>	<b>301,778</b>
<b>Per SF:</b>	<b>\$</b>	<b>53.69</b>
<b>REQUESTED MARKET VALUE:</b>	<b>\$</b>	<b>301,778</b>
<b>PER SF:</b>	<b>\$</b>	<b>53.69</b>

**002630 - Thornton, CO  
8611 NORTH WASHINGTON ST**

**ASSESSMENT HISTORY**

	<u>2019</u>	<u>2018</u>	<u>2017</u>
<b>Land Taxable Value:</b>	\$ 167,250	\$ 150,525	\$ 150,525
<b>Land Taxable Value/Acre:</b>	\$ 327,941	\$ 295,147	\$ 295,147
<b>Land Taxable Value/SF:</b>	\$ 7.53	\$ 6.78	\$ 6.78
<b>Building Improvements Taxable Value:</b>	\$ 539,892	\$ 422,187	\$ 422,187
<b>Building Improvements Taxable Value/SF:</b>	\$ 96.05	\$ 75.11	\$ 75.11
<b>Taxable Market Value:</b>	\$ <b>707,142</b>	\$ <b>572,712</b>	\$ <b>572,712</b>
<b>Taxable Market Value/SF:</b>	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

#### Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Retail Store	Masonry bearing walls	12.00	2.0
Total Area	: 5,621		
Number of Stories (Section)	: 1.00		
Shape	: 1.00		
Effective Age (years)	: 46.00		

#### Components

	<u>Units/%</u>	<u>Other</u>
HVAC (Heating):		
Complete HVAC	100%	
Sprinklers:		
Wet Sprinklers	100%	
Land and Site:		
Land	167,250	

Cost as of 01/2019

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
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

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
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

	<u>Units/%</u>	<u>Other</u>
HVAC (Heating):		
Complete HVAC	100%	
Sprinklers:		
Wet Sprinklers	100%	
Land and Site:		
Land	167,250	

Cost as of 01/2019

	<u>Units</u>	<u>Unit Cost</u>	<u>Total Cost New</u>	<u>Less Depreciation</u>	<u>Total Cost Depreciated</u>
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

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**

<b>Occupancy</b>	<b>%</b>	<b>Class</b>	<b>Height</b>	<b>Rank</b>
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			

<b>Components</b>	<b>Units/%</b>	<b>Rank</b>	<b>Depr %</b>	<b>Other</b>
HVAC (Heating):				
617 Complete HVAC	100			
Sprinklers:				
683 Wet Sprinklers	100			
Land and Site:				
61 Land	167250			

<b>Additions</b>	<b>Units</b>	<b>Cost</b>	<b>Depr %</b>	<b>LM</b>	<b>Base Dt</b>
Basic CONCRETE	22216	3.75	90	No	

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: ADAMS

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

27

RECEIVED

JAN 30 2019

Section I: Petitioner, please complete Section I only.

Date: 1 / 22 / 2019  
Month Day Year

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Petitioner's Name: Invoke Tax Partners / S G FAMILY LIMITED PARTNERSHIP

Petitioner's Mailing Address: 12221 Merit Dr., Suite 1200

Dallas TX 75251  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER PROPERTY ADDRESS  
R0058164 8611 NORTH WASHINGTON ST., Thornton, CO  
(A separate form for each parcel)

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)  
Overvaluation

Petitioner's estimate of value: \$ 301,778 ( 2019 )  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

\_\_\_\_\_  
Petitioner's Signature Daytime Phone Number ( )  
By [Signature] Daytime Phone Number (469) 206-4233  
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.

Section II: Assessor's Recommendation (For Assessor's Use Only)

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	=====	=====	=====

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please 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 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

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

Name

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



## 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



O'Reilly AUTO PARTS

25.99

2 for 8

6

ADMINNO: 3391189

**TAXROLL CORRECTION**  
**Tax Year: 2019**

**To:** ADAMS TREASURER

**From:** ADAMS ASSESSOR

**Correction Type:** PREVIOUSLY EXEMPT

**Name:** AIMCO FITZSIMONS 3A LESSOR LLC

**Account #:** R0178263

**Map #:**

**Address:**

**Parcel #:** 0182336109001

4582 S ULSTER ST STE 1100

**Account Type:** Residential

DENVER, CO 80237-2662

**Sub\Lot\Block:** 5222 \ 1 \ 3

**Legal Desc:** COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUB FLG 2 BLK 3 LOT 1

**PLEASE MAKE THE FOLLOWING CHANGES TO THE TAX ROLL**  
**FOR THE ABOVE MENTIONED YEAR**

Tax District:	808	Actual Value	Assessed Value	Mill Levy	Total Tax	Penalty \$
Prior Values		\$1,043,056.00	\$74,580.00	177.7940	\$13,259.88	\$0.00
Adjusted Values		\$1,043,056.00	\$74,580.00	177.7940	\$13,259.88	\$0.00
Difference	No Value Change	\$0.00	\$0.00	0.0000	\$0.00	\$0.00

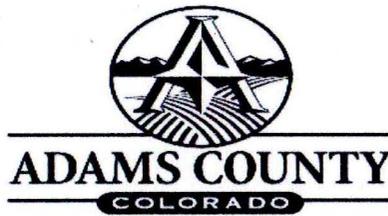
**Reason** ACCOUNT STATUS CHANGED FROM EXEMPT TO TAXABLE AS OF 9/10/18 PER DEED NO 2018000073915. TAX ROLL CORRECTIONS WILL NOT GENERATE FOR 2018. TAX ROLL CORRECTION FOR 2019 FULLY TAXABLE.

\_\_\_\_\_  
**Appraiser**                      **Date**

\_\_\_\_\_  
**Reviewed By**                      **Date**

\_\_\_\_\_  
**Signature**                      **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

**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): R0004089 Parcel N0.(S) 0156907220001
2. The subject property is classified as a Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :

Land	\$92,950
Improvements	\$472,050
Total	\$565,000

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	\$92,950
Improvements	\$312,050
Total	\$405,000

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) 2019.

DATED this: April 1, 2020

*Carolyn Corogin*

Petitioner's Representative  
Carolyn Corogin, Managing Member  
301 South Main LLC  
1050 Cherokee St., #407  
Denver, CO 80204

**Deb Myer**

Digitally signed by Deb Myer  
DN: cn=Deb Myer, o=Adams  
County, ou=Assessor's Office,  
email=dmyer@adcogov.org, c=US  
Date: 2020.04.01 13:51:32 -0600

Assessor Representative  
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 CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$92,950	\$26,960	L: \$92,950	\$26,960	A. Ratio	29.00%
		I: \$157,050	\$136,890	I: \$472,050	\$136,890	Mill Levy	98.846
TOTALS :		\$250,000	\$163,850	\$565,000	\$163,850	Original Tax	\$16,195.92

**Tax Exempt Portion**  
0%

**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 safety 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 CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$92,950	\$26,960	L: \$92,950	\$26,960	Tax Refund	\$4,586.46
		I: \$472,050	\$136,890	I: \$312,050	\$90,490	Revised Tax	
TOTALS :		\$565,000	\$163,850	\$405,000	\$117,450		\$11,609.46

Deborah L. Myer April 2, 2020  
 Appraiser Date

**PETITION FOR ABATEMENT OR REFUND OF TAXES** **RECEIVED**

County: \_\_\_\_\_

Date Received FEB 28 2020  
 (Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: 2 28 2020  
 Month Day Year

**OFFICE OF THE  
ADAMS COUNTY ASSESSOR**

Petitioner's Name: CAROLYN COROGIN  
 Petitioner's Mailing Address: 1050 CHEROKEE ST. # 407  
DENVER CO 80204  
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S): 0156907220001  
 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
301 SOUTH MAIN ST. BRIGHTON  
SUB: BRIGHTON BLK: 2 LOT: 1 - LOT: 4

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2018 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.)

301 S. MAIN WAS PURCHASED MARCH 2018. THE SEWER CONTINUED OPERATIONS FOR AN ADDITIONAL 2 MONTHS. THE BUILDING WAS VACANT FROM JUNE 2018 UNTIL TODAY. 31 JULY 2019 THERE WAS A STRUCTURAL FIRE. BIDS, REPORTS AND PHOTOS ARE ATTACHED. REPAIR COSTS ARE \$250,000. (2020) \$559,831. THE CURRENT VALUE IS LOWER TODAY THAN IT WAS ON MARCH 2018.

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's estimate of value: \$250,000. (2020) \$559,831.  
 Value Year

Carly Corogin  
 Petitioner's Signature Daytime Phone Number (970) 819 0720  
 Email ccorogin@gmail.com

By \_\_\_\_\_ Daytime Phone Number (\_\_\_\_\_) \_\_\_\_\_  
 Agent's Signature\*  
 Printed Name: \_\_\_\_\_ Email \_\_\_\_\_

\*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.

Section II: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (if a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> 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 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

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

Petitioner \_\_\_\_\_ (*being present--not 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 (*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

Brighton Fire Rescue District  
Fire Prevention Division  
500 S. 4<sup>th</sup> Ave. 3<sup>rd</sup> 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.

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

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. Nuemann 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 later 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  
Incident Date: 02/20/2019

Page 4 of 4

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

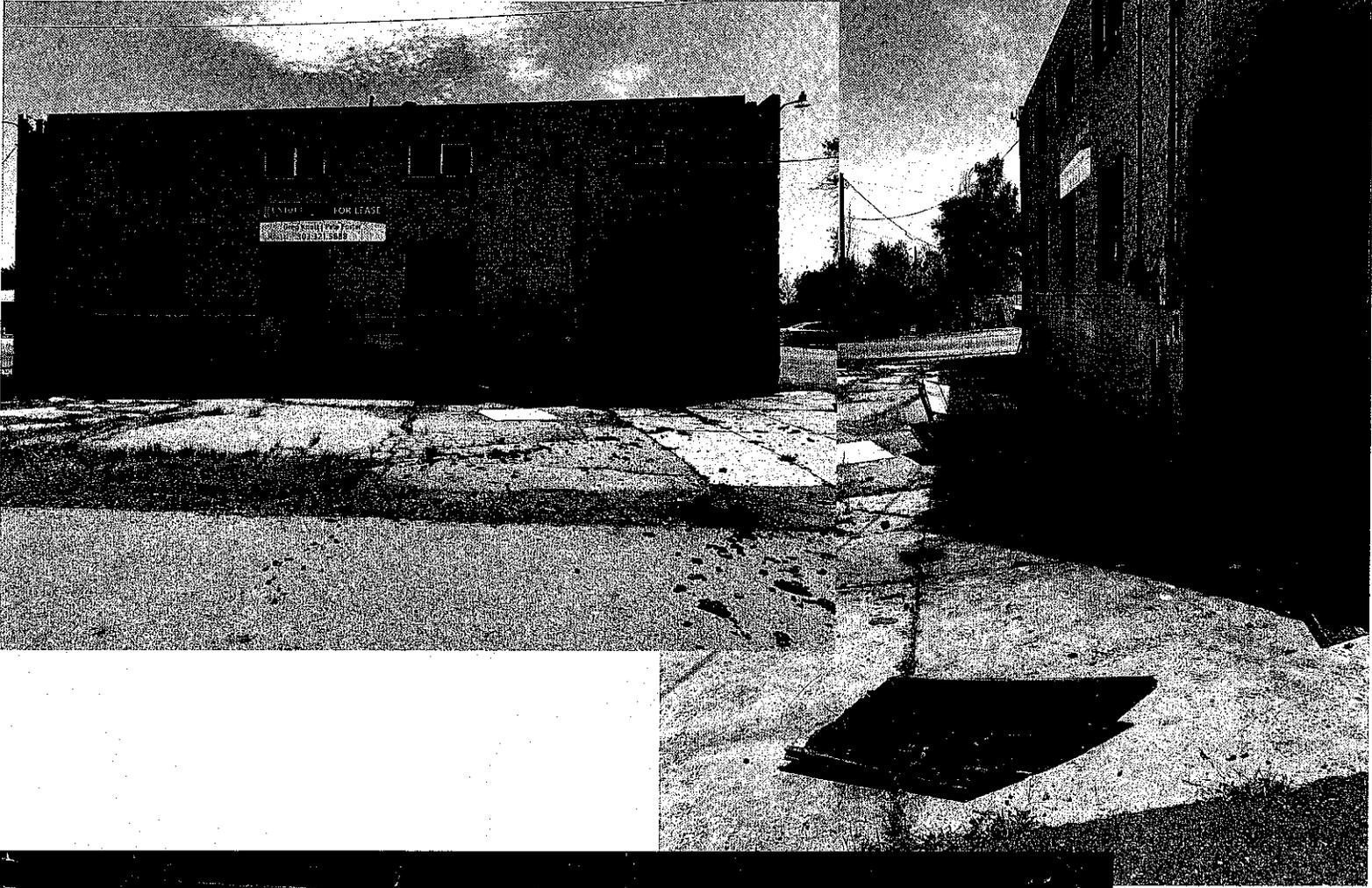
**Fire Related Scope**

- 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 panic 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 ???
- 26

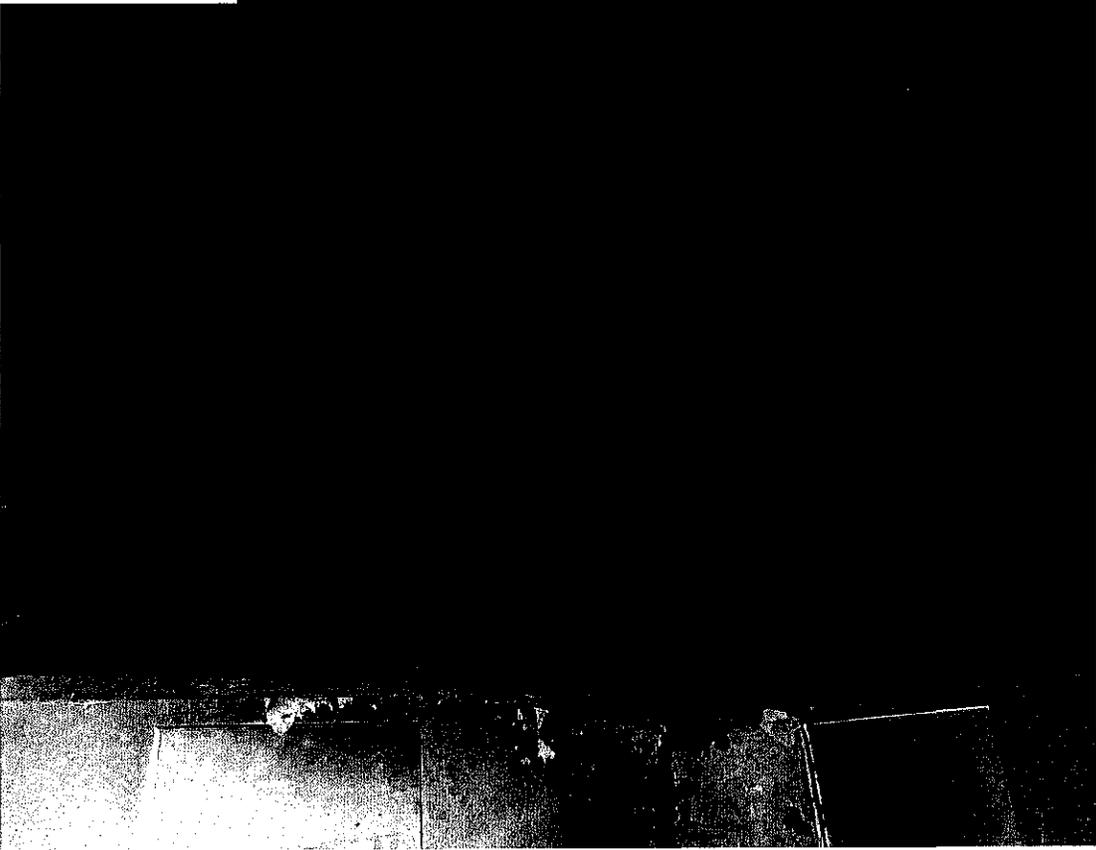
301 S. Main Brighton Fire Damage



301 S. Main Brighton Fire Damage



301 S. Main Brighton Fire Damage



301 S. Main Brighton Fire Damage





## Professional Restoration

2452 W. 2nd Ave  
Denver, CO 80223  
(303) 922-4001  
www.prorestoration.com  
Tax ID 84-1485846

DEMO/CLEANING  
\$170,306.12

Business: (970) 819-0720

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

Business: (720) 317-3377

E-mail: kona@proresoration.con

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
6. 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 open	1.00 EA	0.00	0.00	0.00	0.00
9. Install Permits open until permits are pulled	1.00 EA	0.00	0.00	0.00	0.00
10. Consumables at 5%	1.00 EA.	0.00	0.00	0.00.	0.00
<b>Totals: General Conditions</b>				<b>453.92</b>	<b>33,075.22</b>

### 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
14. Neg. air fan/Air scrub.-XLrg (per 24 hr period)-No monit. 15-days 5- Neg airs running	75.00 DA	0.00	140.00	0.00	10,500.00
15. Deodorize building - Ozone treatment	144,000. CF 00	0.00	0.03	0.00	4,320.00
<b>Totals: Equipment</b>				<b>0.00</b>	<b>19,985.80</b>



## 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
<p>Remove all materials from the mezzanine level, saving select materials per owner.</p> <p>Remove the charred flooring from the 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.</p> <p>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</p>					
17. Carpenter - General Framer - per hour	80.00 HR	0.00	69.38	0.00	5,550.40
<p>Shore the mezzanine level from the south to the north 2 rows 2x6 framing.</p>					
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
<p>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.</p>					
Totals: Labor				0.00	117,245.10
Line Item Totals: 19-1470-CLN				453.92	170,306.12



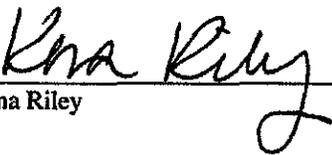
## Professional Restoration

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2452 W. 2nd Ave  
Denver, CO 80223  
(303) 922-4001  
www.prorestoration.com  
Tax ID 84-1485846

### Summary

Line Item Total	169,852.20
Material Sales Tax	453.92
<b>Replacement Cost Value</b>	<b>\$170,306.12</b>
<b>Net Claim</b>	<b>\$170,306.12</b>

  
\_\_\_\_\_  
Kona Riley





**COE**  
CONSTRUCTION™

Date: 10/11/2019

Phone: (970) 819-0720

Email: [ccorogin@gmail.com](mailto:ccorogin@gmail.com)

Attn: Carolyn Corogin  
1050 Cherokee St. #407  
Denver, CO 80204

Re: 301 Main St. – Fire Related Scope – Brighton, CO

RECONSTRUCTION –  
INTERIOR FIRE RELATED SCOPE  
\$248,545.18

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**

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

11 OCT 19

Coe Construction, Inc. Date: 10/11/2019 301 South Main St. - Brighton, CO		Duration 45 Days
Item #	Fire Related Scope:	Cost
1	Replace floor joists, 1x decking and roof rafters. Confirm scope / spec.	\$ -
2	Roof repair / replacement TBD	\$ -
3	Patch / paint all walls that remain	\$ 6,100.00
4	Install gyp bd / paint walls and ceilings:	\$ 22,800.00
	Lower level restm	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.
5	Install and finish hardwood flooring throughout Mezzanine - match existing species and width/length	\$ 33,660.00
6	Install 6" wood base board and stain @ mezzanine level, main level restm, corridor to main level restm, vestibule	\$ 7,970.00
7	Replace trim / stain cased openings (4) total	\$ 5,864.00
	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	\$ 5,052.00
9	Repair / paint stairs to mezzanine	\$ 800.00
10	Replace handrails and @ stair to mezzanine	\$ 1,581.00
11	Replace balustrade and guardrail around stair	\$ 2,477.00
12	Construct guardrail @ mezzanine overlooking main space	\$ 5,562.00
13	Window jamb repair throughout	\$ 3,000.00
14	Replace Kitchen cabinets	\$ 17,300.00
15	Replace / paint metal fire door and jambs (if required) on mezzanine level. Install new panic hardware	\$ 2,651.99
16	Replace doors (3 paneled square top) and jambs with stained finish and hardware	\$ 5,327.04
	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)	\$ 2,620.40
18	Repair or replace expanded metal grilles over double doors @ loading dock	\$ -
19	Lighting / switching:	\$ 19,766.00
	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)	\$ 9,733.00
21	Replace water heater and pipe to all original locations	\$ 11,360.00
22	Replace water meter and other related items that were fire damaged	\$ 2,500.00
23	Rebuild water meter enclosure	\$ 3,250.00
24	Water piping / vents / drains to original fixtures	\$ 8,500.00
25	Shower enclosure	\$ 1,500.00
<b>Subtotal</b>		<b>\$ 179,374.42</b>
	General Conditions	\$ 31,150.00
	Misc. Conditions	\$ 11,675.00
	Insurance	\$ 2,734.01
	Fee	\$ 23,611.75
<b>Grand Total</b>		<b>\$ 248,545.18</b>

DELETE  
X



# Stonescape Steel Roofing

# Estimate

1430 Nelson Rd. Suite 204  
 Longmont, CO 80501  
 Phone: [303-823-2365]  
 Website: StonescpaeSteelRoofing.Com

DATE	1/20/2020
INVOICE #	
Customer #	Corofin
Claim #	CASH

*ROOF REPLACEMENT  
 \$65,700.00*

**BILL TO**

Carolyn Commercial  
 301 S Main St  
 Brighton, CO 80601  
[ccorogin@gmail.com](mailto:ccorogin@gmail.com)

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		

Subtotal \$ 65,700.00

Taxable	
Tax rate	
Tax due	-
Other	-

**TOTAL \$ 65,700.00**

Make all checks payable to  
 Stonescape Steel Roofing

**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!

**JEM-FAB, INC**  
**PROPOSAL**

**Mailing 564 Brook Dr. Idaho Springs, Co 80452**  
**Shop 429 15<sup>th</sup> St Greeley, Co 80631**  
**303-517-5555**

ROOF STRUCTURE/DECKING  
\$75,280.00

**DATE, 2-1-20**

**TO: C2 Studio US, LLC**  
**1050 Cherokee St #407**  
**Denver, Co 80204**

**Attention: Carolyn**  
**Tele: 970-819-0720 Fax:**

**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 2<sup>nd</sup> bow truss back to west wall Qty 1150 SQ FT. (Note: The Tung and groove needs replaced back to 2<sup>nd</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> bow truss and 15 E of 1<sup>st</sup> 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 1<sup>st</sup> bow truss. (The top plate on wall is good East of 1<sup>st</sup> bow truss.)
6. Man lifts and crane included
7. Dumpsters and haul off included
8. ¼ 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.**



**PETITION FOR ABATEMENT OR REFUND OF TAXES**

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

**RECEIVED**

Date: 1 / 7 / 2020  
Month Day Year

JAN 09 2019

Petitioner's Name: Sylvia Baldwin

Petitioner's Mailing Address: 76 S. Main Street Unit A  
Brighton CO 80601  
City or Town State Zip Code

**OFFICE OF THE  
ADAMS COUNTY ASSESSOR**

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>A R0003873</u>	<u>76 S. Main St</u>
<u>B</u>	
<u>CAD</u>	

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

Petitioner's estimate of value: \$335,000 2019  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Sylvia Baldwin  
Petitioner's Signature

Daytime Phone Number 720 203-3136

Email anewimageinc@comcast.net

By \_\_\_\_\_  
Agent's Signature

Daytime Phone Number ( ) \_\_\_\_\_

Email \_\_\_\_\_

\*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.

Section II: Assessor's Recommendation	
(For Assessor's Use Only)	
Tax Year _____	
Actual	Assessed Tax
Original _____	_____
Corrected _____	_____
Abate/Refund _____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.	
If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.	
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)	
<input type="checkbox"/> 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 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

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

Name

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

## **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 six-month 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](http://www.dola.colorado.gov/baa).

COUNTY BOARD OF EQUALIZATION

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

1. The property subject to this Stipulation is:  
Schedule No. (S): R0003873 Parcel NO.(S) 0156907203011

2. The subject property is classified as a Mixed-Use property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :

Land	\$85,000	Land-commercial	Actual Value	\$85,000
Improvements	\$253,800	Land-residential		\$0
Total	\$338,800	Improvement Commercial		\$253,800
		Improvement Residential		\$0
				\$338,800

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	\$85,000	Land-commercial	Actual Value	\$23,200
Improvements	\$253,800	Land-residential		\$61,800
Total	\$338,800	Improvement Commercial		\$69,211
		Improvement Residential		\$184,589
				\$338,800

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: 3/20/2020

Sylvia Baldwin  
 Petitioner's Representative  
 Sylvia Baldwin  
 76 S Main Street  
 Brighton, CO 80601

Digitally signed by Deb Myer  
 DN: cn=Deb Myer,  
 email=DMyer@adco.gov.org  
 Date: 2020.03.12 14:27:46  
 -06'00'

**Deb Myer**  
 Assessor Representative  
 Adams County Assessor's Office

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

Account No : R0003873 Parcel No : 0156907203011  
 Petition Year : 2019 Date Filed : January 9, 2019  
 Owner Entity : Baldwin Sylvia Porras  
 Owner Address : 76 S Main Street, Brighton, CO 80601  
 Owner City : Brighton State : CO  
 Property Location : 76 S Main Street, Brighton, CO 80601

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value				
REAL	344 100	LC:	\$23,200	\$6,730	LC:	\$85,000	\$24,650	A. Ratio COM	29%
		LR:	\$61,800	\$17,920	LR:			A. Ratio RES	7.15%
		IC:	\$69,211	\$20,070	IC:	\$253,800	\$73,600	Mill Levy	98.846
		IR:	\$184,589	\$53,530	IR:			Original Tax	\$9,711.62
TOTALS :			\$338,800	\$98,250		\$338,800	\$98,250		

**Petitioner's Statement:**

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.

**Action :**

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 Counseling Service out of the front of the building.

**Recommendation :**

Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value				
REAL	344 100	LC:	\$85,000	\$24,650	LC:	\$23,200	\$6,720	Tax Refund	\$5,322.19
		LR:	\$0	\$0	LR:	\$61,800	\$4,419		
		IC:	\$253,800	\$73,600	IC:	\$69,211	\$20,070	Revised Tax	\$4,389.43
		IR:	\$0	\$0	IR:	\$184,589	\$13,198		
TOTALS :			\$338,800	\$98,250		\$338,800	\$44,407		

*Deborah L. Myer*

March 24, 2020

Assessor Representative

Date

25

**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 State : MO  
 Property Location : 11315 E Colfax Ave - Aurora CO

TYPE	DCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL	353	L: [REDACTED]	[REDACTED]	L: \$398,750	\$115,640	A. Ratio 29.00%
		I: [REDACTED]	[REDACTED]	I: \$908,021	\$245,330	Mill Levy 117.794
<b>TOTALS :</b>		<b>\$1,271,800</b>	<b>\$368,820</b>	<b>\$1,306,771</b>	<b>\$378,970</b>	Original Tax <b>\$44,640</b>

**Tax Exempt Portion**  
0%

*Petitioner's Statement :*

[REDACTED]

*Assessor's Report*

*Situation :*

After researching the area and marketplace- 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.

*Action :*

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**

TYPE	DCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual value	Assessed value	Actual value	Assessed value	
REAL		L: \$398,750	\$115,640	L: \$398,750	\$115,640	Tax Refund <b>\$5,628.37</b>
		I: \$908,021	\$245,330	I: \$743,250	\$215,540	Revised Tax
<b>TOTALS :</b>		<b>\$1,306,771</b>	<b>\$378,970</b>	<b>\$1,142,000</b>	<b>\$331,180</b>	<b>\$39,011.02</b>

[REDACTED]

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 Year(s) 2019 Actual Value(s))**

1. The property subject to this Stipulation is:  
Schedule No. (S): R0097713 Parcel No.(S) 01823-35-4-25-004

2. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :

Land	\$398,750
Improvements	\$908,021
Total	\$1,306,771

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	\$398,750
Improvements	\$743,250
Total	\$1,142,000

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) 2019 .

