Community & Economic Development Department

adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218

PHONE 720.523.6800

EMAIL epermitcenter@adcogov.org

Request for Comments

Case Name: Chaffee Park Minor Subdivision

Case Number: PLT2025-00010

March 19, 2025

The Adams County Planning Commission is requesting comments on the following application: **Minor subdivision final plat to create two duplex lots to allow for a total of four units.** This request is located at 2600 W 56TH AVE. The Assessor's Parcel Number is 0182517102025.

Applicant Information: Pappas Architecture

PETER PAPPAS

3615 SOUTH HURON STREET, SUITE 104

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6949 by **04/09/2025** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LCampbell@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

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

Thank you for your review of this case.

Lia Campbell Planner II

Lia Campbell

BOARD OF COUNTY COMMISSIONERS



Community & Economic Development Department Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800 Website: adcogov.org

A minor subdivision shall only be used to divide parcels of less than twenty (20) acres into four (4) or fewer lots. Minor subdivisions are processed through this application for final plat. Two public hearings are required in the processing of this application. A separate application for Subdivision Engineering Review must be filed in addition to this application for final plat.

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

Required Checklist Items

Development Application Form

Written Explanation

Final Plat

Legal Description

Conceptual Site Plan

Proof of Ownership

Proof of Water and Sewer Services

Proof of Utilities

Certificate of Taxes Paid

Receipt of Payment to Colorado Geological Survey

Discretionary Checklist Items

School Impact Analysis

Subdivision Engineering Review Application. If already filed, please identify the case number here:

Fees Due When Application is Deemed Complete		
Minor Subdivision (final plat)	• \$1,600	

Accela Case Type: PLT – Final Plat, Minor

Community & Economic Development Department www.adcogov.org



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

PROJECT NAME:	:				
APPLICANT					
Name(s):		Р	hone #:		
Address:					
City, State, Zip:					
2nd Phone #:		Е	mail:		
OWNER					
Name(s):		Р	hone #:		
Address:					
City, State, Zip:					
2nd Phone #:		E	mail:		
TECHNICAL REP	RESENTATIVE (Consultant, En	ginee	r, Survey	or, Architect, etc.)	
Name:		Р	hone #:		
Address:					
City, State, Zip:					
2nd Phone #:		E	mail:		

DESCRIPTION OF SITE

Address:	
City, State, Zip:	
Area (acres or square feet):	
Tax Assessor Parcel Number	
Existing Zoning:	
Existing Land Use:	
Proposed Land Use:	
Have you attended	d a Conceptual Review? YES NO NO
lf yes, please list F	PRE#:
under the authority requirements, prod non-refundable. A	at I am making this application as owner of the above-described property or acting of the owner (attached authorization, if not owner). I am familiar with all pertinencedures, and fees of the County. I understand that the Application Review Fee is all statements made on this form and additional application materials are true to owledge and belief.
Name:	Date:
	Owner's Printed Name
Name:	
	Owner's Signature

21 February 2025

Adams County
Community & Economic Development Department
Planning & Development
4430 South Adams County Parkway, 1st Floor, Suite W2000B
Brighton, Colorado 80601

RE: Letter of Introduction – Chaffee Park Duplexes

To Whom It May Concern:

On behalf of Zera Developments, Pappas Architecture + Design is pleased to introduce a proposed development of two residential duplexes located off W. 56th Avenue between Clay Street and Alcott Street southeast of Federal Blvd. and Interstate-76.

The existing site consists of a one-story single-family residence, driveway and accessory structures. As proposed, this residence will be removed to provide 2 new duplexes (4 total units) on two newly defined lots of approximately 5,360 SF. These new units will be served by a common access drive and provide off-street parking via attached garages.

The site is currently zoned Residential R-2, which includes single and two-family dwelling units. The proposed project falls within the Residential R-2 purview, so no rezoning is required.

Each dwelling unit will be 2-stories and will consist of a 963 s.f. ground level with a 440 s.f. attached 2-car garage, and a 1,283 sf

We believe the proposed development will be a complementary addition to the existing neighborhood.

Key contacts of the development team will be:

<u>Developer</u>	<u>Architect</u>	Civil Engineer
BP Chaffee LLC	Pappas Architecture + Design	Proof Civil
5050 S. Syracuse St., Suite 785	3615 S. Huron St., Suite 104	1531 Market St.
Denver, CO 80237	Englewood, CO 80110	Denver, CO 80202
Austin Sittko	Peter D. Pappas	Jason DeYoung, PE
303.229.0427	303.733.0877	303.325.5709

If you have any additional questions, please contact us at permits@pappasarc.com or 303.733.0877.

