



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Request for Comments

Case Name: Mountain Hyundai Variance Relief

Case Number: VSP2025-00024

May 2, 2025

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow an automobile dealership on a property that only has access from a local street.** This request is located at 7300 BROADWAY ST. The Assessor's Parcel Number is 0171934407018.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by May 25, 2025, 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 GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report will be forwarded to you. 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.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

Greg Barnes
Principal Planner

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



VARIANCE

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

Development Application Form (pg. 3)

Written Narrative

Site Plan

Proof of Ownership (warranty deed or title policy)

Proof of Water and Sewer Services

Legal Description

Statement of Taxes Paid

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

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

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential <i>*\$100 per each additional request</i>

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

7300 Broadway Street

City, State, Zip:

Denver, CO 80221

Area (acres or
square feet):

5.43 acres

Tax Assessor

Parcel Number

0171934407018

Existing

Zoning:

C-5

Existing Land

Use:

Automobile dealership (USE25-0005)

Proposed Land

Use:

N/A - Variance request

Have you attended a Conceptual Review? YES ☐

NO ☒

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

TT of Federal Property, LLC
STEPHEN TERRY,
Assistant Secretary
Owner's Printed Name

Date:

4/24/25

Name:


Owner's Signature

WRITTEN NARRATIVE FOR VARIANCE REQUEST

TO: Adams County Board of Adjustment
FROM: Foster Graham Milstein & Calisher on behalf of Applicant, TT of Federal, Inc.
DATE: April 28, 2025
RE: Written Narrative for Variance Request for Relief from Section 4-09-02-11-02(2) of the Adams County Development Standards and Regulations

Dear Chair and Members of the Board of Adjustment:

Foster Graham Milstein & Calisher represents TT of Federal, Inc. (“Applicant”) the applicant of that certain real property located at 7300 Broadway Street (parcel # 0171934407018) (“Property”) in relation to this variance request. The Applicant requests relief from Section 4-09-02-11-02(2) of the Adams County Development Standards and Regulations (“Regulations”) because of special physical requirements or circumstances that are peculiar to the Property. This narrative addresses the performance standard that cannot be met due to special physical circumstances of the Property, and each of the variance approval criteria set forth in Section 2-02-23-06 of the Regulations.

PROPERTY BACKGROUND

The Property is located at the northwest corner of the Interstate-25 and Interstate-270 junction as shown below in *Figure 1*.

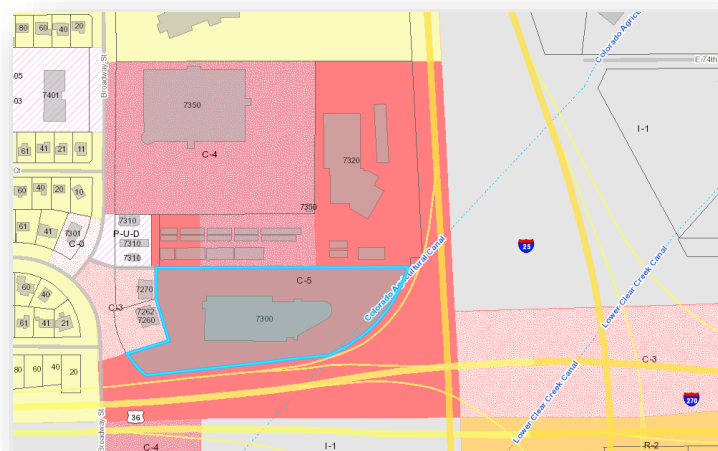


Figure 1: Zoning and Parcel Map with the Property Highlighted in Blue

The Property is zoned C-5 and is the location of an automobile dealership, which is a use by right in the C-5 zone district.¹ This Property historically was the location of an automobile dealership before it was used as an indoor recreational space until last year. The Applicant applied for a change in use permit to reestablish the Property as an automobile dealership. It was during the permitting process that County Staff required that the Applicant seek a variance due to the special performance standards required for automobile dealerships under the Regulations. Automobile dealership is a use subject to additional performance standards under Section 4-09-02-11-02 of the Regulations. The performance standards are as follows:

