



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: 5330 & 5336 GROVE ST. DUPLEX

APPLICANT

Name(s): PATRICK GUBITOSE Phone #: 303.888.8819
Address: P.O. BOX 44037
City, State, Zip: DENVER, CO 80201
2nd Phone #: Email: PATRICK@GUBITOSE.COM

OWNER

Name(s): ADAM McCANNA Phone #: 720.598.8999
Address: 24928 GENESEE TRAIL RD.
City, State, Zip: GOLDEN, CO 80401
2nd Phone #: Email:

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

Name: TONY ULIBARRI Phone #: 720.242.9732
Address: 5511 W 56TH AVE.
City, State, Zip: ARVADA, CO 80002
2nd Phone #: Email: TULIBARRI@LLSURVEY.COM

DESCRIPTION OF SITE

Address:	5330 GROVE ST.
City, State, Zip:	DENVER, CO 80221
Area (acres or square feet):	11,760 SF
Tax Assessor Parcel Number	0182517208005
Existing Zoning:	R-2
Existing Land Use:	RESIDENTIAL
Proposed Land Use:	RESIDENTIAL

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: Date:

Owner's Printed Name

Name:

Owner's Signature



Project: 5330 & 5336 Grove St
Subject: Subdivision-Minor / Final – Written Explanation
Date: 08/25/23
To: Adams County
From: G DESIGN LLC
Cc: Adam McCanna, c/o COHB

Dear Adams County,

Thank you for your time to process this project for us. This Application is for a lot split to an existing residential parcel zoned R-2 at 5330 Grove St. The construction for the Duplex at 5330 Grove St. received approval from Adams County last September (09/06/22) and construction has been completed.

The Duplex is currently addressed 5330 Grove St, Unit A and 5330 Grove St, Unit B. The Owner wants the Duplex to have the ability to potentially be sold to two different owners, and Adams County has requested a Subdivision-Minor / Final application be submitted to make this happen. We previously recorded the addresses 5330 Grove St and 5336 Grove St. with Adams County and want these to be the addresses after the lot is split for these purposes.

Legal Description:

SUB:BERKELEY GARDENS NUMBER TWO DESC: THE N 70 FT OF W 168/1 FT OF PLOT 30

Parcel #:

0182517208005

Along with this application, please find the following:

- Photo of Existing Property
- Approved Architectural Building Information & Site Plan of built property.
- Permit Card – BDP22-2012.
- Permit Card – BDP22-2013.
- Survey Signed Land Survey Plat.
- Survey Signed Grove Minor Subdivision.
- School Impact Analysis.
- Title Commitment.
- Fire Permit Release Receipt.
- Proof of Water Service.
- Proof of Sewer Service.
- Certificate of Notice to Mineral Estate Owners.
- Certificate of Surface Development.

Please advise if this application is complete or if additional information is required. We are unaware of the requirements to complete this process with a project that is “Existing” and may need further assistance with providing any additional materials.

Respectfully,
Patrick Gubitose

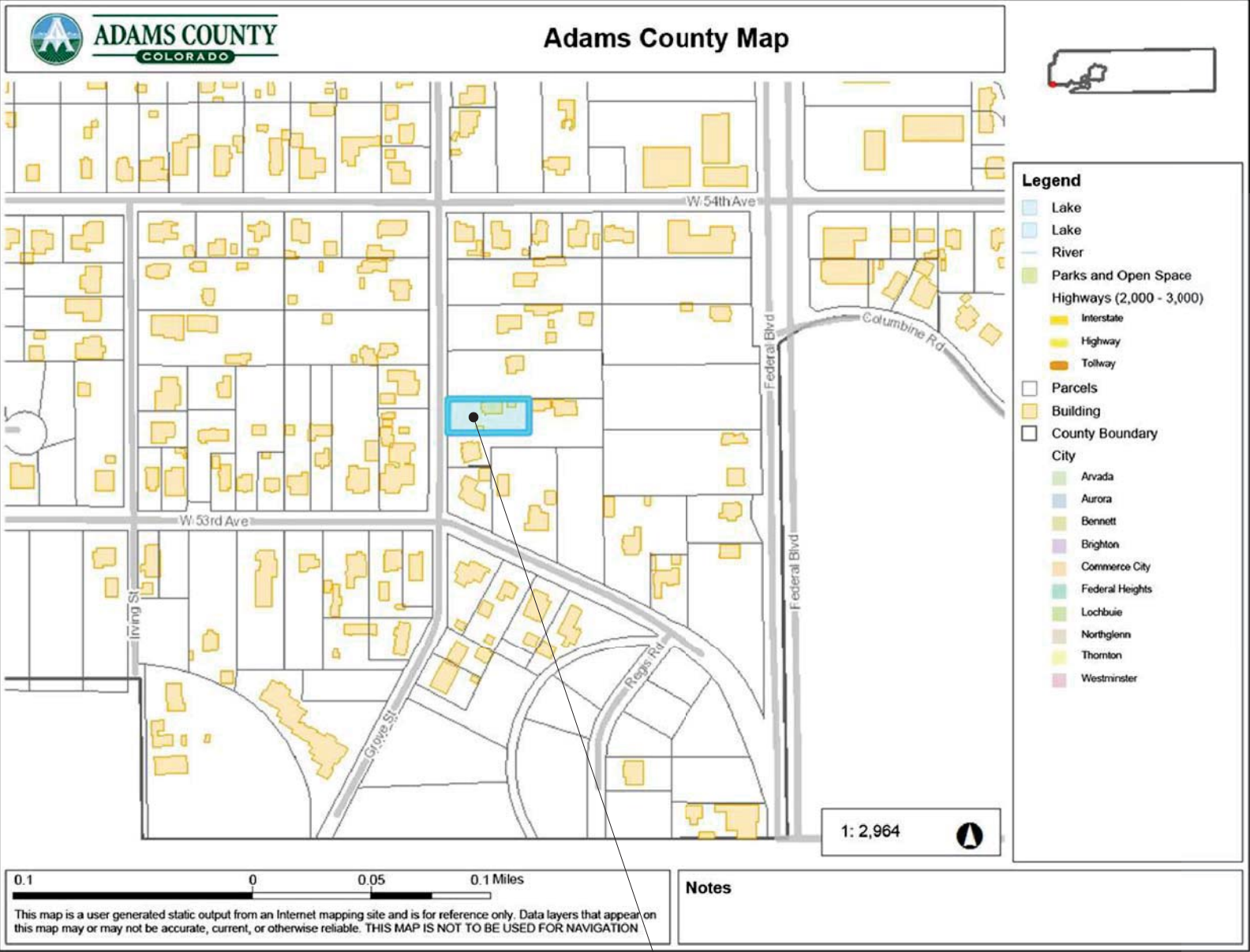
Patrick J
Gubitose

Digitally signed by Patrick J
Gubitose
DN: cn=Patrick J Gubitose, o, ou,
email=patrick@gubitose.com,
c=US
Date: 2023.09.18 13:45:49 -06'00'



PROJECT INFORMATION	
OWNER:	COHB DEVELOPMENT LLC 24928 GENESEE TRAIL RD. GOLDEN, CO 80401 ADAM McCANNA ADAM@COHOUSEBUYERSLLC.COM 720.598.8999
GENERAL CONTRACTOR:	COHB DEVELOPMENT LLC. GC# GEN22-0244 ADAM McCANNA ADAM@COHOUSEBUYERSLLC.COM 720.598.8999
DESIGN PROFESSIONAL:	G DESIGN LLC 3458 ELIOT ST DENVER, CO 80211 PATRICK J. GUBITOSE PATRICK@GUBITOSE.COM 303.888.8819
STRUCTURAL ENGINEER:	SDC LLC 3350 OSCEOLA #200 DENVER, CO 80212 JEFF CHACON SDCCOLORADO@GMAIL.COM 303.480.9501
GEOTECHNICAL ENGINEER:	SOILOGIC ENGLEWOOD, CO 303.688.9475 REPORT# 21-1155
PARCEL ID#:	0182517208005
PROJECT ADDRESS:	5330 GROVE ST. UNITS A & B DENVER, CO 80221
LEGAL DESCRIPTION:	SUB:BERKELEY GARDENS NUMBER TWO DESC. THE N 70 FT OF W 188/1 FT OF PLOT 30 STATE OF COLORADO
ZONING DISTRICT:	R-2
SCOPE:	NEW TWO-FAMILY DUPLEX W/ FRONT LOADED ATTACHED GARAGE NEW A/C AND FENCE
OCCUPANCY:	R-3 RESIDENTIAL
CONSTRUCTION TYPE:	TYPE 5B
APPLICABLE BUILDING CODES: 2018 International Building Code 2018 International Energy Conservation Code 2018 International Fire Code 2018 International Fuel Gas Code 2018 International Mechanical Code 2018 International Plumbing Code 2018 International Residential Building Code 2017 National Electrical Code	
FLOOR AREA CALCULATIONS:	
SQUARE FOOTAGE (GROSS = EXTERIOR WALL FINISH, NET = INTERIOR FINISHED WALL)	
FLOOR AREA TABLE:	
NORTH UNIT - 5330 GROVE ST. UNIT A	
*MAIN LEVEL	1,472 SF GROSS, 1,373 SF NET FINISHED
UPPER LEVEL	1,675 SF GROSS, 1,491 SF NET FINISHED
TOTAL FINISHED SF	3,147 SF GROSS, 2,864 SF NET FINISHED
*GARAGE	512 SF GROSS, 471 SF NET
FRONT PORCH SLAB	107 SF (*42 SF)
REAR PATIO SLAB	190 SF
MASTER BED DECK	90 SF
SOUTH UNIT - 5330 GROVE ST. UNIT B	
*MAIN LEVEL	1,472 SF GROSS, 1,373 SF NET FINISHED
UPPER LEVEL	1,675 SF GROSS, 1,491 SF NET FINISHED
TOTAL FINISHED SF	3,147 SF GROSS, 2,864 SF NET FINISHED
*GARAGE	512 SF GROSS, 471 SF NET
FRONT PORCH SLAB	107 SF (*42 SF)
REAR PATIO SLAB	190 SF
MASTER BED DECK	90 SF
BUILDING TOTAL GROSS SQUARE FOOTAGE = (3,147 SF + 512 SF) x 2 = 7,318 SF	
LOT CALCULATIONS:	
ZONE LOT = R2	
LOT AREA = 11,760 SF	
TOTAL COVERAGE = (1,472 SF + 512 SF + 42 SF) x 2 = 4,052 SF = 34.46% COVERAGE	

