



REQUEST FOR COMMENTS

Case Name:
Case Number:

Fabrizio Acres Business Park Plat Correction
PLT2025-00033

August 7, 2025

The Adams County Board of County Commissioners is requesting comments on the following application: **Plat Correction to vacate an easement**. The property is located at 2521 E. 68th Pl. The Assessor's Parcel Number is 0182501201009. The applicant and owner is: Efren Munoz at the same address.

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 **September 2, 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 DaWright@adcogov.org.

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S. Adams County Pkwy., Brighton CO 80601, (720) 523-6800. 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/current-land-use-cases. Thank you for your review of this case.

Si usted tiene preguntas, por favor escribanos un correo electronico a cedespanol@adcogov.org para asistencia en espanol. Por favor incluya su direccion o numero de caso para poder ayudarle mejor.

David Wright
Planner II

BOARD OF COUNTY COMMISSIONERS

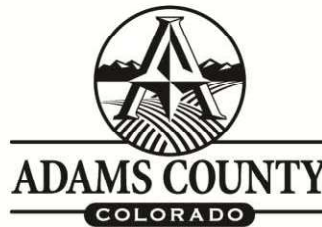
Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



DEVELOPMENT APPLICATION FORM

PROJECT NAME:

APPLICANT

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

OWNER

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

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

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

DESCRIPTION OF SITE

Address:	2521 E. 68TH PL./6870 COLUMBINE ST.
City, State, Zip:	DENVER, CO 80229
Area (acres or square feet):	1.83
Tax Assessor Parcel Number	0182501201009
Existing Zoning:	I-1
Existing Land Use:	VACANT/OFFICE
Proposed Land Use:	LIGHT INDUSTRY/OFFICE/WAREHOUSE/OUTDOOR STORAGE <25% OF BUILDING AREA

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: 2017_00099

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: EFREN MUNOZ Date: 06-27-2025

Owner's Printed Name

Name: 

Owner's Signature



PLAT CORRECTION

(LOT LINE ADJUSTMENT/VACATION)

This application is intended to amend an approved and recorded subdivision plat. There are three types of plat corrections:

- Plat Correction:** Changing the plat to due to errors and omissions (dimensions, road names, etc.)
- Lot Line Vacation:** Removing a lot line (combination of two or more lots into one lot)
- Lot Line Adjustment:** Realignment of a lot line or building envelope, or replatting of several lots, in which the original subdivision is not substantially modified, and additional lots are not created.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on pages 2-3.

Required Checklist Items

- ☒ Development Application Form
- ☒ Written Explanation
- ☒ Plat Correction Map
- ☒ Proof of Ownership
- ☒ Proof of Water and Sewer Services
- ☒ Proof of Utilities
- ☒ Certificate of Taxes Paid

Additional Required Checklist Items - *For Lot Line Vacations ONLY*

- ☐ Certificate of Notice to Mineral Estate Owners and Lessees
- ☐ Certificate of Surface Development

Fees Due When Application is Deemed Complete	
Plat Correction	<ul style="list-style-type: none">Residential Uses - \$600Non-Residential Uses - \$1000



Property Consultants, llc

June 27, 2025

Adams County
Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

**Re: Fabrizio Acres Plat Correction (Vacation Plat)
Written Explanation**

Fabrizio Acres (the "Property") is a 1.83 Acre site located at the southeast corner of E. 69th Ave. and Columbine St., previously rezoned to I-1 in 2019 (RCU2019-00048).

This application is to request a Plat Correction for the Property in order to vacate particular easements affected by the proposed building footprint.

Also enclosed with this letter are the checklist items including the Development Application, a Vacation Plat, Proof of Ownership, Proof of Water and Sewer, Proof of Utilities, a Certificate of Taxes Paid.

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at Aaron@aperiopc.com.