1. *Maximum Lot Coverage:* The maximum lot coverage by parking, vehicle areas and buildings is seventy percent (70%).
2. *Access:* Automobile dealerships shall be located on properties with direct access to a collector or arterial road or highway.
3. *Display Area Setback:* The display area shall be set back a minimum of fifty (50) feet from the road right-of-way and fifteen (15) feet from all other property lines.
4. *Minimum Parcel Area:* one-half (0.5) acre
5. *Landscaping:* Boundary landscaping shall minimally conform to the minimum bufferyard standards required in Section 4-17.
6. *Noise Control:* No loudspeaker or music shall be audible from adjacent properties

The second performance standard requires that automobile dealerships have direct property access via a collector or arterial street. As shown in *Figure 1*, the siting of the Property is unique as it is bounded on the east and south sides by highways, has no frontage to any street, and the primary access point is via a private road. However, this private road functions entirely like a private driveway. Therefore, there is access to Broadway, a collector street as set forth by the Adams County Transportation Master Plan, but the unique physical characteristics of the Property resulted in the direct access from a private drive.² This unique physical circumstance is why the Applicant is applying for a variance from Section 4-09-02-11-02(2) of the Regulations.

ANALYSIS

I. Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met?

As described above, automobile dealership uses are subject to those performance standards set forth in Section 4-09-02-11-02 of the Regulations. The second performance standard in this section requires that, “[a]utomobile dealerships shall be located on properties with direct access to a collector or arterial road or highway.” As shown in *Figure 1*, the direct access to the Property is

¹ Adams County Development Standards and Regulations § 3-07.

² Adams County Transportation Master Plan, Map 3.2.

located on West 73rd Avenue, which is a private drive. However, West 73rd Avenue is a driveway off of Broadway Street, which is an arterial street. Nonetheless, the performance standard that the Property have direct access to a collector or arterial road or highway cannot be met due to the usual physical circumstances of the Property, and the surrounding parcels, all sharing a private drive as the means of access to each parcel. This Application seeks a variance to Section 4-09-02-11-02(2) of the Regulations.

II. Why are you unable to meet this standard? – Variance Criteria Analysis

This Section II describes the hardship that necessitates this variance request, and describes how the Application meets each of the variance criteria the Board of Adjustment shall consider. In short, the Property has special physical circumstances that are peculiar to the lot and are not applicable to other properties in the C-5 District.

2-02-23-06(1): *Special physical requirements or circumstances exist which are peculiar to the land, the lot, or some aspect inherent in the land causes the hardship and are not applicable to other lands in the same district.*

The Property is uniquely situated at the juncture of Interstate-25 and Interstate-270, making access to the site difficult. Upon the platting of the Property via Turnpike – Interstate Addition Filing No. 1 (“Plat”) attached hereto as **Exhibit A**, the area was replatted to create two (2) new lots: Lot 1 and Lot 2. The Property is Lot 2. This replat created a 15-foot easement across the northern boundary of the Property for ingress and egress, but did not include a public ROW access dedication into the plat. It did not provide for any other access points, likely because the Property’s does not have any other street frontage and the lot is very close to the Interstate-25 exit ramp that bounds the Property to the south. Therefore, there is no direct access from the Property to a collector or arterial street (Broadway) although the Property’s address is 7300 Broadway Street. The direct access is via the private driveway easement located on the north side of the Property. The siting of the Property at the juncture of two interstates and lack of public ROW dedication into the plat leaves Lots 1 and 2 in a unique situation for which the only access to the site is via a private driveway created via easement across Lot 2.