DRAWING SHEET INDEX		
Sheet Number	Sheet Name	Designed By
A0.0	COVER SHEET	g design llc
A0.1	SITE PLAN/BULK PLANE	g design llc
A0.3	GENERAL NOTES 1	g design llc
A0.4	GENERAL NOTES 2	g design llc
A0.5	3D	g design llc
A0.6	ENERGY COMPLIANCE NOTES	g design llc
A2.0	CRAWL SPACE PLAN	g design llc
A2.1	MAIN LEVEL PLAN	g design llc
A2.2	UPPER LEVEL PLAN	g design llc
A2.4	ROOF	g design llc
A3.1	DEMISING WALL DETAILS	g design llc
A3.2	EJECTOR PUMP DETAIL	g design llc
A4.1	BUILDING ELEVATIONS	g design llc
A4.2	BUILDING ELEVATIONS	g design llc
A5.1	BUILDING SECTIONS	g design llc
A5.2	BUILDING SECTIONS	g design llc
A5.3	STAIR DRAWING	g design llc
A6.1	MAIN LEVEL RCP	g design llc
A6.2	UPPER LEVEL ELECTRICAL	g design llc
S-1	NOTES AND DETAILS	SDC LLC
S-2	FOUNDATION PLAN	SDC LLC
S-3	SECOND FLOOR FRAMING PLAN	SDC LLC
S-4	ROOF FRAMING PLAN	SDC LLC
S-5	DETAILS	SDC LLC



GENERAL NOTES:	
1.	DESIGN CRITERIA ALL WORK SHALL COMPLY WITH THE CODES AND REGULATIONS OF DENVER COUNTY, COLORADO, AND THE 2018 INTERNATIONAL BUILDING CODE, AND DENVER AMENDMENTS.
2.	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION AND OWNER OR OWNER'S AGENT SHALL BE NOTIFIED IF THERE ARE DISCREPANCIES.
3.	ALL WORK SHALL CONFORM TO OSHA STANDARDS.
4.	SHALL A DISCREPANCY OCCUR BETWEEN DRAWINGS, NOTES, OR SPECIFICATIONS, NOTIFY THE ARCHITECT.
5.	ANY DISCREPANCIES OR AS-BUILT CONDITIONS THAT DIFFER FROM DRAWINGS PROVIDED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
6.	THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, OR OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, EQUIPMENT, SHORING FOR BUILDING, SCAFFOLDING, PLANKING, WINTER CONDITIONS, ETC.
7.	IF THE CONTRACTOR OBSERVES SUSPECT AREAS THAT ARE NOT IDENTIFIED ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE OWNER OR OWNER'S AGENT.
8.	ALL WORKMANSHIP SHALL CONFORM TO THE BEST PRACTICES OF MODERN CONSTRUCTION.
9.	THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL PAY FOR ALL DAMAGE INCURRED TO THE PROPERTY IF CAUSED BY THE CONTRACTOR.
10.	METHODS, PROCEDURES, AND SEQUENCING OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. SEQUENCING PROVIDED ON DRAWINGS ARE ENGINEERING RECOMMENDATIONS.
11.	GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS OF LIGHT FIXTURES, SPRINKLER HEADS, REGISTERS, ETC. WITH THE ELECTRICAL, HVAC, PLUMBING, AND SPRINKLER (IF APPLICABLE) SUB-CONTRACTORS U.N.O.
12.	THE GENERAL CONTRACTOR SHALL FILL ALL VOIDS IN MASONRY & CONCRETE CREATED AROUND ALL PENETRATIONS WITH CONSTRUCTION TO MATCH SURROUNDING CONDITIONS.
13.	ALL INTERIOR DIMENSIONING ARE TO FRAMING U.N.O.
14.	DOOR AND WINDOW DIMENSIONS ARE TO CENTER OF R.O.
15.	REVIEW ELEVATIONS FOR WINDOW AND EXTERIOR DOOR SIZING. NOTIFY ARCHITECT IF CONFLICT BETWEEN PLANS AND ELEVATIONS.
16.	INFORMATION SHOWN ON THE DRAWINGS HAS BEEN OBTAINED THROUGH THE REVIEW OF INFORMATION TAKEN IN THE FIELD. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.
17.	THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR COMPLETE AND WEATHER TIGHT SYSTEM. ALL MATERIALS SHALL BE NEW UNLESS INDICATED AS EXISTING TO REMAIN OR EXISTING TO BE REINSTALLED.
18.	ALL STRUCTURAL MEMBERS, FRAMING MEMBERS, SHEATHING, STEEL SECTIONS, CONCRETE FOUNDATIONS, ETC TO BE REFERRED TO ON THE STRUCTURAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT.
19.	WALL INSULATION TO BE R-20 OR GREATER, CEILING INSULATION TO BE R-49 OR GREATER.
20.	APPLY FLASHING TO WINDOWS AND MATERIAL TRANSITIONS PER CODE.
21.	CONTRACTOR SHALL REMOVE ALL DEMOLISHED MATERIALS FROM SITE.
22.	REFER TO ARCHITECTURAL GRID FOR LOCATIONS OF STRUCTURES.
23.	ALL STRUCTURE WITHIN 5'-0" OF PROPERTY LINE IS TO BE FIRE RATED.
24.	LARGER SCALE DRAWINGS TAKE PRECEDENT OF SMALLER SCALE DRAWINGS.
25.	FINISHED SQUARE FOOTAGE CALCULATIONS:
26.	AREAS WERE CALCULATED USING METHODS AS DESCRIBED IN "SQUARE FOOTAGE - METHODS FOR CALCULATING: ANSI Z765-2003"
27.	ALL HABITABLE ROOMS AND SPACES SHALL HAVE NATURAL LIGHT AND VENTILATION COMPLYING WITH THE REQUIREMENTS OF R303.1. NATURAL LIGHTING SHALL BE A MIN. 8% OF THE FLOOR AREA AND NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA. IN LIEU OF THIS, ARTIFICIAL LIGHTING AND MECHANICAL VENTILATION REQUIREMENTS SHALL BE NOTED ON THE PLANS IN COMPLIANCE WITH R303.1, EXCEPTIONS 1&2.
28.	GLAZING IN HAZARDOUS LOCATIONS ARE DEFINES BY R308.4.2. GLAZING LESS THAN 36" ABOVE A STAIR LANDING AND WITHIN 60" ARC FOR 180 DEGREES FROM END OF EACH TREAD NOSING SHALL BE SAFETY GLAZING. R308.4.7.
29.	COMBINATION SMOKE ALARM / CARBON MONOXIDE ALARMS TO BE PLACED IN EACH BEDROOM & OUTSIDE THE IMMEDIATE VICINITY OF EACH SEPARATE BEDROOM, AND WITHIN 3' OF THE DOOR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER PER IRC 2018 R314.3
30.	DECLARATION: FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS PROJECT WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE PROJECT AS BUILT.

5330 GROVE ST. UNITS A & B

NEW DUPLEX W/ ATTACHED GARAGES



1 SW CORNER 3D

ABBREVIATIONS:					
A.D.	AREA DRAIN	HORIZ.	HORIZONTAL	(R)	REMOVE
A.F.F.	ABOVE FINISHED FLOOR	HPT.	HIGH POINT	R.A.	RETURN AIR
ARCH.	ARCHITECT(URAL)	HR.	HOUR	RCP.	REFLECTED CEILING PLAN
BET.	BUILDING	INCL.	INCLUDE(ING)	RD.	ROOF DRAIN
BLDG.	BUILDING	I.D.	INSIDE DIAMETER	RE.	REFER TO
BM.	BEAM	IN.	INCHES	REF.	REFRIGERATOR
B.O.	BOTTOM OF	IN.	INCHES	REQ.	REQUIRE(D)
BOT.	BOTTOM	INT.	INTERIOR	REV.	REVIS (E) (ED) (ION)
B.O.W.	BOTTOM OF WALL	INTERM.	INTERMEDIATE	RFI.	REQUEST FOR INFORMATION
BRG.	BEARING	INV.	INVERT	RH.	RIGHT HAND
CAB.	CABINET	JT.	JOINT	RM.	ROOM
CB.	CATCH BASIN	JST.	JOIST	RO.	ROUGH OPENING
C.J.	CONTROL JOINT	KIT.	KITCHEN	ROW.	RIGHT OF WAY
CL.	CENTER LINE	KO.	KNOCK OUT	RS.	ROUGH SAWN
CLR.	CLEAR			RSR.	RISER
CMU.	CONCRETE MASONRY UNIT			S.	SOUTH
C/O	CLEAN OUT	LAB.	LABORATORY	SC.	SOLID CORE
COL.	COLUMN	LAM.	LAMINATE(D)	SCH.	SCHEDULE
CONC.	CONCRETE	LG.	LENGTH	SF.	SQUARE FOOT (FEET)
CONT.	CONTINUOUS	LH.	LEFT HAND	SHT.	SHEATHING
CTR.	CENTER	LT.	LIGHT	SIM.	SIMILAR
DEMO.	DEMOLITION	LT.WT.	LIGHT WEIGHT	SD.	SMOKE DETECTOR
DAMP.	DAMP PROOFING	LTL.	LINTEL	SOG.	SLAB ON GRADE
DEP.	DEPRESS(ED)	LL.	LIVE LOAD	STOR.	STORAGE
DIA.	DIAMETER	LPT.	LOW POINT	STS.	STAINLESS STEEL
DIM(S).	DIMENTION(S)	LVL.	LAMINATED VENEER LUMBER	SUSP.	SUSPENDED
DS.	DOWNSPOUT	M.	METER	SYM.	SYMMETRICAL
DTL.	DETAIL	M.	MASTER	SYS.	SYSTEM
DW.	DISHWASHER	MAS.	MASONRY	T.B.	TOWEL BAR
DWG.	DRAWING	MAX.	MAXIMUM	TBD	TO BE DETERMINED
E.	EAST	MECH.	MECHANICAL	TEL.	TELEPHONE
(E).	EXISTING	MED.	MEDIUM	THK.	THINK (NESS)
EXP.	EXPANSION JOINT	MEMB.	MEMBRANE	T&G	TONGUE & GROOVE
EL.	ELEVATION	MIN.	MINIMUM	T.O.	TOLERANCE
ELEC.	ELECTRICAL	MOD.	MODULAR	TOL.	TOLERANCE
ELEV.	ELEVATOR	MTD.	MOUNTED	T.O.B.	TOP OF BEAM
EMER.	EMERGENCY	MULL.	MULLION	T.O.C.	TOP OF CONCRETE
ENCL.	ENCLOSURE			T.O.CL.	TOP OF COLUMN
EXC.	EXCAVATE	N.	NORTH	T.O.F.	TOP OF FOOTING
EXT.	EXTERIOR	NAT.	NATURAL	T.O.J.	TOP OF JOIST
EXT.	EXISTING	NIC.	NOT IN CONTRACT	T.O.M.	MASONRY
EXTG.	EXISTING	NTS.	NOT TO SCALE	T.O.P.	TOP OF PARAPET
FD.	FLOOR DRAIN	O.A.	OVERALL	T.O.PL.	TOP OF PLATE
FEC.	FIRE EXTINGUISHER CABINET	O.C.	ON CENTER	T.O.R.	TOP OF ROOF
FFE.	FINISHED FLOOR ELEVATION	O.D.	OUTSIDE DIAMETER	T.O.W.	TOP OF WALL
FH.	FIRE HYDRANT	OFD.	OVERFLOW DRAIN	TR.	TREAD
FIN.	FINISH(ED)	O.H.	OVERHEAD	TYP.	TYPICAL
FL.	FLOOR	OPNG.	OPENING	UC.	UNDERCUT
FL.	FLASHING	OPP.	OPPOSITE	U.L.	UNDERWRITERS LABS, INC.
FND.	FOUNDATION	OTB.	OPEN TO BELOW	UNO.	UNLESS NOTED OTHERWISE
FO.	FACE OF	OVHD.	OVERHEAD	UNFIN.	UNFINISHED
FOC.	FACE OF CONCRETE	OVHG.	OVERHANG	VAR.	VARIABLE
FOF.	FACE OF FINISH	PC.	PRECAST	VERT.	VERTICAL
FOS.	FACE OF STUD	PERIM.	PERIMETER	VG.	VERTICAL GRAIN
FP.	FIREPLACE	PERF.	PERFORATED	VIF.	VERIFY IN FIELD
FT.	FOOT OR FEET	PL.	PLATE	VR	VAPOR RETARDER
FTG.	FOOTING	PLAM	PLASTIC LAMINATED		
GA.	GAUGE	PANL.	PANEL		
GC.	GENERAL CONTRACTOR	PREFAB.	PREFABRICATED		
GR.	GRADE	PREFIN.	PREFINISHED		
		PTD.	PAINTED		
		PWDR.	POWDER		
		QT.	QUARRY TILE		
				WD.	WOOD
				WID.	WASHER / DRYER
				WH.	WATER HEATER
				WIN.	WINDOW
				YD.	YARD



