



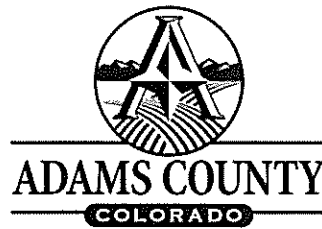
SUBDIVISION-MAJOR / FINAL

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- ☒ 1. Development Application Form (pg. 5)
- ☒ 2. Application Fees (pg. 2)
- ☒ 3. Written Explanation of the Project
- ☒ 4. Site Plan Showing Proposed Development
- ☒ 5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
- ☒ 6. Subdivision Improvement Agreement (SIA)
- ☒ 7. School Impact Analysis (contact applicable District)
- ☐ 8. Fire Protection Report (required prior to Public Hearing)
- ☒ 9. Proof of Ownership
- ☒ 10. Proof of Water and Sewer Services
- ☒ 11. Proof of Utilities
- ☒ 12. Legal Description
- ☒ 13. Statement of Taxes Paid
- ☐ 14. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12)
- ☐ 15. Certificate of Surface Development (pg. 13)
- ☐ 16. Subdivision Engineering Review application (separate [application](#))¹

continued on next page...



Application Fees	Amount	Due
Major Subdivision (final plat)	\$1,600	After complete application received
Adams County Health Department	\$150 (central utilities - Level 1), \$210 (individual septic system - Level 2)	After 1st Staff Review is Completed
Soil Conservation	\$100 (less than 5 lots) \$150 (more than 5 lots)	Due at preliminary plat
Colorado Geological Survey	\$600 (1-3 dwellings and less than 100 ac) \$900 (< 3 dwellings and less than 100 ac) \$1,550 (between 100 and 500 acres) \$2,500 (500 acres or more)	Due at preliminary plat
Engineering Review	\$1,000 (less than 5 acres) \$2,500 (5-25 acres) \$7,500 (greater than 25 acres)	Separate application ¹
Copying	\$5 per page	Prior to public hearing
Recording *made payable to Clerk and Recorder	\$13 first page, \$10 each additional page	Prior to public hearing
Public Land Dedication	Determined during staff review of project	Prior to public hearing

¹ - A new engineering review will not be required if one is already in progress for the proposed project. This review/fee is due at Preliminary Plat and should not impose another review fee.

NOTE: A subdivision engineering review may not be required if the project is determined not to require public improvements

Adams County Community & Economic Development Regulation 2-02-19-04-03

WHO CAN INITIATE A FINAL PLAT

A final plat may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be subdivided. A final plat may only be submitted if a preliminary plat for the subject property has been approved. The final plat shall conform to the preliminary plat.

Major Subdivision (Final Plat) - Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (USB) and one (1) hard copy of each document. **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation of the Project:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

4. Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

5. Copy of Plat Prepared by Registered Land Surveyor

- A map or maps together with supporting documentation of certain described land providing permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels

6. Subdivision Improvements Agreement:

- This agreement addresses the manner, timing, and responsibility of completion of all required public improvements (i.e. curb, gutter, and sidewalk)
- Shall include the Word version of the Subdivision Improvements Agreement, all exhibits, and a collateral estimate

7. School Impact Analysis:

- Contact the applicable school district for the analysis
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located

8. Fire Protection Report:

- Shall discuss the adequacy of protection within the propose subdivision and be approved by the appropriate fire district

9. Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company

10. Proof of Water:

- Public utilities - A written statement from the appropriate water district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587

Proof of Sewer:

- Public utilities - A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- Private utilities - A written statement from Adams County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems

11. Proof of Utilities (Gas, Electric, etc):

- A written statement from the appropriate utility provider indicating that they will provide service to the property
- Copy of a current bill from the service provider

12. Legal Description:

- Geographical description used to locate and identify a property
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property

13. Statement of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or <https://adcotax.com/treasurer/web/>

14-15. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
- Mineral or Surface right owners may be found in the title commitment for the subject property
- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents.

Subdivision Engineering Review

Level 1-Storm Drainage Plan:

- A level 1 Storm Drainage Plan is a preliminary design plan showing existing and proposed site drainage features or improvements and, is intended to show how the storm drainage will be mitigated.
- See Appendix B of the Development Standards for a plan preparation checklist

Level 2-Storm Drainage Study (SDS):

- A level 2 SDS is a preliminary design report that describes the existing and proposed drainage features and, includes a hydrologic analysis of the proposed site. A Level 2 SDS also includes a drainage plan.
- See Appendix B of the Development Standards for a plan preparation checklist

Level 3-Storm Drainage Study (SDS):

- A level 3 SDS is a preliminary design report that describes the existing and proposed drainage features, includes a hydrologic analysis of the proposed site and hydraulic analysis of all proposed drainage mitigation measures. A Level 3 SDS also includes a drainage plan and construction plans for all drainage mitigation features.
- See Appendix B of the Development Standards for a plan preparation checklist

Traffic Impact Study:

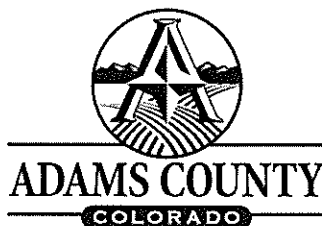
- Intended to forecast and mitigate the transportation and traffic impacts of a proposed land use development or redevelopment project
- See Chapter 8 of the Adams County Development Standards for requirements

Erosion and Sediment Control Plans:

- Erosion and Sediment Control (ESC) plans are construction plans showing the proposed Best Management Practices, or BMP's, that will be used to mitigate erosion and the transport of sediment from a site under construction.
- ESC plans are often done in three (3) phases: Initial, Interim and, Final.
- These plans must also include installation details for each of the BMP's.