2-02-23-06(2): *The literal interpretation of the provisions of these standards and regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these standards and regulations.*

The literal interpretation and application of the performance standards in Section 4-09-02-11-02 of the Regulations would deprive the Applicant of an automobile dealership use on a property that has historically operated as an automobile dealership. Additionally, the neighboring property to the north is an automobile dealership that operates without a variance for Section 4-

09-02-11-02(2) although it does not have direct access to Broadway Street. Therefore, neighboring properties enjoy rights to operate an automobile dealership, and granting this variance would allow the Applicant to continue using the Property as an automobile dealership. Therefore, this criterion is satisfied.

2-02-23-06(3): *Granting of the variance requested will not confer on the applicant any special privilege denied by these standards and regulations for other land in the same zone district.*

The neighboring lot to the north of the Property, identified as Lot 1 on the Plat, is the current location of an automobile dealership. There is no variance relieving Lot 1 from the requirements of Section 4-09-02-11-02(2) of the Regulations. Nonetheless, Lot 1 maintains adequate access to the site via Broadway and the private drive on West 73rd Avenue. Therefore, granting a variance to the Property so that the automobile dealership use may continue to operate in accordance with the Regulations will not confer any special privilege to the Applicant. In fact, it will allow the Property to have the same privilege afforded to the automobile dealership on Lot 1: access via the private driveway instead of direct access via a collector or arterial street.

2-02-23-06(4): *Because of physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of the physical requirements of these standards and regulations.*

As discussed under criterion 2-02-23-06(1), the Property has no street frontage. This is a physical circumstance that prevents the Property from being developed in conformity with performance standards in Section 4-09-02-11-02(2) of the Regulations. Additionally, as stated herein, this automobile dealership re-established the automobile dealership use of the Property. The Property operated for many years as an automobile dealership in the existing building, making it an ideal location for reuse. Therefore, the physical circumstances of the Property prevent the Property from being reasonably developed in conformity with the provisions of the Regulations in Section 4-09-02-11-02(2).

2-02-23-06(5): *The special circumstances applicable to the property have not been created by voluntary action or negligence by any person presently having an interest in the property.*

As stated in 2-02-23-06(1), the platting of the Property, along with the unique location at the juncture of two interstates, is what caused the special circumstances. The Applicant was not the Property owner at the time of platting. As such, the special circumstances were not created by voluntary action or negligence by any person presently having an interest in the Property.

2-02-23-06(6): *The granting of the variance will be in harmony with the general purpose and intent of these standards and regulations and with the Adams County Comprehensive Plan.*

Per the Future Land Use Map contained within the Advancing Adams Comprehensive Plan, the Property has a commercial future land use designation. The commercial land use category is intended for a broad range of commercial areas including smaller scale and neighborhood commercial that could include corner stores and/or small commercial strips and larger commercial centers.³ Automobile dealerships are considered a heavy retail and heavy services use under the Regulations, and heavy retail and heavy services are categorized as commercial uses.⁴ This variance will allow an automobile dealership use to continue on the Property, which is in conformance with the Comprehensive Plan and County's future land use vision for the Property.

Furthermore, a main purpose and intent of the Regulations is, "to control and assist in the orderly, efficient, and integrated development of the County, in order to preserve the health, safety, and welfare of the public, in accordance with established County policies and plans."⁵ Approving this variance will allow a site that has historically operated as an automobile dealership to continue to exist at the Property. The Property is an ideal location for an automobile dealership due to its proximity to the interstate and the commercial character of the area.

2-02-23-06(7): *The granting of a variance from strict application of these standards and regulations will not cause substantial detriment to the public good or impair the intent of these standards and regulations.*

A main purpose and intent of the Regulations is, "to control and assist in the orderly, efficient, and integrated development of the County, in order to preserve the health, safety, and welfare of the public, in accordance with established County policies and plans."⁶ The unique siting of the Property does not create a public safety or welfare issue. The fact that automobile dealerships have existed on this Property and the neighboring lot demonstrate that the area is ideal for this use, and that the strict application of the performance standards will deprive the County of an appropriate use of the Property. Therefore, granting the variance will not cause substantial detriment to the public good or impair the intent of the Regulations.