www.gubitose.com
info@gubitose.com
303.888.8819

Consultants:

Issue Date
Project Status

11/11/2021
PERMIT SET

DUPLEX:
5330 GROVE ST.
UNIT A & UNIT B

DENVER, CO 80221

No.	Desc.	Date
1	RESUB 1	08/10/22

Drawn By: PJG
Checked By: PJG

SCALE: As indicated

PROJECT NO:
Project Number

COVER SHEET

SHEET TITLE:

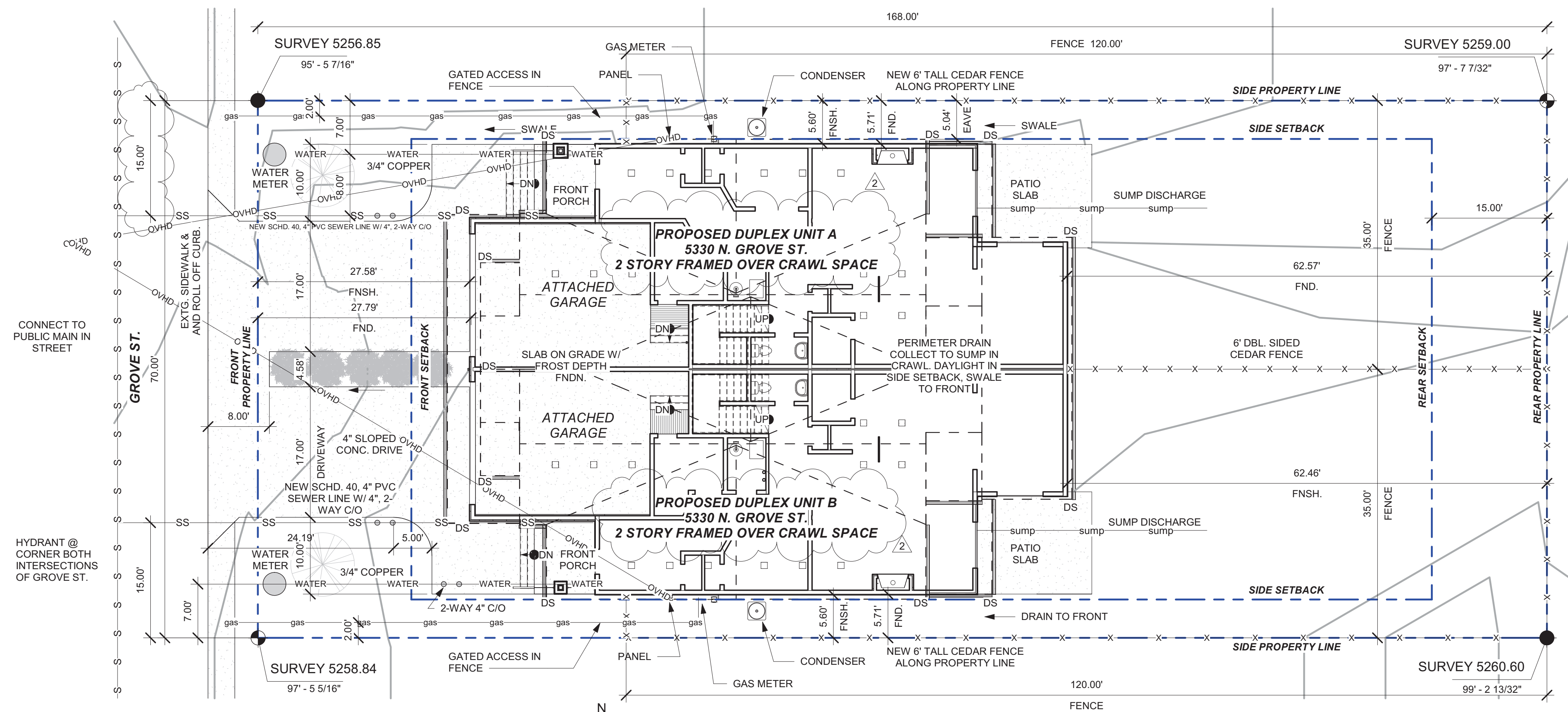
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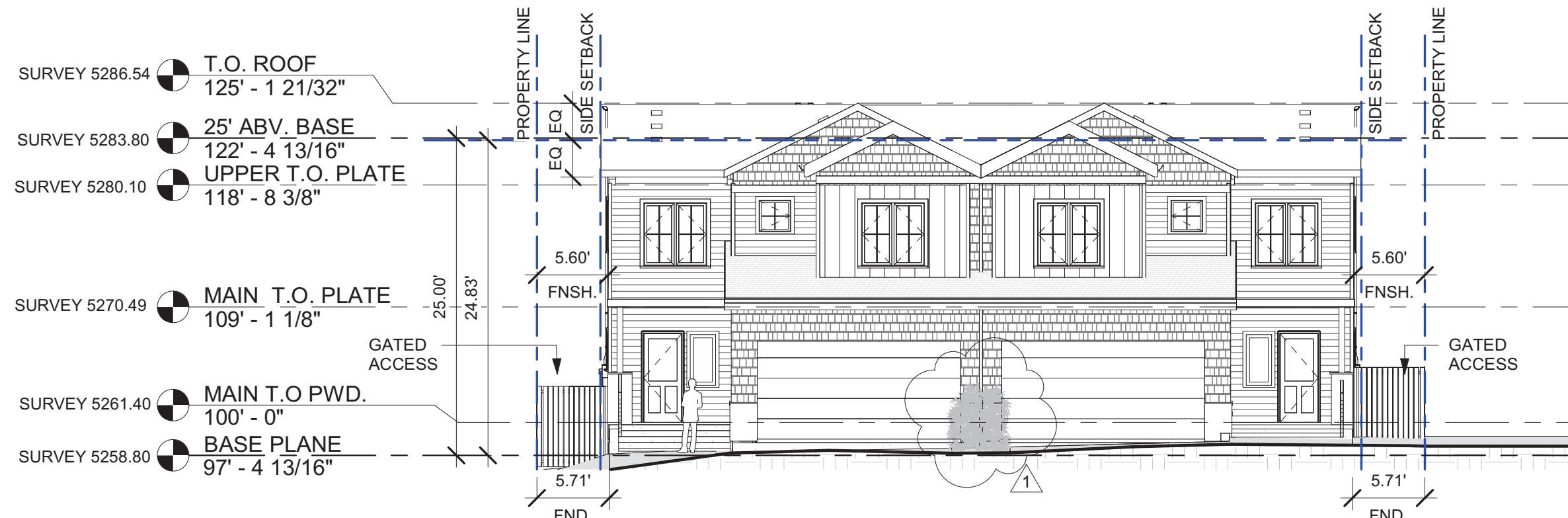
5330 GROVE ST. UNITS A & B
NEW DUPLEX W/ ATTACHED GARAGES

STORM DRAINAGE NOTES:

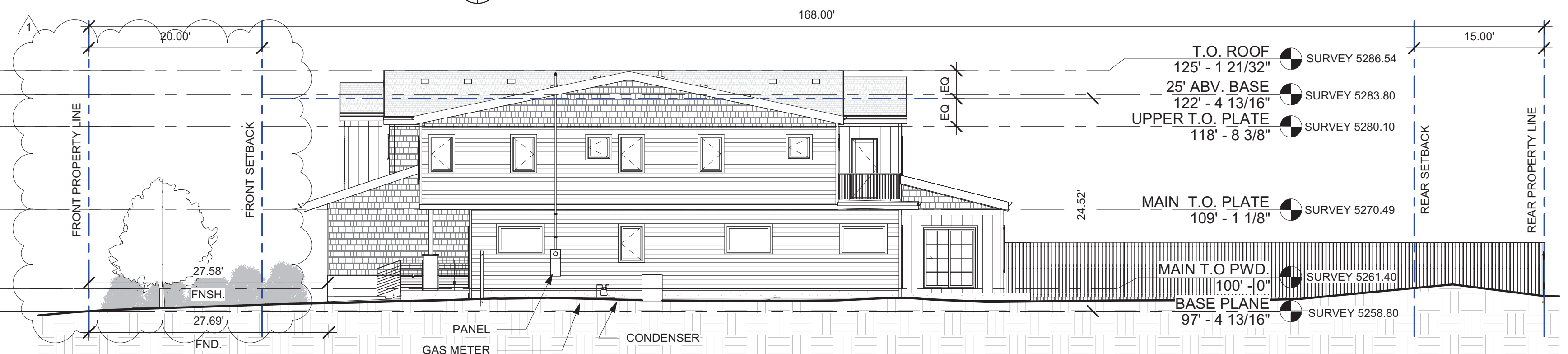
1. KEEP SEDIMENT ON-SITE DURING CONSTRUCTION.
2. INSTALL VEHICLE TRACKING PAD, SILT FENCE FOR PERIMETER CONTROL AND INLET PROTECTION.
3. IF LINE IS TO BE REPLACED, CONTRACTOR TO VERIFY SEWER HAS PROPER SEPARATION FROM GARAGE FOOTING IF USING SDR 35 PVC, OR IS OF ACCEPTABLE MATERIAL (SCHEDULE 40 UNDER STRUCTURES, SCHEDULE 30 OUTSIDE OF FOUNDATION).
4. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND TO EITHER THE STREET OR ALLEY. BUILD UP GRADE AS NECESSARY TO CREATE DRAINAGE.
5. CONTRACTOR TO PROVIDE SPLASH BLOCKS OR 4" DOWNSPOUT EXTENSIONS AT ALL DOWNSPOUTS -TYP.
6. CONTRACTOR TO VERIFY SEWER HAS PROPER SEPARATION FROM GARAGE FOOTING IF USING SDR 35 PVC, OR IS OF ACCEPTABLE MATERIAL (SCHEDULE 40).
7. SCHED. 40 PVC IS REQUIRED FOR ALL SEWER PIPING THAT IS TO BE BUILT OVER, IS UNDER AND/OR WILL BE LESS THAN 18" IN DEPTH.
8. WINDOW WELL DRAIN TO PERIMETER DRAIN WITH NO HARDSCAPE.
9. 4" PERIMETER DRAIN AROUND FNDN. TO SUMP PIT
10. PROVIDE 12" OF FALL IN THE FIRST 10'-0" AWAY FROM THE RESIDENCE.
11. SUBSURFACE DRAINAGE TO BE INTERNAL AND EXTERNAL OF FOUNDATION WALL FOOTING. **STREET FLOW LINE.**
12. A 1:1 RATIO TO THE BEARING POINT MUST BE MAINTAINED ON ALL SERVICE LINES. ONE FOOT OF CLEAR SPACE MUST BE PROVIDED FOR EVERY ONE FOOT OF SERVICE LINE ON EACH SIDE OF THE SERVICE LINE AND BE LOCATED ENTIRELY ON THE SUBJECT PROPERTY.
13. **STORM DRAINAGE:**
 - A. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND TO EITHER THE STREET OR ALLEY. BUILD UP GRADE AS NECESSARY TO CREATE DRAINAGE.
 - B. CONTRACTOR TO PROVIDE 4" DOWNSPOUT OR 4" DOWNSPOUT EXTENSIONS AT ALL DOWNSPOUTS -TYP.
 - C. 1.5 INCH PVC DRAIN LINE FROM SUMP PIT TO BE CENTERED IN DRAINAGE SWALE ALONG SIDES OF HOUSE DISCHARGING BY NATURAL MEANS TO THE FRONTYARD AND BACKYARD.
 - D. ALL DISCHARGE POINTS FOR DOWNSPOUTS AND SUMP PUMP LINES MUST BE AT LEAST 6" FROM ALLEYS, 3' FROM SIDE-YARD PROPERTY LINES, AND 10' FROM THE BACK OF ANY PUBLIC SIDEWALK.
 - E. 4" MIN. DIAMETER 15' MIN. SLOPE FOR ALL STORM SEWER WORK. **HIDE PIPE CANNOT BE USED.**
 - F. SCH 40 PVC IS REQUIRED FOR ALL STORM PIPING THAT IS TO BE BUILT OVER, IS UNDER CONCRETE AND/OR WILL BE LESS THAN 18" IN DEPTH.
 - G. DOWNSPOUTS TO DISCHARGE 5' MIN. FROM STRUCTURE.
 - H. ALL DISCHARGE POINTS OF PIPES MUST DAYLIGHT WITH THE INVERT EVEN WITH THE LANDSCAPE AND ALL SLOPES SHALL MEET GUIDELINE 10.0.10.
14. FIVE (5) FOOT MINIMUM SEPARATION BETWEEN THE INDIVIDUAL SANITARY TAP CONNECTION (S) AND THE OUTER EDGE OF THE MANHOLE ALONG THE SANITARY SEWER MAIN IS REQUIRED.



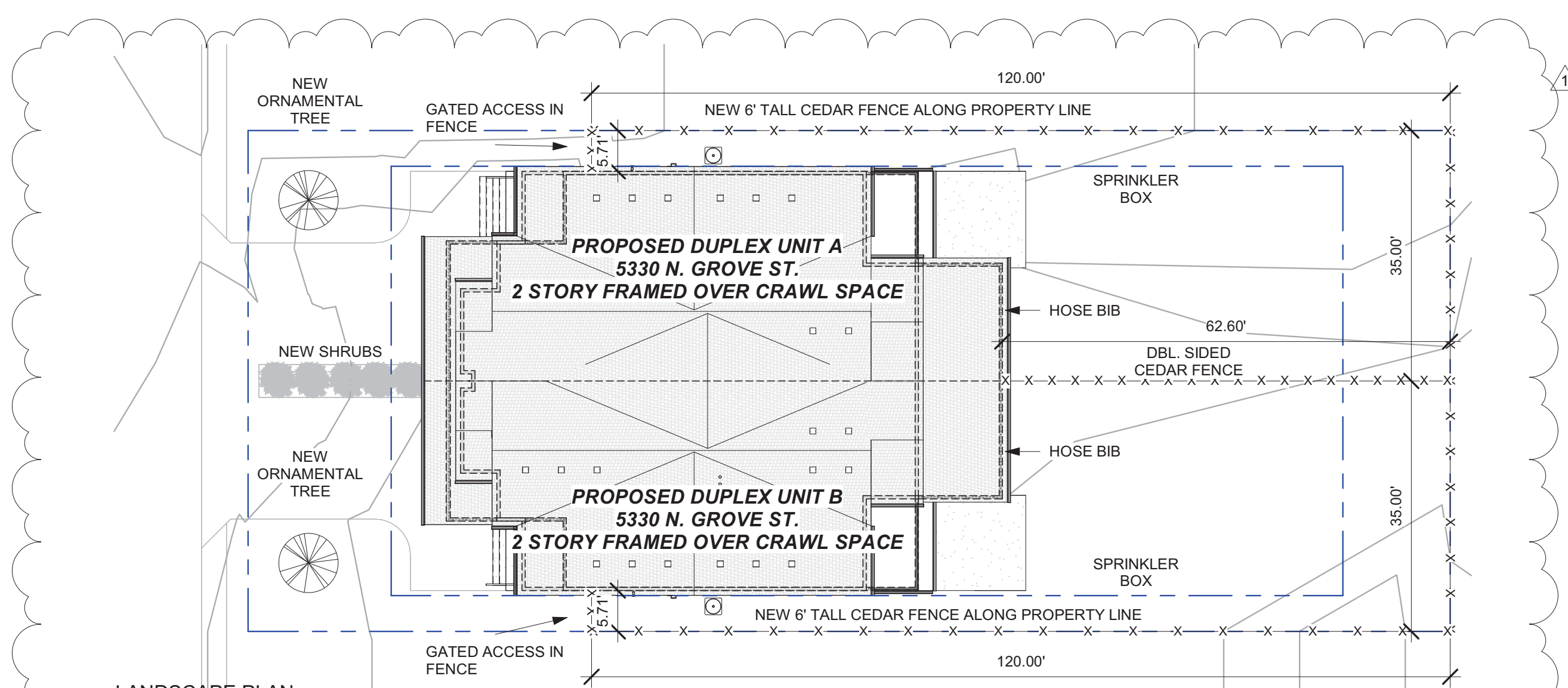
① SITE PLAN
1" = 10'-0"



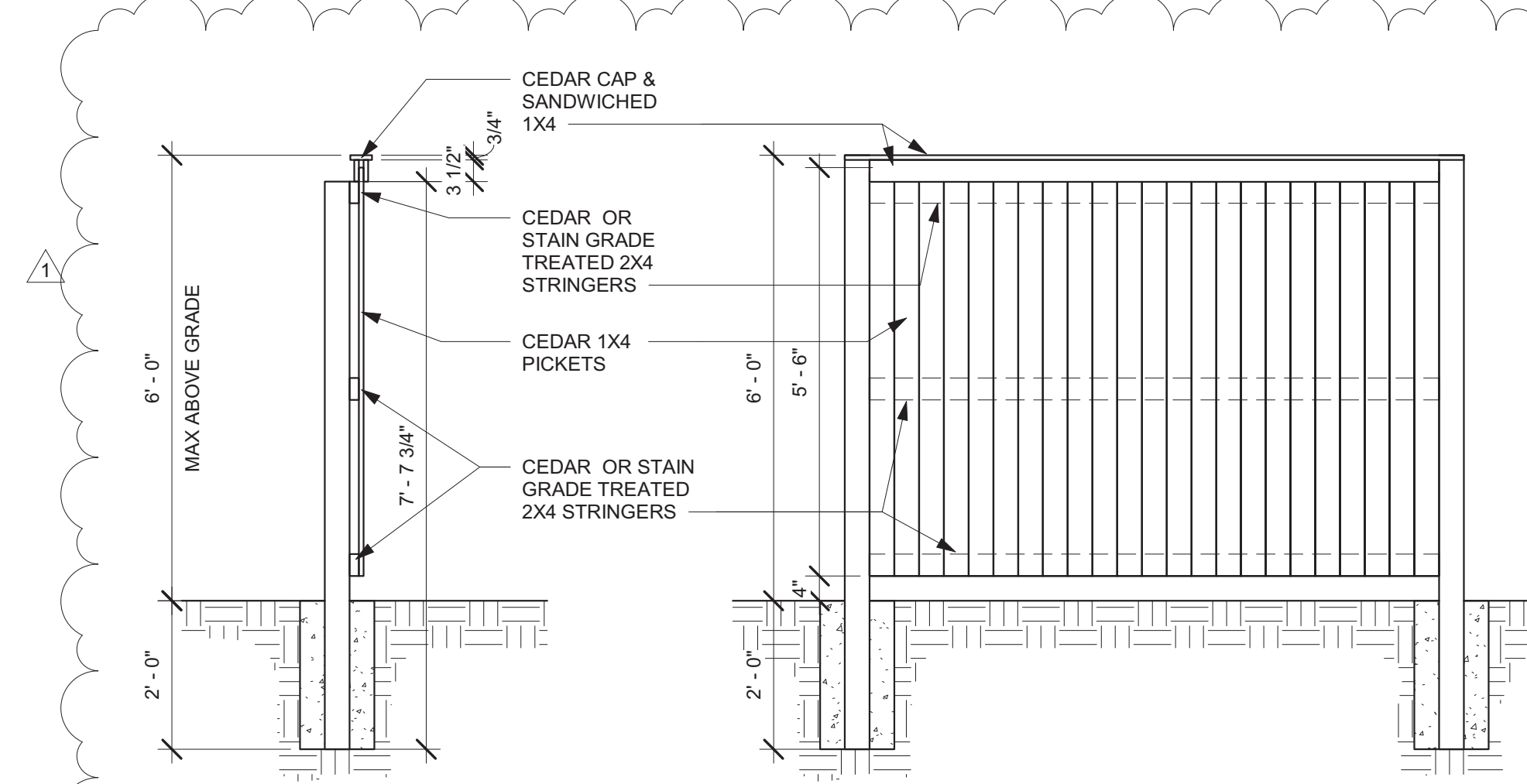
3 MAX HT. WEST BUILDING ELEVATION
1" = 10'-0"