Best Regards,

Pappas Architecture + Design

Peter D. Pappas

Colorado Licensed Architect #B-1651

CHAFFEE PARK FINAL PLAT

A PORTION OF THE NORTHEAST 1/4 SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

SHEET INDEX

SHEET 1 DEDICATION, VICINITY MAP, GENERAL NOTES, TRACT SUMMARY TABLE

SHEET 2 BOUNDARY BREAKDOWN

SHEET 3 BOUNDARY AND LOT DETAIL

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT AWOL HOLDINGS LLC, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND AT RECEPTION NO. 2022000036695 AMONG THE RECORDS OF ADAMS COUNTY, COLORADO:

THE EAST 93 FEET OF PLOTS 34 AND 35 EXCEPT THE NORTH 15 FEET OF PLOT 34, RE-SUBDIVISION OF BLOCK 4, WESTMOORLAND, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER SAID SECTION 17 BEARS NORTH 89°59'11" EAST, A DISTANCE OF 2654.48 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG SAID NORTH LINE, NORTH 89°59'11" EAST, A DISTANCE OF 1566.16 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'49" EAST, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED AT RECEPTION NO. 2000000036695 IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING THE **POINT OF BEGINNING**:

THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED THE FOLLOWING FOUR COURSES:

- 1. NORTH 89°59'11" EAST, A DISTANCE OF 93.00 FEET;
- 2. SOUTH 00°27'12" EAST, A DISTANCE OF 175.09 FEET;
- 3. SOUTH 89°59'46" WEST, A DISTANCE OF 93.00 FEET;
- 4. NORTH 00°27'12" WEST, A DISTANCE OF 175.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.374 ACRES, (61,283 SQUARE FEET), MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **CHAFFE PARK FINAL PLAT** AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS SHOWN HEREON, AND THE EASEMENTS AS SHOWN, FOR PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE COUNTY OF ADAMS.

OWNER:

AWOL HOLDINGS LLC, A COLBY:	ORADO LIMITED LIABILITY COMPANY	
AS:		
NOTARIAL CERTIFICATE		
STATE OF)) SS.	
COUNTY OF		
THE FOREGOING CERTIFICATI	ON OF DEDICATION AND OWNERSHIP	WAS ACKNOWLEDGED
BEFORE ME THIS	DAY OF,	A.D. 20,
BY,	AS	OF AWOL HOLDINGS LLC,
A COLORADO LIMITED LIABIL	ITY LIMITED COMPANY.	
BYNOTARY PUBLIC	WITNESS MY HAND AND SEAL	
MY COMMISSION EXPIRES	;	
NOTARY I.D. NUMBER	-	



GENERAL NOTES: SC

SCALE 1" = AS 500

- 1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH QUARTER CORNER BY NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPING ILLEGIBLE AND AT THE NORTHEAST CORNER OF SECTION 17 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPING ILLEGIBLE, ASSUMED TO BEAR NORTH 89*59*11" EAST.
- 2. 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 IMPROVEMENTS 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 COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.
- 3. ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- 4. AZTEC CONSULTANTS, INC. HAS RELIED UPON THE PROPERTY INFORMATION BINDER ORDER NO. N0042458-030-TE1-2HW PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF MARCH 28, 2023 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.
- 5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 6. A PORTION OF THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP INDEX NO. 08001C0592H, MAP REVISED MARCH 5, 2007. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
- 7. ALL PRIVATE RIGHT—OF—WAY TRACTS ARE SUBJECT TO PUBLIC ACCESS AND UTILITY EASEMENTS, ALL REMAINING TRACTS ARE SUBJECT TO UTILITY EASEMENTS ONLY.
- 8. ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING AND EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY.
- 9. NOTICE IS HEREBY GIVEN THAT THIS SUBDIVISION MAY BE SUBJECT TO A RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY BE FILED AGAINST THE SUBDIVISION PLAT.
- 12. THE ROAD MAINTENANCE PLAN FOR THE PRIVATE ROADS IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER ______.
- 13. THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE ROAD WITHIN TRACT A AND TRACT B IS THE FULL AND COMPLETE RESPONSIBILITY OF THE PROPERTY OWNER(S) OF THE SUBDIVISION, IN PERPETUITY. ADAMS COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY REGARDING THE PRIVATE ROADS AND WILL NOT PERFORM MAINTENANCE OPERATIONS INCLUDING SNOW REMOVAL.

TRACT SUMMARY CHART AREA (SF) AREA (AC) TRACT OWNED BY MAINTAINED BY PEDESTRIAN ACCESS, PRIVATE ROW TRACT A 0.011 HLLC TRACT B 5,102 0.117 PEDESTRIAN ACCESS, PRIVATE ROW HLLC HLLC TOTAL 5,567 0.128 HLLC = HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATE:

I, KARL D. SZYSZKOSKI, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

KARL D. SZYSZKOSKI
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38691
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEI PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

ACCEPTANCE CERTIFICATE:

	D B AS SHOWN HEREON ARE HEREBY ACCE	
BY: PRESIDENT		
STATE OF))SS		
COUNTY OF)		
ACKNOWLEDGED BEFORE ME THIS	DAY OF,	2019
BY	AS PRESIDENT OF	
BYNOTARY PUBLIC	WITNESS MY HAND AND SEAL	
MY COMMISSION EXPIRES		
NOTARY I.D. NUMBER		

CHAIR

A.D., 20__

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS DAY OF

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, ATM. ON THE DAY OF
A.D., 20
COUNTY CLERK AND RECORDER RECEPTION NO