DATED this: March 11, 2020

  
Petitioner's Representative  
INVOKE TAX PARTNERS  
BALTIMORE, MARYLAND  
REAL ESTATE CONSULTANT

Edward  
Hermann  
Assessor Representative  
Adams County Assessor's Office

Digitally signed by Edward Hermann  
DN: cn=Edward Hermann, o=Adams  
County Assessor's Office,  
ou=Commons Department,  
email=Edward.Hermann@adcogov.org, c=US  
Date: 2020.03.11 10:17:40 -0500

Amended # 11420916

Admitted (25)  
OK  
STIPULATED

Ken Musso, Adams County Assessor

# BOCC Report

or  
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#:

## Salient Facts and Conclusions

<b>Purpose of Appraisal</b>	To determine Actual Value as of June 30, 2018 based on inventory of the property on January 1, 2019
<b>Base Period Ending</b>	June 30, 2018 with collection period up to 5 year prior to June 30, 2018
<b>Property Rights Appraised</b>	Unencumbered fee simple interest.
<b>Type</b>	Retrospective
<b>Location</b>	11315 E COLFAX AVE AURORA
<b>Land Area SF</b>	36,250
<b>Zoning</b>	Aurora
<b>Property Type</b>	Commercial
<b>Building Count</b>	1
<b>Improvement Type</b>	Retail Store
<b>Quality</b>	Average
<b>Year Built</b>	2012
<b>Gross Building SF</b>	8,184
<b>Net leaseable SF</b>	8,184
<b>Land to Bldg Ratio</b>	4.43
<b>Total Land Value</b>	\$398,750
<b>Total Improvement(s) Value</b>	\$908,021
<b>Total Actual Value</b>	\$1,306,771
<b>SPSF</b>	\$159.67

## Subject Photo



11315 E Colfax Ave

Restaurant - Central Ref Submarket  
Aurora, CO 80012

2,719

SF GLA

0.83

AC/LA

1983

Days

Single

Tenants

Summary Lease Lease History Plans Site Plans Photos Changes Demographics Assessment Contact Images Map Air Data News

Summary Viewing History View Sales Data

Charts - **Photos** Submarket

### Key Metrics

AVAILABILITY	PROPERTY	SUBMARKET	2-4 STAR	SUBMARKET
Market Rent/SF	-	\$23.15	\$23.03	
Vacancy Rate	0%	3.2%	3.0%	
Vacant SF	0	636 K	589 K	
Availability Rate	-	4.7%	4.7%	
Available SF	-	940 K	1 M	
Sublet SF	-	45.6 K	45.6 K	
Months on Market	-	4.7	5.3	

DEMAND	PROPERTY	SUBMARKET	2-4 STAR	SUBMARKET
12 Mo Net Absorption SF	0	(73.2 K)	(65.6 K)	
6 Mo Leasing Probability	-	36.9%	37.6%	

INVENTORY	PROPERTY	SUBMARKET	2-4 STAR	SUBMARKET
Existing Buildings	1	2,190	2,421	
Inventory SF	2.7 K	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	-	87.6 K	122 K	

SALES	PROPERTY	SUBMARKET	2-4 STAR	SUBMARKET
12 Mo Transactions	-	142	161	
Market Sale Price/SF	-	\$229	\$230	
Average Market Sale Price	-	\$2.1 M	\$2 M	
12 Mo Sales Volume	-	\$237 M	\$253 M	
Market Cap Rate	-	5.5%	6.6%	

### Stabilized Market Income Statement

R0097713

<u>Net Rentable area</u> 8,184 Sqft.	Annual Amount	% of Gross	Per Net Sqft.
<b>GROSS INCOME</b>			
Potential Gross Income	\$ 90,024	100%	\$ 11.00
Reimbursements	\$ -		\$ -
Total Income with pass thru	\$ 90,024		\$ 11.00
Vacancy/Collection Loss	\$ 4,501	5%	\$ 0.55
Effective Gross Income	\$ 85,523	95%	\$ 10.45
<b><u>FIXED EXPENSES:</u></b>			
RE Tax	\$ -	0.0%	\$ -
Insurance	\$ 1,800	2.00%	\$ 0.22
<b><u>Owner's Expense</u></b>			
Utilities	\$ 1,800	2.0%	\$ 0.22
Grounds Maintenance	\$ -	0.0%	\$ -
Maintenance/Repair	\$ -	0.0%	\$ -
Management & Administration	\$ 1,800	2.0%	\$ 0.22
Miscellaneous	\$ 2,701	3.0%	\$ 0.33
<b><u>RESERVE REVENUE:</u></b>			
Structural reserves	\$ 900	1.0%	\$ 0.11
<b><u>Total Annual Expenses</u></b>	<b>\$ 9,002</b>	<b>10.0%</b>	<b>\$ 1.10</b>
<b><u>NET INCOME</u></b>	<b>\$ 76,520</b>	<b>85.00%</b>	<b>\$ 9.35</b>

Base Cap Rate	6.70%
Mill Levy	
Effective Tax Rate	

From Owner-Costar

#### CAPITALIZATION

NET INCOME DIVIDED BY CAP RATE EQUALS PROPERTY VALUE

\$ 76,520	6.70%	<u><u>\$ 1,142,000</u></u>	\$ 140
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Property Address	Property City	Property Class	Sale Price	Sale Date	Building \$/SF	Land Area SF	Age	Year Built	Market Tr	Actual Cap R	Net Income	NOI Rent		
1121 E Bridge St	Brighton	Adams	\$1,698,113	11/29/2017	6,000	288	32670	52	21	1999	98	5.30	90,000	15.00
810 E 88th St (Part of Multi-Property Sale)	Thornton	Adams	\$1,822,925	10/11/2016	6,292	290	59999	30	12	2008	259	6.88	125,417	19.93
6071 E 72nd Ave	Commerce C	Adams	\$1,225,000	7/28/2016	7,880	155	33541	37	16	2004	813	7.00	95,750	10.88
3740 E 104th Ave	Thornton	Adams	\$1,616,800	2/9/2016	6,672	242	26571	61	20	2000	55	6.25	101,048	15.15
4251 E 104th Ave	Thornton	Adams	\$1,550,000	2/26/2015	6,600	235	48416	32	14	2006	55	6.42	99,495	15.08
13671-13689 Colorado Blvd	Brighton	Adams	\$2,800,000	11/7/2014	6,487	431	37461	75	13	2007	51	7.20	201,600	31.03
23350 E Smoky Hill Rd	Aurora	Arapahoe	\$2,950,000	9/20/2017	5,000	550	50315	59	59	2007	204	4.75	140,125	28.03
1175 S Tower Rd	Aurora	Arapahoe	\$1,771,379	11/30/2016	8,000	215	42383	41	8	2012	79	7.90	124,800	15.60
7050 S Broadway	Centennial	Arapahoe	\$2,136,000	4/7/2016	6,124	349	32948	65	10	2010	92	6.26	133,714	21.83
16891 E Quincy Ave	Aurora	Arapahoe	\$3,800,000	4/1/2016	6,302	603	30579	124	16	2004	148	6.10	231,800	36.78
5501 S Broadway St (Part of Multi-Property Sale)	Littlen	Arapahoe	\$1,088,149	3/1/2016	5,157	211	76230	14	36	1984	148	7.55	82,155	15.93
5504 S Gibraltar Way	Aurora	Arapahoe	\$1,920,000	6/17/2015	6,948	276	47044	41	19	2001	98	6.75	129,600	18.65
2110 S Peoria St	Aurora	Arapahoe	\$1,628,357	2/4/2015	7,896	206	28749	57	23	1997	131	7.00	113,985	14.44
18643 E 48th Ave	Denver	Denver	\$1,205,000	2/21/2018	7,381	163	33728	36	12	2008	173	4.55	54,828	7.43
1230 W 38th Ave (Part of Multi-Property Sale)	Denver	Denver	\$3,340,093	9/13/2017	6,000	557	12632	264	3	2017	173	6.30	210,425	35.07
7-19 S Federal Blvd	Denver	Denver	\$970,125	7/2/2014	7,200	195	12195	80	56	1964	51	7.91	76,701	10.65
5250 W 38th Ave	Wheat Ridge	Jefferson	\$1,300,000	7/7/2017	7,470	174	18730	69	68	1952	51	5.50	71,500	9.57
4490 Wadsworth Blvd	Wheat Ridge	Jefferson	\$1,560,000	5/17/2017	7,224	216	36154	43	56	1964	499	6.15	95,940	13.28
12601 W Alameda Pkwy	Lakewood	Jefferson	\$1,300,000	7/20/2016	6,706	194	31959	41	53	1967	107	7.00	91,000	13.57
1450 S Wadsworth Blvd	Lakewood	Jefferson	\$2,200,000	1/26/2016	7,000	314	21344	103	4	2016	228	5.40	118,900	16.97
7525 W Florida Ave (Part of Multi-Property Sale)	Lakewood	Jefferson	\$578,744	2/23/2015	5,000	116	19205	30	48	1972	74	9.30	56,605	19.12
11702 W 64th Ave	Arvada	Jefferson	\$1,561,000	5/12/2014	7,000	223	35283	44	24	1996	74	6.48	101,177	14.45
1370 Denver West Blvd (Part of Portfolio)	Lakewood	Jefferson		10/20/2014	6,081	0	24437	0	18	2002		5.39	0	
6480 W 120th Ave	Broomfield	Broomfield	\$3,450,000	6/13/2017	7,241	476	36154	95	17	2003	110	6.00	210,585	30.46

# PETITION FOR ABATEMENT OR REFUND OF TAXES

County: ADAMS

Date Received \_\_\_\_\_  
(Use Assessor's or County Seal Date Stamp)

25

RECEIVED

JAN 30 2019

**Section I: Petitioner, please complete Section I only.**

Date: 1 / 22 / 2019  
Month Day Year

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Petitioner's Name: Invoke Tax Partners / S G FAMILY LIMITED PARTNERSHIP

Petitioner's Mailing Address: 12221 Merit Dr., Suite 1200

Dallas City or Town      TX State      75251 Zip Code

**SCHEDULE OR PARCEL NUMBER**  
R0058464 R0097713  
(A separate form for each parcel)

**PROPERTY ADDRESS**  
8611 NORTH WASHINGTON ST., Thornton, CO  
11315 East Colfax Ave Aurora

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.)

Overvaluation

Petitioner's estimate of value: \$ 1,271,800 ( 2019 )  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

\_\_\_\_\_  
Petitioner's Signature      Daytime Phone Number ( \_\_\_\_\_ )  
By Dutton  
Agent's Signature      Daytime Phone Number (969) 206-4233

\*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.

<b>Section II:</b>		<b>Assessor's Recommendation</b> (For Assessor's Use Only)		
		Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	
Original				
Corrected				
Abate/Refund				
<input type="checkbox"/> Assessor recommends approval as outlined above.				
If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.				
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)				
<input type="checkbox"/> 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 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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:

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

Petitioner \_\_\_\_\_ Name *(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' 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



## REAL PROPERTY ASSESSMENT

---

002999 - Aurora, CO  
11315 EAST COLFAX AVENUE  
Aurora

### TAX YEAR

2019

### PARCEL NUMBER

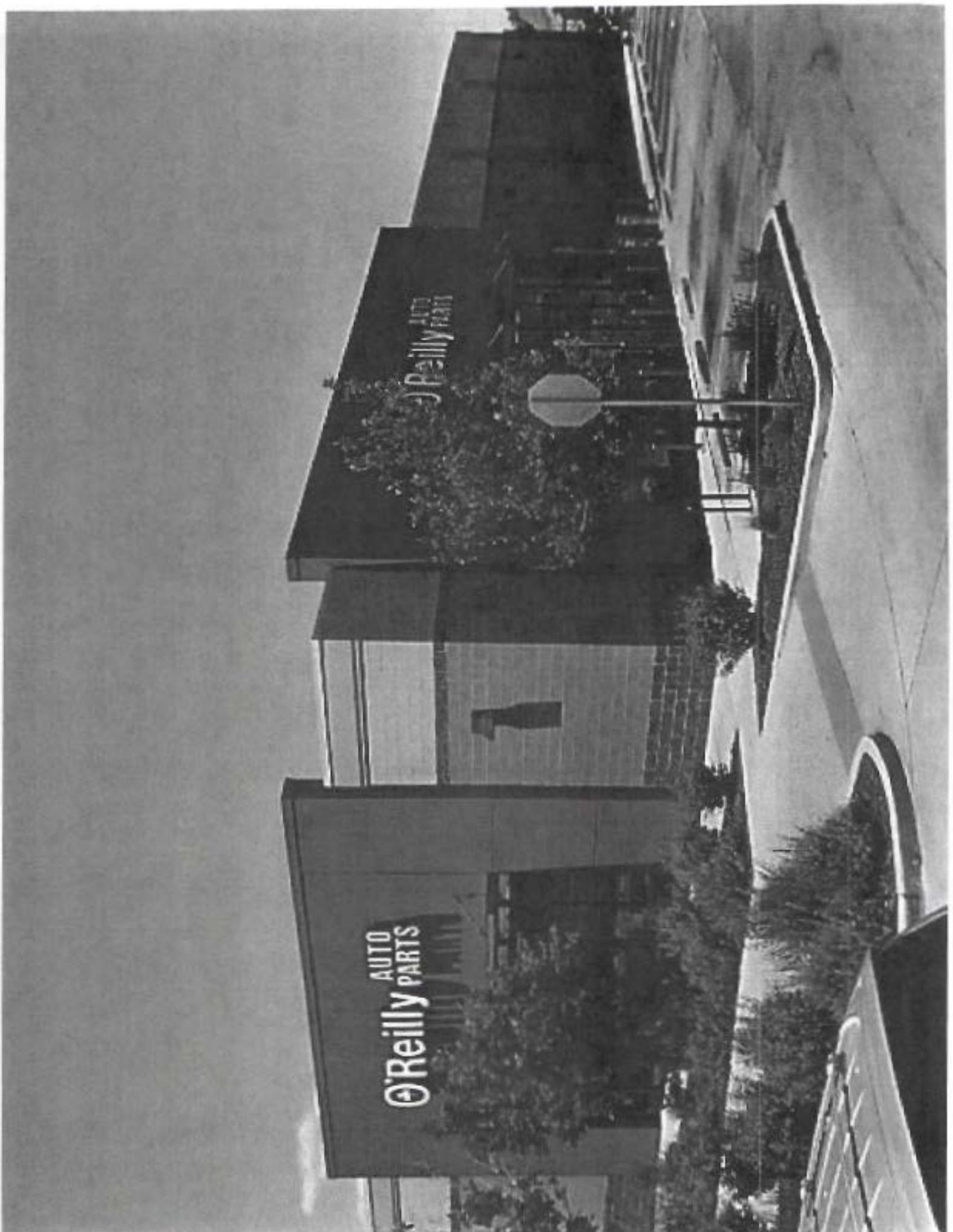
R0097713

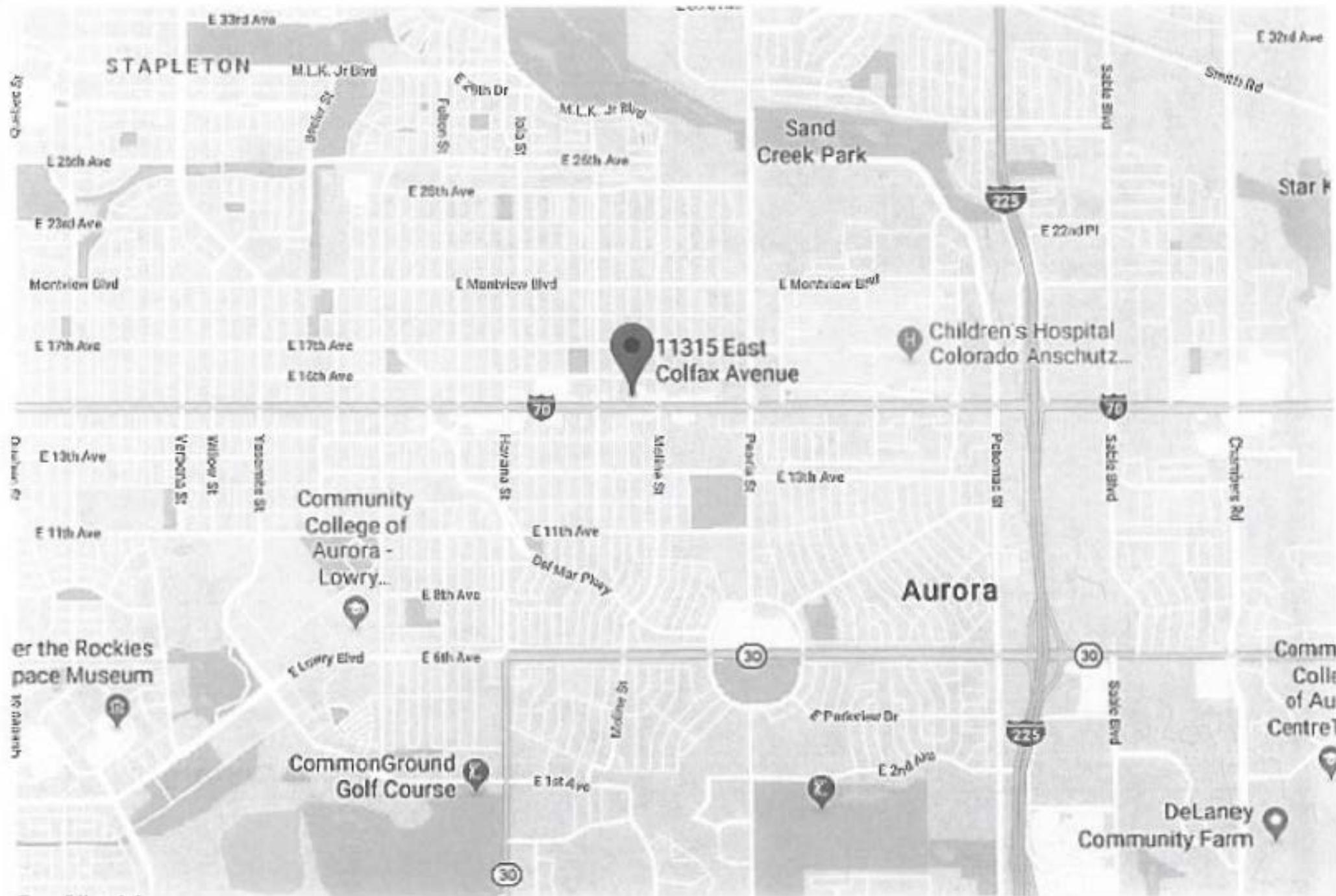
### PREPARED FOR

Adams COUNTY  
ASSESSOR'S OFFICE

### PREPARED BY

CTMI, LLC  
12221 MERIT DRIVE, SUITE 1200  
DALLAS, TEXAS 75251





STAPLETON

Sand Creek Park

11315 East Colfax Avenue

Children's Hospital Colorado Anschutz...

Community College of Aurora - Lowry...

Aurora

CommonGround Golf Course

DeLaney Community Farm

**PROPERTY DETAILS**

<b>Property Name:</b>	<b>002999 - Aurora, CO</b>
<b>Address:</b>	<b>1315 EAST COLFAX AVENUE</b>
<b>City:</b>	<b>Aurora</b>
<b>County:</b>	<b>Adams</b>
<b>Parcel ID #(s):</b>	<b>R0097713</b>
<b>Improvement SF:</b>	<b>8,184</b>
<b>Land Area (acres):</b>	<b>0.830</b>
<b>Date of Construction:</b>	<b>2012</b>

**PROPERTY NOTES****Retail****2019 ASSESSMENT**

<b>Land Taxable Value:</b>	<b>\$</b>	<b>398,750</b>
<b>Per Acre:</b>	<b>\$</b>	<b>480,422</b>
<b>Per SF:</b>	<b>\$</b>	<b>11.03</b>
<b>Building Improvements Taxable Value:</b>	<b>\$</b>	<b>908,021</b>
<b>Per SF:</b>	<b>\$</b>	<b>110.95</b>
<b>Taxable Value:</b>	<b>\$</b>	<b>1,306,771</b>
<b>Per SF:</b>	<b>\$</b>	<b>159.67</b>
<b>Date of Assessment:</b>		<b>1-Jan-19</b>

**MARKET VALUE INDICATORS**

<b>Income Approach to Value:</b>	<b>\$</b>	<b>1,271,800</b>
<b>Per SF:</b>	<b>\$</b>	<b>155.40</b>
<b>Cost Approach to Value:</b>	<b>\$</b>	<b>1,275,692</b>
<b>Per SF:</b>	<b>\$</b>	<b>155.88</b>
<b>REQUESTED MARKET VALUE:</b>	<b>\$</b>	<b>1,271,800</b>
<b>PER SF:</b>	<b>\$</b>	<b>155.40</b>

002999 - Aurora, CO  
11315 EAST COLFAX AVENUE

ASSESSMENT HISTORY

	<u>2019</u>	<u>2018</u>	<u>2017</u>
<b>Land Taxable Value:</b>	\$ 398,750	\$ 398,750	\$ 398,750
<b>Land Taxable Value/Acre:</b>	\$ 480,422	\$ 480,422	\$ 480,422
<b>Land Taxable Value/SF:</b>	\$ 11.03	\$ 11.03	\$ 11.03
<b>Building Improvements Taxable Value:</b>	\$ 908,021	\$ 706,090	\$ 706,090
<b>Building Improvements Taxable Value/SF:</b>	\$ 110.95	\$ 86.28	\$ 86.28
<b>Taxable Market Value:</b>	\$ 1,306,771	\$ 1,104,840	\$ 1,104,840
<b>Taxable Market Value/SF:</b>	159.67	135.00	\$ 135.00

# PRO FORMA INCOME APPROACH 2019 TAX YEAR

NAME:	002999 - Aurora, CO
ADDRESS:	11315 EAST COLFAX AVENUE
PARCEL:	R0097713
COUNTY:	Adams
SF:	8,184

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%
<b>Effective Gross Income</b>	<b>\$95,086</b>	<b>\$11.62</b>	<b>95.0%</b>

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%
ETR	0.00%
<b>TOTAL CAP RATE</b>	<b>6.60%</b>

**INDICATED VALUE** **\$1,271,825** **\$155.40**

**TAXPAYER  
REQUESTED VALUE** **\$1,271,800** **\$155.40**

COUNTY PROPOSED VALUE \$1,306,771 \$159.67

<b>SALES</b>	<b>PROPERTY</b>	<b>SUBMARKET 2-4 STAR</b>	<b>SUBMARKET</b>
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%

# Lease Comps Summary

Lease Comps Report

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

Rent	Deals	Low	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 Attributes	Deals	Low	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	60.0	36.0	120.0
Floor Number	9	1	1	1	2



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11/21/2019

Page 1

# Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 9677-9697 E Montview Bl...	★★★★★	4,600	1st	8/25/2019	New	\$12.00/sqm	Effective
2 Hoffman Heights Shoppl... 618-690 Peoria St	★★★★★	1,200	1st	5/6/2019	New	\$14.00/sqm	Asking
3 Hoffman Heights Shoppl... 694-696 Peoria St	★★★★★	2,501	1st	5/6/2019	New	\$13.00/sqm	Asking
4 2266-2288 Dayton St	★★★★★	1,600	1st	4/16/2019	New	\$12.00/sqm	Asking
5 2323 Dayton St	★★★★★	5,000	1st	2/4/2019	New	\$20.00/sqm	Asking
6 E & E Building 10101-10139 E Colfax Ave	★★★★★	2,125	1st	9/1/2018	New	\$15.00/sqm	Asking
7 1425 Florence St	★★★★★	1,325	1st	8/21/2018	New	\$12.68/sq	Effective
8 10777-10839 E Colfax Ave	★★★★★	34,326	1st	8/20/2018	New	\$11.00/sqm	Asking
9 2323 Dayton St	★★★★★	5,000	1-2	3/7/2018	New	\$20.00/sqm	Asking

# Lease Comparables

Address	Tenant/Landlord	SF Leased Type	Start/Date Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
 1 5677-6997 E Montview Blvd Aurora, CO 80010 Central Ref Submarket	Breng Y Chu	4,000 New Direct	Sep 2010 3 Years	\$12.00/NNN \$12.00/NNN		
 2 Hoffman Heights Shopping Center 618-680 Peoria St Aurora, CO 80011 Aurora Ref Submarket	Denver Metro Motor American Asset Management Sers... New Direct	1,350 New Direct	Jun 2019			
 3 Hoffman Heights Shopping Center 654-696 Peoria St Aurora, CO 80011 Aurora Ref Submarket	Brookgreen/Sumba American Asset Management Sers... New Direct	2,501 New Direct	Jun 2019			
 4 2269-2268 Dayton St Aurora, CO 80010 Central Ref Submarket	Hudleston David R & Brian K	1,000 New Direct	May 2010 1 Year			
 5 2323 Dayton St Aurora, CO 80010 Central Ref Submarket	Somerseth & Co	5,006 New Direct	Mar 2018 5 Years			
 6 E & E Building 10101-10139 E Cullfax Ave Aurora, CO 80010 Central Ref Submarket	David Ivy	2,125 New Direct	Oct 2018 3 Years			

# Lease Comparables

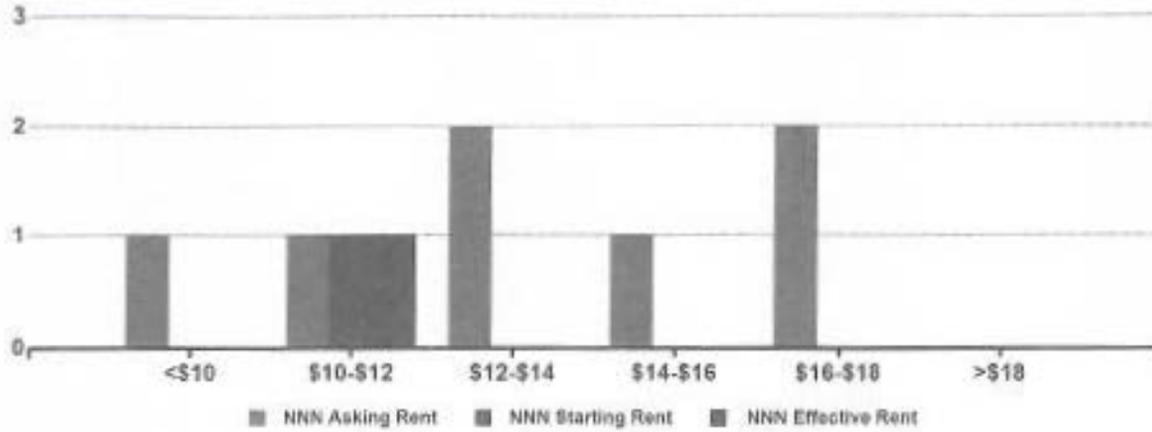
Address	Tenant Landlord	SF Leased Type	Start/Date Term	Starting Rent Effective Rate	Free Rent TI Allow	Escalators Expense
 <p>1425 Florence St Aurora, CO 80010 Central Real Submarket</p>	<p>Number Nelly &amp; Scott Westchester</p>	<p>1,325 New Direct</p>	<p>Sep 2018 3 Years</p>	<p>\$12.00/SF \$12.00/SF</p>	<p>0 Mo</p>	
 <p>16777-10825 E Coffin Ave Aurora, CO 80010 Central Real Submarket</p>	<p>Book Equities Group, LTD</p>	<p>34,276 New Direct</p>	<p>Dec 2018</p>			
 <p>2323 Dayton St Aurora, CO 80010 Central Real Submarket</p>	<p>Sorensteth &amp; Co.</p>	<p>5,000 New Direct</p>	<p>Aug 2018 10 Years</p>			

# Rents

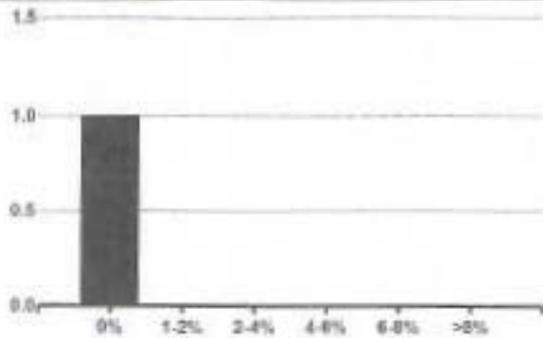
Lease Compn Report

NNN Asking Rent Per SF	NNN Starting Rent Per SF	NNN Effective Rent Per SF	Avg. Months Free Rent
<b>\$12.23</b>	<b>\$12.00</b>	<b>\$12.00</b>	-

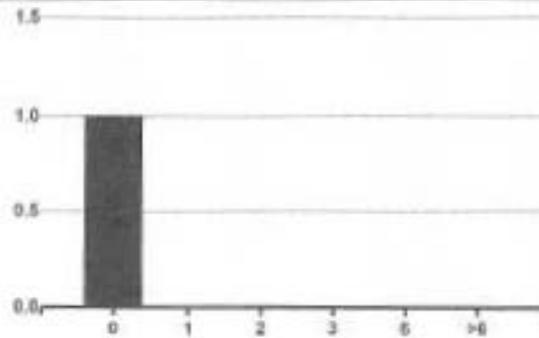
DEALS BY NNN ASKING, NNN STARTING, AND NNN EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE 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

#### Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
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

	<u>Units/%</u>	<u>Other</u>
HVAC (Heating):		
Complete HVAC	100%	
Sprinklers:		
Wet Sprinklers	100%	
Land and Site:		
Land	398,750	

Cost as of 01/2019

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
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			
Land			398,750
Total Cost	8,184	155.88	1,275,692

Estimate Number: -1149

Parcel Number: 0182335425004

**Section 1****Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
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		

**Components**

	<u>Units/%</u>	<u>Other</u>
HVAC (Heating):		
Complete HVAC	100%	
Sprinklers:		
Wet Sprinklers	100%	
Land and Site:		
Land	398,750	

Cost as of 01/2019

	<u>Units</u>	<u>Unit Cost</u>	<u>Total Cost New</u>	<u>Less Depreciation</u>	<u>Total Cost Depreciated</u>
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					
Complete HVAC	8,184	23.84	195,107	9,755	185,352
Sprinklers					
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

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**

<b>Occupancy</b>	<b>%</b>	<b>Class</b>	<b>Height</b>	<b>Rank</b>
353 Retail Store	100	C	12	2
Total Area	: 8184			
Number of Stories (Section)	: 1			
Shape	: 1			
Effective Age (years)	: 7			
Typical Life (years)	: Marshall & Swift Tables			
Depreciation Type	: Marshall & Swift Tables			

<b>Components</b>	<b>Units/%</b>	<b>Rank</b>	<b>Depr %</b>	<b>Other</b>
HVAC (Heating):				
617 Complete HVAC	100			
Sprinklers:				
683 Wet Sprinklers	100			
Land and Site:				
61 Land	398750			

<b>Additions</b>	<b>Units</b>	<b>Cost</b>	<b>Depr %</b>	<b>LM</b>	<b>Base Dt</b>
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 Price:	\$1,850,000
Sale Date:	10/31/2016	Status:	Confirmed
Days on Market:	209 days	Building SF:	16,681 SF
Exchange:	Yes	Price/SF:	\$110.00
Conditions:	1031 Exchange, Investment ...	Pro Forma Cap Rate:	-
Land Area SF:	46,174	Actual Cap Rate:	12.02%
Acres:	1.06	Down Pmnt:	\$1,850,000
\$/SF Land Gross:	\$40.07	Pct Down:	100.0%
Year Built, Age:	2002 Age: 13	Doc No:	0093248
Parking Spaces:	27	Trans Tax:	\$185
Parking Ratio:	1.24/1000 SF	Corner:	No
FAR	0.36	Zoning:	PD
Lot Dimensions:	-	No Tenants:	3
Frontage:	-	Percent Improved:	66.7%
Tenancy:	Multi	Submarket:	Northeast Ret
Comp ID:	3747783	Map Page:	-
		Parcel No:	1719-27-1-18-017
		Property Type:	Retail

### income expense data

<b>Expenses</b>	- Taxes	\$36,350
	- Operating Expenses	
	Total Expenses	\$36,350
<b>Net Income</b>	Net Operating Income	\$187,000
	- Debt Service	
	- Capital Expenditure	
	Cash Flow	

### Listing Broker

Cushman & Wakefield  
1401 Lawrence St  
Denver, CO 80202  
(303) 292-3700  
Ray Rosado

### Buyer Broker

Asset Realty Advisors  
5 E Belleview Dr  
Greenwood Village, CO 80121  
(303) 781-2608  
Mark Von Engeln

### financing

### prior sale

Date/Doc No:	2/26/2014
Sale Price:	-
CompID:	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 \$675,000 - 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	-
Land Area	0.83 AC (36,250 SF)	Down Payment	\$675,000
\$/SF Land Gross	\$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 bailed 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



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## PRIOR SALE

Date/Doc No	3/25/2002 (0945006)
Sale Price	\$360,000
CompID	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 80111-3228  
(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



1



## BUYER

### B & C Association, Inc.

11315 W Colfax Ave  
Denver, CO 80010  
(303) 366-1745

Aurora Tacos Y Mariscos

## SELLER

### Weber Qtip Trust

Oak Creek, CO 80467  
(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
\$/SF Land Gross	\$9.93/SF	Percent Down	17.58%
Year Built, Age	1983 Age: 19	Doc No:	0945006
Parking Spaces	25 Spaces Available	Trans Tax:	\$36
Parking Ratio	Ratio of 9.19/1,000 SF	Corner	-
FAR	0.08	Zoning	-
Lot 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 ID	649171	Property Type:	Retail

## SALE NOTES

Income/Expense:  
Buyer is an owner/user.