2 MAX HT. SOUTH BUILDING ELEVATION
1" = 10'-0"



4 LANDSCAPE PLAN
1/16" = 1'-0"



5 FENCE DETAIL
1/2" = 1'-0"

ALL MATERIAL TO BE
ROUGH CUT CEDAR OR
APPROVED TREATED
OTHER.

FASTENERS TO BE GALVANIZED
SCREWS FOR STRINGERS AND
GALVANIZED FINISHING NAILS FOR
NAILING BOARDS AND FENCE
BOARDS.

ALL STAIN TO BE APPLIED TO
MFR'S SPECIFICATIONS.

NAILS TO BE 3 1/2" COATED FRO
STRINGERS TO POSTS AND 2"
ARDOX FOR BOARDS OR
APPROVED OTHER.

POSTS SET IN CONCRETE
12"x24" W/ MIN. 6" GRAVEL
AND BITUTHENE WRAP

www.gubitose.com
info@gubitose.com
303.888.8819

consultants:

Due Date
Project Status

11/11/2021
PERMIT SET

DUPLEX:
 330 GROVE ST.
 UNIT A & UNIT B

DENVER, CO 80221

No.	Desc.	Date
	RESUB 1	08/10/22
	RESUB 2	08/16/22

Drawn By:	PJG
Checked By:	PJG

SALE: As indicated

SUBJECT NO: _____
Project Number _____

TE PLAN/BULK
PLANE

ET TITLE:

A0.1

GROVE MINOR SUBDIVISION

A RE-SUBDIVISION OF
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DENVER,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 1

NOTES:

1. NOTICE: ACCORDING TO COLORADO STATE 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 THE CERTIFICATION SHOWN HEREON.
2. MONUMENT DEFACING STATEMENT: 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.
3. ALL RIGHTS-OF-WAYS AND EASEMENTS PERTAINING TO THIS PROPERTY ARE SHOWN ON THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.
4. BASIS OF BEARINGS: THE BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WESTERLY LINE OF THE NORTHWEST 1/4 OF SECTION 17, BEARS N 00°30'59" W, AS MEASURED AND SHOWN HEREON BETWEEN TWO FOUND MONUMENTS ON SAID 1/4 SECTION LINE, COUNTY OF ADAMS, STATE OF COLORADO
5. FLOOD NOTE: THIS PROPERTY LIES IN A "ZONE X" AREA PER FEMA MAP NUMBER 08001C0592H, REVISED MARCH 5, 2007
6. CERTIFICATION AND USE OF THE WORD CERTIFY IS DEFINED AS FOLLOWS: SAID CERTIFICATION OR USE OF THE WORD CERTIFY AS A STATEMENT IS BASED UPON THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, PURSUANT TO COLORADO STATE BOARD RULE NO. 6.2.2.
7. ALL LINEAL DISTANCE UNITS SET FORTH ON THIS MINOR ADJUSTMENT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
8. FIELD SURVEY DATE: AUGUST 18, 2021.

OWNERSHIP AND DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT COLORADO HOUSE BUYERS LLC, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED LAND AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NUMBER C0390941:

THE NORTH 70 FEET OF THE WEST 168.1 FEET OF PLOT 30, BERKELEY GARDENS NUMBER TWO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **GROVE MINOR SUBDIVISION**

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT, AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED, HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS 18th DAY OF September, A.D., 2023

COLORADO HOUSE BUYERS, LLC

NOTARY PUBLIC

STATE OF COLORADO

COUNTY OF Jefferson

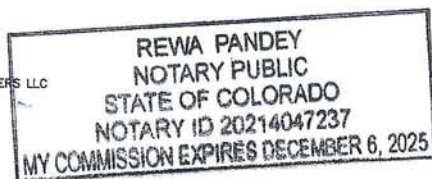
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 14th DAY OF Sept, 2023, BY: COLORADO HOUSE BUYERS LLC

MY COMMISSION EXPIRES: 12/06/2025

SEAL:

NOTARY PUBLIC



PLANNING COMMISSION BOARD

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS ___ DAY OF ___, A.D., 20___

CHAIR

BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS ___ DAY OF ___, A.D., 20___

CHAIR

ADAMS COUNTY ATTORNEYS OFFICE

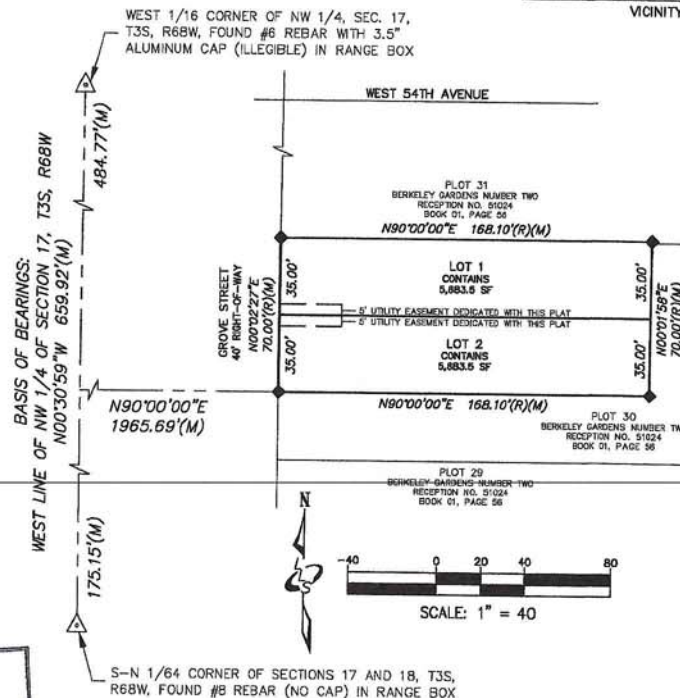
APPROVED AS TO FORM



VICINITY MAP

LEGEND

- (M)=MEASURED
- (R)=RECORDED
- △=FOUND SECTION CORNER, AS SHOWN HEREON
- ◆=SET #5 REBAR WITH PLASTIC CAP PLS NO. 37908



CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT ___ M, ON THE ___ DAY OF ___, A.D., 20___

COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE

I, JONATHAN R. LANGE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON, WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 18TH DAY OF AUGUST, 2021, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS THE SURVEY THEREOF.



JONATHAN R. LANGE
COLORADO REGISTERED PLS NO. 37908,
FOR AND ON BEHALF OF LANGE LAND SURVEYS, LLC

DATE

REVISIONS:	DATE:	BY:
1		
2		
3		
4		
5		
6		
7		
8		

DRAWN BY:	CHECKED BY:	SCALE:	DATE:	FILE:
TU	JRL	AS SHOWN	08/09/23	MINOR SUBDIVISION

Lange Land Surveys
5511 WEST 58TH AVENUE, SUITE 240
ARVADA, CO 80002
P: (720) 242-9732 F: (720) 242-9654

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

WEST 1/16 CORNER OF NW 1/4, SEC. 17,
T3S, R68W, FOUND #6 REBAR WITH 3.5"
ALUMINUM CAP, PLS NO. ILLEGIBLE

WEST 54TH AVENUE
40' RIGHT-OF-WAY

317.50'

A PART OF
BERKELY GARDENS
NUMBER TWO

317.89'

PLOT 34

PLOT 33

318.28'

#5370 GROVE ST

PLOT 32

95.00'

318.67'

#5350 GROVE ST

PLOT 31

100.00'

194.95'(M)

195.00'(R)

95.00'

100.00'

SSMH
RIM=5255.69
UNABLE TO OPEN

N90°00'00"E
168.10'(R)(M)

319.08'

150.98'

#5330
SUBJECT PARCEL
11,767 SF

70.00'(R)(M)

70.00'(R)(M)

168.10'(R)(M)

N90°00'00"E

PLOT 30

100.00'

N90°00'00"E
1965.69'(C)

175.15'(C)

165.00'(R)(C)

70.00'

#5320
GROVE ST

319.49'

229.49'

PLOT 29

90.00'

40.00'

95.00'

#3085
W 53RD AVE

319.90'

269.90'

PLOT 28

137.00'

SSMH
RIM=5264.48
UNABLE TO OPEN

95.56'

353.00'(R)(C)

WEST 53RD AVENUE
40' RIGHT-OF-WAY

184.30'

