



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 mayor.

Thank you for your review of this case.

Lia Campbell
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



FINAL PLAT

(MINOR SUBDIVISION)

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



PROJECT NAME:

APPLICANT

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

OWNER

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

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

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

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or
square feet):

Tax Assessor
Parcel Number

Existing
Zoning:

Existing Land
Use:

Proposed Land
Use:

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

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:

Developer

BP Chaffee LLC
5050 S. Syracuse St., Suite 785
Denver, CO 80237
Austin Sittko
303.229.0427

Architect

Pappas Architecture + Design
3615 S. Huron St., Suite 104
Englewood, CO 80110
Peter D. Pappas
303.733.0877

Civil Engineer

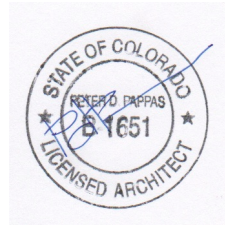
Proof Civil
1531 Market St.
Denver, CO 80202
Jason DeYoung, PE
303.325.5709

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,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3

POINT OF COMMENCEMENT

NORTH QUARTER CORNER SECTION 17,
T3S, R68W, 6TH P.M., FOUND NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP STAMPING ILLEGIBLE

WEST 56TH AVENUE

(PUBLIC ROW WIDTH VARIES)
BOOK 3, PAGE 62

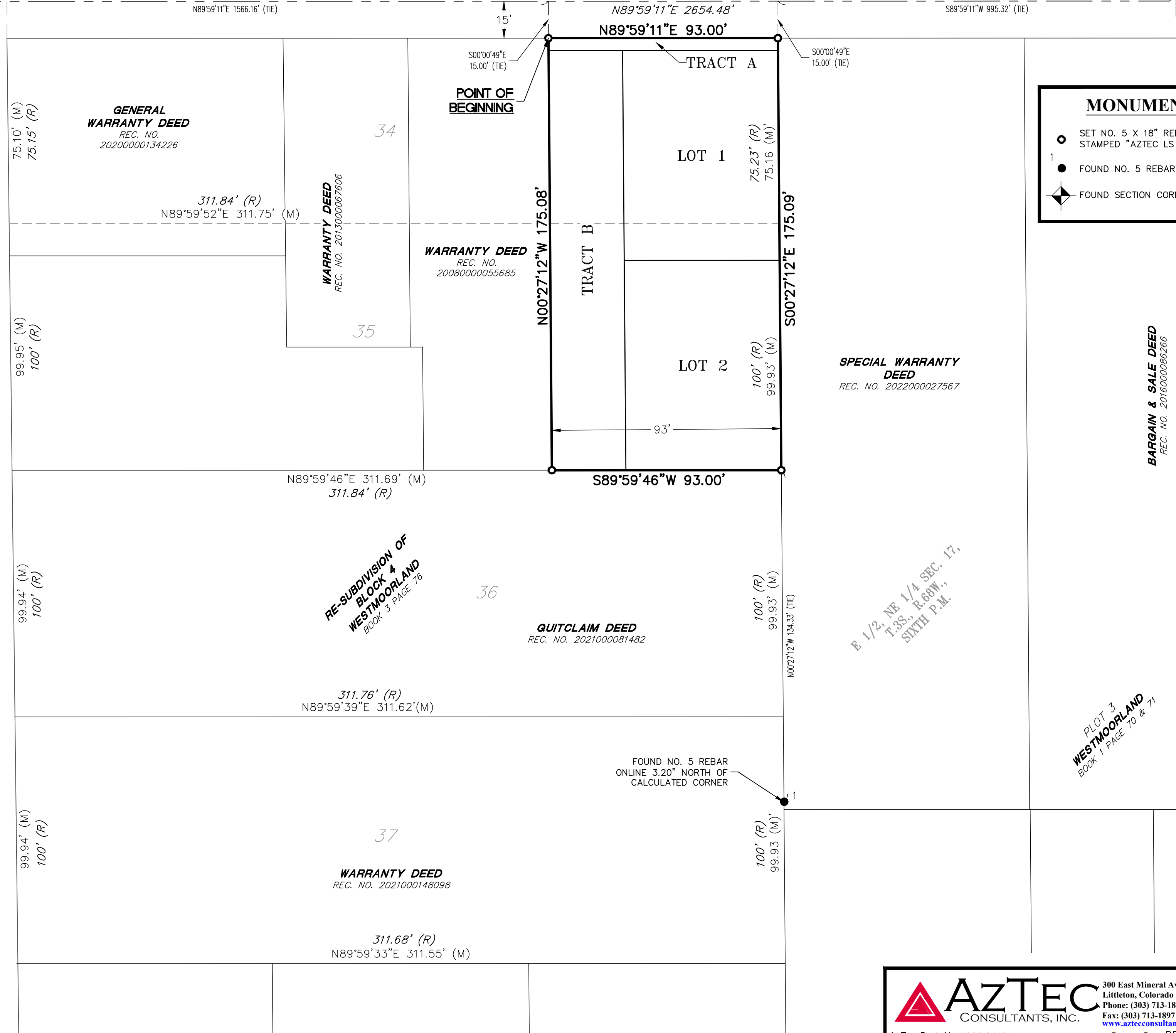
(BASIS OF BEARINGS)