Sincerely,

Aaron Thompson

Cc: Rene and Veronica Munoz

FABRIZIO ACRES - EASEMENT VACATION PLAT

A VACATION OF EASEMENTS SITUATED IN LOT 1, FABRIZIO ACRES - PLAT CORRECTION, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. SHEET 1 OF 1

CASE NO.: VAC

LOT 5, WELBY RESERVOIR SUBDIVISION (RECEPTION NO. 2013000099447, ADAMS COUNTY RECORDS)

LOT 4, WELBY RESERVOIR SUBDIVISION, PLAT CORRECTION (RECEPTION NO. 2015000010)

EAST 69TH AVENUE PUBLIC RIGHT-OF-WAY VARIES

N89°44'57"E
N89°34'02"E 20.01'

186.80'
N89°44'57"E 170.05'

VACATED PER VACATION PLAT
EAST 69TH AVENUE
RECEPTION NO. 2013000103305

15' RESERVED DITCH
EASEMENT VACATED BY
THIS PLAT

226.03'

222.36'

50'

50' PUBLIC RIGHT-OF-WAY

50' PUBLIC RIGHT-OF-WAY

50' PUBLIC RIGHT-OF-WAY

50' PUBLIC RIGHT-OF-WAY

50' PUBLIC RIGHT-OF-WAY

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50' PUBLIC RIGHT-OF-WAY



SCALE: 1"=50'
LEGEND

PER PLAT DENOTES: FROM THE PLAT OF FABRIZIO ACRES AS RECORDED IN FILE 10, MAP 303, RECEPTION NO. 569329, ADAMS COUNTY RECORDS

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID VACATION.

RAYMOND W. BAYER,
REG. P.L.S. NO. 6973

ADAMS COUNTY ATTORNEY APPROVAL:

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____, 20____, DAY OF _____.

CHAIR

INTENT:

IT IS THE INTENT OF THIS EASEMENT VACATION PLAT TO VACATE THE UTILITY & DRAINAGE EASEMENTS ADJOINING THE LOT LINE BETWEEN FORMER LOTS 1 AND LOT 6, FABRIZIO ACRES, AS RECORDED IN FILE 10, MAP 303, RECEPTION NO. 569329, ADAMS COUNTY RECORDS. ADDITIONALLY, TO VACATE THE 5" WIDE RESERVED DITCH EASEMENT ADJOINING THE NORTH LINE OF LOT 1 OF SAID PLAT.

LEGAL DESCRIPTION:

LOT 1, FABRIZIO ACRES - PLAT CORRECTION, RECORDED IN RECEPTION NO. 2018000092473, ADAMS COUNTY RECORDS AND BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. CONTAINS 79,796 SQUARE FEET OR 1.832 ACRES MORE OR LESS.

BASIS FOR BEARINGS:

THE SOUTH LINE OF LOT 1, FABRIZIO ACRES - PLAT CORRECTION, RECORDED IN RECEPTION NO. 2018000092473, ADAMS COUNTY RECORDS AND BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR S89°44'57"W. ALL BEARINGS SHOWN IN THIS DRAWING ARE RELATIVE THERETO. MONUMENTS ARE AS SHOWN HEREON.

EAST 68TH PLACE
57' PER PLAT

S.W. COR. LOT 6, FABRIZIO ACRES
POINT OF BEGINNING

PREPARED BY:
R. W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, SUITE 700
WESTMINSTER, COLORADO 80234
(303) 440-0000 FAX (303) 440-0001
CAD FILE 25100/25100.DWG

DATE: PREPARED: MAY 27, 2025

CHECKLIST ITEM NO. 8

RECEPTION#: 2013000037680, 05/03/2013 at 08:37:28 AM, 1 OF 2, TD Pgs: 0 Doc
Type:QCD Karen Long, Adams County, CO Recorded As Received

QUIT CLAIM DEED

THIS DEED, Made this 30 day of July, 2010 between

Efren R Munoz

of the City and County of Denver and State of COLORADO, grantor(s), and

Efren R Munoz and Veronica Munoz

whose legal address is: 2521 E 68th Pl. Denver, CO 80229

of the City and County of Denver, State of COLORADO, grantee(s);

WITNESS, That the grantor(s), for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00), the receipt and sufficiency of which is hereby confessed and acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, sell, and QUIT CLAIM unto the grantee(s), not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever all the right, title, interest, claim and demand which the said grantor(s) has in and to the following described lot(s) or parcel(s) of land, situate, lying and being in the County of Denver, and State of COLORADO described as follows:

no doc fee
required **

also known by street and number as 2521 E. 68th Place Denver, CO 80229

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever, of the said grantor(s) either in law or equity, unto said grantee(s), the survivor of them, their assigns, and the heirs and assigns of such survivor forever.

