

STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned hereby executes this Statement of Authority on behalf of COSIMI FARMS, LP, a Colorado limited partnership, an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: COSIMI FARMS, LP, a Colorado limited partnership

The Entity is a: Colorado limited partnership

The mailing address for the Entity is: __6728 Seville PL. NW, Albuquerque, NM 87120 _____

The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity is:

1. Ronald A. Cosimi, as Manager or RONCOS, LLC, an Ohio limited liability company, as General Partner of Cosimi Farms, LP, a Colorado limited partnership; and
2. A. Benedict Cosimi, as Manager or ABC38 Farm, LLC, a Colorado limited liability company, as General Partner of Cosimi Farms, LP, a Colorado limited partnership.

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows: None

The instrument and recording information, including the County, of the document by which title was acquired is: N/A

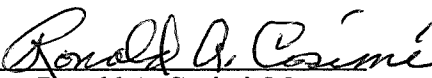
Other matters concerning the manner in which the Entity deals with any interest in real property are:

None

EXECUTED this March 19, 2025.

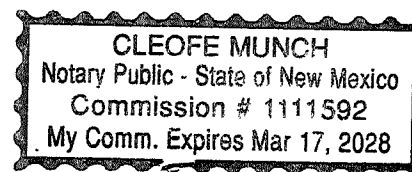
**COSIMI FARMS, LP.,
a Colorado limited partnership**

By: RONCOS, LLC,
an Ohio limited liability company,
its General Partner

By: 
Ronald A. Cosimi, Manager

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

}ss:



The foregoing instrument was acknowledged before me this 26 day of March, 2025
by Ronald A. Cosimi, in his capacity as Manager of Roncos, LLC, an Ohio limited liability
company, in its capacity as General Partner of Cosimi Farms, LP., a Colorado limited partnership.

Witness my hand and official seal.

Cleofe Munch
Notary Public

EXHIBIT "A"

Legal Description

PARCEL I:

Lots 1 through 6, inclusive, Block 2, and
Lots 11 through 17, Block 2,
TOWN OF WELBY, SECOND FILING, as recorded March 07, 1910 in Plat book 1 at Page 19,

EXCEPT that portion of Lot 11, more particularly described as follows:
Beginning at the Southwest corner of Lot 11,
Thence Northerly along the West line of said Lot 11, a distance of 157.5 feet;
Thence Easterly a distance of 12 feet;
Thence Southerly and parallel with the West line of said Lot 11, a distance of 157.5 feet to the
South line of said Lot 11;
Thence Westerly 12 feet to the Point of Beginning,
County of Adams,
State of Colorado.

PARCEL II:

Lots 22 and 23, Block 1,
TOWN OF WELBY, SECOND FILING, as recorded March 07, 1910 in Plat book 1 at Page 19,
County of Adams,
State of Colorado.

PARCEL III:

That part of the Northeast 1/4 Northwest 1/4 Section 36, Township 2 South, Range 68 West of
the 6th Principal Meridian, Described as follows:
Beginning at a point on the North line of Section 36 which point is 491.1 feet West of the
Westerly Right of Way line of the Union Pacific Railroad;
Thence South 03°35" West 385.7 feet;
Thence South 28°30" West 304.95 feet;
Thence West 95.37 feet;
Thence North to the North line of Section 36;
Thence East along the North line to the Point of Beginning.

EXCEPT that part of the former Right of Way of the Denver, Laramie & Northwestern Railway
lying in the Northwest corner.

County of Adams,
State of Colorado.

PARCEL IV:

Lots 1 through 7, inclusive, Block 3,
Lots 1 through 15, inclusive, Block 4,
Lots 1 through 15, inclusive, Block 5,
Lots 1 through 14, inclusive, Block 6,
TOWN OF WELBY, SECOND FILING, as recorded March 07, 1910 in Plat book 1 at Page 19,
County of Adams,

State of Colorado.

PARCEL V:

That portion of the former land and right of way of the Denver, Laramie & Northwestern Railway Company lying within the North 1/2 of the Northwest 1/4 of Section 36, Township 2 South, Range 68 West of the 6th Principal Meridian, bounded on the North by the South line of Cline Street as dedicate in the Plat of Town of Welby, Second Filing, bounded on the South by the North line of Burnett Street as dedicated in the Plat of Town of Welby, Second Filing, bounded on the Westerly side by a line which extends from a point 385.2 feet North of the Southeast corner of the Northwest 14 Northwest 1/4 Section 36, Township 2 South, Range 68 West, as measured along the East line of said Northwest 1/4 Northwest 1/4 which point is 50 feet Westerly and at right angles to the center line of the 100 foot strip of land of the Denver, Laramie & Northwestern Railway as originally surveyed and staked out in the Northeast 1/4 Northwest 1/4 of Section 36, Township 2 South, Range 68 West to a point on the North line of County Road (Burnett Street) by a course from said beginning point of South 23°31" West a distance of 392.8 feet, more or less, being a line 50 feet Westerly from and parallel with the Southwesterly extension of the said centerline of the Denver, Laramie & Northwestern Railway Company, and bounded on the Easterly and East side by the Southeasterly line of said 100 foot strip of land of the Denver, Laramie & Northwestern Railway as surveyed and staked out in the Northeast 1/4 Northwest 1/4 of Section 36, Township 2 South, Range 68 West and by the East line of the Northwest 1/4 Northwest 1/4 of said Section 36 respectively.

County of Adams,
State of Colorado.

TOGETHER with that portion of the former right of way of the Denver, Laramie & Northwestern Railway Company in the Northwest corner of the East 26 Acres of the Northeast 1/4 Northwest 1/4 and the right of way in the West 14 Acres of the Northeast 1/4 Northwest 1/4 Section 36, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams,
State of Colorado.



04/04/2025

Nick Eagleson
Planning Department
4430 south Adams County Parkway
1st floor Ste. W2000B
Brighton Colorado 80601

Re: Cosimi Farms/Welby Junction Amendment Concept

Dear Nick Eagleson,

Thank you for the first-round comments, received March 17, 2025. We have reviewed all the comments and addressed them in this letter. Please feel free to contact me directly should you have any comments, questions and/or requests for additional information. We look forward to continuing to work with the city to make this new community a success.

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read "Daniel Braswell", enclosed within a large, loopy oval stroke.

Daniel Braswell
Associate



PLANNER REVIEW

1. 03/17/2025 Nick Eagleson

- A. PLN01: Major Amendment to the Preliminary Development Plan (Oxenfree at Welby); 2.) Major Amendment to the Preliminary Plat to allow 222 residential units on approximately 26 acres; and 3.) Waiver from Subdivision Design Standards to allow greater than a 3:1 lot width-to-depth ratio.
Response: Planning Commission title block has been added to the plat.
- B. PLN02: The preliminary plat needs signature block for Planning Commission.
Response: Planning Commission title block has been added to the plat.
- C. PLN03: Case number PRC2025-00001 can be placed at top left.
Response: Case number has been added.
- D. PLN04: In order to conform to County requirements, a 300 year water supply must be demonstrated for these lots, and documentation of this supply must be acknowledged. The will serve letter provided is in response to a request from 10/6/2021. An updated will serve letter from North Washington Water and Sanitation District for the 222 units is required.
Response: An updated will serve letter has been provided with this submittal.
- E. PLN05: Sheet 4 of the PUD Amendment shows where the park amenities will be, but doesn't go into detail about the active recreation piece. Please provide more details about active recreation.
Response: A narrative has been added to sheet 4 to provide more details about the active recreation and park amenities.
- F. PLN06: Although it will not be included in the PUD document, please provide a colored landscape plan showing street landscaping, parks, trails, etc. This will help to illustrate the amount of open space and landscaping throughout the development.
Response: A conceptual landscape rendering has been included with this submittal.
- G. PLN07: There's mention of guest parking counts being addressed at the time of final development plan. I think it would be a good idea to either describe or show where and how much visitor parking will be provided.
Response: Additional details for visitor parking has been added to PDP sheet 2. Visitor parking will be on-street with parking on both sides of the street.
- H. PLN08: Please address concerns from Xcel Energy in their letter dated March 11, 2025.
Response: Xcel comments have been addressed as a part of this letter.



ROW Review

2. 03/13/2025 Sally Daggertt and David Dittmer

Should the title be A Re-Plat of the Town of Welby and that portion of the vacated Denver, Laramie, and Northwestern Railway Company Right-of-Way located in.....

- A. ROW1: The legal description most likely will take up most of sheet 1 because you need to cite verbatim the legal descriptions provided in the Title Commitment dated 1/9/2025 with all 5 parcels, followed by the m/b legal description for the newly created subdivision. Depending on the room, the county approval/signature blocks should be included on sheet 1, with owners' execution and dedication on sheet 2.

Response: The title has been updated to match the legal on the Plat. Updated commitment has been provided with this submittal.

- B. ROW2: Per this title commitment, a duly current recorded Statement of Authority for Cosimi Farms is required to verify the ability of the signatory to encumber the property and dedicate rights-of-way.

Response: A current recorded Statement of Authority has been provided with this submittal.

- C. ROW3: Add new case number to top right-hand corner of all sheets.

Response: Case number has been added to the plat.

- D. ROW4: Review the approved dedication statements in the checklist and guidelines in the application packet. The county will not accept the dedication of a TRACT.

Response: This has been revised on the plat.

- E. ROW5: Remove "Final Plat" from the dedication statement and revise with "Preliminary Plat"

Response: This has been revised.

- F. ROW6: Please watermark all pages with the "For Review - Do Not Record" on all sheets (Missed sheet 1).

Response: This has been added to the plat.

- G. ROW7: Revise Planning Commission review block:

PLANNING COMMISSION
REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF
_____ A.D. 202_

CHAIR

Response: The review block has been revised.

- H. ROW8: Reduce the spacing between the approval blocks title and signature lines.

Response: The spacing has been reduced.

- I. ROW9: Revise NOTE 4 with the Title Commitment information dated January 9, 2025

Response: Note 4 has been revised to match the updated title commitment.

- J. ROW10: NOTE 8 will be redundant with the correct easement information, widths, and locations, as example provided in the checklist and guidelines.



Response: Note 8 has been removed.

- K. ROW11: The county requires the dedication of the 20' wide drainage easements within Tracts B and L. Access to the drainage easement with Tract L must be provided from Fillmore Court. Need to state: 20' DRAINAGE EASEMENT DEDICATED BY THIS PLAT", at all locations statement is made. Is there a detention pond located in Tract K?

Response: Revised as requested. Drainage has been added as a use to Tract K and N.

- L. ROW12: NOTE 11: Not sure a Lot is contained in an Access Easement, clarify statement.

Response: Note 11 has been revised.

- M. ROW13: NOTE 14: Revise the statement to provide the widths, and locations for dry utilities and that they are to be dedicated by this plat. These easements are being provided to PSCO and all other utilities. Remove the PSCO statement/request. Any additional easements will be by private party agreement. Provide the widths and locations of combined dry and drainage utility easements.

Response: Note 14 has been revised per the comment.

- N. ROW14: Revise the LAND SUMMARY CHART to include utility easements within the access Tracts if using for utility purposes.

Response: Chart has been revised.

- O. ROW15: Need to provide a Utility Preservation NOTE stating any currently installed utilities with a right-of-way to be vacated will be preserved or moved by the owner/developer.

Response: A note has been added.

- P. ROW16: Completion of the eastern portion of East 79th Avenue?

- Pending engineering comments, the flow line should stay at 60' and not narrow 8' until Fillmore.

Response: Per a meeting with Engineering on 03/19/25, 60' will end at Clayton and a 52' will begin at Clayton and end at Fillmore. There will no longer be a taper.

- A portion of this road must be dedicated to the county. This must be included in the sq. ft. and ac. of ROW being dedicated and a clear statement on sheets affected.

Response: This has been added to the plat.

- A portion of this road must be vacated. Need to provide sq. ft. and ac. of vacated portion and provide a clear statement on sheets affected.

Response: This has been added to the plat.

- Q. ROW17: Revise the vacation statement for the roads and alleys as platted by the Town of Welby subdivision. Provide a NOTE as to their vacation with the plat.

- Verify with planning comments a vacation plat is not required to vacate all roads and alleys.

Response: Statement has been revised. The 'vacation plat' will be the Final Plat.

- R. ROW18: The easement cited in Book 1051, Page 587 has two provisions. There is a 30' Temporary Construction Easement and contained within this 30' is a 20' Permanent Easement. The 10' of the temporary easement has expired under terms and should be noted as such.

Response: Revised as requested. The expired temporary 10' easement has been removed since it is expired.



- S. ROW19: The Retaining Wall Easements must be dedicated by separate instrument as these are a private, non-exclusive easement. Add “.....TO BE DEDICATED BY SEPARATE INSTRUMENT” at all locations described.

Response: Call out has been revised.

Development Engineering Review

3. 03/13/2025 Matthew Emmens

1. ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0604H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

The applicant should be aware that a Major Drainageway study (MDP) is underway for the Niver Creek. It is anticipated that this MDP will establish a floodplain on this site. The applicant should contact the Mile High Flood District to inquire the status of this study.

Response: Thank you, applicant is working to submit a CLOMR for the Site.

2. ENG2: The applicant shall be responsible for ensuring compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.

The site is located within the Adams County MS4 permit area. An Adams County SWQ Permit is required for development of this site.

The applicant should contact Juliana Archuleta, the County’s Stormwater Program Manager, to inquire about obtaining a SWQ Permit. Ms. Archuleta can be contacted at 720-523-6869 or By email at mjarchuleta@adcogov.org.

Response: Thank you, SWMP and SWQ permit will be submitted with the EGR application.

3. ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

Please note: the Engineering Review requires a separate application. Do not include Engineering Review documents with land use application submittals.

Response: Thank you, EGR will be submitted after approval of the preliminary plat.



4. ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.
Response: The applicant is aware and will construct the adjacent roadway and sidewalk. Applicant is also in talks with public works to develop the full section of 78th Ave from York Street to the eastern site boundary.
5. ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.
Response: Thank you, SIA will be provided with the EGR application.
6. ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.
Response: Noted, thank you.
7. ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.
Response: Noted, thank you.
8. ENG8: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14: All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:
 1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
 2. Minimization of Directly Connected Impervious Area (MDCIA),
 3. Green Infrastructure (GI),
 4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
 5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
 6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
 7. Treatment of stormwater flows as close to the impervious area as possible.LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume
Response: Thank you, LID standards will be implemented on the Site where practical.
9. ENG9: A previous application for this site has establish several design requirements for development of this site. These design requirements include
 - A wider than standard roadway section for the proposed Fillmore Street
 - Extending 79th Ave to York Street.**Response: The wider Street section is an industrial local street per Adams County standards. This was a previous requirement of the Site to help handle industrial traffic that needs access to 79th Ave. All other local roadways have been proposed to be wider in order to fit parking on both sides of the street and maintain a minimum fire access width as defined by the fire department.**



10. ENG10: The applicant will be required to extend 79th Ave to the west and connect to York Street. The roadway design will be required to meet all Adams County roadway development standards. The 79th Ave connection to York St will be a right-in/right-out intersection only.
Response: Noted, thank you. Designs will be provided for the extension of 79th Ave. to York Street.
11. ENG11: The existing Cleveland St will need to be abandoned and removed. As this roadway is the only access for property owner to the north of this proposed development, a traffic control and access plan will need to be included with the Engineering Review submittals.
Response: Thank you, a traffic control and access plan will be provided.
12. ENG12: The proposed PUD plan shows roadways that are not in conformance with current County standards. The variations in design standards can only be approved by the BoCC. The applicant will need to apply for a waiver to subdivision standards to allow for these non-standard roadways.
Response: Noted, thank you. Waiver will be provided.
13. ENG13: The majority of the comments above provide direction for the Final Plat hearing. The engineering requirements required to bring the preliminary plat to hearing are as follows:
- Provide a complete site plan showing all proposed surface improvements.
 - Provide a Level 1 drainage plan. This plan needs to show how storm flows will be collected and directed to a detention and water quality pond. This plan also needs to show the proposed outfall location for the detention pond(s)
 - Provide a trip generation letter for the developed site. The trip generation letter will need to identify the number of vehicle trips generated by this site, peak hour trips generated, and peak hour trips and turning movements at the roadway connections to 78th Ave and York Street. Based on the number of vehicle trips generated by this site, the County will provide direction for the level and requirements of Traffic Impact Study needed for the Engineering Review.
- Response: Site plan has been included in the PDP, a drainage map has been provided with this submittal, and a trip generation letter has also been provided with this submittal.**
14. ENG14: The Adams County Public Works Department has a Capital Improvement Project (CIP) for York Street and 78th Ave. The Public Works Department may be interested in coordinating with, and possibly partnering, with this applicant on the CIP project in this area. It is recommended that the applicant meet with County staff to discuss this potential coordination.
Response: Applicant is in talks with public works to develop the full section of 78th Ave from York Street to the eastern site boundary.

Environmental Analyst Review

4. 03/13/2025 Matthew Emmens

1. ENV1. The applicant provided a will-serve letter for water and sewer service from North Washington Street Water and Sanitation district, dated 2021. Please provide a current will serve letter for the proposed project for water and sewer services.
Response: An updated will-serve letter is included with this submittal.



2. ENV2. The subject parcels are adjacent to and transected by the LCC Lateral Ditch. The applicant will need to work with the ditch authority regarding the proposed project, and provide this information to Adams County for review.

Response: Applicant acknowledges that they will need to work with the ditch company throughout the review process.

The following comments apply to mineral conservation:

3. ENV3. The subject parcel is located within the Adams County Mineral Conservation Overlay (MCO) district, the purpose of which is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated a containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and Adams County.

Response: Noted, per Adams County requirements the property has been assessed. See attachment "NAME" for further consideration.

4. ENV4. The subject parcel is located within the MCO district but could be exempt from those requirements based on the following criteria:

1. Any parcel of land intended for uses that were allowed in the underlying zone district prior to July 1, 1973.
2. Any parcel of land five (5) acres or less in size in existence as a separate parcel prior to July 1, 1973.
3. Any parcel of land in excess of five (5) acres where it can be demonstrated the mineral resource is not of commercial quality and quantity.

The Director of Community and Economic Development may require competent proof a lot meets these criteria, including a written opinion from the State Geological Survey, where deemed appropriate. Please provide documentation if applicant can demonstrate exemption based on one or more of these requirements.

Response: Noted, per Adams County requirements the property has been assessed. See attachment "NAME" for further consideration.

The following comments apply to design:

The applicant provided response to comments from PRE2024-00008. Please ensure that this information is included in the documentation for these applications, as well as shown on the plat and drawings.

5. ENV5. The way that buildings are designed impacts health through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain; the air and water quality; the amount of daylight; and even by encouraging physical activity and social interaction. Adams County encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

Response: Meritage Homes has been recognized by the U.S. Environmental Protection Agency (EPA) as an ENERGY STAR® Partner of the Year for Sustained Excellence 11 times, most recently in 2024. Additionally, Meritage Homes has received the EPA's Indoor airPLUS Leader Award multiple times, including in 2023 and 2024, for their commitment to building homes with improved indoor air quality.



6. ENV6. Adams County encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network are strongly encouraged. Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed and well-lit sidewalks and trails that connect with destinations in and adjacent to the community.
Response: A series of parks and green corridors have been placed throughout the community, connected by trails and paths, that links the community encouraging residents to walk/bike to the community's green spaces as well as the nearby regional trails. Trails and paths will be well-lit in accordance with Adams County code.
7. ENV7. Adams County recommends the incorporation of bicycle parking into the overall site design for residents and visitors. Bicycle parking locations and design should allow for safe access from external roads and sidewalks and to/from buildings and internal pedestrian paths.
Response: Bicycle parking will be provided at the mail kiosks and other key locations.
8. ENV8. The applicant may want to consider crosswalk(s) where pedestrian access and/or sidewalk crosses internal site drive lanes, as these pedestrian crossings may not be easily visible to drivers since they are not at a street intersection. The simplest crossing design would be to post signs and provide striping on the pavement. A safer design alternative would be to provide a raised pedestrian crossing, with striping and a contrasting color, to clearly delineate the crossing. The raised crossing will provide the added benefit of slowing traffic and improving driver awareness of the crossings.
Response: Crosswalks will be explored as further site design continues. A signage and striping plan will be provided with the crosswalks as part of the EGR application.
9. ENV9. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
Response: Comment acknowledged, thank you.
10. ENV10. Research shows that people are more likely to use pedestrian amenities when these features are attractive and feel safe. One way to improve the feeling of safety is by providing pedestrian scale lighting. Adams County encourages the use of appropriate lighting in the area and along access routes.
Response: Pedestrian scale lighting will be location at the mail kiosks, parks and other key locations. Lighting will be dark sky compliant.

The following comments apply to construction and are provided for applicant information:



11. ENV11. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions and offsite vehicle tracking. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction.

Response: Comment acknowledged, thank you. Any mitigation standards will be provided in the construction documents. Meritage and our partners operate to the highest industry standards and compliance with all environmental laws.

12. ENV12. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site. The fill must meet the definition of clean, inert material.

Response: Noted, thank you. An inert fill permit will be submitted with the EGR application. Please provide all relevant required documentation so we can begin this process.

Addressing Review

5. 03/13/2025 David Dittmer

1. Addressing will be provided for final plat. They must be provided by separate sheet or on the specific lots.

Response: Comment noted, thank you.

Colorado Department of Public Health and Environment's Air Pollution Control Division

6. Brendan Cicione

1. Addressing The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed Welby Junction project as described in your correspondence dated February 20, 2025. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.
Response: Comment noted, thank you. Brendan are you a contact we can reach out with any questions related to permitting?
2. **Land Development:** We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below. Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for



information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

Response: Erosion control and BMP's will be designed to mitigate fugitive dust and other forms of sediment migration off site.

3. **Demolition and Redevelopment:** In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented AQCC Number 8 (asbestos) and Number 19 (lead-based paint) <https://cdphe.colorado.gov/aqcc-regulations>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards prior to renovation or demolition. The Division must also be notified prior to beginning any asbestos abatement or demolition activities. For additional guidance on these regulations and lists of certified companies and individuals, please visit www.colorado.gov/cdphe/asbestos and www.colorado.gov/cdphe/lead for lead-based paint. An asbestos renovation and demolition fact sheet, inspection flowchart, and brochure are attached to my email response for your review. If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at cdphe.asbestos@state.co.us or 720-507-5136.

Response: Noted, these standards and regulations will be reviewed prior to the demolition stage.

4. **Federal General Conformity:** The federal General Conformity rule applies to federally funded projects in federal nonattainment and air quality maintenance areas, such as the Denver Metro/North Front Range severe ozone nonattainment area. Within these areas, the general conformity rule applies to any “Federal action” not specifically exempted by the Clean Air Act or Environmental Protection Agency (EPA) regulations, i.e., any non-exempt activity by a federal governmental department, agency or instrumentality, or any activity that such an entity supports in any way, provides financial assistance for, or licenses, permits, or approves.

The federal general conformity rule and associated EPA guidance provides for a federal department or instrumentality to determine if the estimated emissions resulting from a proposed action in a nonattainment or maintenance area are below EPA's de minimis levels (<https://www.epa.gov/general-conformity/de-minimis-emission-levels>) for the applicable National Ambient Air Quality Standard (NAAQS).² Note that Adams County is located in the Denver Metro Carbon Monoxide and PM10 maintenance areas as well as the Denver Metro/North Front Range 2015 serious and 2008 severe ozone nonattainment areas. EPA has confirmed that General Conformity requirements associated with Carbon Monoxide and PM10 no longer apply in those maintenance areas, as each of the areas demonstrated 20-years of continued attainment of the applicable NAAQS, as of January 14, 2022 and October 16, 2022.

The General Conformity de minimis levels for the 2015 Denver Metro/North Front Range serious ozone nonattainment area are 50 tons per year of the ozone precursors VOCs or NOx and 25 tons per year for the 2008 Denver Metro/North Front Range severe nonattainment area. If a federal department or instrumentality determines that its action will result in emissions that are below the de minimis levels, the action is exempt and detailed air quality analysis is not required. Information about the general conformity rule, including



training and frequently asked questions, is available at <https://www.epa.gov/general-conformity>.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Response: Comment noted, thank you.

Colorado Geological Survey

7. Jill Carlson

1. At your request (February 20, 2025), the Colorado Geological Survey has reviewed the Welby Junction PRC2025-00001 referral. I understand the applicant, Meritage Homes of Colorado, proposes 1) Major Amendment to the Oxenfree at Welby Preliminary Development Plan and 2) Major Amendment to the Preliminary Plat, to accommodate 222 residential units (single-family detached, duplexes, and townhomes) on 26.3 acres.

CGS previously reviewed this site as Cosimi Farms and Oxenfree at Welby. No geologic hazards or unusual geotechnical constraints are known or suspected to be present that would preclude the proposed PDP, plat amendments, and residential use and density. CGS therefore has no objection to approval of PRC2025-00001.

Response: Comment noted, thank you.

2. **Mineral resource potential.** CGS has on file and has previously reviewed "Response to Adams County Review Comments, Preliminary Geotechnical Investigation, Cosimi Farms, Northeast of York Street and East 78th Avenue, Adams County, Colorado, CTL|Thompson Project No. DN51,302-115-L2, November 14, 2022."

CGS agreed with CTL|Thompson (1/26/2023) that any subsurface sand and gravel on the Cosimi Farms property is unlikely to be of commercial quantity and quality.

Response: Comment noted, thank you.

Our previous advisory comments remain valid:

3. **Soil and bedrock engineering properties.** The site is underlain by Piney Creek alluvium (river-deposited sand, silt and clay) and, at unknown but likely shallow depths beneath the alluvium, Denver and Arapahoe Formation bedrock (interbedded sandstone, claystone, siltstone, shale and conglomerate). Depending on the clay content, the surficial soils can be expansive, exhibiting shrink-swell (volume changes in response to wetting and drying cycles.) Claystone can exhibit low strength at high water content, significant volume changes in response to changes in water content, and, if present at or near foundation depths, can cause damage to foundations and structures if not properly identified and mitigated.

A preliminary, site-specific geotechnical investigation consisting of drilling, sampling, lab testing and analysis will be needed, if one has not been completed already, to determine depths to bedrock and seasonal groundwater levels, and to characterize soil and bedrock engineering properties such as density, strength, water content, and swell/consolidation potential. This information is needed to:

1. determine whether overexcavation would be beneficial to stabilize loose, low strength soils below foundations and/or provide a separation distance between



- potentially highly expansive shale or claystone bedrock and foundation elements,
2. provide preliminary design parameters for foundations, floor systems, subsurface drainage, pavements, etc., and
3. determine the site's suitability for below-grade (basement) construction, if basements are proposed.

Overexcavation, if implemented, should occur on a phase-, or at least block-wide basis, prior to installation of wet utilities.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Response: A preliminary geotechnical study has been included as a part of this submittal. The applicant is aware of the potential for overexcavation across some or all of the Site.

Comcast

8. Miguel Flores

1. Thanks for your patience, it has been one of those weeks.

As far as this one goes, we have not conflicts with it.

Response: Comment noted, thank you.

Water Resource Engineer

9. Ioana Comaniciu

1. We have reviewed the information submitted on February 20, 2025 concerning the above referenced proposal to amend the previously approved preliminary development plan (PUD) to create 222 residential dwelling units (single-family detached and duplexes dwellings and townhomes) on approximately 26.3 acres. We have previously provided comments to this project by our letters dated September 26, 2022, January 24, 2023, and April 14, 2023 when the proposal was submitted under the Cosimi Farms, Case No. PRC2022-00013 referral. This letter supersedes the previous letters.

Response: Comment noted, thank you.

2. **Water Supply Demand:** An updated water supply for this amendment was not provided, therefore, it is unknown if the water supply demand for this PUD remains the same as identified in our January 24, 2023 letter.

Response: An updated will-serve letter from NWSWSD has been included with this submittal.

3. **Source of Water Supply:** The proposed water source for the property the North Washington Street Water and Sanitation District ("District"). A letter of service from the District was provided as part of this referral. According to that letter the District can provide water and sewer service to the property, provided the District Rules and Regulations and the standards and requirements of Denver Water and Metro Wastewater Reclamation District are complied with. Based on previous information provided the applicant is currently working with the District to ensure compliance with the standards. According to our records, the District obtains its water supply through master meter contract no. 192 with Denver Water Department ("Denver Water"). This office considers Denver Water to be a reliable water source.

Response: Comment noted, thank you.



4. **State Engineer's Office Opinion** Based upon the above and pursuant to sections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, **as long as the District is committed to supply water to all 222 residential dwelling units.**
Response: Comment noted, thank you.

5. **Additional Comments:** The applicant should be aware that any proposed detention pond for this project, must meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, otherwise the structure may be subject to administration by this office. The applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif.to> meet the notification requirements.
Response: Comment noted, thank you.

6. Should you, or the Applicant, have any questions please contact me in this office at 303-866-3581 x8246 or ioana.comaniciu@state.co.us

RTD

10. Clayton Woodruff

1. **Bus Operations:** No exceptions
2. **Bus Stop Program:** No exceptions
3. **Commuter Rail:** No exceptions
4. **Construction Management:** No exceptions
5. **Engineering:** No exceptions
6. **Light Rail:** No exceptions
7. **Real Property:** No exceptions
8. **Service Development:** No exceptions
9. **Transit Oriented Development:** No exceptions
10. **Utilities:** No exceptions
11. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements that may be required by the RTD for any work on or around our facilities and property.
Response: Comment noted, thank you.

DCD Business Support

11. Sharleen Maier

1. The South Adams County Water and Sanitation District has no comments as the property is location outside of our service area.
Response: Comment noted, thank you.

Xcel Energy

12. Violeta Ciocanu

1. The Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Welby Junction** and at this time PSCo must respectfully deny the plat.



Please be aware PSCo owns and operates existing natural gas and overhead electric distribution facilities within the development.

The Public Service Company requests that the easements for dry utilities within each lot of the development be consistent. The specific requirements are as follows:

2. Natural Gas Facilities:
 - A 6-foot wide easement is required.
 - There must be a minimum clearance of 5 feet from any structure.
 - The area should include drivable pavement with space for service truck access. This pavement must be at least 5 feet wide and 6 inches thick to accommodate plowing during snowy conditions.
3. Electric Facilities:
 - An 8-foot wide easement is required.
 - This space must accommodate transformers, pedestals, and cabling.
4. Combined Gas and Electric Facilities:
 - If natural gas and electric utilities are placed within the same trench, a 10-foot wide utility easement is required.
 - This combined easement must not overlap with any wet utility easement.
5. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, relocation and modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
6. Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-WayAgent.
7. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Response: The applicant is currently coordinating on the easement widths and locations to properly serve the Site.

Adams County Fire

The following information provides guidance on general fire code requirements typically applicable to new development projects. However, please be aware that this list is NOT all encompassing. It is the responsibility of the contractor to read this comment letter in its entirety and make sure that all requirements are satisfied. General:

1. The 2018 International Fire Code is the current fire code adopted within the city and all development must be in compliance with its requirements. The 2018 IFC can be accessed online for free by going to <https://codes.iccsafe.org/public/document/IFC2018>. Amendments to this code can be located by going to http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf.

Response: Noted, thank you.

2. Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code (IFC) as adopted by Adams County. All construction shall be in accordance with IFC Chapter 33, *Fire Safety During Construction and Demolition*.

Response: Noted, thank you.



3. Please be aware that these comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews.

Response: Noted, thank you.

Access Requirements:

4. Approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site, whichever comes first. Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e. 85,000 lbs), and must have a surface that provides all-weather driving capabilities. Vehicle access shall be provided to within 150 feet of temporary or permanent fire department connections.

3-25-2025 - Note only.

Response: Noted, thank you.

5. Fire apparatus access roads shall be a minimum of 24' wide or 26' when a hydrant is present or the building exceeds 30' in height.

3/25/2025 - Requires applicant clarification/response. Additional information on the proposed access roads is needed to verify compliance. Is on-street parking planned anywhere in this development? The street sections submitted with the fire protection report do not show any sections with on street parking.

Response: All accesses will meet or exceed these requirements. Thank you.

6. Fire apparatus access roads shall be within 150' of all ground level exterior portions of the building.

3/25/2025 - Note only, appears to be met.

Response: Noted, thank you.

7. Any dead-end fire apparatus access road in excess of 150' shall be provided with an approved turnaround.

3/25/2025 - Requires applicant clarification/response. Please provide a turn analysis utilizing our apparatus specifications to clearly show that all turn movements will be easily made. This includes all roads to be utilized for fire access, including dead-ends.

Response: An auto turn exhibit will be provided to show turnarounds meet fire code and are access requirements.

8. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
 - a. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - b. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

3/25/2025 - Requires applicant clarification/response. Please provide an exhibit indicating what structures (if any) will require aerial fire apparatus access. On this exhibit, be sure to clearly show how the requirements are being met.

Response: All accesses will meet or exceed these requirements. Thank you.



9. Any temporary construction or permanent security gates shall be a minimum of 24 feet and a no parking fire lane sign shall be posted on the gate. The gates shall also have a Knox key switch installed for emergency operation if automatic.

Response: Noted, currently no gates are being planned for this development.

3/25/2025 - Note only. No gates are currently indicated on the plan.

10. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background.

Numbers shall be a minimum of 4 inches high with a minimum stroke width of

0.5 inch. Please be aware that the size of the number may need to be larger than 4 inches is not clearly visible from the street or road.

- a. A temporary sign must be provided if the permanent signage is not yet installed.

3/25/2025 - Note only.

Response: Noted, thank you.

11. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

- a. Exceptions:

- i. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1,

903.3.1.2 or 903.3.1.3, access from two directions shall not be required. ii. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

- b. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

3/25/2025 - Note only, appears to be met.

Response: Noted, thank you.

Fire Protection Water Supply and Hydrants:

12. Water mains and all required hydrants shall be installed before the delivery of combustible materials to the site. Hydrants shall be maintained operational at all times thereafter, unless alternate provisions for water supply are approved by the Fire District. Any private fire service mains and fire hydrants and all fire sprinkler service lines shall be installed by a State of Colorado Licensed Fire Suppression System Contractor – Underground Contractor and meet the requirements of National Fire Protection Association Standard 24. 3/25/2025 - Note only.

Response: Noted, thank you.

13. Unobstructed access to fire hydrants shall be maintained at all times. Fire department personnel shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. A 3-foot (radius) clear space shall be maintained around the circumference of fire hydrants. Within that 6-foot diameter circle and within a 6-foot-wide path leading to the 4.5-inch outlet of a hydrant, vegetation shall be no higher

than 4 inches above grade. The unobstructed vertical clearance within that 6-foot circle and 6-foot approach path shall not be less than 7 feet, unless otherwise approved by the Fire District.

3/25/2025 - Note only.

Response: Noted, thank you.



14. A fire hydrant shall be located within 400' (un-sprinklered building) or 600' (fully sprinkled building) of all ground level exterior portions of the building.

3/25/2025 - Requires applicant clarification/responses:

- Please indicate which buildings will be protected by automatic fire sprinkler systems. This information is needed in order to determine if the number and spacing of the fire hydrants is appropriate.
- Fire flow test results are required, and the report should reflect available fire flow at 20 psi, as required by the 2018 IFC code.

The number and distribution of fire hydrants is based on the required fire flow. You may refer to Appendix C of the 2018 IFC for guidance.

Response: Noted, thank you. Hydrants will be spaced per the above codes and requirements.

Automatic Fire Sprinkler System:

15. Requires applicant clarification/response. Although we encourage sprinklers in all residential structures, Ordinance 4 requires fire sprinklers when the R3 fire area exceeds 3,600 sf, there is not an approved access road, or there is no hydrant within 1,000 feet. Ordinance 12 requires the installation of fire sprinklers in all townhomes.

Response: The townhomes on this Site are planned to be sprinklered, thank you.

Other Helpful Information:

16. Please be aware that the fire code does not specify building fire rating or set-back requirements. These are located within the building code and therefore are out of our scope. This preliminary review does not approve anything covered under the building code. These requirements need to be verified with the County's Building and Planning Departments.

Response: Noted, thank you.

17. Please be aware that we are a separate entity from the County and anytime you submit to the county, you will need to submit to us separately utilizing our online portal. The link is below:

<https://go.citygrows.com/acfr-fire-prevention>

Response: Noted, thank you.

18. The following reviews and permits are often needed for new development projects:

- a. Site Development and Water Plans
 - i. Civil Plans
 - ii. Utility Plans
 - iii. Auto-turn Exhibit (use attached apparatus specifications)
- b. New Construction Building Plans
 - i. Architectural
- c. Fire Protection System Plans
 - i. Fire Sprinkler

Response: These plans will be provided to the fire department for review as the entitlement process progresses.

19. Site development plans must be reviewed and approved before plans for all buildings and fire protection systems are submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.

Response: Site development plans will be provided as the entitlement process progresses.



Assumption of the Blessed Virgin Mary Catholic Parish and School

13. Father Nick Larkin, Deacon Derrick Johnson, Darin Lovelace, Patty Klopfenstein, Stephanie McCarthy, Megan Matthew, Eileen Michalczyk, Chris Frank, Justin Schaffer, Dorgan Trostel, Gabriel Saindon

1. We are writing on behalf of Assumption of the Blessed Virgin Mary Catholic Parish & School to voice our support for Meritage Homes's development of Cosmi Farms into Welby Junction at 2401E. 78th Avenue, Denver, CO 80229. As directly adjacent neighbors with a church and school, we are very excited at the prospect of more housing coming to our neighborhood! Meritage Homes has met with us and shared their designs and solicited our feedback. Confident that this is great for our neighborhood, we hope that you will support the rezoning of Cosmi Farms from A-1 to PUD and move forward with allowing for the residential units to be built. Thank you for your consideration and all you do.

May Christ bless you with wisdom and grace in your daily exercise of governance on behalf of the people of our county.

Response: Thank you for your support! We look forward to working with the Church and the Welby community on this project.

The "Welby Neighbors" Community Group

1. Norma Frank and John Barreto

1. We support Meritage Homes development of Cosimi Farms "Welby Junction." The 26-acre subdivision will provide much-needed single-family homes, as well as duplexes and town homes for the under-housed area. We look forward to the aspect of having more families in our community and feel the project will be a positive addition to our Welby Neighborhood.

Response: Thank you for your support! We look forward to enhancing and growing the Welby community.

WELBY JUNCTION

CASE NO. PRC2025-00001

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND
NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

PURPOSE STATEMENT

TO VACATE AND REPLAT THE FOLLOWING: LOTS 22 & 23, BLOCK 1, LOTS 1-6, LOT 11 EXCEPT THE WEST 12 FEET OF THE SOUTH 157.5 FEET AND LOTS 12-17, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-15, BLOCK 4, LOTS 1-15, BLOCK 5, LOTS 1-14, BLOCK 6 ALONG WITH MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6; ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO.

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;
- SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
- SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES;

- SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
- NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
- SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
- SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

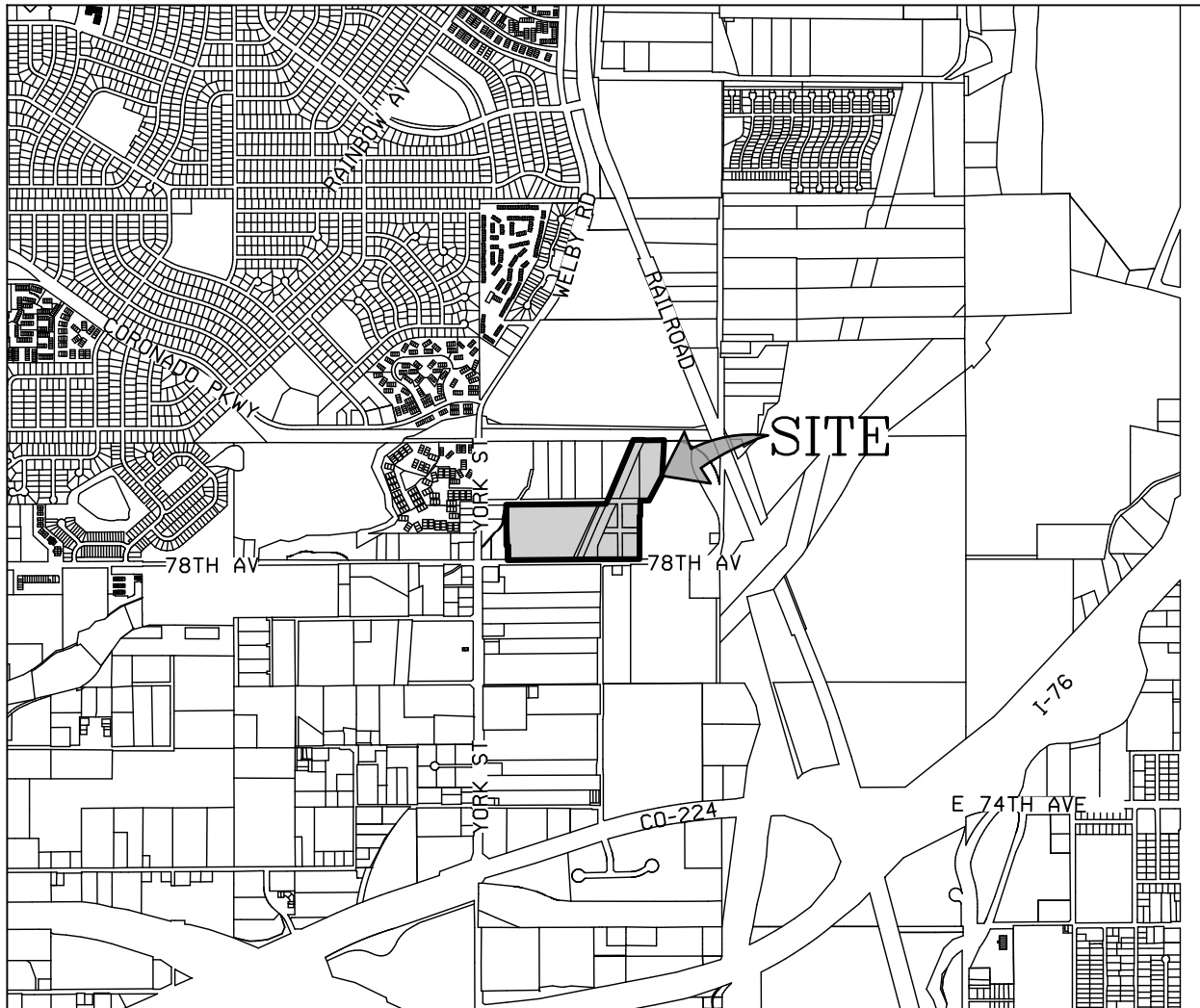
THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 26.516 ACRES, (1,155,044 SQUARE FEET), MORE OR LESS.