B & C Association, Inc. c/o Aurora Tacos Y Mariscos  
Weber Qtip 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



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### FINANCING

1st Mortgage: First United Bank

Bal/Pmt: \$296,718/-

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### SELLER BROKER

**Lee & Associates | Denver**

999 18th St, Suite N 901

Denver, CO 80202-2499

(303) 296-8500

Richard J. Chase

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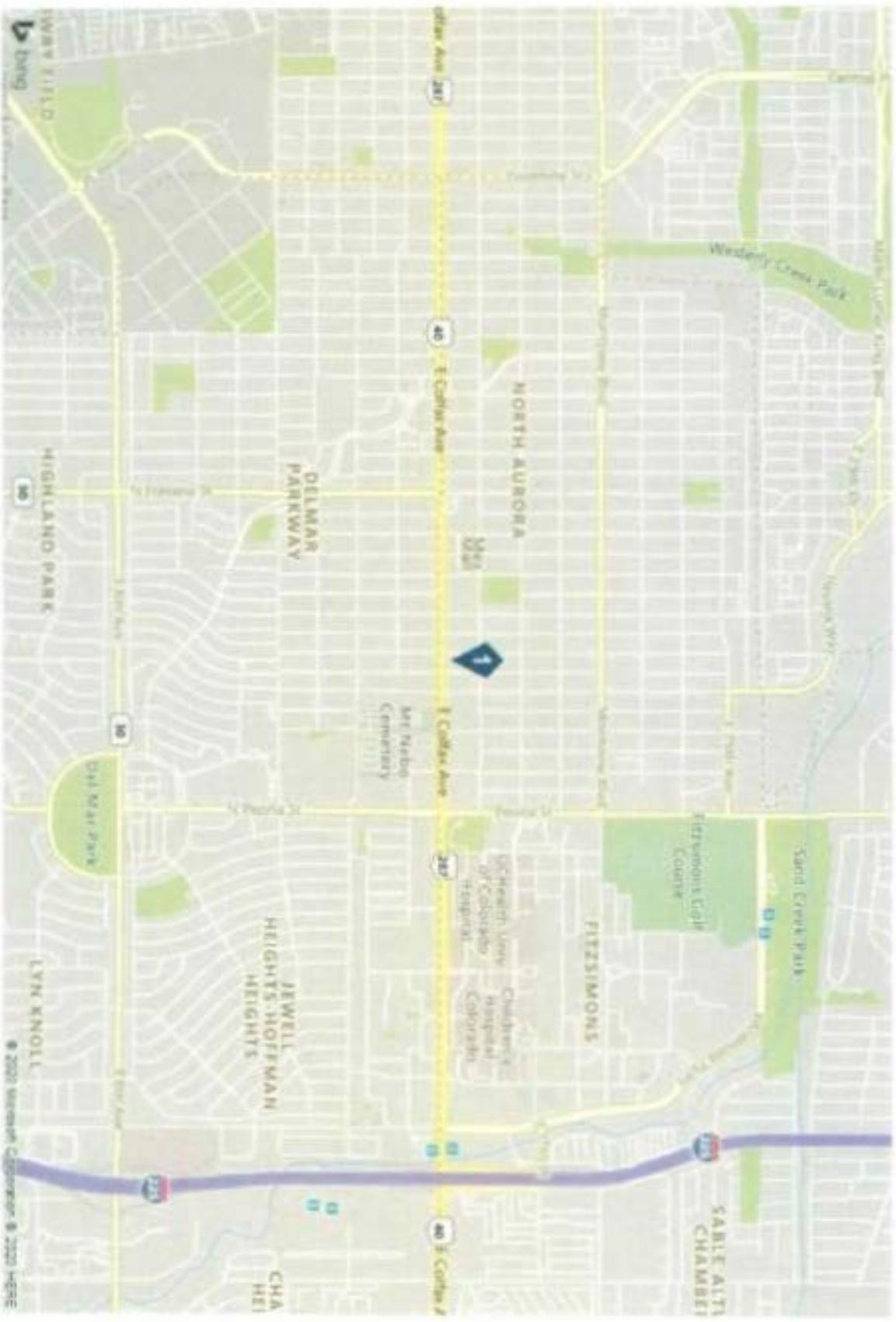
11315 E Colfax Ave



1

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No Lease Deal information available



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# 11315 E Colfax Ave

Central Ret Submarket • Aurora, CO 80010



1



Building Type	Restaurant
Status	Built in 1983

Total GLA	2,719 SF
Typical Floor	2,719 SF
Levels	1
Land Area	36,250 SF (0.83 AC)

Total Avail	-
% Leased	100%
Building Vacant	0 SF

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

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

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 Actual Value(s))**

1. The property subject to this Stipulation is:  
Schedule No. (S): R0037175 Parcel NO.(S) 0171910304031

2. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019:

Land	\$134,822
Improvements	\$555,664
Total	\$690,486

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	\$134,822
Improvements	\$365,178
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) 2019.

DATED this: April 2, 2020

  
\_\_\_\_\_  
Petitioner's Representative  
*CEO Core Properties*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Shannon  
C. Wheeler  
Assessor Representative  
Adams County Assessor's Office

Digitally signed by Shannon C. Wheeler  
DN: cn=Shannon C. Wheeler,  
o=Adams County, ou=Assessor's  
Office, email=swheeler@adcogov.org,  
c=US  
Date: 2020.04.02 09:43:59 -0600

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

Account No : R0037175

Parcel No : 0171910304031

Petition Year : 2019

Date Filed : February 24, 2020

Owner Entity : CORE PRO HOLDINGS LLC

Owner Address : 2525 South Columbine Street

Owner City : Denver

State : CO

Property Location : 10693 Melody Drive - Northglenn

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value			
REAL	341 N/A	LC:		LC:	\$134,822	\$39,100	A. Ratio COM	29.00%
		LR:		LR:	N/A	\$0	A. Ratio RES	7.15%
		IC:		IC:	\$555,664	\$161,140	Mill Levy	127.846
		IR:		IR:	N/A	\$0	Original Tax	\$25,600
TOTALS :			\$500,000		\$690,486	\$200,240		

**Petitioner's Statement:**

Value is high based on use. This is a medical office/studio 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**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value				
REAL	341 N/A	LC:	\$134,822	\$39,100	LC:	\$134,822	\$39,100	Tax Refund	\$7,062.21
		LR:	N/A	\$0	LR:	N/A	\$0		
		IC:	\$555,664	\$161,140	IC:	\$365,178	\$105,900		
		IR:	N/A	\$0	IR:	N/A	\$0		
TOTALS :			\$690,486	\$200,240		\$500,000	\$145,000	Revised Tax	\$18,537.67

Shannon C. Wheeler  
Assessor Representative

April 2, 2020  
Date

**PETITION FOR ABATEMENT OR REFUND OF TAXES**

County: Adams

Date Received 2/12/20  
(Use Assessor's or Commissioners' Date Stamp)

**RECEIVED**

**Section I: Petitioner, please complete Section I only.**

Date: Feb 17<sup>th</sup> 2020  
Month Day Year

FEB 24 2020

Petitioner's Name: Jonathan Corf (Core Pro holding LLC)

Petitioner's Mailing Address: 2525 S Columbine St  
Denver CO 80210  
City or Town State Zip Code

**OFFICE OF THE  
ADAMS COUNTY ASSESSOR**

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>0171910304031</u>	<u>10693 Melody Dr</u> <u>Northglenn CO 80234</u>

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) 2018 and 2019 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 property has been assessed as a Bank for the last 2 years. I purchased in 2016 and have been running a personal Training studio. Very different than a Bank's value. This has caused an overvaluation of the property.*

Petitioner's estimate of value: \$ 300,000 (2018) and \$ 500,000 (2019)  
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

[Signature]  
Petitioner's Signature

Daytime Phone Number (254) 744 2661

Email Jcorf@coreprovisions.com

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number ( ) \_\_\_\_\_

Email \_\_\_\_\_

\*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.

	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement 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 mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following 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: 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 _____			Tax Year _____		
	Actual	Assessed	Tax	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:

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

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 the petition be (*approved--approved in part--denied*) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	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 abatement petition, is hereby

Approved  Approved in part \$ \_\_\_\_\_  Denied for the following reason(s):

\_\_\_\_\_  
Secretary's Signature \_\_\_\_\_  
Property Tax Administrator's Signature \_\_\_\_\_  
Date

Core Pro Holiday HC  
10693 Melody Dr  
Northglenn CO 80234

DENVER  
CO 80202  
20 FEB 2020



RECEIVED

FEB 24 2020

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Attn. Assessor - Office  
4430 S Adams County Plenary Suite C2100  
Brighton CO 80601

80601-822299



**Direct Capitalization**  
**Exercise Studio - Former Bank Building**  
10693 Melody  
Schedule No. R0037175  
Tax Year 2019

	<b>Assessor's Estimate</b>		
	<b>Rentable Sq. Ft.</b>	<b>Rental Rate PSF</b>	<b>Category Total</b>
<b>Potential Gross Income (PGI)</b>			
NNN Studio/Retail	4,225 x	<b>\$11.00 =</b>	\$46,475
NNN Lease Office	0 x	<b>\$10.50 =</b>	\$0
Reimbursed Operating Expenses/NNN	x	<b>\$0.00 =</b>	\$0
Cell Antenna Lease Revenue	x	<b>\$0.00 =</b>	\$0
Other Income	X	<b>\$0.00 =</b>	\$0
Total Potential Gross Income	4,225	<b>\$11.00</b>	\$46,475
<b>Less: Vacancy and Collection Loss</b>			
NNN Studio/Retail		<b>10.00%</b>	-\$4,648
NNN Lease Office		<b>0.00%</b>	\$0
Cell Antenna		0.0%	\$0
Total Vacancy and Collection Loss		10.0%	-\$4,648
<b>Effective Gross Income (EGI)</b>			
Lease Revenue Income		\$9.90	\$41,828
Rental Income - Storage Model Retail		\$0.00	\$0
Reimbursement of Pass-Thru Exps.		\$0.00	\$0
Cell Antenna Lease Revenue		\$0.00	\$0
Miscellaneous		\$0.00	\$0
Total (EGI)		\$9.90	\$41,828
<b>Operating Expenses (OE)</b>			
Assessor's Estimate - Office		10.00%	\$4,183
Less: Total Operating Expenses		<b>-\$0.99</b>	-\$4,183
<b>Net Operating Income (NOI)</b>		<b>\$8.91</b>	<b>\$37,645</b>
<b>Capitalization Rate</b>			
Market Figure		<b>7.50%</b>	
Property Tax Load Factor		0.00%	
<b>Adjusted Capitalization Rate</b>		<b>7.50%</b>	
Value Indication			\$501,930
<b>Adopt</b>			<b>\$501,900</b>
<b>Per Rentable Square Foot</b>			<b>\$118.79</b>

# Lease Comps Summary

Deals

NNN Asking Rent Per SF

NNN Starting Rent Per SF

Avg. Months On Market

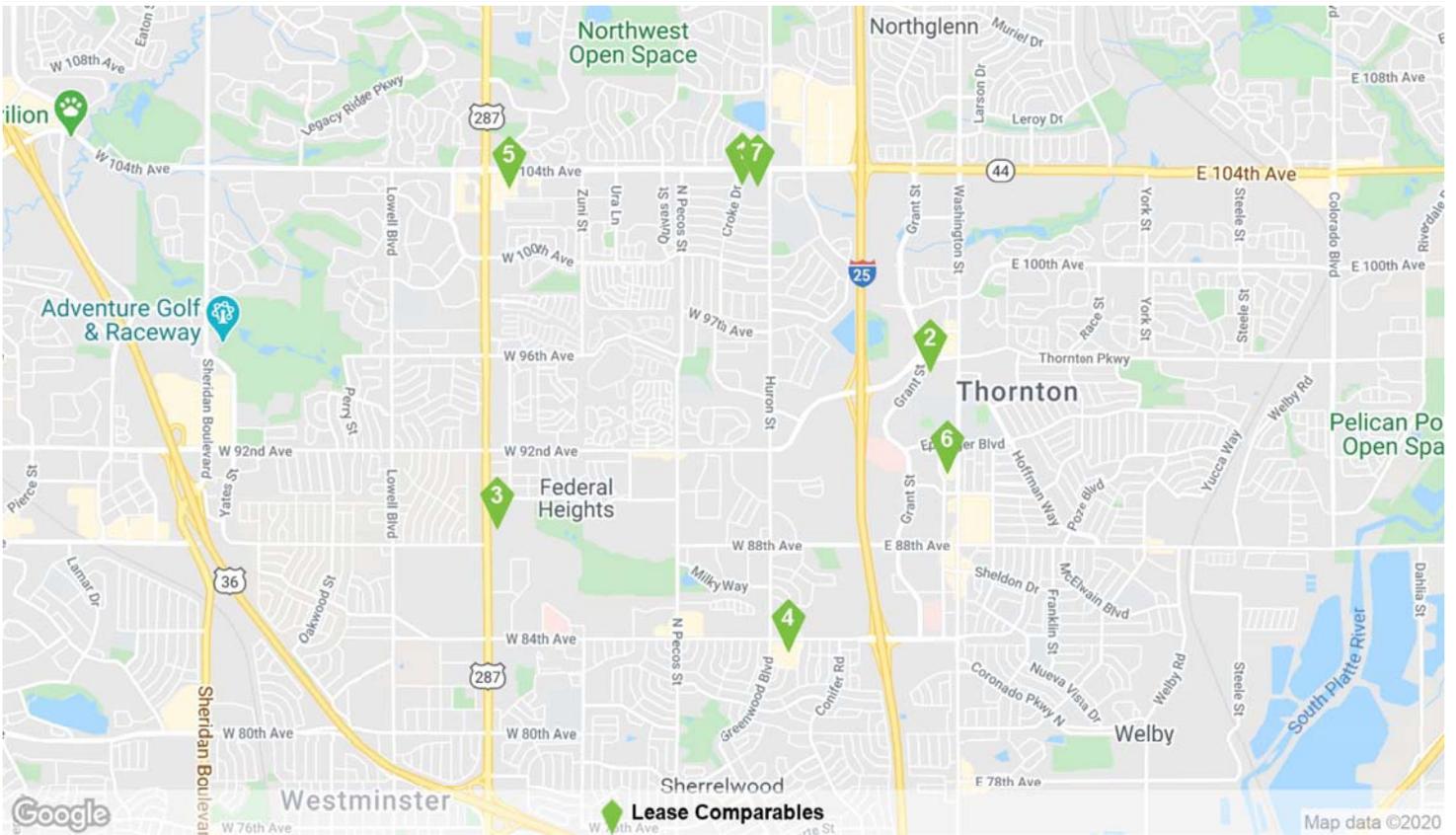
8

\$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

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
<b>1</b> <b>Huron Plaza</b> 940-1040 W 104th Ave	★★★★☆	2,925	1st	6/11/2018	New	\$20.00/nnn	Asking
<b>2</b> <b>Pinnacle Center</b> 550 E Thornton Pky	★★★★☆	4,935	2nd	8/24/2017	New	\$10.00/nnn	Asking
<b>3</b> <b>Bldg E</b> 8860-8890 Federal Blvd	★★★☆☆	3,600	1st	4/13/2017	New	\$8.00/nnn	Effective
<b>4</b> <b>Huron Plaza</b> 630-780 W 84th Ave	★★★★☆	3,119	1st	11/14/2016	New	\$14.00/nnn	Asking
<b>5</b> <b>Federal Plaza</b> 10300 Federal Blvd	★★★★☆	4,035	1st	5/3/2016	New	\$15.00/nnn	Asking
<b>6</b> <b>9051-9071 Washington St</b>	★★★☆☆	3,235	1st	1/28/2016	New	\$12.00/nnn	Asking
<b>7</b> <b>900-1000 W 104th Ave</b>	★★★☆☆	2,916	1st	7/2/2014	New	\$12.00/nnn	Asking
<b>2</b> <b>Pinnacle Center</b> 550 E Thornton Pky	★★★★☆	4,935	2nd	7/2/2014	New	\$10.00/nnn	Asking

# Lease Comparables

**1**  **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**

Asking Rent: <b>\$20.00/NNN</b>	Start Date: <b>Jul 2018</b>	Free Rent: <b>0 Mos</b>	Deal Type: <b>New Lease</b>	Property Type: <b>Retail Class B</b>
Starting Rent:	Term:	Escalations:	On Market: <b>7 Mos</b>	Building Area: <b>18,800 SF</b>
Effective Rent:	Exp. Date:	TI Allowance:	Build-Out:	Built/Renov: <b>1977/1991</b>
		Position:	Dock/Drive In:	Parking Ratio: <b>2.73/1,000 SF</b>

Leasing Rep: **Capital Village LLC - Mike Zhang** Landlord: **Evergreen-104th & Huron Lic**  
 Tenant Rep: \_\_\_\_\_ Tenant SIC: \_\_\_\_\_

Lease Notes:

ID# 168623011

**2**  **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: <b>\$10.00/NNN</b>	Start Date: <b>Sep 2017</b>	Free Rent:	Deal Type: <b>New Lease</b>	Property Type: <b>Retail Class B</b>
Starting Rent:	Term:	Escalations:	On Market: <b>23 Mos</b>	Building Area: <b>239,000 SF</b>
Effective Rent:	Exp. Date:	TI Allowance:	Build-Out:	Built/Renov: <b>1982/</b>
		Position:	Dock/Drive In:	Parking Ratio: <b>5.44/1,000 SF</b>

Leasing Rep: **Antonoff & Company Brokerage, Inc. - Tom R. Bevans** Landlord: **Old Vine-Kingwood Assoc, LLLP**  
 Tenant Rep: \_\_\_\_\_ Tenant SIC: **Architectural Services**

Lease Notes:

ID# 131775841

**3**  **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: <b>\$8.00/NNN</b>	Start Date: <b>May 2017</b>	Free Rent:	Deal Type: <b>New Lease</b>	Property Type: <b>Industrial Class C</b>
Starting Rent: <b>\$8.00/NNN</b>	Term: <b>5 Years</b>	Escalations:	On Market: <b>1 Mo</b>	Building Area: <b>9,817 SF</b>
Effective Rent: <b>\$8.00/NNN</b>	Exp. Date: <b>May 2022</b>	TI Allowance:	Build-Out:	Built/Renov: <b>1985/</b>
		Position:	Dock/Drive In:	Parking Ratio: <b>2.34/1,000 SF</b>

Leasing Rep: **Enger Enterprises - Jim Gilbert** Landlord: **Enger Enterprises**  
 Tenant Rep: \_\_\_\_\_ Tenant SIC: \_\_\_\_\_

Lease Notes:

ID# 128541861

# Lease Comparables



4

**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.**  
 Thornton, CO 80260 - Northwest Ret Submarket



Asking Rent: <b>\$12.00-\$14.00...</b>	Start Date: <b>Dec 2016</b>	Free Rent:	Deal Type: <b>New Lease</b>	Property Type: <b>Retail Class B</b>
Starting Rent:	Term:	Escalations:	On Market: <b>87 Mos</b>	Building Area: <b>104,864 SF</b>
Effective Rent:	Exp. Date:	TI Allowance:	Build-Out:	Built/Renov: <b>1988/</b>
		Position:	Dock/Drive In:	Parking Ratio: <b>3.67/1,000 SF</b>

Leasing Rep: <b>Miller Frishman Group, LLC - Sharon Kamen</b>	Landlord: <b>World Class Property Company</b>
Tenant Rep:	Tenant SIC: <b>Surveying Services</b>

Lease Notes:

ID# 128763891



5

**4,035 SF Retail Lease Signed May 2016 for \$15.00 Triple Net (Asking)**  
**10300 Federal Blvd - 1st Floor Direct, Leased by AT&T Wireless**  
 Federal Heights, CO 80260 - Northwest Ret Submarket



Asking Rent: <b>\$15.00/NNN</b>	Start Date: <b>Jul 2016</b>	Free Rent:	Deal Type: <b>New Lease</b>	Property Type: <b>Retail Class B</b>
Starting Rent:	Term: <b>3 Years</b>	Escalations:	On Market: <b>30 Mos</b>	Building Area: <b>48,514 SF</b>
Effective Rent:	Exp. Date: <b>Jul 2019</b>	TI Allowance:	Build-Out:	Built/Renov: <b>2001/</b>
		Position:	Dock/Drive In:	Parking Ratio: <b>4.71/1,000 SF</b>

Leasing Rep: <b>Weststar Management Corp - Lev Cohen, Sheldon Hayutin</b>	Landlord: <b>Safeway</b>
Tenant Rep:	Tenant SIC: <b>Telephone Comm Excp Radio</b>

Lease Notes:

ID# 123595131



6

**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: <b>\$12.00/NNN</b>	Start Date: <b>Feb 2016</b>	Free Rent:	Deal Type: <b>New Lease</b>	Property Type: <b>Retail Class C</b>
Starting Rent:	Term:	Escalations:	On Market: <b>15 Mos</b>	Building Area: <b>14,897 SF</b>
Effective Rent:	Exp. Date:	TI Allowance:	Build-Out: <b>Full Build-Out</b>	Built/Renov: <b>1978/</b>
		Position: <b>In-Line</b>	Dock/Drive In:	Parking Ratio: <b>6.71/1,000 SF</b>

Leasing Rep: <b>Emerald Real Estate Group LLC - Jim York</b>	Landlord: <b>Sunrise Partners Llc</b>
Tenant Rep:	Tenant SIC:

Lease Notes:

ID# 121904521

# Lease Comparables



**7** **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

Asking Rent: <b>\$12.00/NNN</b>	Start Date: <b>Aug 2014</b>	Free Rent:	Deal Type: <b>New Lease</b>	Property Type: <b>Retail Class C</b>
Starting Rent:	Term: <b>1 Year</b>	Escalations:	On Market: <b>23 Mos</b>	Building Area: <b>26,020 SF</b>
Effective Rent:	Exp. Date: <b>Jul 2015</b>	TI Allowance:	Build-Out: <b>Partial Build...</b>	Built/Renov: <b>1977/1991</b>
Amenities:				

Leasing Rep: **Capital Village LLC - Mike Zhang** Landlord: **Impala Capital LLC**  
 Tenant Rep: Tenant SIC:

Lease Notes:

ID# 114678761



**8** **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

Asking Rent: <b>\$10.00/NNN</b>	Start Date: <b>Aug 2014</b>	Free Rent:	Deal Type: <b>New Lease</b>	Property Type: <b>Retail Class B</b>
Starting Rent:	Term: <b>3 Years</b>	Escalations:	On Market: <b>42 Mos</b>	Building Area: <b>239,000 SF</b>
Effective Rent:	Exp. Date: <b>Jul 2017</b>	TI Allowance:	Build-Out: <b>Full Build-Out</b>	Built/Renov: <b>1982/</b>
Amenities:				

Leasing Rep: **Antonoff & Company Brokerage, Inc. - Gene Stone** Landlord: **Old Vine-Kingwood Assoc, LLLP**  
 Tenant Rep: Tenant SIC: **Health Clubs**

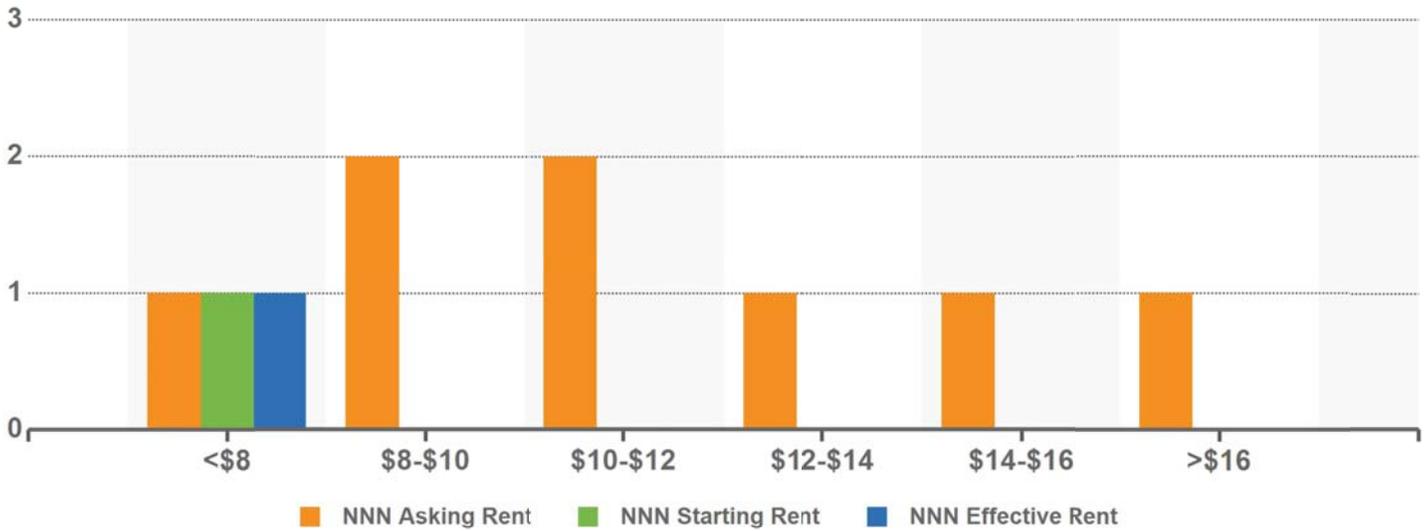
Lease Notes:

ID# 114518320

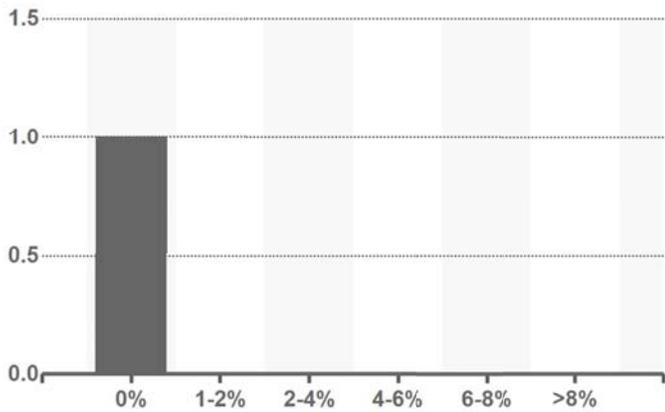
# Rents

NNN Asking Rent Per SF	NNN Starting Rent Per SF	NNN Effective Rent Per SF	Avg. Months Free Rent
<b>\$12.15</b>	<b>\$8.00</b>	<b>\$8.00</b>	<b>-</b>

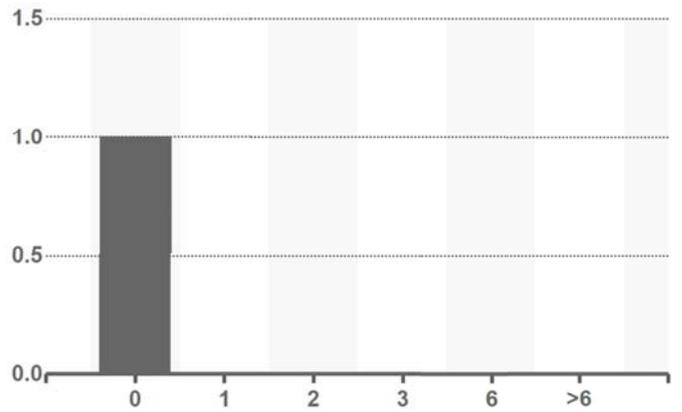
DEALS BY NNN ASKING, NNN STARTING, AND NNN EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT





## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Community Rating System Annual Recertification
<b>FROM:</b> Jill Jennings Golich, Director
<b>AGENCY/DEPARTMENT:</b> Community & Economic Development
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

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 County State CO CID 080001  
 (6-digit NFIP Community Identification Number)

**CC-230 Verification**

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 Specialist	Kerry Redente
<i>Coordinator's Manual Year</i> 2017			
Chief Executive Officer		CRS Coordinator	
Name	Emma Pinter	Theron Gregory LaBrie	
Title	Chair, Board of County Commissioners	Senior Engineer	
Address	4430 S. Adams County Parkway Brighton, CO 80601	4430 S. Adams County Parkway Brighton, CO 80601	
Phone number	720-523-6100	720-523-6824	
E-mail address	epinter@adcogov.org	glabrie@adcogov.org	

I hereby certify that Adams County [community name] is implementing the following activities [check the ones that apply]. We will continue to implement these activities and will advise FEMA if any of them are not being conducted in accordance with this certification. We will cooperate with the ISO/CRS Specialist's verification visit and will submit the documentation and annual recertification needed to validate our program.