NORTH LINE OF THE NE 1/4 OF SEC. 17

N89°59'11"E 2654.48'

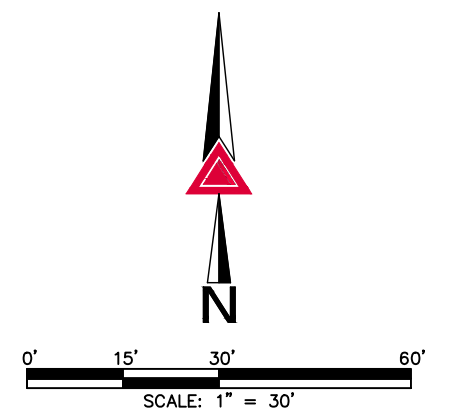
S89°59'11"W 995.32' (TIE)

NORTHEAST CORNER SECTION 17,
T3S, R68W, 6TH P.M., FOUND NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP STAMPING ILLEGIBLE



MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 38691"
- FOUND NO. 5 REBAR ONLINE 3.20' NORTH OF CALCULATED CORNER
- ◆ FOUND SECTION CORNER AS SHOWN HEREON



FOR REVIEW
DO NOT RECORD

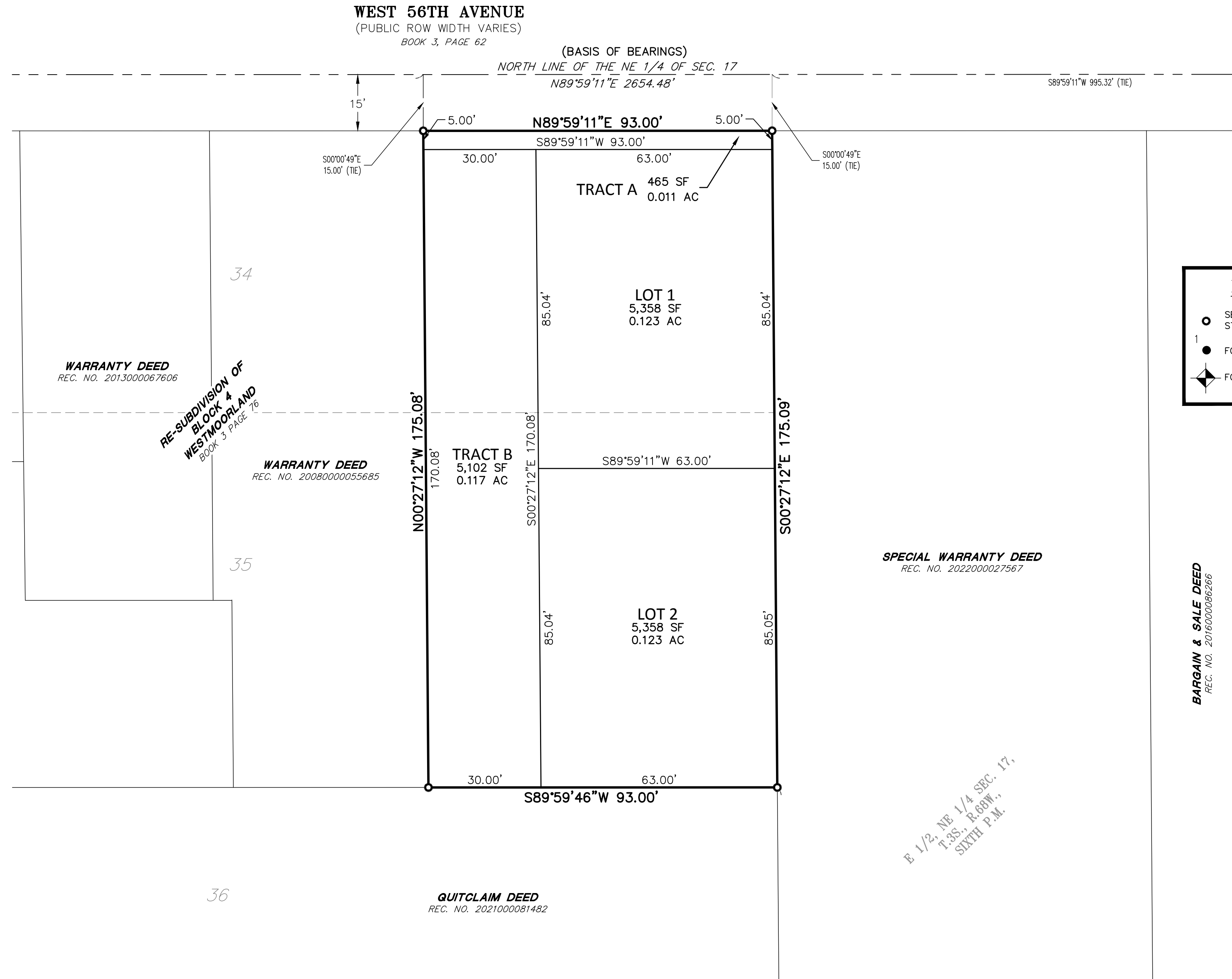
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 202124-01
Drawn By: RBA

DATE OF PREPARATION:	10/14/2024
SCALE:	1" = 30'
SHEET 2 OF 3	

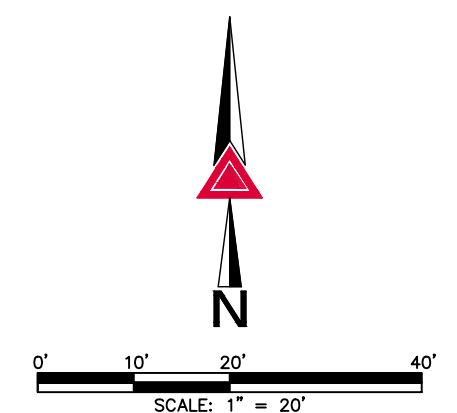
CHAFFEE PARK FINAL PLAT

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



MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP
STAMPED "AZTEC LS 38691"
- FOUND NO. 5 REBAR ONLINE 3.20' NORTH OF CALCULATED CORNER
- ◆ FOUND SECTION CORNER AS SHOWN HEREON



**FOR REVIEW
DO NOT RECORD**

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



AzTec Proj. No.: 202124-01

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

Drawn By: RBA

DATE OF
PREPARATION: 10/14/2024

SCALE: 1" = 20'

SHEET 3 OF 3

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.