SHEET 1 OF 6 PRELIMINARY PLAT



VICINITY MAP
SCALE: 1"=1000'

OWNERSHIP AND DEDICATION CERTIFICATE CONTINUED

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **WELBY JUNCTION**-PRELIMINARY 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 AND LANDS HEREON SHOWN. ALSO, HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN HEREON FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

EXECUTED THIS _____ DAY OF _____ A.D., 2025,

OWNER: COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

BY: _____ TITLE: GENERAL PARTNER
RON COSIMI

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF _____)SS

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2025,

BY RON COSIMI, GENERAL PARTNER AS AUTHORIZED SIGNATORY

FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

2025/03/21	TP	ADDRESSED CITY COMMENTS
DATE	BY	REVISION DESCRIPTION
REVISION TABLE		

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A REGISTERED 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 HEREON.

ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

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.

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PLANNING COMMISSION

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 2025

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF

_____ A.D., 2025

CHAIR

 Aztec CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	02-10-2025
		SCALE:	1" = 30'
		SHEET 1 OF 14	

AzTec Proj. No.: 54825-01

Drawn By: RBA

WELBY JUNCTION

CASE NO. PRC2025-00001

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND
NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

PURPOSE STATEMENT

TO VACATE AND REPLAT THE FOLLOWING: LOTS 22 & 23, BLOCK 1, LOTS 1-6, LOT 11 EXCEPT THE WEST 12 FEET OF THE SOUTH 157.5 FEET AND LOTS 12-17, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-15, BLOCK 4, LOTS 1-15, BLOCK 5, LOTS 1-14, BLOCK 6 ALONG WITH MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6; ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO.

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- 1.SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;
- 2.SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
- 3.SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES;

- 1.SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
- 2.NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
- 3.SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- 1.SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
- 2.SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

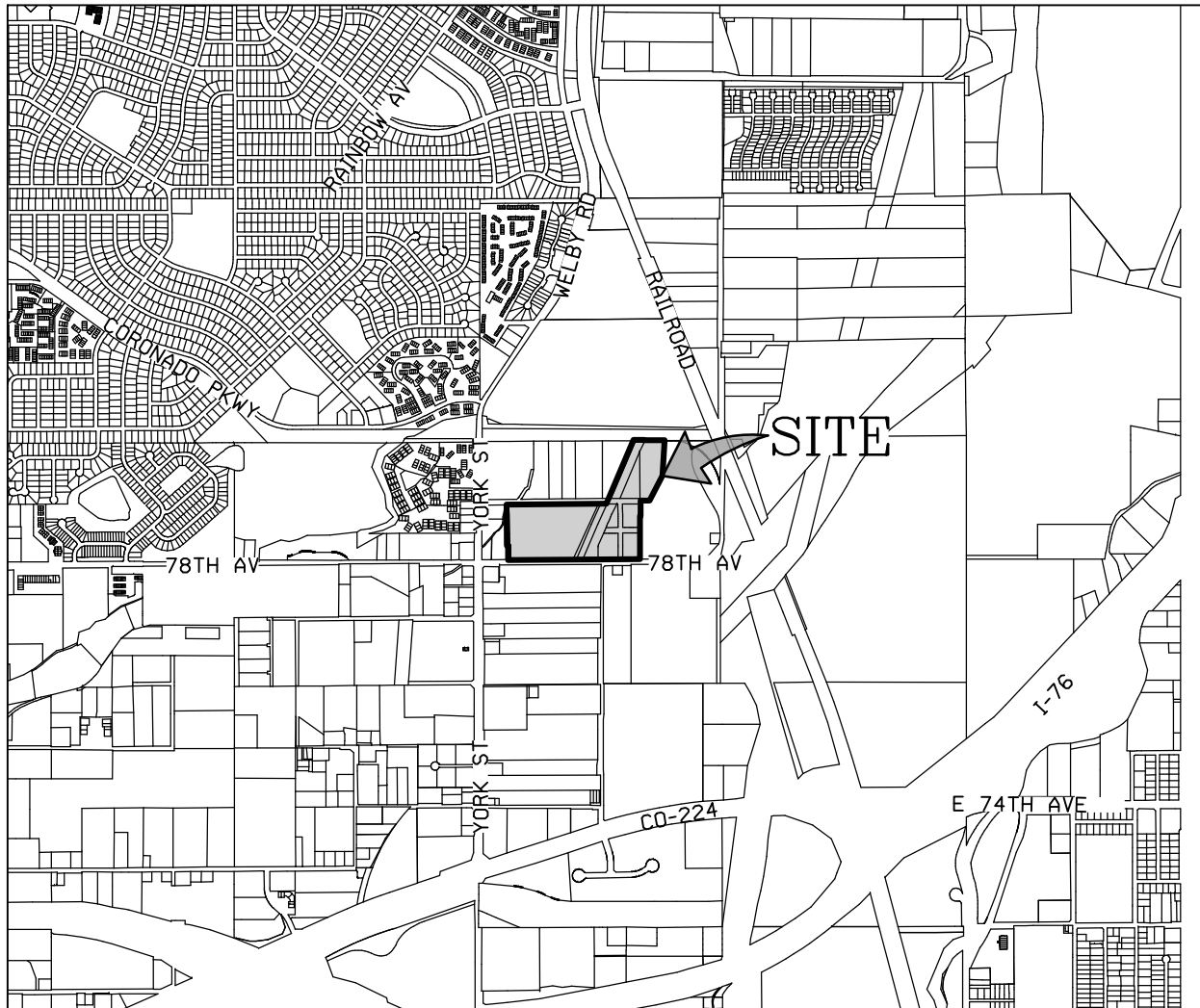
THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 26.516 ACRES, (1,155,044 SQUARE FEET), MORE OR LESS.

SHEET 1 OF 6 PRELIMINARY PLAT



VICINITY MAP
SCALE: 1"=1000'

OWNERSHIP AND DEDICATION CERTIFICATE CONTINUED

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **WELBY JUNCTION-PRELIMINARY 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 AND LANDS HEREON SHOWN. ALSO, HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN HEREON FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

EXECUTED THIS _____ DAY OF _____ A.D., 2025,

OWNER: COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

BY: _____ TITLE: GENERAL PARTNER
RON COSIMI

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF _____)SS

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2025,

BY RON COSIMI, GENERAL PARTNER AS AUTHORIZED SIGNATORY

FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A REGISTERED 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 HEREON.

ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

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PLANNING COMMISSION

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CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF

_____ A.D., 2025

CHAIR

FOR REVIEW
DO NOT RECORD

2025/03/21	TP	ADDRESSED CITY COMMENTS
DATE	BY	REVISION DESCRIPTION
REVISION TABLE		



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:	02-10-2025
SCALE:	1" = 30'
SHEET 1 OF 14	

AzTec Proj. No.: 54825-01

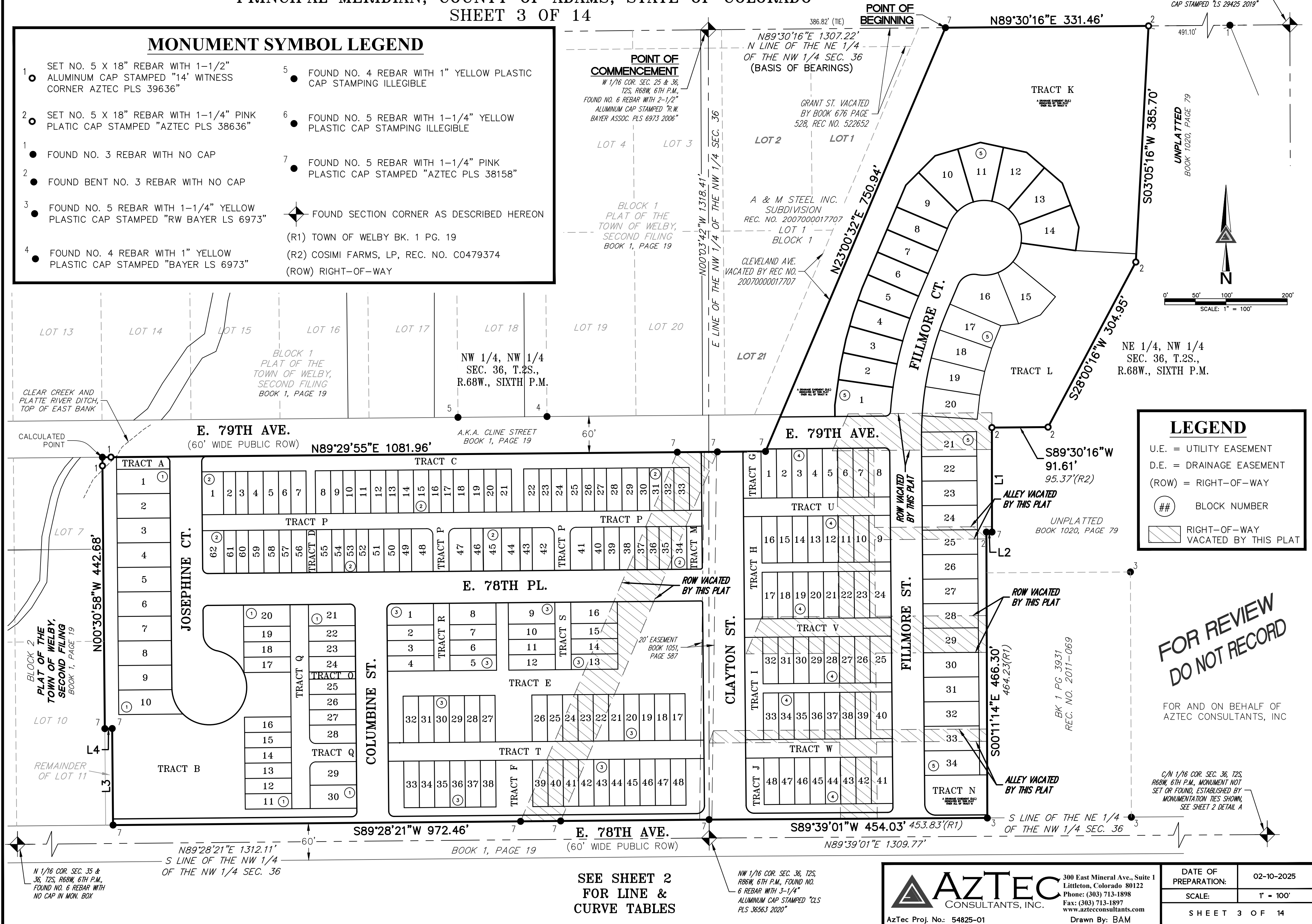
WELBY JUNCTION

CASE NO. PRC2025-00001

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 14

MONUMENT SYMBOL LEGEND

- | | |
|---|---|
| 1 SET NO. 5 X 18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "14' WITNESS CORNER AZTEC PLS 39636" | 5 FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPING ILLEGIBLE |
| 2 SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLATIC CAP STAMPED "AZTEC PLS 38636" | 6 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE |
| 1 FOUND NO. 3 REBAR WITH NO CAP | 7 FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38158" |
| 2 FOUND BENT NO. 3 REBAR WITH NO CAP | |
| 3 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "RW BAYER LS 6973" | FOUND SECTION CORNER AS DESCRIBED HEREON
(R1) TOWN OF WELBY BK. 1 PG. 19
(R2) COSIMI FARMS, LP, REC. NO. C0479374
(ROW) RIGHT-OF-WAY |
| 4 FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "BAYER LS 6973" | |

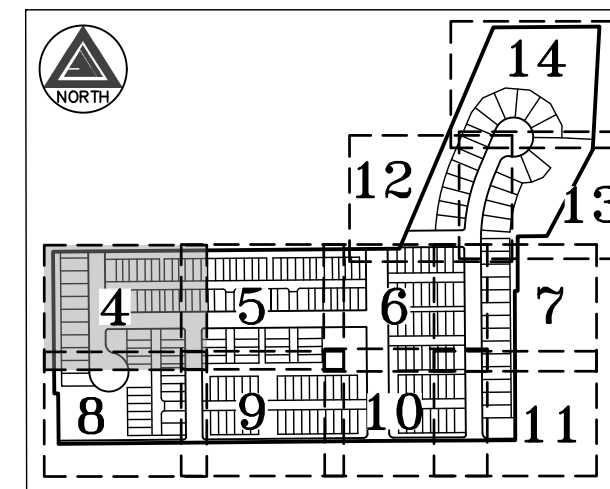


WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE,
AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
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TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 14

CASE NO. PRC2025-00001



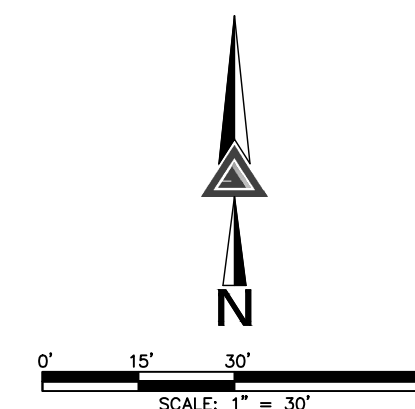
KEY MAP
SCALE: 1" = 600'

SEE SHEET 3
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 2
FOR LINE &
CURVE TABLES

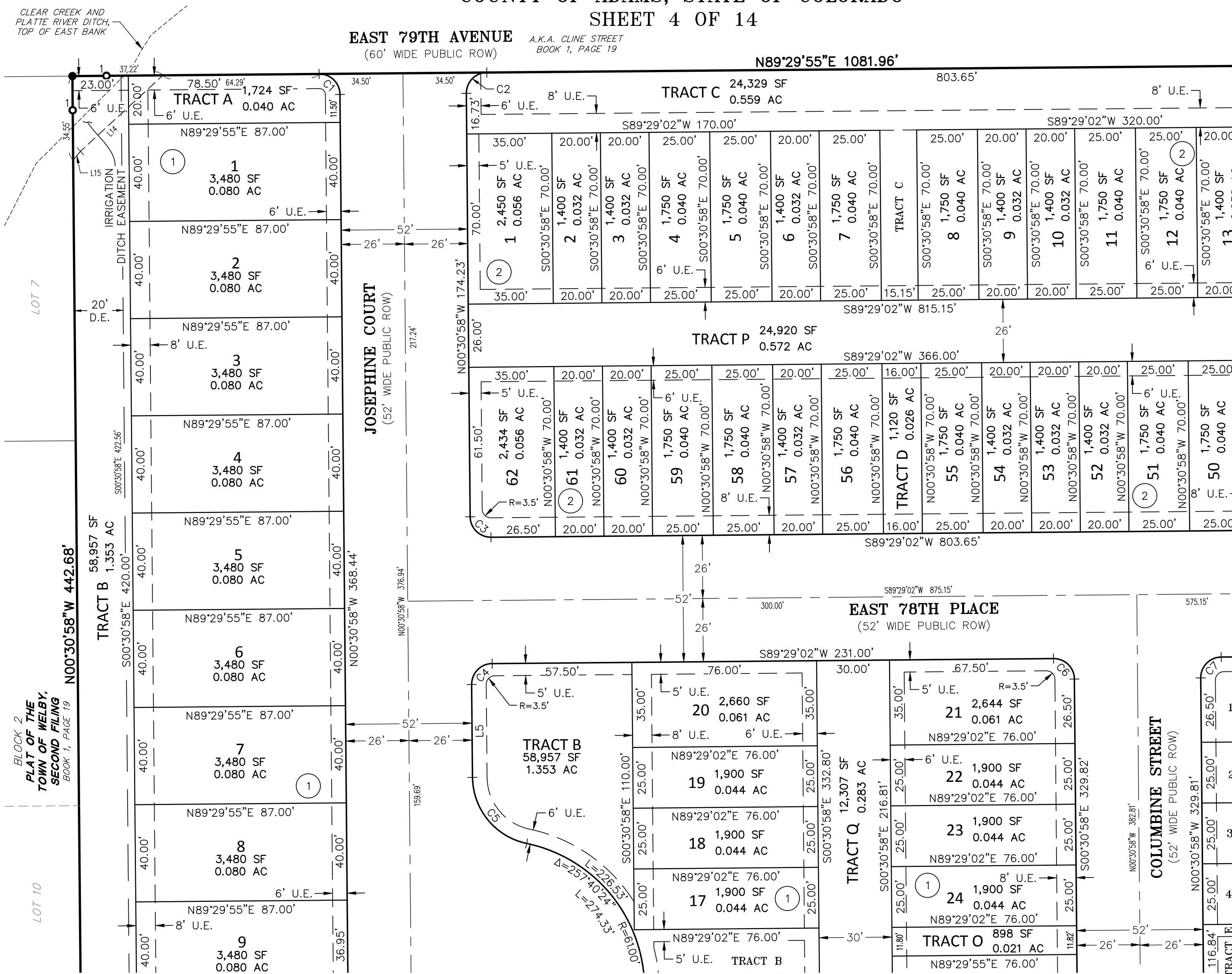
LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- (ROW) = RIGHT-OF-WAY
- ## BLOCK NUMBER
- RIGHT-OF-WAY
VACATED BY THIS PLAT



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



SEE SHEET 8

SEE SHEET 8

SEE SHEET 5

SEE SHEET 5



Aztec Proj. No.: 54825-01

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Littleton, Colorado 80122
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www.aztecconsultants.com
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 4 OF 14	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER,
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TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

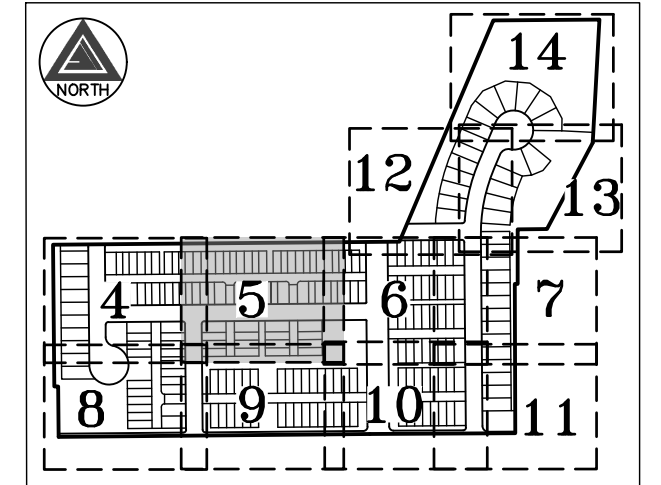
SHEET 5 OF 14

EAST 79TH AVENUE
(60' WIDE PUBLIC ROW)

A.K.A. CLINE STREET
BOOK 1, PAGE 19

N89°29'55"E 1081.96'

CASE NO. PRC2025-00001



KEY MAP

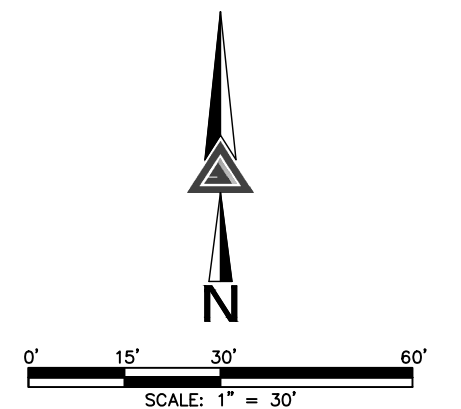
SCALE: 1" = 600'

SEE SHEET 3
FOR MONUMENT
SYMBOL LEGEND

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VACATED BY THIS PLAT



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DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

DATE OF
PREPARATION: 02-10-2025
SCALE: 1" = 30'
SHEET 5 OF 14

AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 54825-01

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www.aztecconsultants.com
Drawn By: BAM

SEE SHEET 4

SEE SHEET 4

SEE SHEET 9

SEE SHEET 9

SEE SHEET 6

SEE SHEET 6

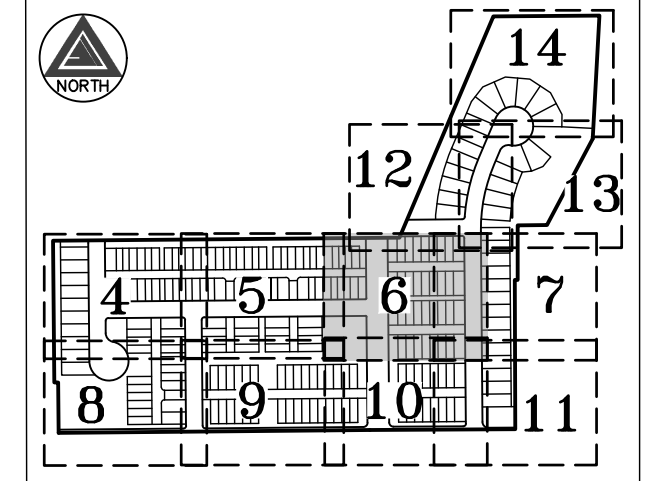
WELBY JUNCTION

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TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 14

SEE SHEET 12

CASE NO. PRC2025-00001



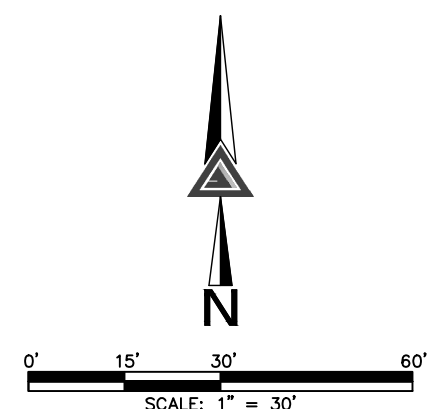
KEY MAP
SCALE: 1" = 600'

SEE SHEET 3
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 2
FOR LINE &
CURVE TABLES

LEGEND

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VACATED BY THIS PLAT



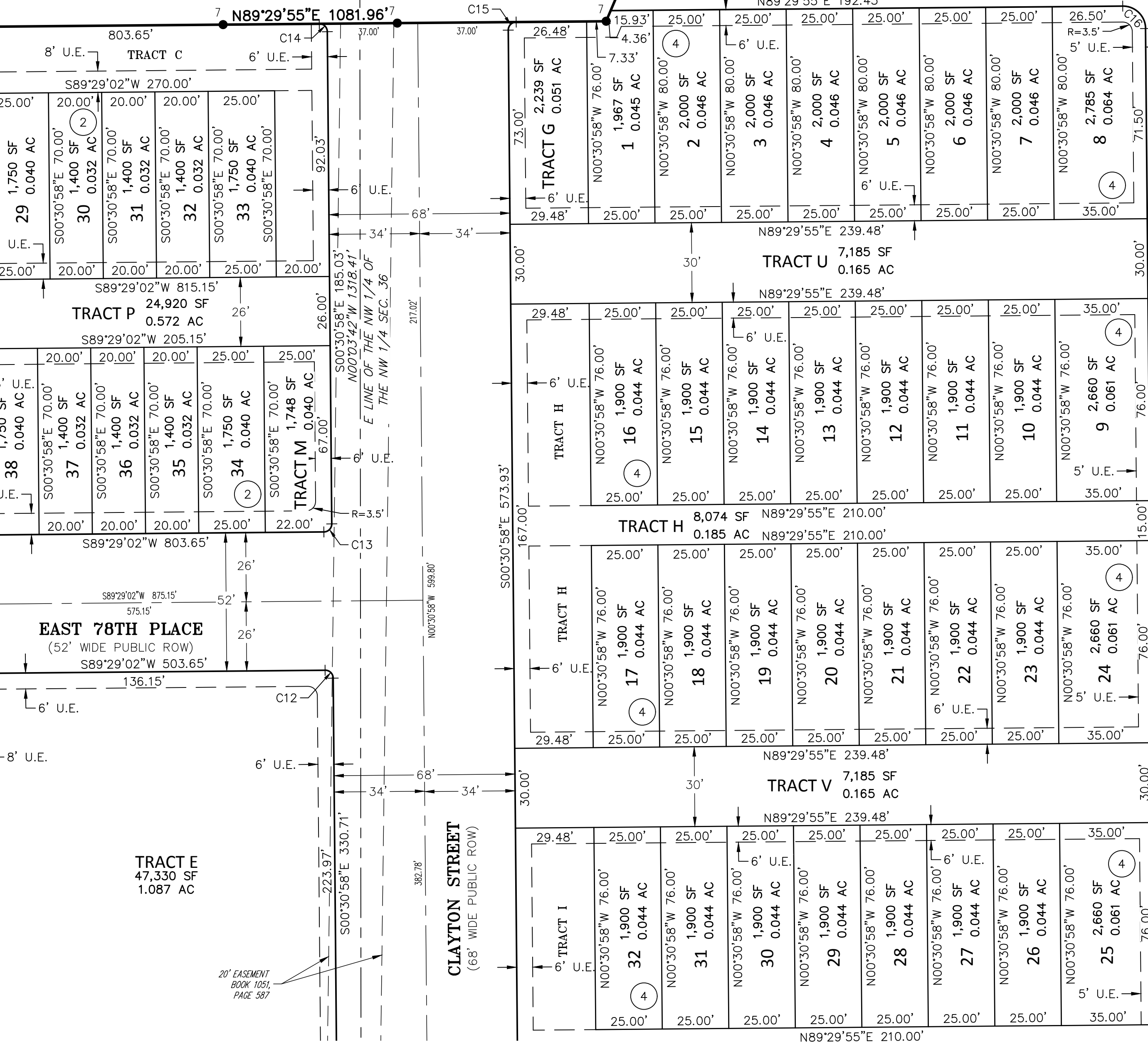
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FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

EAST 79TH AVENUE
(60' WIDE PUBLIC ROW)
A.K.A. CLINE STREET
BOOK 1, PAGE 19

SEE SHEET 5

SEE SHEET 5



SEE SHEET 10

SEE SHEET 10



Aztec Proj. No.: 54825-01

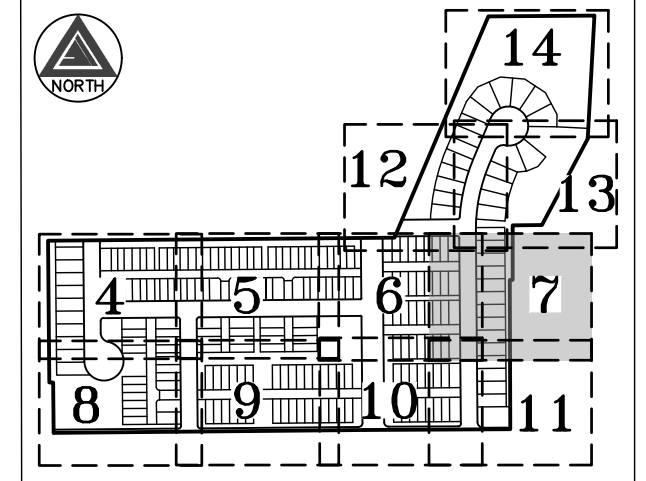
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Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 6 OF 14	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE,
AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
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TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 14

CASE NO. PRC2025-00001



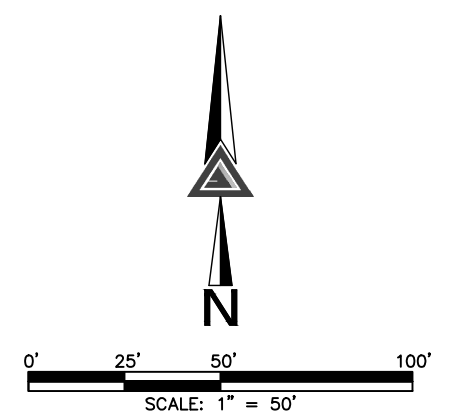
KEY MAP
SCALE: 1" = 600'

SEE SHEET 3
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 2
FOR LINE &
CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- (ROW) = RIGHT-OF-WAY
- ## BLOCK NUMBER
- RIGHT-OF-WAY
VACATED BY THIS PLAT



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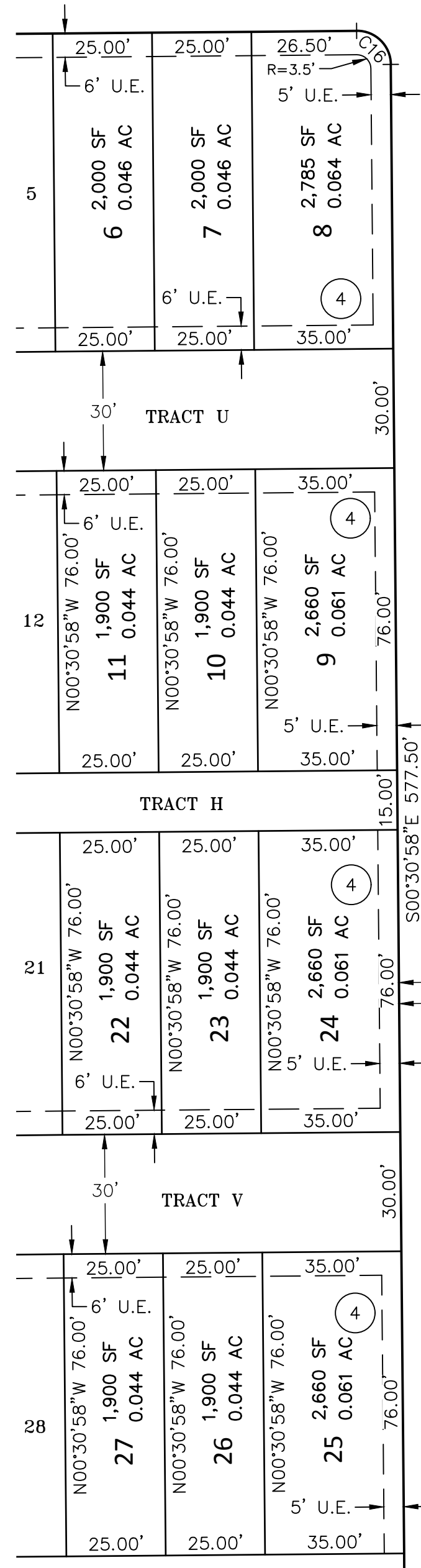
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DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 7 OF 14	

SEE SHEET 13

SEE SHEET 6



SEE SHEET 11

FILLMORE STREET
(52' WIDE PUBLIC ROW)

TRACT L

S00°11'14"E 466.30'

S00°03'42"E 170.40'

N89°50'03"W
9.18'

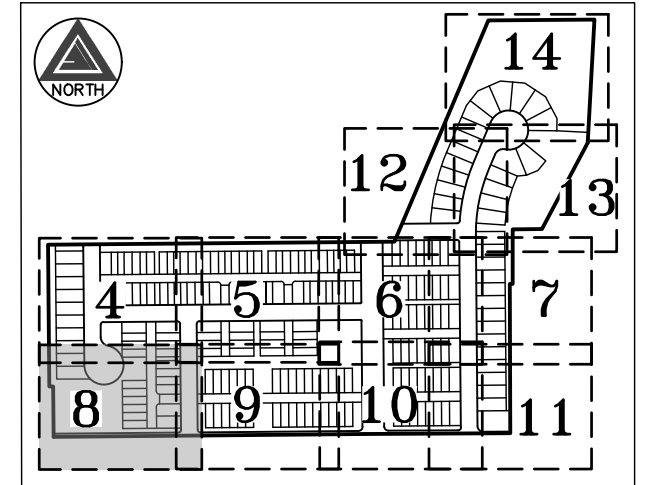
UNPLATTED
BOOK 1020, PAGE 79

BK 1 PG 3931
REC. NO. 2011-069

WELBY JUNCTION

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CASE NO. PRC2025-00001



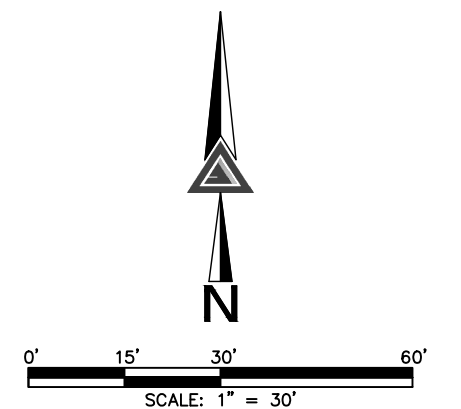
KEY MAP
SCALE: 1" = 600'

SEE SHEET 3
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 2
FOR LINE &
CURVE TABLES

LEGEND

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VACATED BY THIS PLAT



FOR REVIEW
DO NOT RECORD

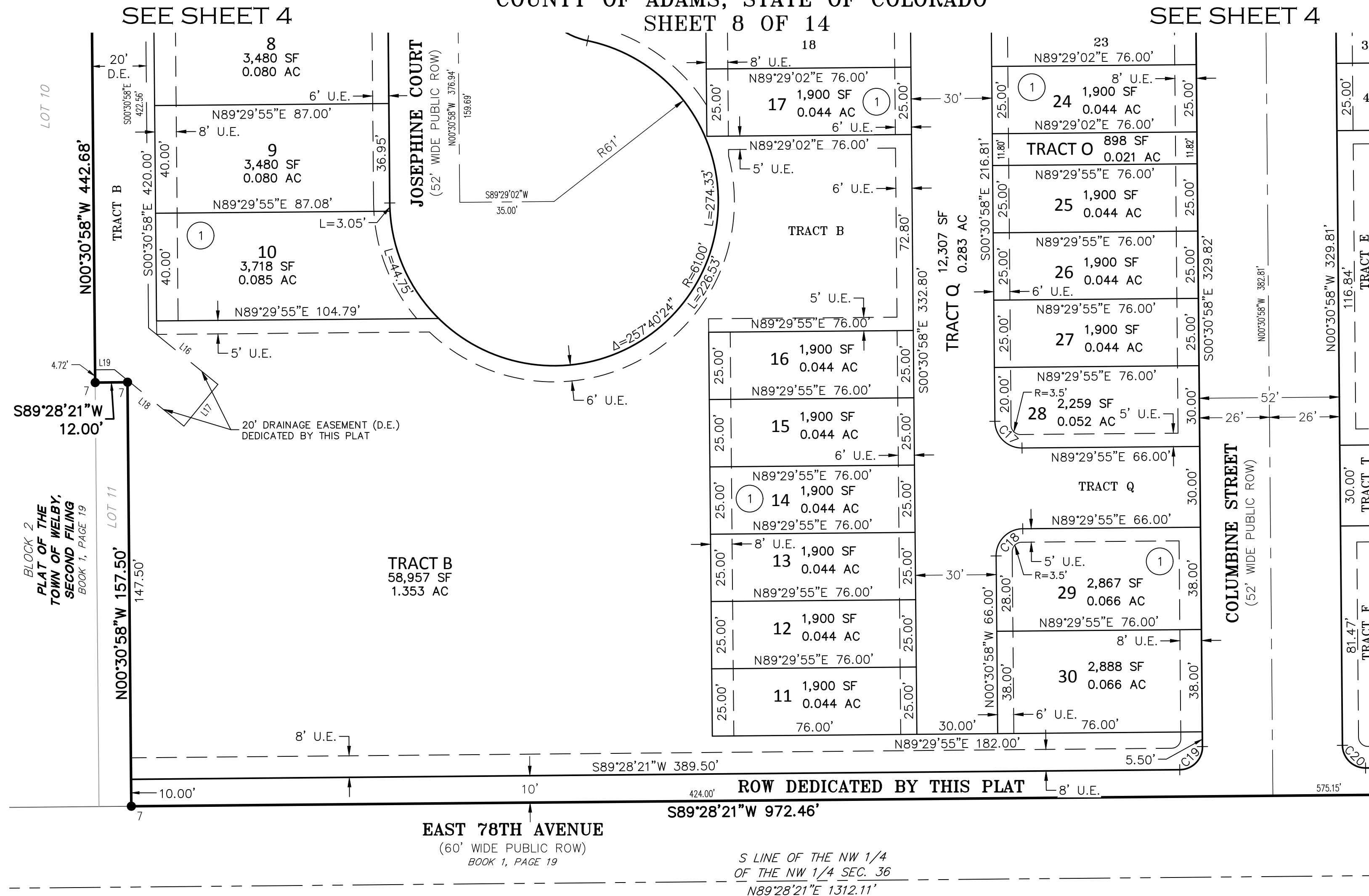
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DATE OF PREPARATION:	02-10-2025
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SHEET 8 OF 14	

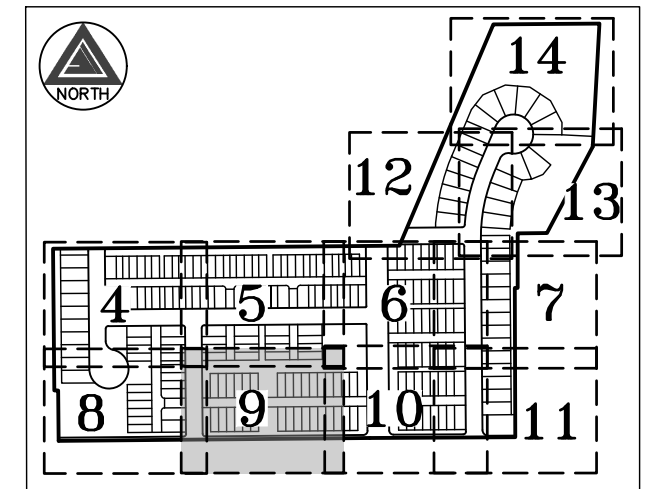


WELBY JUNCTION

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COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 14

CASE NO. PRC2025-00001



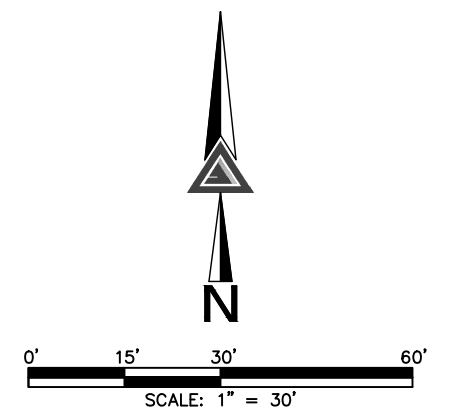
KEY MAP
SCALE: 1" = 600'

SEE SHEET 3
FOR MONUMENT
SYMBOL LEGEND

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VACATED BY THIS PLAT

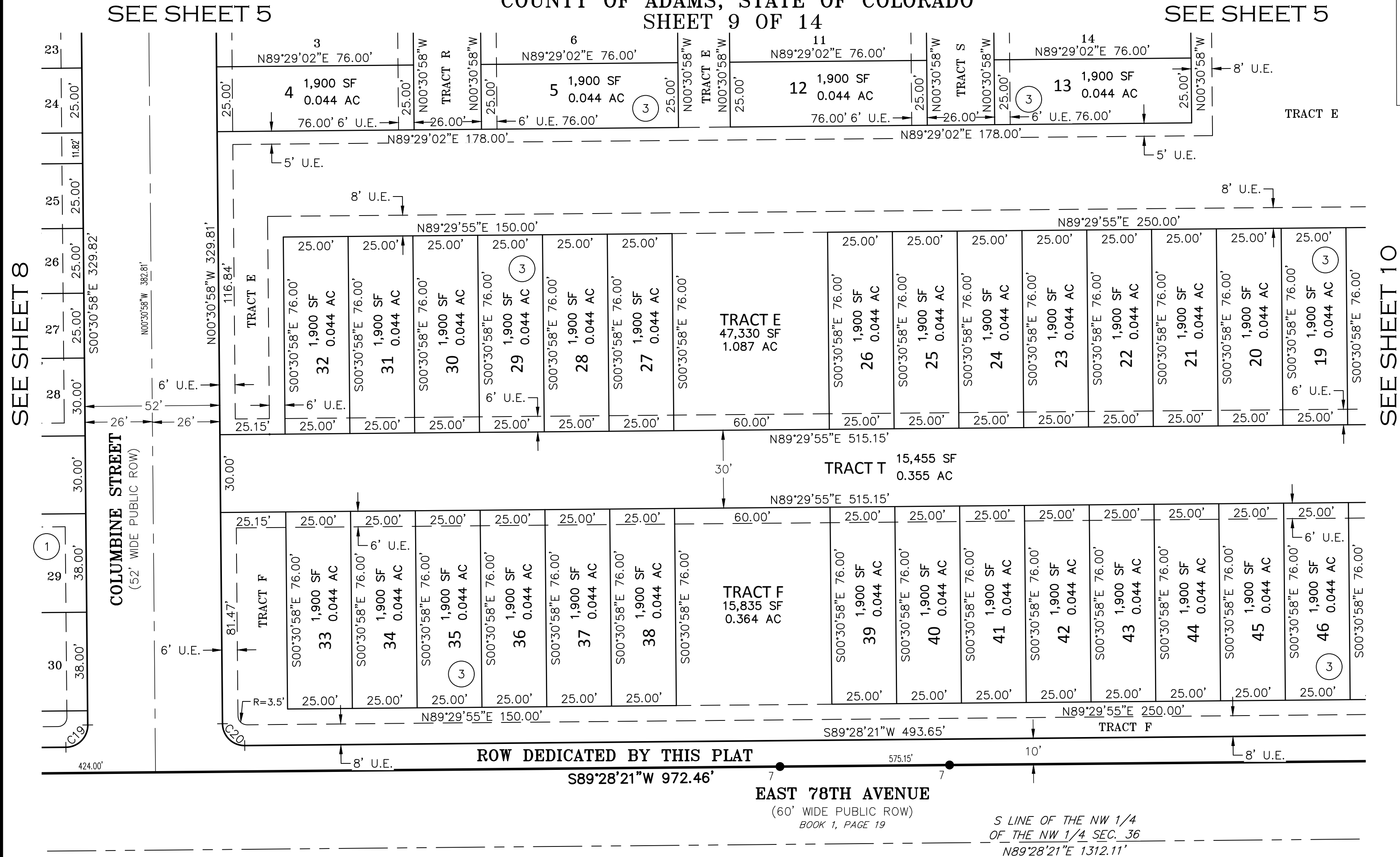


FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.
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AzTec Proj. No.: 54825-01
Drawn By: BAM