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> 310 (Elevation Certificates)       | <input checked="" type="checkbox"/> 440 (Flood Data Maintenance)         |
| <input checked="" type="checkbox"/> 320 (Map Information Service)      | <input checked="" type="checkbox"/> 450 (Stormwater Management)          |
| <input checked="" type="checkbox"/> 330 (Outreach Projects)            | <input type="checkbox"/> (Repetitive Loss Requirements)                  |
| <input checked="" type="checkbox"/> 340 (Hazard Disclosure)            | <input checked="" type="checkbox"/> 510 (Floodplain Management Planning) |
| <input checked="" type="checkbox"/> 350 (Flood Protection Information) | <input type="checkbox"/> 520 (Acquisition and Relocation)                |
| <input type="checkbox"/> 360 (Flood Protection Assistance)             | <input type="checkbox"/> 530 (Flood Protection)                          |
| <input checked="" type="checkbox"/> 370 (Flood Insurance Promotion)    | <input checked="" type="checkbox"/> 540 (Drainage System Maintenance)    |
| <input checked="" type="checkbox"/> 410 (Floodplain Mapping)           | <input type="checkbox"/> 610 (Flood Warning and Response)                |
| <input checked="" type="checkbox"/> 420 (Open Space Preservation)      | <input type="checkbox"/> 620 (Levees)                                    |
| <input checked="" type="checkbox"/> 430 (Higher Regulatory Standards)  | <input type="checkbox"/> 630 (Dams)                                      |

I hereby certify that, to the best of my knowledge and belief, we are in full compliance with the minimum requirements of the NFIP and we understand that we must remain in full compliance with the minimum requirements of the NFIP. We understand that at any time we are not to be in full compliance, we will retrograde to a CRS Class 10.

CC-230-1

Community Adams County State CO CID 080001  
(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.

Signature \_\_\_\_\_ (Chief Executive Officer)

Community Adams County State CO CID 080001  
 (6-digit NFIP Community Identification Number)

<b>CRS Program Data Table</b>	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 6, last report)	1526		
2. Number of new buildings constructed since last report	+		
3. Number of buildings removed/demolished since last report	-		
4. Number of buildings affected by map revisions since last report (+ or -)			
5. Number of buildings affected by corporate limits changes (+ or -)			
6. Current total number of buildings in the SFHA (bSF) (total lines 1 -5)			
7. Number of substantial improvement/damage projects since last report			
8. Number of repetitive loss properties mitigated since last report			
9. Number of LOMRs and map revisions (not LOMAs) since last report			
10. Acreage of the SFHA (aSFHA) as of the last report (line 13, last report)	35,203		
11. Acreage of area(s) affected by map revisions since last report (+ or -)			
12. Acreage of area(s) affected by corporate limits changes (+ or -)			
13. Current acreage of the SFHA (aSFHA) (total lines 10-12)			
14. Primary source for building data:			
15. Primary source for area data:			
16. Period covered:	March 2019 through	Current FIRM date	09/28/2018
<i>If available, the following data would be useful:</i>			
17. Number of new manufactured homes installed since last report			
18. Number of other new 1 -4 family buildings constructed since last report			
19. Number of all other buildings constructed/installed since last report			

Comments:

(Please note the number of the line to which the comment 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

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> E 144 <sup>th</sup> Avenue Concrete Box Culvert Extension - Intergovernmental Agreement
<b>FROM:</b> Kristin Sullivan, AICP, Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> February 11, 2020
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approve an Intergovernmental Agreement between the City of Thornton and Adams County 144 <sup>th</sup> 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 144<sup>th</sup> 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b> 00013
<b>Cost Center:</b> 3056

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<u>                    </u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	8910	30562001	10,000,000
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>10,000,000</u>

**New FTEs requested:**                     **YES**                     **NO**

**Future Amendment Needed:**                     **YES**                     **NO**

**Additional Note:**

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 144<sup>th</sup> Avenue between Washington Street and York Street; and,

WHEREAS, the City has a project to widen 144<sup>th</sup> 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 INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020 by and between the City of Thornton located at 9500 Civic Center Drive, Thornton, CO 80229 ("Thornton") and Adams County located at 4430 S. Adams County Parkway, Brighton, CO 80601 ("Adams County"). Thornton and Adams County may be referred 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

**STRUCTURAL NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH COLORADO DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2017 EDITION.
- 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.
- BACKFILL FOR BOX CULVERTS AND WINGWALLS SHALL BE ON-SITE GRANULAR SOILS MEETING THE APPROVAL OF THE GEOTECHNICAL ENGINEER.
- 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.
- 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.
- MINIMUM CLEARANCE FROM SURFACE OF CONCRETE TO THE FACE OF REINFORCEMENT SHALL BE 2 INCHES UNLESS OTHERWISE NOTED.
- ALL REINFORCING STEEL SHALL BE GRADE 60 NON-EPOXY COATED UNLESS OTHERWISE NOTED THUS: (E).
- 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
Δ 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	#4	#5	#6	#7	#8	#9	#10
Δ 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"

"Δ TOP BARS" REFERS TO A HORIZONTAL BAR WHICH SHALL HAVE MORE THAN 1 FOOT OF CONCRETE CAST BELOW IT.

- ALL EPOXY COATED REINFORCING NOTED THUS (E).
- DRILLED AND EPOXIED REINFORCEMENT SHALL BE INSTALLED USING HILTI-HIT-RE 500-SD ANCHORAGE SYSTEM OR ENGINEER-APPROVED EQUIVALENT.
- ALL CONCRETE SHALL BE CLASS D,  $f'_c = 4,500$  P.S.I., UNLESS NOTED OTHERWISE.
- ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4".
- A CLEAR SEALER SHALL BE PLACED ATOP THE SIDEWALKS AND ROADWAY CURB FACE. THE SEALER SHALL 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).
- EXPANSION JOINT MATERIAL SHALL MEET THE REQUIREMENTS OF AASHTO SPECIFICATION M-213.
- 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.
- 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"

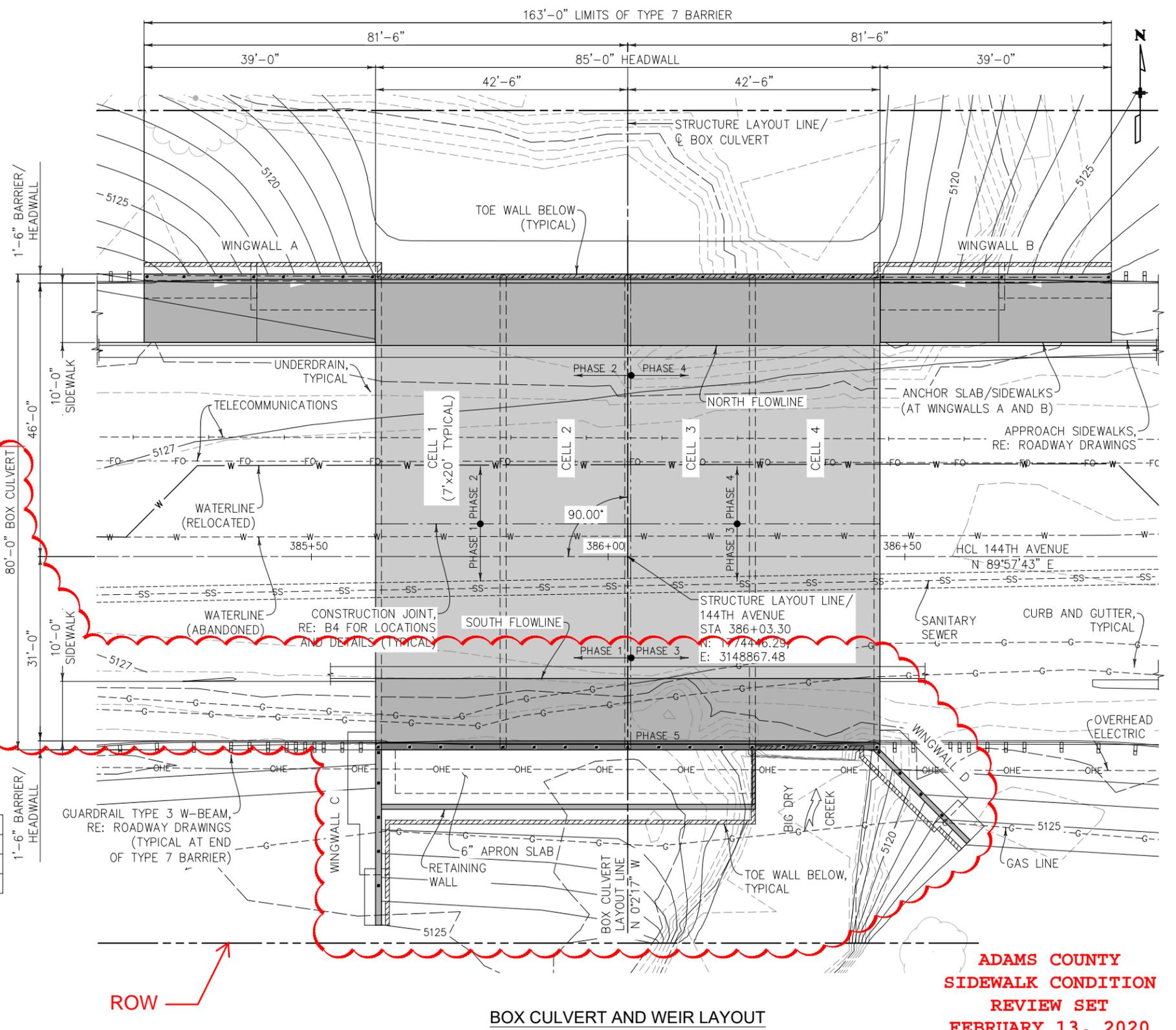
**REINFORCED CONCRETE:**

CLASS D CONCRETE -  $f'_c = 4,500$  PSI

REINFORCING STEEL -  $f_y = 60,000$  PSI

**HYDRAULIC DATA**

	Q <sub>10</sub>	Q <sub>100</sub>
ELEVATION	5126.64	5128.38
FLOW RATE	4,830 CFS	10,210 CFS
VELOCITY	8.80 FPS	8.89 FPS



**BOX CULVERT AND WEIR LAYOUT**

**ADAMS COUNTY  
SIDEWALK CONDITION  
REVIEW SET  
FEBRUARY 13, 2020  
NOT FOR CONSTRUCTION**

PLOT DATE: Thursday, February 13, 2020 2:05 PM LAST SAVED BY: MGEIGER DRAWING LOCATION: c:\willis\17.0445-144th Widening\PLANS\Cds\CBC STRUCTURAL\144CBC\_BC01.dwg

Print Date: 2/13/2020 2:05 PM  
 File Name: 144CBC\_BC01.dwg  
 Horiz. Scale:                      Vert. Scale:  
 Unit Information                      Unit Leader

12499 WEST COLFAX AVENUE,  
LAKEWOOD, COLORADO 80215  
MAIN 303.431.6100  
MARTINMARTIN.COM

Sheet Revisions		
Date:	Comments	Init.



ISSUE FOR CONSTRUCTION	144TH AVENUE WIDENING BOX CULVERT GENERAL LAYOUT		Project No./Code
No Revisions:	Designer: T. STAUFFER/L. ERF		17.0445
Revised:	Detailer: M. GEIGER		Sheet Number 97
Void:	Sheet Subset: STRUCTURAL	Subset Sheet: B1	

**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
						\$ -	\$ -
<b>SUBTOTALS, DECREASES AND INCREASES</b>						<b>\$ 8,814.00</b>	<b>\$ 208,859.25</b>
<b>NET CHANGE IN CONTRACT PRICE</b>						<b>\$200,045.25</b>	

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	
<b>The New Contract Sum Including this Change Order</b>	<b>\$</b>	<b>7,644,848.71</b>

The Contract total, including this and previous Change Orders, will be:

Seven Million Six Hundred Forty Four Thousand Eight Hundred Forty 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 and its suppliers of all direct, indirect, consequential, and impact-related costs resulting from or related to this Change, and its effect, if any, on unchanged Work, including, but not limited to delays, impacts, or disruption, as well as extended or increased jobsite and home office overhead costs that may be experienced or incurred as a result of performance of this Change within the Contract Time, as revised. This document will become a supplement to the Contract and all provisions will apply hereto.

Infrastructure and Support Services recommends acceptance of this Change Order:

\_\_\_\_\_  
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 Purchasing 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.

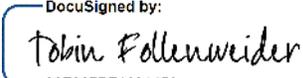
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that execution of the Lease Agreement with the State of Colorado for the Exhibit Hall at the county fairgrounds which is attached hereto as Exhibit A, is hereby ratified and approved.

IN WITNESS WHEREOF, the Parties hereto have executed this Lease.

**LANDLORD**  
**Adams County**

**TENANT**  
STATE OF COLORADO  
Jared S. Polis, Governor  
**The Department of Personnel & Administration**

By:   
Authorized Signatory

By:   
Kara Veitch, Executive Director

**Raymond Gonzales, Adams County Manager**

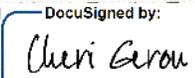
Date: 4/18/2020

\_\_\_\_\_  
Name (Print) Title (Print)

**REAL ESTATE PROGRAMS**  
STATE OF COLORADO  
Jared S. Polis, Governor  
DEPARTMENT OF PERSONNEL & ADMINISTRATION  
Office of State Administration

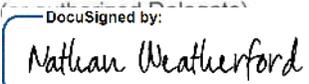
**ALL CONTRACTS MUST BE APPROVED BY THE STATE CONTROLLER:**

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 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.

By:   
Cheri Gerou, Executive Director

Date: 4/18/2020

**OFFICE OF RISK MANAGEMENT**  
STATE OF COLORADO  
Jared S. Polis, Governor  
DEPARTMENT OF PERSONNEL & ADMINISTRATION  
For the Executive Director

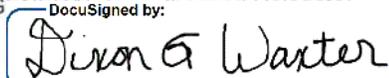
STATE OF COLORADO  
Jared S. Polis, Governor  
STATE CONTROLLER'S OFFICE  
State Controller   
Nathan Weatherford

By: \_\_\_\_\_  
State Risk Manager

Date: 4/18/2020

Date: \_\_\_\_\_

**LEGAL REVIEW**  
DEPARTMENT OF LAW  
Philip J. Weiser, Colorado Attorney General  
ATTORNEY GENERAL

By:   
Dixon & Waxter

Date: 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	<b><u>Adams County</u></b>
TENANT	<b><u>The State of Colorado, acting by and through the Department of Personnel &amp; Administration</u></b>
LOCATION	<b><u>Exhibit Hall and adjoining parking lot, Adams County Fairgrounds 9755 Henderson Road, Brighton, Colorado 80601</u></b>

**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.**

(A) 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".

(B) **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:

<b>TERM DATES</b>	<b>MONTHLY RENT</b>	<b>TERM RENT</b>
<b>Commencement Date – 10/20/2020</b>	<b>\$1,465 per day</b>	<b>\$</b>
<b>April 2020 (13 days):</b>	<b>\$19,045</b>	
<b>May 2020 (31 days):</b>	<b>\$45,415</b>	
<b>June 2020 (30 days):</b>	<b>\$43,950</b>	
<b>July 2020 (31 days):</b>	<b>\$45,415</b>	
<b>August 2020 (31 days):</b>	<b>\$45,415</b>	
<b>September (30 days):</b>	<b>\$43,950</b>	
<b>October 2020 (20 days)</b>	<b>\$29,300</b>	

**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 not 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, P**ayment 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.

## 2. SERVICES.

(A) Landlord Provided Services: 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.

3) 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) Tenant Provided Services: 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.

5. 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.

7. LEASE ASSIGNMENT. ~~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.

11. 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:

**Adams County  
4430 S. Adams County Parkway  
Brighton, Colorado 80601  
Attention: Adams County Manager**

Tenant:

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) Landlord Insurance. 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) Tenant Insurance. 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.

(A) § 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 seq.*, 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

(A) 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.

(B) 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.

(C) 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.

(D) 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.

(E) 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.

24. BROKER REPRESENTATION: Landlord and Tenant acknowledge that \_\_\_\_\_ is acting 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.

IN WITNESS WHEREOF, the Parties hereto have executed this Lease.

**LANDLORD  
Adams County**

**TENANT  
STATE OF COLORADO  
Jared S. Polis, Governor  
The Department of Personnel & Administration**

By: \_\_\_\_\_  
Authorized Signatory

By: \_\_\_\_\_  
Kara Veitch, Executive Director

**Raymond Gonzales, Adams County Manager**

Date: \_\_\_\_\_

\_\_\_\_\_  
Name (Print) Title (Print)

**REAL ESTATE PROGRAMS**

STATE OF COLORADO  
Jared S. Polis, Governor  
DEPARTMENT OF PERSONNEL & ADMINISTRATION  
Office of State Architect, For the Executive Director

**ALL CONTRACTS MUST BE APPROVED BY THE  
STATE CONTROLLER:**

**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 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.**

By: \_\_\_\_\_

Date: \_\_\_\_\_

**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)

By: \_\_\_\_\_

Date: \_\_\_\_\_

EXHIBIT A  
BUILDING DESCRIPTION

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

[Lease Address  
(See Art. 1 of Lease)  
[Landlord]

Dear Tenant:

Pursuant to Article 13 of the above referenced Lease, Tenant is hereby notified that on \_\_\_\_\_  
[date], the Lease was assigned to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ [Name/Address of New Landlord], the "New Landlord."

The New Landlord's W-9 is attached.

Evidence of the transaction constituting the Assignment of Lease is by [mark as is appropriate]: \_\_\_  
Assignment and Assumption of Lease; \_\_\_ Deed \_\_\_\_\_ [Type of Deed]; \_\_\_ Other [Specify] \_\_\_\_\_  
\_\_\_\_\_; dated, which document is attached and made part hereof.

Tenant's rental obligations after \_\_\_\_\_ (date) should be paid to the New Landlord at:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The signatory below affirms the information provided in this Notice is true and acknowledges the New  
Landlord has assumed the obligations of Landlord under the Lease.

By: \_\_\_\_\_  
LANDLORD

By: \_\_\_\_\_  
NEW LANDLORD

Enclosures

EXHIBIT C

COMMISSION SHARING BETWEEN THE TENANT  
AND THE REAL ESTATE SUPPORT SERVICES VENDOR

Pursuant to the contract for Real Estate Support Services between \_\_\_\_\_ and the State dated \_\_\_\_\_, Landlord and Tenant acknowledge that in consideration of \_\_\_\_\_ acting as a Tenant Agent on behalf of the State of Colorado in this transaction, it will receive a leasing commission of \$\_\_\_\_\_. of which 30% (\$\_\_\_\_\_) will be credited to Tenant as shown in Article 1(B) of the Lease and 70% of the leasing commission (\$\_\_\_\_\_) shall be remitted to \_\_\_\_\_ upon the full execution of this Lease.



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Insurance Policy Renewals
<b>FROM:</b> Phil Padilla, Risk Manager
<b>AGENCY/DEPARTMENT:</b> County Attorney's Office
<b>HEARD AT STUDY SESSION ON:</b> April 21, 2010
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 30<sup>th</sup>. 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b> 19
<b>Cost Center:</b> 8611 and 8617

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<u>                    </u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	8115		1,071,500
Add'l Operating Expenditure not included in Current Budget:			167,288
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>1,238,788</u>

**New FTEs requested:**                     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 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.

Coverage Type	Expiring Insurer	Renewal Insurer	2019 Premium	2020 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	22.55%	\$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	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 <b>includes</b> War Risk and Terrorism
Excess Workers' Compensation	Midwest Employers	Midwest Employers	\$ 126,979	\$ 140,062	10.30%	SIR \$750K
Self Insurers Workers' Compensation Bond	Travelers Casualty & Surety Co.	Travelers Casualty & Surety Co.	\$ 12,232	\$ 12,232	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in 2017
Crime	Hanover Insurance	Hanover Insurance	\$ 11,214	\$ 11,214	0.00%	\$2M Limit/ \$50K Ded; Premium includes 20% commission to 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
<b>Grand Total (expiring options)</b>			<b>\$1,076,620</b>	<b>\$ 1,238,788</b>	<b>14.89%</b>	



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Insurance Policy Renewals
<b>FROM:</b> Phil Padilla, Risk Manager
<b>AGENCY/DEPARTMENT:</b> County Attorney's Office
<b>HEARD AT STUDY SESSION ON:</b> April 21, 2010
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 30<sup>th</sup>. 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b> 19
<b>Cost Center:</b> 8611 and 8617

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/> <hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	8115		1,071,500
Add'l Operating Expenditure not included in Current Budget:			167,288
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<hr/> <hr/> 1,238,788

**New FTEs requested:**                     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.

Coverage Type	Expiring Insurer	Renewal Insurer	2019 Premium	2020 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	22.55%	\$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	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 <b>includes</b> War Risk and Terrorism
Excess Workers' Compensation	Midwest Employers	Midwest Employers	\$ 126,979	\$ 140,062	10.30%	SIR \$750K
Self Insurers Workers' Compensation Bond	Travelers Casualty & Surety Co.	Travelers Casualty & Surety Co.	\$ 12,232	\$ 12,232	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in 2017
Crime	Hanover Insurance	Hanover Insurance	\$ 11,214	\$ 11,214	0.00%	\$2M Limit/ \$50K Ded; Premium includes 20% commission to 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
<b>Grand Total (expiring options)</b>			<b>\$1,076,620</b>	<b>\$ 1,238,788</b>	<b>14.89%</b>	



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Insurance Policy Renewals
<b>FROM:</b> Phil Padilla, Risk Manager
<b>AGENCY/DEPARTMENT:</b> County Attorney's Office
<b>HEARD AT STUDY SESSION ON:</b> April 21, 2010
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 30<sup>th</sup>. 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b> 19
<b>Cost Center:</b> 8611 and 8617

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/> <hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	8115		1,071,500
Add'l Operating Expenditure not included in Current Budget:			167,288
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<hr/> <hr/> 1,238,788

**New FTEs requested:**                     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.

Coverage Type	Expiring Insurer	Renewal Insurer	2019 Premium	2020 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	22.55%	\$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	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 <b>includes</b> War Risk and Terrorism
Excess Workers' Compensation	Midwest Employers	Midwest Employers	\$ 126,979	\$ 140,062	10.30%	SIR \$750K
Self Insurers Workers' Compensation Bond	Travelers Casualty & Surety Co.	Travelers Casualty & Surety Co.	\$ 12,232	\$ 12,232	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in 2017
Crime	Hanover Insurance	Hanover Insurance	\$ 11,214	\$ 11,214	0.00%	\$2M Limit/ \$50K Ded; Premium includes 20% commission to 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
<b>Grand Total (expiring options)</b>			<b>\$1,076,620</b>	<b>\$ 1,238,788</b>	<b>14.89%</b>	



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Insurance Policy Renewals
<b>FROM:</b> Phil Padilla, Risk Manager
<b>AGENCY/DEPARTMENT:</b> County Attorney's Office
<b>HEARD AT STUDY SESSION ON:</b> April 21, 2010
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 30<sup>th</sup>. 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b> 19
<b>Cost Center:</b> 8611 and 8617

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<u>                    </u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	8115		1,071,500
Add'l Operating Expenditure not included in Current Budget:			167,288
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>1,238,788</u>

**New FTEs requested:**                     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.

Coverage Type	Expiring Insurer	Renewal Insurer	2019 Premium	2020 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	22.55%	\$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	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 <b>includes</b> War Risk and Terrorism
Excess Workers' Compensation	Midwest Employers	Midwest Employers	\$ 126,979	\$ 140,062	10.30%	SIR \$750K
Self Insurers Workers' Compensation Bond	Travelers Casualty & Surety Co.	Travelers Casualty & Surety Co.	\$ 12,232	\$ 12,232	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in 2017
Crime	Hanover Insurance	Hanover Insurance	\$ 11,214	\$ 11,214	0.00%	\$2M Limit/ \$50K Ded; Premium includes 20% commission to 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
<b>Grand Total (expiring options)</b>			<b>\$1,076,620</b>	<b>\$ 1,238,788</b>	<b>14.89%</b>	



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Insurance Policy Renewals
<b>FROM:</b> Phil Padilla, Risk Manager
<b>AGENCY/DEPARTMENT:</b> County Attorney's Office
<b>HEARD AT STUDY SESSION ON:</b> April 21, 2010
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 30<sup>th</sup>. 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b> 19
<b>Cost Center:</b> 8611 and 8617

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<u>                    </u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	8115		1,071,500
Add'l Operating Expenditure not included in Current Budget:			167,288
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>1,238,788</u>

**New FTEs requested:**                     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 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.