2-02-23-06(8): *The variance would not allow a use which (a) is not otherwise permitted in the zone district in which the property is located, (b) would result in the extension of a non-conforming use, or (c) would change the zone classification of any or all of the subject property.*

Automobile dealerships are a permitted use in the C-5 District, satisfying subsection (a).⁷ The variance will not result in the extension of a non-conforming use because automobile

³ Advancing Adams Comprehensive Plan, Page 16.

⁴ Adams County Development Standards and Regulations § 3-07.

⁵ Adams County Development Standards and Regulations § 1-01-03.

⁶ Adams County Development Standards and Regulations § 1-01-03.

⁷ Adams County Development Standards and Regulations § 3-07.

dealerships are a use by right, and there are no features of this use that are non-conforming. Therefore, subsection (b) is satisfied. This variance will not change the zoning classification of the Property, satisfying subsection (c).

EXHIBIT A

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

TURNPIKE — INTERSTATE ADDITION FILING NO. 1

CASE NO. 32-95-P 1/2

A REPLAT OF TRACT B, AND A PART OF TRACT D, TURNPIKE — INTERSTATE ADDITION,
BEING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, T. 2 S., R. 68 W. OF THE 6TH P. M.,
COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 1 OF 2

File 17 Map 411

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE SOUTHWEST ONE-QUARTER, SOUTHEAST ONE-QUARTER, OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

LEGAL DESCRIPTION

TRACT D, TURNPIKE-INTERSTATE ADDITION AS RECORDED IN FILE 12 AT MAP 19, IN THE ADAMS COUNTY RECORDS, EXCEPT THE WESTERLY 825.00 FEET OF THE NORTHERLY 515.97 FEET OF SAID TRACT D, TOGETHER WITH TRACT B, SAID TURNPIKE-INTERSTATE ADDITION.

CONTAINING 14.188 ACRES.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "TURNPIKE-INTERSTATE ADDITION FILING NO. 1" AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR PUBLIC USE ALL STREETS AND PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION OF GAS LINES, TELEPHONE LINES, WATER LINES AND SEWER LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS 15TH DAY OF JULY, 1995, BY R. Douglas Seeding

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF ADAMS)

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF JULY, 1995, BY R. DOUGLAS SEEDING

Douglas Seeding
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/20/95

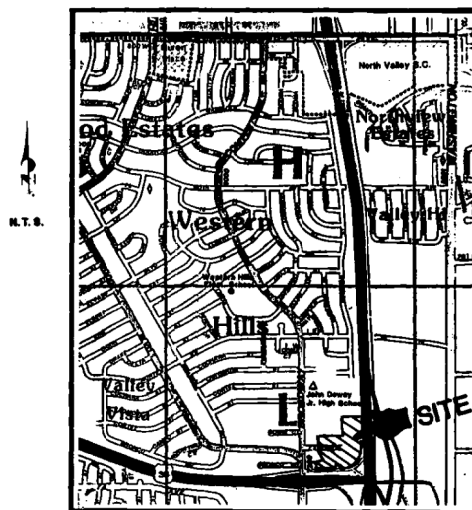
EXECUTED THIS 15TH DAY OF JULY, 1995, BY R. Douglas Seeding

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Douglas Seeding
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/20/95



VICINITY MAP

THE FOLLOWING NOTES AND RESTRICTIONS SHALL APPLY TO TURNPIKE-INTERSTATE ADDITION FILING NO. 1:

1. BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER, SOUTHEAST ONE-QUARTER, SECTION 34, BEING MONUMENTED AS SHOWN HEREON, WITH A LINE BETWEEN CONSIDERED TO BEAR N89°56'21"E.
2. A 5/8 - INCH REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "JR ENG LS 13256", UNLESS OTHERWISE NOTED.
3. LAST DATE OF FIELD INSPECTION WAS MARCH, 1995.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

LAND SURVEYOR'S CERTIFICATE:

I, MATTHEW E. SELDERS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT AS A RESULT OF A FIELD SURVEY COMPLETED MARCH 23, 1995, THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISORIAL CHECKING, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

Matthew E. Selders
MATTHEW E. SELDERS, S.E.
COLORADO NO. 2277
FOR AND BY: JR ENGINEERING, LTD.