Construction / Engineering Design Plans:

- A set of maps and/or drawings showing how a proposed development is to be constructed.
- The plans must include:
 - site maps of the existing conditions and proposed improvements,
 - installation/construction details for all proposed improvements,
 - survey control (horizontal and vertical) for locating the improvements and,
 - all necessary specification for the products to be used.
- Construction plans are often broken out for specific improvements; for example: site plan, grading plan, waterline improvement plans, roadways improvements plans, etc.



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

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: 2751 W 55th Ave & 2825 W 55th Ave

City, State, Zip: Denver, CO 80221

Area (acres or square feet): 1.48 acres

Tax Assessor Parcel Number: 0182517103016 & 0182517103057

Existing Zoning: R2

Existing Land Use: Residential Single Family

Proposed Land Use: Residential Single Family

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: PRE2022-00001

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: Nathan Adams Date: 04/26/23

Owner's Printed Name

Name: 

Owner's Signature



Major Subdivision Final Plat Requirements

1. **Subdivision Name, Subtitle:** Name of subdivision at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.
3. **Ownership Certificate:**
 - a. Know all men by these presents that (owner name(s)), being the sole owner of the following described tract of land:
 - b. Legal Description
 - c. Have (Has) by these presents laid out, platted and subdivided the same into lots, streets and easements as shown on this plat under the name and style of (subdivision name).
4. **Dedication Statements:** Statements of land to be dedicated to the County for parks or other public uses, grants of easements and dedication of public streets to the Adams County are required.
 - a. All plats with public streets shall have the following sentence in the dedication statement: *All public streets are hereby dedicated to Adams County for public use.*
 - b. All plats with public easements and/or tracts must have the following sentence in the dedication statement: *The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County.*
 - c. All plats with private streets shall have the following sentence in the dedication statement: *All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, etc.).*
 - d. All plats with other tracts being dedicated to the County shall have:

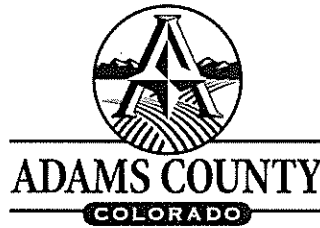


- i. A sentence in the dedication statement similar to "Tract X is hereby dedicated to Adams County for public use".
 - ii. A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as "Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (District Name) Special Maintenance District".
5. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.
6. **Access Provisions:**
 - a. **Statement Restricting Access:** A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.
7. **Easement Statement:**
 - a. Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.
8. **Storm Drainage Facilities Statement:**
 - a. The policy of the County requires that maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owners shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdivision development agreement. Should the owner fail to maintain said facilities, the County shall have the right to enter said land for the sole purpose of operations and maintenance. All such maintenance cost will be assessed to the property owners.



9. Layout:

- a. **Boundary Lines:** The subdivision boundary will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).
- b. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
 - i. Within the proposed subdivision, and
 - ii. Immediately abutting the proposed subdivision, and
 - iii. Any private street shall include the designation "(Private)" immediately following street name; any other private right of way that is not named shall include the designation "(Private)" in a manner that clearly conveys such a status.
- c. **Easements:** All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.
- d. **Lots and Blocks:** All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to one in five thousand (5,000).
- e. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
- f. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.



- g. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
 - h. **Identification System:** All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter "A". Lots and tracts shall be labeled with the area of the lot or tract.
 - i. **Legend:** Provide a legend which designates all lines and symbols except where called out on plat drawing.
 - j. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.
10. **Easements:** Book and page and/or reception number for all existing and newly created easements.
11. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.
12. **Basis of Bearings:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.
13. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.
14. **Not A Part Of Subdivision:** All areas enclosed within the subdivision boundary which do not constitute a part of the subdivision shall be labeled "Not a part of this subdivision". All lines pertaining to such areas shall be dashed.
15. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.



16. Operation and Maintenance Manual reference:

REFER TO THE OPERATION AND MAINTENANCE MANUEL RECORDED
_____ AT RECEPTION NO. _____ FOR
ADDITIONAL DRAINAGE GUIDELINES.

17. All other information required by State law.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, _____
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

(PLEASE CHECK ONE):

_____ On the _____ day of _____, 20____, which is not less than thirty days
before the initial public hearing, notice of application for surface development was provided
to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

_____ I/We have searched the records of the Adams County Tax Assessor and the Adams County
Clerk and Recorder for the above identified parcel and have found that no mineral estate
owner is identified therein.

Date: _____ Applicant: _____

By: _____

Print Name: _____

Address: _____

STATE OF COLORADO)

)

COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by

_____.

Witness my hand and official seal.

My Commission expires: _____

Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

**A recorded copy of this Certification shall be submitted to the Adams County Community and
Economic Development Department with all applicable land use applications.**

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, _____,
_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

_____ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

_____ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: _____ Applicant: _____

After Recording Return To:

By: _____
Print Name: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
Notary Public

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I, _____ (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address:

Legal Description: _____

Parcel # (s): _____

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a "_____" area as recorded in Reception # _____ on _____.

Date: _____ Applicant: _____
By: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.