PEPUTY		

300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897

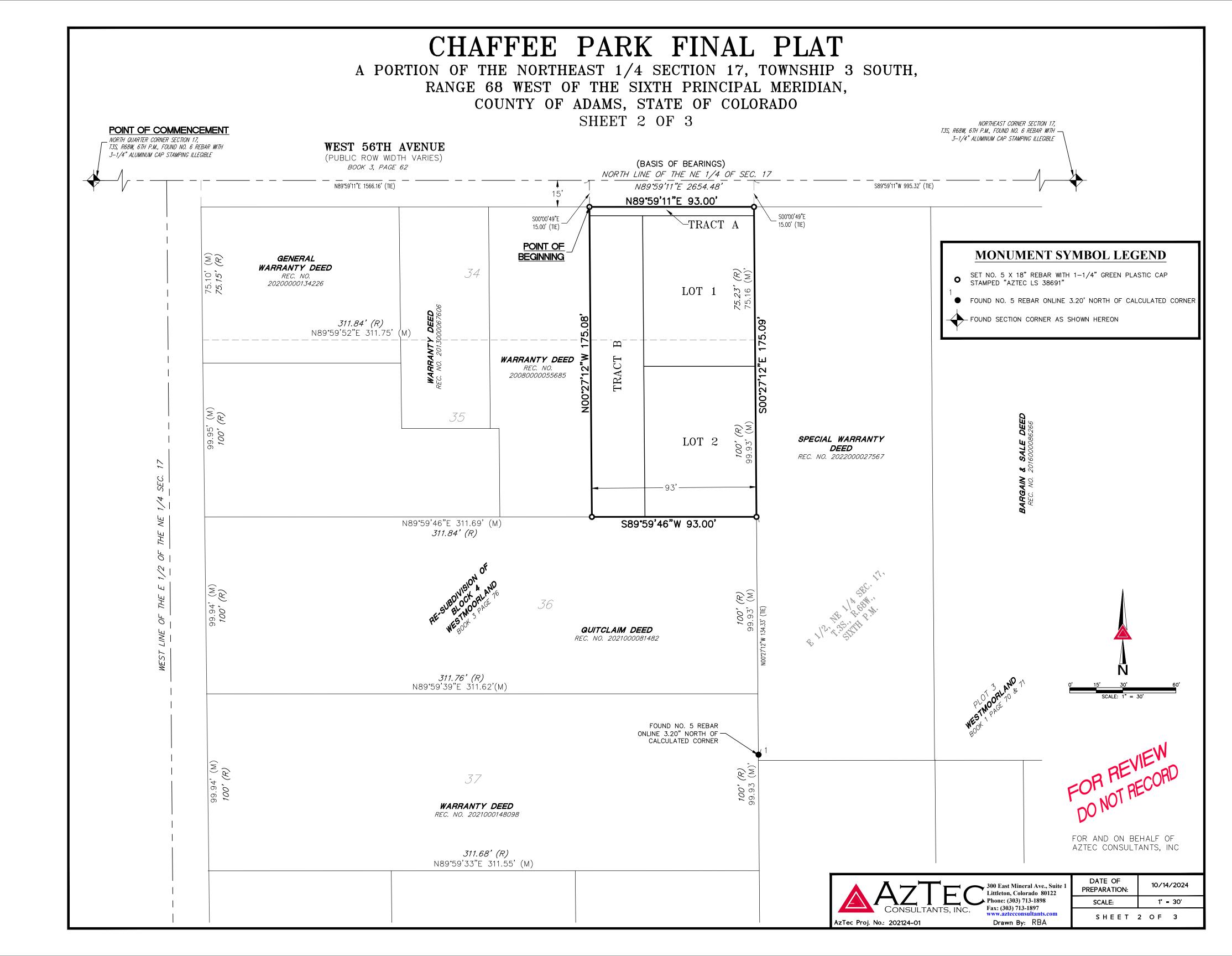
Drawn By: RBA

DATE OF 10/14/2024

PREPARATION: N/A

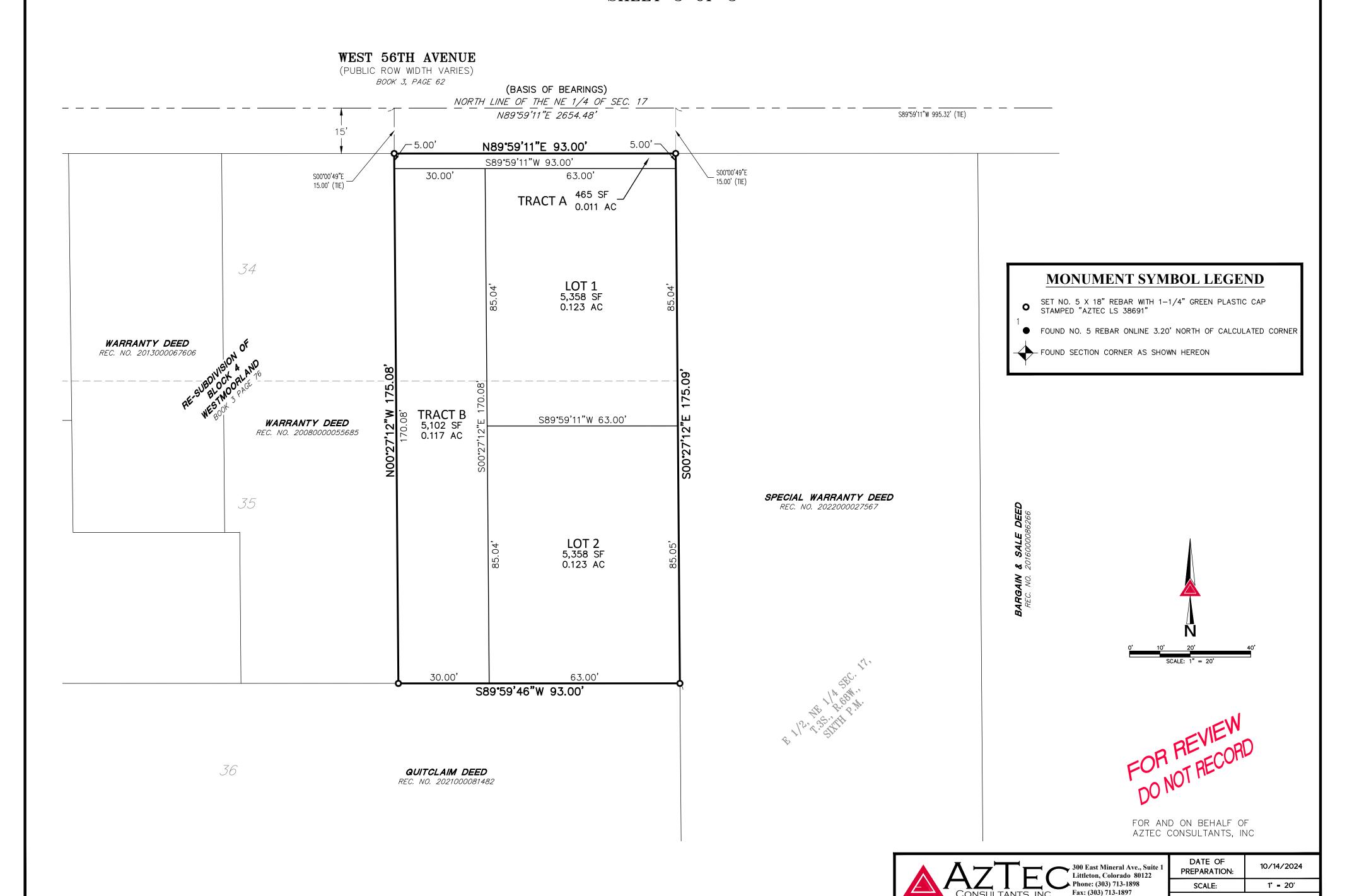
SHEET 1 OF 3

CONSULTANTS, INC.
AzTec Proj. No.: 202124-01



CHAFFEE PARK FINAL PLAT

A PORTION OF THE NORTHEAST 1/4 SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 3 OF 3



SHEET 3 OF 3

Drawn By: RBA

AzTec Proj. No.: 202124-01

LEGAL DESCRIPTION:

THE EAST 93 FEET OF PLOTS 34 AND 35 EXCEPT THE NORTH 15 FEET OF PLOT 34, RESUBDIVISION OF BLOCK 4, WESTMOORLAND, ACCORDING TO THE RECORDED PLATTHEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

Legal

Parcel 1

Address:

2590 W. 56th Ave Denver, CO 80221