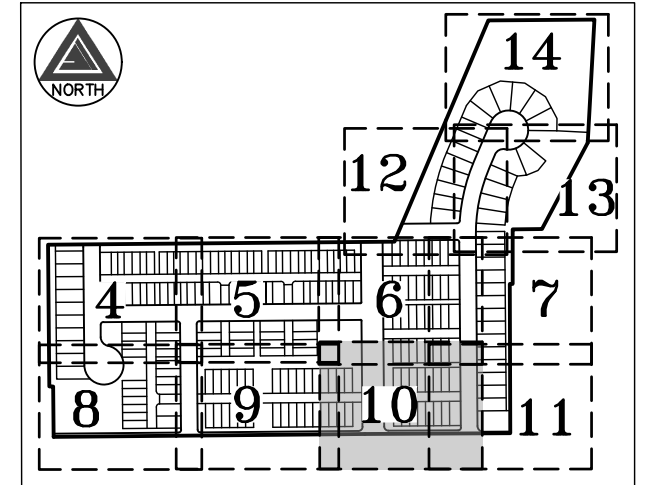
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 9 OF 14	



WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE,
AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PRC2025-00001



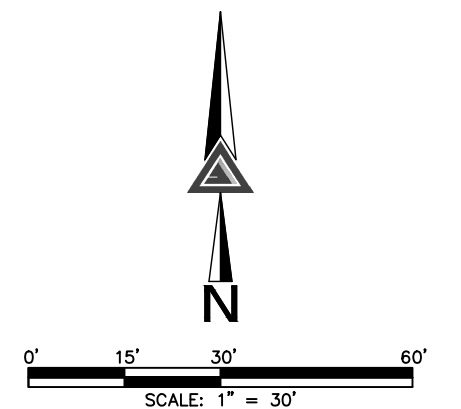
KEY MAP
SCALE: 1" = 600'

SEE SHEET 3
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 2
FOR LINE &
CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- (ROW) = RIGHT-OF-WAY
- ## BLOCK NUMBER
- RIGHT-OF-WAY
VACATED BY THIS PLAT



FOR REVIEW
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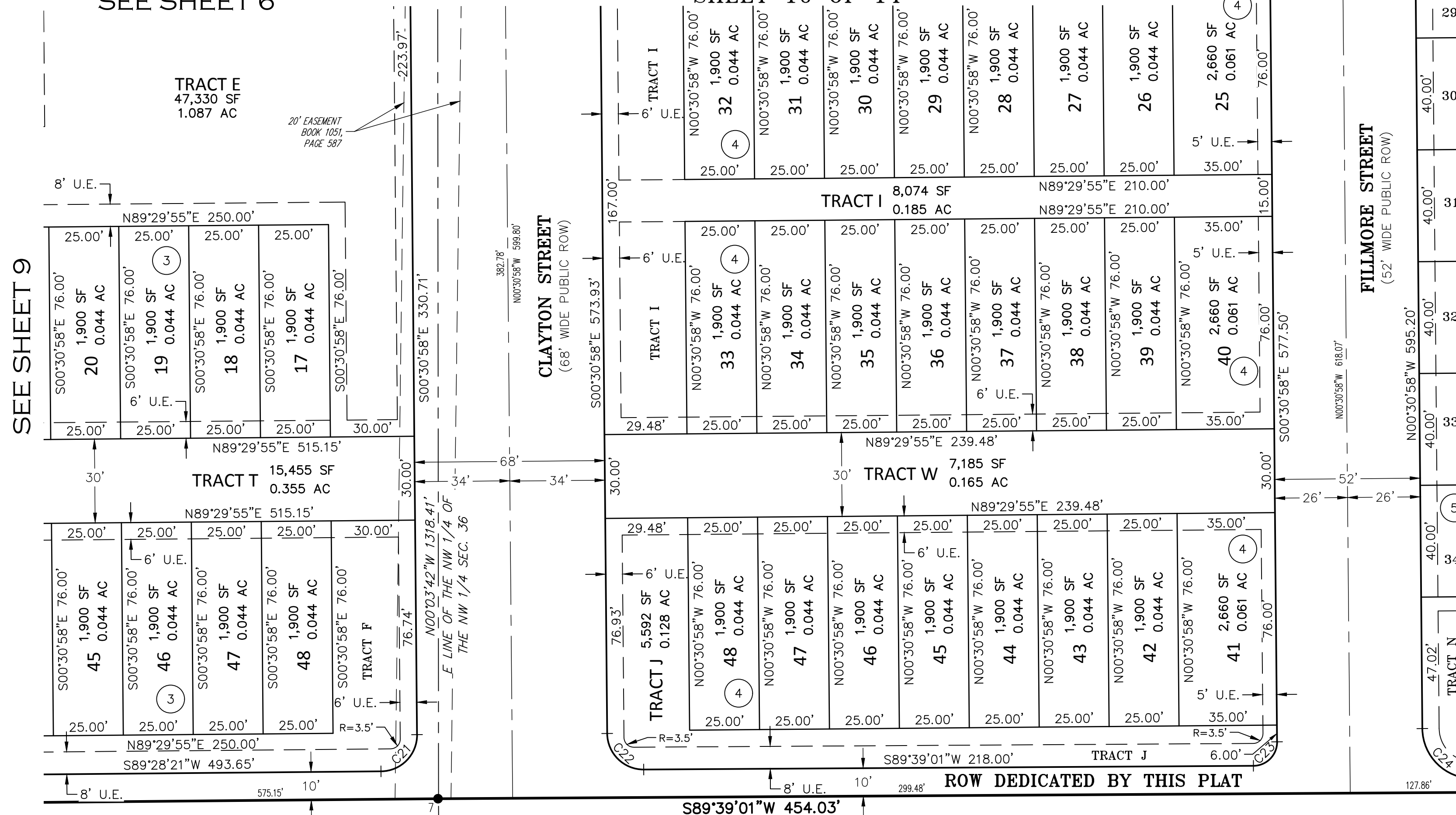
SCALE: 1" = 30'

SHEET 10 OF 14

SHEET 10 OF 14

SEE SHEET 6

SEE SHEET 6



S LINE OF THE NW 1/4
OF THE NW 1/4 SEC. 36
N89°28'21"E 1312.11'

NW 1/16 COR. SEC. 36, T2S,
R68W, 6TH P.M., FOUND NO.
6 REBAR WITH 3-1/4"
ALUMINUM CAP STAMPED "CLS
PLS 36563 2020"

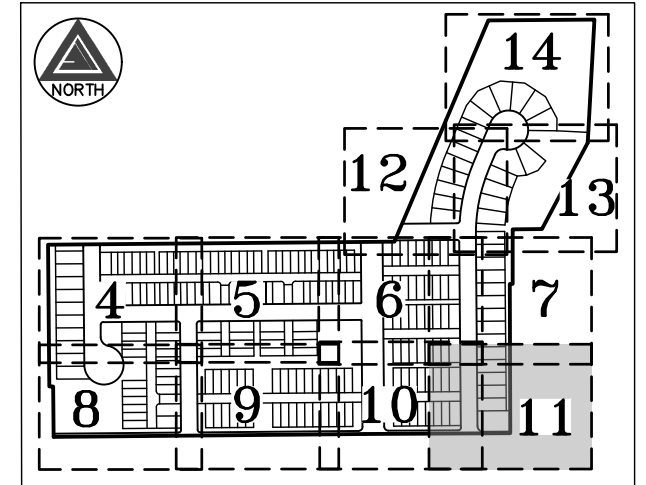
EAST 78TH AVENUE
(60' WIDE PUBLIC ROW)
BOOK 1, PAGE 19

S LINE OF THE NE 1/4
OF THE NW 1/4 SEC. 36
N89°39'01"E 1309.77'

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE,
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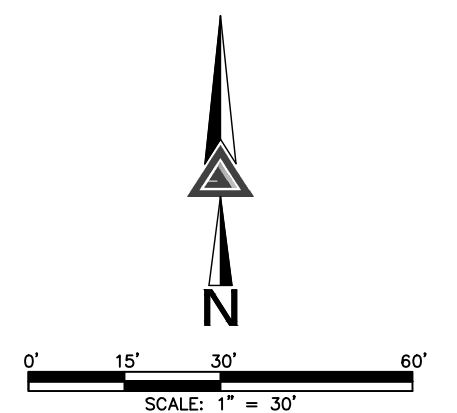
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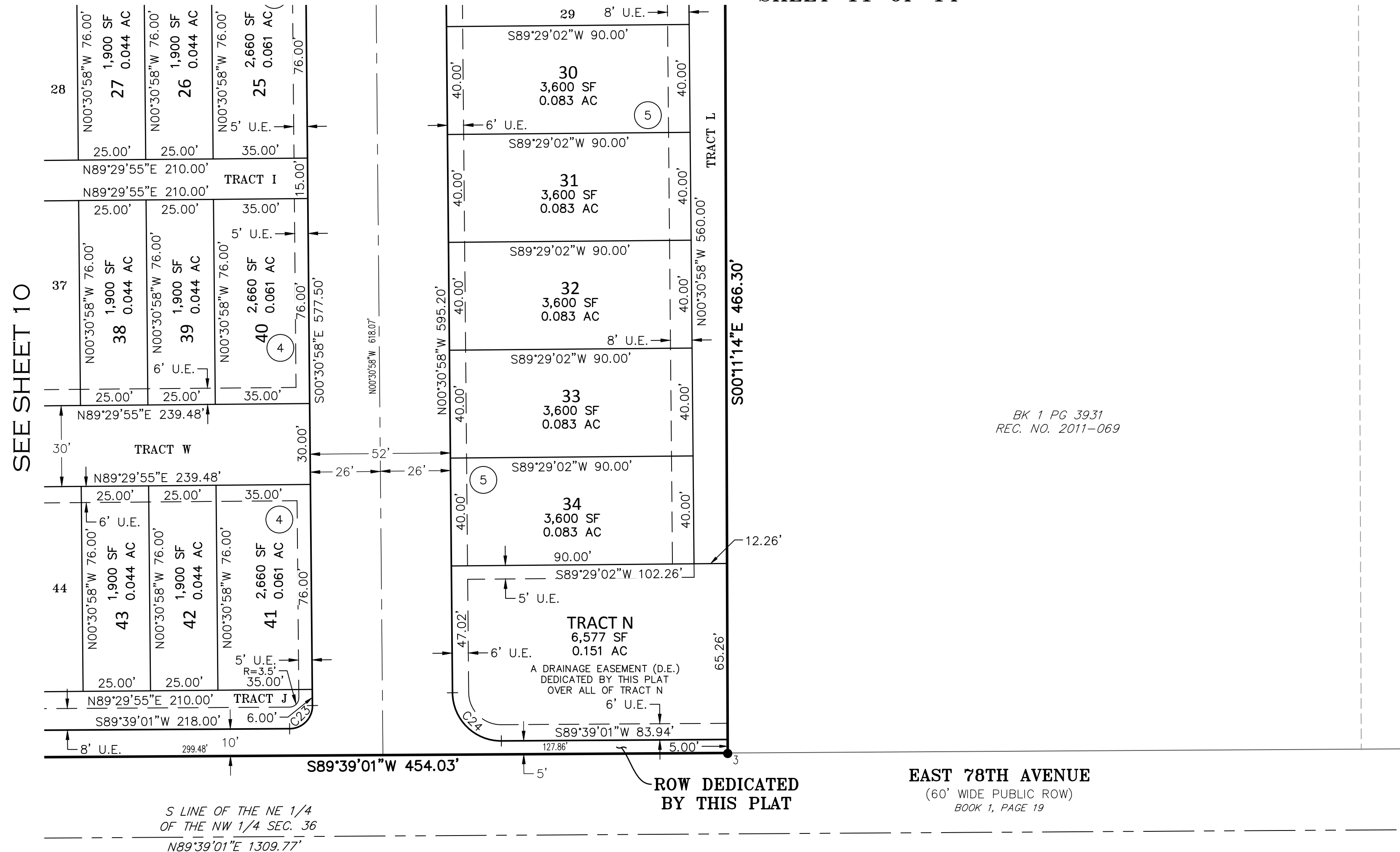
AzTec Proj. No.: 54825-01

Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 11 OF 14	

SEE SHEET 7

SHEET 11 OF 14



BK 1 PG 3931
REC. NO. 2011-069

EAST 78TH AVENUE
(60' WIDE PUBLIC ROW)
BOOK 1, PAGE 19

ROW DEDICATED
BY THIS PLAT

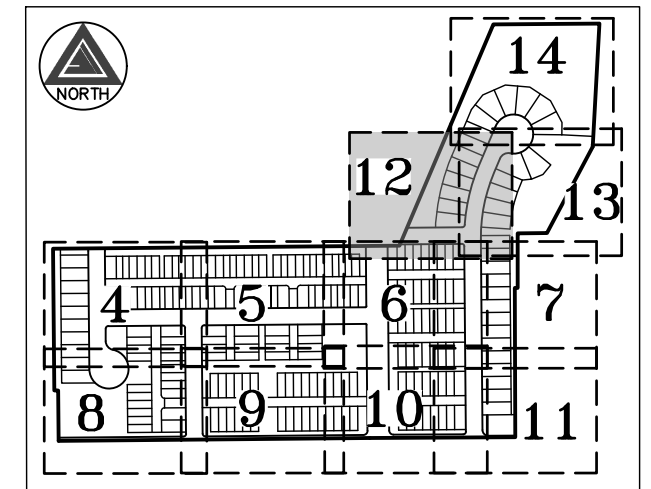
WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE,
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COUNTY OF ADAMS, STATE OF COLORADO

SHEET 12 OF 14

SEE SHEET 14

CASE NO. PRC2025-00001



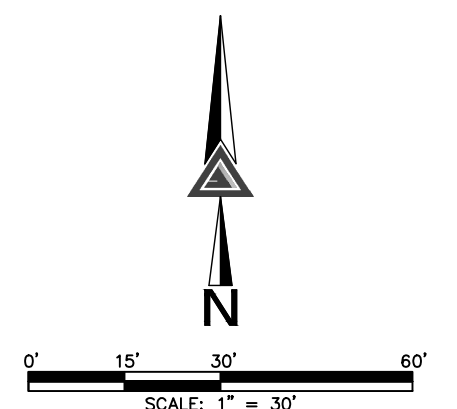
KEY MAP
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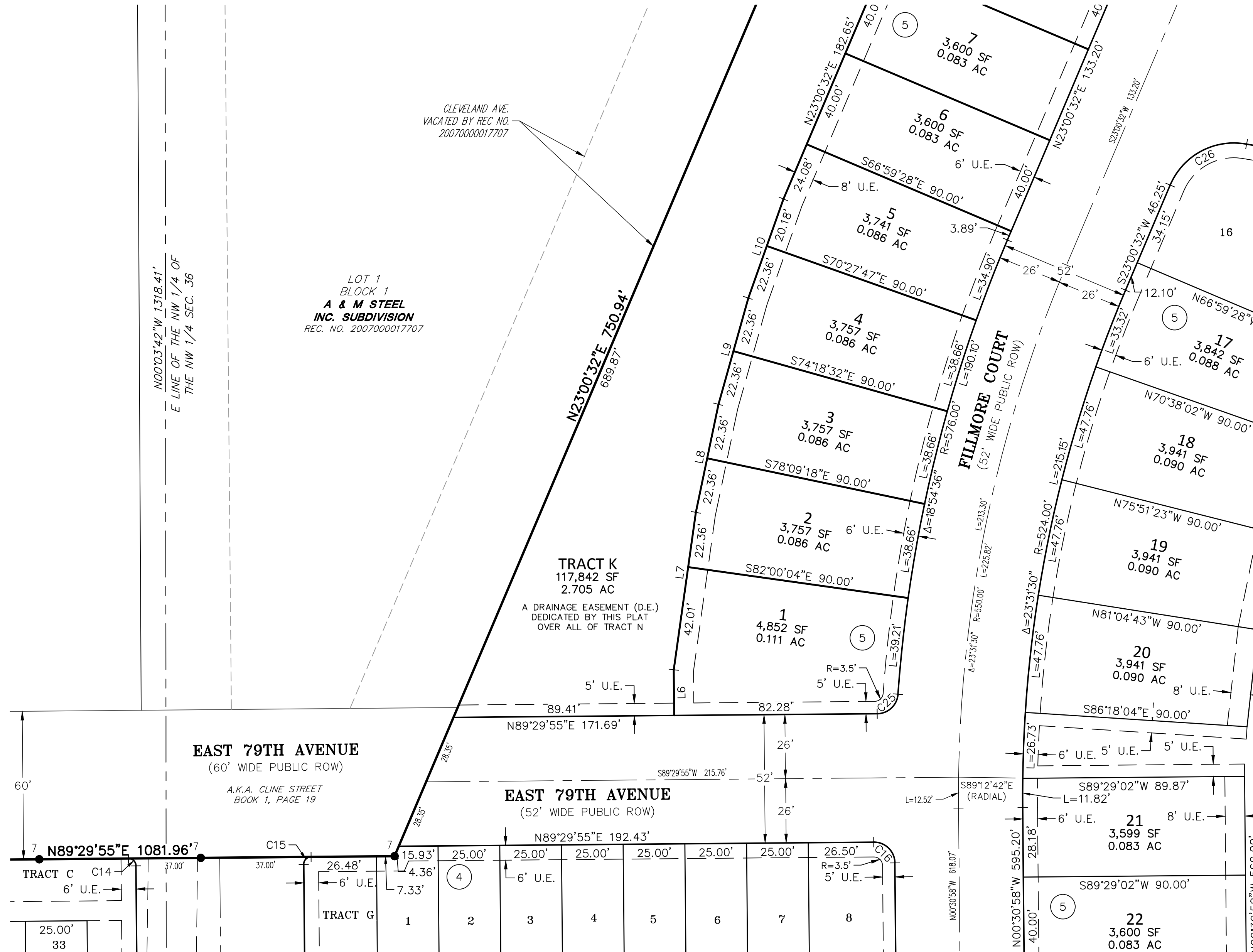
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SEE SHEET 6

SEE SHEET 13

SEE SHEET 13



Aztec Proj. No.: 54825-01

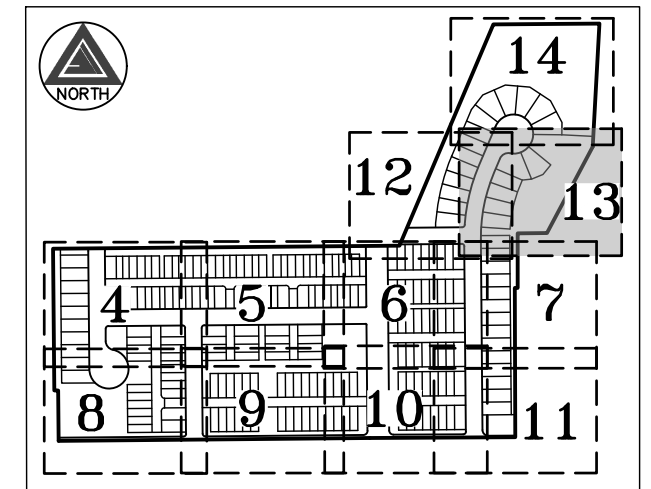
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SHEET 12 OF 14	

WELBY JUNCTION

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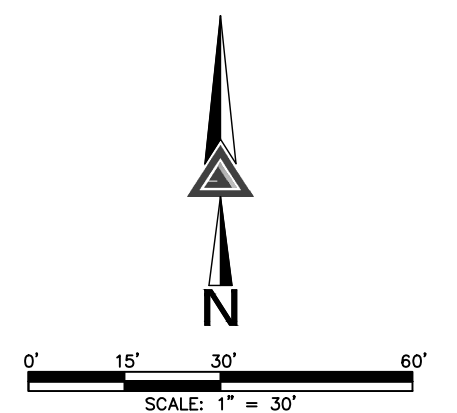
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UNPLATTED
BOOK 1020, PAGE 79



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DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 13 OF 14	

SEE SHEET 14

SEE SHEET 12

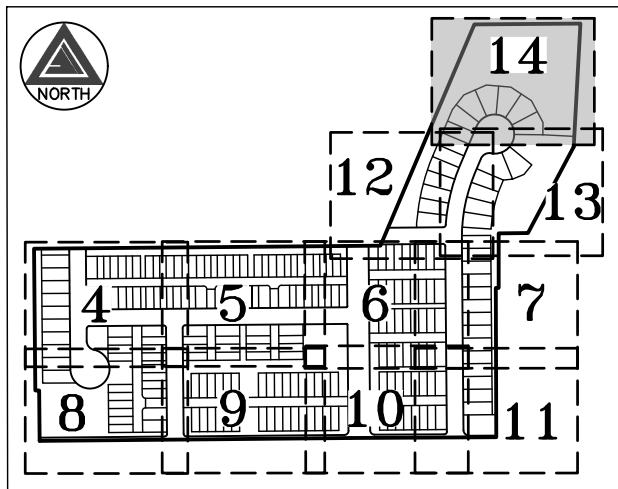
SEE SHEET 12

SEE SHEET 7

WELBY JUNCTION

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TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 14 OF 14

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

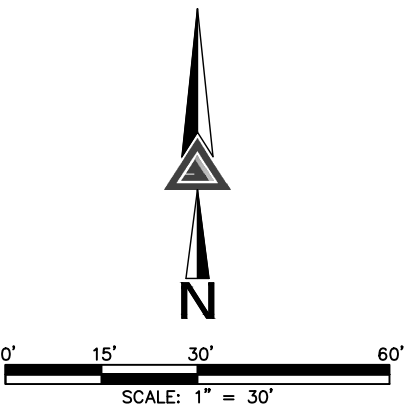
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UNPLATTED
BOOK 1020, PAGE 79



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SEE SHEET 13



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SHEET 14 OF 14	

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 1: COVER

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;
- SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
- SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES;

- SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
- NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
- SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
- SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID DENVER LARAMIE AND NORTHWESTERN RAILWAY AND THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 79TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°29'55" EAST, A DISTANCE OF 131.50 FEET;

THENCE SOUTH 00°30'58" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 79TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 157.62 FEET TO SAID EASTERLY RIGHT-OF-WAY OF THE DENVER LARAMIE AND NORTHWESTERN RAILWAY

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 23°00'32" EAST, A DISTANCE OF 65.43 FEET TO THE POINT OF BEGINNING.

RESULTING IN A NET AREA OF 26.291 ACRES, (1,145,253 SQUARE FEET), MORE OR LESS.

VICINITY MAP



SHEET INDEX

- COVER
- WRITTEN NARRATIVE
- DEVELOPMENT STANDARDS
- CONNECTIVITY AND OPEN AREA PLAN
- OVERALL SITE PLAN
- UTILITY PLAN
- UTILITY PLAN
- UTILITY PLAN
- SITE PLAN
- SITE PLAN
- SITE PLAN
- PARK ENLARGEMENT
- PARK ENLARGEMENT
- LOT TYPICALS
- FENCING DETAILS
- ARCHITECTURAL STANDARDS

CERTIFICATE OF OWNERSHIP

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

OWNER: COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

BY: _____ TITLE: _____

AND

BY: _____ TITLE: _____

ACKNOWLEDGMENT

STATE OF COLORADO)

COUNTY OF: _____)SS

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____ .

BY _____ AND BY _____ AS AUTHORIZED SIGNATURES

FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

PLANNING COMMISSION

RECOMMENDED FOR APPROVAL BY ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20_____ .

CHAIR

BOARD OF COUNTY COMMISSIONS APPROVAL

APPROVED BY ADAMS COUNTY BOARD OF COMMISSION THIS _____ DAY OF _____, 20_____ .

CHAIR

ADAMS COUNTY ATTORNEY:

APPROVED AS TO FORM

DEVELOPER:
MERITAGE HOMES
7900 E UNION AVE STE 400
DENVER, CO 80237

PLANNER / LANDSCAPE ARCHITECT:
NORRIS DESIGN
1101 BANNOCK ST
DENVER, CO 80204

CIVIL ENGINEER:
REDLAND
1500 WEST CANAL COURT
LITTLETON, CO 80120

ARCHITECT:
MERITAGE HOMES
7900 E UNION AVE STE 400
DENVER, CO 80237
C: 720.737.1054

TRAFFIC ENGINEER:
LANTZ ASSOCIATES, LLC
13335 W 72ND CIR
ARVADA, CO 80005

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP 01
04/04/25 PDP 02

SHEET TITLE:

COVER

WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1
SHEET 2: WRITTEN NARRATIVE

A. EXPLANATION OF THE CHARACTERISTICS OF THE PUD AND ITS POTENTIAL IMPACT ON THE SURROUNDING AREA

THE SUBJECT PROPERTY IS APPROXIMATELY 26.2 ACRES AND IS LOCATED GENERALLY NORTHEAST OF THE INTERSECTION OF YORK STREET AND 78TH AVENUE. THE PROPERTY IS BORDERED TO THE EAST BY THE ASSUMPTION OF THE BLESSED VIRGIN MARY CATHOLIC CHURCH AND SCHOOL AND IS LOCATED IN UNINCORPORATED ADAMS COUNTY. SURROUNDING PROPERTIES ARE ZONED R-1-C, PUD, I-1, I-2, AND A-1.

THIS PLANNED UNIT DEVELOPMENT AMENDMENT (PUD) PROPOSES A MAXIMUM OF 222 INFILL DWELLING UNITS THAT WILL HELP TO SUPPORT THE COUNTY'S CURRENT HOUSING DEMAND, SPECIFICALLY WITHIN AN UNDER-HOUSED AREA OF THE COUNTY.

THE PUD IS PROPOSED TO PERMIT RESIDENTIAL LAND USES AND TO ESTABLISH DEVELOPMENT STANDARDS THAT RESULT IN A COMPATIBLE COMMUNITY. THE PROPOSAL DRAWS FROM NEIGHBORING ZONE DISTRICTS TO ENSURE COMPATIBILITY. THE PUD PROPOSES A DENSITY OF 8.5 DU/AC.

THE PROPOSED COMMUNITY HAS CONVENIENT ACCESS TO VEHICULAR AND PEDESTRIAN TRANSPORTATION NETWORKS AND IS LOCATED WITHIN A MILE AND A HALF OF TWO RTD STATIONS ON THE N LINE.

B. PROVISIONS FOR PARKING

A MINIMUM OF TWO (2) RESIDENT PARKING SPACES PER HOME, WITHIN ATTACHED GARAGES, ARE PROPOSED.

FRONT-LOADED HOMES INCLUDE TWO (2) VISITOR PARKING SPACES PER HOME, LOCATED IN THE DRIVEWAY. ALLEY-LOADED HOMES INCLUDE 0.25 VISITOR PARKING SPACES PER UNIT, PROVIDED BY ON STREET PARKING.

VISITOR PARKING WILL BE ON-STREET WITH PARKING ON BOTH SIDE OF THE STREET. VISITOR PARKING COUNTS WILL BE FINALIZED AT TIME OF FINAL DEVELOPMENT PLAN.

C. CIRCULATION AND ROAD PATTERNS

THE PRIMARY ENTRANCE INTO THE SITE IS FROM 78TH AVENUE. TWO ADDITIONAL SECONDARY ACCESS POINTS FROM 78TH AVENUE ARE PROPOSED. A NETWORK OF INTERNAL PUBLIC STREETS AND PRIVATE ALLEYS PROVIDE VEHICULAR CIRCULATION WITHIN THE COMMUNITY. RIGHTS-OF-WAY 52' ROW WITHIN THE PLAN INCORPORATE ATTACHED SIDEWALKS. REFER TO THIS SHEET FOR ROAD SECTION. PRIVATE ALLEYS WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

THE PEDESTRIAN NETWORK IS DESIGNED TO PROVIDE CONVENIENT PEDESTRIAN ACCESS THROUGHOUT THE SITE AND IS INTENDED TO DRAW RESIDENTS INTO THE SITE'S GREENWAYS, AND POCKET PARKS. REFER TO SHEET 4 OF THE PDP FOR A DETAILED CONNECTIVITY GRAPHIC.

D. TYPE, LOCATION, EXAMPLES OF COPY AND MONUMENT SIGNS

THE COMMUNITY PROPOSES SIGNAGE AT KEY LOCATIONS AND WILL INCLUDE PRIMARY MONUMENTATION. FINAL SIGNAGE DESIGN SHALL BE PROVIDED AT TIME OF FINAL DEVELOPMENT PLAN. EACH SIGN WILL REQUIRE A SEPARATE SIGN PERMIT.

E. TYPE AND ALLOCATION OF ALL USES INCLUDING PERMITTED USES, USES PERMITTED AFTER AMENDMENT TO THE PUD, AND PROHIBITED USES

THIS PUD ALLOWS FOR A VARIETY OF HOUSING TYPES INCLUDING: SINGLE-FAMILY DETACHED FRONT-LOAD, SINGLE-FAMILY ATTACHED (PAIRED HOMES) AND TOWNHOMES. ITEMS NOT ADDRESSED WITHIN THIS PUD SHALL FOLLOW ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS FOR THE R-3 ZONE DISTRICT.

F. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS

COMMON LANDSCAPING AND SITE AMENITIES WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

G. BUFFERYARD REQUIREMENTS

EXTERIOR PROPERTY BOUNDARIES, NOT ADJACENT TO PUBLIC RIGHT-OF-WAY, SHALL HAVE A FIVE (5) FOOT BUFFERYARD. BUFFERYARD TO BE LANDSCAPED WITH ONE (1) TREE PER EIGHTY (80) LINEAR FEET OF LOT LINE.

H. LANDSCAPING REQUIREMENTS

78TH AND 79TH AVENUE STREET FRONTAGE SHALL HAVE A FIFTEEN (15) FOOT MINIMUM LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. LANDSCAPE AREAS SHALL HAVE A MINIMUM OF TWO (2) TREES AND FIVE (5) SHRUBS PER FORTY (40) LINEAR FEET OF FRONTAGE. DRIVE AISLES AND ROADS SHALL BE COUNTED AS ZERO (0) FEET IN DEPTH.

STREETSCAPES SHALL BE LANDSCAPED WITH ONE (1) TREE AND TWO (2) SHRUBS PER FORTY (40) LINEAR FEET; MEASURED FIFTY (50) FEET FROM THE STOP SIGN, EXCLUDING CURB CUTS.

COMMON LANDSCAPE AREAS AND INTERNAL STREET FRONTAGE SHALL HAVE A MINIMUM OF ONE (1) LARGE TREE AND THREE (3) SHRUBS, OR TWO (2) ORNAMENTAL TREES AND THREE (3) SHRUBS PER FIFTEEN HUNDRED (1,500) SQUARE FEET. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

DETENTION AREAS SHALL UTILIZE NATIVE LANDSCAPE MATERIAL AND APPROPRIATE SEED MIXES.

MINIMUM PLANT SIZE REQUIRED IN STREETSCAPES, LANDSCAPE AREAS, AND DETENTION AREAS SHALL BE 2 1/2" CALIPER DECIDUOUS OR ORNAMENTAL TREES, MIN. 6' TALL EVERGREENS, AND 5-GALLON SHRUBS/GRASSES. THE CALIPER OF ALL TREES SHALL BE MEASURED AT ONE (1) FOOT ABOVE GRADE LEVEL.

REFER TO SHEET 14 FOR LANDSCAPE TYPICALS

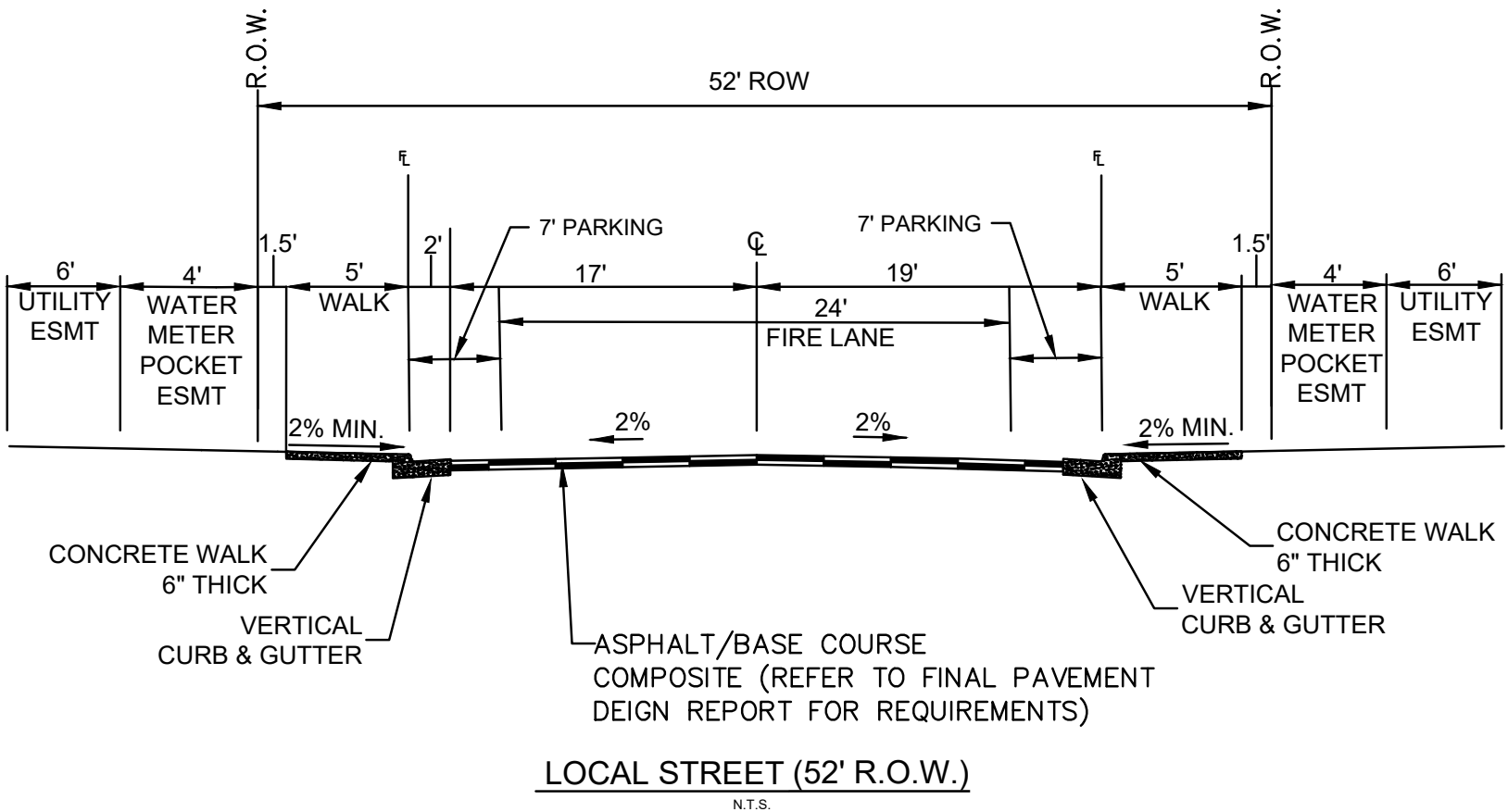
I. FENCING

A 4' TALL, 3 RAIL OPEN STYLE FENCE MAY BE USED TO DISTINGUISH THE DEVELOPMENT BOUNDARY FROM NEIGHBORING PROPERTIES, HOA MAINTAINED FACILITIES, AND PUBLIC ROW.

A PRIVACY FENCE TO BE UTILIZED ALONG REAR PROPERTY LINES OR TO PROVIDE ADDITIONAL SCREENING BETWEEN UNITS WHERE NECESSARY.

REFER TO SHEET 15 FOR FENCING DETAILS.

ADDITIONAL FENCE STYLES MAY BE PERMITTED AT TIME OF FDP.



WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP.01
04/04/25 PDP.02

SHEET TITLE:
WRITTEN
NARRATIVE

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 3: DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS									
USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH ³	MAXIMUM DENSITY	MINIMUM FRONT YARD SETBACK FOR PRINCIPAL STRUCTURE ^{1,2}	MINIMUM SIDE YARD SETBACK FOR ALL STRUCTURES ^{1,2}	MINIMUM SIDE CORNER SETBACK FOR ALL STRUCTURES ^{1,2}	REAR SETBACK FOR PRINCIPAL STRUCTURES ^{1,2}	MAXIMUM BUILDING HEIGHT ⁵	MAXIMUM LOT COVERAGE
SINGLE FAMILY DETACHED	3400 SQ.FT	40'	-	20'	5'	15'	10'	40'	55%
SINGLE FAMILY ATTACHED (PAIRED HOME)	1900 SQ.FT	25'	-	10'	5' ⁴	15'	3'	40'	65%
TOWNHOMES	1200 SQ.FT	20'	-	10'	5' ⁴	15'	3'	40'	90%

- NOTES:
1.

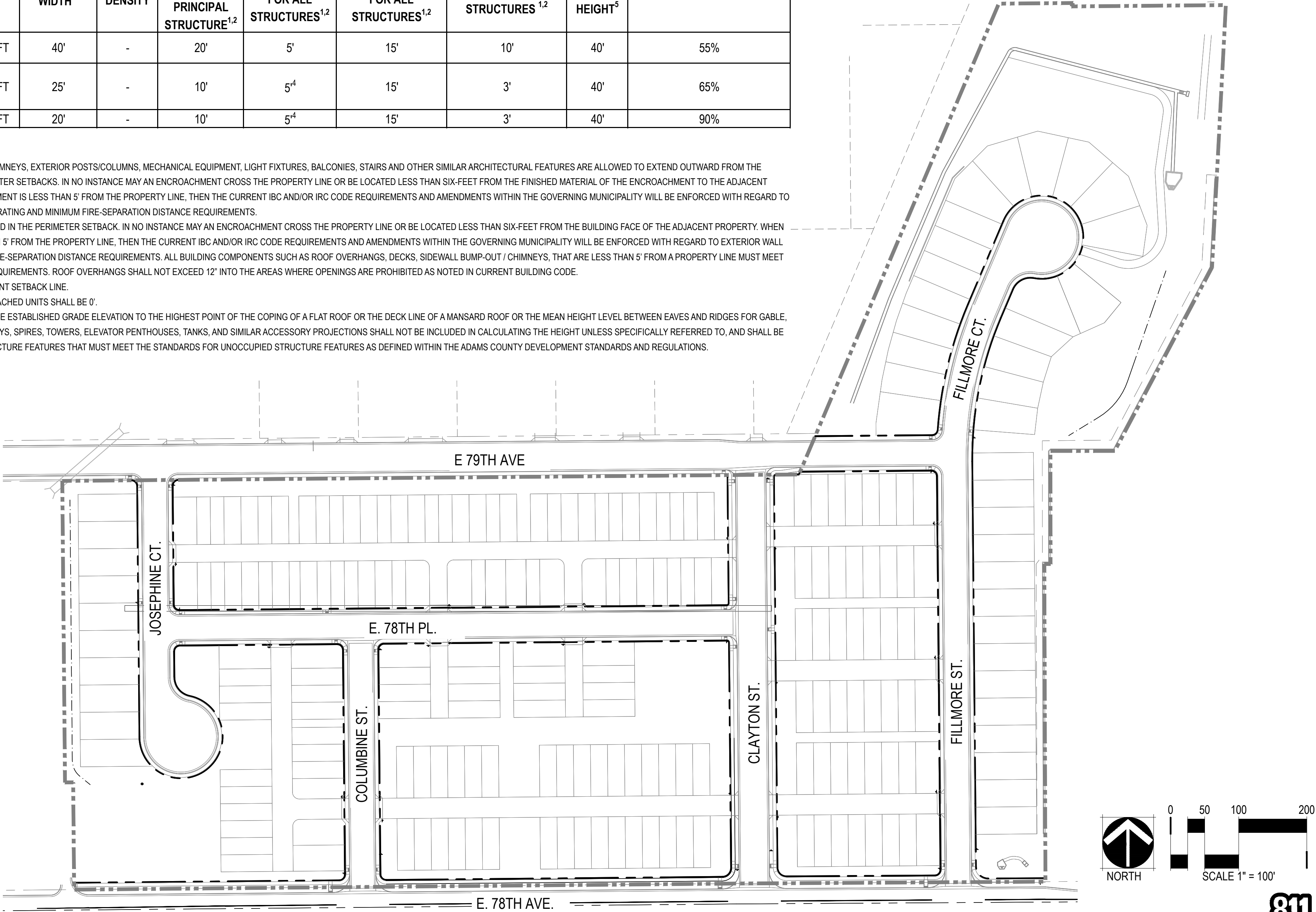
BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, MECHANICAL EQUIPMENT, LIGHT FIXTURES, BALCONIES, STAIRS AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE IN PERIMETER SETBACKS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE FINISHED MATERIAL OF THE ENCROACHMENT TO THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THEN THE CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT RATING AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS.
2.