1335 S Inca St Denver, Colorado 80223

Letter of Introduction for proposed Final Major Subdivision Plat

Project Name: Birch Leaf

Subject Properties: 2751 & 2825 W 55th

Project type: Residential

This proposed Major Subdivision Plat is intended to combine two adjacent parcels of land and subdivide 10 lots for residential dwelling units and 2 tracts. The subject properties to be subdivided are addressed 2751 & 2825 W 55th Ave, located just east of Federal Blvd. The property is currently zoned Residential 2 (R-2). The site is approximately 1.48 acres or 64,469 square feet. The overlying zone district of the proposed development is R-2, which does allow the proposed use and density, assuming all other zone lot standard requirements are met. The proposed development will be accessed from an private drive with access on W 55th Ave.

For the rear 4 lots we are proposing that the sanitary lines tie into the Berkley Villas development to the Northwest of the property. There is an agreement in place for an easement to be created on the property that lies between the two projects.

We look forward to working with Adams County through this Subdivision process. Please contact us with any questions and/ or requests for additional information.

Sincerely,

Alec Sowers

Development Project Manager

Cc: Joshua Botts

Director of Development Services

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT REDT HOMES, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 15 AND THE WEST 104 FEET OF THE EAST 208 FEET OF LOT 3, RESUBDIVISION OF WESTMOORLAND, AND THE EAST 1/2 OF PLOT 16 AND THE EAST 1/2 OF THE WEST 104 FEET OF PLOT 3, RESUBDIVISION OF WESTMOORLAND, NOW DESCRIBED AS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PLOT 15, AND A PART OF PLOTS 3 AND 16, RE-SUBDIVISION OF WESTMOORLAND, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PLOT 15 FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION BEARS S30°32'44"W, A DISTANCE OF 2321.30 FEET;

THENCE S89°59'02"W, A DISTANCE OF 156.00 FEET, TO THE WEST LINE OF THE EAST 1/2 OF SAID PLOT 16;

THENCE N00°32'44"W, A DISTANCE OF 413.28 FEET, ON SAID WEST LINE AND CONTINUING ON THE WEST LINE OF THE EAST 1/2 OF THE WEST 104 FEET OF SAID PLOT 3 TO THE NORTH LINE THEREOF;

THENCE N89°59'02"E, A DISTANCE OF 156.00 FEET, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 104 FEET OF THE EAST 208 FEET OF SAID PLOT 3;

THENCE S00°32'44"E, A DISTANCE OF 413.28 FEET, ON SAID EAST LINE AND CONTINUING ON THE EAST LINE OF SAID PLOT 15 TO THE POINT OF BEGINNING.

CONTAINING 64,469+/- SQUARE FEET (1.480+/- ACRES).

HAS BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **BIRCH LEAF SUBDIVISION PRELIMINARY PLAT**.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY. ALL PRIVATE STREETS ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA OR MANAGEMENT COMPANY.

SURVEYOR'S NOTES

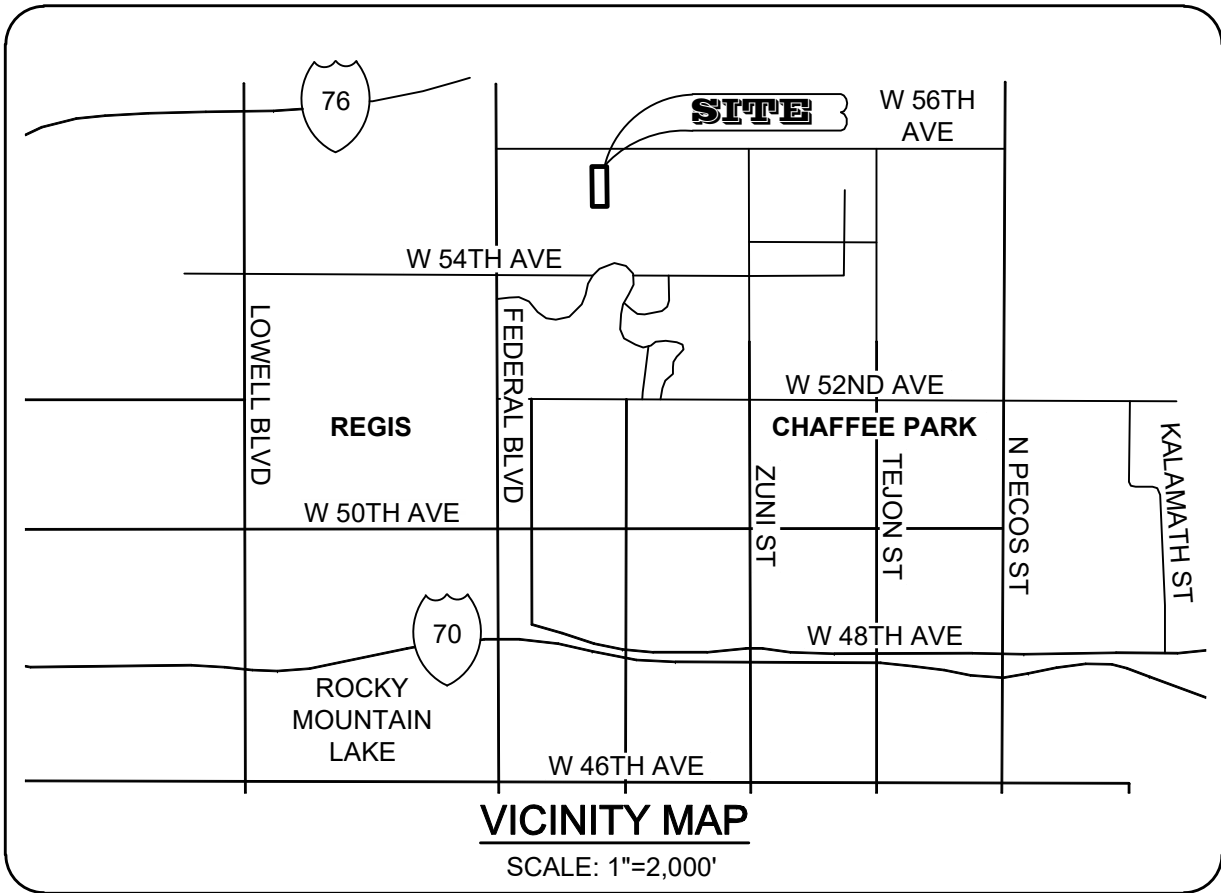
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST 1/4, OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST ASSUMED TO BEAR N00°38'23"W, MONUMENTED BY A 3 1/4" ALUMINUM CAP ON THE SOUTH AND NORTH, SHOWN AND DESCRIBED HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON FIRST ALLIANCE TITLE / FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 2111-097 AND 2111-098, COMMITMENT DATE NOVEMBER 5, 2021 AT 12:00 AM FOR THIS INFORMATION.