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



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

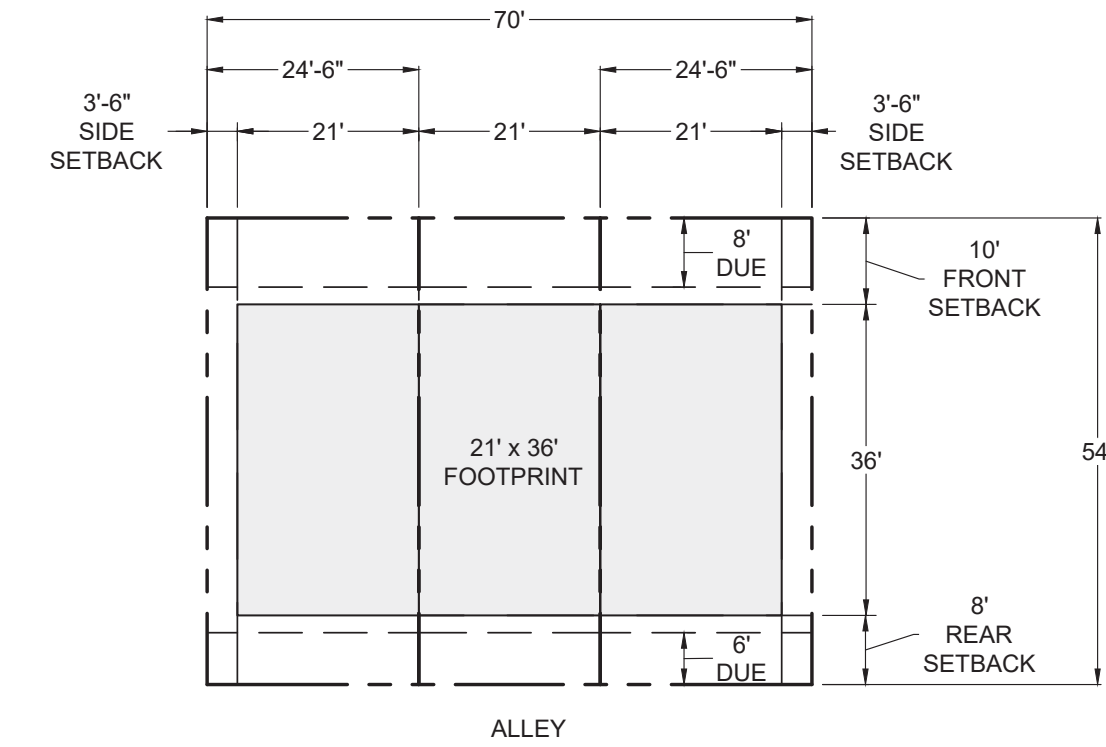
SIDE OR REAR, ADJACENT TO RESIDENTIAL (MIN); 20 FEET

(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.



CONCEPTUAL SITE PLAN

CHAFFEE PARK

ADAMS COUNTY, COLORADO

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

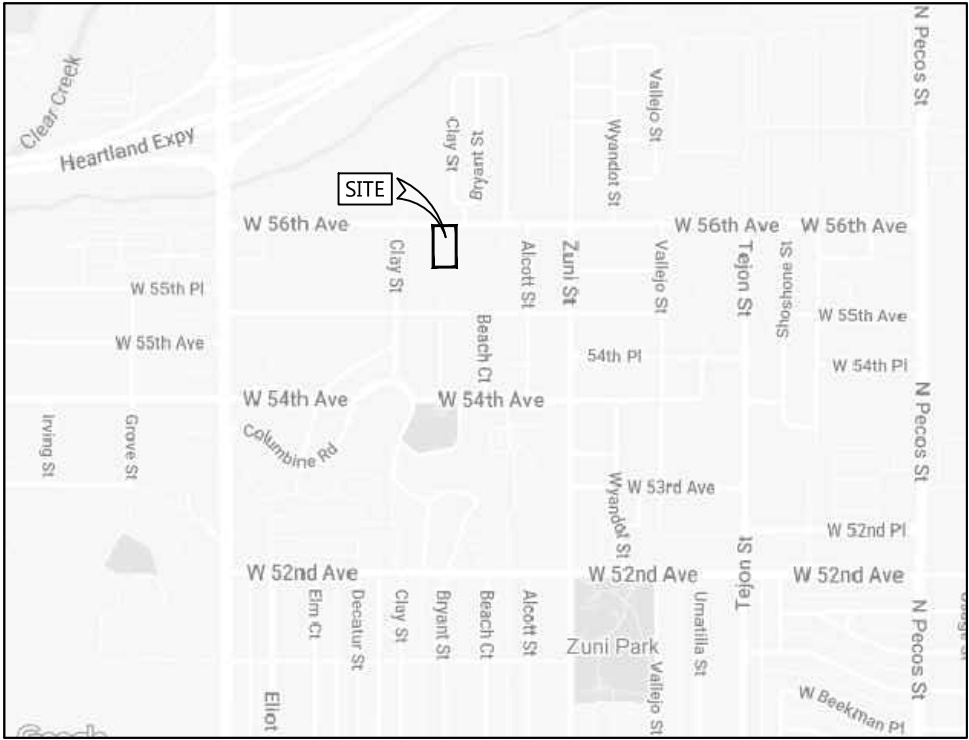
LEGAL DESCRIPTION:

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

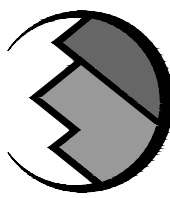
BP CHAFFEE LLC
5050 S SYRACUSE ST., STE 785
DENVER, CO 80237
303.229.0427
AUSTIN SITTKO

ARCHITECT

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

ENGINEER

PROOF CIVIL
1531 MARKET STREET
DENVER, CO 80202
303.325.5709
JASON DEYOUNG



PROOF CIVIL
consulting engineers
600 Grant St., Ste 210
Denver, CO

REVISIONS

NO.	DATE	DESCRIPTION

PROJ. NO.: 24053	
DATE: 01/31/2025	
DRAWN BY: ANM	
CHECKED BY: JGD	

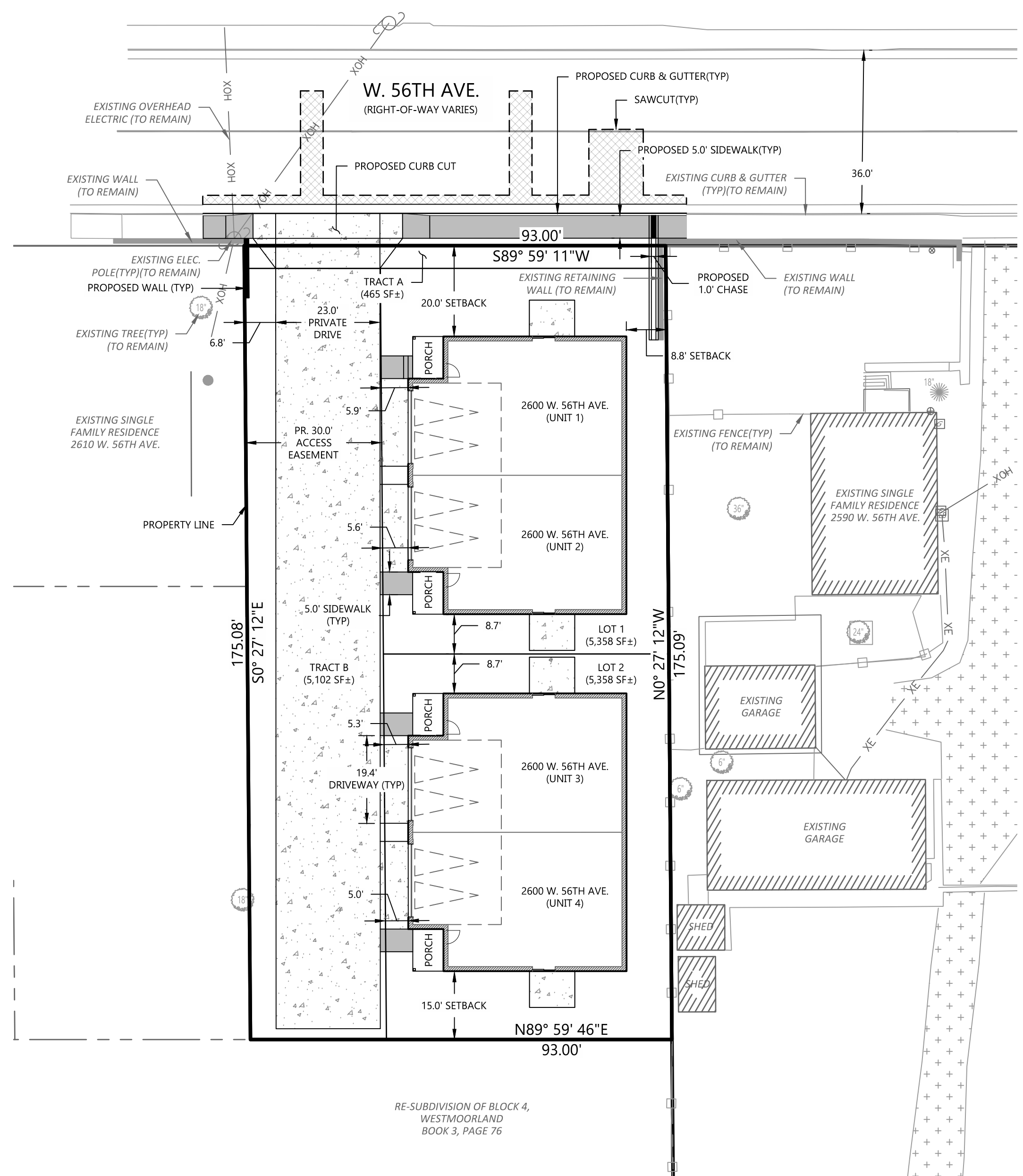
COVER

CHAFFEE PARK DUPLEXES
2600 WEST 56TH AVENUE
ADAMS COUNTY COLORADO

DRAWING NO.

C1

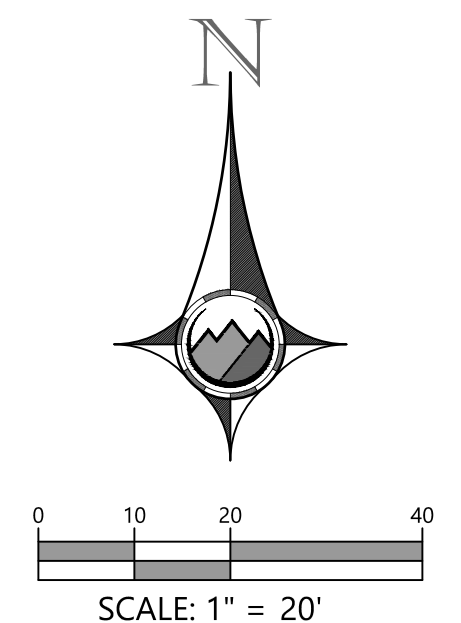
1 OF 3

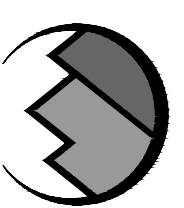


- LEGEND:**
- PROPERTY LINE
 - ADA ACCESSIBLE ROUTE
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPERTY SETBACK
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - PROPOSED SAWCUT
 - PROPOSED ASPHALT
 - PROPOSED WALK
 - PROPOSED LIGHT POLE
 - EXISTING LIGHT POLE
 - PROPOSED SIGN
 - EXISTING SIGN

NOTES:

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





PROOF CIVIL
consulting engineers
600 Grant St., Ste 210
Denver, CO

REVISIONS	
NO.	DESCRIPTION

PROJ. NO:	24053
DATE:	01/31/2025
DRAWN BY:	ANM
CHECKED BY:	JGD

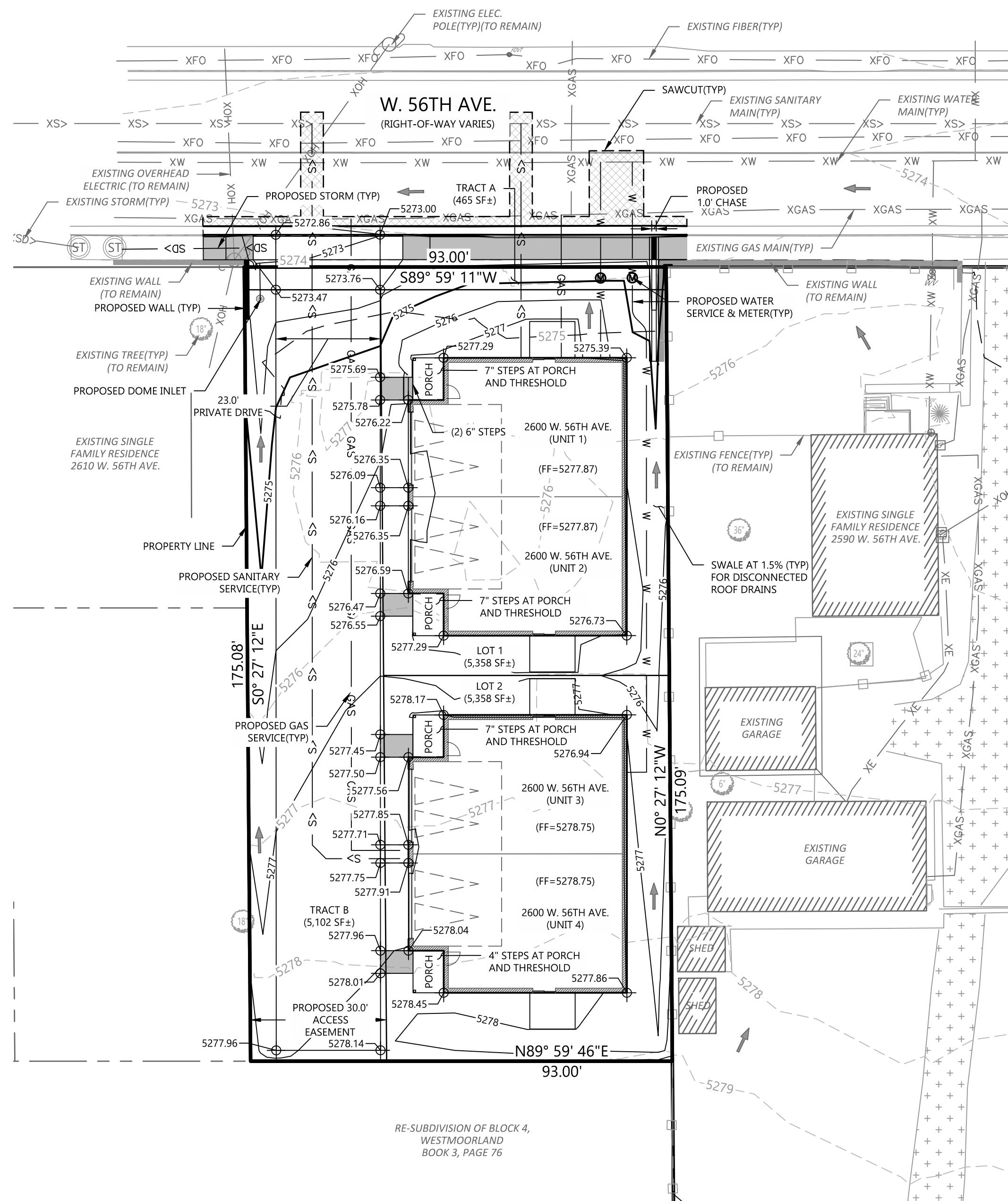
SITE PLAN

CHAFFEE PARK DUPLEXES
2600 WEST 56TH AVENUE
ADAMS COUNTY COLORADO

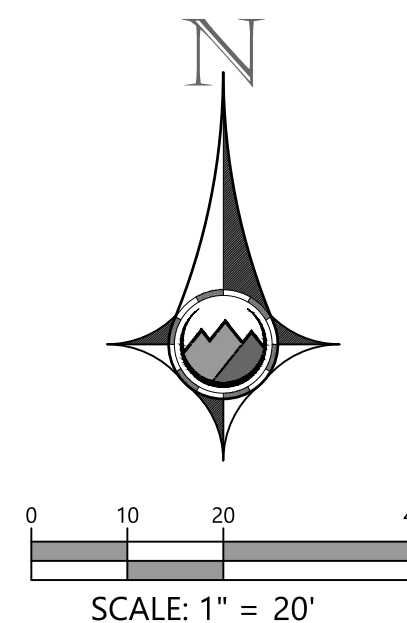
DRAWING NO.