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(s) has hereunto set his hand and seal the date set forth above.

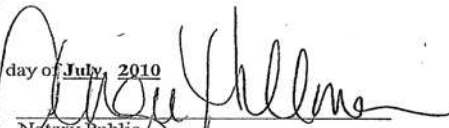
Signed, Sealed and Delivered in the Presence of


Efren R. Munoz

STATE OF COLORADO
COUNTY OF JEFFERSON

} ss:

The foregoing instrument was acknowledged before me this 30 day of July, 2010
by Efren R Munoz


Notary Public

Witness my hand and official seal
My Commission expires



Commitment Number: 2303176
Seller's Loan Number: 760758

After Recording Return To:
EFREN R. MUNOZ
2521 E 68TH PL., DENVER, CO 80229-7525

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R0097910

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is 5000 Plano Parkway, Carrollton, Texas 75010, hereinafter grantor, for \$117,300.00 (One Hundred and Seventeen Thousand Dollars and Three Hundred Dollars and no Cents) in consideration paid, sells and conveys with covenants of limited warranty to **EFREN R. MUNOZ**, hereinafter grantee, whose tax mailing address is 2521 E 68TH PL., DENVER, CO 80229-7525, the following real property:

All that certain parcel of land situate in the County of Adams, State of Colorado, described as follows:

Lot Six (6), Fabrizio Acres

Tax ID: R0097910

Property Address is: 2521 E 68TH PL., DENVER CO 80229-7525

State
doc Fee
1173

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date Seller took title to said Property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 2006001011289

The actual consideration for this conveyance is \$117,300.00.

Executed by the undersigned on 7-16, 2010:

[Signature]

Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company,
DBA ServiceLink As Attorney-in-Fact

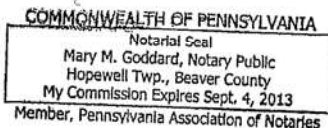
By: *Shen L. Volo*

Its: *VP*

A Power of Attorney relating to the above-described property was recorded on 02/26/2007 at
Reception Number: 2007000019912.

STATE OF Pennsylvania
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 16 day of July, 2010,
the undersigned authority, personally appeared *Shen L. Volo* who is the
VP of Chicago Title Insurance Company doing business as ServiceLink,
as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, and is
appearing on behalf of said corporation, with full authority to act for said corporation in this
transaction, who is known to me or has shown *N/A* as identification, who after
being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign
this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in
an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument
was voluntarily executed under and by virtue of the authority given by said instrument granting
him/her power of attorney.



Mary M. Goddard
NOTARY PUBLIC

My Commission Expires *Sept-4, 2013*

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati,
Ohio 45249 (513) 247-9605 Fax: (866) 611-0170



State Documentary Fee
Date: December 05, 2017
\$27.00

Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on December 5th, 2017 by FRED E. SCHIMPF Grantor(s), of the County of Adams and State of Colorado for the consideration of (\$270,000.00) ***Two Hundred Seventy Thousand and 00/100*** dollars in hand paid, hereby sells and conveys to EFREN R. MUNOZ AND VERONICA MUNOZ Grantee(s), as Joint Tenants whose street address is 6870 COLUMBINE STREET, DENVER, CO 80229, County of Adams, and State of Colorado, the following real property in the County of Adams, and State of Colorado, to wit:

LOT 1, TOGETHER WITH A PORTION OF THE VACATION PLAT OF E. 69TH AVENUE, RECORDED DECEMBER 10, 2013 UNDER RECEPTION NO. 2013000103305, FABRIZIO ACRES, COUNTY OF ADAMS, STATE OF COLORADO

also known by street and number as: 6870 COLUMBINE STREET, DENVER, CO 80229

with all its appurtenances and warrants the title to the same, subject to general taxes for the year 2017 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; Inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other NONE

By: *Fred E. Schimpf by Mildred Leona Jurneke as Attorney in Fact*
FRED E. SCHIMPF BY MILDRED LEONA JURNEKE
AS ATTORNEY IN FACT

State of Colorado)

County of ADAMS)

)ss.