Legal: SUB:WESTMOORLAND DESC: W 100 FT OF THE S 312/62 FT OF THE N 327/62 FT OF PLOT 3

Parcel 2

Address:

2600 W. 56th Ave Denver, CO 80221

Legal:SUB: WESTMOORLAND RESUBD OF DESC: E 93 FT OF LOTS 34 AND 35 EXC N 15 FT OF LOT 34

RESUBD OF BLK 4

CONCEPT PLAN 15 UNITS

15 TOWNHOMES (3 TO 4 PLEX BLDGS WITH 3-STORY)
1.5 AC +/- 10 DU/AC



CONCEPTUAL SITE PLAN

CHAFFEE PARK
ADAMS COUNTY, COLORADO

DATE: NOVEMBER 22, 2022 (V.6)
CLIENT: BRADBURY COMPANIES
PROJECT NO: 22017.001









720.283.6783 Office 1500 West Canal Court Littleton, Colorado 80120 **REDLAND.COM**

TOD LOT TYPICAL - NTS ADAMS COUNTY ZONE DISTRICT DIMENSIONAL REQUIREMENTS:

TRANSIT-ORIENTED DEVELOPMENT (TOD) - TWO FAMILY / DUPLEX / TOWNHOME

MINIMUM DENSITY - GROSS: 12 DU/AC (proposed 15 units on 1.5 ac = 10 du/ac)