ROOF OVERHANGS ARE PERMITTED IN THE PERIMETER SETBACK. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE BUILDING FACE OF THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THEN THE CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS. ALL BUILDING COMPONENTS SUCH AS ROOF OVERHANGS, DECKS, SIDEWALL BUMP-OUT / CHIMNEYS, THAT ARE LESS THAN 5' FROM A PROPERTY LINE MUST MEET ALL CURRENT BUILDING CODE REQUIREMENTS. ROOF OVERHANGS SHALL NOT EXCEED 12" INTO THE AREAS WHERE OPENINGS ARE PROHIBITED AS NOTED IN CURRENT BUILDING CODE.
3.

LOT WIDTH MEASURED FROM FRONT SETBACK LINE.
4.

INTERIOR SIDE SETBACK FOR ATTACHED UNITS SHALL BE 0'.
5.

THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE ELEVATION TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF OR THE DECK LINE OF A MANSARD ROOF OR THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR GABLE, HIP, OR GAMBREL ROOFS. CHIMNEYS, SPIRES, TOWERS, ELEVATOR PENTHOUSES, TANKS, AND SIMILAR ACCESSORY PROJECTIONS SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT UNLESS SPECIFICALLY REFERRED TO, AND SHALL BE CONSIDERED UNOCCUPIED STRUCTURE FEATURES THAT MUST MEET THE STANDARDS FOR UNOCCUPIED STRUCTURE FEATURES AS DEFINED WITHIN THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.



WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120



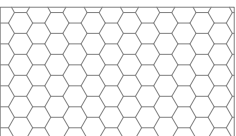
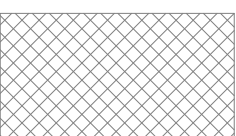



NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP 01
04/04/25 PDP 02

SHEET TITLE:
DEVELOPMENT
STANDARDS

NOTE: PLAN IS FOR ESTABLISHMENT OF THE PUD AND SUBJECT TO FURTHER REFINEMENT AND CHANGES AT TIME OF FINAL DEVELOPMENT PLAN.

WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1
SHEET 4: CONNECTIVITY AND OPEN AREA PLAN

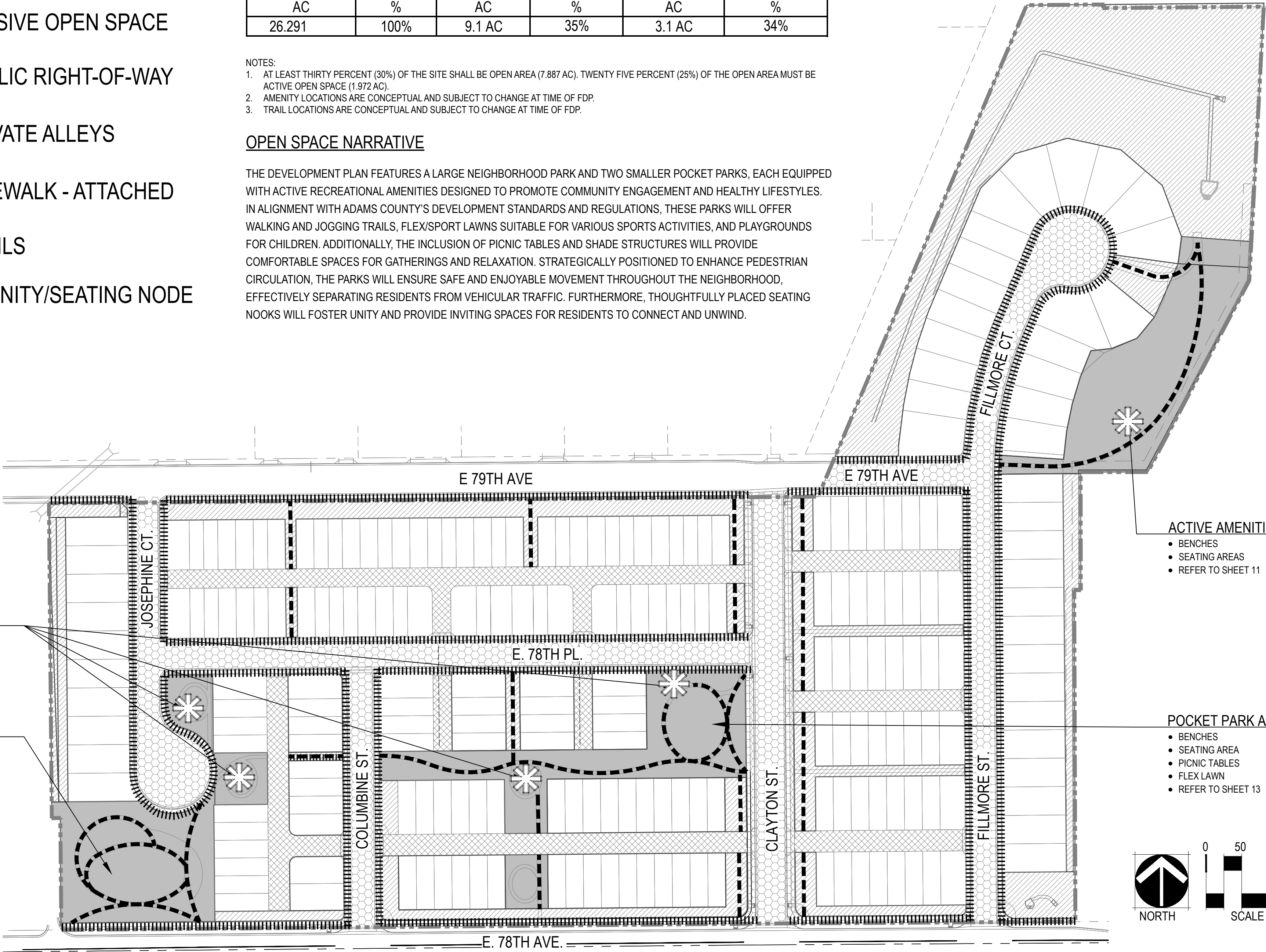
-  ACTIVE OPEN SPACE
-  PASSIVE OPEN SPACE
-  PUBLIC RIGHT-OF-WAY
-  PRIVATE ALLEYS
-  SIDEWALK - ATTACHED
-  TRAILS
-  AMENITY/SEATING NODE

PUD OPEN SPACE REQUIREMENTS					
TOTAL SITE AREA		OPEN SPACE PROVIDED		ACTIVE OPEN SPACE PROVIDED	
AC	%	AC	%	AC	%
26.291	100%	9.1 AC	35%	3.1 AC	34%

- NOTES:
- AT LEAST THIRTY PERCENT (30%) OF THE SITE SHALL BE OPEN AREA (7.887 AC). TWENTY FIVE PERCENT (25%) OF THE OPEN AREA MUST BE ACTIVE OPEN SPACE (1.972 AC).
 - AMENITY LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF FDP.
 - TRAIL LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF FDP.

OPEN SPACE NARRATIVE

THE DEVELOPMENT PLAN FEATURES A LARGE NEIGHBORHOOD PARK AND TWO SMALLER POCKET PARKS, EACH EQUIPPED WITH ACTIVE RECREATIONAL AMENITIES DESIGNED TO PROMOTE COMMUNITY ENGAGEMENT AND HEALTHY LIFESTYLES. IN ALIGNMENT WITH ADAMS COUNTY'S DEVELOPMENT STANDARDS AND REGULATIONS, THESE PARKS WILL OFFER WALKING AND JOGGING TRAILS, FLEX/SPORT LAWNS SUITABLE FOR VARIOUS SPORTS ACTIVITIES, AND PLAYGROUNDS FOR CHILDREN. ADDITIONALLY, THE INCLUSION OF PICNIC TABLES AND SHADE STRUCTURES WILL PROVIDE COMFORTABLE SPACES FOR GATHERINGS AND RELAXATION. STRATEGICALLY POSITIONED TO ENHANCE PEDESTRIAN CIRCULATION, THE PARKS WILL ENSURE SAFE AND ENJOYABLE MOVEMENT THROUGHOUT THE NEIGHBORHOOD, EFFECTIVELY SEPARATING RESIDENTS FROM VEHICULAR TRAFFIC. FURTHERMORE, THOUGHTFULLY PLACED SEATING NOOKS WILL FOSTER UNITY AND PROVIDE INVITING SPACES FOR RESIDENTS TO CONNECT AND UNWIND.



SEATING NODE AMENITIES

- BENCHES
- SEATING AREAS
- WALKING TRAIL
- LANDSCAPE AREAS
- REFER TO SHEET 6

POCKET PARK AMENITIES

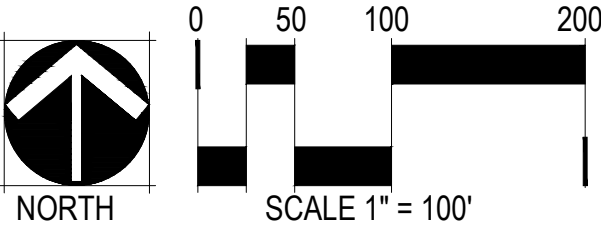
- BENCHES (PUBLICLY ACCESSIBLE)
- MULTI-USE SPORTS LAWN (PUBLICLY ACCESSIBLE)
- PICNIC TABLES (PUBLICLY ACCESSIBLE)
- PLAYGROUND (PUBLICLY ACCESSIBLE)
- SHADE STRUCTURE (PUBLICLY ACCESSIBLE)
- REFER TO SHEET 9

ACTIVE AMENITIES

- BENCHES
- SEATING AREAS
- REFER TO SHEET 11

POCKET PARK AMENITIES

- BENCHES
- SEATING AREA
- PICNIC TABLES
- FLEX LAWN
- REFER TO SHEET 13



WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP.01
04/04/25 PDP.02

SHEET TITLE:
CONNECTIVITY AND
OPEN AREA PLAN



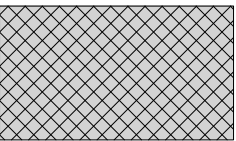

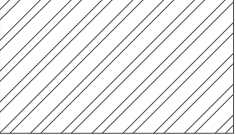
NOTE: PLAN IS FOR ESTABLISHMENT OF THE PUD AND SUBJECT TO FURTHER REFINEMENT AND CHANGES AT TIME OF FINAL DEVELOPMENT PLAN.

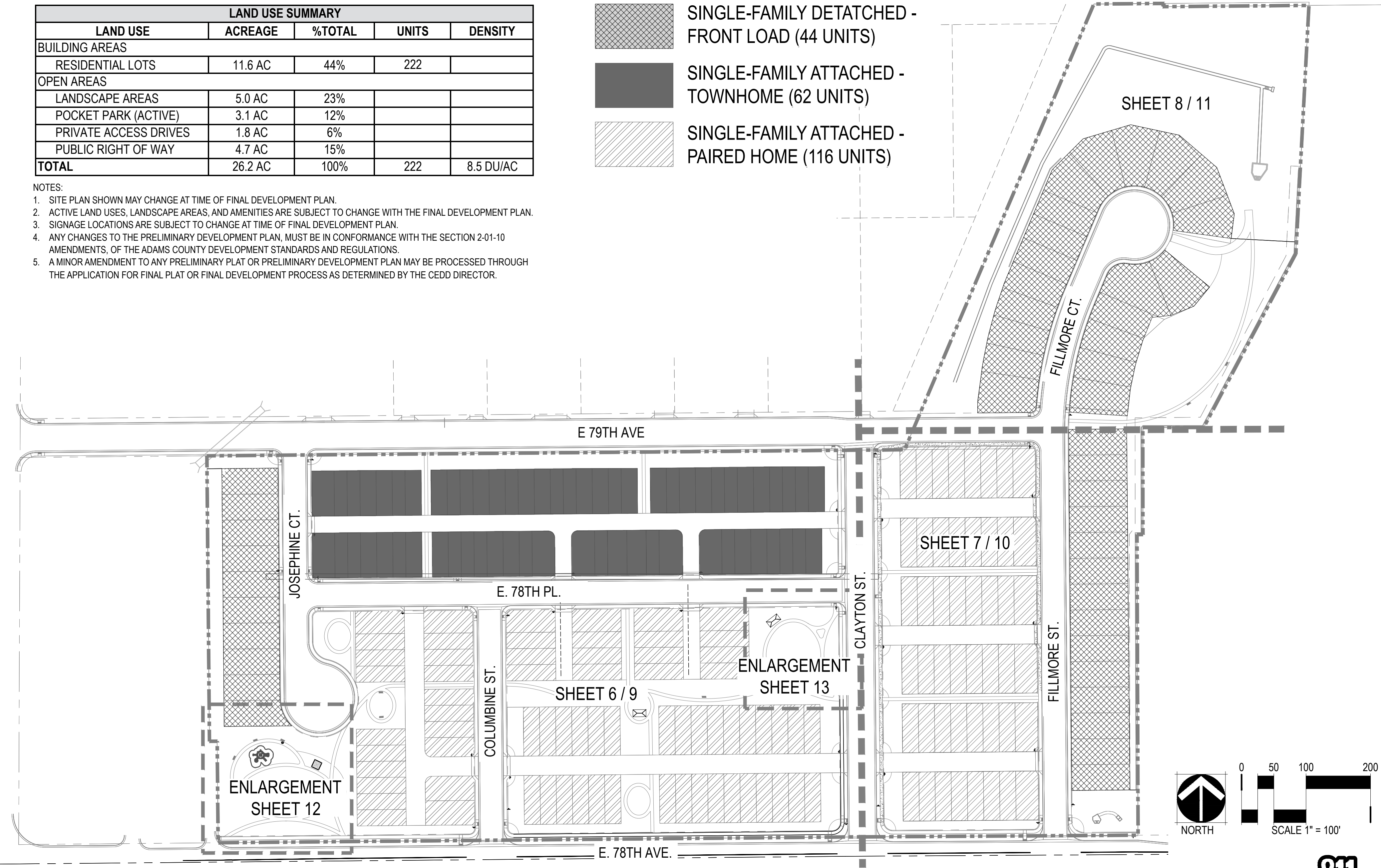
WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 5: OVERALL SITE PLAN

LAND USE SUMMARY				
LAND USE	ACREAGE	%TOTAL	UNITS	DENSITY
BUILDING AREAS				
RESIDENTIAL LOTS	11.6 AC	44%	222	
OPEN AREAS				
LANDSCAPE AREAS	5.0 AC	23%		
POCKET PARK (ACTIVE)	3.1 AC	12%		
PRIVATE ACCESS DRIVES	1.8 AC	6%		
PUBLIC RIGHT OF WAY	4.7 AC	15%		
TOTAL	26.2 AC	100%	222	8.5 DU/AC

- NOTES:
- SITE PLAN SHOWN MAY CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
 - ACTIVE LAND USES, LANDSCAPE AREAS, AND AMENITIES ARE SUBJECT TO CHANGE WITH THE FINAL DEVELOPMENT PLAN.
 - SIGNAGE LOCATIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
 - ANY CHANGES TO THE PRELIMINARY DEVELOPMENT PLAN, MUST BE IN CONFORMANCE WITH THE SECTION 2-01-10 AMENDMENTS, OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
 - A MINOR AMENDMENT TO ANY PRELIMINARY PLAT OR PRELIMINARY DEVELOPMENT PLAN MAY BE PROCESSED THROUGH THE APPLICATION FOR FINAL PLAT OR FINAL DEVELOPMENT PROCESS AS DETERMINED BY THE CEDD DIRECTOR.

-  SINGLE-FAMILY DETACHED - FRONT LOAD (44 UNITS)
-  SINGLE-FAMILY ATTACHED - TOWNHOME (62 UNITS)
-  SINGLE-FAMILY ATTACHED - PAIRED HOME (116 UNITS)



WELBY JUNCTION
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ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP.01
04/04/25 PDP.02

SHEET TITLE:
OVERALL SITE
PLAN

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 6: UTILITY PLAN

LOR BEN PROPERTIES LLC
2481 E. 79TH AVE
DENVER, CO 80229
PARCEL NO. 0171936202002

EX. FIRE HYDRANT
TO BE RELOCATED
EX. SANITARY MH

PVFCO PARTNERS LLC
2505 E. 79TH AVE
DENVER, CO 80229
PARCEL NO. 0171936202007

HUFFMAN FAMILY LP
2577 E. 79TH AVE
DENVER, CO 80229
PARCEL NO. 0171936202004

BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "1402 2003"
SET VERTICALLY INTO THE WEST SIDE OF A COLUMN, 3.7 FEET
ABOVE THE CONCRETE WALK, LOCATED IN THE NORTHERMOST
PIER COLUMN OF THE LAST SIDE OF BRIDGEWAY UNDER BRIDGE
3.7 FEET BEING THE WEST BOUND RAMP FROM I-25 TO I-70
ELEVATION = 5168.52 NAVD83



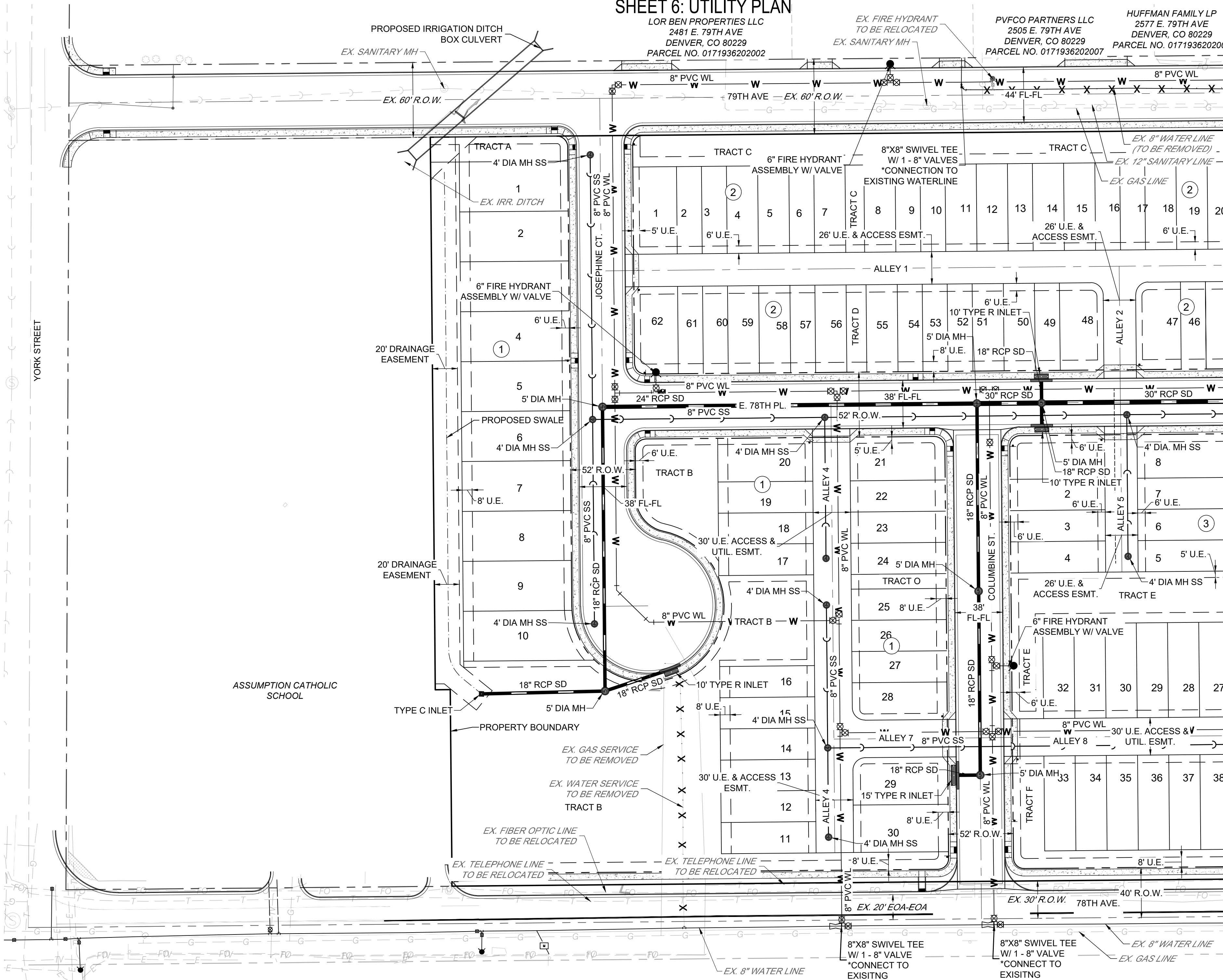
WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSMI FARMS LP
6729 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

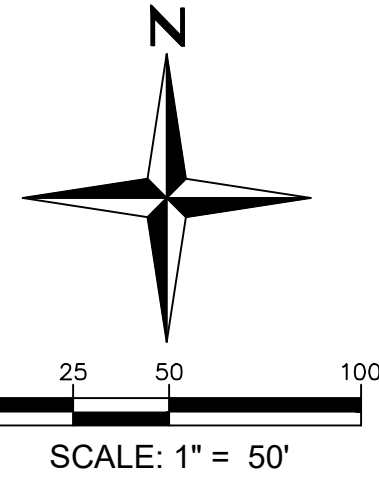
NOT FOR
CONSTRUCTION

DATE:
01/24/25 PDP 01
04/07/25 PDP 01

SHEET TITLE:
UTILITY PLAN



MATCHLINE - SEE SHEET C3.2



WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

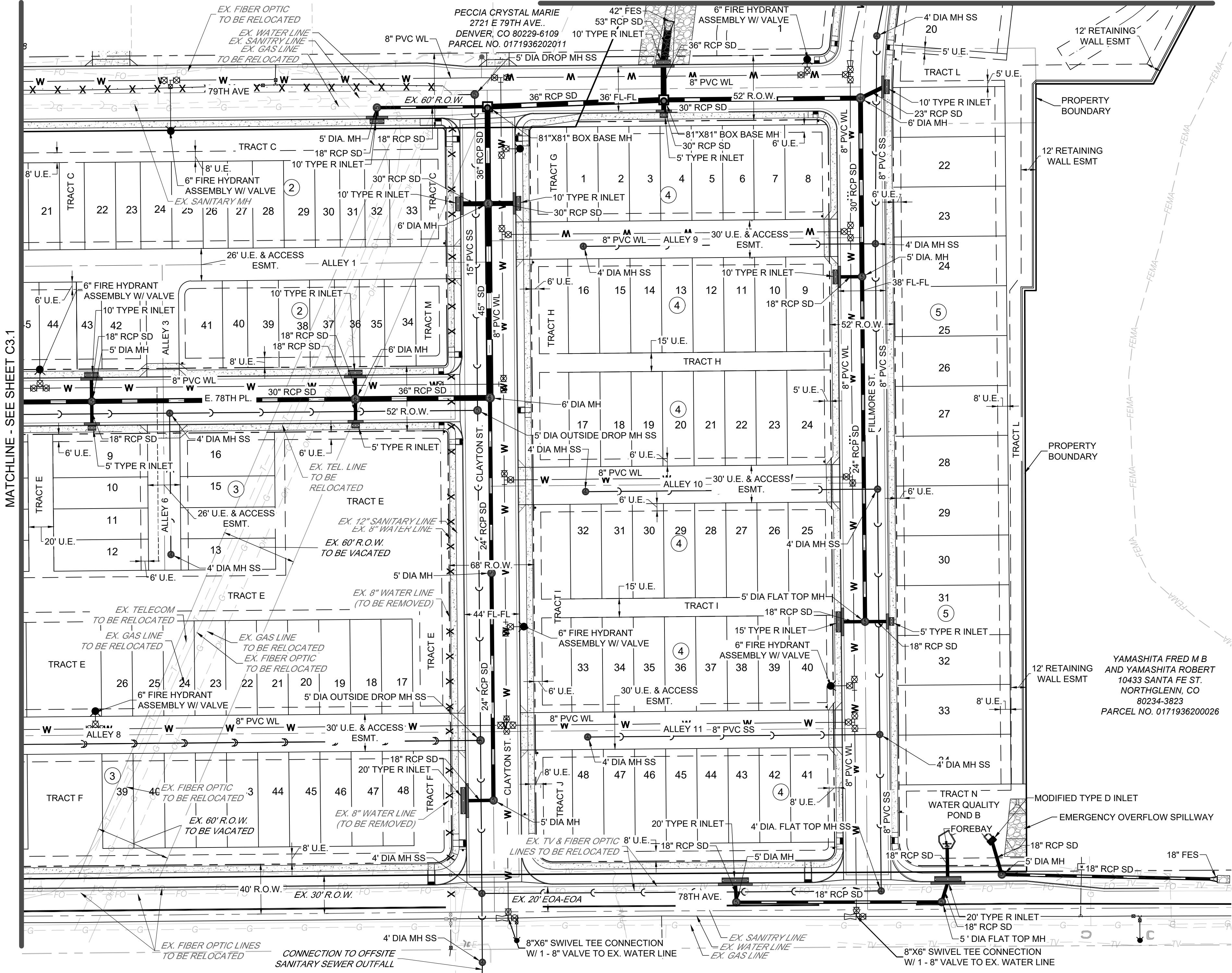
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 7: UTILITY PLAN MATCHLINE - SEE SHEET C3.3

KEY MAP
SCALE: 1" = 5000'

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.862.1166
NORRIS-DESIGN.COM

BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "4482 2003"
SET VERTICALLY INTO THE WEST SIDE OF A COLUMN 3.1 FEET
ABOVE THE CONCRETE WALK LOCATED IN THE NORTHERNMOST
PIER COLUMN OF THE LAST SIDE OF BROADWAY UNDER BRIDGE
3-17-04 BEING THE WEST BOUND RAMP FROM I25 TO I76
ELEVATION = 5166.52 NAVD83



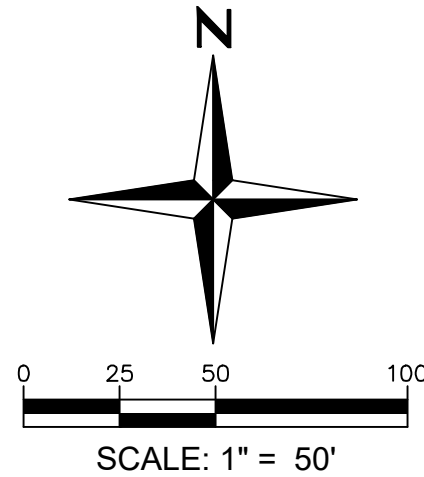
WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
01/24/25 PDP.01
04/07/25 PDP.01

SHEET TITLE:
UTILITY PLAN



WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 8: UTILITY PLAN

KEY MAP

SCALE: 1" = 500'

1101 BANNOCK STREET

DENVER, CO 80204

P.303.892.1166

BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "1462 2003"

SET VERTICALLY INTO THE WEST SIDE OF A COLUMN 11 FEET

ABOVE THE CONCRETE WALK. LOCATED IN THE NORTHERNMOST

PIER COLUMN OF THE LAST SIDE OF BRADWAY UNDER BRIDGE

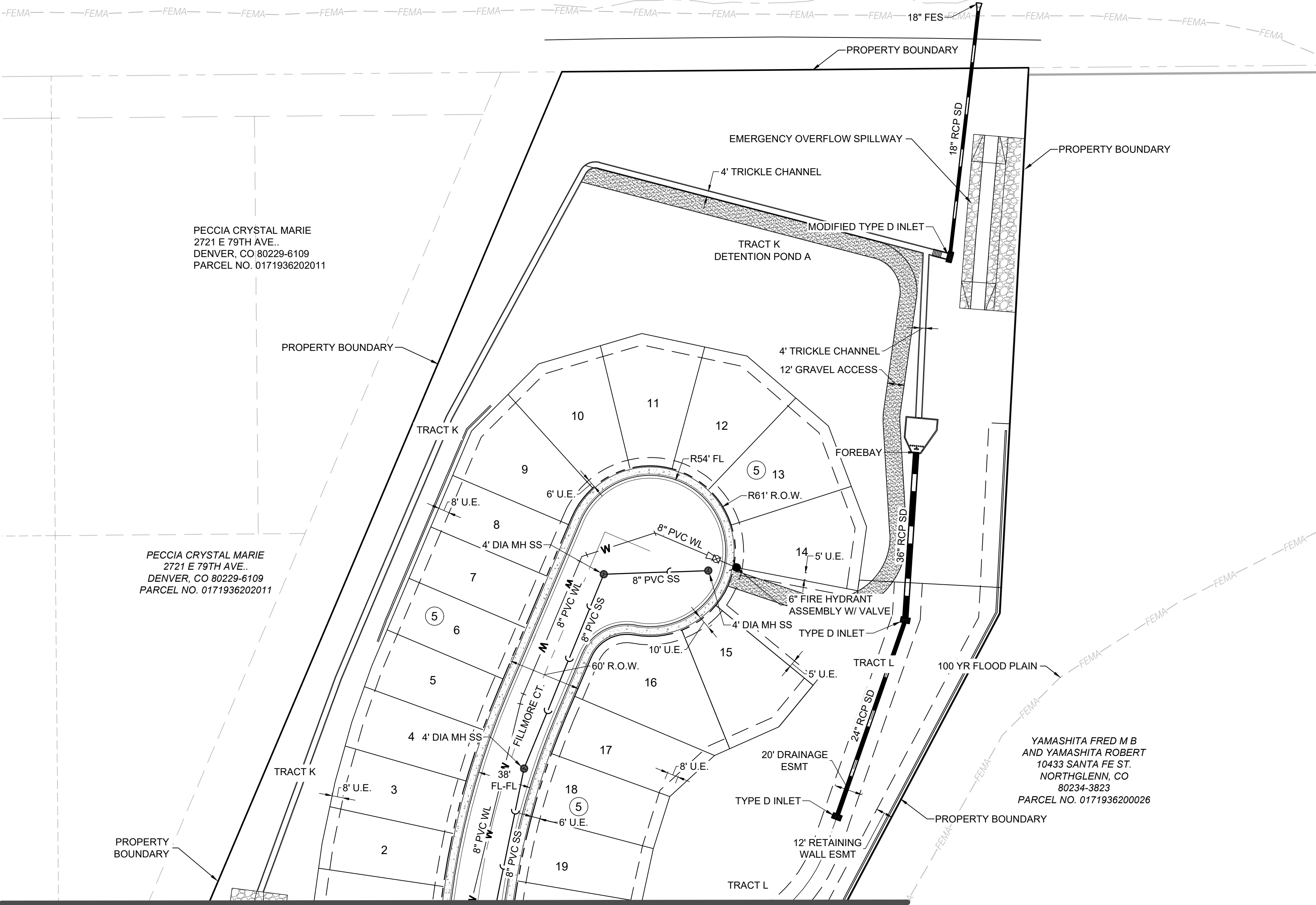
5-17.6N BEING THE WEST BOUND RAMP FROM I25 TO I76.

ELEVATION = 5166.52 NAVD83.

NORRIS DESIGN

PEOPLE + PLACEMAKING

NORRIS-DESIGN.COM



WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
01/24/25 PDP 01
04/07/25 PDP 01

SHEET TITLE:
UTILITY PLAN

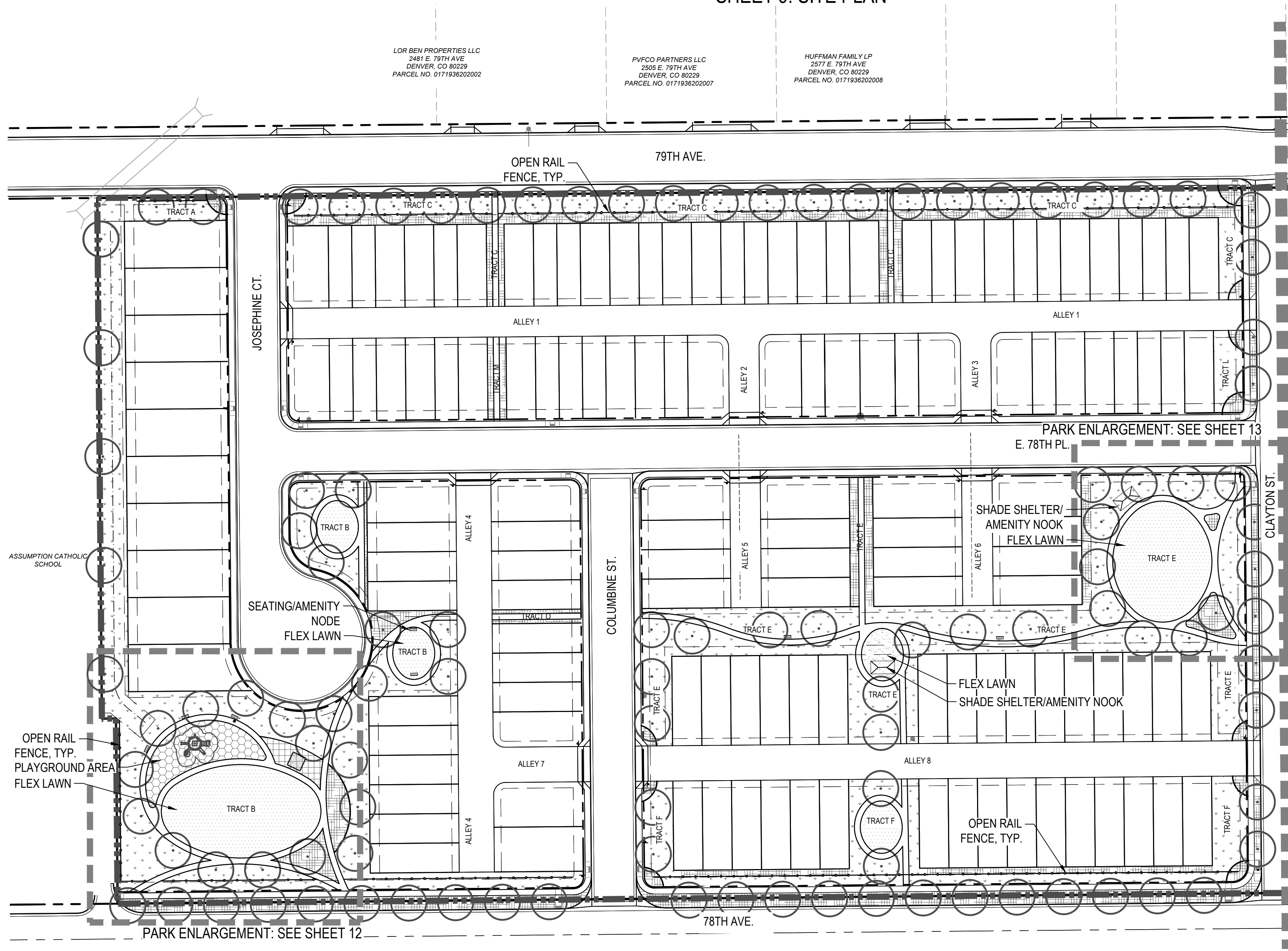
N

0 25 50 100

SCALE: 1" = 50'

811

WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1
SHEET 9: SITE PLAN

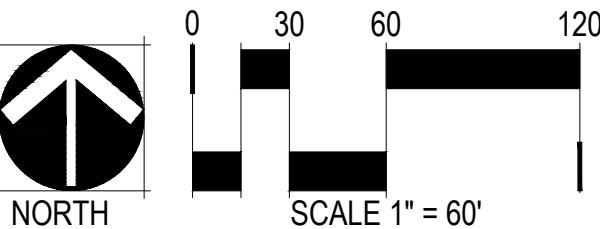


PLANT LIST

- COMMON NAME
- DECIDUOUS CANOPY TREES
COMMON HACKBERRY
ENGLISH OAK
GREENSPIRE LITTLELEAF LINDEN
SHADEMASTER LOCUST
- EVERGREEN TREES
AUSTRIAN BLACK PINE
BLACK HILLS SPRUCE
BOSNIAN PINE
COLORADO SPRUCE
- ORNAMENTAL TREES
AUTUMN BRILLIANCE SERVICEBERRY
CHANTICLEER PEAR
EASTERN REDBUD
HOT WINGS TATARIAN MAPLE
SPRING SNOW CRAB APPLE
THUNDERCHILD CRAB APPLE
- DECIDUOUS SHRUBS
AUTUMN AMBER SUMAC
DARK KNIGHT BLUEBEARD
GLOBE RUSSIAN PEASHRUB
GOLDFLAME SPIREA
LITTLE SPIRE RUSSIAN SAGE
LODENSE PRIVET
MISS KIM LILAC
- EVERGREEN SHRUBS
BUFFALO JUNIPER
DWARF MUGO PINE
EMERALD GAIETY EUONYMUS
- ORNAMENTAL GRASSES
BLOND AMBITION BLUE GRAMA GRASS
BLUE OAT GRASS
HAMELN FOUNTAIN GRASS
KARL FOERSTER FEATHER REED GRASS
MORNING LIGHT MAIDEN GRASS
- PERENNIALS
AUTUMN JOY SEDUM
BLACK-EYED SUSAN
MAY NIGHT SALVIA
MOONSHINE YARROW
PURPLE CONEFLOWER
SILVER MOUND ARTEMISIA
SNOW IN SUMMER
STELLA DE ORO DAYLILY

LEGEND

	3-RAIL FENCE		CRUSHER FINES		WETLAND SEED		SHADE STRUCTURE
	PROPERTY LINE		TURF		PLAYGROUND MULCH		PLAYGROUND STRUCTURE
	SHRUB BED AREA		NATIVE SEED		BENCH		



WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

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ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

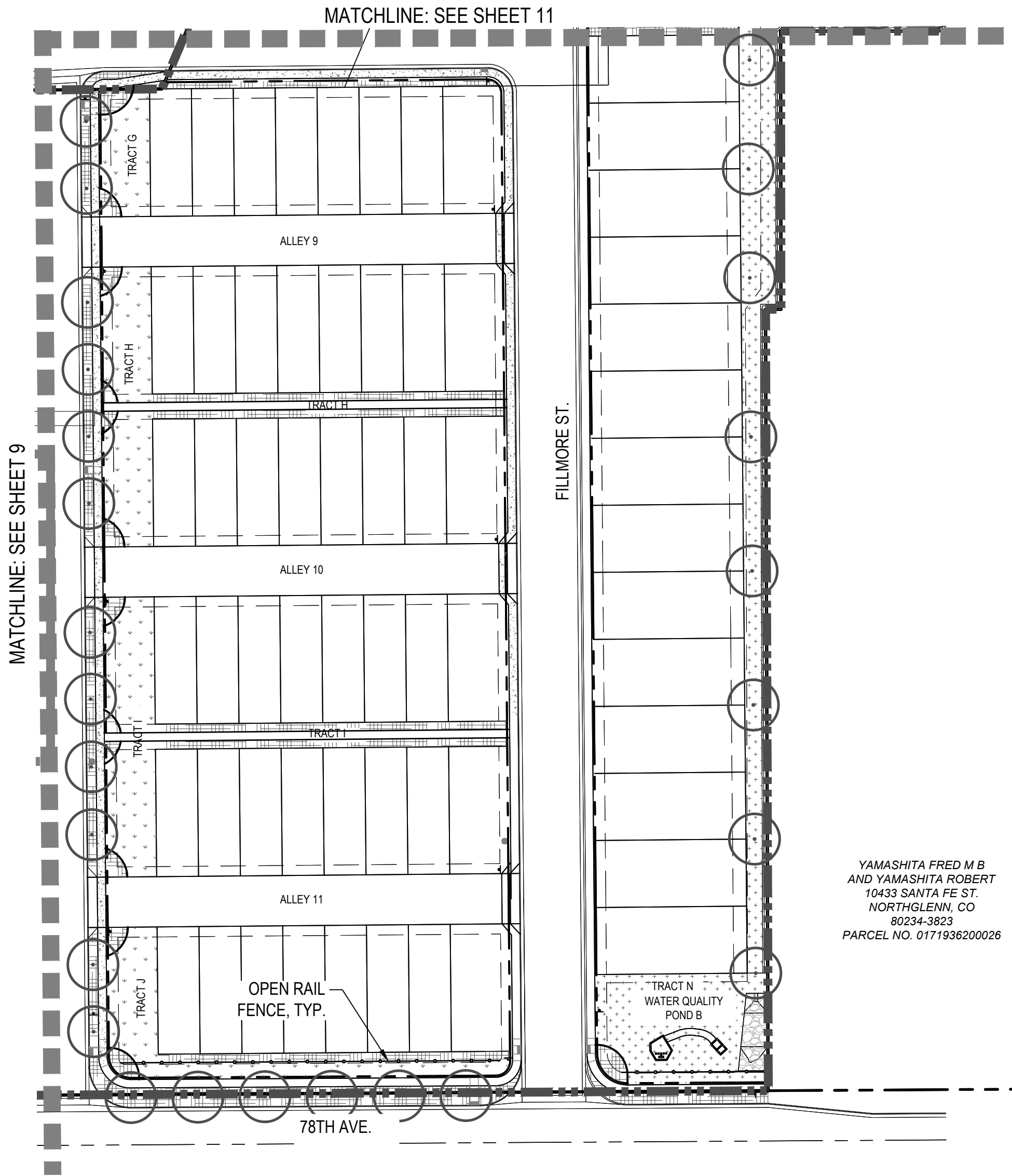
DATE:
02/10/25 PDP 01
04/04/25 PDP 02

SHEET TITLE:
SITE PLAN

NOTE: DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE.



WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1
SHEET 10: SITE PLAN



LEGEND	
	3-RAIL FENCE
	PROPERTY LINE
	SHRUB BED AREA
	CRUSHER FINES
	TURF
	NATIVE SEED
	WETLAND SEED
	PLAYGROUND MULCH
	BENCH
	SHADE STRUCTURE
	PLAYGROUND STRUCTURE

PLANT LIST	
COMMON NAME	
DECIDUOUS CANOPY TREES	
COMMON HACKBERRY	
ENGLISH OAK	
GREENSPIRE LITTLELEAF LINDEN	
SHADEMASTER LOCUST	
EVERGREEN TREES	
AUSTRIAN BLACK PINE	
BLACK HILLS SPRUCE	
BOSNIAN PINE	
COLORADO SPRUCE	
ORNAMENTAL TREES	
AUTUMN BRILLIANCE SERVICEBERRY	
CHANTICLEER PEAR	
EASTERN REDBUD	
HOT WINGS TATARIAN MAPLE	
SPRING SNOW CRAB APPLE	
THUNDERCHILD CRAB APPLE	
DECIDUOUS SHRUBS	
AUTUMN AMBER SUMAC	
DARK KNIGHT BLUEBEARD	
GLOBE RUSSIAN PEASHRUB	
GOLDFLAME SPIREA	
LITTLE SPIRE RUSSIAN SAGE	
LODENSE PRIVET	
MISS KIM LILAC	
EVERGREEN SHRUBS	
BUFFALO JUNIPER	
DWARF MUGO PINE	
EMERALD GAITY EUONYMUS	
ORNAMENTAL GRASSES	
BLOND AMBITION BLUE GRAMA GRASS	
BLUE OAT GRASS	
HAMELN FOUNTAIN GRASS	
KARL FOERSTER FEATHER REED GRASS	
MORNING LIGHT MAIDEN GRASS	
PERENNIALS	
AUTUMN JOY SEDUM	
BLACK-EYED SUSAN	
MAY NIGHT SALVIA	
MOONSHINE YARROW	
PURPLE CONEFLOWER	
SILVER MOUND ARTEMISIA	
SNOW IN SUMMER	
STELLA DE ORO DAYLILY	

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

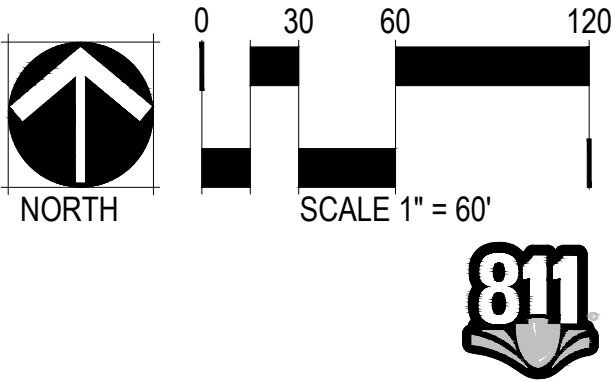
OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

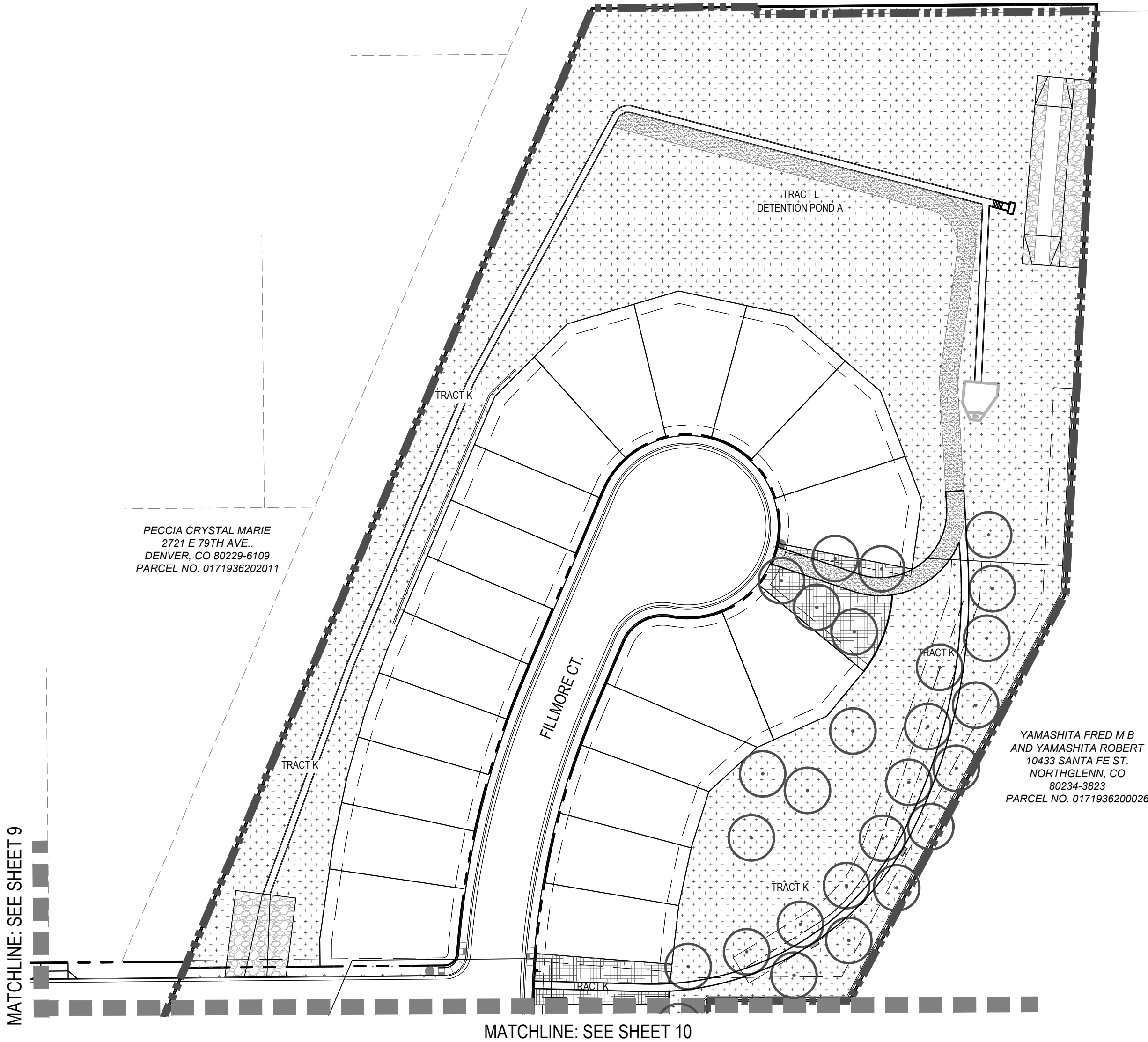
DATE:
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04/04/25 PDP 02

SHEET TITLE:
SITE PLAN

NOTE: DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE.



WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1
SHEET 11: SITE PLAN

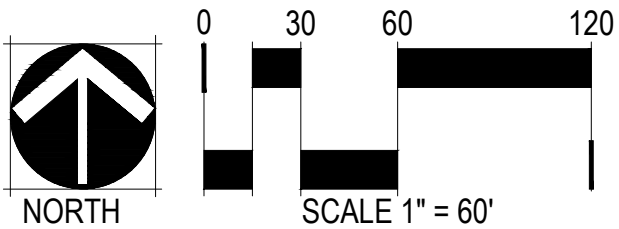


LEGEND

- 3-RAIL FENCE
- PROPERTY LINE
- SHRUB BED AREA
- CRUSHER FINES
- TURF
- NATIVE SEED
- WETLAND SEED
- PLAYGROUND MULCH
- BENCH
- SHADE STRUCTURE
- PLAYGROUND STRUCTURE

PLANT LIST

- COMMON NAME
- DECIDUOUS CANOPY TREES
COMMON HACKBERRY
ENGLISH OAK
GREENSPIRE LITTLELEAF LINDEN
SHADEMASTER LOCUST
- EVERGREEN TREES
AUSTRIAN BLACK PINE
BLACK HILLS SPRUCE
BOSNIAN PINE
COLORADO SPRUCE
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HAMELN FOUNTAIN GRASS
KARL FOERSTER FEATHER REED GRASS
MORNING LIGHT MAIDEN GRASS
- PERENNIALS
AUTUMN JOY SEDUM
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MOONSHINE YARROW
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SILVER MOUND ARTEMISIA
SNOW IN SUMMER
STELLA DE ORO DAYLILY



WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
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ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP.01
04/04/25 PDP.02

SHEET TITLE:
SITE PLAN



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WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 12: PARK ENLARGEMENT

POCKET PARK CHARACTER IMAGERY



PICNIC & SHELTER



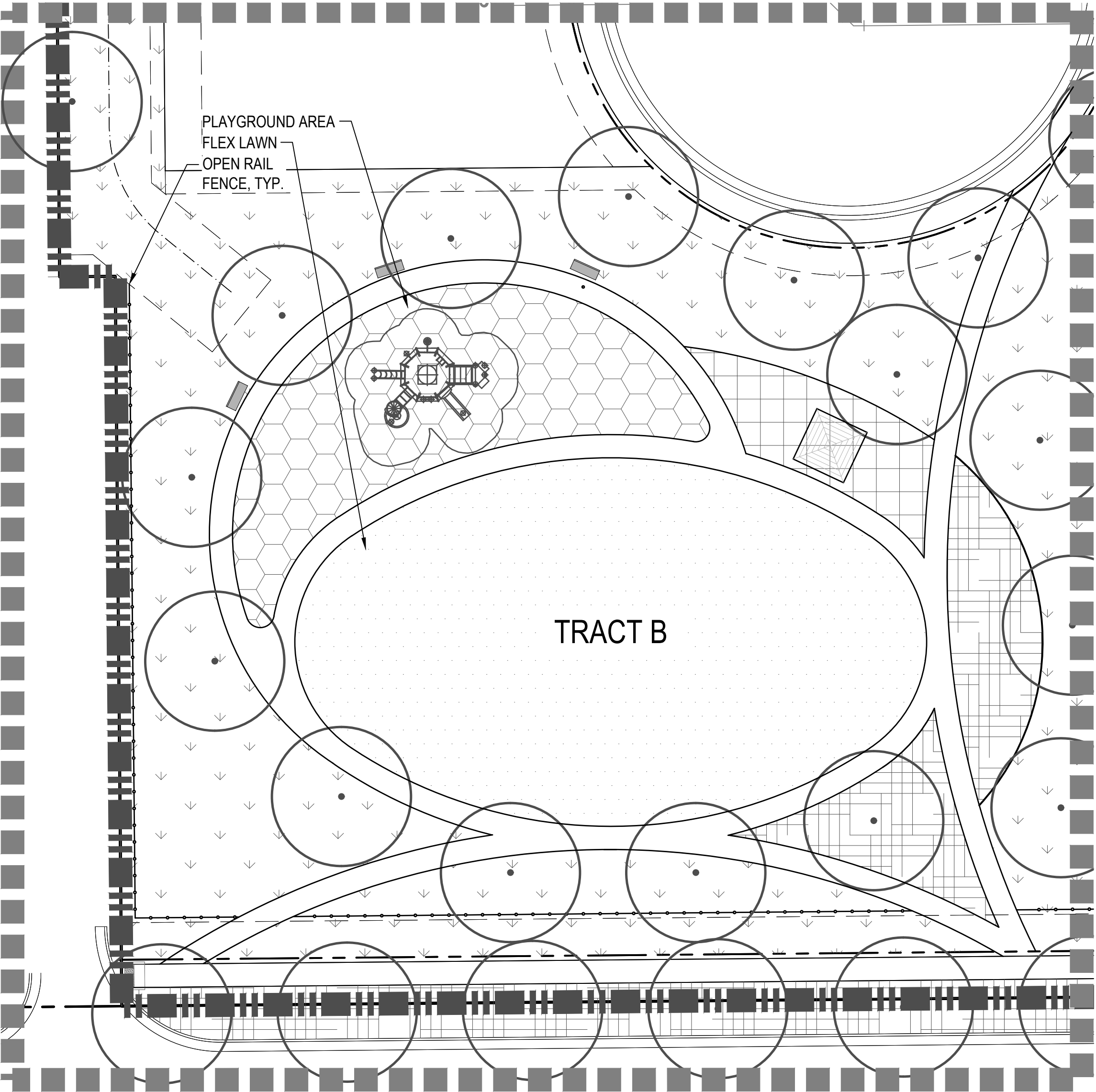
LANDSCAPE & CONNECTIVITY



PLAYGROUND

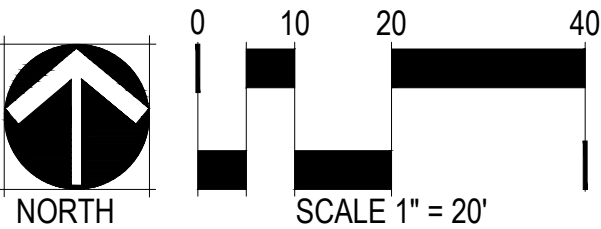


FLEX LAWN



LEGEND

- 3-RAIL FENCE
- PROPERTY LINE
- SHRUB BED AREA
- CRUSHER FINES
- TURF
- NATIVE SEED
- PLAYGROUND MULCH
- BENCH
- SHADE STRUCTURE
- PLAYGROUND STRUCTURE



NOTE: DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE.

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP.01
04/04/25 PDP.02

SHEET TITLE:
PARK
ENLARGEMENT

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 13: PARK ENLARGEMENT

POCKET PARK CHARACTER IMAGERY



PICNIC & SHELTER



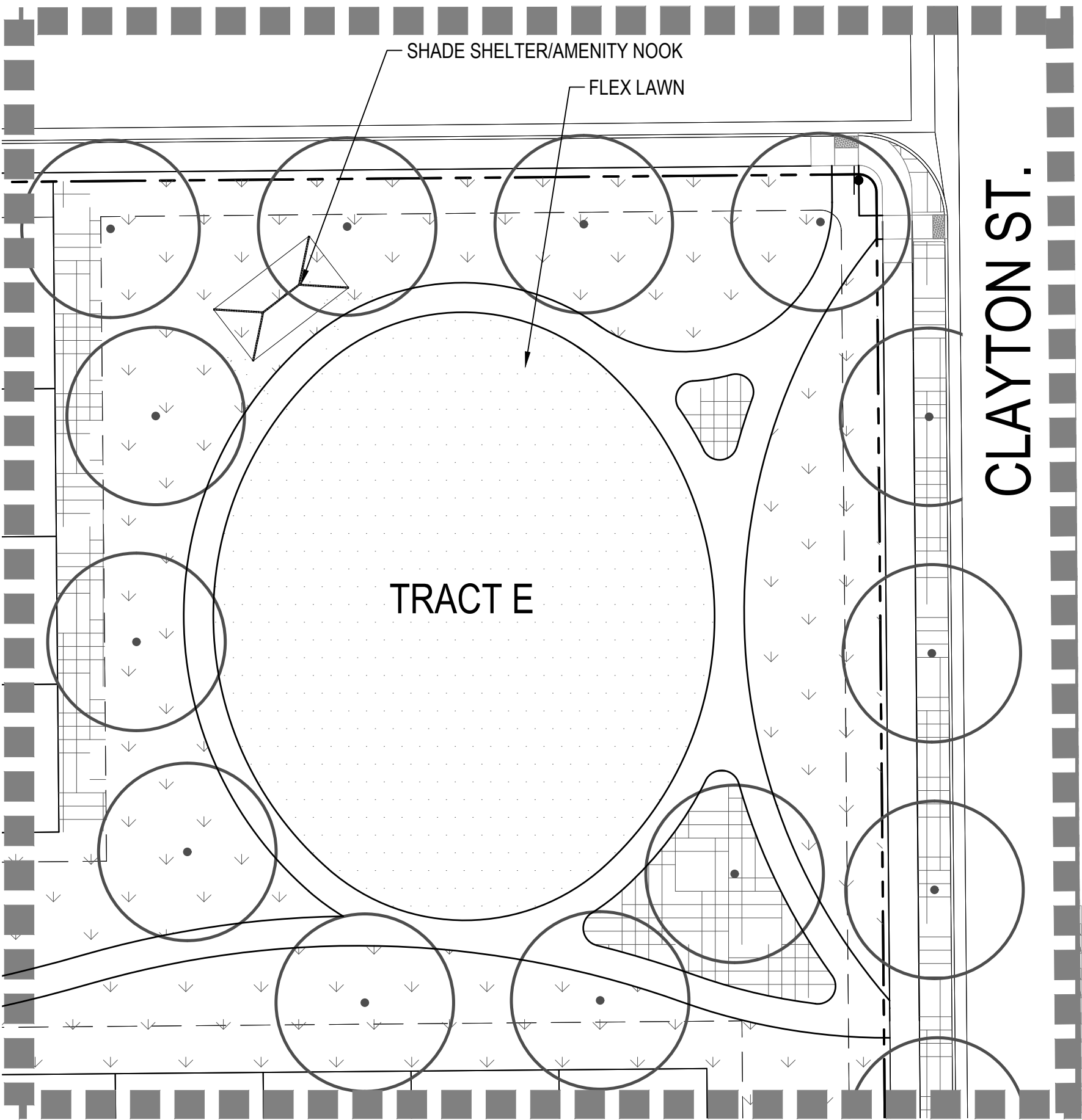
LANDSCAPE & CONNECTIVITY



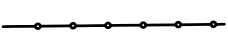

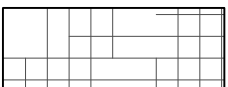
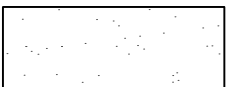
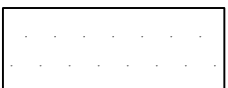
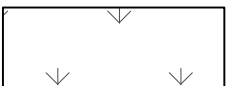
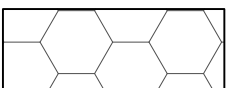

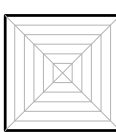
PLAYGROUND



FLEX LAWN



LEGEND

- 3-RAIL FENCE
- PROPERTY LINE
- SHRUB BED AREA
- CRUSHER FINES
- TURF
- NATIVE SEED
- PLAYGROUND MULCH
- BENCH
- SHADE STRUCTURE

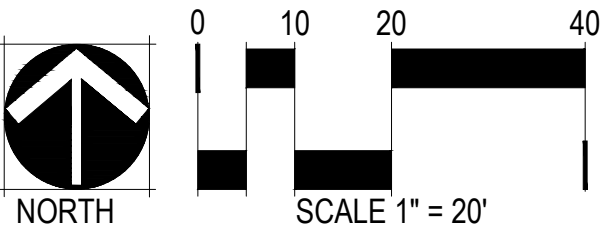
WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP 01
04/04/25 PDP 02

SHEET TITLE:
PARK
ENLARGEMENT



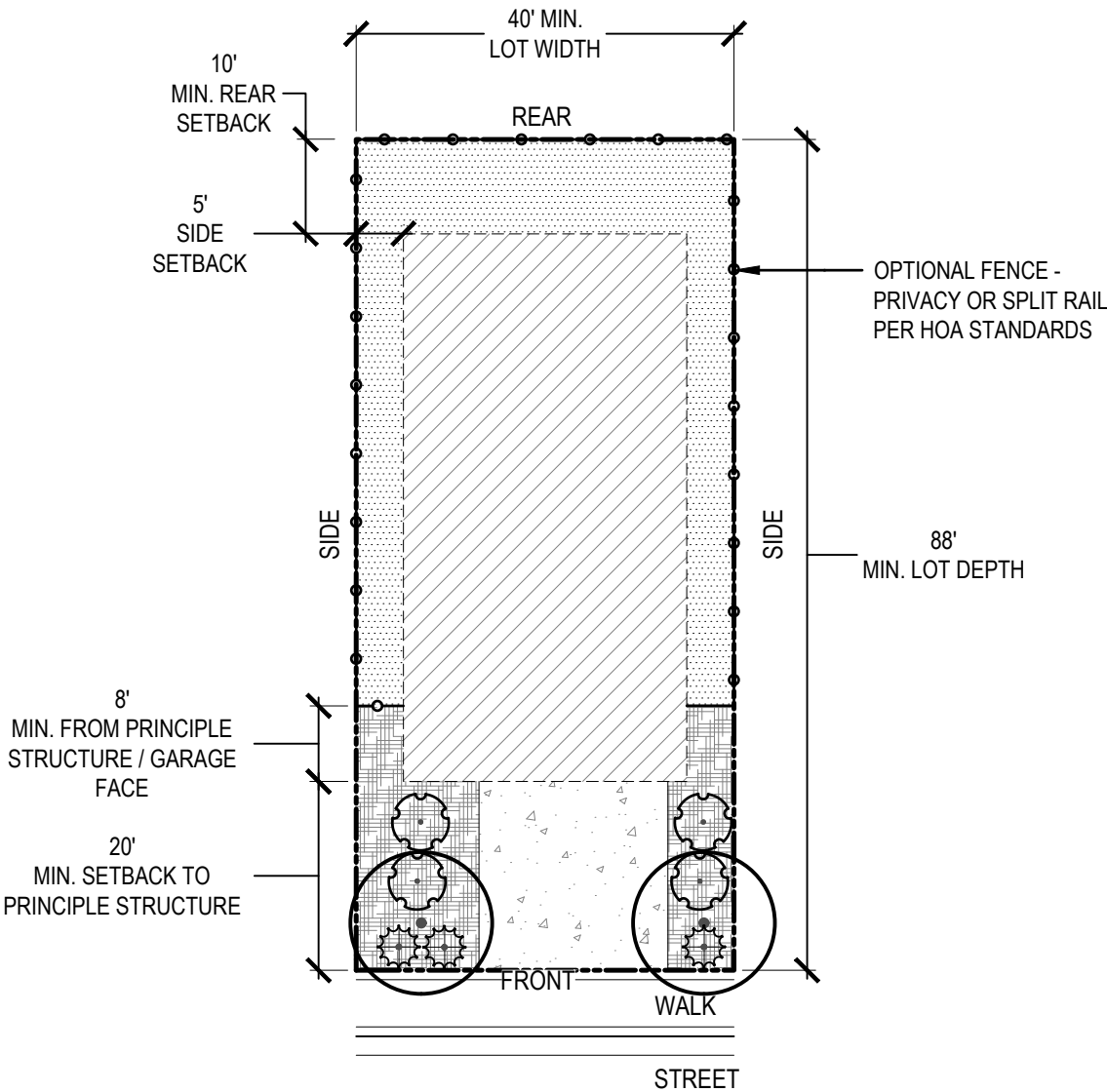
NOTE: DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE.

WELBY JUNCTION

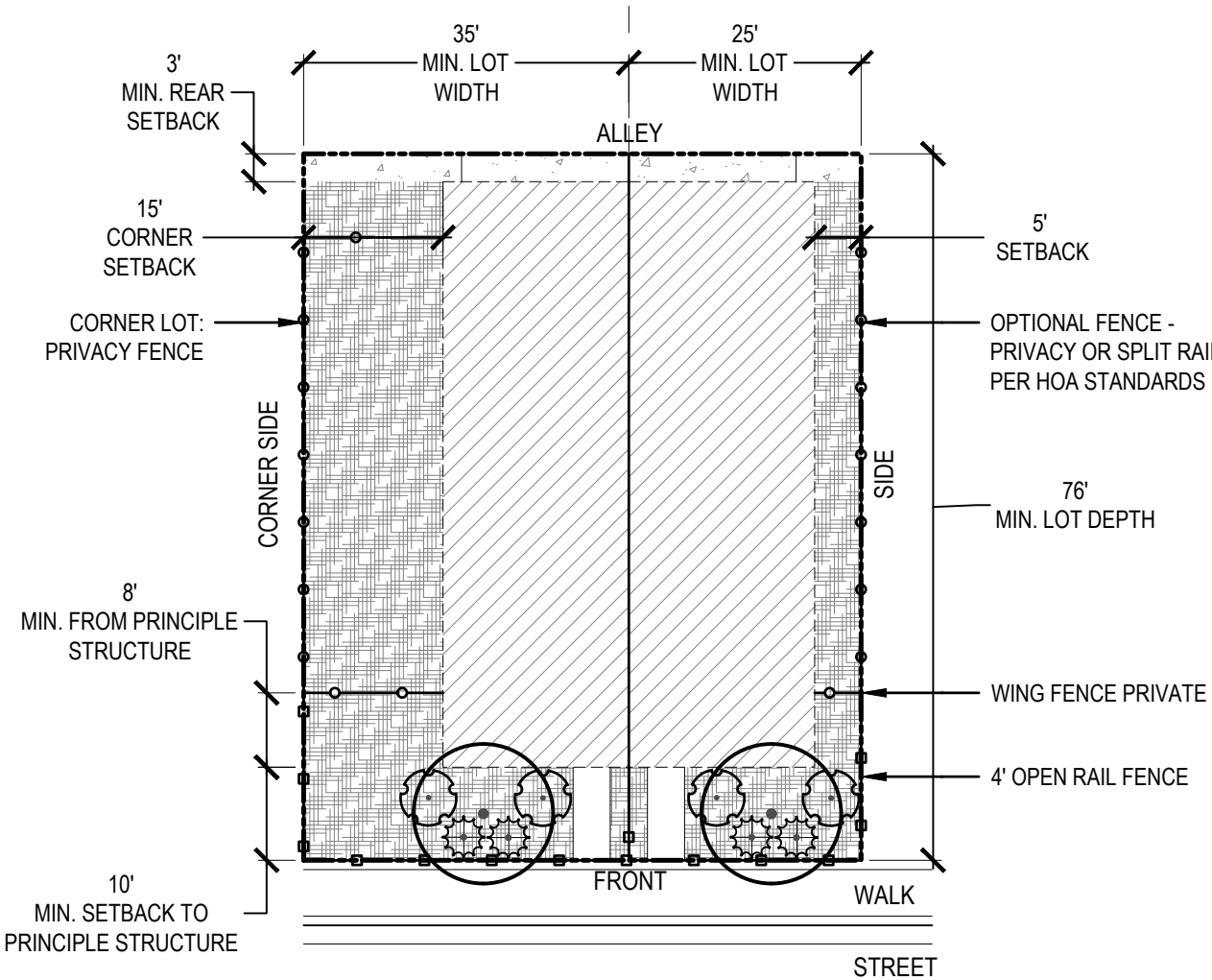
IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

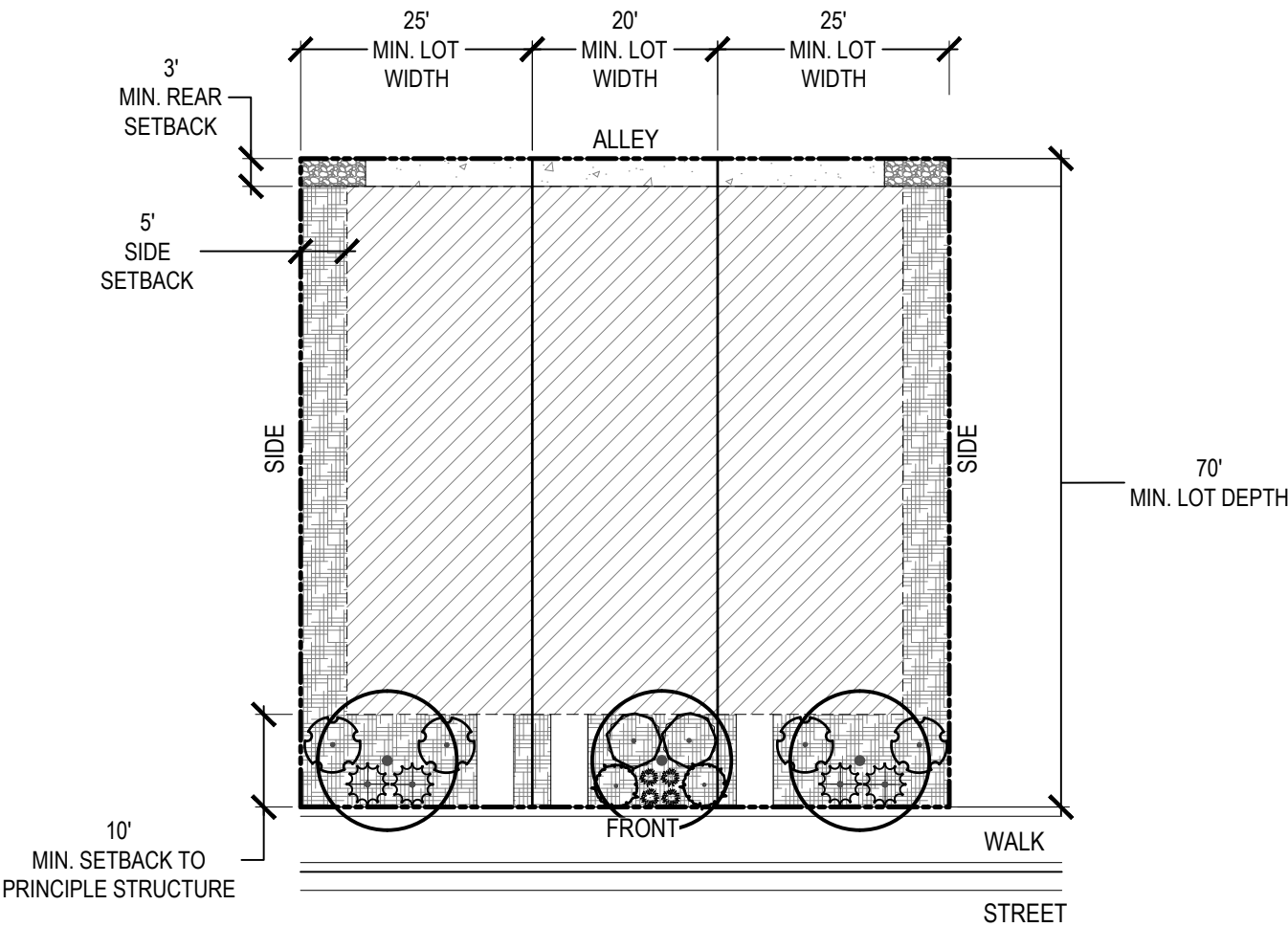
SHEET 14: LOT TYPICALS



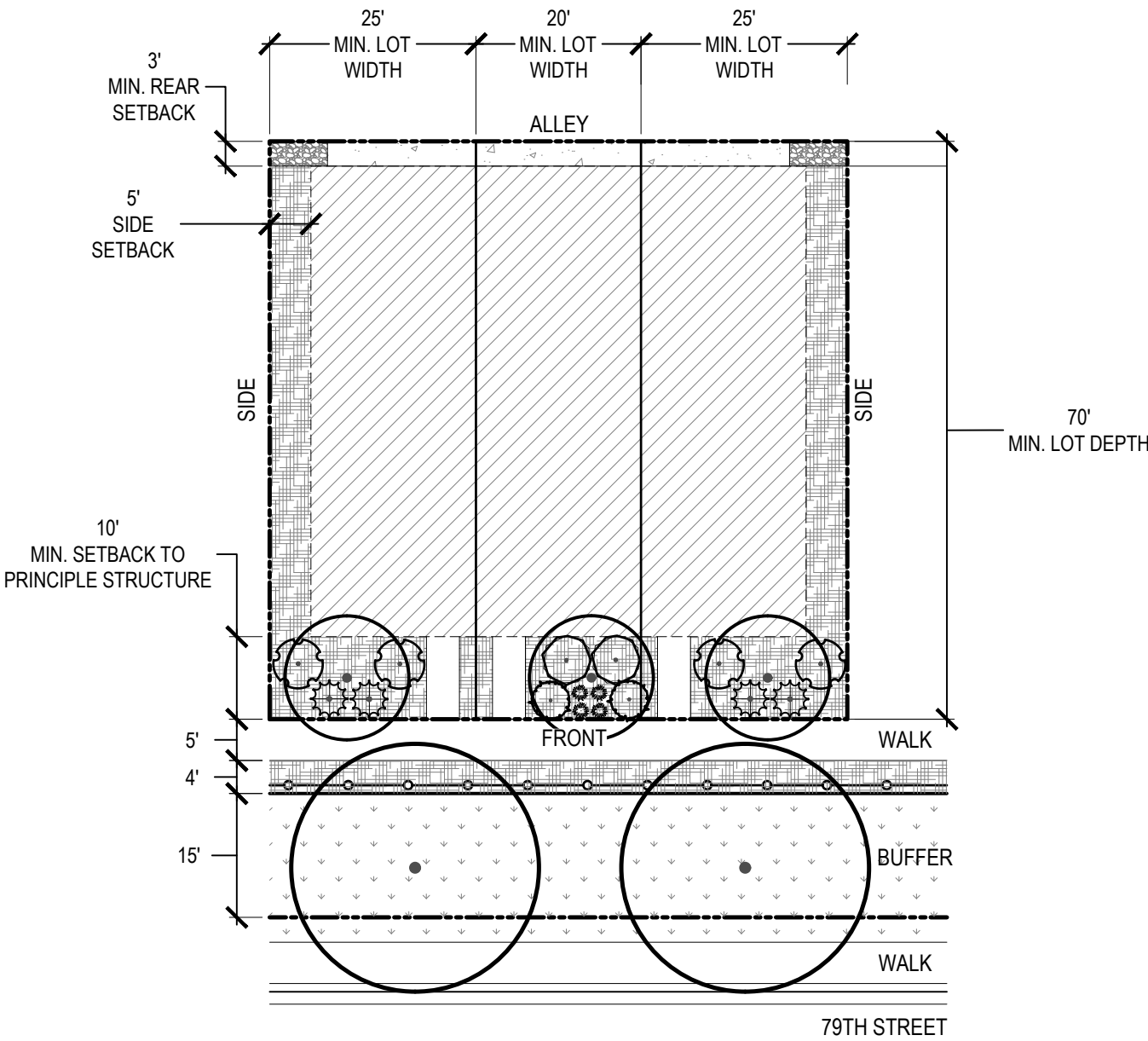
SINGLE FAMILY DETACHED - FRONT LOADED



SINGLE FAMILY ATTACHED - PAIRED HOME



SINGLE FAMILY ATTACHED - TOWNHOMES



SINGLE FAMILY ATTACHED - TOWNHOMES (79TH STREET)

LOT LANDSCAPE REQUIREMENTS

SINGLE FAMILY DETACHED
REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

SINGLE FAMILY ATTACHED - PAIRED HOME
REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

SINGLE FAMILY ATTACHED - TOWNHOME
REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO (2) ORNAMENTAL TREES AND TWO (2) SHRUBS, SHALL BE REQUIRED FOR EACH INCREMENT OF FIFTEEN HUNDRED (1,500) SQUARE FEET IN WESTERN ADAMS COUNTY AND THREE THOUSAND (3,000) SQUARE FEET IN EAST ADAMS COUNTY.

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP.01
04/04/25 PDP.02

SHEET TITLE:

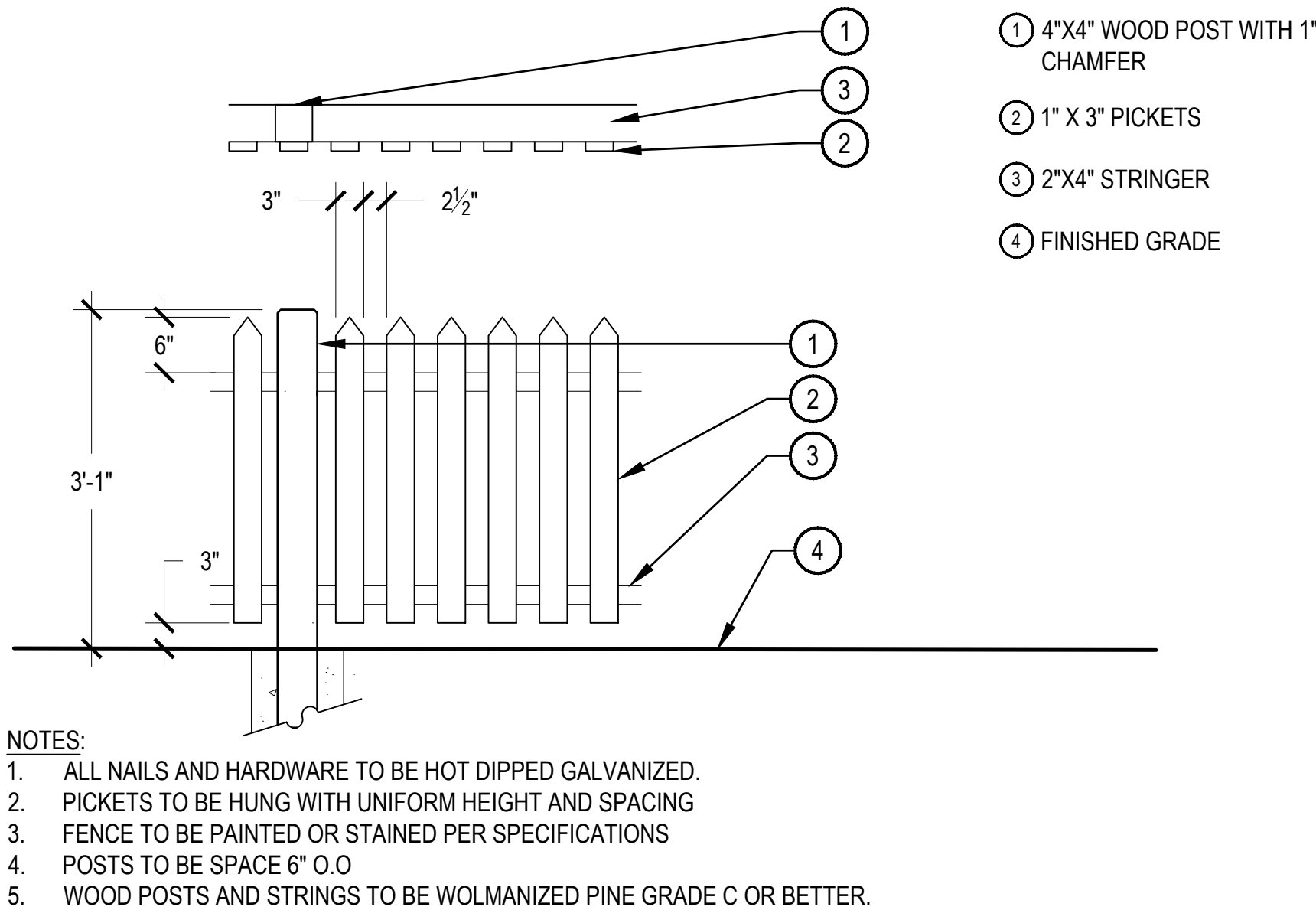
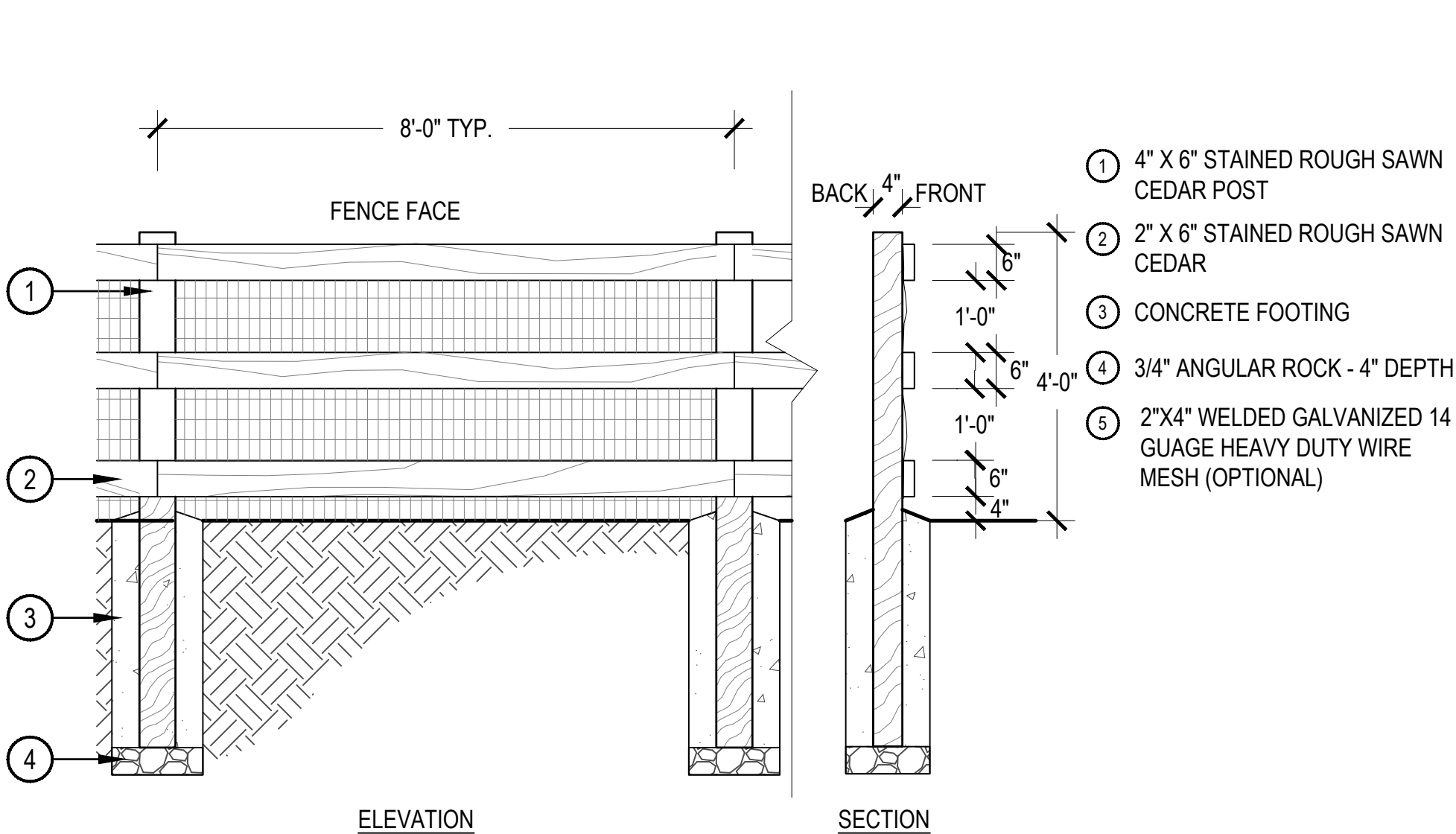
UNIT TYPICALS