C2

2 OF 3



RE-SUBDIVISION OF BLOCK 4,
WESTMOORLAND
BOOK 3, PAGE 76



LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAWCUT
	PROPOSED STORM INLET
	EXISTING STORM INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER LINE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXIST. OVERHEAD ELEC. LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	FLOW DIRECTION
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	SLOPE AND DIRECTION
	HIGH POINT
	LOW POINT
	GRADE BREAK
	FINISHED FLOOR ELEVATION
	MATCH EXISTING

NOTES:

- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
- PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.

REVISIONS

NO.	DATE	DESCRIPTION
24053	01/31/2025	

PROJ. NO.: 24053
DATE: 01/31/2025
DRAWN BY: ANM
CHECKED BY: JGD

GRADING & UTILITY PLAN

CHAFFEE PARK DUPLEXES
2600 WEST 56TH AVENUE
ADAMS COUNTY COLORADO

DRAWING NO.

C3

3 OF 3



Order No.: 150-F06225-22

Doc Fee: \$54.50

SPECIAL WARRANTY DEED

THIS DEED, Made this 21st day of April, 2022, between

Panthera Group LLC

of the County of Douglas and State of Colorado, grantor(s),
and

AWOL Holdings, LLC

whose legal address is **2600 West 56th Avenue, Denver, CO 80221-1800**

of the County of Adams and State of COLORADO, grantees:

WITNESS, That the grantor(s), for and in consideration of the sum of **Five Hundred Forty-Five Thousand And No/100 Dollars (\$545,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City of Denver, County of Adams, State of COLORADO, described as follows:

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.

also known by street and number as **2600 West 56th Avenue, Denver, CO 80221-1800**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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

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

GRANTOR:

Panthera Group LLC

BY: [Signature]
Scott Kimball, Owner

STATE OF COLORADO

COUNTY OF Denver

The foregoing instrument was acknowledged before me this 21st day of April, 2022, by Scott Kimball, Owner, of Panthera Group LLC, a Limited Liability Corporation.

[Signature]
Notary Public

My Commission Expires: _____

(SEAL)

<p>GARRETT MICHAEL GOINGS NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20154021259 MY COMMISSION EXPIRES MAY 29, 2023</p>
--

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,

David W. Wake

BERKELEY WATER AND SANITATION DISTRICT



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

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](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,

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 34 RESUBD OF BLK 4 2600 W 56TH AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$3,516.86	\$0.00	\$0.00	(\$3,516.86)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 02/21/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 480 - 480

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$110.56	RES IMPRV LAND	\$115,000	\$6,870
BERKELEY WATER & SANITATION	2.5350000*	\$76.43	SINGLE FAMILY RES	\$390,000	\$23,280
ADAMS COUNTY FIRE PROTECTIO	17.2700000	\$520.69	Total	\$505,000	\$30,150
ADAMS COUNTY	26.9440000	\$812.35			
HYLAND HILLS PARK & RECREAT	5.1110000	\$154.10			
SD 50	60.1180000	\$1,812.57			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$3.02			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$27.14			
	116.6450000	\$3,516.86			

Taxes Billed 2024

* Credit Levy

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

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

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

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

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander
L Villagran



4430 S. Adams County Parkway
Brighton, CO 80601

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 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	\$600.00
Total	\$600.00
Payments Received	Amount
CC Visa XXXXXXXXXXXXX2050 Authorization # 09701G	\$600.00

Total	\$600.00
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Thank you for the payment.