S-N 1/64 CORNER OF SECTIONS
17 AND 18, T3S, R68W, FOUND
#8 REBAR, NO CAP

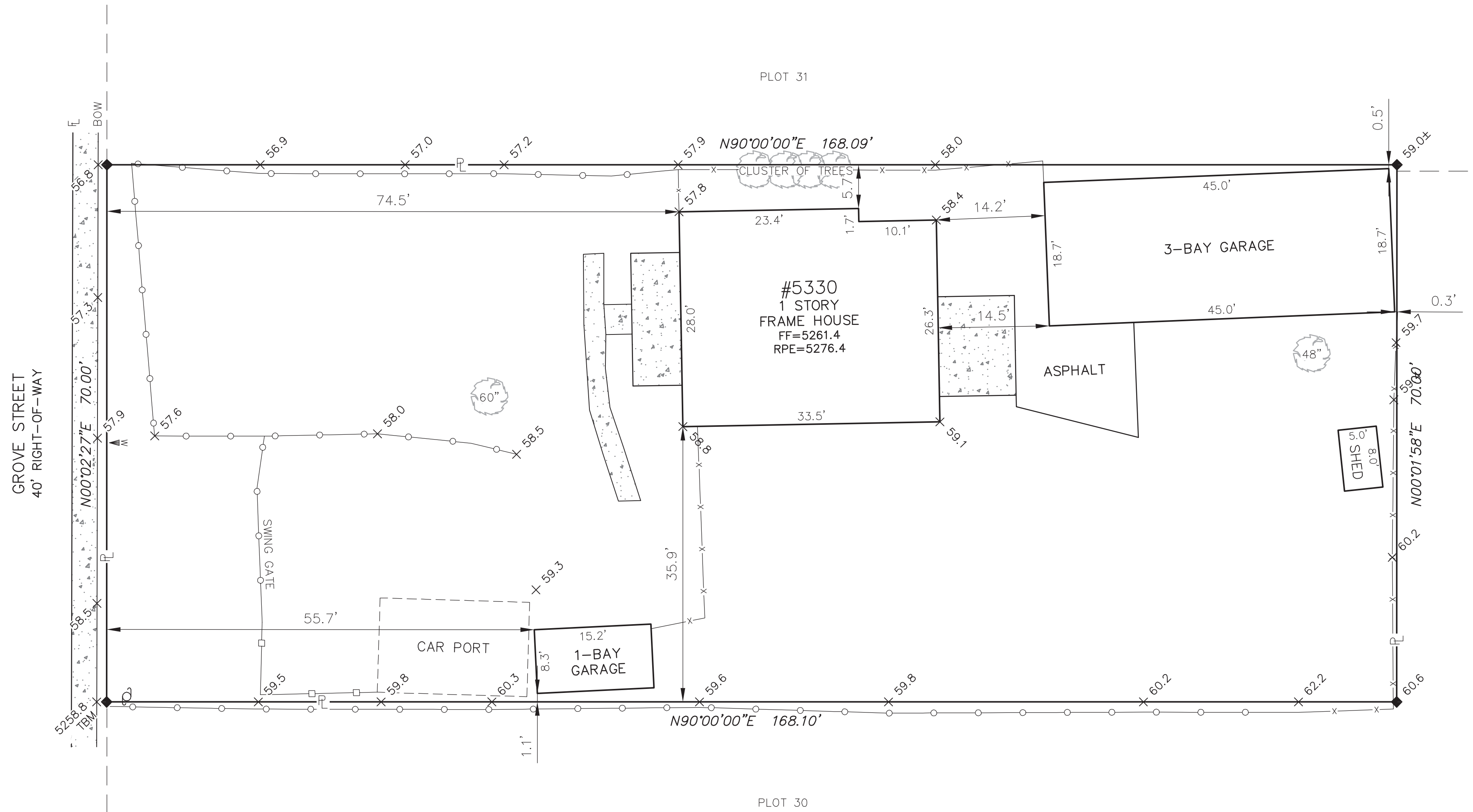
N

0 20 40

SCALE: 1"=40'

CONTROL DIAGRAM

SCALE: 1"= 40'



3. 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 THE CERTIFICATION SHOWN HEREON.
2. MONUMENT DEFACING STATEMENT: 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.
4. ALL RIGHTS-OF-WAYS AND EASEMENTS PERTAINING TO THIS PROPERTY ARE SHOWN ON THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.
4. UTILITIES SHOWN HEREON ARE DRAWN FROM FIELD NOTES AND THE BEST INFORMATION AVAILABLE FROM THE CLIENT. THIS INFORMATION IS FOR GENERAL USE ONLY AND NOT TO BE USED FOR EXCAVATION PURPOSES. CONTRACTOR TO FIELD LOCATE & VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK IN AREA SET FORTH ON THIS DRAWING.
5. CERTIFICATION AND USE OF THE WORD CERTIFY IS DEFINED AS FOLLOWS: SAID CERTIFICATION OR USE OF THE WORD CERTIFY AS A STATEMENT IS BASED UPON THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, PURSUANT TO COLORADO STATE BOARD RULE NO. 6.2.2.
6. ALL LINEAL DISTANCE UNITS SET FORTH ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
7. ALL MONUMENTS SHOWN ARE FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
8. PROJECT BENCHMARK: ADAMS COUNTY SURVEY MARKER, 3.25 INCH BRASS CAP SET IN CONCRETE SIDEWALK, LOCATED ON THE NORTHEAST CORNER OF GROVE STREET AND 54TH AVENUE. ELEVATION = 5247.84
TEMPORARY BENCHMARK: BACK OF WALK AT THE SOUTH PROPERTY LINE EXTENDED WEST. ELEVATION = 5258.81
9. FIELD SURVEY DATE: AUGUST 18, 2021

THE NORTH 70 FEET OF THE WEST
168.1 FEET OF PLOT 30,
BERKELEY GARDENS NUMBER TWO,
CITY OF DENVER, COUNTY OF ADAMS,
STATE OF COLORADO.

I, JONATHAN R. LANGE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON, WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 18TH DAY OF AUGUST, 2021, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS THE SURVEY THEREOF.



JONATHAN R. LANGE
COLORADO REGISTERED PLS NO. 37908,
FOR AND ON BEHALF OF LANGE LAND SURVEYS, LLC

DATE _____

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO THIS _____ DAY OF _____, A.D., 20____, AT _____ O'CLOCK _____ M.

LEGEND

=PROPERTY LINE
OW=BACK OF WALK
=FLOWLINE
PE=PEEP FENCE FLOOR
EM=TEMPORARY
B=MARK
PNF=PAINT POINT NOT
FOUND
N)=MEASURED
)=RECORDED
=FOUND SECTION CORNER,
AS SHOWN HERE
=FOUND #4 REBAR,
NO CAP
=FOUND #5 REBAR,
NO CAP
=SET #5 REBAR WITH
PLASTIC CAP PLS. NO.
37908
=SANITARY SEWER
MANHOLE (SSM)
=WATER METER PIT

□ = VLINE, FENCE
= CHAIN LINK FENCE
= WOOD FENCE
SS = SANITARY SEWER
PIPE LINE
= CONCRETE

28.4' = EXISTING SPOT
ELEVATION
24' = EXISTING TREE,
DIAMETER SHOWN

DRAWN BY: ASU	1	REVISIONS:	DATE:	BY:
CHECKED BY: JRL	2			
	3			
SCALE: AS SHOWN	4			
	5			
DATE: 09/02/21	6			
	7			
FILE NO. LAND SURVEY	8			
JOB NUMBER: 0090-1977			SHEET: 1 OF 1	

LAND SURVEY PLAT
5330 GROVE STREET, DENVER

330 GROVE STREET, DENVER

PREPARED FOR:
COLORADO HOUSE BUYERS

P:(720) 242-9732 F:(720) 242-9654

GROVE MINOR SUBDIVISION

A RE-SUBDIVISION OF
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DENVER,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 1

NOTES:

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- FIELD SURVEY DATE: AUGUST 18, 2021.

OWNERSHIP AND DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT COLORADO HOUSE BUYERS LLC, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED LAND AS DESCRIBED IN THE DEED RECORDED AT RECTPION NUMBER C0390941:

THE NORTH 70 FEET OF THE WEST 168.1 FEET OF PLOT 30, BERKELEY GARDENS NUMBER TWO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **GROVE MINOR SUBDIVISION**

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT, AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED, HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY RELEASE OR QUITCALAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXLUSIVELY VESTED IN ADAMS COUTNY.

EXECUTED THIS ____ DAY OF _____, A.D., 20____.

COLORADO HOUSE BUYERS, LLC

NOTARY PUBLIC

STATE OF COLORADO }
COUNTY OF _____ }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____DAY OF _____, 20____, BY: COLORADO HOUSE BUYERS LLC

MY COMMISSION EXPIRES: _____

SEAL:

NOTARY PUBLIC

PLANNING COMMISSION BOARD

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, A.D., 20____.