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

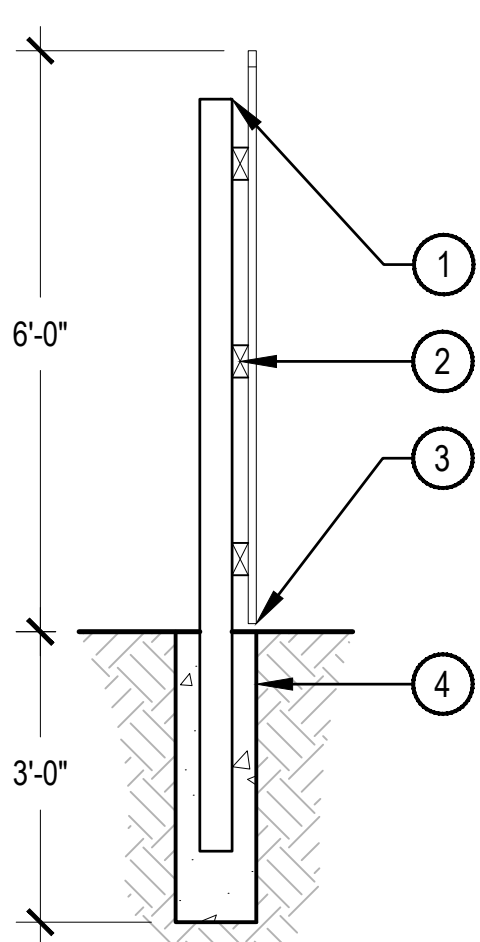
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 15: FENCING DETAILS



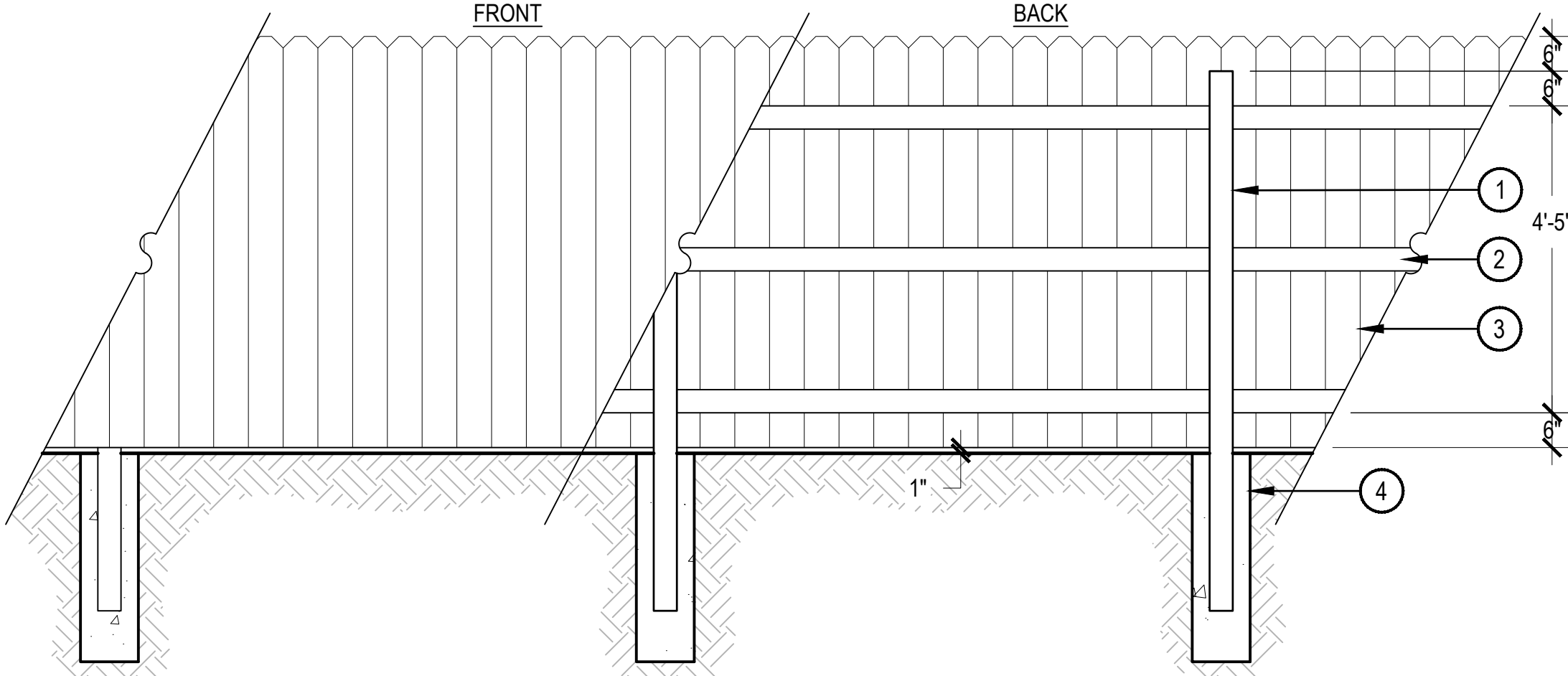
1 3-RAIL FENCE (OPTIONAL PET MESH)

SCALE: 1/2" = 1'-0"



2 PICKET FENCE

SCALE: 3/4" = 1'-0"



3 6' WOOD FENCE

SCALE: 1/2" = 1'-0"

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP 01
04/04/25 PDP 02

SHEET TITLE:

FENCING DETAILS

WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1
SHEET 16: ARCHITECTURAL STANDARDS

1. SINGLE-FAMILY DETACHED

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

2. SINGLE-FAMILY DETACHED AND ATTACHED – PAIRED HOME

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET OR A GREEN COURT IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET OR GREEN COURT.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

3. TOWNHOME

A TOWNHOME RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET OR A GREEN COURT IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET OR GREEN COURT.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST TWO (2) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP 01
04/04/25 PDP 02

SHEET TITLE:

ARCHITECTURAL
STANDARDS



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **ABC70842263.1**

Date: **04/04/2025**

Property Address: **2401 E 78TH AVE, DENVER, CO 80229**

For Closing Assistance

Charles Ottinger
3033 EAST FIRST AVENUE,
SUITE 600
DENVER, CO 80206
(303) 331-6216 (Work)
(303) 393-3870 (Work Fax)
cottinger@ltgc.com
Company License: CO44565

Closer's Assistant

Rachel Roberts
3033 EAST FIRST AVENUE,
SUITE 600
DENVER, CO 80206
(303) 331-6260 (Work)
(303) 393-3858 (Work Fax)
rroberts@ltgc.com
Company License: CO44565

For Title Assistance

Scott Bennetts
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(303) 850-4175 (Work)
sbennetts@ltgc.com

MERITAGE HOMES
Attention: TIM CLEMENTS
6892 SOUTH YOSEMITE COURT
SUITE 1-201
ENGLEWOOD, CO 80112
(855) 588-6374 (Work)
tim.clements@meritagehomes.com
Delivered via: Electronic Mail

MERITAGE HOMES OF COLORADO, INC.
Attention: Joshua Botts
Joshua.Botts@meritagehomes.com
Delivered via: Electronic Mail

MERITAGE HOMES
Attention: JEANNE MALYS
18655 NORTH CLARET DRIVE SUITE 400
SCOTTSDALE, AZ 85255
(480) 515-8972 (Work)
(480) 452-0621 (Work Fax)
jeanne.malys@meritagehomes.com
Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: ABC70842263.1

Date: 04/04/2025

Property Address: 2401 E 78TH AVE, DENVER, CO 80229

Seller(s): THE COUNTY OF ADAMS, STATE OF COLORADO, AS TO MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6; AND COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP, AS TO THE REMAINDER

Buyer(s): A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit ltgc.com to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 06-17-06	TBD
TOTAL	TBD

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

[Adams county recorded 12/11/1998 under reception no. 479374 at book 5574 page 560](#)

[Adams county recorded 01/13/1995 under reception no. 45510 at book 4453 page 31](#)

Plat Map(s):

[Adams county recorded 03/07/1910 at book 1 page 19/](#)

ALTA COMMITMENT
First American Title Insurance Company
Schedule A

Order Number: ABC70842263.1

Property Address:

2401 E 78TH AVE, DENVER, CO 80229

1. Effective Date:

04/01/2025 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06

TBD

Proposed Insured:

A BUYER TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

THE COUNTY OF ADAMS, STATE OF COLORADO, AS TO MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6;

AND

COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP, AS TO THE REMAINDER

5. The Land referred to in this Commitment is described as follows:

A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXCEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE [19](#) IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND AN UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE [79](#);

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;

2. SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;

3. SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

ALTA COMMITMENT
First American Title Insurance Company
Schedule A

Order Number: ABC70842263.1

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
2. NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
3. SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
2. SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" EAST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

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ALTA COMMITMENT
First American Title Insurance Company
Schedule B, Part I
(Requirements)

Order Number: ABC70842263.1

All of the following Requirements must be met:

This 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.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

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.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

ALTA COMMITMENT
First American Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABC70842263.1

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. 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.
5. 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 of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. ANY AND ALL RIGHTS OF THE DITCH COMPANY RELATING TO THE CLEAR CREEK AND PLATTE RIVER DITCH, ALSO KNOWN AS THE LOWER CLEAR CREEK DITCH, IN ADAMS COUNTY, WHICH TRAVERSES SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS SHOW ON THE PLAT OF THE TOWN OF WELBY SECOND FILING, RECORDED MARCH 7, 1910 IN BOOK 1 AT PAGE [19](#).
10. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED SEPTEMBER 8, 1908 IN BOOK 33 AT PAGE [396](#).
11. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED OCTOBER 21, 1908 IN BOOK 33 AT PAGE [451](#).
12. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED JUNE 13, 1913 IN BOOK 62 AT PAGE [408](#).

ALTA COMMITMENT
First American Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABC70842263.1

13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 20, 1951, IN BOOK 427 AT PAGE [548](#).

NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.

14. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 28, 1954, IN BOOK 499 AT PAGE [334](#). JULY 22, 1954 IN BOOK 506 AT PAGE [46](#). AUGUST 16, 1967 IN BOOK 1382 AT PAGE [201](#). MARCH 6, 1968 IN BOOK 1420 AT PAGE [483](#).

NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.

15. EASEMENT GRANTED TO NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, FOR WATER AND SEWER LINES, METERS AND OTHER APPURTENANCES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 11, 1963, IN BOOK 1051 AT PAGE [587](#).
16. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED SEPTEMBER 26, 1966 IN BOOK 1321 AT PAGE [421](#).
17. MATTERS AS SET FORTH IN RESOLUTION, RECORDED SEPTEMBER 24, 1974, IN BOOK 1955 AT PAGE [326](#); SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE [332](#); AND SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE [339](#).
18. (THIS ITEM WAS INTENTIONALLY DELETED)
19. MATTERS AS SET FORTH IN RESOLUTION NO. 2023-_____ RECORDED AUGUST 22, 2023 UNDER RECEPTION NO. [2023000048071](#) AND IN RESOLUTION NO. 2023-393 RECORDED AUGUST 23, 2023 UNDER RECEPTION NO. [2023000048082](#).
20. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF _____ RECORDED _____ UNDER RECEPTION NO. _____

ALTA COMMITMENT
First American Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABC70842263.1

21. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED APRIL 07, 2022 PREPARED BY AZTEC CONSULTANTS, INC., JOB #54821-33:
- A. FENCE LINES ARE NOT COINCIDENT WITH PROPERTY LINES.
 - B. UTILITY LINES CROSSING SUBJECT PROPERTY WITHOUT THE BENEFIT OF RECORDED EASEMENTS.
 - C. TRAVELED RIGHT OF WAY OF CLEVELAND AVENUE CROSSES THE NORTHEASTERLY PORTION OF PARCEL I.
 - D. ADJOINER'S GATE POST SITUATED PARTIALLY ON PARCEL IV.
- SAID SURVEY STORED AS IMAGE [70034188](#)



Joint Notice of Privacy Policy of Land Title Guarantee Company

This Statement is provided to you as a customer of Land Title Guarantee Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



First American Title™

Privacy Information

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, together with our subsidiaries 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. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

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 receive 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 non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested to 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 and First American's Fair Information values. We currently maintain physical, electronic, and procedural safeguards that comply with referral regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us how you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process and order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness

We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record

We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use

We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy

We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education

We endeavor to educate the uses of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security

We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

DISCLOSURE STATEMENTS

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 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's 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 8-1-1, 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.

First American Title Insurance Company



First American Title™

Commitment For Title Insurance Issued by First American 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 EXTRACONTRACTUAL 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 American Title Insurance Company, a Nebraska 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.

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.
- (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, 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; and
 - (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 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. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, First American Title Insurance Company, has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
(303)321-1880



Craig B. Rants, Senior Vice
President



First American Title Insurance
Company



Dennis J. Gilmore
President



Greg L. Smith, Secretary

AMERICAN
LAND TITLE
ASSOCIATION



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. 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.

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North Washington Street Water and Sanitation District

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

To Whom It May Concern:

Dear Sir/Madame:

The North Washington Street Water and Sanitation District ("District") provides the following in response to your request for water and sanitary sewer service dated March 25, 2025 related to the property located at Welby Junction Denver CO 80229. Meritage Homes ("Property"). The District can provide water and sewer service to the Property based on conditions set forth herein. The following are general requirements for water and sanitary sewer service. The District Rules and Regulations and the standards and requirements of Denver Water and Metro Wastewater Reclamation District must be complied with as an on-going condition of service.

The subject Property is understood to be entirely within the service and boundary area of the District based on your assertions. The District makes no representation or warranty in regard to the Property boundaries and applicant is responsible for verification of same. If the Property is outside of the District's boundaries, applicant is responsible for undertaking and paying all costs to include the Property within the District's boundaries. Treatment of sewage generated within the District is provided by the Metro Wastewater Reclamation District. Treatment and provision of water within the District is provided by Denver Water. Conditions for water and sanitary service from the District include meeting the requirements contained herein and payment of all fees and costs as provided in District's Rules and Regulations along with those of Denver Water and Metro Wastewater Reclamation District. Timing of water and sanitary availability is subject to further coordinated by the County and District.

Water and Sanitary availability are subject to review and acceptance of design documents from owner/developer of the Property, by the District. Appropriate right-of-way easements and agreements are required for all water and sanitary sewer extensions. Jurisdictional coordination, approvals, permitting, license agreements and easements are to be completed prior to acceptance of plans. All costs associated with collection and distribution system improvements required to serve the Property are the responsibility of the owner/developer including guarantee of improvements and warranty periods.

Receipt of service is also subject to all costs being paid by owner/developer for engineering, reviews, construction, observation, and inspections at the then current rate fee structure established by the District, including establishing an imprest account with the District as a deposit for such accounts. Please be aware that proper tap connection and development fees are required to be paid, at the most recent fee schedule, prior to connection to the District main.

The North Washington Street Water and Sanitation requires a signature of acceptance of this Will Sever Letter by the developer prior to scheduling a pre-design meeting.

Signature of developer representative: _____

Print Signature: _____

Date: _____



Mike DeMattee

303-288-6664

mdemattee@nwsd.com

District Manager



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

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


Will Serve Letter

Project:	Welby Junction
Location:	2401 East 78th Avenue
Description:	New single-family detached, duplexes, and townhomes
Reviewer:	Whitney Even, ACFR Fire Marshal

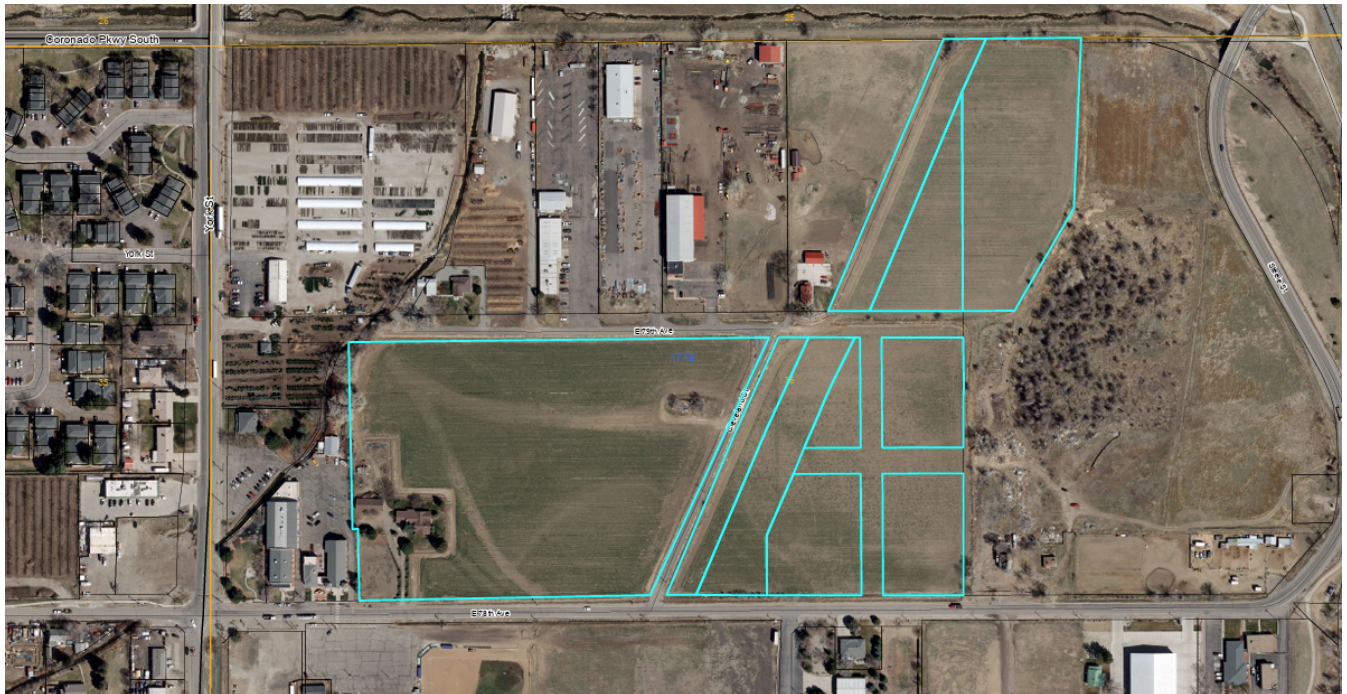
To whom it may concern,

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

Sincerely,


Whitney Even
Fire Marshal

Adams County Fire Protection District



Traffic Generation Analysis

Cosimi Farms (2025)

78th Ave west of York St
Adams County, CO

Prepared For:

Redland
1500 W Canal Ct
Littleton, CO 80403

Prepared By:

Fred Lantz
LANTZ ASSOCIATES
13335 W 72nd Cir
Arvada CO 80005

303-887-3714
fredlantz@comcast.net

March 2025



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Introduction

This is a Trip Generation Analysis for the proposed Cosimi Farms (2025) residential development located on the north side of 78th Ave east of York St in Adams County, CO. This analysis will examine the amount of traffic that the development will generate with the present site plan

Site Location

The site is located on the north side of 78th Ave east of York St. The property is presently vacant. Assumption School is located along the western side of the property.

78th Ave is presently a two lane rural roadway with no curb, gutter or sidewalk along the property. The speed limit is 35 mph.

Cleveland St exists within the development and is being abandoned and the development streets will handle the traffic.

The intersection of 78th Ave and York St to the west of the site is signalized. There are left turn lanes for the north and south left turns and a right turn lane for the northbound right turns. There are no turning lanes on 78th Ave.

Figure 1 below shows the site location:



Figure 1 - Site Location

Site Plan

The proposed development is a residential development located on the north side of 78th Ave, west of York St. Three access points are proposed along 78th Ave. The existing Cleveland St will be abandoned and it use will be incorporated within the development. 79th Ave will be extended to York St. The Site Plan is shown below in Figure 2.

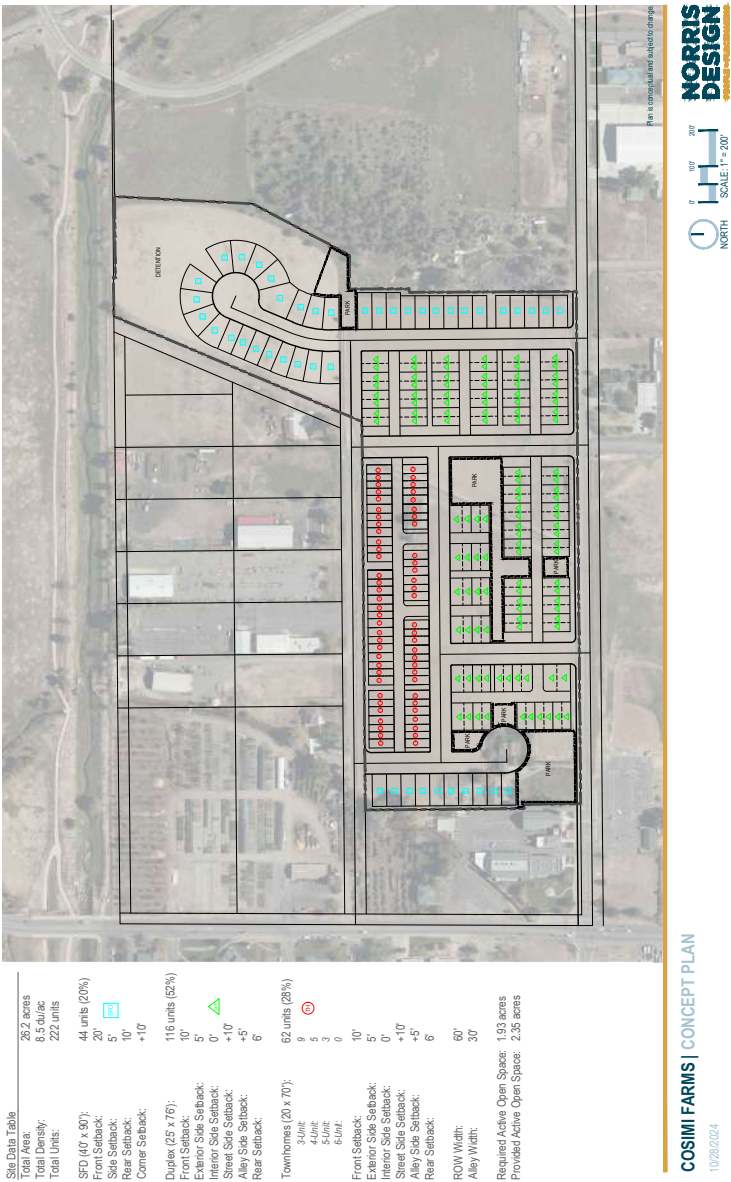


Figure 2 - Site Plan

Trip Generation

To estimate the number of trips that the proposed expansion will generate, the ITE *Trip Generation Manual, 11th Edition* will be used. The Trip Generation Rates are shown in Table 1 and the Generated Trips are shown in Table 2 for daily and the AM and PM peak periods.

Trip Generation Rates									
ITE Code	Land Use	Unit	Daily	AM Street Peak Hour			PM Street Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
210	Single Family Detached	units	9.43	0.18	0.52	0.70	0.59	0.35	0.94
215	Single Family Attached	units	7.20	0.12	0.36	0.48	0.34	0.23	0.57

Table 1 – Trip Generation Rates

Generated Trips									
ITE Code	Land Use	Size	Daily	AM Street Peak Hour			PM Street Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
210	Single Family Detached	44	415	8	23	31	26	15	41
215	Duplex	116	835	14	42	56	39	27	66
215	Townhomes	62	446	7	22	29	21	14	35
Total			1696	29	87	116	86	56	142

Table 2 – Generated Trips

As the above table indicates the development will generate 1696 daily trips with 116 in the AM peak hour and 142 in the PM peak hour.

Assigned Traffic

The traffic generated by the proposed development was assigned to the roadway system based upon the traffic patterns in the area and the lot layout of the proposed development. Figure 3 below shows the traffic generated by the development.

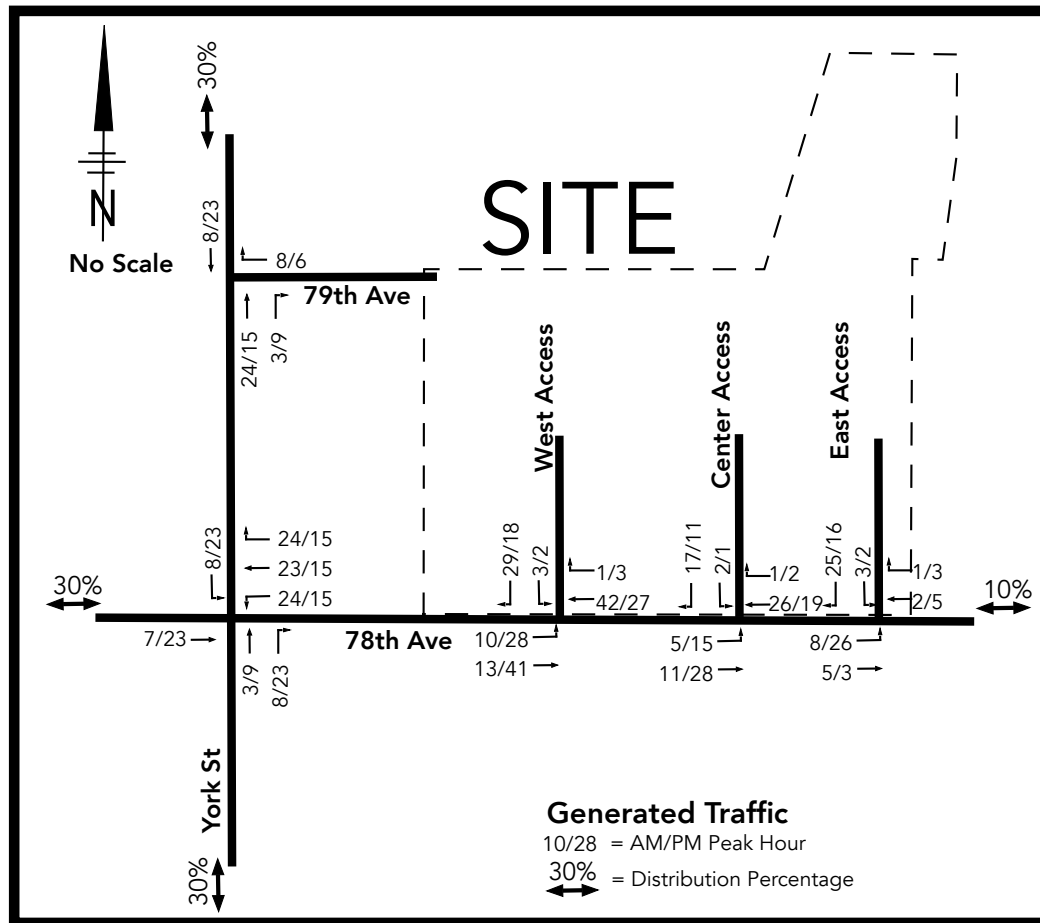


Figure 3 – Generated Traffic

Summary

The proposed Cosimi Farms residential development located near the northwest corner of York St and 78th Ave has 3 access points on 78th Ave and a right in / right out access onto York St from 79th Ave. The proposed development will generate 1696 daily trips, 116 AM peak hour trips and 142 PM peak hour trips.



**PRELIMINARY GEOTECHNICAL INVESTIGATION
COSIMI FARM
NORTHEAST OF YORK STREET AND
EAST 78TH AVENUE
ADAMS COUNTY, COLORADO**

Prepared For:

**CORE PBSFR ACQUISITION VEHICLE
1647 North Milwaukee Avenue, 5th Floor
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Attention: Shannon Robbins

Project No. DN51,302-115-R1

**November 1, 2021
*Updated**



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FIG. 1 – LOCATIONS OF EXPLORATORY BORINGS

FIG. 2 – APPROXIMATE ELEVATION AND DEPTH TO GROUNDWATER

FIG. 3 – PRELIMINARY RISK ASSESSMENT DUE TO EXPANSIVE SOILS

FIG. 4 – SEWER UNDERDRAIN DETAIL

FIG. 5 – CONCEPTUAL UNDERDRAIN SERVICE PROFILE

FIG. 6 – UNDERDRAIN CUTOFF WALL DETAIL

APPENDIX A – SUMMARY LOGS OF EXPLORATORY BORINGS

APPENDIX B – LABORATORY TEST RESULTS AND TABLE B-I

APPENDIX C – GUIDELINE SITE GRADING SPECIFICATIONS

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SCOPE

This report presents the results of our Preliminary Geotechnical Investigation of Cosimi Farm located northeast of York Street and East 78th Avenue in Adams County, Colorado (Fig. 1). The purpose of our investigation was to evaluate the subsurface conditions to assist in due diligence and planning of site development and residential construction. The scope was described in our Proposal (DN 21-0490) dated September 8, 2021.

This report is based on subsurface conditions found in our exploratory borings, results of field and laboratory tests, engineering analysis of field and laboratory data, and our experience. The report contains descriptions of the soil and bedrock conditions and groundwater levels found in exploratory borings, mapped site geology, evaluated geologic hazards, preliminary discussions of foundation and floor support alternatives, and preliminary design and construction criteria for site development, pavements, and surface and subsurface drainage. The discussions of foundation and floor system alternatives are intended for planning purposes only. Additional investigation will be necessary to delineate areas of sub-excavation (if selected). Site-specific investigations will be necessary to design structures and improvements. A summary of our conclusions and recommendations follows, with more detailed discussion in the report.

SUMMARY OF CONCLUSIONS

1. We found no geologic hazards or geotechnical concerns which will preclude development of the site. The primary geotechnical concern is the presence of expansive soil.
2. Strata encountered in our exploratory borings consisted of about 24 to over 35 feet of clean to clayey sand and sandy clay underlain in three borings by claystone or sandstone bedrock. Testing indicates the clay is variably expansive, and we judge the sand and sandstone are non-expansive. The claystone is expansive but is at depths unlikely to influence performance of shallow foundations and slabs-on-grade.



3. Groundwater was measured in four holes at depths of about 18.5 to 25 feet, or approximate elevations 5093.5 to 5105.5 feet (Fig. 2). Groundwater should not affect the planned development. Groundwater will fluctuate seasonally and may rise in response to irrigation, precipitation, land-use changes, and flow in Niver Creek. Groundwater fluctuation may be appreciable given the site's alluvial plane setting, and the proximity of the South Platte River and other canals, and the sandy and gravelly nature of the soils.
4. We estimated total potential ground heave may range from less than ½ up to about 3.1 inches considering a depth of wetting of 24 feet below existing grade. Footing foundations will likely be appropriate for areas where non-expansive sand or low swelling clay are present, or if sub-excavation of the comparatively higher swelling clay is performed. Preliminarily, sub-excavation appears merited for about 40 percent of the site. Additional investigation is recommended once plans are developed to delineate sub-excavation extent.
5. Pavement subgrade will likely consist of non-expansive sand or expansive clay or fill of similar composition. Clay has relatively poor pavement support characteristics. Sand is considered better subgrade material. Mitigation of expansive subgrade consisting of sub-excavation may be necessary. Preliminarily, sub-excavation to a depth of 5 feet will likely be necessary for about 40 percent of the roadways based on limited data from very widely-spaced borings. Moisture-treatment of expansive clay reduces the subgrade strength. MGPEC requires the use of an intermediate stiff layer after sub-excavation for low strength subgrade. The data implies that an intermediate stiff layer will likely be required for this site where clay subgrade is present. Intermediate stiff layers may consist of (1) 12-inches of chemically treated subgrade, (2) an extra 4 to 12 inches of mechanically stabilized aggregate base with geogrid, or (3) an extra 4 to 18 inches of unbound granular base like crushed stone or concrete or natural gravel. We believe the minimum sections from MGPEC will be suitable. An additional 1 inch of asphalt may be necessary. Subgrade investigations should be performed after site grading.
6. Control of surface and subsurface drainage will be critical to the performance of foundations, slabs-on-grade and pavements. Overall surface drainage should be designed to provide rapid run-off of surface water away from structures, pavements and flatwork.



SITE CONDITIONS

Cosimi Farm is located northeast of York Street and East 78th Avenue in Adams County, Colorado (Fig. 1 and Photo 1). The site contains about 25-acres and is bordered by East 78th Avenue to the south, an agricultural nursery and the Assumption Catholic School to the west, a single-family residence and commercial lots to the north, and vacant land to the east. Cleveland Street bisects the middle portion of the property. An existing single-family residence and outbuildings are present in the southwest portion of the parcel. The ground surface slopes to the south-southeast with overall vertical relief of about 20 feet. Ground cover consists primarily of grasses, weeds, and crop remnants. Niver Creek is about 60 feet north of the northeast portion of the site. Review of historical aerial photos indicate the property has been used primarily as farmland.



Photo 1 – Google Earth® Aerial Site Photo, October 2019



PROPOSED DEVELOPMENT

Plans were not available at the time of our investigation, but we understand the parcel is being considered for a build-to-rent residential community. We anticipate the development may include single-family detached residences, paired homes, and/or townhomes. The structures will likely consist of one to three-story wood-framed structures with crawl spaces and/or basements. An amenity center and community park may also be included.

INVESTIGATION

We investigated subsurface conditions by drilling 7 widely-spaced exploratory borings at the approximate locations shown on Fig. 1. The boring locations were marked in the field by a representative of our firm using a Leica GS18 GPS unit referencing the North American Datum of 1983 (NAD83). Prior to drilling, we contacted the Utility Notification Center of Colorado and local sewer and water districts to clear drilling locations for conflicts with buried utilities. The borings were drilled to depths of 25 to 35 feet below the existing ground surface using 4-inch diameter, continuous-flight solid-stem auger and a truck-mounted CME-55 drill rig. Samples were obtained at 5 feet intervals using 2.5-inch diameter (O.D.) modified California barrel samplers driven by an automatic 140-pound hammer falling 30 inches. Bulk samples of auger cuttings were also collected within the upper 10 feet in three borings. Our representative observed drilling, logged the strata encountered, and obtained samples. Summary logs of the exploratory borings are presented in Appendix A.

The samples were returned to our laboratory where they were examined by our engineer. Laboratory tests included dry density, moisture content, particle size analysis (gradation and percent passing the No. 200 sieve), Atterberg limits, swell-consolidation, and water-soluble sulfate concentration. Swell-consolidation tests were performed by wetting the samples under approximate overburden pressures (i.e. the pressure exerted by the overlying soil). Results of laboratory tests are presented in Appendix B.



SITE GEOLOGY

According to the Geologic Map of the Commerce City Quadrangle, Adams and Denver Counties (Lindvall, R.M.: Geologic Quadrangle Map GQ-1541, 1980), the site is underlain by alluvial deposits of clay, silt, and sand underlain by sedimentary bedrock of the Denver and Arapahoe formations. The soil includes expansive clay. The bedrock includes expansive claystone.

SUBSURFACE CONDITIONS

Strata encountered in our borings consisted of about 24 to over 35 feet of clean to clayey sand and sandy clay underlain in three borings by claystone or sandstone bedrock. Pertinent engineering characteristics of the soil and bedrock are described in the following paragraphs.

Clay

Slightly sandy to sandy, silty clay was encountered from the ground surface or within the sand in six borings. The clay was medium stiff to very stiff based on field penetration resistance test results. One sample compressed 0.9 percent and five swelled 0.3 to 4.6 percent when wetted, with an average swell of 2.5 percent. Five samples contained 55 to 82 percent silt and clay-sized particles, with one sample exhibiting high plasticity. Testing indicates the clay is variably expansive.

Sand

Clean to clayey sand was found from the ground surface or beneath the clay in each boring. The clayey sand was generally found closer to the ground surface and was more granular with increased depth. The silty to clayey sand was loose to medium dense, and the clean to silty, gravelly sand was loose to very dense. Seven samples contained 2 to 49 percent silt and clay-sized particles. Two samples of gravelly sand



contained 21 and 28 percent gravel-sized material (retained on No. 4 sieve). We judge the sand is non-expansive.

Bedrock

Claystone or sandstone bedrock was encountered beneath the overburden soil in three borings at depths of about 24 to 27 feet, or approximate elevations 5091 to 5104 feet. The bedrock is considered hard to very hard. One claystone sample swelled 1.6 percent when wetted. The claystone is expansive and we judge the sandstone is non-expansive.

Groundwater

Groundwater was encountered during drilling in five borings at depths of about 20 to 27 feet. When checked a week after drilling on October 11, 2021, water was measured in four holes at depths of about 18.5 to 25 feet, or approximate elevations 5093.5 to 5105.5 feet (Fig. 2). Groundwater should not affect the planned development. Groundwater will fluctuate seasonally and may rise in response to irrigation, precipitation, land-use changes, and flow in Niver Creek. Groundwater fluctuation may be appreciable given the site's alluvial plane setting, and the proximity of the South Platte River and other canals, and the sandy and gravelly nature of the soils.

GEOLOGIC HAZARDS

Geologic hazards were evaluated through review of geologic maps, field observations, conditions found in our exploratory borings, and our experience. No geologic hazards were identified which would preclude development of this site. The hazards identified are:

- Expansive soil and bedrock, and



- Regional issues of seismicity and radioactivity.

These hazards can be mitigated with proper planning, engineering, design and construction.

Expansive Soil and Bedrock

The clay and claystone bedrock encountered in our borings are expansive. There is risk that ground heave will damage pavements, slabs-on-grade and foundations. Engineered design of grading, pavements, foundations, slabs-on-grade, and surface drainage can mitigate, but not eliminate, the potential risk.

Seismicity

Based on available mapping, we found no active faults within or near the site. The soil and bedrock units are not expected to respond unusually to seismic activity. According to the International Residential Code (IRC) for seismic design, we believe the site classifies as Site Class D.

Radioactivity

It is normal in the Front Range of Colorado and nearby eastern plains to measure radon gas in poorly ventilated spaces in contact with soil or bedrock. Radon 222 gas is considered a health hazard and is just one of several radioactive products in the chain of the natural decay of uranium into lead. Radioactive nuclides are common in the soil and bedrock underlying the subject site. Because these sources exist or will exist on most sites in the area, there is a potential for radon gas accumulation in poorly ventilated spaces. The amount of soil gas that can accumulate is a function of many factors, including the radionuclide activity of the soil and bedrock, construction methods and materials, soil gas pathways, and accumulation areas. The only reliable method to determine if a hazard exists is to perform radon testing of completed structures to



determine the level of radon gas accumulation. Typical mitigation methods consist of sealing soil gas entry areas and ventilation of below-grade spaces. We recommend provisions for ventilation of foundation drain systems if a radon problem is discovered.

Other Considerations

We observed no evidence of unstable slopes. Erosion potential on the site is considered low due to gentle slopes and existing vegetation. The potential will increase during construction but should return to pre-construction rates or less if proper grading practices, surface drainage design, and re-vegetation efforts are implemented. We did not identify significant economically recoverable, high quality aggregate or rare earth materials in our borings.

ESTIMATED POTENTIAL HEAVE

Based on the subsurface profiles, swell-consolidation test results and our experience, we estimated the potential heave at the existing ground surface for each test hole location as shown in the table below. A depth of wetting of 24 feet was considered for the analysis. Due to widely spaced borings, variations from our estimates should be anticipated. It is not certain these movements will occur.

TABLE I
ESTIMATED POTENTIAL GROUND HEAVE
BASED ON 24-FEET DEPTH OF WETTING

Boring	Estimated Potential Heave at Existing Ground Surface (inches)
TH-1	1.1
TH-2	<0.5
TH-3	<0.5
TH-4	3.0
TH-5	1.1
TH-6	3.1
TH-7	2.7



SITE DEVELOPMENT

The primary geotechnical concern that we believe will influence development and building construction on this site is expansive soil. This concern can be mitigated with proper planning, engineering, design and construction. We believe there are no geologic or geotechnical constraints at this site that would preclude development. The following sections discuss site development recommendations.

Existing Fill and Demolition

Although existing fill was not encountered in our borings, it is likely present around the existing residence and outbuildings in the southwest corner of the site. Existing fill (where present) is considered unsuitable as-is to support structures on shallow foundations and should be completely removed and replaced as moisture-conditioned, compacted fill. The existing fill may be reused if it is substantially free of organics, trash, and other deleterious materials. Utilities, structural elements, slabs, and other debris below proposed improvements should be removed and replaced with moisture-conditioned, compacted fill. Prior to obtaining a demolition permit, we recommend testing the existing structures for asbestos or other environmental hazards. Our firm can perform environmental services upon request. Environmental considerations can significantly impact the project cost and should be evaluated early in the planning process.