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 15TH DAY OF JULY, 1995
Barry Miller
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS 19TH DAY OF JULY, 1995
James G. Valente
CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT 10:00 AM, ON THE 21ST DAY OF JULY, 1995
Robert J. Jank
COUNTY CLERK AND RECORDER
Robert J. Jank
DEPUTY



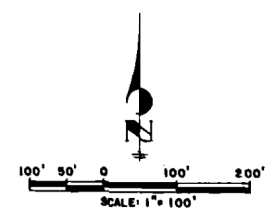
FILE NO. 17
MAP NO. 411
RECEPTION NO. C 0091812

TURNPIKE — INTERSTATE ADDITION
FILING NO. 1
JOB NO. 3461.00
DATE: MARCH 23, 1995
SHEET 1 OF 2 REV. 6/28/95

JR Engineering, Ltd.
6119 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel (303) 740-0883
FAX (303) 721-0010

ENGINEERING/PLANNING/SURVEYING

11-711

 $\frac{3}{2}$ 

JR Engineering, Ltd.
6110 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740 9393
FAX (303) 721 9019

ENGINEERING/PLANNING/SURVEYING

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ENFORCED AND PROSECUTED.



HYUNDAI MOUNTAIN

7300 BROADWAY
DENVER, CO 80221

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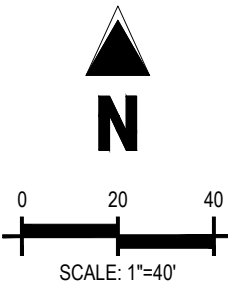
Project No:	AMI.20
Drawn By:	KD
Checked By:	KR
Date:	04/24/2025

SITE PLAN

C1.0



PARKING STALLS REQUIREMENTS	
TOTAL REQUIRED PARKING	TOTAL PROPOSED
83 STALLS	294 STALLS



CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON PLANS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- Know what's below.**
Call before you dig.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY BY USING AN APPROPRIATE OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig

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HYUNDAI MOUNTAIN

7300 BROADWAY
DENVER, CO 80221





[illegible]