FLOOD PLAIN NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 08001C0592H BEARING AN EFFECTIVE DATE OF MARCH 5, 2007.

BIRCH LEAF SUBDIVISION
PRELIMINARY PLAT

A SUBDIVISION OF PLOT 15, AND A PART OF PLOTS 3 AND 16,
RE-SUBDIVISION OF WESTMOORLAND
LOCATED IN THE NORTHEAST 1/4 OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2



ADAMS COUNTY STANDARD NOTES

- THE PURPOSE OF THIS SUBDIVISION - PRELIMINARY PLAT IS TO DIVIDE THE PROPERTY INTO 10 LOTS, AND 2 TRACTS.
- ALL GENERAL NOTES, DEDICATIONS AND PLAT RESTRICTIONS AS SHOWN ON THE PLAT OF RESUBDIVISION OF WESTMOORLAND AS RECORDED AT RECEPTION #117673 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERSEDED HEREBY.
- THE LEGAL DESCRIPTION SHOWN ON THIS PLAT WAS PREPARED BY ROBERT E. HARRIS, PLS 37601, FOR AND ON BEHALF OF GILLIANS LAND CONSULTANTS.
- FIELD WORK FOR THIS PLAT WAS COMPLETED ON FEBRUARY 1, 2022.
- DISTANCE SHOWN ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- TRACT A IS FOR PUBLIC ACCESS AND UTILITIES. TRACT B IS FOR PUBLIC DRAINAGE.

NOTE: THE STORM WATER FACILITIES PROPOSED WITHIN TRACT A SHALL BE CONSTRUCTED AND MAINTAINED BY THE HOA OR MANAGEMENT COMPANY OF SUCH LOTS AND SUBSEQUENT OWNERS, HEIRS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID HOA, ADAMS COUNTY SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH, SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS AGREES TO PAY UPON BILLING.

- STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE HOA OR MANAGEMENT COMPANY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE HOA OR MANAGEMENT COMPANY FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE HOA OR MANAGEMENT COMPANY.
- EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ALONG THE EAST LINE OF ALL LOTS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- ACCESS PROVISION: LOT 1 WILL NOT BE ALLOWED DIRECT ACCESS TO WEST 55TH AVENUE.

OWNER

REDT CAPITAL PARTNERS, LLC

BY: _____
NATHAN ADAMS

COUNTY OF _____)
STATE OF _____) SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023

BY: NATHAN ADAMS, MANAGER OF REDT CAPITAL PARTNERS, LLC

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, ROBERT E HARRIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

ROBERT E. HARRIS
COLORADO P.L.S. 37601
FOR & ON BEHALF OF
GILLIANS LAND CONSULTANTS

PLANNING COMMISSIONER APPROVAL

APPROVED BY ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____ A.D. 2023.

CHAIR _____

BOARD OF COUNTY COMMISSIONERS' APPROVAL

APPROVED BY ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____ A.D. 2023.

CHAIR _____

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM _____

				DRH	DRH	DRH	BY
				03-14-2023	1-12-2023	10-25-2022	DATE
				COMMENTS #3	COMMENTS #2	COMMENTS #1	REVISION RECORD
				3	2	1	NO

BIRCH LEAF SUBDIVISION
PRELIMINARY PLAT
ADAMS COUNTY, COLORADO

CERTIFICATION

~DRAFT~
ELECTRONIC
COPY FOR
REVIEW ONLY

Gillians
LAND SURVEYING
ALTAIR'S SURVEYS
P.O. BOX 375
BENNETT, CO 80102
303-972-9640
CONSULTING SERVICES

JOB NO.: 22029
DRAWN: DRH/ALB
CHECKED: REH
FIELD: JK
ISSUE DATE: 5/6/2022
SCALE: N/A
FILE: 22029 SUB

SHEET:
1
OF 2

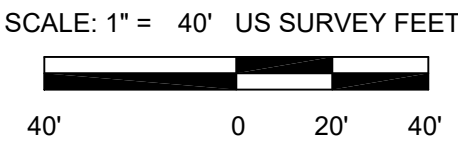
BIRCH LEAF SUBDIVISION
PRELIMINARY PLAT

A SUBDIVISION OF PLOT 15, AND A PART OF PLOTS 3 AND 16, RE-SUBDIVISION OF WESTMOORLAND
LOCATED IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2