Coverage Type	Expiring Insurer	Renewal Insurer	2019 Premium	2020 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	22.55%	\$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	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 <b>includes</b> War Risk and Terrorism
Excess Workers' Compensation	Midwest Employers	Midwest Employers	\$ 126,979	\$ 140,062	10.30%	SIR \$750K
Self Insurers Workers' Compensation Bond	Travelers Casualty & Surety Co.	Travelers Casualty & Surety Co.	\$ 12,232	\$ 12,232	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in 2017
Crime	Hanover Insurance	Hanover Insurance	\$ 11,214	\$ 11,214	0.00%	\$2M Limit/ \$50K Ded; Premium includes 20% commission to 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
<b>Grand Total (expiring options)</b>			<b>\$1,076,620</b>	<b>\$ 1,238,788</b>	<b>14.89%</b>	



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Insurance Policy Renewals
<b>FROM:</b> Phil Padilla, Risk Manager
<b>AGENCY/DEPARTMENT:</b> County Attorney's Office
<b>HEARD AT STUDY SESSION ON:</b> April 21, 2010
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 30<sup>th</sup>. 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b> 19
<b>Cost Center:</b> 8611 and 8617

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<u>                    </u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	8115		1,071,500
Add'l Operating Expenditure not included in Current Budget:			167,288
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>1,238,788</u>

**New FTEs requested:**                     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 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.

Coverage Type	Expiring Insurer	Renewal Insurer	2019 Premium	2020 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	22.55%	\$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	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 <b>includes</b> War Risk and Terrorism
Excess Workers' Compensation	Midwest Employers	Midwest Employers	\$ 126,979	\$ 140,062	10.30%	SIR \$750K
Self Insurers Workers' Compensation Bond	Travelers Casualty & Surety Co.	Travelers Casualty & Surety Co.	\$ 12,232	\$ 12,232	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in 2017
Crime	Hanover Insurance	Hanover Insurance	\$ 11,214	\$ 11,214	0.00%	\$2M Limit/ \$50K Ded; Premium includes 20% commission to 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
<b>Grand Total (expiring options)</b>			<b>\$1,076,620</b>	<b>\$ 1,238,788</b>	<b>14.89%</b>	



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Insurance Policy Renewals
<b>FROM:</b> Phil Padilla, Risk Manager
<b>AGENCY/DEPARTMENT:</b> County Attorney's Office
<b>HEARD AT STUDY SESSION ON:</b> April 21, 2010
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 30<sup>th</sup>. 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b> 19
<b>Cost Center:</b> 8611 and 8617

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/> <hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	8115		1,071,500
Add'l Operating Expenditure not included in Current Budget:			167,288
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<hr/> <hr/> 1,238,788

**New FTEs requested:**                     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.

Coverage Type	Expiring Insurer	Renewal Insurer	2019 Premium	2020 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	22.55%	\$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	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 <b>includes</b> War Risk and Terrorism
Excess Workers' Compensation	Midwest Employers	Midwest Employers	\$ 126,979	\$ 140,062	10.30%	SIR \$750K
Self Insurers Workers' Compensation Bond	Travelers Casualty & Surety Co.	Travelers Casualty & Surety Co.	\$ 12,232	\$ 12,232	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in 2017
Crime	Hanover Insurance	Hanover Insurance	\$ 11,214	\$ 11,214	0.00%	\$2M Limit/ \$50K Ded; Premium includes 20% commission to 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
<b>Grand Total (expiring options)</b>			<b>\$1,076,620</b>	<b>\$ 1,238,788</b>	<b>14.89%</b>	



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Insurance Policy Renewals
<b>FROM:</b> Phil Padilla, Risk Manager
<b>AGENCY/DEPARTMENT:</b> County Attorney's Office
<b>HEARD AT STUDY SESSION ON:</b> April 21, 2010
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 30<sup>th</sup>. 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b> 19
<b>Cost Center:</b> 8611 and 8617

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<u>                    </u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	8115		1,071,500
Add'l Operating Expenditure not included in Current Budget:			167,288
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>1,238,788</u>

**New FTEs requested:**                     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 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.

Coverage Type	Expiring Insurer	Renewal Insurer	2019 Premium	2020 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	22.55%	\$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	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 <b>includes</b> War Risk and Terrorism
Excess Workers' Compensation	Midwest Employers	Midwest Employers	\$ 126,979	\$ 140,062	10.30%	SIR \$750K
Self Insurers Workers' Compensation Bond	Travelers Casualty & Surety Co.	Travelers Casualty & Surety Co.	\$ 12,232	\$ 12,232	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in 2017
Crime	Hanover Insurance	Hanover Insurance	\$ 11,214	\$ 11,214	0.00%	\$2M Limit/ \$50K Ded; Premium includes 20% commission to 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
<b>Grand Total (expiring options)</b>			<b>\$1,076,620</b>	<b>\$ 1,238,788</b>	<b>14.89%</b>	



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> April 28, 2020
<b>SUBJECT:</b> Insurance Policy Renewals
<b>FROM:</b> Phil Padilla, Risk Manager
<b>AGENCY/DEPARTMENT:</b> County Attorney's Office
<b>HEARD AT STUDY SESSION ON:</b> April 21, 2010
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 30<sup>th</sup>. 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

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b> 19
<b>Cost Center:</b> 8611 and 8617

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<u>                    </u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	8115		1,071,500
Add'l Operating Expenditure not included in Current Budget:			167,288
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>1,238,788</u>

**New FTEs requested:**                     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 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.

Coverage Type	Expiring Insurer	Renewal Insurer	2019 Premium	2020 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	22.55%	\$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	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 <b>includes</b> War Risk and Terrorism
Excess Workers' Compensation	Midwest Employers	Midwest Employers	\$ 126,979	\$ 140,062	10.30%	SIR \$750K
Self Insurers Workers' Compensation Bond	Travelers Casualty & Surety Co.	Travelers Casualty & Surety Co.	\$ 12,232	\$ 12,232	0.00%	Bond Limit = \$1,772,737, the bond limit was last increased in 2017
Crime	Hanover Insurance	Hanover Insurance	\$ 11,214	\$ 11,214	0.00%	\$2M Limit/ \$50K Ded; Premium includes 20% commission to 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
<b>Grand Total (expiring options)</b>			<b>\$1,076,620</b>	<b>\$ 1,238,788</b>	<b>14.89%</b>	



COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT

CASE NO.: RCU2019-00044

CASE NAME: T&G 73<sup>rd</sup> Avenue Rezone

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**April 28, 2020**

<b>CASE No.: RCU2019-00044 CASE NAME: T&amp;G 73<sup>rd</sup> Avenue Rezone</b>	
Owner's Name:	T&G 73 <sup>rd</sup> 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):	<b>PC: April 9, 2020 / 6:00 p.m.</b>
	<b>BOCC: April 28, 2020 / 9:30 a.m.</b>
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 73<sup>rd</sup> 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 73<sup>rd</sup> 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 73<sup>rd</sup> 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:**

<b>Northwest A-1 Public</b>	<b>North A-1 Public</b>	<b>Northeast A-1 Public</b>
<b>West A-1 Single-Family</b>	<b>Subject Property A-1 Vacant</b>	<b>East I-1 Light Industrial</b>
<b>Southwest I-1 Light Industrial</b>	<b>South I-1 Light Industrial</b>	<b>Southeast A-1 Single-Family</b>

**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. 73<sup>rd</sup> 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. 73<sup>rd</sup> 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.

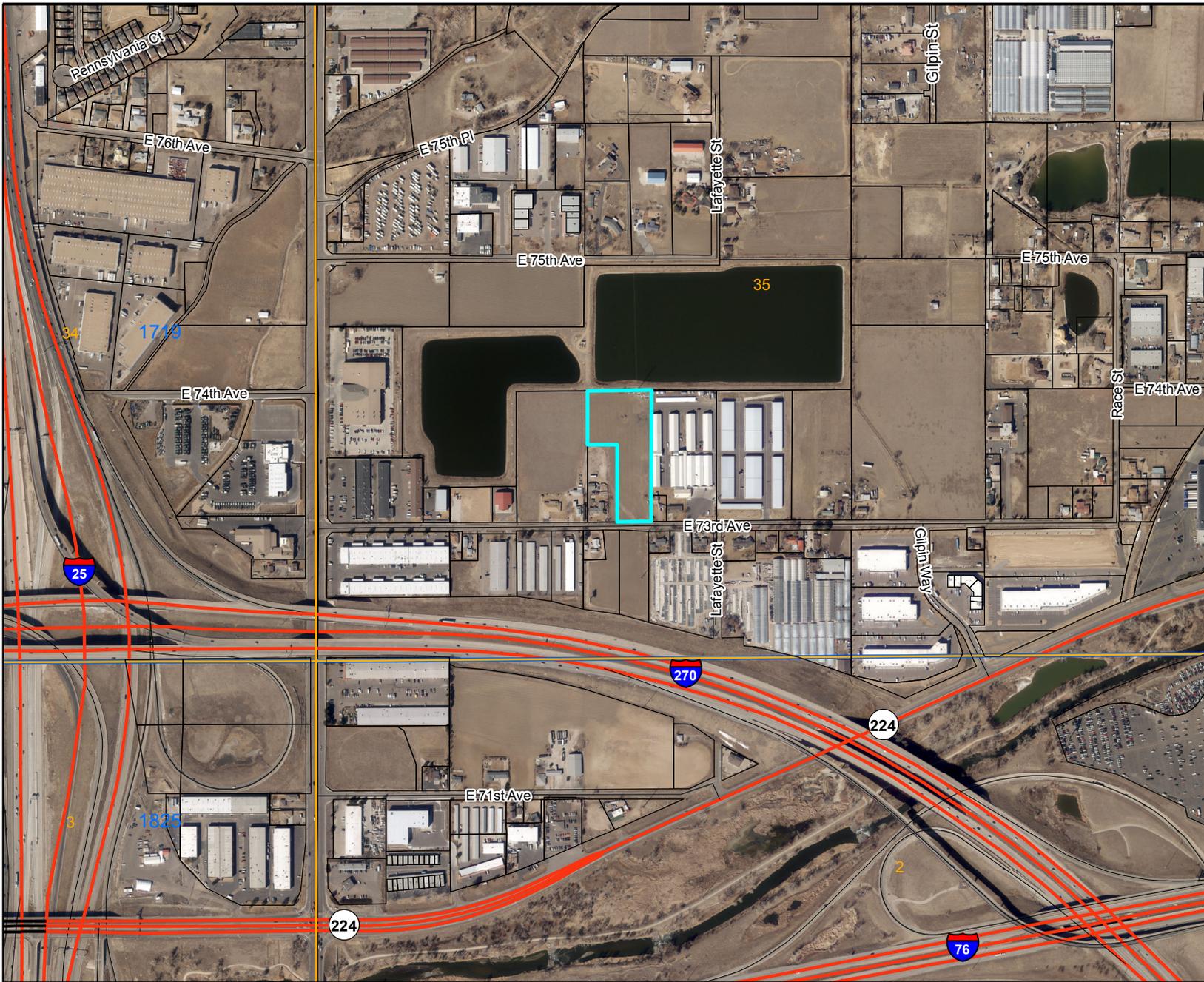
Xcel Energy commented that they own and maintains transmission line easements on the subject property. The applicant is working with Xcel to correct the easements prior to development. Easements will be reviewed at the time of building permit.

**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



**Legend**

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

**RCU2019-00044; T&G 73rd Avenue Rezone**

**Aerial Map**

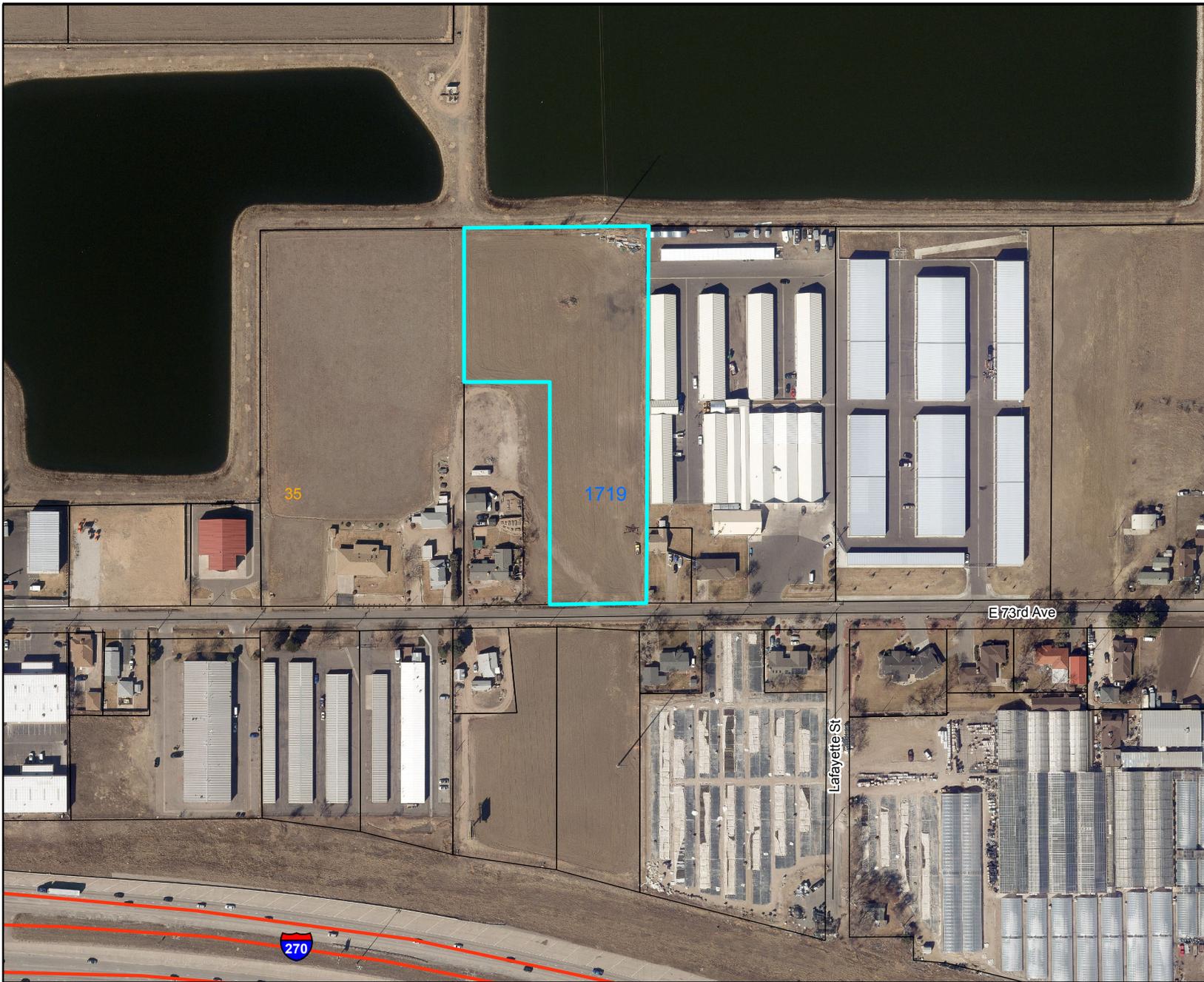


For display purposes only.



**ADAMS COUNTY**  
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



**Legend**

- +— Railroad
- Major Water
- Zoning Line
- Sections

**RCU2019-00044; T&G 73rd Avenue Rezone**

**Aerial Map**

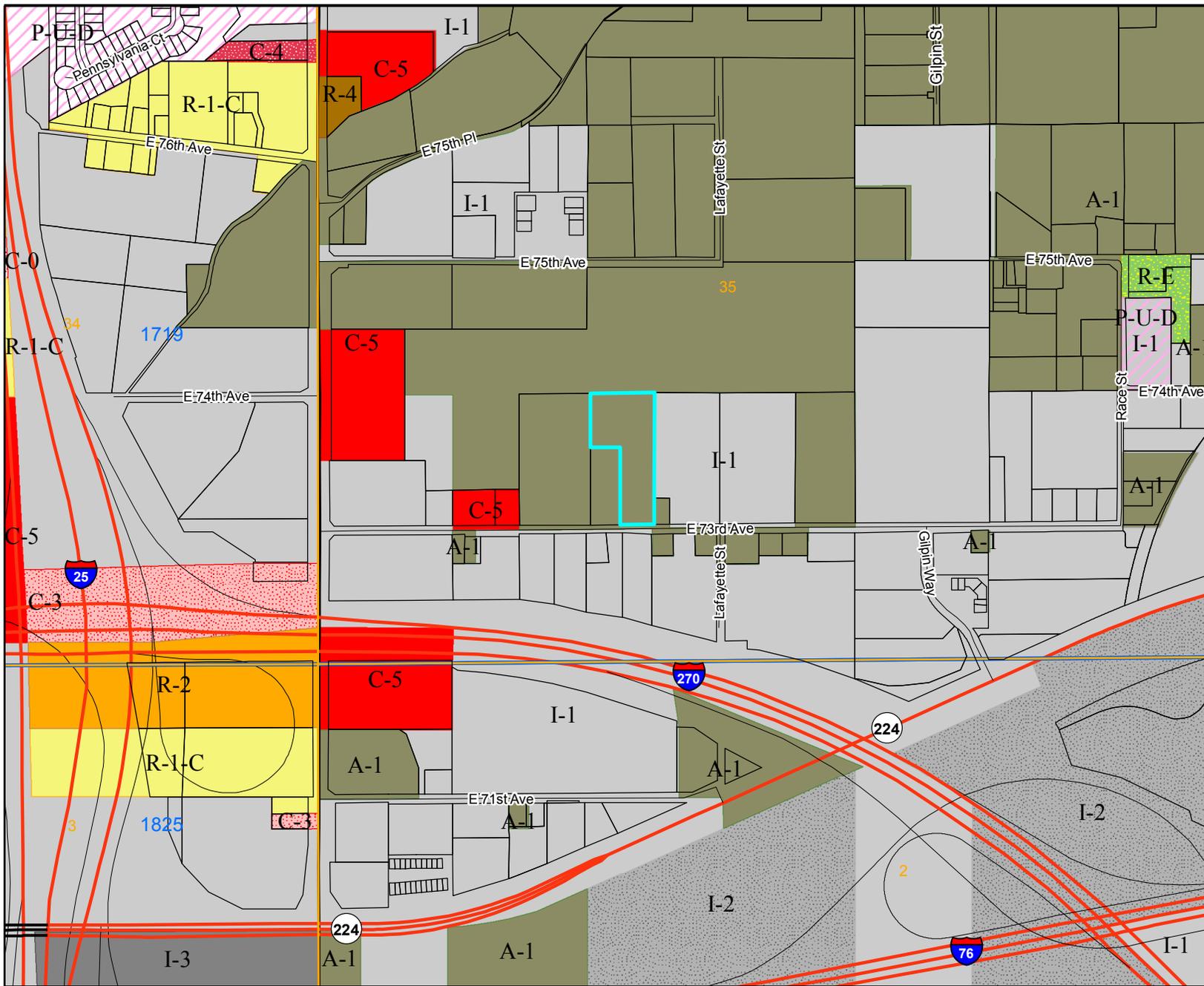


For display purposes only.



**ADAMS COUNTY**  
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



**Legend**

- Railroad
- Major Water
- Zoning Line
- Sections

**Zoning Districts**

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

RCU2019-00044; T&G 73rd Avenue Rezone

Current Zoning Map

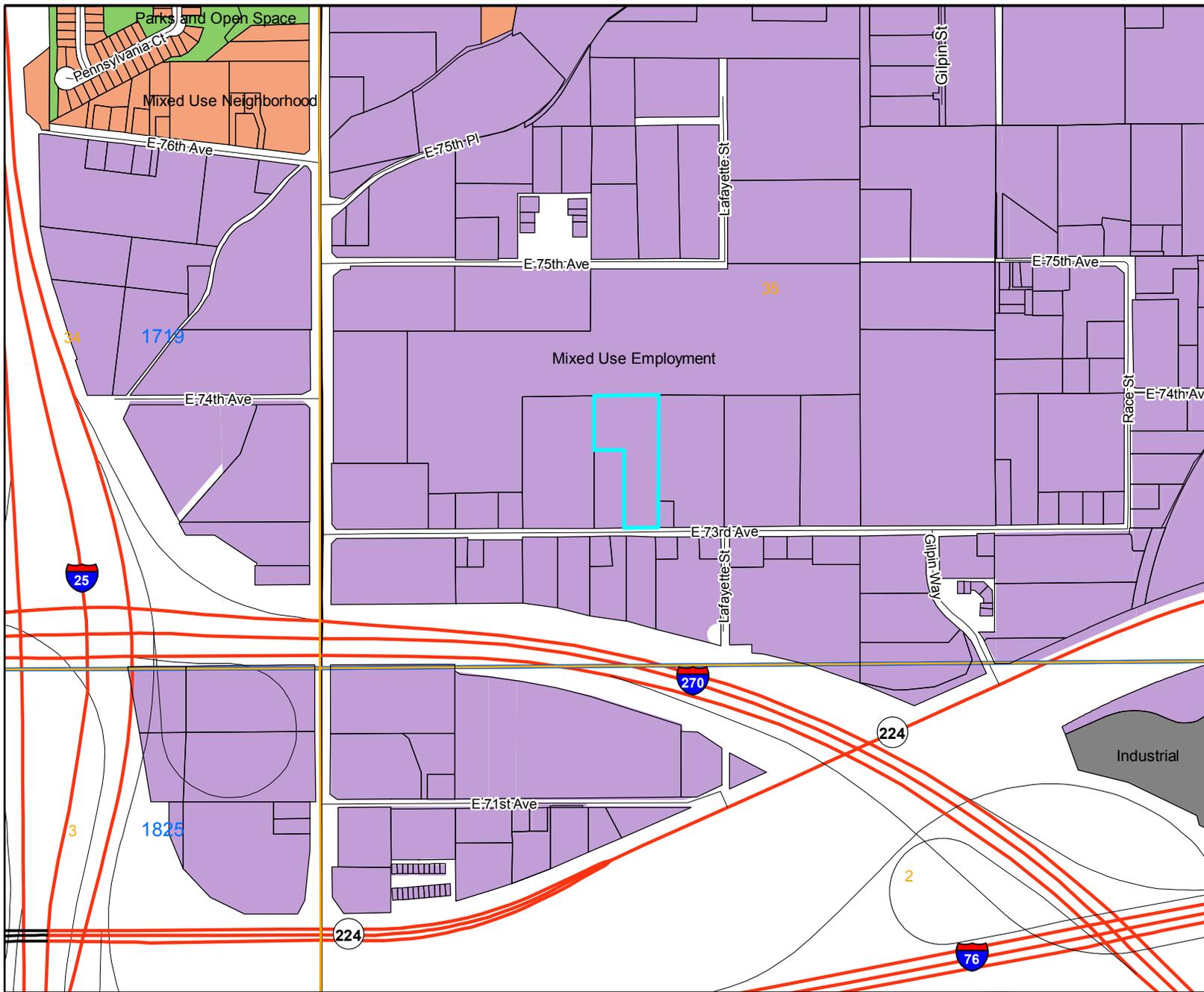


For display purposes only.



ADAMS COUNTY  
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



- Legend**
- +— Railroad
  - Major Water
  - Zoning Line
  - Sections
- Legend**
- Future Landuse 2012 (Rev2016)**
- Residential**
- Urban Residential
  - Estate Residential
- Mixed Use**
- Local District Mixed Use
  - Mixed Use Neighborhood
  - Activity Center
  - Mixed Use Employment
- Commercial/Industrial**
- Commercial
  - Industrial
- Other**
- Agriculture
  - DIA Reserve
  - Parks and Open Space
  - Public
  - Municipal Area

**RCU2019-00044; T&G 73rd Avenue Rezone**

**Future Land Use**



For display purposes only.



**ADAMS COUNTY**  
COLORADO

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 73<sup>rd</sup> Avenue Rezone – Case #RCU2019-00044

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This letter is in response to the comments made on 08/13/2019 for Case #RCU2019-00044, T&G 73<sup>rd</sup> 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 73<sup>rd</sup> 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 73<sup>rd</sup> Ave renovations.

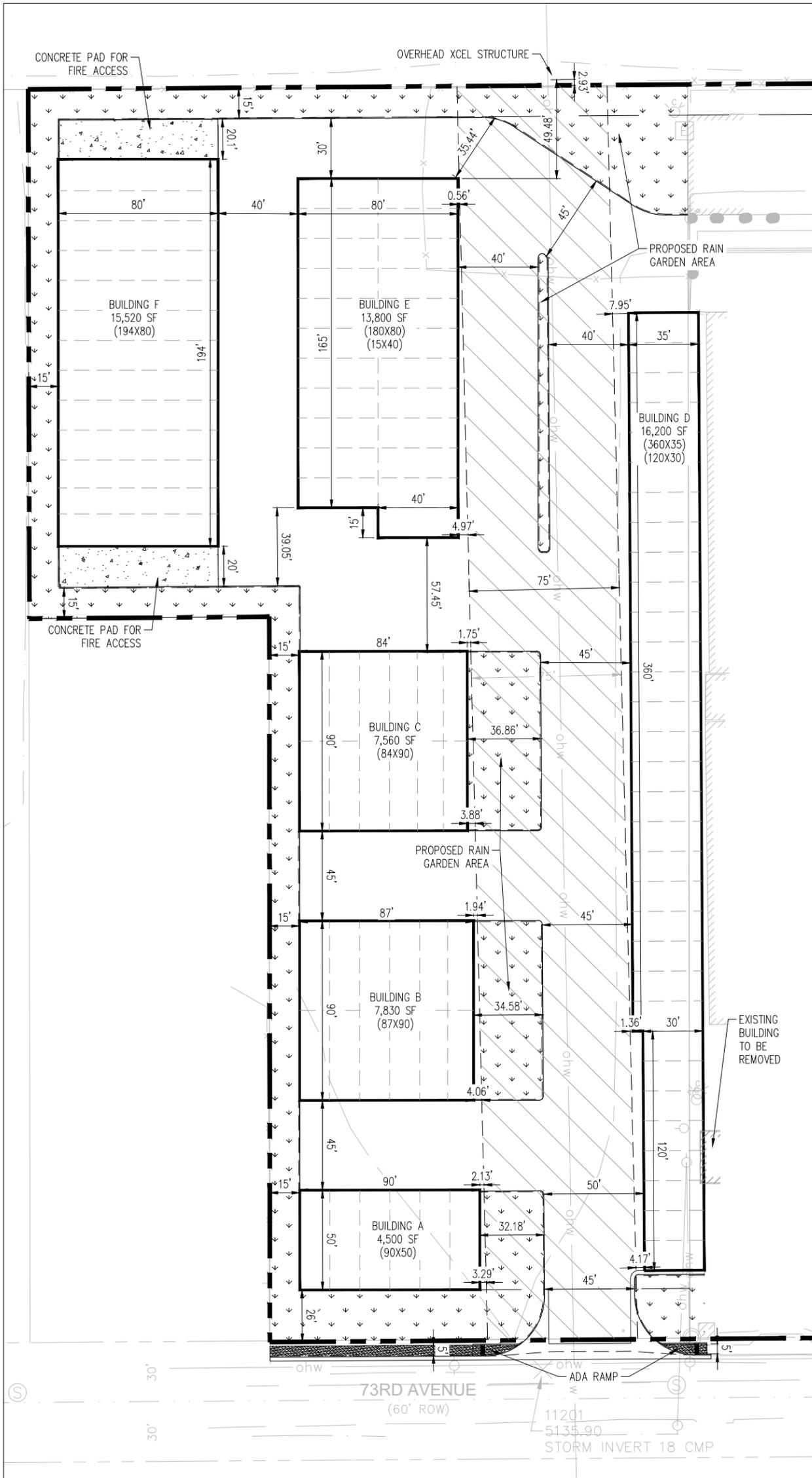
The Welby Neighborhood Plan prepared by Adams County includes both residential and industrial uses within this area. Indoor storage is listed as an acceptable facility under industrial zoning. As mentioned above, with the addition of this storage facility, the roadway and sidewalk will be widened and upgraded. This should allow for safer passage for pedestrians through this area.

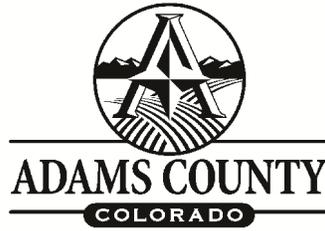
If you have any questions, please do not hesitate to contact me.