CHAIR

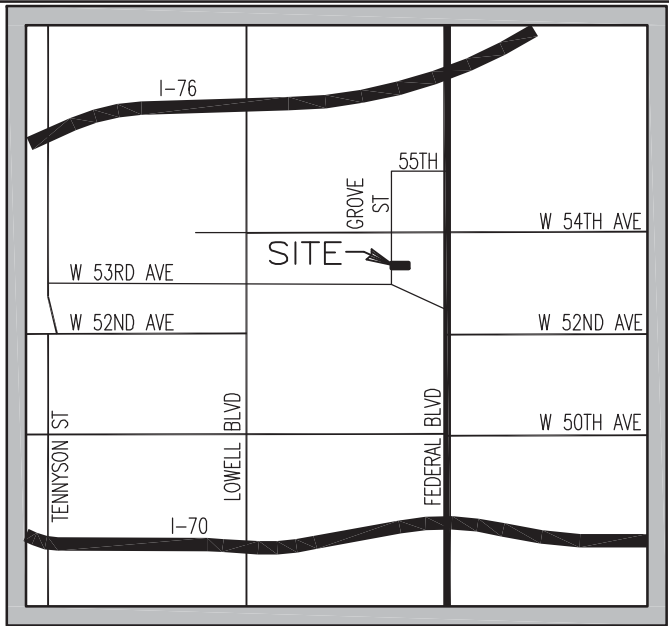
BOARD OF COUNTY COMMISSIONERS

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

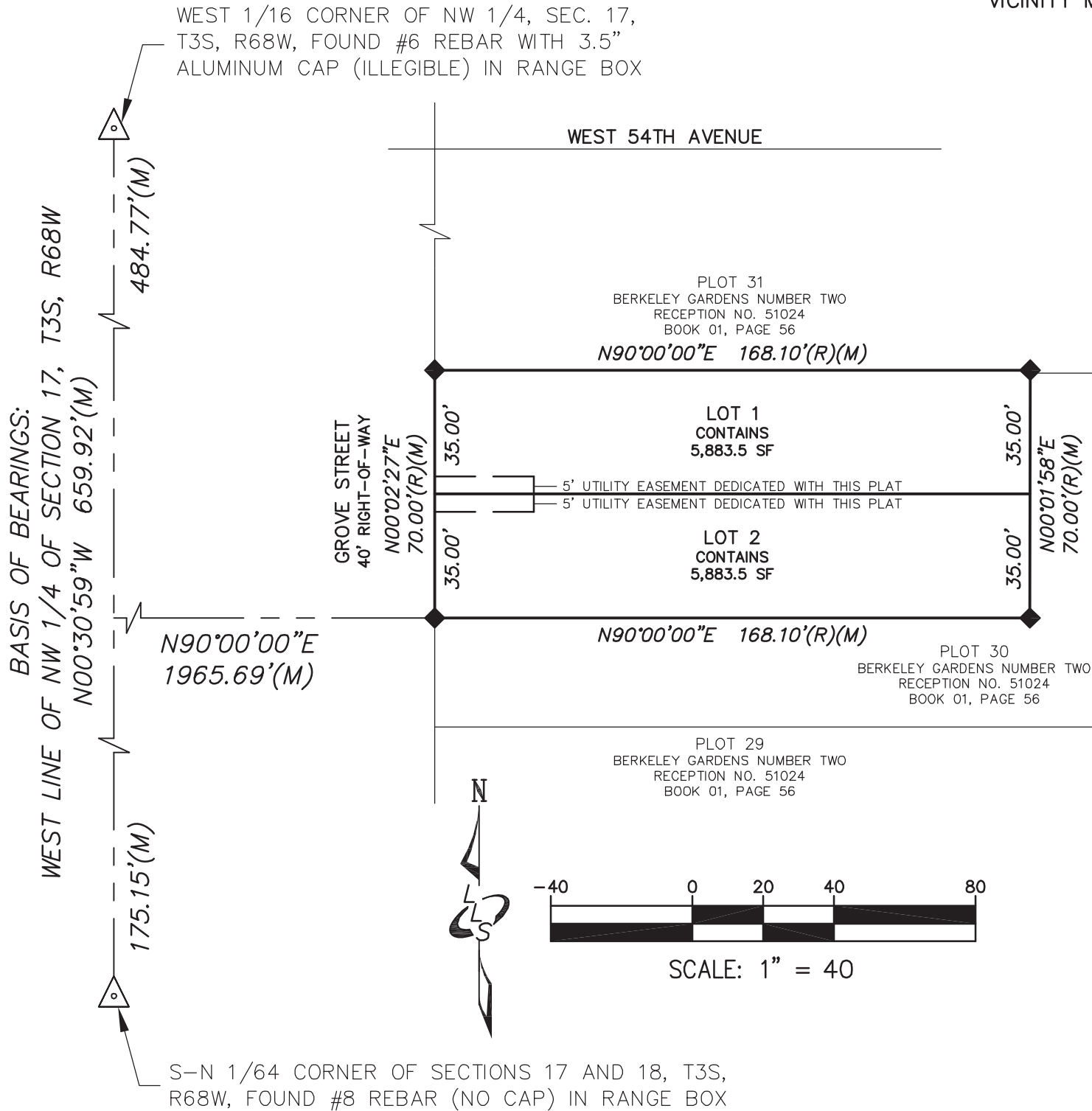
CHAIR

ADAMS COUNTY ATTORNEYS OFFICE

APPROVED AS TO FORM



VICINITY MAP



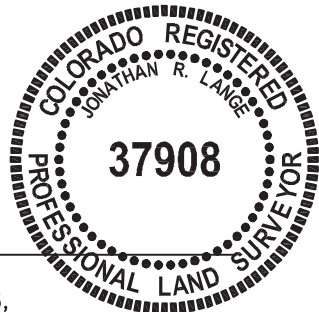
CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT ____M, ON THE ____ DAY OF _____, A.D., 20____.

COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE

I, JONATHAN R. LANGE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON, WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 18TH DAY OF AUGUST, 2021, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS THE SURVEY THEREOF.



JONATHAN R. LANGE
COLORADO REGISTERED PLS NO. 37908,
FOR AND ON BEHALF OF LANGE LAND SURVEYS, LLC

DATE

LEGEND

(M)=MEASURED

(R)=RECORDED

△=FOUND SECTION CORNER,
AS SHOWN HEREON

◆=SET #5 REBAR WITH
PLASTIC CAP PLS NO.
37908

REVISIONS:	DATE:	BY:	SHEET: 1 OF 1
1			
2			
3			
4			
5			
6			
7			
8			
JOB NUMBER: 0090-1977			
DRAWN BY: TU	CHECKED BY: JRL	SCALE: AS SHOWN	DATE: 08/09/23
FILE: MINOR SUBDIVISION			

Lange
Land
Surveys

5511 WEST 56TH AVENUE, SUITE 240
ARVADA, CO 80002
P: (720) 242-9732 F: (720) 242-9654



NOTICE

PREVENTION OF

WIRE FRAUD

TITLE ONE OF COLORADO no longer sends or receives wiring instructions by Email, in connection with Real Estate transactions closed by the Company.

For your protection, please telephone your transaction Closer or Processor at Title One for wiring instructions.

CALL YOUR CLOSER OR PROCESSOR IMMEDIATELY if you receive an email purporting to provide you with or change Bank-wire information of Title One.

BANK ACCOUNT WIRING INFORMATION OF TITLE ONE WILL NOT be e-mailed to you nor will it change!

Title One is not responsible for wires sent to an incorrect account.

CERTIFICATE OF NON FOREIGN STATUS

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform **COLORADO HOUSE BUYERS LLC.**(the "Transferee") that withholding of tax is not required upon the disposition of a U.S. real property interest by **JENNIFER TOOKER** (the "Transferor"), the undersigned hereby certifies the following on behalf of the Transferor:

1. That the Transferor is the owner of the following described property, to wit:

2. The Transferor is not a non-resident alien for purposes of the U.S. income taxation (as such term is defined in the Internal Revenue Code and Income Tax Regulations).

3. The Transferor's U.S. taxpayer identification number (Social Security Number) is

4. The Transferor's address is

5. The Transferor understands that this certification be disclosed to the Internal Revenue Service by the Transferee and that any false statement contained herein could be punished by fine, imprisonment or both.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE EXAMINED THIS CERTIFICATION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE, CORRECT AND COMPLETE, AND I FURTHER DECLARE THAT I HAVE AUTHORITY TO SIGN THIS DOCUMENT ON BEHALF OF THE TRANSFEROR.

Dated: March 4, 2021

JENNIFER TOOKER



DELIVERY TRANSMITTAL

DATE: MARCH 02, 2021
ORDER NO: 29172
ADDRESS: 5330 GROVE STREET, DENVER, CO, 80221
OWNER: JENNIFER TOOKER
BUYER: COLORADO HOUSE BUYERS LLC.

TO: COLORADO HOUSE BUYERS LLC.

, ,

PH:
EMAIL: MARK@COHOUSEBUYERSLLC.COM

TO:

, ,

PH:
ATTN:
EMAIL:

TO:

, ,

PH:
EMAIL:

TO:

, ,

PH:
ATTN:
EMAIL:

TO: CLOSER: CINDEY HAWK
DIRECT: 303-436-2646
C.HAWK@TITLEONECO.COM

TO: JENNIFER TOOKER

, ,

PH:
EMAIL:

TO:

PH:
ATTN:
EMAIL:

TO:

, ,

PH:
EMAIL:

TO:

, , ,

PH:
ATTN:
EMAIL:

TO: PROCESSOR: MARIA OROZCO
DIRECT: 303-436-2635
M.OROZCO@TITLEONECO.COM



COMMITMENT FOR TITLE INSURANCE
Issued by
FIRST NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRA CONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, First National Title Insurance Company, a Texas Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.



FIRST NATIONAL TITLE INSURANCE COMPANY

By: 
J. Christopher Phillips, President/CEO


Raymond Reece, Chief Financial Officer

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by First National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions, and a counter signature by the Company or its issuing agent that may be in electronic form.

FNTI Form No.: Com16CO ALTA Commitment for Title Insurance Adopted 8/1/2016 Technical Correction 4/2/2018

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The use of the Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I-Requirements;
 - (f) Schedule B, Part II-Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I- Requirements have been met to the satisfaction of the Company.
 - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
 - (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by

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FNTI Form No.: Com16CO ALTA Commitment for Title Insurance Adopted 8/1/2016 Technical Correction 4/2/2018

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the Company.

- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. Proposed Insured may review a copy of the arbitration rules as <http://www.alta.org/arbitration>.

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COMMITMENT FOR TITLE INSURANCE
Issued by
FIRST NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

Transaction Identification Data for reference only:

Issuing Agent: TitleOne of Colorado, Inc.
Issuing Office: 710 Kipling Street, Suite 406, Lakewood, CO 80215
Loan ID Number:
Commitment Number: 29172 C2
Issuing Office File Number: 29172
Property Address: 5330 GROVE STREET DENVER, CO 80221
Assessors Parcel No.: 0182517208005

1. Commitment Date: **February 18, 2021, at 8:00 am C2 REVISION**
2. Policy to be Issued:
 - (a) 2006 ALTA Owner's Policy
Proposed Insured: **COLORADO HOUSE BUYERS LLC.**
Proposed Policy Amount: **\$355,000.00**
Premium: **\$1,710.00**
 - (b) 2006 ALTA Loan Policy
Proposed Insured:
Proposed Policy Amount:
Premium: **\$0.00**
 - (c) Endorsements to be issued:
Tax Certificate **\$35.00**
Hold Open Rate **\$175.00**
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
JENNIFER TOOKER
5. The Land is described as follows:
SEE ATTACHED EXHIBIT "A"

Countersigned:
Roger Smith

By:

Authorized Countersignature

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EXHIBIT "A"

THE NORTH 70 FEET OF THE WEST 168.1 FEET OF PLOT 1,
BERKLEY GARDENS NUMBER TWO,
COUNTY OF ADAMS,
STATE OF COLORADO.

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Commitment for Title Insurance
Issued by
FIRST NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B-I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
(Documents to be listed here)
5. **RECORD GOOD AND SUFFICIENT DEED FROM JENNIFER TOOKER TO COLORADO HOUSE BUYERS, LLC, CONVEYING SUBJECT PROPERTY.**
6. **ITEM DELETED.**
7. **EXECUTE AND HAVE NOTARIZED THE "INDEMNITY AND AFFIDAVIT" APPROVED BY THE COMPANY.**

NOTE: Effective September 1, 1997, C.R.S. 30-10-406 requires that all documents received for recording or filing in the Clerk and Recorders Office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half inch. The Clerk and Recorder may refuse to record or file any document that does not conform.