Project No:	AMI.20
Drawn By:	KD
Checked By:	KR
Date:	04/24/2025

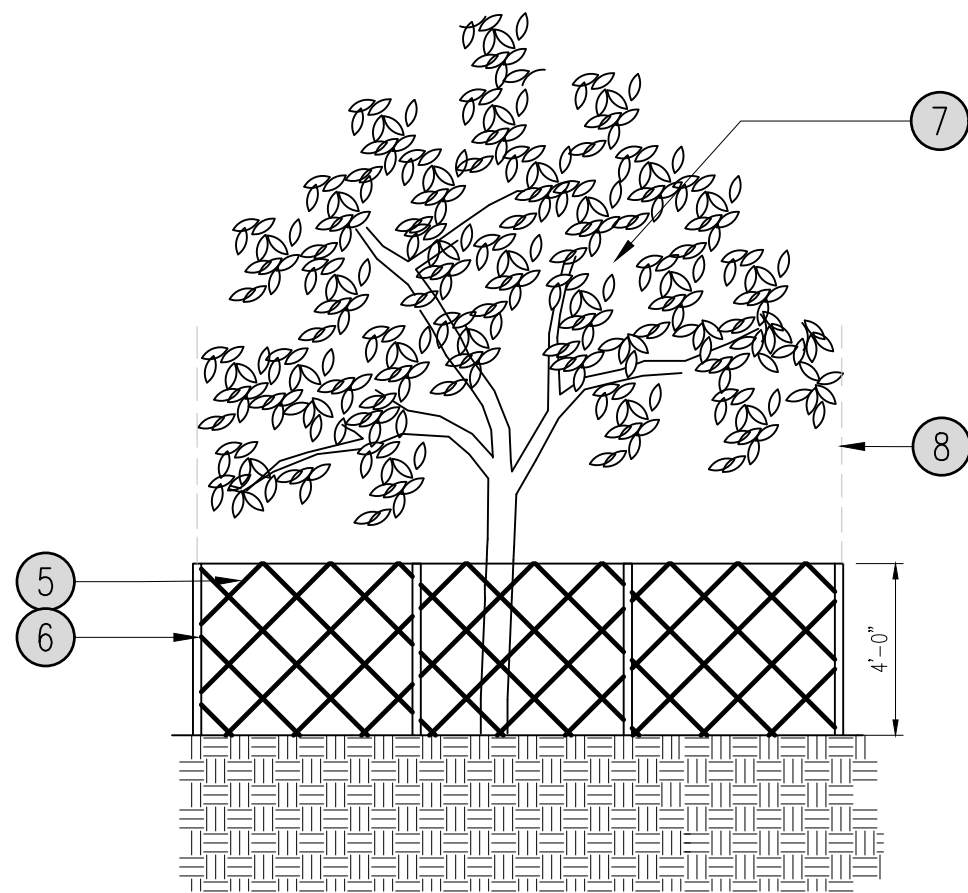
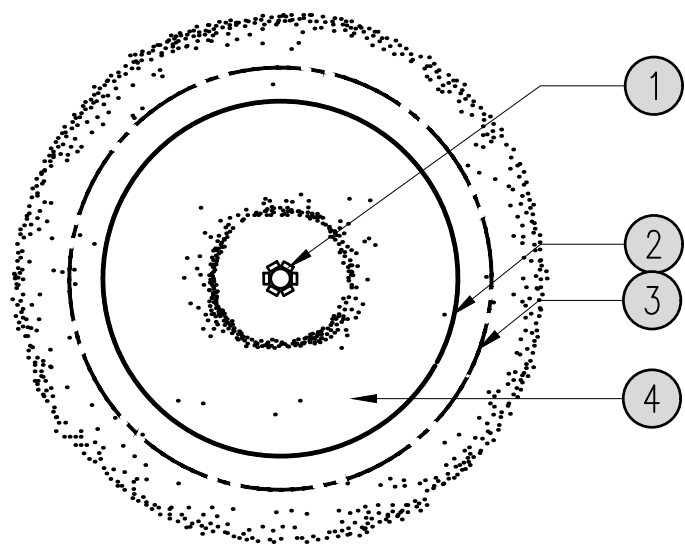
LANDSCAPE PLAN

L1.0



<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT.</u>
<u>EXISTING TREES</u>					
	EXDT	19	EXISTING DECIDUOUS TREE	TO REMAIN	EXISTING
	EXET	7	EXISTING EVERGREEN TREE	TO REMAIN	EXISTING
<u>MULCH</u>					
	11,905 SF	EXISTING ROCK MULCH	EXISTING ROCK MULCH TO REMAIN		
<u>SOD/SEED</u>					
	10,695 SF	EXISTING SOD	EXISTING SOD TO REMAIN		

NOTES:
NO ADDITIONAL LANDSCAPING WILL BE REQUIRED PER
THE PREVIOUSLY APPROVED VARIANCE VSP2010-00048
AS DISCUSSED WITH PLANNING STAFF, GREG BARNES,
ON 4/22/25




- 1 TRUNK PROTECTION BOARDS MIN. 2" THICK. BENEATH BOARDS ARE 3-4 LAYERS OF BURLAP AROUND TRUNK. THE BOARDS SECURELY AT POST, BOTTOM & CENTER WITH HEAVY DUTY CORD, WIRE, OR CABLE CHOKERS.
- 2 OUTLINE OF TREE CROWN (EDGE OF DRIFLINE) CORRESPONDS WITH ROOT SPREAD.
- 3 CONSTRUCTION FENCING (MIN. 4' HEIGHT)
- 4 WOOD MULCH - SEE MULCH
- 5 PLASTIC ORANGE CONSTRUCTION FENCE TIED TO 1-POST
- 6 1-POST AT 8'-0" (TYP.)
- 7 EXISTING TREE
- 8 DRIFLINE

1 TREE PROTECTION DETAIL
N.T.S.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.



Know what's below.
Call before you dig.