LEGEND

- FOUND #5 REBAR (18") WITH GREEN PLASTIC CAP STAMPED, "PLS 37601"
- FOUND SECTION CORNER MONUMENT AS NOTED
- FOUND 2" ALUMINUM CAP STAMPED, "PLS 37971"
- SUBJECT PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE AS NOTED
- PARCEL LINE
- RIGHT-OF-WAY LINE
- SOUTH LINE PLOT 3, RE-SUBDIVISION OF WESTMOORLAND



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	8.60'	20.00'	24°38'00"	N12°58'22"W	8.53'
C2	43.66'	28.00'	89°20'39"	N45°19'41"W	39.37'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'00"E	13.02'
L2	N00°00'00"E	13.00'
L3	N45°00'00"E	9.21'
L4	S89°59'44"E	10.49'
L5	N00°32'44"W	15.00'

TRACT USE TABLE			
TRACT	USE	OWNERSHIP	MAINTENANCE
A	ACCESS & UTILITIES	HOA	HOA
B	DRAINAGE	HOA	HOA

FOUND CENTER 1/4 CORNER, SEC 17
3 1/4" ALUMINUM CAP STAMPED 29028
IN RANGE BOX PER MONUMENT
RECORD 7-P ACCEPTED JAN 04 2006

FOUND NORTH 1/4 CORNER, SEC 17, 3
1/4" ALUMINUM CAP STAMPED 23519 IN
RANGE BOX PER MONUMENT RECORD
7-R ACCEPTED JUN 30 2013

EAST 1/2 OF PLOT 16
AND EAST 1/2 OF WEST
104' OF PLOT 3
RE-SUBDIVISION OF
WESTMOORLAND
(REC. #2008000091579)

TRACT A
15,513± SQUARE FEET
(0.356± ACRES)

PLOT 2, RE-SUBDIVISION OF WESTMOORLAND
(REC. #2012000096441)

NORTH 68' OF EAST
104' PLOT 3,
RE-SUBDIVISION OF
WESTMOORLAND
(REC. #2016000085278)

SOUTH 35.7 FEET OF
EAST 104' OF PLOT 3 &
NORTH 32.3 FEET OF
PLOT 14,
RE-SUBDIVISION OF
WESTMOORLAND
(REC. #2016000106262)

15' DRAINAGE
EASEMENT

8' UTILITY
EASEMENT
SOUTH 67.7 FEET OF
NORTH 100 FEET OF
PLOT 14,
RE-SUBDIVISION OF
WESTMOORLAND
(REC. #2018000101435)

PLOT 14 EXCEPT
NORTH 100',
RE-SUBDIVISION OF
WESTMOORLAND
(REC. #2007000041487)

CLAY STREET
(40' R.O.W.)

POINT OF BEGINNING
FOUND 1" SMOOTH BAR
WITH NO CAP

WEST 55TH AVENUE
(R.O.W. VARIES)

NORTH 180 FEET OF PLOT 22
RE-SUBDIVISION OF
WESTMOORLAND
(REC. #2018000037268)

LOT 1, BLOCK 1,
MOHWINKLE
SUBDIVISION
(REC. #2021000017575)

LOT 2
AYALA
SUBDIVISION
(REC. #2020-
#C0713097)

LOT 2
AYALA
SUBDIVISION
(REC. #2020-
000055765)

EAST 70.96' OF PLOT 20
RE-SUBDIVISION OF
WESTMOORLAND
(REC. #2013000016448)

BIRCH LEAF SUBDIVISION
PRELIMINARY PLAT
ADAMS COUNTY, COLORADO

CERTIFICATION

~DRAFT~
ELECTRONIC
COPY FOR
REVIEW ONLY

Gillians

LAND SURVEYING
ALTAIR'S SURVEYS
P.O. BOX 375
BENNETT, CO 80102
303-972-9640
CONSULTING SERVICES

JOB NO.: 22029
DRAWN: DRH/ALB
CHECKED: REH
FIELD: JK
ISSUE DATE: 5/6/2022
SCALE: 1"=40'
FILE: 22029 SUB

SHEET:

2

OF 2

NO	REVISION RECORD	DATE	BY
3	COMMENTS #3	03-14-2023	DRH
2	COMMENTS #2	1-12-2023	DRH
1	COMMENTS #1	10-25-2022	DRH

March 1, 2022

Adams County Planning & Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8216



To Whom It May Concern:

RE: Proposed Development at 2751 and 2825 W. 55th Avenue.

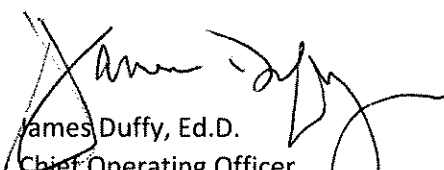
The District welcomes infill development within its boundaries and, while the District takes no position on the redT Homes' specific plans, we believe that a community should include a wide choice of high quality housing to meet the resident's needs. This project proposes to provide additional housing options to the community.