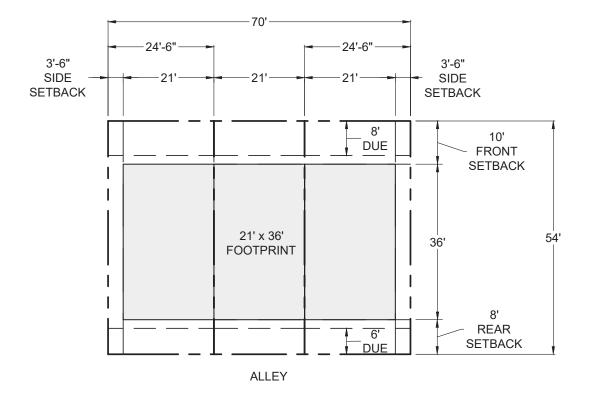
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE:

FRONTING LOCAL OR COLLECTOR STREET (MIN/MAX): 5/10 FEET FRONTING RESIDENTIAL: 10 FEET

SIDE OR REAR, ADJACENT TO RESIDENTIAL (MIN); 20 FEET (WAIVER TO 3'-6" SIDE SETBACK AND 10' ADJACENT TO EXISTING RESIDENTIAL LOTS)

SIDE OR REAR, INTERIOR TO DEVELOPMENT (MIN): 0 FEET

MAXIMUM DWELLING UNIT HEIGHT: 45 FEET - 3-Story 45 ft max height proposed PARKING: Section 4-12-04-03 Parking Space Required - Multi-family assumes all 3-bedroom units with 2 spaces + 15% of requires spaces for guests = Requires 30 spaces and 5 guest spaces = 35 total spaces req. Each unit shall provide 2 garage spaces plus 5 apron spaces and 6 on-street spaces = total of 41 spaces provided for the TOD District.



SITE PLAN CHAFFEE PARK DUPLEXES

A PORTION OF THE NORTHEAST 1/4 SECTION 17, T3S, R68W OF THE 6TH PM COUNTY OF ADAMS, STATE OF COLORADO

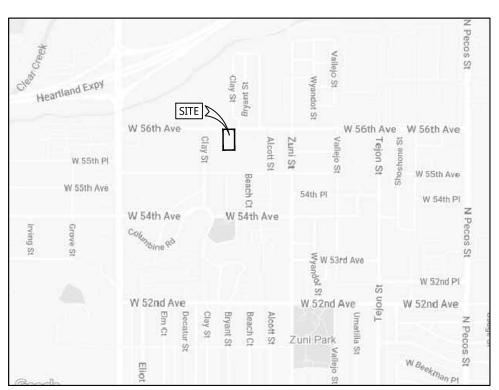
LEGAL DESCRIPTION:

THE EAST 93 FEET OF PLOTS 34 AND 35 EXCEPT THE NORTH 15 FEET OF PLOT 34, RE-SUBDIVISION OF BLOCK 4, WESTMOORLAND, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

BENCHMARK:

ADAMS COUNTY BENCHMARK NUMBER 244 BEING A 3-1/4" ALUMINUM ALLOY CAP STAMPED "95.0244 1995 3S68W S17" LOCATED THA THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST 56TH AVENUE AND ZUNI STREET, 19 FEET SOUTH OF THE CENTER LINE OF WEST 56TH AVENUE AND 44 FEET WEST OF THE CENTER LINE OF ZUNI STREET.

ELEVATION = 5271.33' (NAVD88)



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

COVER C1
SITE PLAN C2
GRADING & UTILITY PLAN C3

OWNER DD CHAF

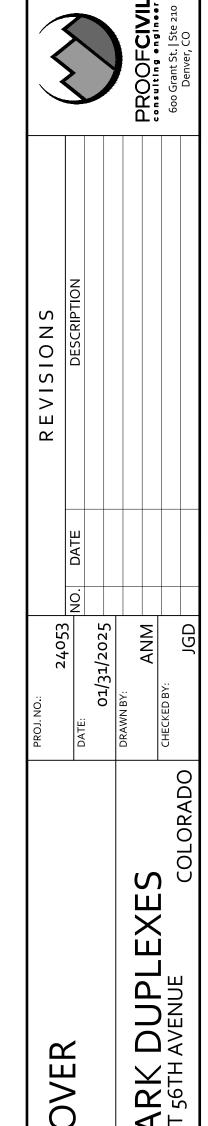
BP CHAFFEE LLC 5050 S SYRACUSE ST., STE 785 DENVER, CO 80237 303.229.0427 AUSTIN SITTKO