Thank you,  
Amanda Carlston  
[acarlston@ridgetopeng.com](mailto:acarlston@ridgetopeng.com)  
970-545-4247

# BUILDING DATA

BUILDING A	=	4,500 SF
BUILDING B	=	7,830 SF
BUILDING C	=	7,560 SF
BUILDING D	=	16,200 SF
BUILDING E	=	13,800 SF
BUILDING F	=	15,520 SF
<b>TOTAL</b>	<b>=</b>	<b>65,410 SF</b>





**Development Review Team Comments**

**Date:** December 10, 2019  
**Project Number:** RCU2019-00044  
**Project Name:** T & G 73<sup>rd</sup> Avenue Rezone

**Commenting Division:** Development Services, Planning  
**Name of Reviewer:** Layla Bajelan  
**Email:** [LBajelan@adcogov.org](mailto: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](mailto: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](mailto:MHillje@adcogov.org) / 720-523-6837

No Comment

**Commenting Division: Environmental Analyst Review**

**Name of Review:** Katie Keefe

**Email:** [KKeefe@adcogov.org](mailto: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](mailto:jblair@adcogov.org) / 720-523-6843

No Comment

**Commenting Division: Parks**

**Name of Review:** Aaron Clark

**Email:** [aclark@adcogov.org](mailto:aclark@adcogov.org)

No Comment



## Development Review Team Comments

**Date: September 4, 2019**  
**Project Number: RCU2019-00044**  
**Project Name: T & G 73<sup>rd</sup> 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 9<sup>th</sup>, 2019 from 11:00 a.m.-11:45 a.m.**

### Commenting Division: Development Services, Planning

**Name of Reviewer:** Layla Bajelan  
**Email:** [LBajelan@adcogov.org](mailto: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 DISTRICT 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.

- 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](mailto: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](mailto: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](mailto: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](mailto:jblair@adcogov.org) / 720-523-6843

No Comment

**Commenting Division: Parks**

**Name of Review:** Aaron Clark

**Email:** [aclark@adcogov.org](mailto:aclark@adcogov.org)

No Comment

**From:** [Loeffler - CDOT, Steven](#)  
**To:** [Layla Bajelan](#)  
**Subject:** RCU2019-00044, T&G 73rd Avenue Rezone  
**Date:** Wednesday, August 28, 2019 10:54:12 AM

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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 from 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 Pl. 2nd Floor, Denver, CO 80204  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

**From:** [Mike Crawford](#)  
**To:** [Layla Bajelan](#)  
**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

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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 73<sup>rd</sup> 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:** [Layla Bajelan](mailto:Layla.Bajelan)  
**To:** [Layla Bajelan](mailto:Layla.Bajelan)  
**Subject:** FW: RCU2019-00044- T&G 73rd Avenue Rezone  
**Date:** Tuesday, March 10, 2020 4:22:35 PM

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**From:** Colorado Right of Way <[coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com)>  
**Sent:** Tuesday, March 10, 2020 9:34 AM  
**To:** Amanda Carlston <[acarlston@ridgetopeng.com](mailto: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](mailto:tyler.j.swanson@xcelenergy.com)

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**From:** Amanda Carlston <[acarlston@ridgetopeng.com](mailto:acarlston@ridgetopeng.com)>  
**Sent:** Tuesday, March 10, 2020 8:58 AM  
**To:** Colorado Right of Way <[coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com)>  
**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 73<sup>rd</sup> Ave and Lafayette Street.  
Thanks,

Amanda Carlston, EIT  
Ridgetop Engineering  
970-545-4247

---

**From:** Colorado Right of Way <[coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com)>



Right of Way & Permits

1123 West 3<sup>rd</sup> 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, 3<sup>rd</sup> Floor, Suite W3000  
Brighton, CO 80601

Attn: Layla Bajelan

**Re: T&G 73<sup>rd</sup> Avenue Rezone – 2<sup>nd</sup> 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](http://www.xcelenergy.com/rightofway) or email [coloradorightofway@xcelenergy.com](mailto: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](http://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](mailto:donna.l.george@xcelenergy.com)



**Right of Way & Permits**

1123 West 3<sup>rd</sup> 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, 3<sup>rd</sup> Floor, Suite W3000  
Brighton, CO 80601

Attn: Layla Bajelan

**Re: T&G 73<sup>rd</sup> 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](mailto: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 [xcelenergy.com/InstallAndConnect](http://xcelenergy.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](mailto: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 73<sup>rd</sup> 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. 73<sup>rd</sup> 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](mailto:kboyer@tchd.org) if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", with a horizontal line extending to the right.

Kathy Boyer, REHS  
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](http://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 73<sup>rd</sup> Avenue would bring. 73<sup>rd</sup> avenue is not wide enough to accommodate large trucks and traffic passing by. Cars and semis often fall in the ditches along 73<sup>rd</sup> Ave going East. The sides of the road on 73<sup>rd</sup> are falling and breaking off making a narrower road. All of 73<sup>rd</sup> Ave would need major renovation to accommodate more industrial traffic.

WE APPRECIATE YOUR BUSINESS

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](mailto: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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Layla Bajelan, Planner I  
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Doriso  
DISTRICT 4

Mary Hodge  
DISTRICT 5



## 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](http://www.adcogov.org/planning/currentcases). Thank you for your review of this case.

A handwritten signature in cursive script that reads "Layla Bajelan".

Layla Bajelan, Long Range Planner II  
Case Manager

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

# PUBLICATION REQUEST

T&G 73<sup>rd</sup> 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.  
Public Hearings Location: 4430 S. Adams County Pkwy., Brighton, CO 80602

Request: Rezone request from Agriculture-1 (A-1) to Industrial-1 (I-1)

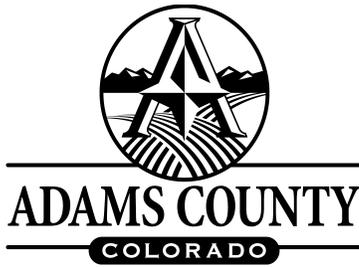
Parcel Number: 0171935302053

Case Manager: Layla Bajelan

Applicant: Amanda Carlston  
541 E. Garden Dr., Unit N  
Windsor, Colorado 80550

Owner: T&G 73<sup>rd</sup> 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

Agency

Contact Information

---

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  
30  
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  
WQCD-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

Agency

Contact Information

---

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@nwsbsd.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

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

CURRENT RESIDENT  
1100 E 73RD AVE UNIT F  
DENVER CO 80229-6812

CURRENT RESIDENT  
835 E 73RD AVE  
DENVER CO 80229-6815

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  
800 E 73RD AVE UNIT 15  
DENVER CO 80229-6855

CURRENT RESIDENT  
800 E 73RD AVE UNIT 4  
DENVER CO 80229-6855

CURRENT RESIDENT  
800 E 73RD AVE UNIT 16  
DENVER CO 80229-6855

CURRENT RESIDENT  
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DENVER CO 80229-6855

CURRENT RESIDENT  
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800 E 73RD AVE UNIT 19  
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CURRENT RESIDENT  
850 E 73RD AVE UNIT 1  
DENVER CO 80229-6856

CURRENT RESIDENT  
800 E 73RD AVE UNIT 21  
DENVER CO 80229-6855

CURRENT RESIDENT  
850 E 73RD AVE UNIT 10  
DENVER CO 80229-6856

CURRENT RESIDENT  
800 E 73RD AVE UNIT 25  
DENVER CO 80229-6855

CURRENT RESIDENT  
850 E 73RD AVE UNIT 12  
DENVER CO 80229-6856

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DENVER CO 80229-6856

CURRENT RESIDENT  
1000 E 73RD AVE UNIT 12  
DENVER CO 80229-6860

CURRENT RESIDENT  
850 E 73RD AVE UNIT 4  
DENVER CO 80229-6856

CURRENT RESIDENT  
1000 E 73RD AVE UNIT 13  
DENVER CO 80229-6860

CURRENT RESIDENT  
850 E 73RD AVE UNIT 5  
DENVER CO 80229-6856

CURRENT RESIDENT  
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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

Handwritten signature of Layla Bajelan in black ink.

Layla Bajelan

# T&G 73<sup>rd</sup> Avenue Rezone

RCU2019-00044

April 28, 2020

Board of County Commissioners Public Hearing  
Community and Economic Development Department

Case Manager: Layla Bajelan

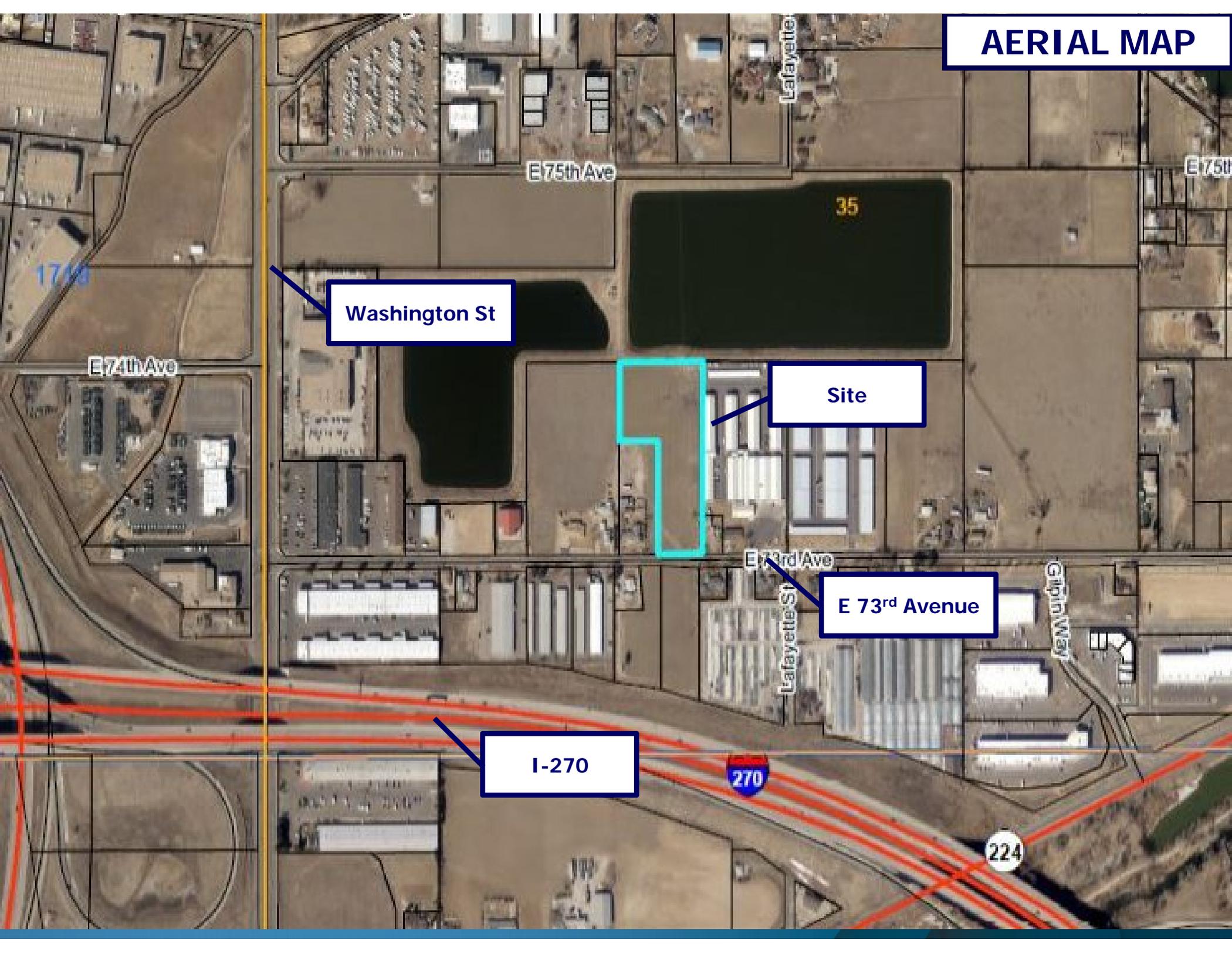


# Request

## Rezoning:

- Current Zoning: Agriculture-1 (A-1)
- Proposed Zoning: Industrial-1 (I-1)

# AERIAL MAP



Washington St

Site

E 73<sup>rd</sup> Avenue

I-270

270

224

Lafayette

E 75th Ave

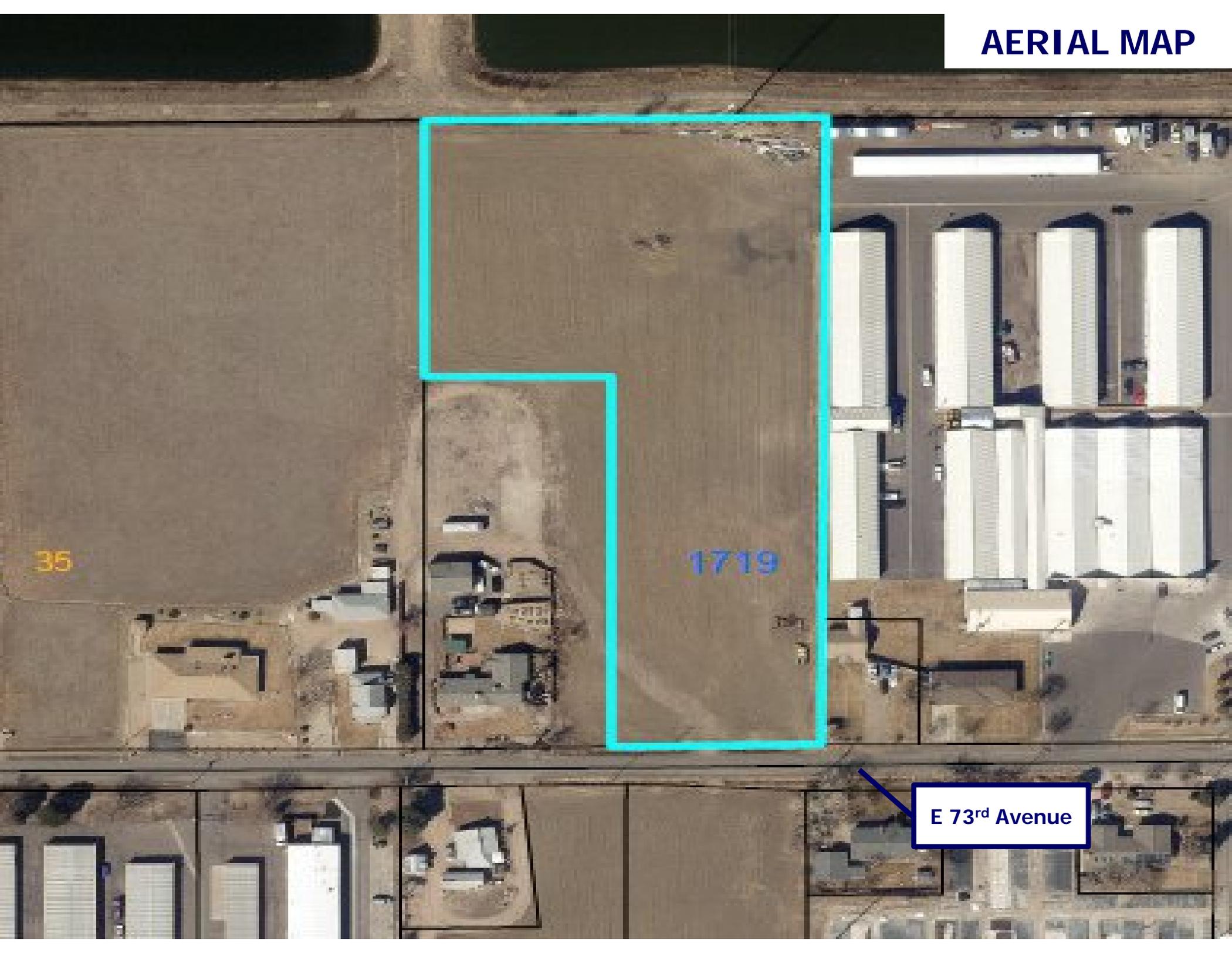
E 75th

E 74th Ave

1750

Glavin Way

# AERIAL MAP

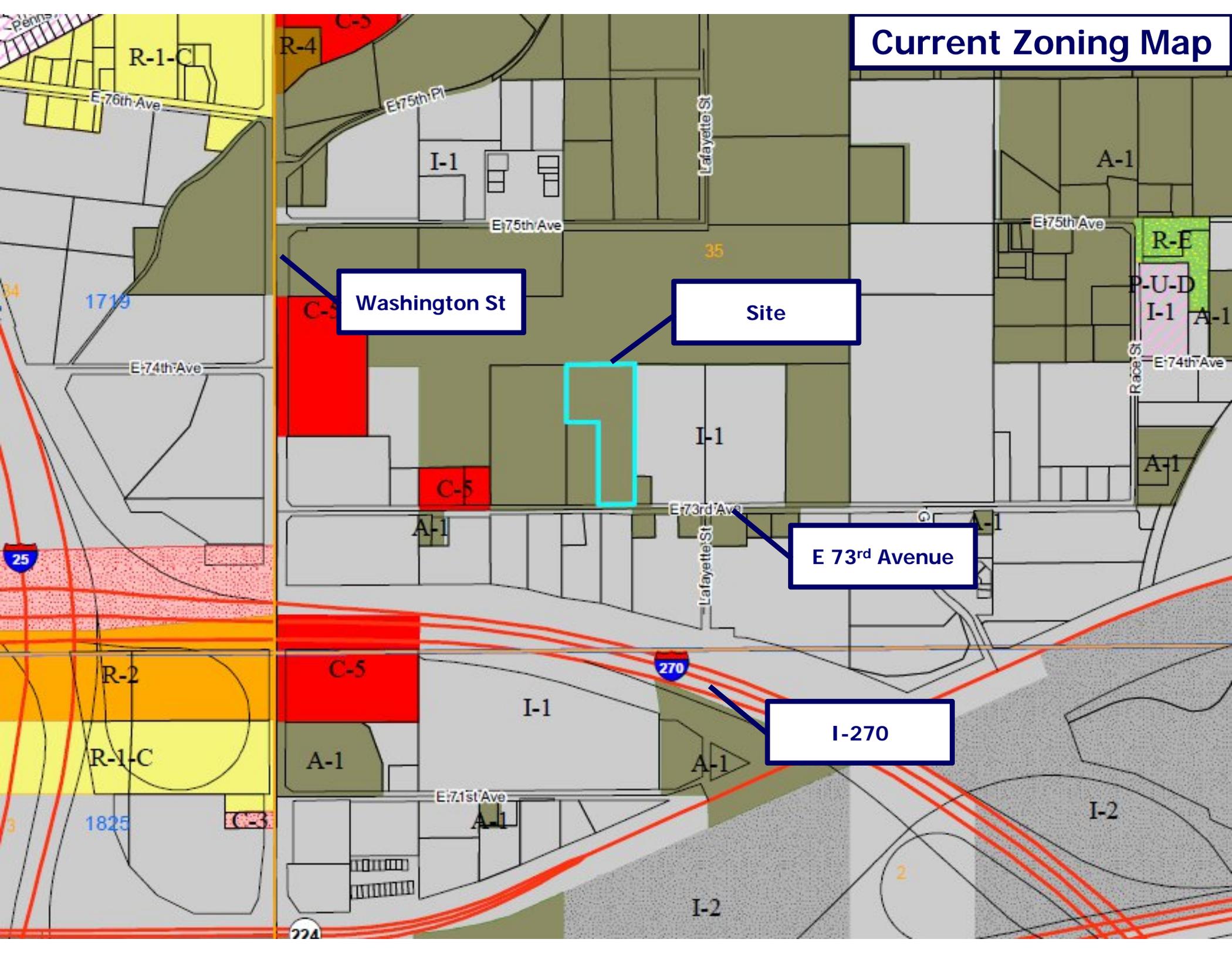


35

1719

E 73<sup>rd</sup> Avenue

# Current Zoning Map



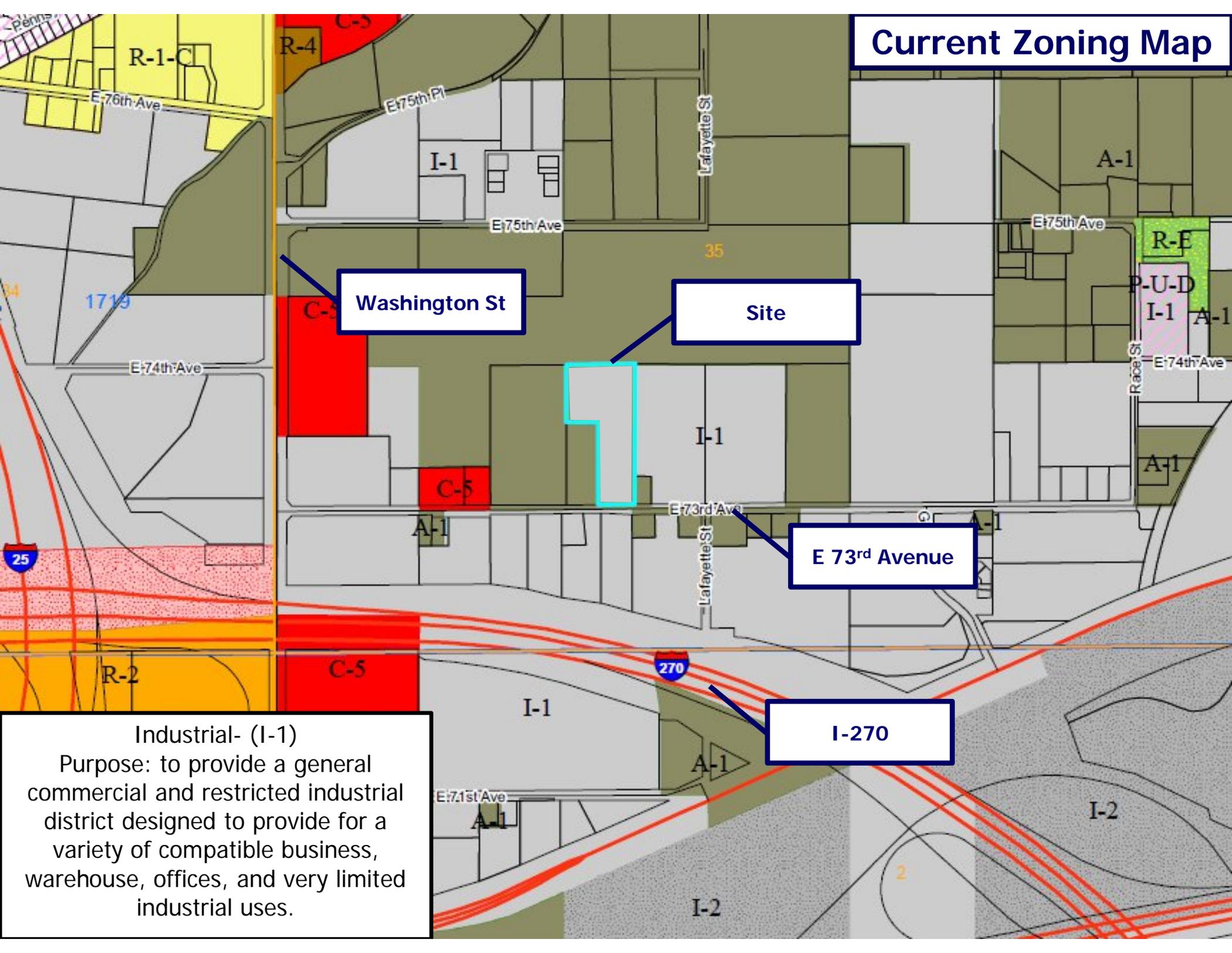
Washington St

Site

E 73rd Avenue

I-270

# Current Zoning Map



Washington St

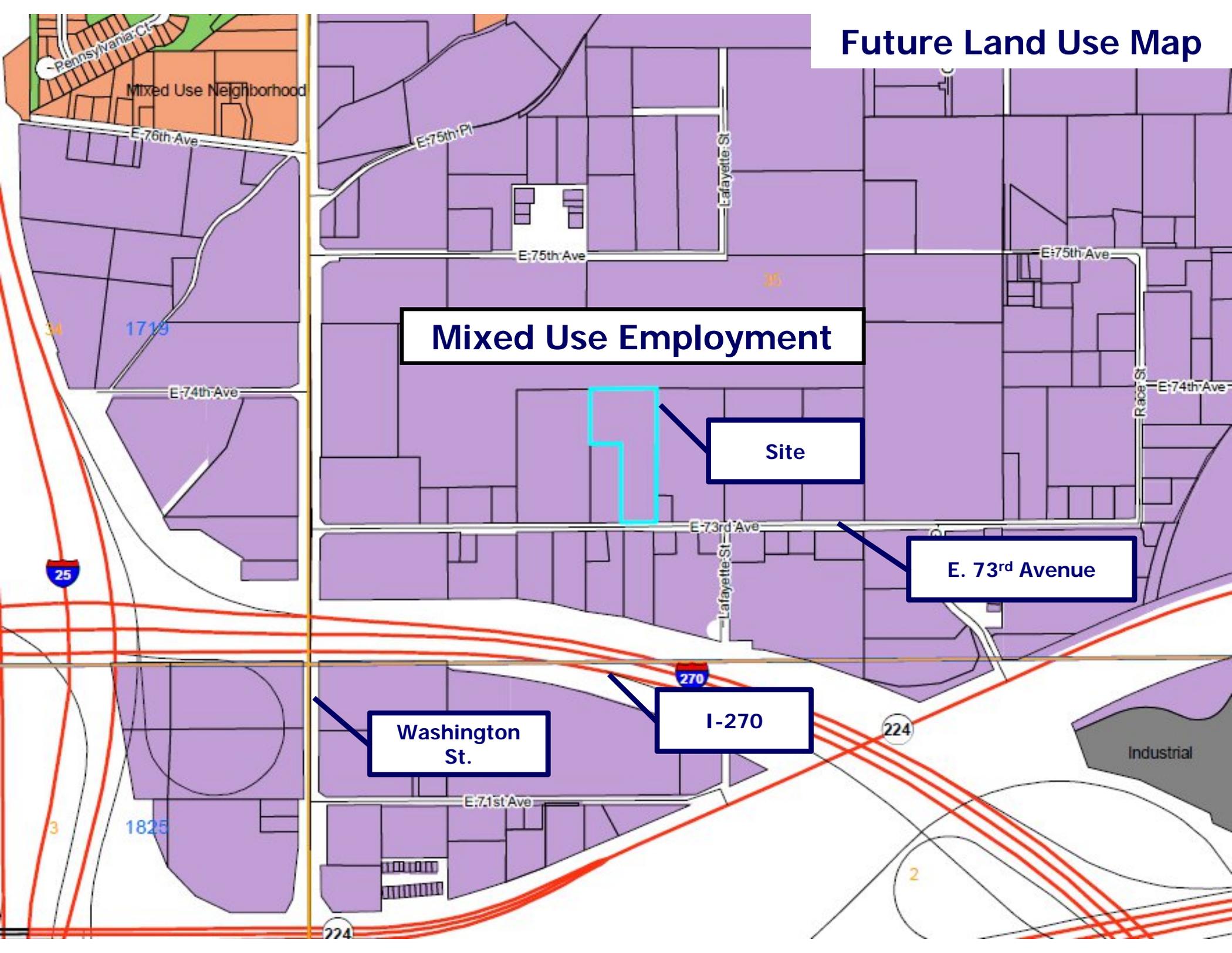
Site

E 73rd Avenue

I-270

**Industrial- (I-1)**  
Purpose: to provide a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, offices, and very limited industrial uses.