In reviewing redT Homes' current proposal for a five (5) duplex development on the site, we have determined that the impact of the proposed development on the District would be minimal. Currently, the District has the capacity to absorb students generated by this project within its existing schools. Using an average number of students generated by housing type, based on information provided by redT Homes, the District has conservatively calculated the following student yield:

	SFD Units	Elementary School Yield	Potential Elementary Students	Middle School Yield	Potential Middle School Students	High School Yield	Potential High School Students	Total Potential Students
2699 W. 54th Avenue	10	0.8	8	0.3	3	0.2	2	13

In considering the minimal impact to the District by new students who may reside in the development, the District believes it is important to focus on the quality of the development and the degree to which it will revitalize the community in the years ahead. The District believes development on the south end of the District will provide suitable living accommodations for the citizens of the community and, in general, will have an overall positive impact on the existing neighborhood.

Sincerely,


James Duffy, Ed.D.
Chief Operating Officer
Westminster Public Schools



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

Will Serve Letter

Project:	
Location:	
Description:	
Reviewer:	

To whom it may concern,

The property listed above is within the boundaries of Adams County Fire Protection District and will be covered by its services. Please be aware that, at a minimum, we will need to complete a site development plan review and construction reviews required by the fire code. The first submittal is generally the site development plan review and needs to include a full set of civil plans, an auto turn exhibit, and the results of a fire flow test. If you have any questions regarding this location, please call 303-539-6862 and we will be able to answer your questions.

Sincerely,

Whitney Even
Fire Marshal

Adams County Fire Protection District

QUIT CLAIM DEED

591081

THIS DEED, Made this _____ day of July, 1985,
between
GLEN D. ALFORD

of the City and _____ *County of Denver and State of
Colorado, grantor(s), and NANCY A. ALFORD

whose legal address is 2817 W. 55th Avenue

of the _____ County of Adams and State of Colorado, grantee(s),

WITNESSETH, That the grantor(s), for and in consideration of ~~XXXXXX~~ that certain separation agreement of May 22, 1985 ~~XXXXXX~~
the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the grantee(s), her heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the _____ County of Adams and State of Colorado, described as follows:

Lot 15 and the West 104 Feet of the East 208 Feet
of Lot 3, Re-Dubdivision of Westmoorland

also known by street and number as: 2817 W. 55th Avenue

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 grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s), her heirs and assigns forever.

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

Glen D. Alford
Glen D. Alford

STATE OF COLORADO,

County of *Denver*

} ss.

The foregoing instrument was acknowledged before me in the
State of *Colorado*, this *30* day of *July*, 19 *85*,
by *Glen D. Alford*

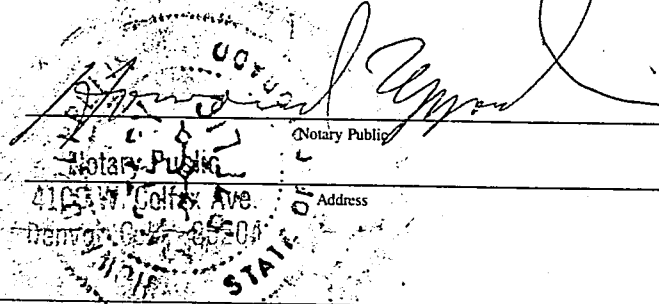
County of *Denver*

My commission expires *3/4/88*

, 19

Witness my hand and official seal.

*If in Denver, insert "City and."



Pre-application for Major Subdivision Platt

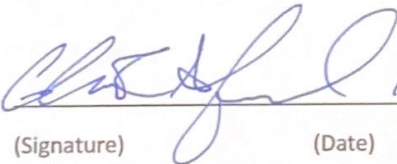
2751 & 2825 W 55th

Dec 27th 2021

To whom it may concern,

I, Glen R. Alford, Personal Representative of the estate of Nancy A. Alford addressed 2751 W 55th Ave
am aware of and consent to redT's pre-application submittal for a Major Subdivision plat of the
previously stated property.

Please contact me with any questions,

 12-30-21

(Signature)

(Date)

Pre-application for Major Subdivision Platt

2751 & 2825 W 55th

Dec 27th 2021

To whom it may concern,

I, Chadwick McKinney, current deed holder of 2825 W 55th Ave am aware of and consent to redT's pre-application submittal for a Major Subdivision plat of the previously stated property.

Please contact me with any questions,

Chadwick McKinney Jan. 3, 2022

(Signature)

(Date)

SPECIAL WARRANTY DEED

THIS DEED, Made this 17th day of November, 2008 between
Accredited Home Lenders, Inc., a California Corporation
a corporation duly organized and existing under and by virtue of the laws of the State of California, grantor(s), and
Chadwick McKinney CM
whose legal address is 2825 W 55th AveDenver, CO 80221,
of the County of Adams, State of Colorado, grantee(s)

WITNESSETH, That the grantor(s), for and in consideration of the sum of Ninety-Nine Thousand Nine Hundred Dollars and NO/100's (\$99,900.00), 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(s), its heirs, successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of COLORADO, described as follows:

The East ½ of Plot 16 and the East ½ of the West 104 feet of Plot 3,
Resubdivision of Westmoorland,
County of Adams,
State of Colorado

State
DOC
Fee \$ 9.99

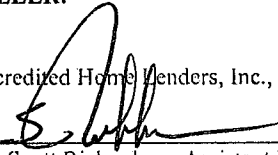
also known by street and number as 2825 W 55th Ave, Denver, CO 80221

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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(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), it's heirs, successors and assigns forever. The grantor(s), for itself, it's successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

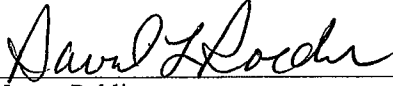
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has caused its corporate name to be hereunto subscribed by its _____, and its corporate seal to be hereunto affixed, attested by its _____ the day and year first above written.