ARCHITECT

PAPPAS ARCHITECTURE + DESIGN
3615 SOUTH HURON STREET, SUITE 104
ENGLEWOOD, CO 80110
303.709.3334
CHRIS TENNEY

ENGINEER
PROOF CIVIL
1531 MARKET ST

1531 MARKET STREET DENVER, CO 80202 303.325.5709 JASON DEYOUNG



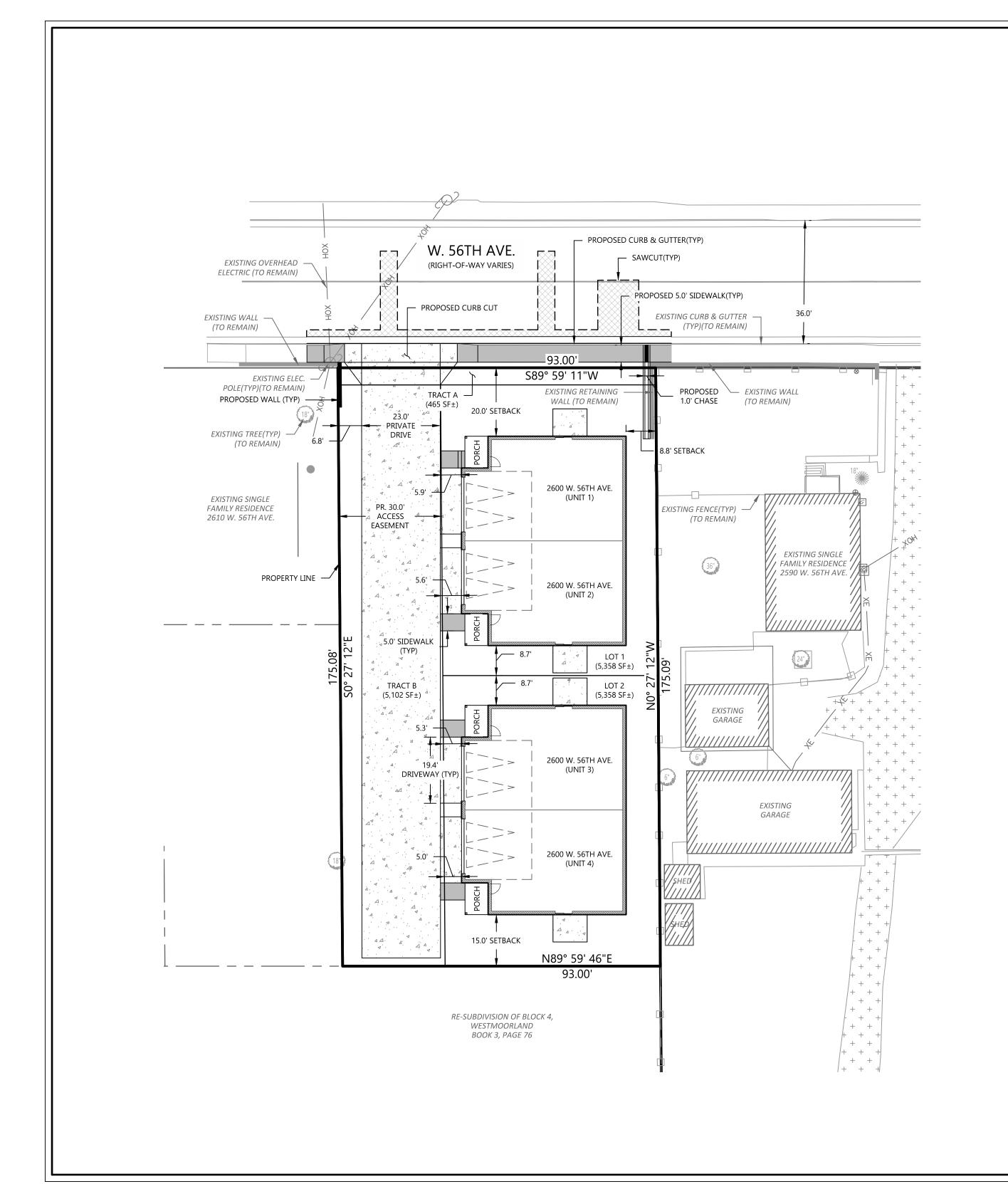
DRAWING NO.

C

1 OF 3

CHAFFEE PA

ADAMS COUNTY



LEGEND:

	PROPERTY LINE
•••••	ADA ACCESSIBLE ROUTE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SAWCUT
	PROPOSED ASPHALT
	PROPOSED WALK
<u></u>	PROPOSED LIGHT POLE
\Diamond	EXISTING LIGHT POLE
•	PROPOSED SIGN
-	EXISTING SIGN

NOTES:

1. ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.