GENERAL WARRANTY DEED

STEPHEN D. TEBO, an individual, doing business as TEBO PROPERTIES (“**Grantor**”), for good and valuable consideration in hand paid, conveys and warrants against all who claim by, through, or under Grantor to TT OF FEDERAL PROPERTY, LLC, a Colorado limited liability company, as the grantee (“**Grantee**”), which has an address of 505 S. Flagler Drive, Suite 1400, West Palm Beach, FL 33401, a 73.85% interest, being all of the interest owned by the Grantor, in that certain real property located in ADAMS County, COLORADO, together with all rights and privileges appurtenant thereto, legally described as follows (“**Property**”):

See the attached Exhibit A.

SUBJECT TO the exceptions to title described herein Exhibit B.

Grantor, for itself and its successors in interest, does by these presents expressly limit the covenants of this General Warranty Deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that Grantor will forever warrant and defend title to the Property against all lawful claims of all persons whomsoever.

Dated: December 4, 2024



STEPHEN D. TEBO, an individual

STATE OF Colorado)

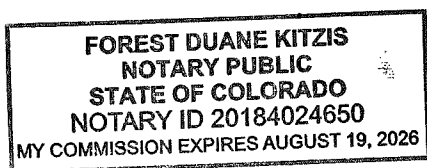
) ss.

COUNTY OF Boulder)

The foregoing instrument was acknowledged before me this 29 day of November, 2024, by STEPHEN D. TEBO, an individual.

Witness my hand and official seal.

My commission expires: 8/19/2026



NOTARY PUBLIC

Recording Requested by:
FNTG-NCS Colorado
00504181

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DENVER, IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

Parcel A:

Lot 2, Turnpike Interstate Addition Filing No. 1, recorded July 26, 1995 in Map Book 17 at Page 411 and Affidavit of Correction recorded June 13, 1997 in Book 5029 at Page 899, County of Adams, State of Colorado;

EXCEPT that part of subject property taken by the Department of Transportation, State of Colorado in Rule and Order recorded January 13, 1998 in Book 5207 at Page 14, County of Adams, State of Colorado.

Parcel B:

An easement for ingress and egress and access as created and as set forth on the plat of Turnpike Interstate Addition as recorded May 19, 1966 in Plat File 12 at Page 19.

EXHIBIT B
Permitted Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Service Company of Colorado
Purpose: Utilities
Recording Date: October 29, 1981
Recording No: Book 2597 at Page 277

2. Terms, conditions, provisions, agreements and obligations contained in the Waiver and Disclaimer as set forth below:

Recording Date: November 12, 1985
Recording No.: Book 3072 at Page 75

3. Terms, conditions, provisions, agreements and obligations contained in the Zoning Hearing Decision –Case #125-94-ZC as set forth below:

Recording Date: November 16, 1994
Recording No.: Book 4424 at Page 930

4. Terms, conditions, provisions, agreements and obligations contained in the Zoning Hearing Decision –Case #032-95-P as set forth below:

Recording Date: April 28, 1995
Recording No.: Book 4503 at Page 399

5. Easements, notes, terms, conditions, provisions, agreements and obligations as shown on the Plat of Turnpike – Interstate Addition Filing No. 1 as set forth below:

Recording Date: July 26, 1995
Recording No: Reception No. C0091812

Affidavit of Correction (in regards thereto):

Recording Date: June 13, 1997
Recording No: Book 5029 at Page 899

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Chesrown Automotive Group, Inc
Purpose: Ingress and egress
Recording Date: November 3, 1995
Recording No: Book 4621 at Page 634