SELLER:

Accredited Home Lenders, Inc., a California Corporation
By: Scott Richardson, Assistant Vice President

STATE OF Ohio } SS:
COUNTY OF Butler

The foregoing instrument was acknowledged before me this 10 day of November, 2008 by By: Scott Richardson, Assistant Vice President for Accredited Home Lenders, Inc., a California Corporation


Notary Public

Witness my hand and official seal.
My Commission expires:

David L. Roeder
Notary Public
Commission Expires
June 19 2012



**BERKELEY WATER AND SANITATION DISTRICT
4455 WEST 58th AVENUE, UNIT A
ARVADA, COLORADO 80002
303-477-1914
Email: berkeleywater@gmail.com**

12/27/2021

Camille Cuypers
1335 S Inca St
Denver, CO 80223

Re: 2751 W 55th Ave, Denver, CO 80221
Availability of sanitary sewer services

Dear Camille:

This conditional will serve letter confirms that Berkeley Water and Sanitation District ("District") has the capacity to provide sewer services to above described property (the "Property"), under the following terms and conditions:

1. If any of these conditions are not met, this "will serve" letter will be rescinded and the appropriate parties will be notified that the District can no longer provide sewer service to this property.
2. The District owns an 8" sewer main in W. 55th Ave. The property owner may be required to install sewer main extensions, feeding into this present system, to facilitate development, depending upon design.
3. Each unit served must have its own sewer service lines, on its own land or easement. The engineering design and/or plans must be submitted and approved by the District prior to installation of any sewer service lines or tapping into any District sewer mains.
4. If a property is removing existing structures, the existing sewer service line(s) must be capped or plugged at the sewer main prior to demolition. The District must be called to observe and inspect this action before further construction begins.
5. The property owner will be required to pay tap fees, review fees and costs, and all other applicable fees and charges prior to receiving sewer service from the District. The District may require a review deposit for District costs, including engineering and legal reviews, contract development, construction, observation and inspections. If the Developer makes a review deposit with the District, over payments will be refunded and shortages will be billed to the property owner.

6. If the extension of sewer mains is required, the District's engineering firm must review and approve the designs. The District's review and approval of the construction contract for the extension is also required before the work can commence. A contract must be developed, appropriate Certificates of Insurance presented, and Warranty and Performance Bonds must be posted. In addition, the property owner will be required to dedicate easements for any public improvements.

7. The design specifications for the Project must comply with the District's Rules and Regulations, Adams County Fire Protection District regulations, and Adams County regulations. All sewer service will be subject to the District's Rules and Regulations.

8. Sewer tap fees will be payable to the District, which also collects Metro Wastewater's "connection fees." Fees to all agencies will be at prevailing rates at the time of application.


9. No representations are made regarding the availability of water service to the Property.

To reiterate, all costs incurred by the District and fees charged by the District, including without limitation tap fees, review costs, contract development, construction, observation and inspections, are the responsibility of the property owner as a condition of receipt of sewer service. If expenses are incurred and no payment is made, no taps will be issued and a lien will be placed against the property until paid per the District's Rules and Regulations and current Fee Schedule.

This conditional will serve letter is valid through December 27, 2022. If tap fees are not paid by that date, this agreement to service must be renewed through the District.

We look forward to providing services to the Property.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dawn K. Wright", is written over a horizontal line.

BERKELEY WATER AND SANITATION DISTRICT

**BERKELEY WATER AND SANITATION DISTRICT
4455 WEST 58th AVENUE, UNIT A
ARVADA, COLORADO 80002
303-477-1914
Email: berkeleywater@gmail.com**

12/27/2021

Camille Cuypers
1335 S Inca St
Denver, CO 80223

Re: 2825 W 55th Ave, Denver, CO 80221
Availability of sanitary sewer services

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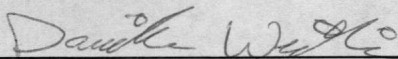
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We look forward to providing services to the Property.

Sincerely,



BERKELEY WATER AND SANITATION DISTRICT



1600 West 12th Ave
Denver, CO 80204-3412
303.628.6000
denverwater.org

December 29, 2021

Adams County Planning and Zoning
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216

RE: 2751 W 55th Ave

SUB: WESTMOORLAND RESUBD OF DESC: LOT 15 AND W 104 FT OF E 208 FT LOT 3

Dear Adams County Planning and Zoning

Denver Water has been asked to determine whether the property described on the attached layout is located within a Distributor's service area and eligible to receive water service. This letter verifies that the property is located within Berkeley Distributor service area. This property is eligible to receive water. Any project located on the property will be subject to compliance with Denver Water's Operating Rules, Regulations, Engineering Standards and applicable charges. Prior to proceeding with the project, verify with Berkeley to determine Distributor's ability to serve, rules and regulations affecting service and an additional applicable charges. Please check the fire requirements for the proposed development with the Fire Prevention Bureau and the availability of fire flow from existing mains with the Distributor's Hydraulics Department or with Denver Water's Hydraulics Department.

If you have questions, or you would like to schedule a meeting to discuss the proposed project, please contact Denver Water Sales Administration at 303-628-6100 (Option 2).