Excavation

We believe the soil penetrated by our exploratory borings can be excavated with typical heavy-duty equipment. Contractors should be familiar with applicable local, state and federal safety regulations, including the current Occupational Safety and Health Administration (OSHA) Excavation and Trench Safety Standards. Based on our investigation and OSHA standards, we anticipate the clay may classify as Type B soil and the sand as Type C. Type B and Type C soils require maximum slope inclinations of 1H:1V



(horizontal to vertical) and 1.5H:1V for excavations in dry conditions, respectively. Flatter slopes will be necessary where seepage is present (if any). Contractors are required to identify the soils encountered in excavations and refer to OSHA standards to determine appropriate slopes. Excavations deeper than 20 feet should be designed by a professional engineer.

Site Grading

The on-site soils free of vegetation, organics, trash, and other deleterious material are suitable for use as site grading fill. Fill should be placed in thin loose lifts (8-inches or less), and be moisture-conditioned and compacted prior to placement of the next lift. Clay fill should be moisture-conditioned between 1 and 4 percent above optimum moisture content and compacted to at least 95 percent of maximum standard Proctor dry density (ASTM D 698). Sand fill should be moisture-conditioned within 2 percent of optimum moisture content and compacted similarly. A representative of our firm should observe and test compaction of the fill during placement. Guidelines for site grading are presented in Appendix C.

Sub-Excavation

Our investigation indicates non-expansive sand and variably expansive clay are present at depths likely to influence performance of shallow foundations and slabs-on-grade. We estimate potential heave could range from less than $\frac{1}{2}$ up to about 3 inches for an assumed depth of wetting of 24 feet. About 60 percent of the heave estimates were less than $1\frac{1}{2}$ inches. Figure 3 presents our interpretation of risk of potential damage due to heave of expansive soil at each boring location. Based on the data and our evaluation, low risk conditions are present at 4 borings. Shallow foundations can likely be used without sub-excavation in low risk areas. We judge there is moderate risk at TH-4, TH-6, and TH-7. Depending on site grading and residence type, if shallow foundations (footings) are desired, sub-excavation may be necessary to facilitate use of shallow foundations in moderate risk areas. These opinions are based on very-widely



spaced borings. Variations in the risk and areas that merit expansive soil mitigation are probable. Due to the erratic deposition of alluvium, more or less expansive clay of unknown vertical and horizontal limits is anticipated. Additional investigation will be necessary once site and grading plans are developed to better assess soil conditions and delineate areas that merit sub-excavation of expansive soils.

Many builder/developers choose to perform sub-excavation to reduce potential heave and provide a relatively uniform fill layer that is likely suitable for footings and slab-on-grade basement floors. Deep foundations (drilled piers) and structurally supported basement floor systems are occasionally used on sites where sub-excavation is not performed.

The sub-excavation contractor(s) should be chosen carefully to assure they have experience with fill placement at over-optimum moisture and have the necessary equipment. The contractors should provide a construction disc to break down fill materials and anticipate use of push-pull scraper operations and dozer assistance. The operation will be relatively slow. In order for the procedure to be performed properly, close contractor control of fill placement specifications is required. Special precautions should be taken for compaction of fill at corners, access ramps, and along the perimeters of the sub-excavation as large compaction equipment cannot easily reach these areas. Clay fill should be moisture-conditioned between 1 and 4 percent above optimum moisture content. Sand fill should have a moisture content within 2 percent of optimum. Fill should be compacted to at least 95 percent of maximum standard Proctor dry density (ASTM D 698). Guideline specifications are presented in Appendix D. A representative of our firm should observe placement and test compaction of the fill. The fill should be tested to evaluate swell after placement to verify whether footing or pad-type foundations and slab-on-grade basement floors can be used.



Slopes

We recommend permanent cut and fill slopes be designed with a maximum slope of 3:1 (horizontal to vertical). Use of 4:1 slopes is preferred to control erosion. If site constraints (property boundaries and streets) do not permit construction with recommended slopes, we should be contacted to evaluate the subsurface soils and steeper slopes.

Utilities

Water and sewer lines are usually constructed beneath paved roads. Compaction of trench backfill can have a significant effect on the life and serviceability of pavements. Trench backfill should be placed in thin, loose lifts (8 inches or less) and be moisture-conditioned and compacted as described in Site Grading. The placement and compaction of trench backfill should be observed and tested by a representative of our firm during construction.

Underdrain

With long-term development and subsequent irrigation, groundwater could rise. The water could lead to expansive soil related problems and frequent pumping of basement foundation drains. We advocate use of underdrains incorporated into the design of sanitary sewer systems in portions of the development where basements are planned to provide a means to control water and allow gravity discharge from basement foundation drains. Conceptual sewer underdrain details are provided on Figs. 4 through 6. If the underdrains discharge to a detention pond or drainage, the potential for back-flow of water from the discharge point into the underdrain and building foundation drains should be evaluated.



Pavements

Pavement subgrade soils will likely consist of non-expansive sand, expansive clay or fill of similar composition. Clay has relatively poor pavement support characteristics. Sand is considered better subgrade material. Adams County defers to the Metropolitan Government Pavement Engineers Council (MGPEC) pavement design methodology. MGPEC requires expansive subgrade to be moisture treated. Depending on site grading, mitigation of expansive subgrade consisting of sub-excavation may be necessary. Preliminarily, sub-excavation to a depth of 5 feet will likely be necessary for about 40 percent of the roadways based on limited data from very widely-spaced borings. Sub-excavation locations and depths should be based on additional investigation.

Moisture-treatment of expansive clay reduces the subgrade strength that resists traffic load applications. MGPEC requires the use of an intermediate stiff layer after sub-excavation when the resilient modulus is less than about 5,000 psi. The data implies that an intermediate stiff layer will likely be required for this site where clay subgrade is present. Intermediate stiff layers may consist of (1) 12-inches of chemically treated subgrade, (2) an extra 4 to 12 inches of mechanically stabilized aggregate base with geogrid, or (3) an extra 4 to 18 inches of unbound granular base like crushed stone or concrete or natural gravel.

The minimum pavement thickness required by MGPEC include (a.) 6 inches for a full-depth asphalt section, (b.) 5 inches of asphalt on an intermediate stiff layer, and (c.) 5 inches of concrete. MGPEC only allows full-depth asphalt on non-expansive subgrade where the resilient modulus is greater than 5,000 psi. For preliminary purposes, we believe the minimum sections from MGPEC will be suitable. An additional 1 inch of asphalt may be necessary. These thicknesses and sub-excavation estimates should be used for planning purposes only. Subgrade investigation and pavement designs should be performed after grading and sub-excavation are complete to determine the pavement section composition.



BUILDING CONSTRUCTION CONSIDERATIONS

The following discussions are preliminary and not intended for design or construction. After grading is completed, design-level investigations should be performed on a building-specific basis.

Foundations

Our investigation indicates non-expansive sand and variably expansive clay are present at depths likely to influence performance of shallow foundations and slabs-on-grade. Footings foundations are suitable where low swelling clay or non-expansive sand are present, or if sub-excavation of the comparatively higher swelling clay is performed. Post-tensioned slab-on-grade foundations may be considered where basements are not planned. Due to comparatively deep bedrock, deep foundations such as drilled piers are likely impractical on this site. Additional investigations should be conducted to more fully assess soil conditions.

Slab-On-Grade Construction

Structurally supported floors should be anticipated in all non-basement finished living space in residences unless post-tensioned slab-on-grade foundations are used. Slab-on-grade basement floors may be considered on low and moderate risk sites where potential heave is acceptable to the builder. Structurally-supported basement floors should be used on sites with high or very high risk of poor basement slab performance. Based on our widely-spaced borings, moderate risk conditions appear to be present for about 40 percent of the site.

The performance of surface flatwork may be poor at this site where higher swell materials are present, unless sub-excavation is performed below these improvements.



The following precautions will be required to reduce the potential for damage due to movement of conventional slab-on-grade floors:

1. Isolation of the slabs from foundation walls, columns or other slab penetrations using a slip-joint;
2. Voiding of interior partition walls at the top or bottom to allow slab movement to occur without transferring movement to the structure; and
3. Flexible water and gas connections to allow for slab movement. A flexible plenum above furnaces will be required.

Below-Grade Areas

Surface water can penetrate relatively permeable loose backfill soils located adjacent to structures and collect at the bottom of relatively impermeable excavations causing wet or moist conditions. If basements are not used in residences, crawl space drains should be planned. Below grade walls should be designed for lateral earth pressures. Foundation drains should ideally be connected to an underdrain system to provide a gravity outlet. The drains can be connected to a sump pit where water is removed by pumping if an underdrain is not provided.

Surface Drainage

The performance of improvements will be influenced by surface drainage. When developing an overall drainage scheme, consideration should be given to drainage around each building. The ground surface around buildings should be sloped to provide positive drainage away from the foundations. We typically recommend a slope of at least 10 percent for the first 10 feet surrounding residences with basements, where practical, and slopes of at least 5 percent for structures without basements. Where possible, drainage swales should slope at least 2 percent. Roof downspouts and other water collection systems should discharge well beyond the limits of backfill around structures.



Proper control of surface runoff is also important to control the erosion of surface soils. Concentrated sheet flow should not be directed over unprotected slopes. Water should not be allowed to pond at the crest of slopes. Permanent slopes should be prepared to reduce erosion.

Attention should be paid to compact the soils behind curb and gutter adjacent to streets and in utility trenches during the development. If surface drainage between preliminary development and construction phases is neglected, performance of the roadways, flatwork and foundations may be poor.

Concrete

Concrete in contact with soil can be subject to sulfate attack. We measured a water-soluble sulfate concentration of less than 0.01 percent in one sample from this site. For concentrations less than 0.1, ACI 332-08 *Code Requirements for Residential Concrete* indicates there are no special requirements for sulfate resistance. Superficial damage may occur to the above-grade exposed surfaces of concrete walls and grade beams in contact with soils, even though sulfate levels are relatively low. To control this risk and to resist freeze-thaw deterioration, the water-to-cementitious materials ratio should not exceed 0.50 for concrete in contact with soils that are likely to stay moist due to surface drainage or shallow groundwater. Concrete should have a total air content of 6 percent \pm 1.5 percent. We recommend additional testing during subsequent investigations.

RECOMMENDED FUTURE INVESTIGATIONS

We recommend the following investigations and services:

1. Additional investigation to evaluate the subsurface conditions more thoroughly and to delineate potential sub-excavation extent;



2. Construction testing and observation during site development, including compaction testing of grading fill, utility trench backfill, and pavements;
3. Subgrade investigation and pavement designs after grading;
4. Design-level investigations for structures; and
5. Foundation installation observations.

GEOTECHNICAL RISK

The concept of risk is an important aspect with any geotechnical evaluation primarily because the methods used to develop geotechnical recommendations do not comprise an exact science. We never have complete knowledge of subsurface conditions. Our analysis must be tempered with engineering judgment and experience. Therefore, the recommendations presented in any geotechnical evaluation should not be considered risk-free. Our recommendations represent our judgment of those measures that are necessary to increase the chances that the development will perform satisfactorily. It is critical that all recommendations in this report are followed during construction.

LIMITATIONS

Our borings were widely spaced to provide a preliminary assessment of subsurface conditions for planning. We believe this investigation was conducted in a manner consistent with the level of care and skill ordinarily used by geotechnical engineers practicing under similar conditions. No warranty, express or implied, is made.



If we can be of further service in discussing either the contents of this report or the analysis of the influence of subsurface conditions on the design of the proposed development, please call.

CTL | THOMPSON, INC.



Chris Fitzsimmons, P.E.
Project Manager

Reviewed by:

Chris Fitzsimmons
Dec 10 2021 1:18 PM

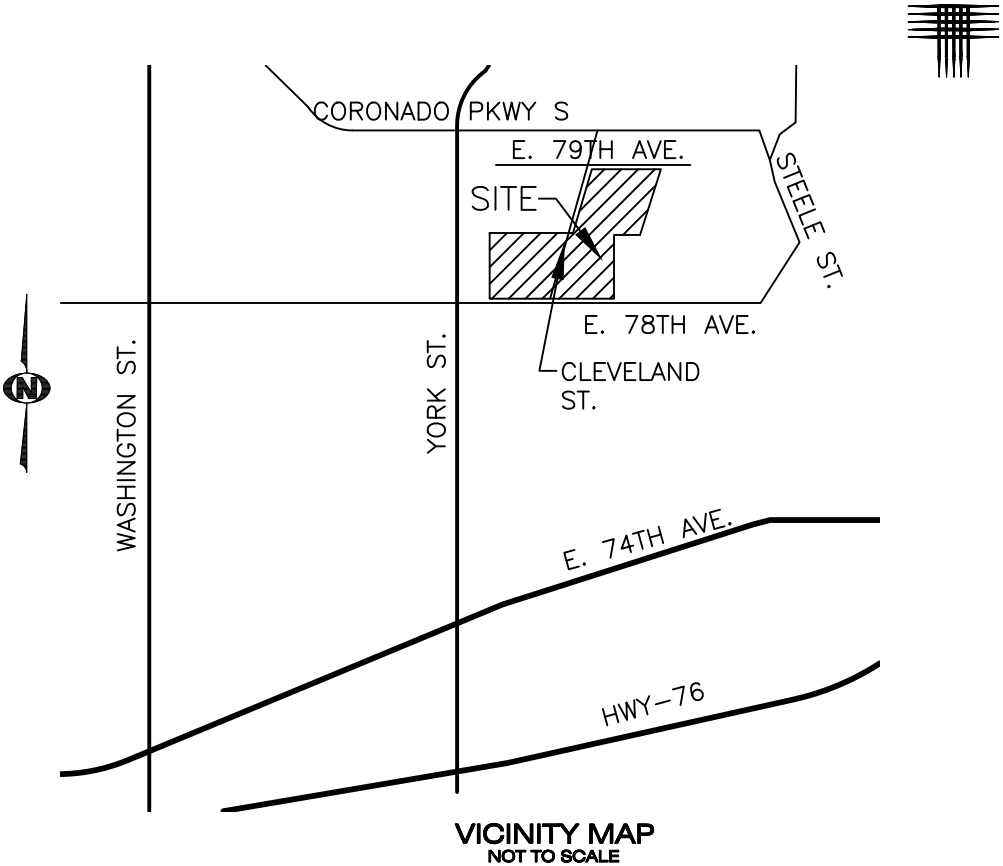
Matt Monteith, P.E.
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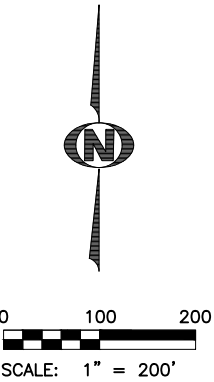
Via e-mail: shannonr@corespaces.com
jimf@corespaces.com



CORE PBSFR ACQUISITION VEHICLE
COSIMI FARM
CTL|T Project No. DN51,302-115-R1



LEGEND:
TH-1 APPROXIMATE LOCATION OF
 EXPLORATORY BORING



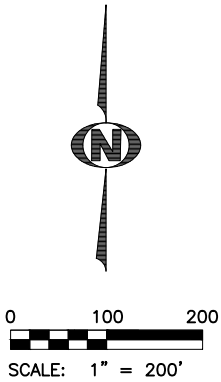
**Locations of
Exploratory
Borings**



LEGEND:

- TH-1 APPROXIMATE LOCATION OF EXPLORATORY BORING
- (18.5) INDICATES MEASURED DEPTH TO GROUNDWATER (FEET)
- [5098.5] INDICATES ESTIMATED ELEVATION OF GROUNDWATER (FEET)
- GNE GROUNDWATER WAS NOT ENCOUNTERED
- * INDICATES GROUNDWATER MEASUREMENT REFLECTS READING OBTAINED DURING DRILLING

NOTE: THIS ESTIMATE WAS BASED UPON A SUBJECTIVE ANALYSIS OF DRILL HOLE DATA AND MAY NOT REFLECT LOCAL VARIATIONS AND SEASONAL FLUCTUATIONS.



**Approximate
Elevation and
Depth to
Groundwater**

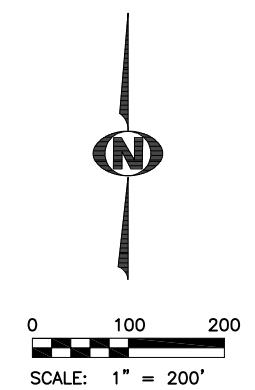




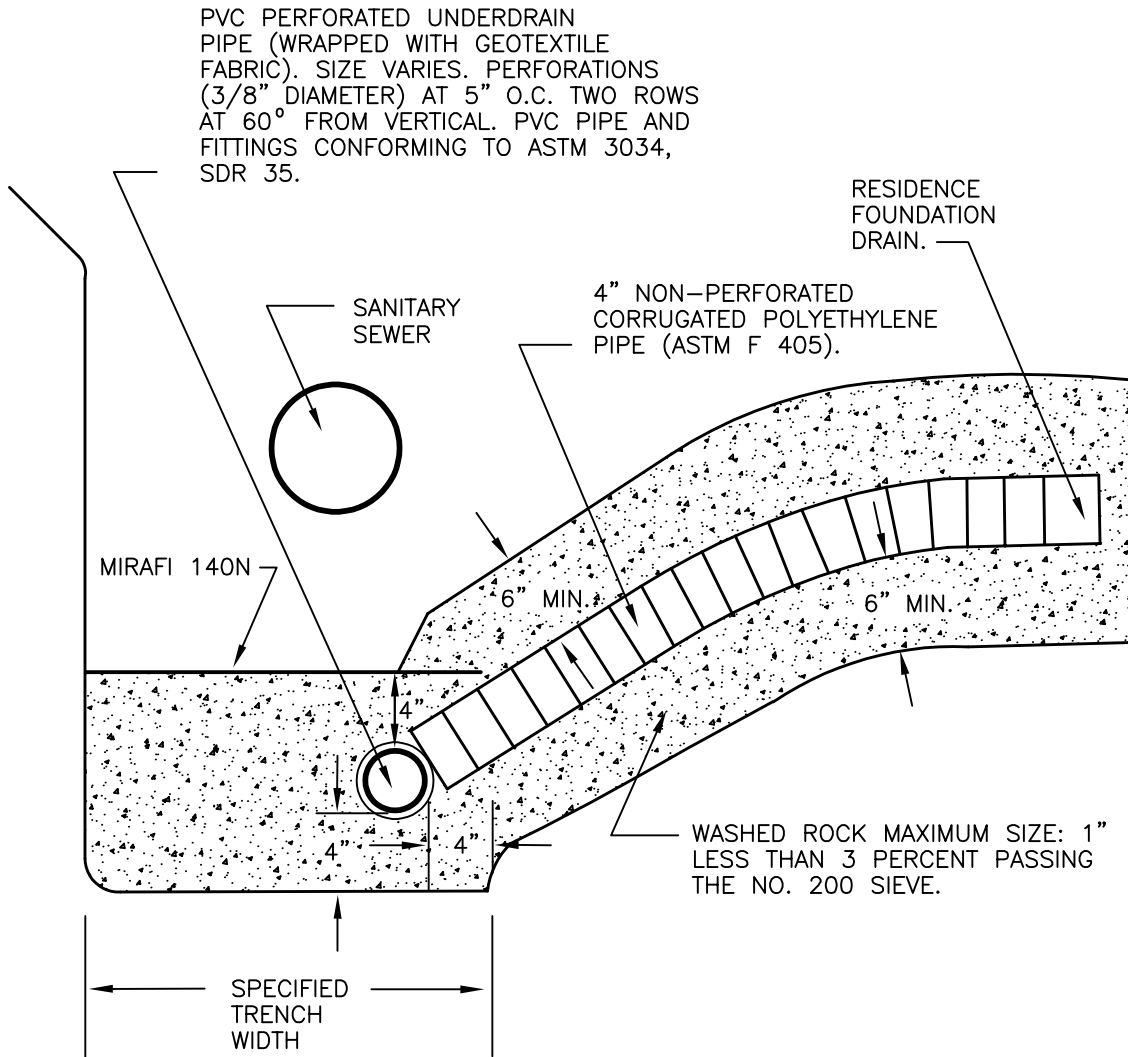
LEGEND:

- TH-1 APPROXIMATE LOCATION OF
EXPLORATORY BORING
- LOW RISK OF POTENTIAL DAMAGE DUE TO HEAVE
- MODERATE RISK OF POTENTIAL DAMAGE DUE TO HEAVE

NOTE: THIS ESTIMATE WAS BASED UPON
A SUBJECTIVE ANALYSIS OF
LABORATORY TEST RESULTS AND
DRILL HOLE DATA.



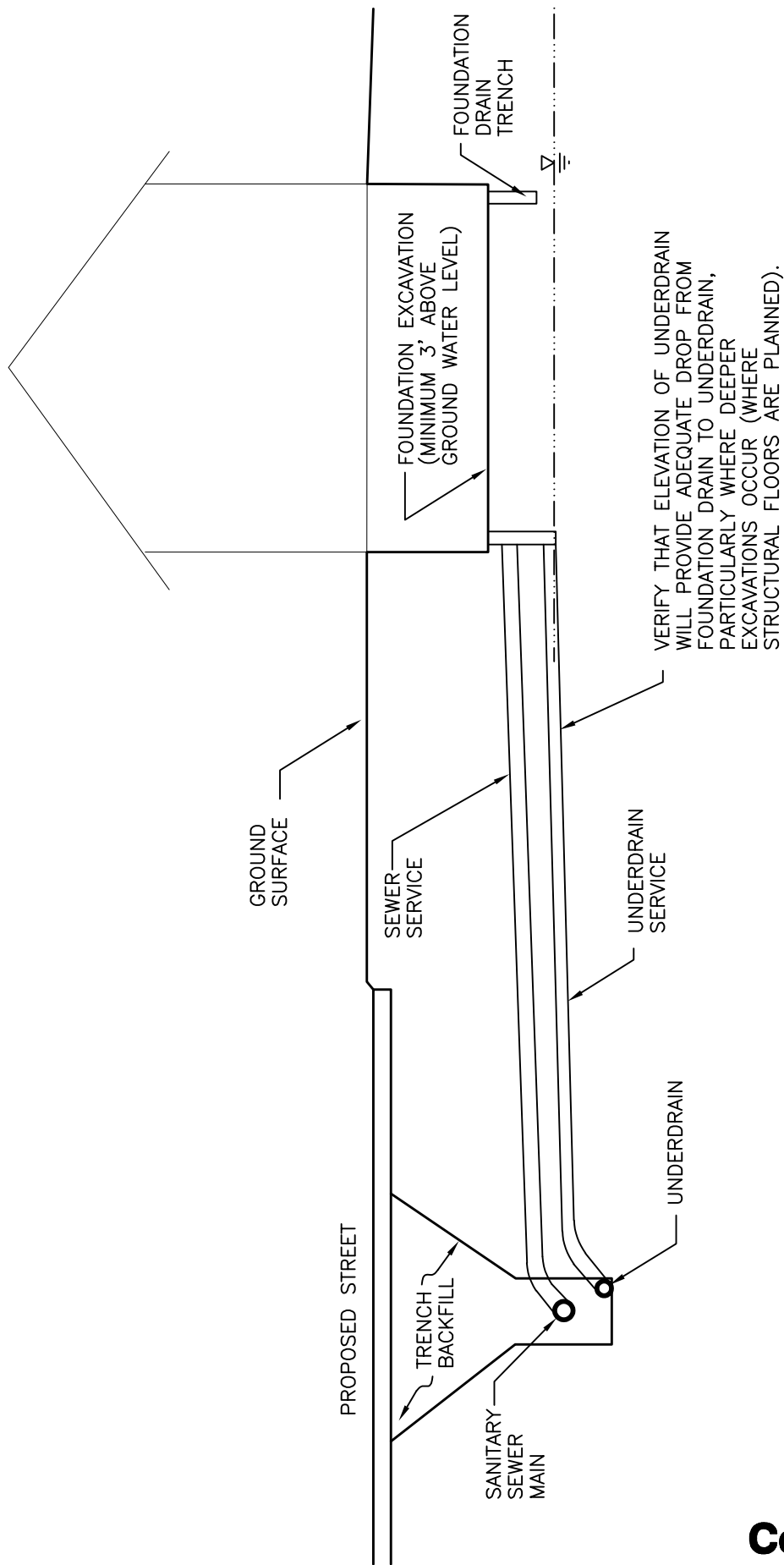
Preliminary Risk Assessment Due to Expansive Soils



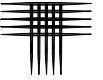
NOTE: NOT TO SCALE.

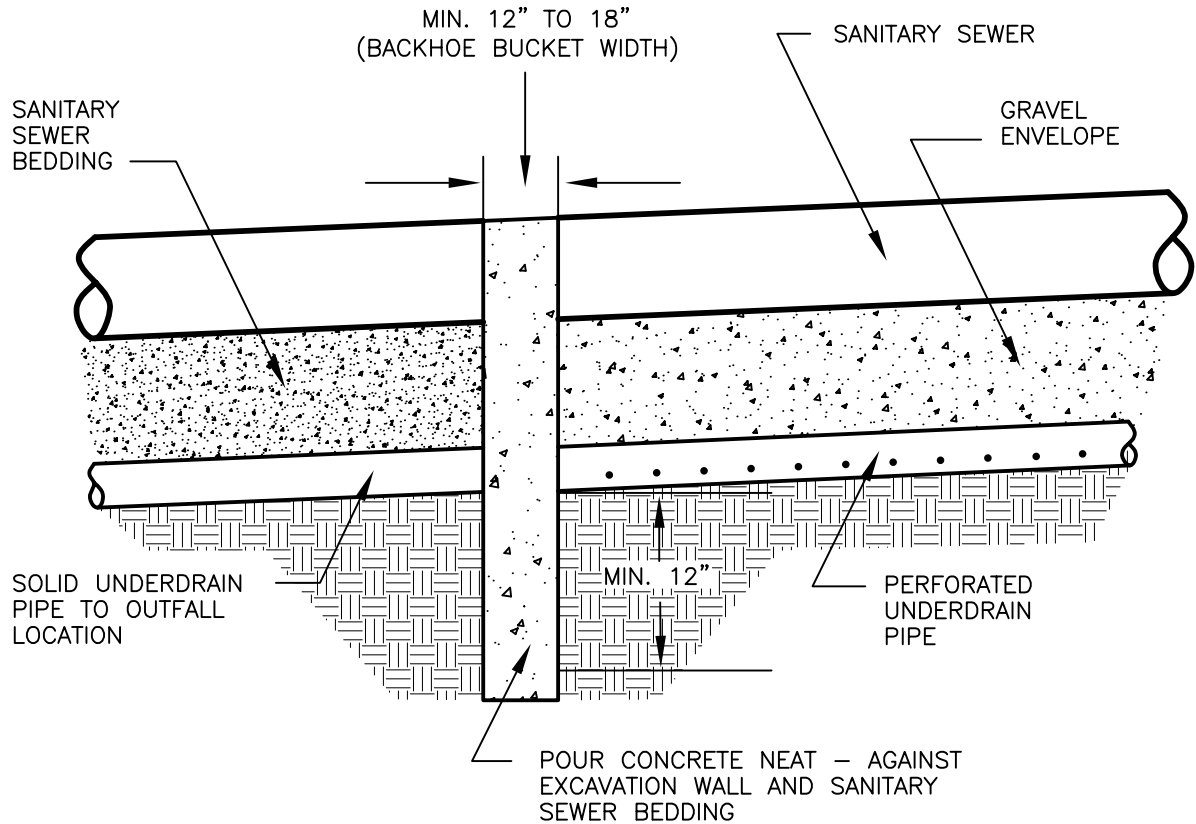
Sewer Underdrain Detail

Fig. 4



NOT TO SCALE



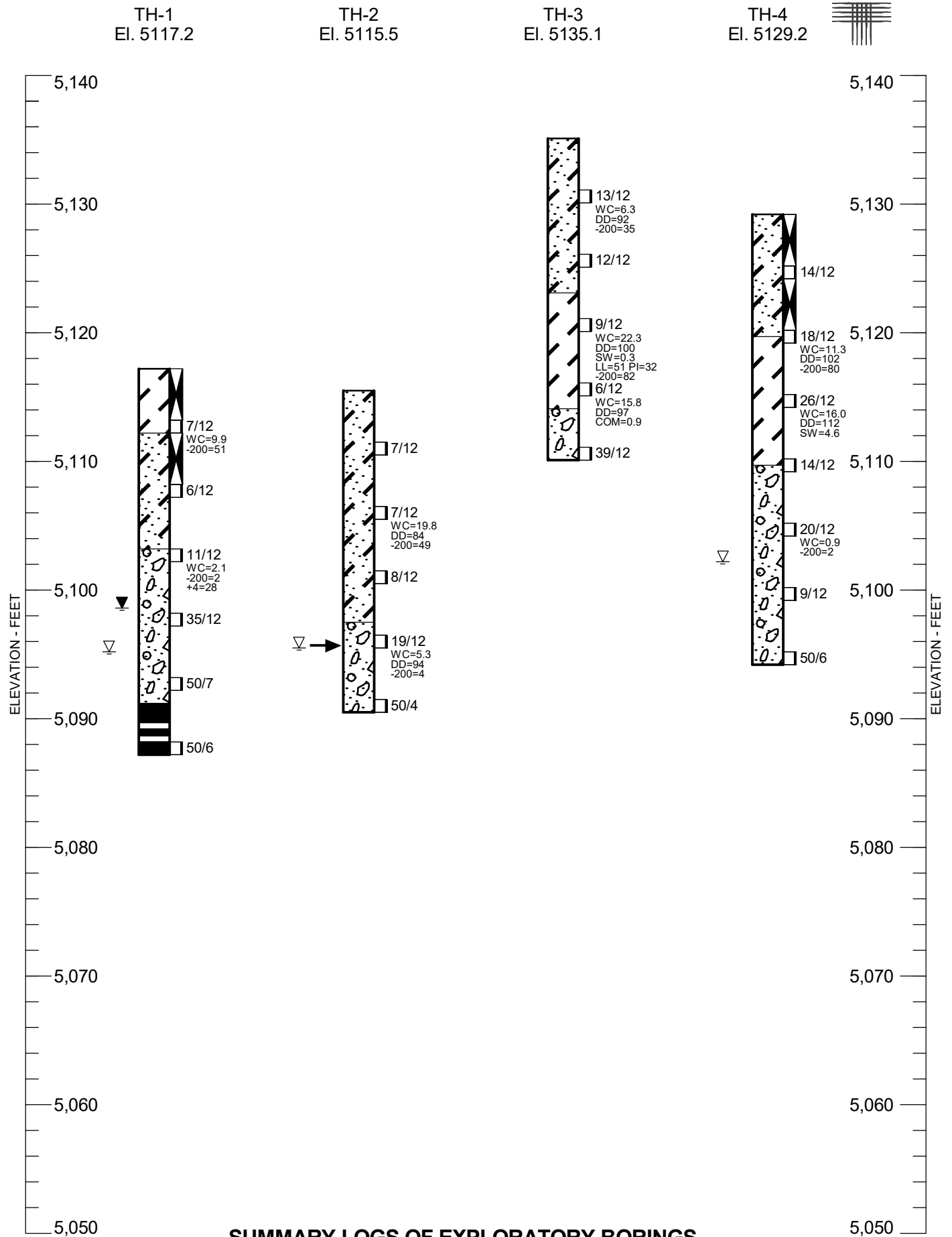


NOTE:
THE CONCRETE CUTOFF WALL SHOULD EXTEND INTO THE UNDISTURBED
SOILS OUTSIDE THE UNDERDRAIN AND SANITARY SEWER TRENCH A
MINIMUM DISTANCE OF 12 INCHES.



APPENDIX A

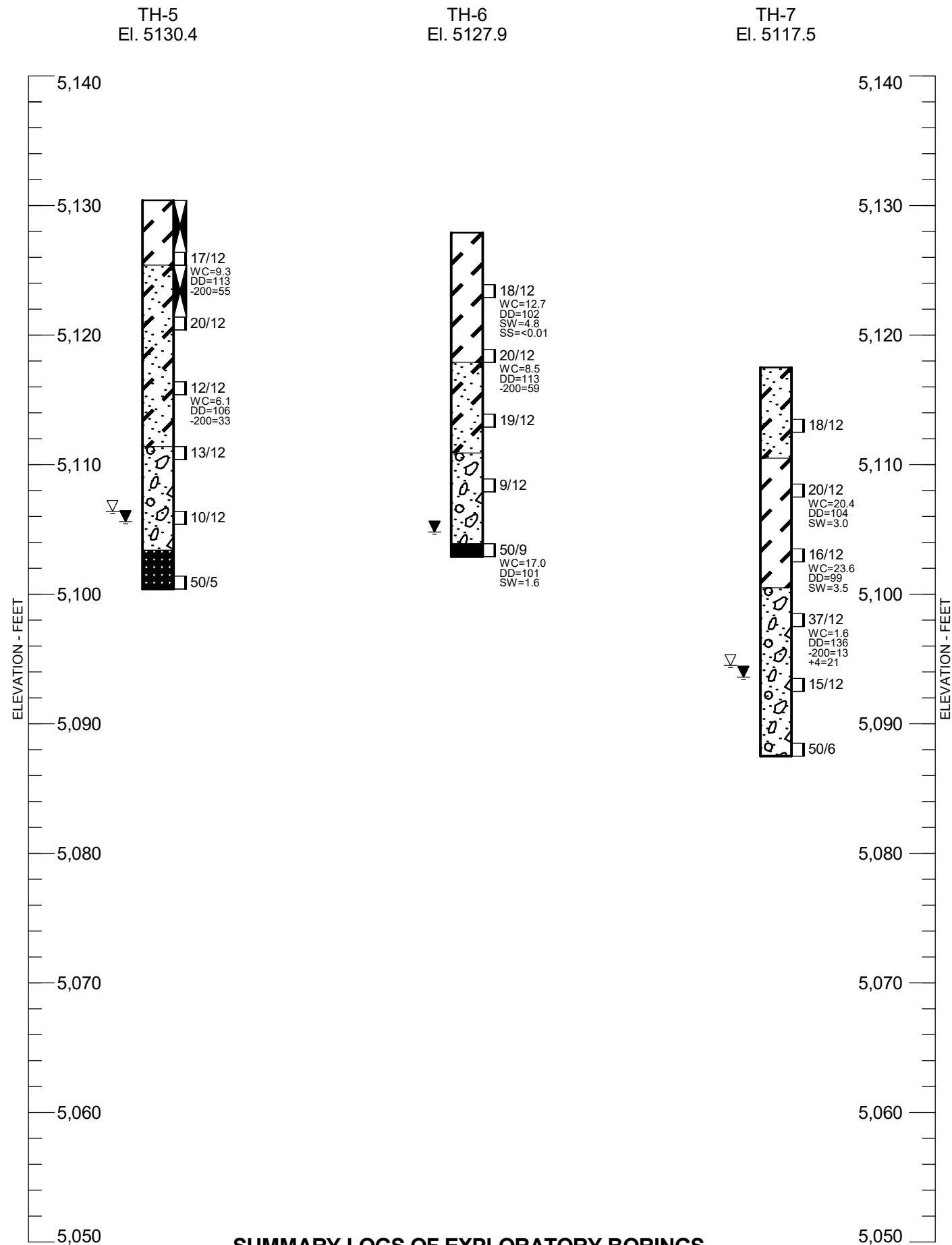
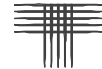
SUMMARY LOGS OF EXPLORATORY BORINGS



SUMMARY LOGS OF EXPLORATORY BORINGS

CORE PBSFR ACQUISITION VEHICLE
COSIMI FARM
CTL/T PROJECT NO. DN51,302-115-R1

FIG. A- 1



LEGEND:

- CLAY, SLIGHTLY SANDY TO SANDY, SILTY, MEDIUM STIFF TO VERY STIFF, SLIGHTLY MOIST TO MOIST, BROWN, LIGHT BROWN (CL, CH).
- SAND, SILTY TO CLAYEY, LOOSE TO MEDIUM DENSE, SLIGHTLY MOIST, BROWN, GRAY, TAN (SM, SC).
- SAND, CLEAN TO SILTY, GRAVELLY, LOOSE TO VERY DENSE, SLIGHTLY MOIST TO VERY MOIST, TAN, LIGHT BROWN (SP, SP-SM, SW, SW-SM, SM).
- BEDROCK, CLAYSTONE, HARD TO VERY HARD, MOIST, BROWN, GRAY.
- BEDROCK, SANDSTONE, VERY HARD, SLIGHTLY MOIST, BROWN, TAN, RUST, GRAY.
- DRIVE SAMPLE. THE SYMBOL 7/12 INDICATES 7 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE A 2.5-INCH O.D. SAMPLER 12 INCHES.
- BULK SAMPLE COLLECTED FROM AUGER CUTTINGS.
- WATER LEVEL MEASURED AT TIME OF DRILLING.
- WATER LEVEL MEASURED AFTER DRILLING ON OCTOBER 11, 2021.
- INDICATES DEPTH WHERE HOLE CAVED.

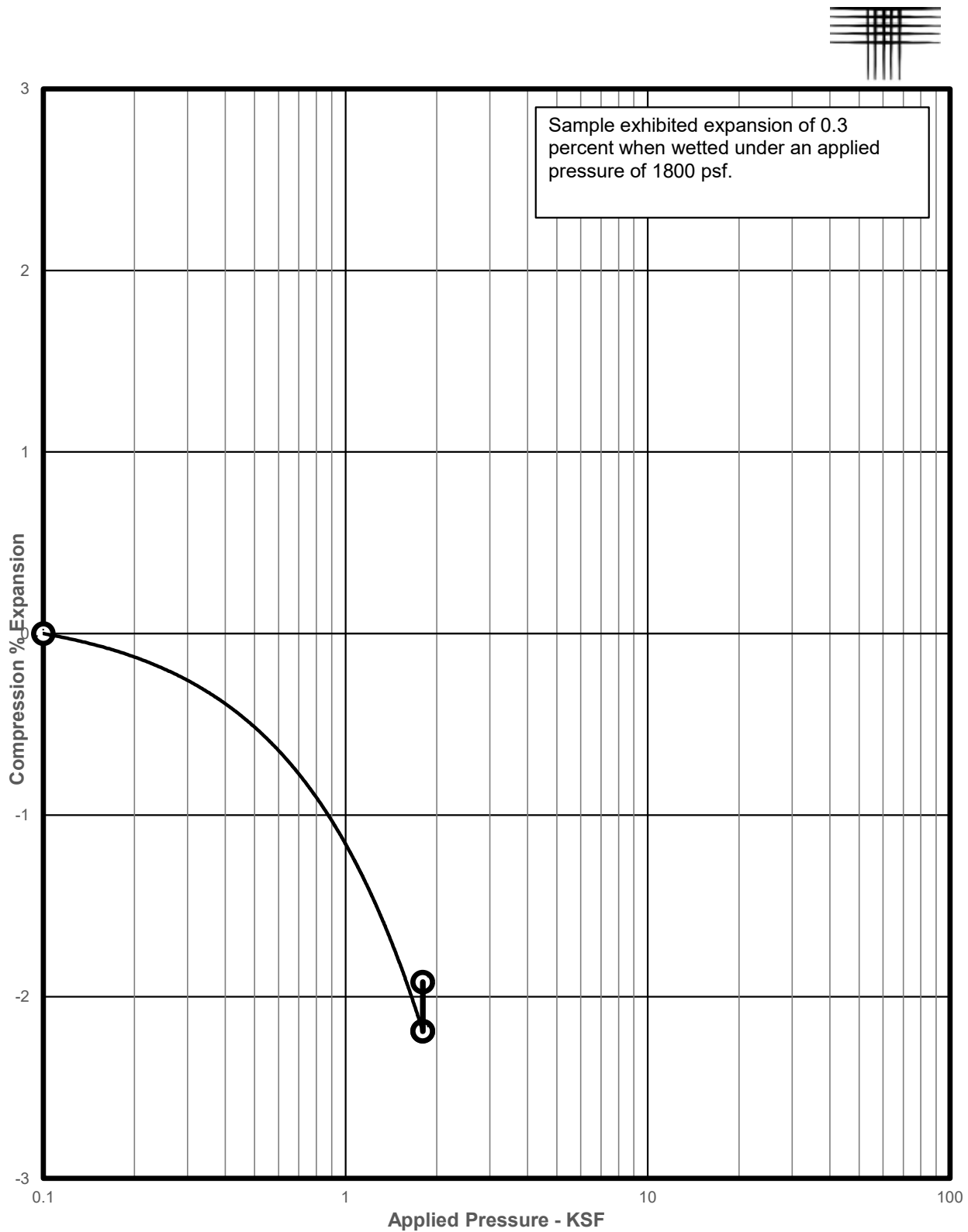
NOTES:

- THE BORINGS WERE DRILLED ON OCTOBER 4, 2021 USING 4-INCH DIAMETER, CONTINUOUS-FLIGHT SOLID-STEM AUGER AND TRUCK-MOUNTED CME-55 DRILL RIG.
- BORING LOCATIONS AND ELEVATIONS ARE APPROXIMATE AND WERE DETERMINED BY A REPRESENTATIVE OF OUR FIRM USING A LEICA GS18 GPS UNIT REFERENCING THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
- WC - INDICATES MOISTURE CONTENT (%).
DD - INDICATES DRY DENSITY (PCF).
SW - INDICATES SWELL WHEN WETTED UNDER APPROXIMATE OVERBURDEN PRESSURE (%).
COM - INDICATES COMPRESSION WHEN WETTED UNDER APPROXIMATE OVERBURDEN PRESSURE (%).
LL - INDICATES LIQUID LIMIT.
PI - INDICATES PLASTICITY INDEX.
-200 - INDICATES PASSING NO. 200 SIEVE (%).
+4 - INDICATES RETAINED ON O. 4 SIEVE (%).
SS - INDICATES WATER-SOLUBLE SULFATE CONTENT (%).
- THESE LOGS ARE SUBJECT TO THE EXPLANATIONS, LIMITATIONS AND CONCLUSIONS CONTAINED IN THIS REPORT.