# Future Land Use Map



**Mixed Use Employment**

**Site**

**E. 73<sup>rd</sup> Avenue**

**Washington St.**

**I-270**

**Industrial**

# 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

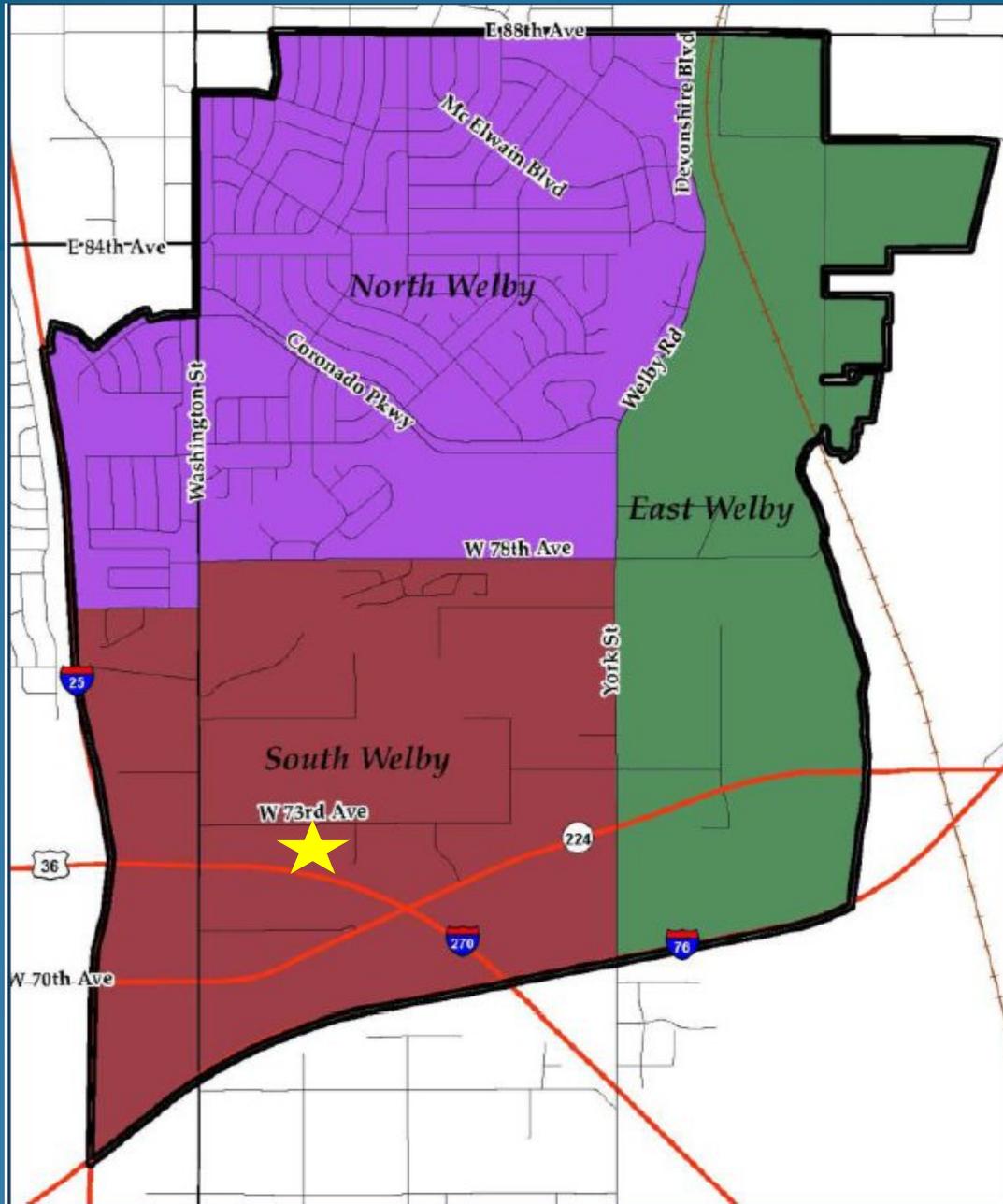
# Mixed Use Employment

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



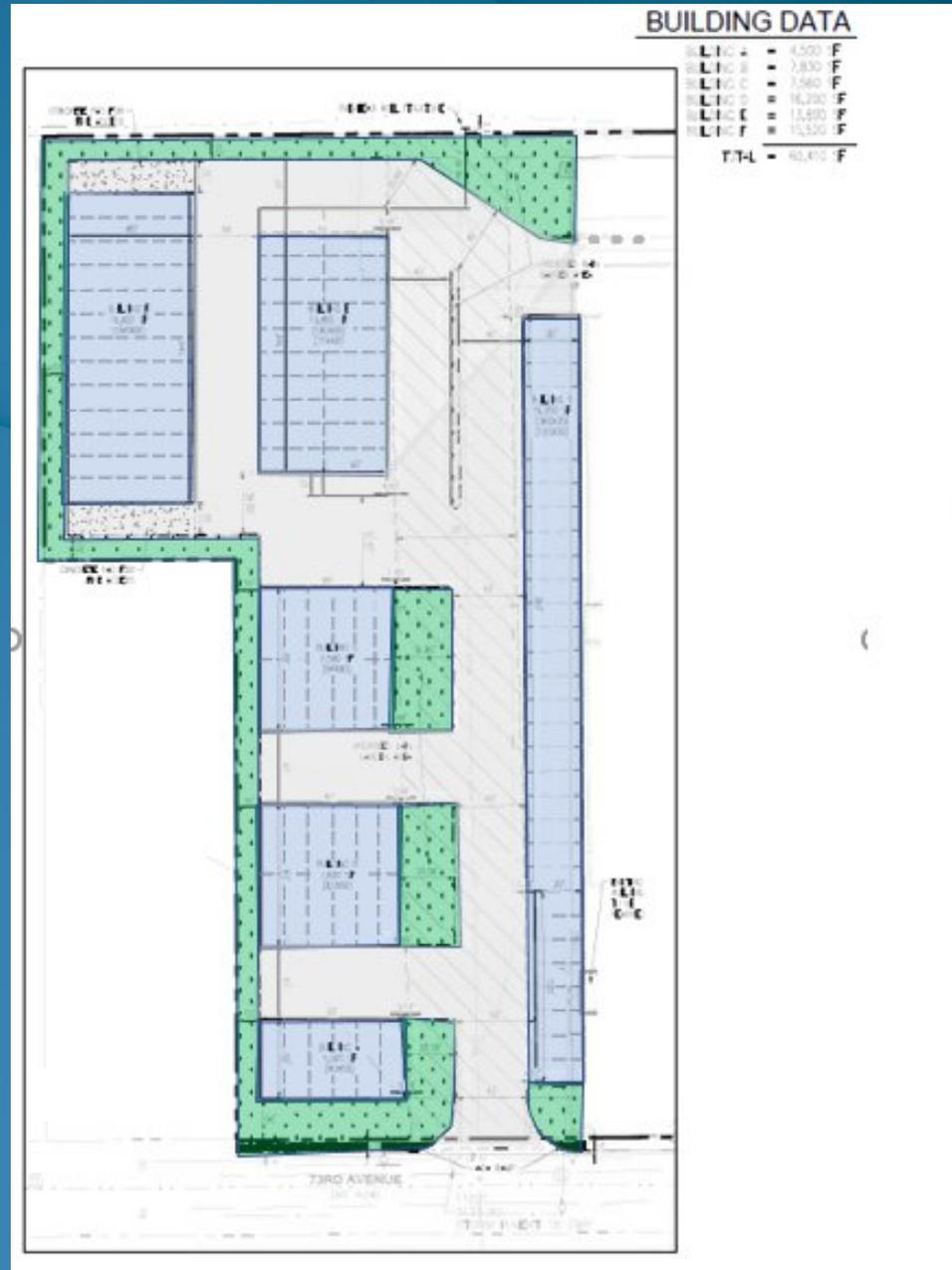
## South Welby

- Goals: include developing a strong business community
  - Creating a hub for future employment
  - Developing better street connections
  - Diversify the local economy

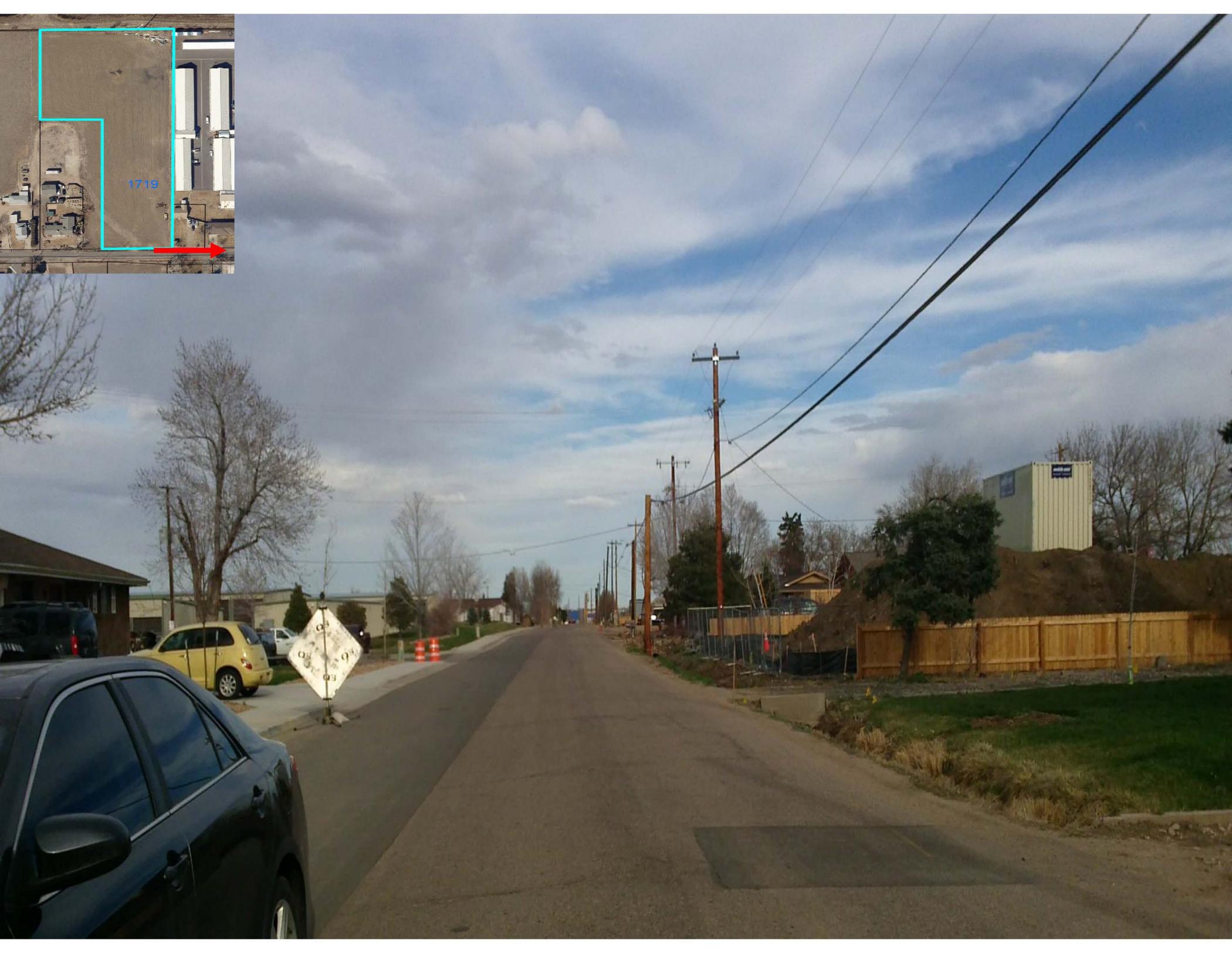
# Industrial-1 Zone District

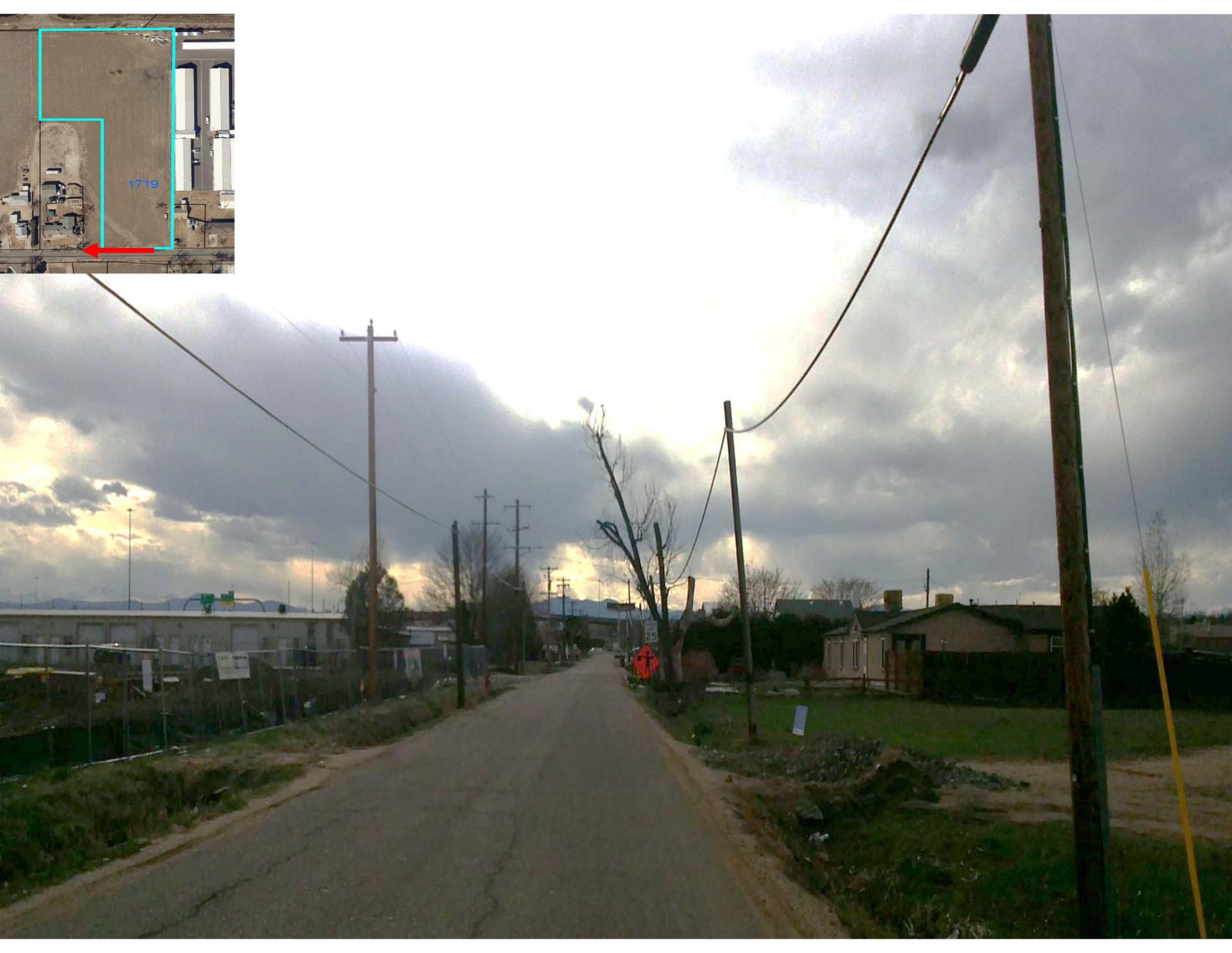
- Minimum Lot Size: 1 acre
- Minimum Lot Width: 100 ft.
- Minimum Required Setbacks:
  - Front: 25 ft.
  - Rear: 15 ft.
  - Side: 15 ft. one side, 5 feet other side, 0-foot setbacks may be approved for fireproof structures.

# 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. 73<sup>rd</sup> 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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- 2.3 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

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- 4.2 Referral Comment (Adams County 2<sup>nd</sup> 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)
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**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**

<b>CASE No.: RCU2019-00025</b>	<b>CASE NAME: Mount Moriah Stables CUP</b>
Owner's Name:	Robert and Debra Plant
Applicant's Name:	Robert and Debra Plant
Applicant's Address:	1990 West 150 <sup>th</sup> Avenue
Location of Request:	1990 West 150 <sup>th</sup> 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):	<b>PC: April 9, 2020/ 6:00 pm</b>
	<b>BoCC: April 28, 2020/ 9:30 am</b>
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 150<sup>th</sup> 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 149<sup>th</sup> 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 single-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:**

<b>Northwest A-1 Agricultural Pasture Land</b>	<b>North A-1 Single-Family Dwelling</b>	<b>Northeast A-1 Agricultural Pasture Land</b>
<b>West A-2 Agricultural Pasture Land</b>	<b>Subject Property A-1 Single-Family Dwelling</b>	<b>East A-1 Single-Family Dwelling</b>
<b>Southwest A-2 Single-Family Dwelling</b>	<b>South A-2 Single-Family Dwelling</b>	<b>Southeast A-1 Single-Family Dwelling</b>

**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 149<sup>th</sup> 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 149<sup>th</sup> 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-of-way. 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 28<sup>th</sup>, 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 150<sup>th</sup> 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



**Legend**

- +— Railroad
- Major Water
- Zoning Line
- Sections

**Zoning Districts**

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

**Case Name: Mount Moriah Stables CUP**

**Case Number: RCU2019-00025**

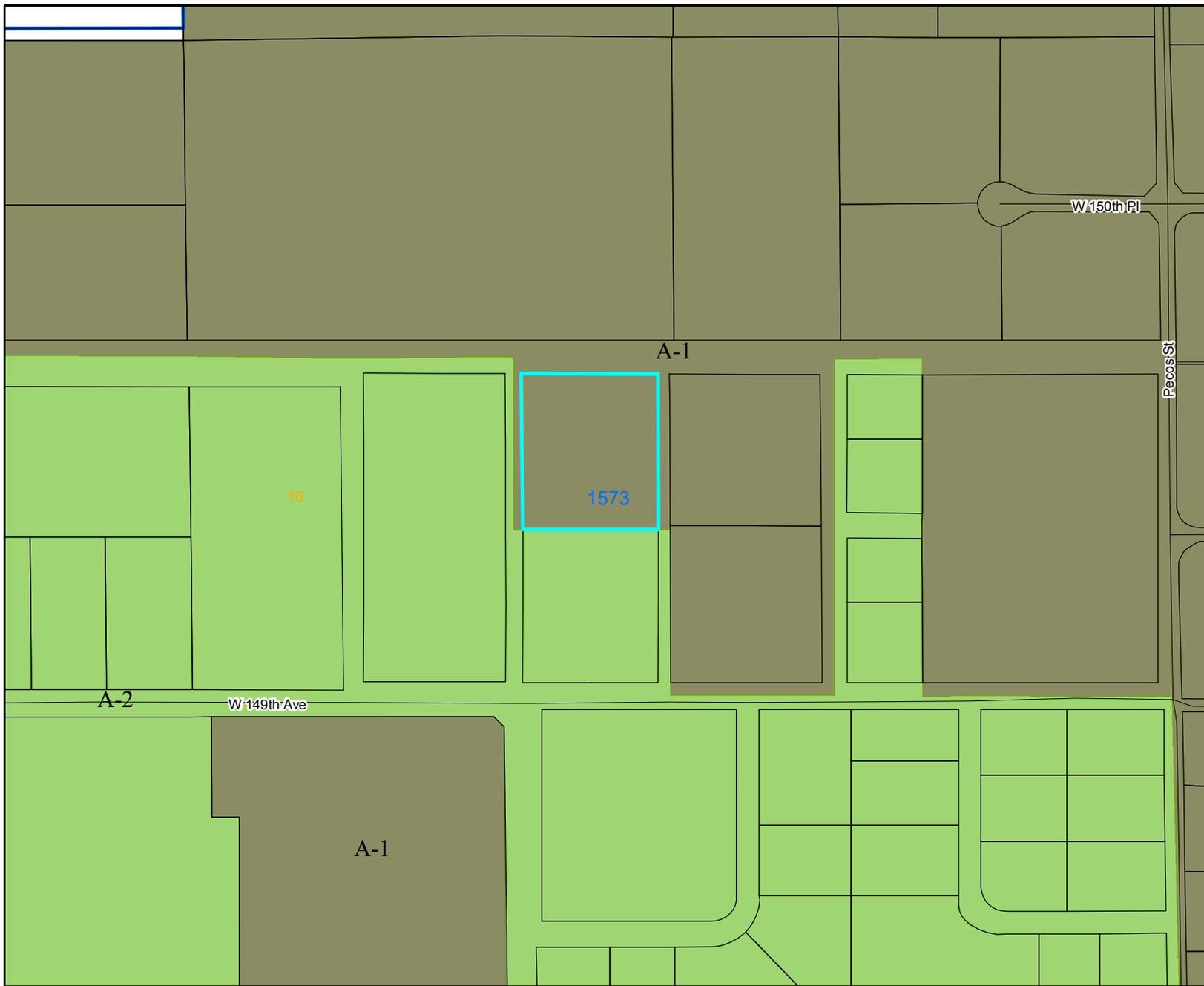


For display purposes only.



**ADAMS COUNTY**  
COLORADO

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**Legend**

- +— Railroad
- Major Water
- Zoning Line
- Sections

**Zoning Districts**

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
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- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

**Case Name: Mount Moriah Stables CUP**

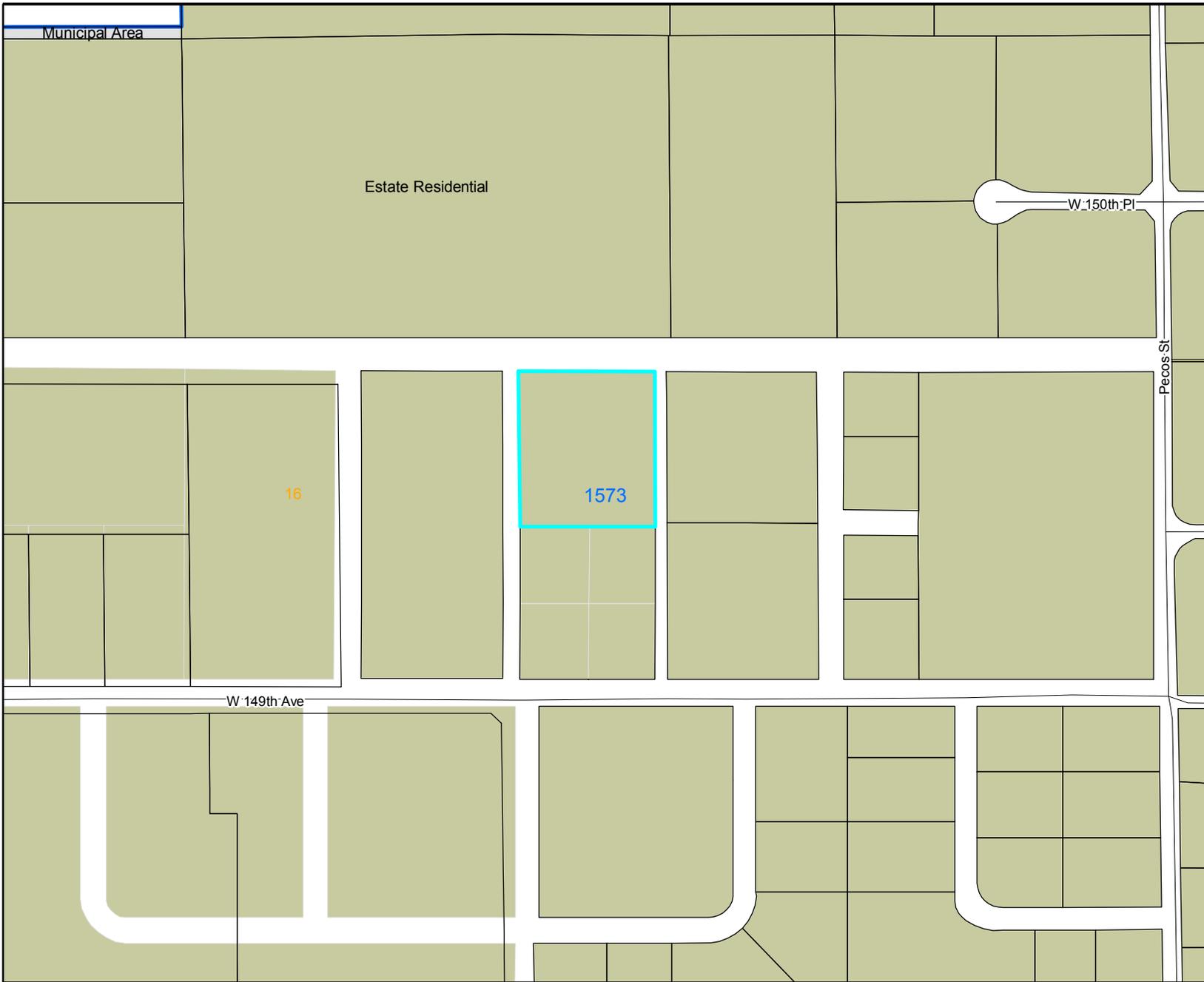
**Case Number: RCU2019-00025**



For display purposes only.



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**Legend**

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

**Case Name: Mount Moriah Stables CUP**

**Case Number: RCU2019-00025**

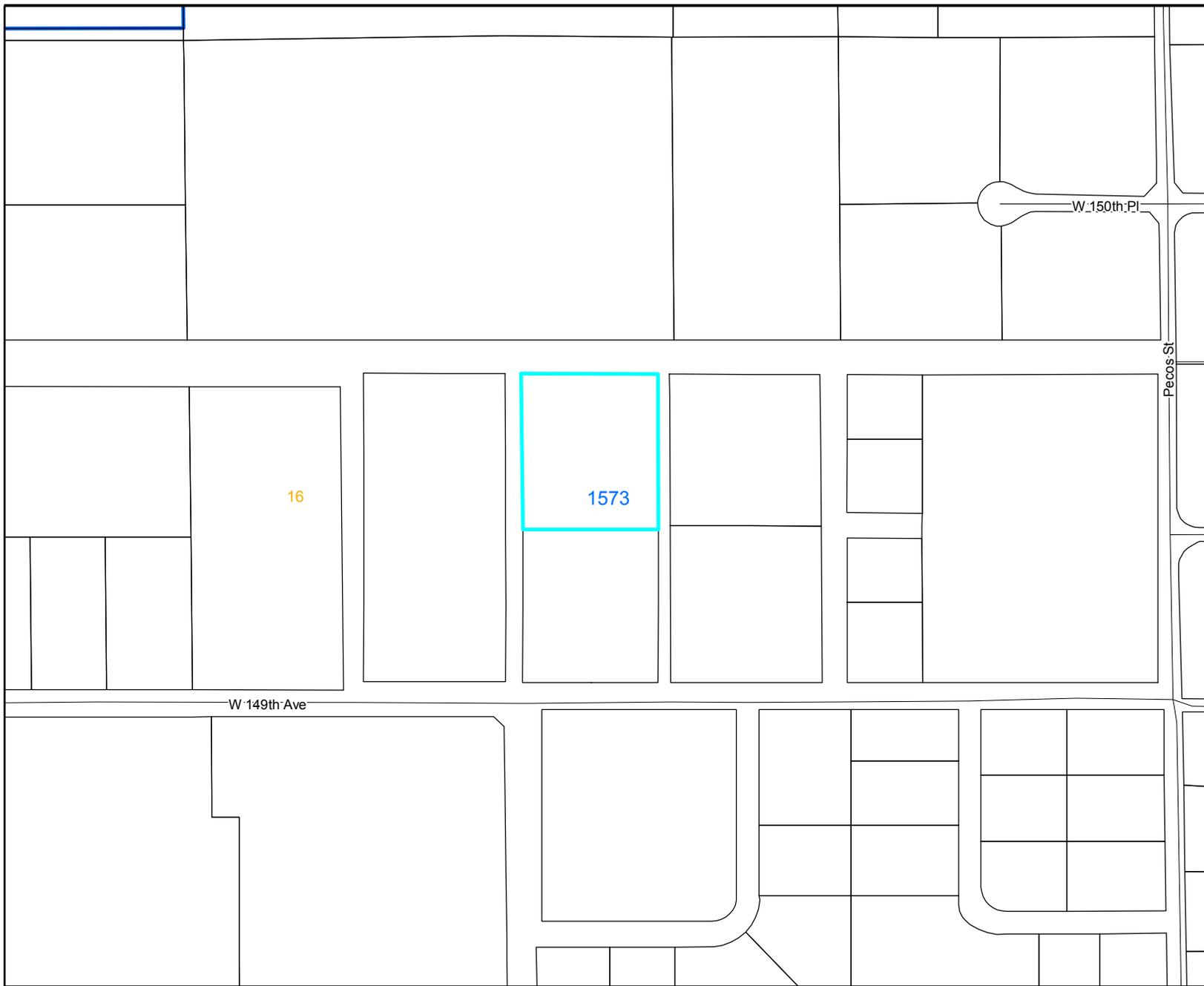


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**ADAMS COUNTY**  
COLORADO

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**Legend**

- Railroad
- Major Water
- Zoning Line
- Sections

**Zoning Districts**

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

**Case Name: Mount Moriah Stables CUP**

**Case Number: RCU2019-00025**



For display purposes only.