NOTE: All conveyances (deeds) subject to the documentary fee submitted to the County Clerk and Recorder for recordation must be accompanied by a Real Property Transfer Declaration. This declaration must be completed and signed by the grantor (seller) or grantee (buyer), pursuant to C.R.S. 39-14-102(1)(a).

THE COMPANY HAS SEARCHED THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO THROUGH THE EFFECTIVE DATE HEREOF, AND ACCORDING TO THE PUBLIC RECORDS, THERE HAVE BEEN NO DEEDS OTHER THAN THE DEED(S) WHICH VESTS FEE SIMPLE OWNERSHIP TO THE OWNER(S) STATED IN SCHEDULE A4 OF THE COMMITMENT, CONVEYING THE LAND WITHIN A PERIOD OF TWO (2) YEARS PRIOR TO THE EFFECTIVE DATE, EXCEPT AS FOLLOWS:

1. **WARRANTY DEED RECORDED APRIL 29, 1998 AT RECEPTION NO. [C0390941](#).**
2. **QUIT CLAIM DEED RECORDED MAY 21, 2020 AT RECEPTION NO. [2020000046531](#).**

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**Commitment for Title Insurance
Issued by
FIRST NATIONAL TITLE INSURANCE COMPANY**

SCHEDULE B-II

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.**
- 2. Rights or claims of parties in possession not shown by Public Records.**
- 3. Easements, or claims of easements, not shown by the Public Records.**
- 4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the Public Records.**
- 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
- 6. Taxes for the current year, including all taxes now or heretofore assessed, due or payable.**
- 7. EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, COVENANTS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF BERKLEY GARDENS NUMBER TWO RECORDED SEPTEMBER 11, 1918 AT RECEPTION NO. [51024](#).**

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Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of First National Title Insurance Company

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



Your Partner for Success

DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 3-5-1 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Title One of Colorado, Inc. conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Pursuant to C.R.S. 10-11-122, the company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 3-5-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- B. No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

D. The Company must receive payment of the appropriate premium.

E. If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay. NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), it is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant With regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.



Your Partner for Success

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, Title One of Colorado, Inc. we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. Title One of Colorado, Inc. has also adopted broader guidelines that govern our use of personal information regardless of its source.

Types of information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we received from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

August 17th 2022

GDesign LLC
c/o Patrick Gubitose
3458 Eliot St
Denver, CO 80211

RE: 5330 N Grove St

Legal: SUB:BERKELEY GARDENS NUMBER TWO DESC: THE N 70 FT OF W 168/1 FT OF PLOT
30 STATE OF COLORADO

Dear Patrick -

Denver Water has been asked to determine whether the property described above is located within Denver Water's service area and would be eligible to receive water service from Denver Water. This letter verifies that the property is located within the Berkeley W&S District or one of Denver Water's Total Service distributor's 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, you should determine the regulations and charges that might apply.

Please check the fire requirements for the proposed development with the Fire Prevention Bureau and the availability of fire flow from existing mains with Denver Water's Hydraulics Department.

Feel free to contact me at 303-628-6100 should you have any additional questions/concerns.

Sincerely,

Leslie Gomez

Sales Administration

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

8/17/2022

Patrick Gubitose
5330 Grove St
Denver, CO 80221

Re: 5330 Grove St, Denver, CO 80221
Availability of sanitary sewer services

Dear Patrick:

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 Grove St. 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 Water Recovery's "connection fees." Fees to all agencies will be at prevailing rates at the time of application.

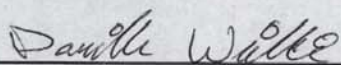
9. No representations are made regarding the availability of water service to the Property.

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 August 17, 2023. 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,



BERKELEY WATER AND SANITATION DISTRICT



WILL SERVE LETTER

September 26, 2023

6145 Broadway Suite 16
Denver, CO
80216

Re: 5330 Grove Street

Dear Adam McCanna,

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 5330 Grove St. . 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,

Neal Griffin
Xcel Energy Designer

Mailing address: Public Service Company of Colorado
555 Zang, Suite 250
Lakewood, CO 80227

Pike Engineering



Statement Of Taxes Due

Account Number R0104973

Parcel 0182517208005

Legal Description

SUB:BERKELEY GARDENS NUMBER TWO DESC: THE N 70 FT OF W 168/1 FT OF PLOT 30

Situs Address

5330 GROVE ST

Account: R0104973
TOOKER JENNIFER
24928 GENESEE TRAIL RD #200
GOLDEN, CO 80401

Year	Charges	Billed	Payments	Balance
2022	Interest Charge	\$0.13	\$0.13	\$0.00
2022	Special Assessment	\$3.35	\$3.35	\$0.00
2022	Interest Charge	\$1.34	\$1.34	\$0.00
2022	Special Assessment	\$33.52	\$33.52	\$0.00
2022	Endorsement Fee	\$5.00	\$5.00	\$0.00
2022	Lien Interest Charge	\$35.26	\$35.26	\$0.00
2022	Interest Charge	\$133.97	\$133.97	\$0.00
2022	Lien Endorsement -2022-47050	\$3,526.47	\$3,526.47	\$0.00
2022	Tax Charge	\$3,349.16	\$3,349.16	\$0.00
Grand Total Due as of 09/29/2023				\$0.00

TREASURER'S FEE SWU

\$3.35

Tax Billed at 2022 Rates for Tax Area 480 - 480

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$99.12	RES IMPRV LAND	\$118,000	\$8,200
BERKELEY WATER & SANITATION	3.1060000*	\$85.17	SINGLE FAMILY RES	\$276,604	\$19,220
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$481.33	Total	\$394,604	\$27,420
ADAMS COUNTY	26.9670000	\$739.43			
HYLAND HILLS PARK & RECREAT	5.1240000	\$140.50			
SD 50	64.7770000	\$1,776.19			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.74			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$24.68			
Taxes Billed 2022	122.1430000	\$3,349.16			

* Credit Levy

ADAMS COUNTY SPECIAL ASSESSMENTS - STORMWATER

\$33.52

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601



Statement Of Taxes Due

720-523-6160



Colorado Geological Survey Payment Portal

Receipt Number: 786652

Colorado Geological Survey
Current Date: 10/01/2023

Description	Amount	Tax
Pre-Pay the Colorado Geological Survey Land Use Review Fee	\$600.00	
Must select project size to calculate a price: Very Small Residential		
Subdivision -		
Project Name: 5330 Grove		
County of Project: Adams		
Applicant's Name: Adam McCanna		
Applicant's Address (line 1): 5330 Grove St		
Applicant's City: Denver		
Applicant's State: CO		
Applicant's Zip Code: 80221		
Applicant's Phone: 7203472521		
Applicant's Email: adam@cohousebuyersllc.com		
Pre-Pay the Colorado Geological Survey Land Use Review Fee		
Total	\$600.00	

Payments Received	Amount
CC	\$600.00
Visa XXXXXXXXXXXXX2053	
Authorization # 06565G	
Total	\$600.00

Thank you for the payment.

August 22, 2023

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



To Whom It May Concern:

RE: Proposed Development at 5330 Grove Street, Units A & B

The district welcomes infill development within its boundaries and, while the district takes no position on this project's 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 the current proposal for a duplex 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 Mr. Gubitose, 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
5330 Grove St.	2	0.8	2	0.3	1	0.2	1	5

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

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Adam McCanna / Colorado House Buyers LLC
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 5330 GROVE ST.

Legal Description: SUB:BERKELEY GARDENS NUMBER TWO DESC: THE N 70 FT

OF W 168/1 FT OF PLOT 30

Parcel #(s): 0182517208005

(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

x 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: 9/14/23

Applicant:

Adam McCanna / Colorado House Buyers LLC

By:

Print Name:

Adam McCanna

Address:

5330 GROVE ST
DENVER CO

STATE OF COLORADO)

Jefferson)

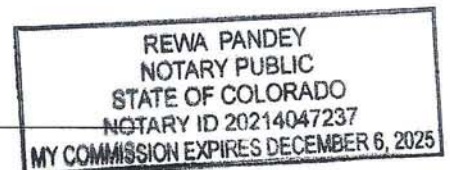
COUNTY OF ~~ADAMS~~)

Subscribed and sworn to before me this 14 day of Sep, 2023, by
ADAM CRAIG MCCANNA.

Witness my hand and official seal.

My Commission expires: 12/06/2025

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, Adam McCanna / Colorado House Buyers LLC, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 5330 Grove St.

Legal Description:

SUB:BERKELEY GARDENS NUMBER TWO DESC: THE N 70 FT OF W 168/1 FT OF PLOT 30

Parcel #(s): 0182517208005

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: 9/14/23

Applicant:

Adam McCanna / Colorado House Buyers LLC

After Recording Return To:

By:

Print Name:

Adam McCanna

Address:

5330 Grove St
Denver CO

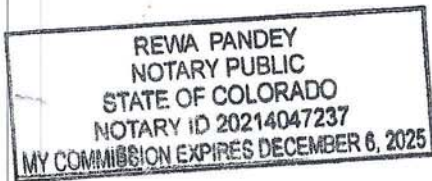
STATE OF COLORADO)
 Jefferson)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 14 day of Sep, 20 23, by
ADAM CRAIG MCCANN.

Witness my hand and official seal.

My Commission expires: 12/06/25


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.



Fee Collection

PROCESS #174

Started	Aug 16, 2022 at 4:10pm EDT
Status	Completed Aug 16, 2022 at 4:11pm EDT
By	Tiffany Raya

Payments

No payments made

Submitted Information

Payment Collection Information

TYPE OF FEE

Type of fee(s): Impact Fee

PROJECT INFORMATION

Project Name: 5330 Grove Street Duplex

Address: 5330 Grove St, Denver CO 80221-6544

PERMIT FEE PAYMENT INFORMATION

No data

CHECK INFORMATION (PERMIT)

No data

IMPACT FEE TYPE

Type of Project: Multifamily

RESIDENTIAL INFORMATION

Number of Units 2

COMMERCIAL INFORMATION

No data

IMPACT FEE PAYMENT INFORMATION



Associated Process ID:	FDIF-22-53
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Amount Due:	\$550.00
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Payment Date:	2022-08-16
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Payment Method:	Credit Card
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Amount Collected:	\$565.95
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CHECK INFORMATION (IMPACT FEE)

No data