KELLY HAINES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144048241
My Commission Expires 12/22/2018

The foregoing instrument was acknowledged before me on this day of December 5th, 2017 by MILDRED LEONA JURNEKE AS ATTORNEY IN FACT FOR FRED E. SCHIMPF

Witness my hand and official seal

My Commission expires: 12/22/2018

Kelly Haines
Notary Public

When Recorded Return to: EFREN R. MUNOZ AND VERONICA MUNOZ
6870 COLUMBINE STREET, DENVER, CO 80229



North Washington Street Water and Sanitation District

3172 E. 78th Avenue, Denver, CO 80229 303 / 288 - 6664

August 23, 2019

To Whom It May Concern:

Dear Sirs:

The property located at 2521 E. 69th Place is in the North Washington Street Water and Sanitation District service area boundaries.

The North Washington Street Water and Sanitation District is currently servicing said property with water and service sewer taps through the facilities of said District. Service is provided subject to the payment of fees and charges under the provisions and in accordance with the Rules and Regulations of the District, connector agreement with the Metropolitan Wastewater Reclamation District, and the Board of Water Commissioners of the City and County of Denver and the availability of water taps. Persons wanting to use the water and sewer system for Commercial, Industrial, Apartments, Mobile Homes or Condominium units and/or other purposes which could be expected to require large quantities of water and unusual amounts of sewage disposal shall be required to submit demand data for the industries water and sewage before a permit will be issued. Such permit may contain limitations as determined by the Board of Directors of the North Washington Street Water and Sanitation District.

Very truly yours,



James C. Jamsay,
District Manager



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
EFREN R MUNOZ 2521 E 68TH PL DENVER, CO 80229-7525	53-2243877-5	07/15/2025
	STATEMENT NUMBER	STATEMENT DATE
	933002333	06/24/2025
		AMOUNT DUE
		\$0.00

YOUR MONTHLY ELECTRICITY USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	69° F	66° F
Electricity kWh	22.6	21.1
Electricity Cost	\$3.49	\$3.45

YOUR MONTHLY NATURAL GAS USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	70° F	66° F
Gas Therms	0.0	0.4
Gas Cost	\$0.46	\$0.76

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Electricity Service	05/22/25 - 06/23/25	674 kWh	\$110.31
Natural Gas Service	05/23/25 - 06/24/25	13 therms	\$24.39
Current Charges			\$134.70

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 05/22	\$104.32
Payment Received	Online Payment 06/12	-\$104.32 CR
Balance Forward		\$0.00
Current Charges		\$134.70
Pending Withdrawal	07/14	-\$134.70 CR
Amount Due (Cantidad a pagar)		\$0.00

INFORMATION ABOUT YOUR BILL

Now that you have a new electric meter, your monthly bill will look different than it has in the past and will show your electric use during different segments of the day. You can also sign up at xcelenergy.com/MyAccount to see your billing history and other helpful information.

Thank you for your payment.

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com

Call Mon - Fri 7 a.m.-7 p.m. or Sat 9 a.m.-5 p.m.

Please Call: 1-800-895-4999

Español: 1-800-687-8778

Or write us at: XCEL ENERGY
PO BOX 8
EAU CLAIRE WI 54702-0008



RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

----- manifest line -----



EFREN R MUNOZ
2521 E 68TH PL
DENVER CO 80229-7525

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-2243877-5	07/15/2025	\$0.00	Automated Bank Payment

No payment will be deducted this month through your automated bank payment plan.

JULY						
S	M	T	W	T	F	S
6	7	1	2	3	4	5
13	14	8	9	10	11	12
20	21	15	16	17	18	19
27	28	22	23	24	25	26
		29	30	31		



XCEL ENERGY
P.O. BOX 660553
DALLAS TX 75266-0553

31 53071525 22438775 0000001347000000000000

056226 1/2

no inserts



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

CERTIFICATE OF TAXES DUE

Account Number R0097910
Parcel 0182501201002
Assessed To
MUNOZ EFREN R AND
C/O:MUNOZ VERONICA
2521 E 68TH PL
DENVER, CO 80229-7525

Certificate Number 2025-262933
Order Number
Vendor ID
APERIO PROPERTY CONSULTING LLC
4032 DEFOE ST STRASBERG, CO 80136

Legal Description
SUB:FABRIZIO ACRES LOT:6

Situs Address
2521 E 68TH PL

Year	Tax	Interest	Fees	Payments	Balance
Grand Total Due as of 07/11/2025					\$0.00

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway
Brighton, CO 80601