Sincerely,

Marissa Kuehn

Marissa Kuehn
Sales Administration



1600 West 12th Ave
Denver, CO 80204-3412
303.628.6000
denverwater.org

December 29, 2021

Adams County Planning and Zoning
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216

RE: 2825 W 55th Ave

SUB: WESTMOORLAND RESUBD OF DESC: E2 OF PLOT 16 AND E2 OF W 104 FT OF PLOT 3

Dear Adams County Planning and Zoning

Denver Water has been asked to determine whether the property described on the attached layout is located within a Distributor's service area and eligible to receive water service. This letter verifies that the property is located within Berkeley Distributor service area. This property is eligible to receive water. Any project located on the property will be subject to compliance with Denver Water's Operating Rules, Regulations, Engineering Standards and applicable charges. Prior to proceeding with the project, verify with Berkeley to determine Distributor's ability to serve, rules and regulations affecting service and an additional applicable charges. Please check the fire requirements for the proposed development with the Fire Prevention Bureau and the availability of fire flow from existing mains with the Distributor's Hydraulics Department or with Denver Water's Hydraulics Department.

If you have questions, or you would like to schedule a meeting to discuss the proposed project, please contact Denver Water Sales Administration at 303-628-6100 (Option 2).

Sincerely,

Marissa Kuehn

Marissa Kuehn
Sales Administration



WILL SERVE LETTER

March 7, 2022

redT Homes
1335 S Inca Street
Denver, CO 80223

Re: 2751 W 55th Avenue

Dear redT Homes,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electric service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at 2751 W 55th Avenue. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Xcel Energy's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one - line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction*** - the site ready information can be found on our website at may be viewed at [Construction and Inspection | Xcel Energy](https://www.xcelenergy.com/ConstructionAndInspection).

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Kristy Billings
Q3 Contracting Inc

Mailing address:

Q3 Contracting Inc
5300 Colorado Blvd
Commerce City, CO 80022

2751 & 2825 W 55th Ave Legal Descriptions:

LAND DESCRIPTION 2751 WEST 55TH AVENUE
(PER DEED REC NO. B038840)

LOT 15 AND THE WEST 104 FEET OF THE EAST 208 FEET OF LOT 3,
RE-SUBDIVISION OF WESTMOORLAND,
COUNTY OF ADAMS, STATE OF COLORADO.

LAND DESCRIPTION 2825 WEST 55TH AVENUE
(PER DEED REC NO. 2008000091579)

THE EAST 1/2 OF PLOT 16 AND THE EAST 1/2 OF THE
WEST 104 FEET OF PLOT 3,
RESUBDIVISION OF WESTMOORLAND,
COUNTY OF ADAMS, STATE OF COLORADO.



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0104647
Parcel 0182517103016
Assessed To
ALFORD NANCY A
2751 W 55TH AVE
DENVER, CO 80221-1615

Certificate Number 2021-201866
Order Number
Vendor ID 44
FIRST ALLIANCE TITLE, LLC
1777 S. HARRISON ST. #1100
DENVER, CO 80210

Legal Description

SUB:WESTMOORLAND RESUBD OF DESC: LOT 15 AND W 104 FT OF E 208 FT LOT 3

Situs Address

2751 W 55TH AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$2,362.88	\$23.63	\$0.00	(\$2,386.51)	\$0.00
Total Tax Charge					\$0.00

Grand Total Due as of 11/18/2021

\$0.00

Tax Billed at 2020 Rates for Tax Area 480 - 480

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$96.74	RES IMPRV LAND	\$113,000	\$8,080
BERKELEY WATER & SANITATION	3.4570000	\$91.13	SINGLE FAMILY RES	\$255,621	\$18,280
ADAMS COUNTY FIRE PROTECTIO	16.6830000	\$439.76	Total	\$368,621	\$26,360
ADAMS COUNTY	26.8970000	\$709.00			
HYLAND HILLS PARK & RECREAT	5.1160000	\$134.86			
SD 50	66.1800000	\$1,744.51			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.64			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$23.72			
Taxes Billed 2020	123.0030000	\$3,242.36			
Senior		(\$879.48)			
Net Taxes Billed for 2020		\$2,362.88			

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 TREASURY 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, Lisa L. Culpepper,
J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0104668
Parcel 0182517103057
Assessed To
MCKINNEY CHADWICK
2825 W 55TH AVE
DENVER, CO 80221-1615

Certificate Number 2021-201867
Order Number
Vendor ID 44
FIRST ALLIANCE TITLE, LLC
1777 S. HARRISON ST. #1100
DENVER, CO 80210

Legal Description	Situs Address
SUB:WESTMOORLAND RESUBD OF DESC: E2 OF PLOT 16 AND E2 OF W 104 FT OF PLOT 3	2825 W 55TH AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$3,308.78	\$0.00	\$0.00	(\$3,308.78)	\$0.00
Total Tax Charge					\$0.00

Grand Total Due as of 11/18/2021	\$0.00
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Tax Billed at 2020 Rates for Tax Area 480 - 480

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$98.72	RES IMPRV LAND	\$113,000	\$8,080
BERKELEY WATER & SANITATION	3.4570000	\$92.99	SINGLE FAMILY RES	\$263,246	\$18,820
ADAMS COUNTY FIRE PROTECTIO	16.6830000	\$448.77	Total	\$376,246	\$26,900
ADAMS COUNTY	26.8970000	\$723.54			
HYLAND HILLS PARK & RECREAT	5.1160000	\$137.62			
SD 50	66.1800000	\$1,780.24			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.69			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$24.21			
Taxes Billed 2020	123.0030000	\$3,308.78			

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601