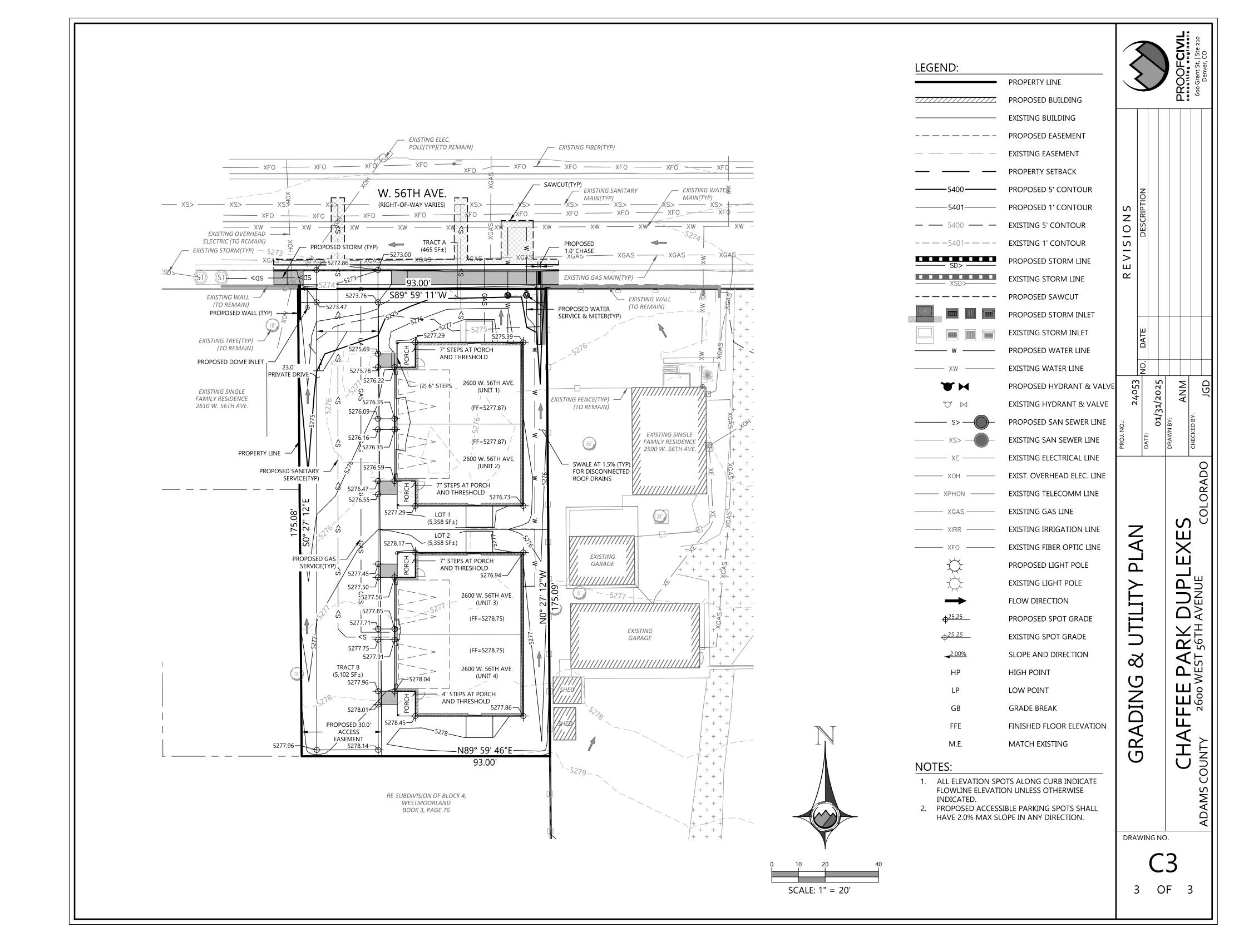


2 OF 3

REVISIONS

01/31/2025







Order No.: 150-F06225-22

Doc Fee: \$54.50

SPECIAL WAR	RANTY DEED
THIS DEED, Made this 21st day of April, 2022, between	n
Panthera Group LLC	
of the County of Doubles and	State of Colorado, grantor(s),
AWOL Holdings, LLC	
whose legal address is 2600 West 56th Avenue, Denv	ver, CO 80221-1800
of the County of Adams and State of COLORADO, grain	
WITNESS, That the grantor(s), for and in consider Thousand And No/100 Dollars (\$545,000.00), the acknowledged, has granted, bargained, sold and convict sell, convey and confirm, unto the grantee(s), his heirs with improvements, if any, situate, lying and being in COLORADO, described as follows:	he receipt and sufficiency of which is hereby veyed, and by these presents does grant, bargain,
The East 93 feet of Plots 34 and 35 except the Norw Westmoorland, according to the recorded plat there County of Adams, State of Colorado.	th 15 feet of Plot 34, Re-Subdivision of Block 4, eof,
also known by street and number as 2600 West 56th A	venue, Denver, CO 80221-1800
TOGETHER with all and singular the hereditaments anywise appertaining, and the reversion and reversion profits thereof, and all the estate, right, title, interest, either in law or equity, of, in and to the above be appurtenances except for taxes for the current year, statutory exceptions as defined in CRS 38-30-113, revision.	s and appurtenances thereunto belonging, or in ns, remainder and remainders, rents, issues and claim and demand whatsoever of the grantor(s), argained premises, with the hereditaments and a lien but not yet due and payable, subject to sed.
TO HAVE AND TO HOLD the said premises above be unto the grantee(s), his heirs, and assigns forever. Trepresentatives or successors, does covenant and FOREVER DEFEND the above bargained premises grantee(s), his heirs and assigns, against all and every thereof, by, through or under the grantor(s).	ne grantor(s), for himself, his heirs and personal agree that he shall and will WARRANT AND in the quiet and peaceable possession of the person or persons claiming the whole or any part
The singular number shall include the plural, the plural applicable to all genders.	the singular, and the use of any gender shall be
IN WITNESS WHEREOF, the grantor(s) has executed to	his deed on the date set forth above.
GRANTOR:	
Panthera Group LLC BY: Scott Kimball, Owner	
STATE OF COLORADO	
COUNTY OF Deaver	
The foregoing instrument was acknowledged before me Owner, of Panthera Group LLC, a Limited Liability Corpo	this 21st day of April, 2022, by Scott Kimball, ration.
Notary Public	
My Commission Expires:	GARRETT MICHAEL GOINGS
SEAL)	NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20154021259 MY COMMISSION EXPIRES MAY 29, 2023