**ADAMS COUNTY**  
COLORADO

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#3

## Application for Conditional Use Permit

### #3: Written Explanation of Project

Robert and Debra Plant  
1990 W 150<sup>th</sup> 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

#4

Private Drive

North

W. 150<sup>th</sup> Avenue

utility 10'

46'

well

Parking

58'

Hay Barn

24'x24'

55'

89'

33'

Driveway

143'

88'x12'

16'x12'

Horse Barn

27'

74'

Septic Tank

13'

26'

1990 W. 150<sup>th</sup> Ave.

Septic Drain field

47'

UTILITY 10'

Tejon Street

utility 10'

Arena

utility 10'

Scale: 1" = 50'

TO 149<sup>th</sup> Avenue





Mount Moriah Stables  
1990 W. 150<sup>th</sup> Ave.  
Broomfield, CO 80023  
303-667-1883

## **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.



Mount Moriah Stables  
1990 W. 150<sup>th</sup> Ave.  
Broomfield, CO 80023  
303-667-1883

## 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.**

N/A



Mount Moriah Stables  
1990 W. 150<sup>th</sup> Ave.  
Broomfield, CO 80023  
303-667-1883

## 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.



Mount Moriah Stables  
1990 W. 150<sup>th</sup> Ave.  
Broomfield, CO 80023  
303-667-1883

## 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.

Moriah Stables



1990 W. 150<sup>th</sup> 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.

W 150th Ave

W 150th Ave

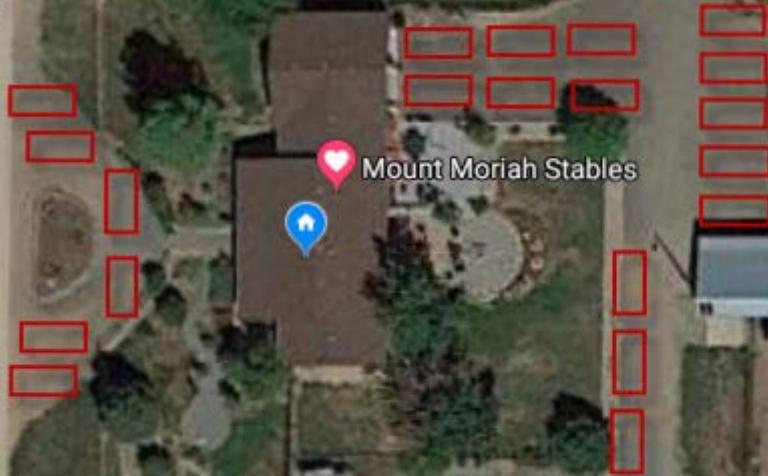
Tejon St

Tejon St

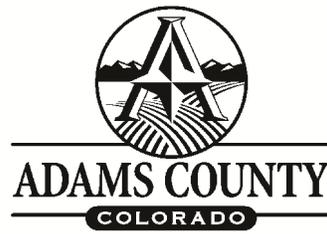
Tejon St



Mount Moriah Stables



Google



## Development Team Review Comments: 1<sup>st</sup> 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@adco.gov](mailto:HPederson@adco.gov)): Resubmittal 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, off-site 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 4-03-02-02-04):

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.

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**Development Engineering review (Greg Labrie, [GLabrie@adcogov.org](mailto:GLabrie@adcogov.org)): Resubmittal 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:

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

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**Environmental Analyst review (Eden Steele, [ESTeele@adcogov.org](mailto:ESTeele@adcogov.org)): 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](mailto: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.

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**Addressing review (Marissa Hillje, [MHillje@adcogov.org](mailto:MHillje@adcogov.org)): No Comment**

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**Building Safety review (Justin Blair, [JBlair@adcogov.org](mailto:JBlair@adcogov.org)): 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](mailto: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 3<sup>rd</sup> 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, 3<sup>rd</sup> 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. 150<sup>th</sup> 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](mailto: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

From: Gosselin, Steve [SGosselin@northmetrofire.org]  
To: Holden Pederson  
Cc:  
Subject: RE: Request for Comments: Mount Moriah Stables CUP

Sent: Wed 6/5/2019 9:13 AM

Message | Submittal 1.pdf (8 MB)

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](mailto:sgosselin@northmetrofire.org)  
Website: [www.northmetrofire.org](http://www.northmetrofire.org)



*"Excellence Through Each Individual Act."*



Save a tree. Please consider the environment before printing this e-mail.

## Public referral comments:

From: Faust, Celeste [Celeste.Faust@Ryan.com]  
To: Holden Pederson  
Cc:  
Subject: Request for Comments: Mount Moriah Stables Cup #RCU2019-00025

Sent: Thu 5/23/2019 3:24 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](http://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 149<sup>th</sup> Ave  
303-255-6054 home

From: Elizabeth White [elizabeth.white@aritanfarm.com]  
To: Holden Pederson  
Cc: michael@aritanfarm.com; Elizabeth White  
Subject: Conditional Use Permit, case number RCU2019-00025, Debra and Robert Plant

Sent: Sun 6/9/2019 9:52 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@aritanfarm.com](mailto:elizabeth.white@aritanfarm.com)) or Michael (720 837 4190, [michael@aritanfarm.com](mailto:michael@aritanfarm.com)). Thank you for your time and attention to this matter!

Sincerely,  
Elizabeth White and Michael Burtcher

May 28, 2019

Department of Community and  
Economic Development  
4430 South Adams County Parkway  
Suite W 2000A  
Brighton, Co. 80601-8216

Dear Commissioners

I am writing in reference to case number RCU 2019-00025. I commend Robert and Debra Plant on having a therapeutic riding center and horse boarding facility. It is so good for both the children and the horses to have contact with each other. It also helps keep our area country and I really appreciate that.

So my comment on case number RCU 2019-00025 is I'm 100% behind the Plants in obtaining a deserved permit.

Thank you for your attention and your time.

Sincerely  
Pat. Ron Swearingan  
1721 N 150<sup>th</sup> Place  
Bramfield, 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.

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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

**Commenting Division:** Planning

**Complete**

**Name of Reviewer:** Holden Pederson

**Email and Phone Number:** [HPederson@adcogov.org](mailto: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.

- a. 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

**Complete**

**Name of Reviewer:** Greg Labrie

**Email and Phone Number:** [Glabrie@adcogov.org](mailto: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](mailto: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. 150<sup>th</sup> 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](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', with a horizontal line extending to the right.

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. 150<sup>th</sup> 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](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS  
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. 150<sup>th</sup> 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](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line extending to the right.

Kathy Boyer, REHS  
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD

**From:** [Gosselin, Steve](#)  
**To:** [Holden Pederson](#)  
**Subject:** RE: Request for Comments: Mount Moriah Stables CUP  
**Date:** Wednesday, June 5, 2019 9:12:59 AM  
**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](mailto:sgosselin@northmetrofire.org)  
Website: [www.northmetrofire.org](http://www.northmetrofire.org)



***"Excellence Through Each Individual Act."***



Save a tree. Please consider the environment before printing this e-mail.

**From:** [Loeffler - CDOT, Steven](#)  
**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

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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](tel:303.757.9891) | F [303.757.9886](tel:303.757.9886)  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)



**Right of Way & Permits**  
1123 West 3<sup>rd</sup> 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, 3<sup>rd</sup> 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:** [Faust, Celeste](#)  
**To:** [Holden Pederson](#)  
**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](http://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 149<sup>th</sup> Ave  
303-255-6054 home

**From:** [Elizabeth White](#)  
**To:** [Holden Pederson](#)  
**Cc:** [michael@raritanfarm.com](mailto: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](mailto:elizabeth.white@raritanfarm.com)) or Michael (720 837 4190, [michael@raritanfarm.com](mailto: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

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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 Community and  
Economic Development  
4430 South Adams County Parkway  
Suite H 2000A  
Burlington, Co. 80601-8216

Dear Commissioners

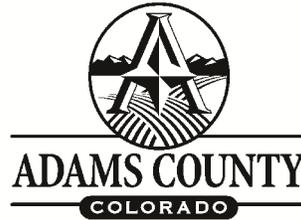
I am writing in reference to case number RCU 2019-00025. I commend Robert and Debra Plant on having a therapeutic riding center and horse boarding facility. It is so good for both the children and the horses to have contact with each other.

It also helps keep our area country and I really appreciate that.

So my comment on case number RCU 2019-00025 is I'm 100% behind the Plants in obtaining a deserved permit.

Thank you for your attention and your time.

Sincerely  
Pat - Don Swearingan  
1721 N 150<sup>th</sup> Place  
Broomfield, Co  
80023



## 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](mailto: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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Holden Pederson  
Planner I



## 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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Holden Pederson  
Planner I

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

**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

Agency

Contact Information

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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 30 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 WQCD-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
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

Agency

Contact Information

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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



# Mount Moriah Stables CUP

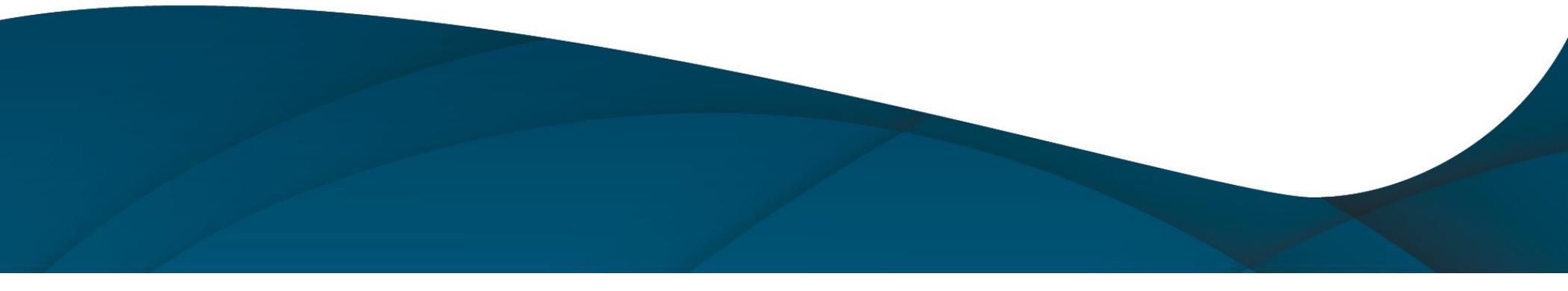
RCU2019-00025

1990 West 150<sup>th</sup> 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:

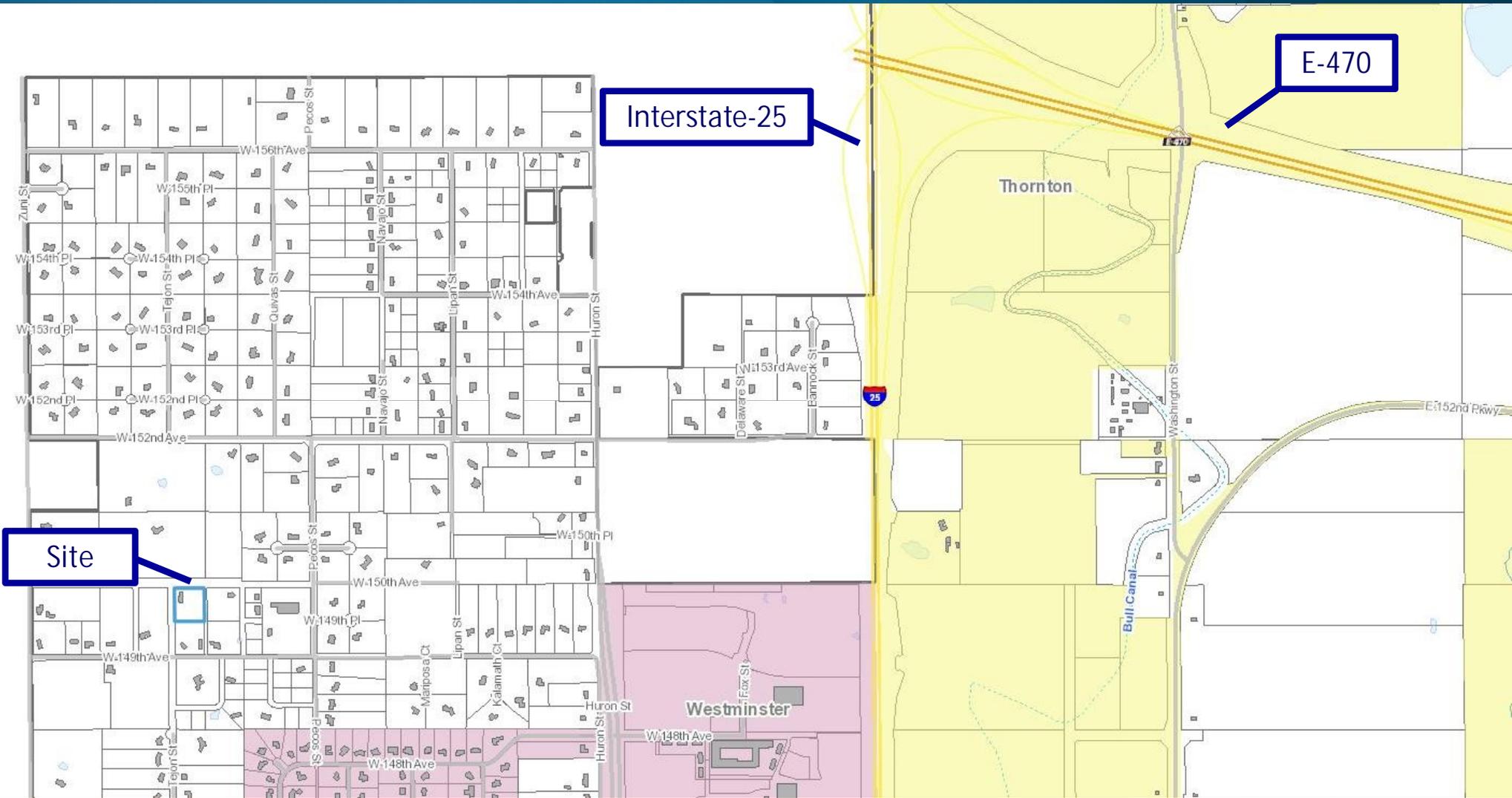
Classified as any establishment where horses are boarded and cared for; where instruction in riding, jumping, and showing is offered; and/or where horses may be hired for riding. A Riding Stable or Academy may also be an accessory use in the operation of a club, association, ranch, or similar establishment.

- 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



Site

Interstate-25

E-470

Thornton

Westminster

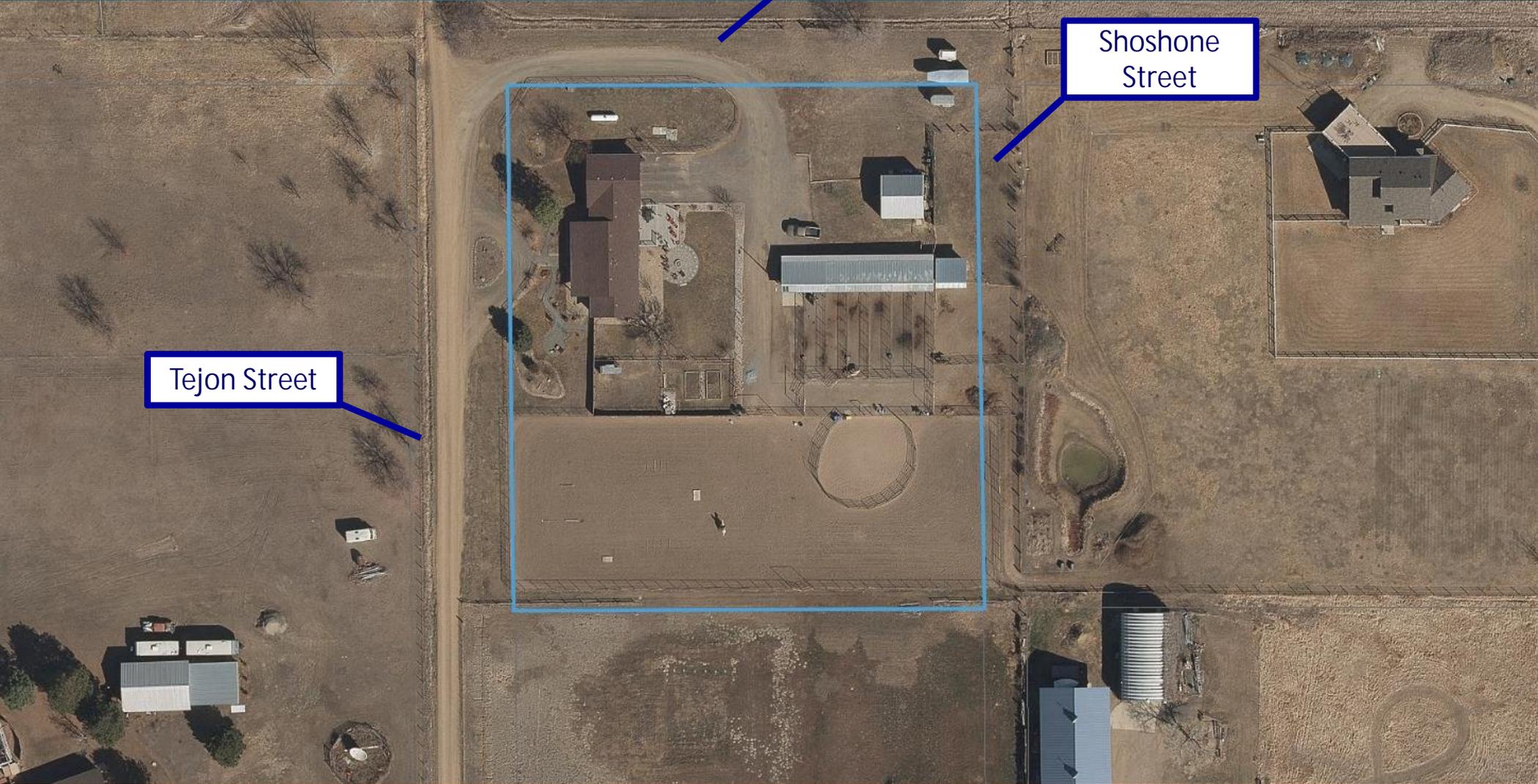
Bull Canal

Aerial View

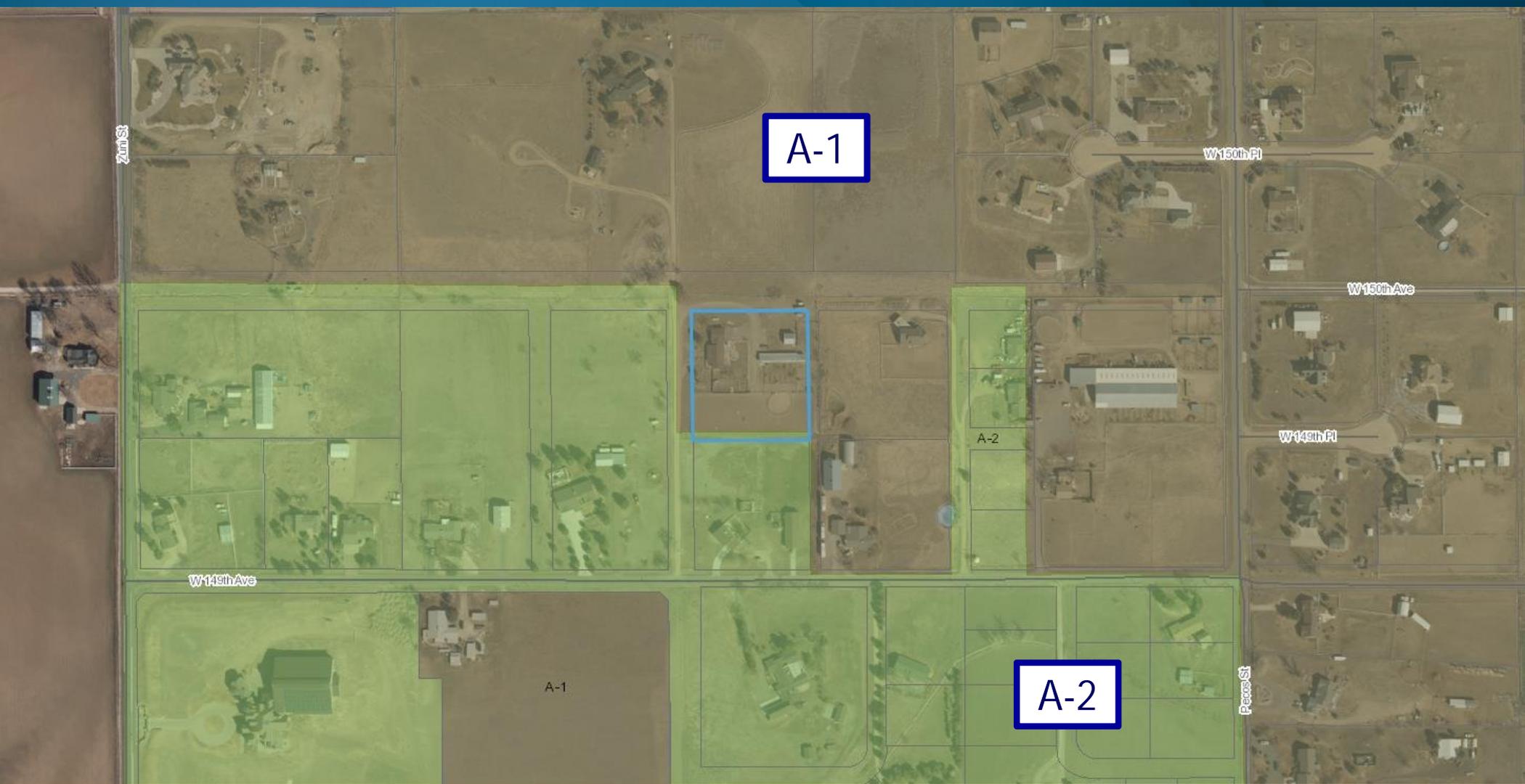
West 150<sup>th</sup> Avenue

Shoshone Street

Tejon Street



# Current Zoning: Agriculture-1 (A-1)



A-1

A-2

# Future Land Use Map: Estate Residential











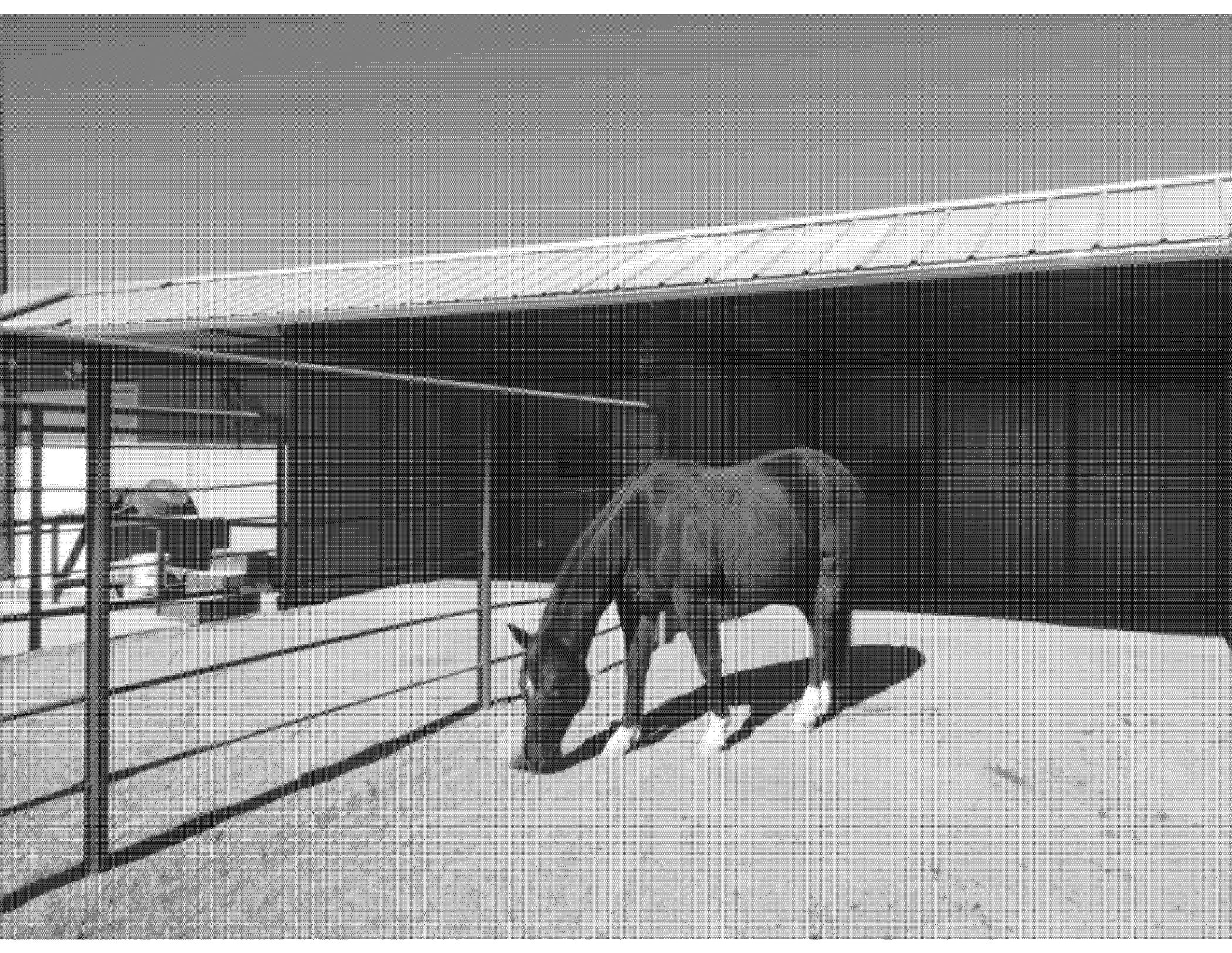






Don't  
Drop  
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the  
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of  
your  
birth  
Don't  
die  
in  
the  
year  
of  
your  
birth

**ZACH**



# Criteria for Conditional Use Permit

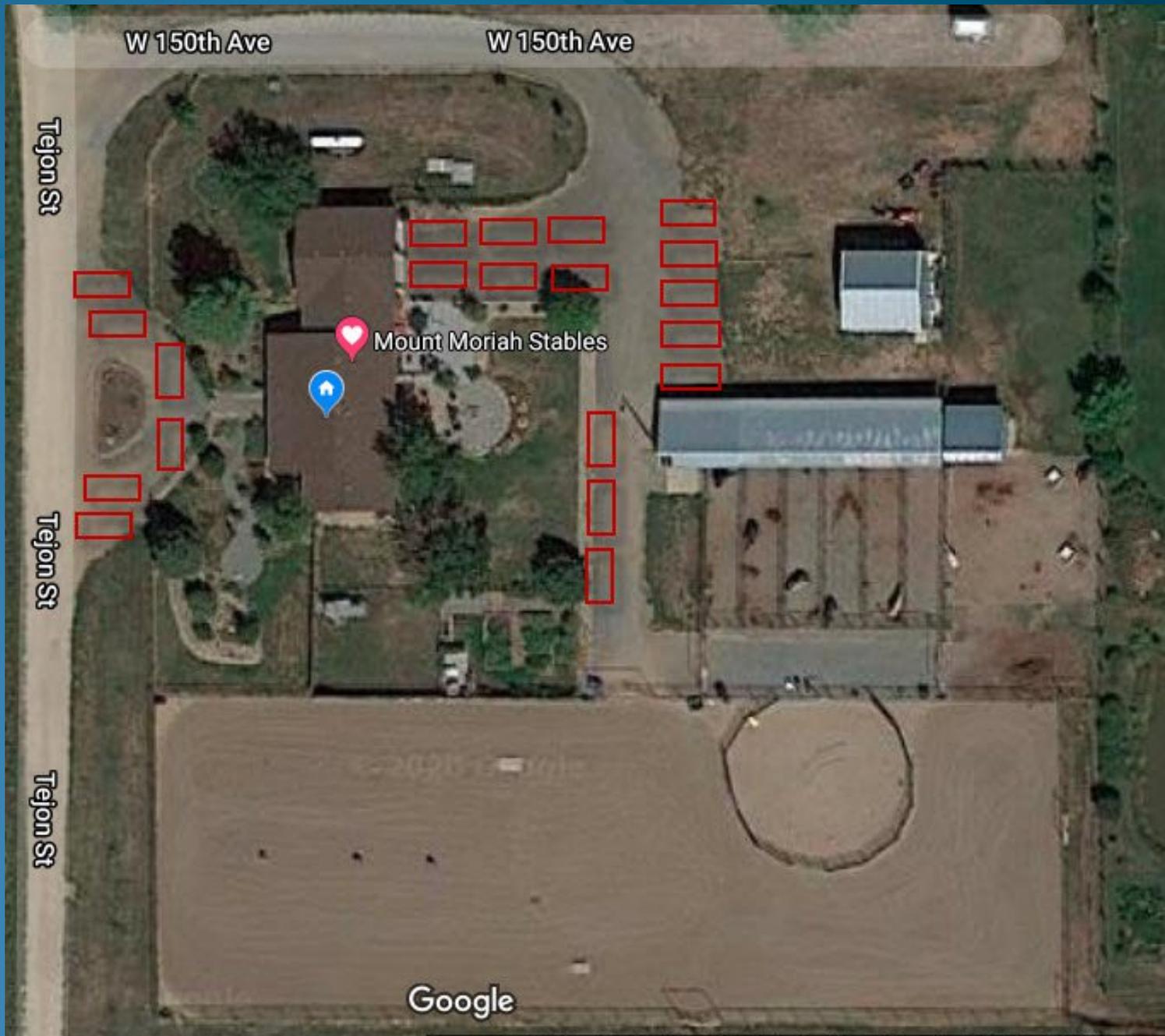
Section 2-02-08-06

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



Site

Pecos Street

Sagewood Stables

West 149th Avenue

# 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