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Metro Wastewater Reclamation District
Purpose: Sewer lines and fixtures
Recording Date: January 17, 1997
Recording No: Book 4921 at Page 345

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Thornton
Purpose: Access easement
Recording Date: October 20, 1997
Recording No: Book 5132 at Page 146

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Thornton
Purpose: Underground water utilities
Recording Date: October 20, 1997
Recording No: Book 5132 at Page 149

10. Terms, conditions, provisions, agreements and obligations contained in the Rule and Order as set forth below:

Recording Date: January 12, 1998
Recording No.: Book 5207 at Page 14

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Service Company of Colorado
Purpose: Utilities
Recording Date: March 18, 1998
Recording No: Book 5266 at Page 515

GENERAL WARRANTY DEED

DAVID E. CHAKNOVA TRUST ("Grantor"), for good and valuable consideration in hand paid, conveys and warrants against all who claim by, through, or under Grantor to TT OF FEDERAL PROPERTY, LLC, a Colorado limited liability company, as the grantee ("Grantee"), which has an address of 505 S. Flagler Drive, Suite 1400, West Palm Beach, FL 33401, a 26.15% interest, being all of the interest owned by the Grantor, in that certain real property located in ADAMS County, COLORADO, together with all rights and privileges appurtenant thereto, legally described as follows ("Property"):


See the attached Exhibit A.

SUBJECT TO the exceptions to title described herein Exhibit B.

Grantor, for itself and its successors in interest, does by these presents expressly limit the covenants of this General Warranty Deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that Grantor will forever warrant and defend title to the Property against all lawful claims of all persons whomsoever.

Dated: ^{November} ~~December~~ 27th, 2024

DAVID E. CHAKNOVA TRUST

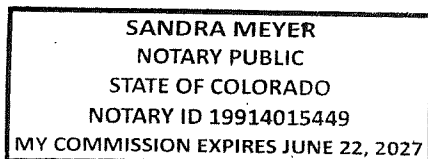
By: 
Name: David E. Chaknova
Title: Trustee

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

The foregoing instrument was acknowledged before me this 27th day of ^{November} ~~December~~, 2024, by David E. Chaknova, as Trustee of the DAVID E. CHAKNOVA TRUST on behalf of said trust.

Witness my hand and official seal.

My commission expires: June 22, 2027





NOTARY PUBLIC

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Purpose: Access easement
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Granted to: Public Service Company of Colorado
Purpose: Utilities
Recording Date: March 18, 1998
Recording No: Book 5266 at Page 515



Thornton City Hall
9500 Civic Center Drive
Thornton, CO 80229-4326
www.cityofthornton.net

Finance
Utility Billing
PH 303-538-7370
FAX 303-538-7371

To whom it may concern:

This letter is to notify you that we service water, Fireline's, hydrants and sewer for 7300 Broadway St. Denver, CO 80221.

Sincerely,

City of Thornton Utility Billing Division
9500 Civic Center Dr.
Thornton, CO 80229
303-538-7370



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0070646	0171934407018	Feb 3, 2025	2025-02-03-WEB-2372

DAVID E CHAKNOVA TRUST UNDIVIDED 26.16% INTEREST
6897 PAIUTE AVE STE 1
NIWOT, CO 80503-7169

Situs Address		Payor			
7300 BROADWAY ST		AARON TINDALL			
Legal Description					
DESC: LOT 2 EXC HIWAY TURNPIKE-INTERSTATE ADDITION FILING NO 1					
Property Code	Actual	Assessed	Year	Area	Mill Levy
COMM LND MERCHANDIS - 2112	1,597,172	441,850	2024	075	102.095
MERCHANDISING - 2212	1,961,983	542,780	2024	075	102.095
Payments Received					
E-check			\$50,262.90		
Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$100,525.80	\$0.00	\$50,262.90	\$50,262.90
				\$50,262.90	\$50,262.90
Balance Due as of Feb 3, 2025					\$50,262.90

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com