Deed (Special Warranty - Legal)

BERKELEY WATER AND SANITATION DISTRICT 4455 WEST 58th AVENUE, UNIT A ARVADA, COLORADO 80002 303-477-1914

Email: berkeleywater@gmail.com

11/29/2022

Renovar Inc ATTN: Austin Sittko 2401 S Downing St Denver, CO 80210

Re:

2590 & 2600 W 56th Ave

Availability of sanitary sewer services

Dear Austin:

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 10" sewer main in W 56th. 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 November 29, 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





December 13, 2022

BP Chaffee, LLC 5050 S Syracuse St., Suite 785 Denver, CO 80237

RE: 2571, 2590, 2600, 2601 W 55th Ave

Dear Nick:

Denver Water has been asked to determine whether the property described on the attached layout Exhibit A is located within Denver Water's service area and eligible to receive water service from Denver Water. This letter verifies that the property is located within the City and County of Denver or one of Denver Water's Total Service 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, 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.

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,

Wendy Sutherland

Wendy Sutherland Sales Administration

Enclosure



WILL SERVE LETTER

February 21, 2025

AWOL HOLDINGS, LLC 20 WEDGE WAY LITTLETON, CO 80123

Re: 2600 W 56TH AVE, DENVER, ADAMS COUNTY COLORADO

Dear AUSTIN,

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 2600 W 56TH AVE, DENVER. 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.

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.

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,

AMY CASWELL Xcel Energy Designer

Mailing address: Public Service Company of Colorado 5460 W 60th Ave Arvada, CO 80003



TREASURER & PUBLIC TRUSTEE **ADAMS COUNTY, COLORADO CERTIFICATE OF TAXES DUE**

Account Number R0104623 Parcel 0182517102025 Assessed To AWOL HOLDINGS LLC 20 WEDGE WAY LITTLETON, CO 80123-6630

Certificate Number 2025-256510 Order Number Vendor ID Counter

Legal Description

Situs Address

SUB:WESTMOORLAND RESUBD OF DESC: E 93 FT OF LOTS 34 AND 35 EXC N 15 FT OF LOT 2600 W 56TH AVE

Year T	ax Inte	erest	Fees Pa	yments	Balance
Tax Charge 2024 \$3,516. Total Tax Charge	86 \$	50.00	\$0.00 (\$3,	516.86)	\$0.00 \$0.00
Grand Total Due as of 02/21/2025					\$0.0
Tax Billed at 2024 Rates for Tax Area 480 - 48 Authority RANGEVIEW LIBRARY DISTRICT	Mill Levy 3.6670000	Amount \$110.56 \$76.43	Values RES IMPRV LAND SINGLE FAMILY RES	Actual \$115,000 \$390,000	Assessed \$6,870 \$23,280
BERKELEY WATER & SANITATION ADAMS COUNTY FIRE PROTECTIO ADAMS COUNTY HYLAND HILLS PARK & RECREAT SD 50 URBAN DRAINAGE SOUTH PLATTE	2.5350000* 17.2700000 26.9440000 5.1110000 60.1180000 0.1000000 0.90000000	\$520.69 \$812.35 \$154.10 \$1,812.57 \$3.02 \$27.14	Total	\$505,000	\$30,150
URBAN DRAINAGE & FLOOD CONT Taxes Billed 2024	116.6450000	\$3,516.86			

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

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY

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

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

TREASURER &PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

alyala L. Villey -



4430 S. Adams County Parkway Brighton, CO 80601

chris@pappasarc.com

From: Austin Sittko <austin@zeradevelopments.com>

Sent: Friday, February 21, 2025 9:16 AM

To: chris@pappasarc.com

Subject: FW: Thank you for your payment

Paid Geo Survey

From: CGS_LUR@mines.edu <CGS_LUR@mines.edu>

Sent: Friday, February 21, 2025 9:07 AM

To: Austin Sittko <austin@zeradevelopments.com>

Subject: Thank you for your payment

Receipt Number: 908610 Colorado Geological Survey

Date: 02/21/2025

Description Amount

Pre-Pay the Colorado Geological Survey

\$600.00

Land Use Review Fee

Must select project size to calculate a price: Very Small Residential Subdivision -

Project Name: 2600 W 56th Ave

County of Project: Adams

Applicant's Name: Austin Sittko

Applicant's Address (line 1): 20 Wedge Way

Applicant's City: Littleton
Applicant's State: CO

Applicant's Zip Code: 80123 Applicant's Phone: 3032290427

Applicant's Email:

austin@zeradevelopments.com

Township: Denver

Pre-Pay the Colorado Geological Survey

Land Use Review Fee

Total \$600.00

Payments Received Amount

CC \$600.00

Visa XXXXXXXXXXXX2050 Authorization # 09701G Total \$600.00

Thank you for the payment.