APPENDIX B

LABORATORY TEST RESULTS AND TABLE B-I

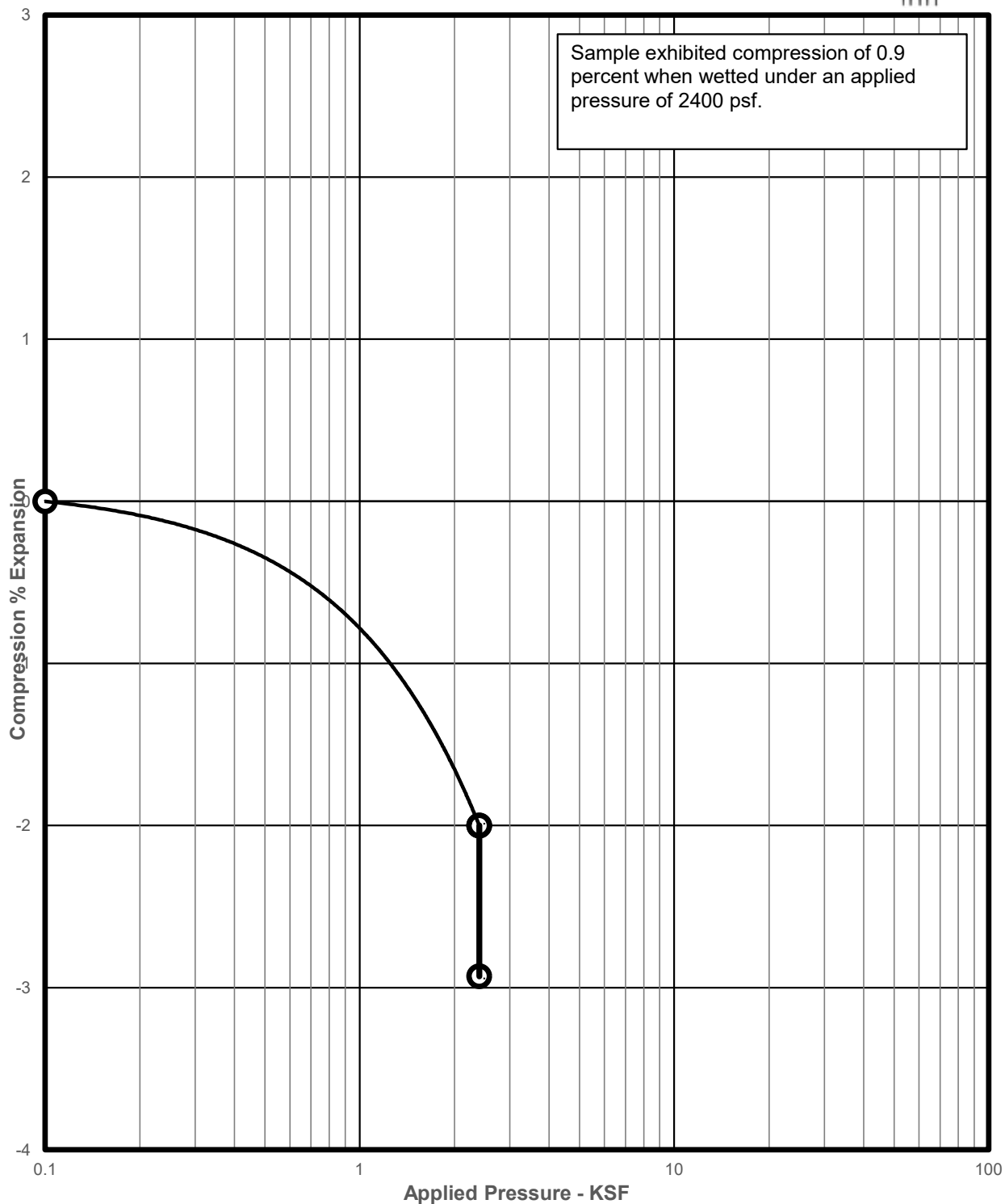
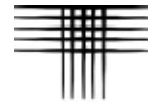


SAMPLE OF: CLAY, SLIGHTLY SANDY (CH)
FROM: TH-3 AT 14 FEET

DRY UNIT WEIGHT: 100 pcf
MOISTURE CONTENT: 22.3 %

CORE PBSFR ACQUISITION VEHICLE
COSIMI FARM
CTL/T PROJECT NO. DN51,302-115-R1

**Swell Consolidation
Test Results** FIG. B- 1

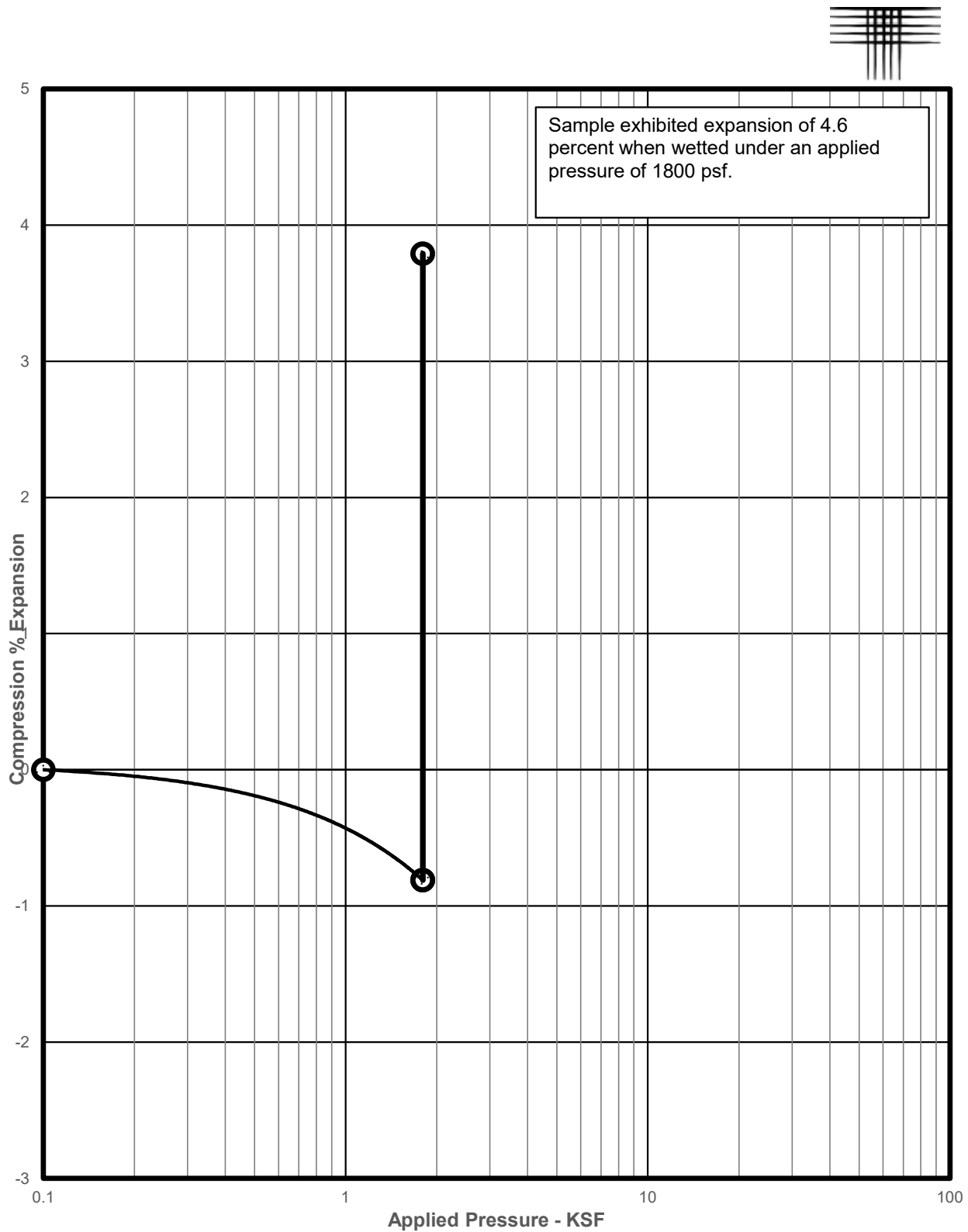


SAMPLE OF: CLAY, SANDY (CL)
FROM: TH-3 AT 19 FEET

DRY UNIT WEIGHT: 97 pcf
MOISTURE CONTENT: 15.8 %

CORE PBSFR ACQUISITION VEHICLE
COSIMI FARM
CTLJT PROJECT NO. DN51,302-115-R1

**Swell Consolidation
Test Results** FIG. B- 2

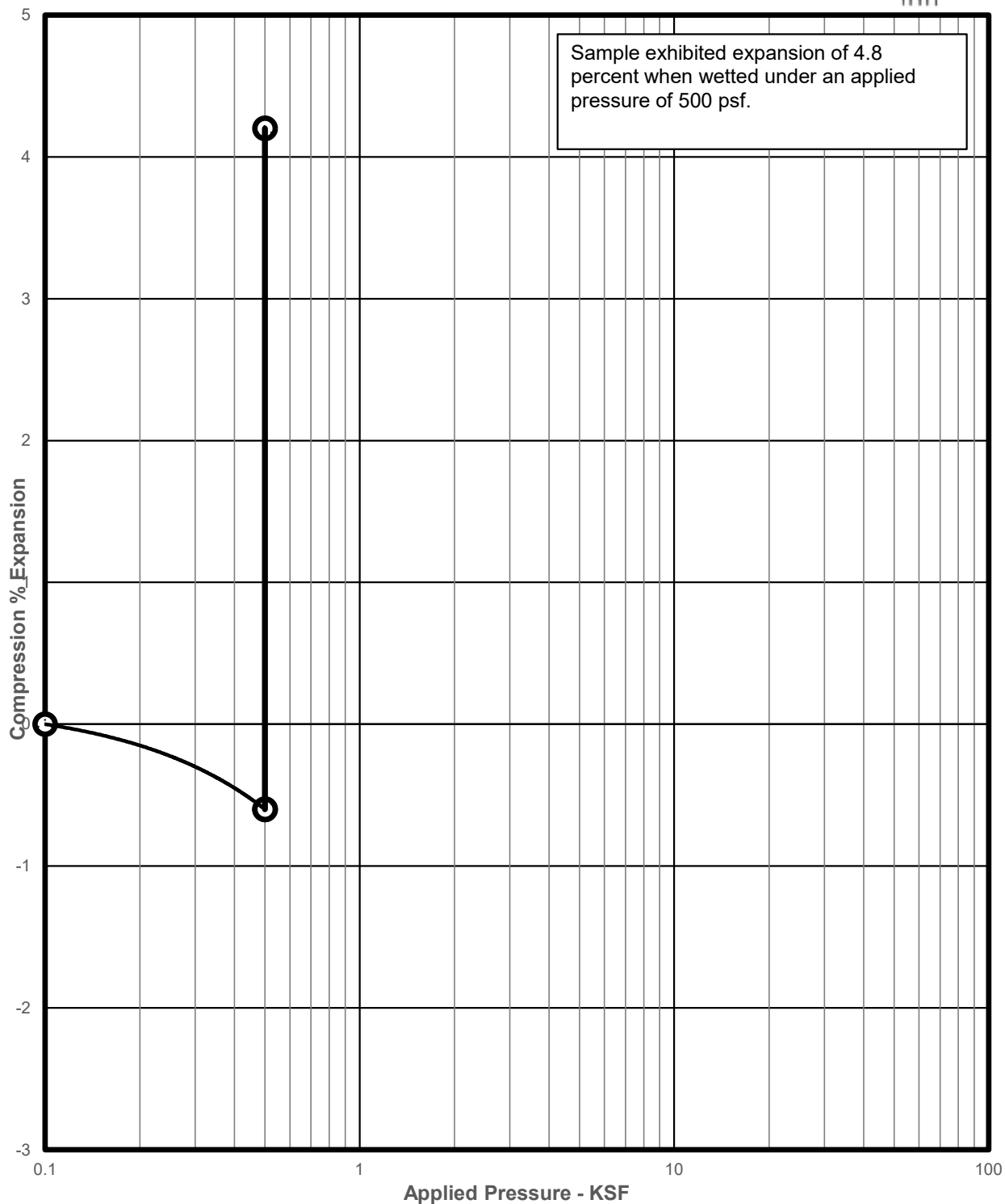
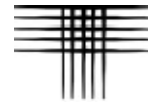


SAMPLE OF: CLAY, SANDY (CL)
FROM: TH-4 AT 14 FEET

DRY UNIT WEIGHT: 112 pcf
MOISTURE CONTENT: 16.0 %

CORE PBSFR ACQUISITION VEHICLE
COSIMI FARM
CTLJT PROJECT NO. DN51,302-115-R1

**Swell Consolidation
Test Results** FIG. B- 3

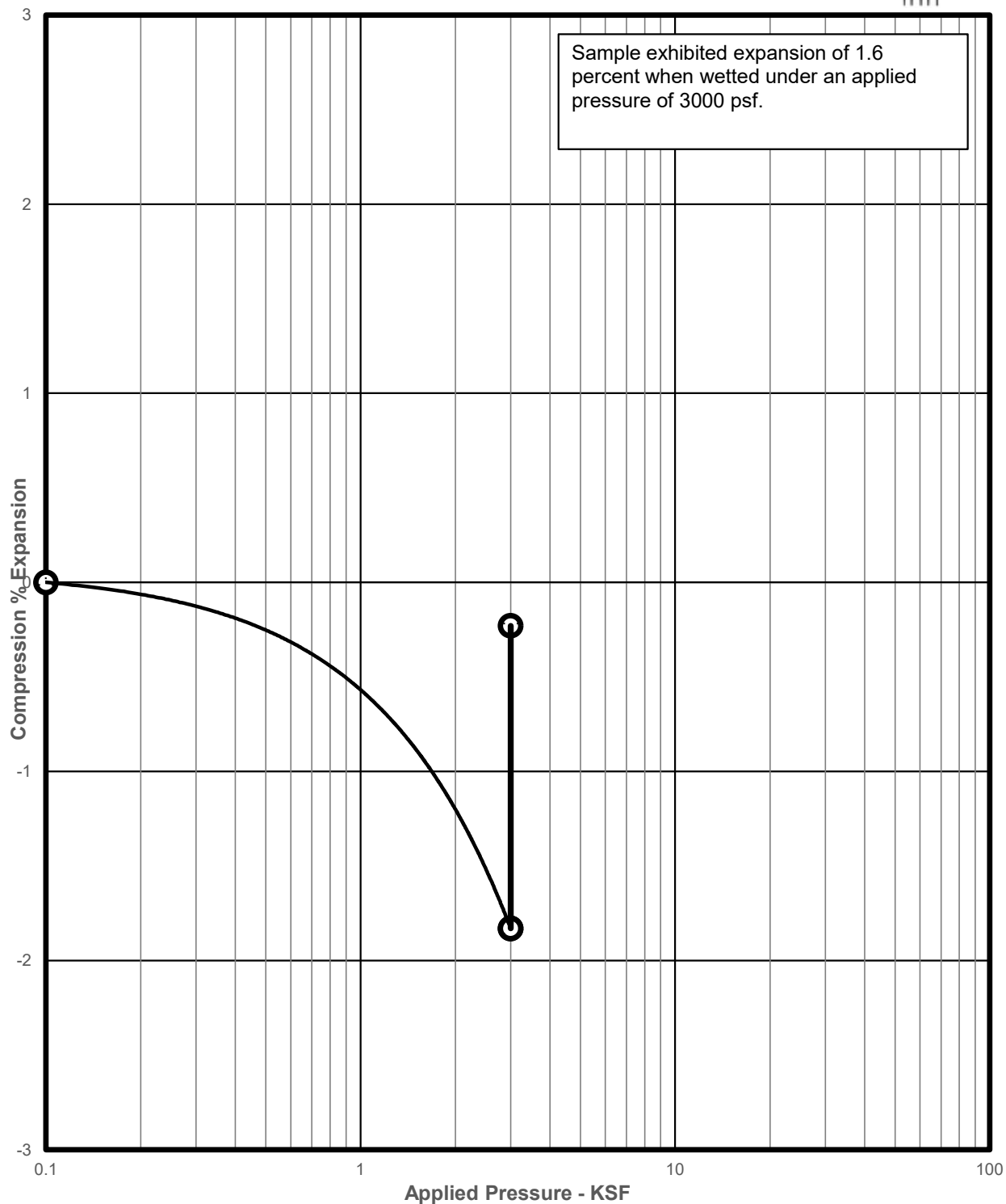
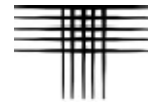


SAMPLE OF: CLAY, SANDY (CL)
FROM: TH-6 AT 4 FEET

DRY UNIT WEIGHT: 102 pcf
MOISTURE CONTENT: 12.7 %

CORE PBSFR ACQUISITION VEHICLE
COSIMI FARM
CTLJT PROJECT NO. DN51,302-115-R1

**Swell Consolidation
Test Results** FIG. B- 4

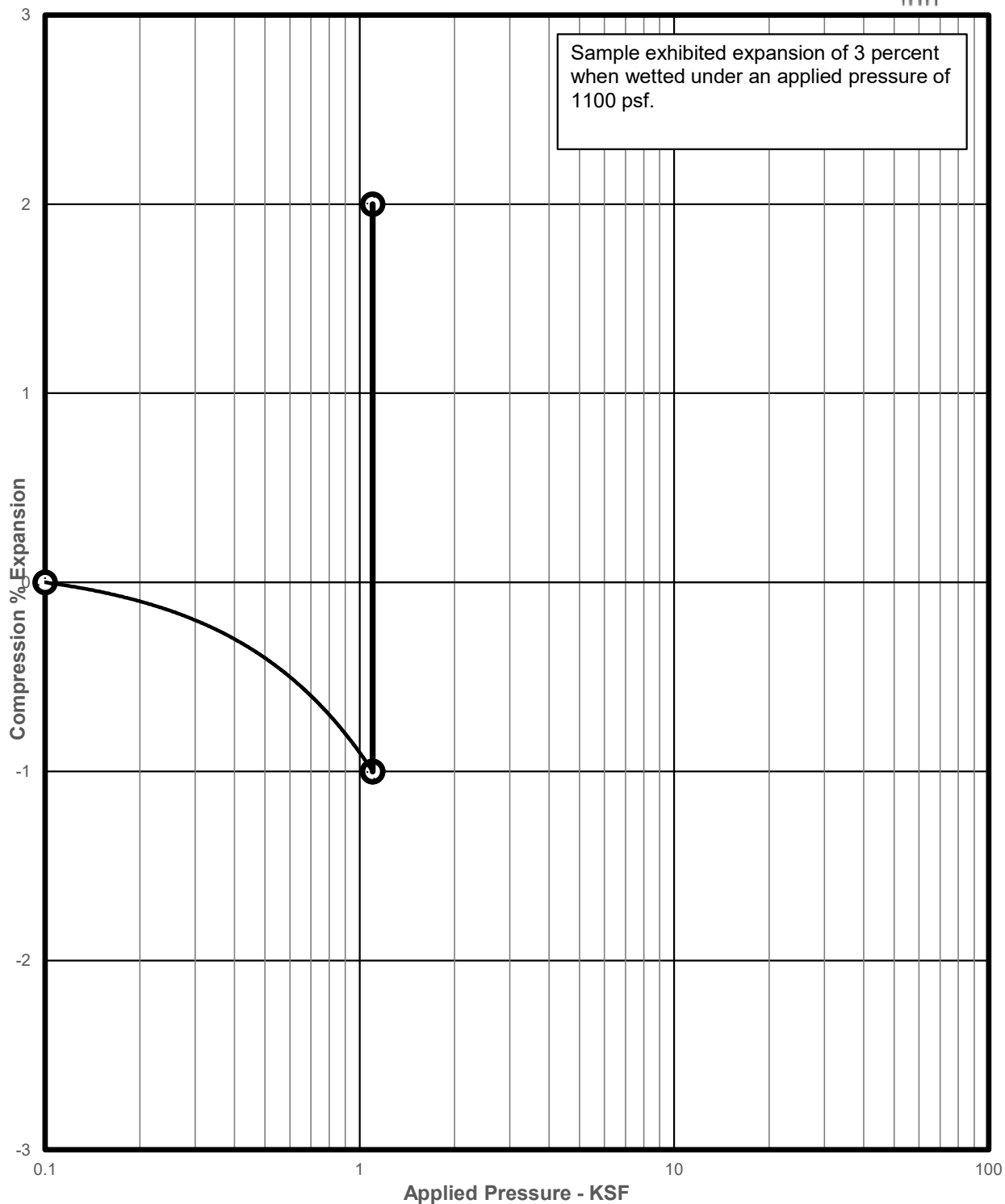
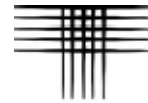


SAMPLE OF: CLAYSTONE
FROM: TH-6 AT 24 FEET

DRY UNIT WEIGHT: 101 pcf
MOISTURE CONTENT: 17.0 %

CORE PBSFR ACQUISITION VEHICLE
COSIMI FARM
CTLJT PROJECT NO. DN51,302-115-R1

**Swell Consolidation
Test Results** FIG. B- 5

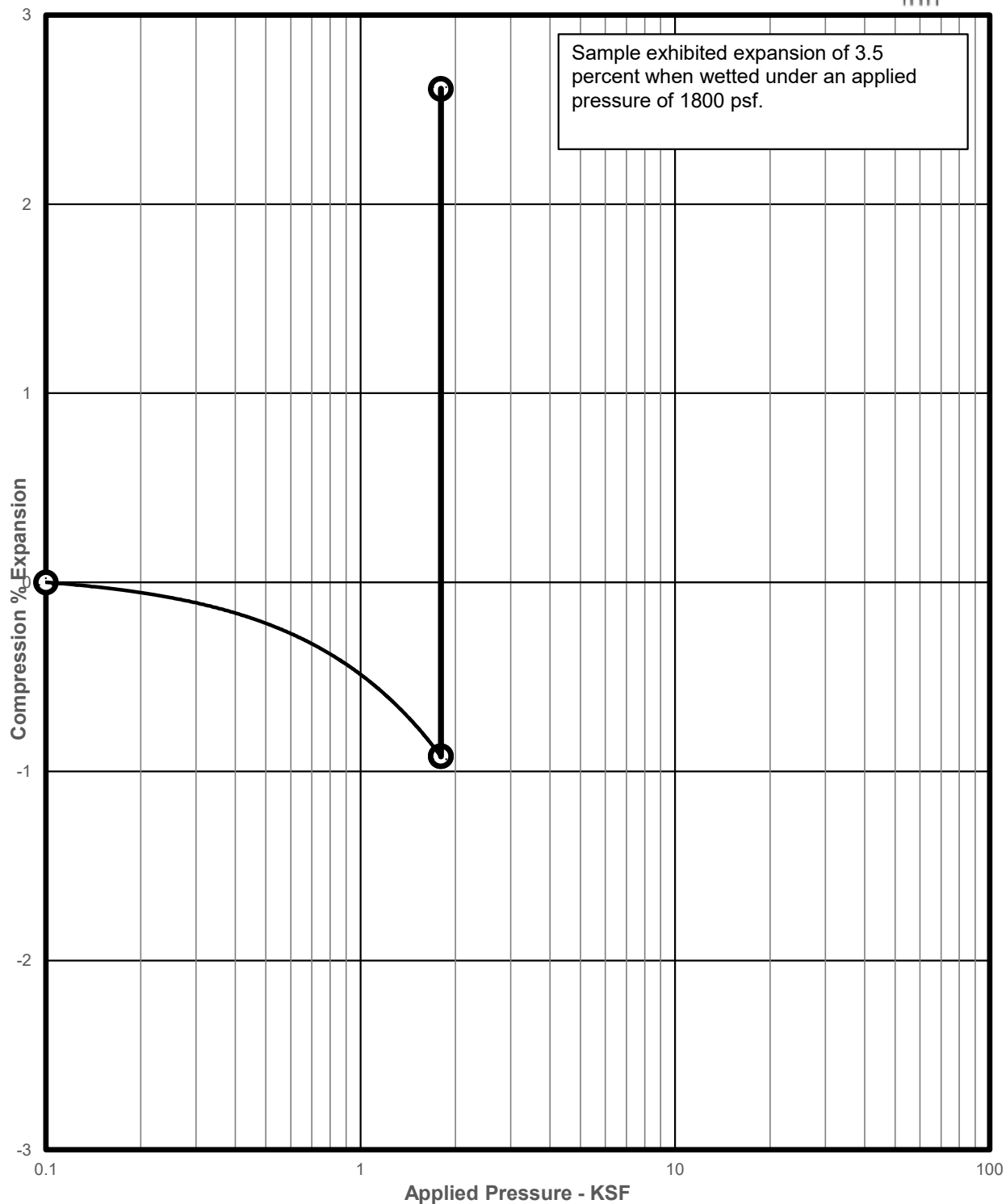
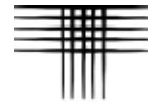


SAMPLE OF: CLAY, SANDY (CL)
FROM: TH-7 AT 9 FEET

DRY UNIT WEIGHT: 104 pcf
MOISTURE CONTENT: 20.4 %

CORE PBSFR ACQUISITION VEHICLE
COSIMI FARM
CTLJT PROJECT NO. DN51,302-115-R1

**Swell Consolidation
Test Results** FIG. B- 6

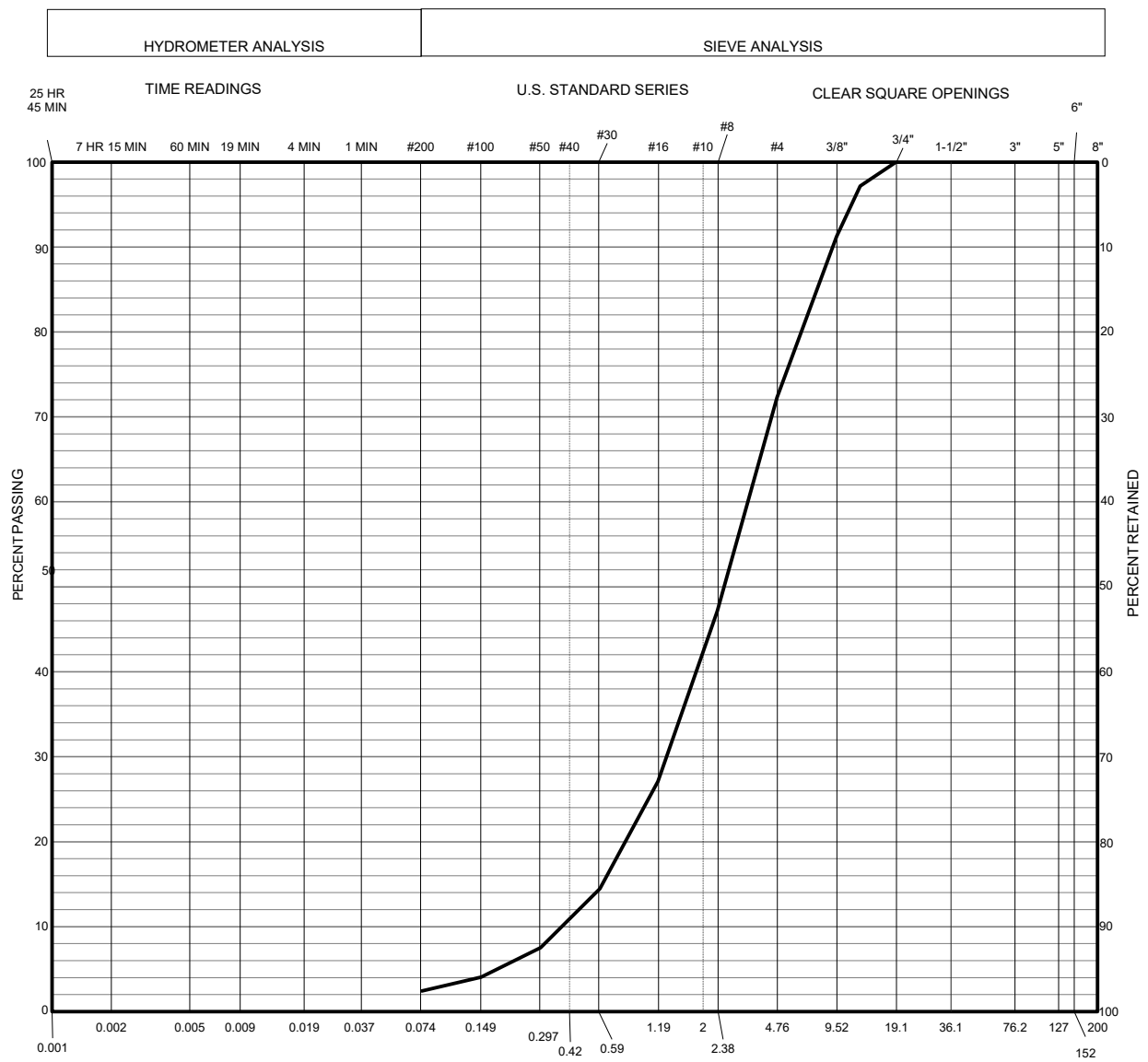
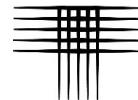


SAMPLE OF: CLAY, SANDY (CL)
FROM: TH-7 AT 14 FEET

DRY UNIT WEIGHT: 99 pcf
MOISTURE CONTENT: 23.6 %

CORE PBSFR ACQUISITION VEHICLE
COSIMI FARM
CTLJT PROJECT NO. DN51,302-115-R1

**Swell Consolidation
Test Results** FIG. B- 7



CLAY (PLASTIC) TO SILT (NON-PLASTIC)	SANDS			GRAVEL		
	FINE	MEDIUM	COARSE	FINE	COARSE	COBBLES

SAMPLE OF: SAND, CLEAN (SW)

FROM: TH-1 AT 14 FEET

GRAVEL: 27.7%

SILT & CLAY: 2.4%

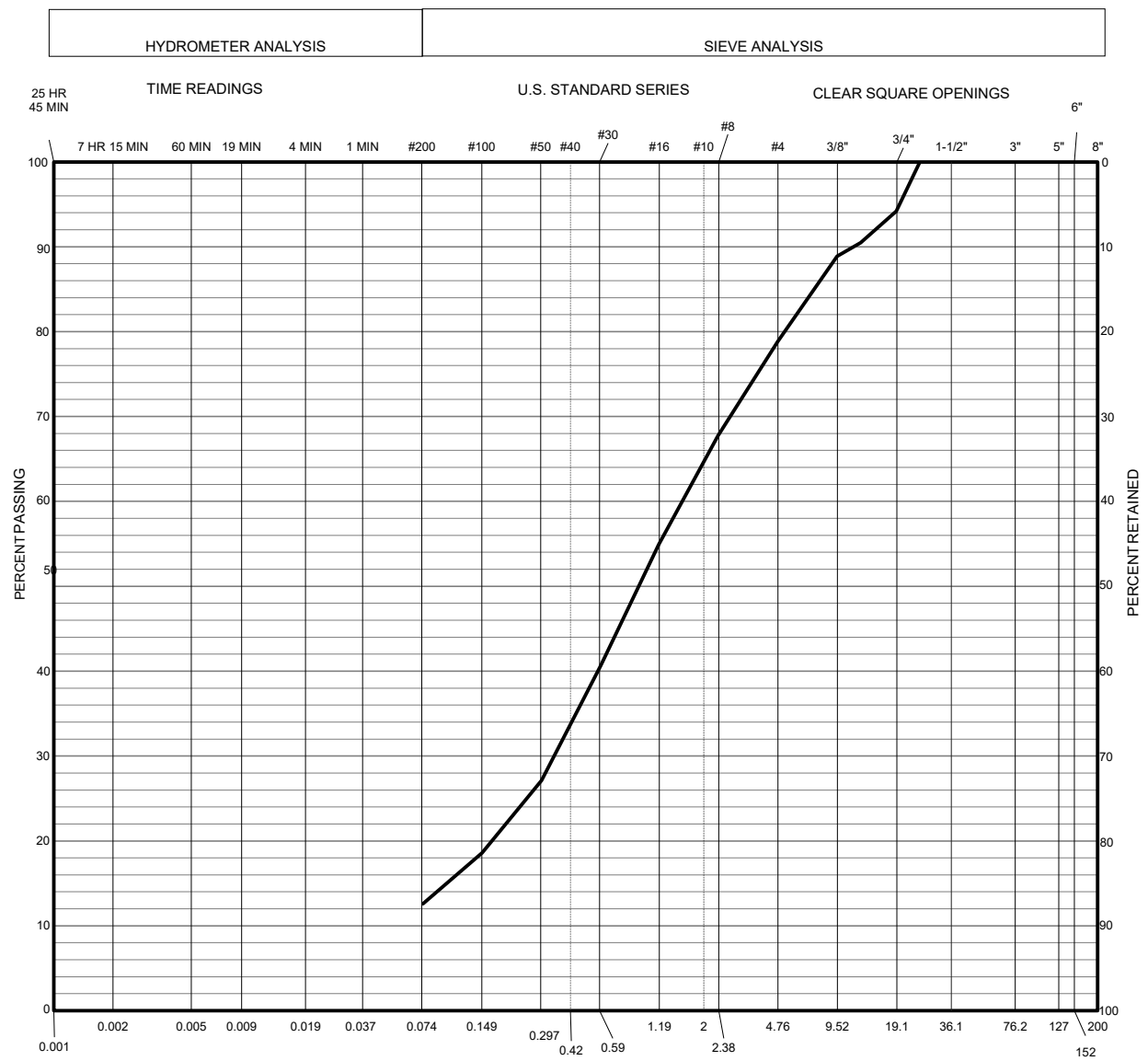
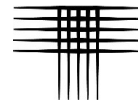
PLASTIC INDEX: -

SAND: 69.9%

LIQUID LIMIT: -

D10 0.407 D30 1.352 D60 3.583 CU 8.8 CC 1.3

Size (mm)	-	-	-	19.0	12.5	9.5	4.8	2.4	1.2	0.6	0.3	0.2	0.1	-	-	-	-	-
% Passing	-	-	-	###	97.2	91.2	72.3	47.1	27.1	14.5	7.5	4.1	2.4	-	-	-	-	-



CLAY (PLASTIC) TO SILT (NON-PLASTIC)	SANDS			GRAVEL		
	FINE	MEDIUM	COARSE	FINE	COARSE	COBBLES

SAMPLE OF: SAND, SILTY (SM)

FROM: TH-7 AT 19 FEET

GRAVEL: 21.2%

SILT & CLAY: 12.6%

PLASTIC INDEX: -

SAND: 66.2%

LIQUID LIMIT: -

D10: -- D30: 0.364 D60: 1.648 CU: -- CC: --

Size (mm)	-	-	25.0	19.0	12.5	9.5	4.8	2.4	1.2	0.6	0.3	0.2	0.1	-	-	-	-	-
% Passing	-	-	100.0	94.2	90.5	88.9	78.8	67.7	54.9	40.7	27.1	18.6	12.6	-	-	-	-	-

[illegible]



APPENDIX C
GUIDELINE SITE GRADING SPECIFICATIONS
Cosimi Farm
Adams County, Colorado



GUIDELINE SITE GRADING SPECIFICATIONS

Cosimi Farm
Adams County, Colorado

1. DESCRIPTION

This item shall consist of the excavation, transportation, placement and compaction of materials from locations indicated on the plans, or staked by the Engineer, as necessary to achieve preliminary street and overlot grade elevations. These specifications shall also apply to compaction of excess cut materials that may be placed outside of the development boundaries.

2. GENERAL

The Soils Representative shall be the Owner's Representative. The Soils Representative shall approve fill materials, method of placement, moisture contents and percent compaction, and shall give written approval of the completed fill.

3. CLEARING JOB SITE

The Contractor shall substantially remove all debris, vegetation, organics and other deleterious materials before excavation or fill placement. The Contractor shall dispose of the cleared material to provide the Owner with a clean, neat appearing job site. Cleared material shall not be placed in areas to receive fill or where the material will support structures of any kind.

4. AREA TO BE FILLED

Debris, vegetation, organics and other deleterious materials shall be substantially removed from the ground surface upon which fill is to be placed. The surface shall then be plowed or scarified until the surface is free from ruts, hummocks or other uneven features, which would prevent uniform compaction.

After the foundation for the fill has been cleared and scarified, it shall be disced or bladed until it is free from large clods, brought to the proper moisture content (1 to 4 percent above optimum moisture content for clays and within 2 percent of optimum moisture content for sands) and compacted to at least 95 percent of maximum dry density as determined in accordance with ASTM D 698.

5. FILL MATERIALS

Fill soils shall be substantially free from debris, vegetation, organics and other deleterious materials, and shall not contain rocks or lumps having a diameter greater than six (6) inches. Claystone bedrock should be broken down to three (3) inches or smaller in size. Fill materials shall be obtained from cut areas shown on the plans or staked in the field by the Engineer.

On-site materials classifying as CL, CH, SC, SM, SW, SP, GP, GC and GM are acceptable.



6. MOISTURE CONTENT

Fill material classifying as CH, CL and SC shall be moisture-conditioned between 1 and 4 percent above optimum moisture content. Granular soils classifying as SM, SW, SP, GP, GC and GM shall be moisture conditioned to within 2 percent of optimum moisture content as determined from Proctor compaction tests. Sufficient laboratory compaction tests shall be made to determine the optimum moisture content for the various soils encountered in borrow areas.

The Contractor may be required to add moisture to the excavation materials in the borrow area if, in the opinion of the Soils Representative, it is not possible to obtain uniform moisture content by adding water on the fill surface. The Contractor may be required to rake or disc the fill soils to provide uniform moisture content through the soils.

The application of water to embankment materials shall be made with any type of watering equipment approved by the Soils Representative, which will give the desired results. Water jets from the spreader shall not be directed at the embankment with such force that fill materials are washed out.

Should too much water be added to any part of the fill, such that the material is too wet to permit the desired compaction from being obtained, rolling and all work on that section of the fill shall be delayed until the material has been allowed to dry to the required moisture content. The Contractor will be permitted to rework wet material in an approved manner to hasten its drying.

7. COMPACTION OF FILL AREAS

Selected fill material shall be placed and mixed in evenly spread layers. After each fill layer has been placed, it shall be uniformly compacted to not less than the specified percentage of maximum density. Fill shall be compacted to at least 95 percent of the maximum density as determined in accordance with ASTM D 698. At the option of the Soils Representative, soils classifying as SW, GP, GC, or GM may be compacted to 95 percent of maximum density as determined in accordance with ASTM D 1557 or 70 percent relative density for cohesionless sand soils. Fill materials shall be placed such that the thickness of loose materials does not exceed 10 inches and the compacted lift thickness does not exceed 6 inches.

Compaction as specified above, shall be obtained by the use of sheepfoot rollers, multiple-wheel pneumatic-tired rollers, or other equipment for soils classifying as CL, CH, or SC. Granular fill shall be compacted using vibratory equipment or other approved equipment. Compaction shall be accomplished while the fill material is at the specified moisture content. Compaction of each layer shall be continuous over the entire area. Compaction equipment shall make sufficient trips to ensure that the required density is obtained.

8. COMPACTION OF SLOPES

Fill slopes shall be compacted by means of sheepfoot rollers or other suitable equipment. Compaction operations shall be continued until slopes are stable, but not too dense for planting, and there is no appreciable amount of loose soils on the slopes. Compaction of slopes may be done progressively in increments of three to five feet (3' to



5') in height or after the fill is brought to its total height. Permanent fill slopes shall not exceed 3:1 (horizontal to vertical).

9. PLACEMENT OF FILL ON NATURAL SLOPES

Where natural slopes are steeper than 20 percent in grade and the placement of fill is required, benches shall be cut at the rate of one bench for each 5 feet in height (minimum of two benches). Benches shall be at least 10 feet in width. Larger bench widths may be required by the Engineer. Fill shall be placed on completed benches as outlined within this specification.

10. DENSITY TESTS

Field density tests shall be made by the Soils Representative at locations and depths of his choosing. Where sheepsfoot rollers are used, the soil may be disturbed to a depth of several inches. Density tests shall be taken in compacted material below the disturbed surface. When density tests indicate that the density or moisture content of any layer of fill or portion thereof is not within specification, the particular layer or portion shall be re-worked until the required density or moisture content has been achieved.

11. SEASONAL LIMITS

No fill material shall be placed, spread or rolled while it is frozen, thawing, or during unfavorable weather conditions. When work is interrupted by heavy precipitation, fill operations shall not be resumed until the Soils Representative indicates that the moisture content and density of previously placed materials are as specified.

12. NOTICE REGARDING START OF GRADING

The Contractor shall submit notification to the Soils Representative and Owner advising them of the start of grading operations at least three (3) days in advance of the starting date. Notification shall also be submitted at least 3 days in advance of any resumption dates when grading operations have been stopped for any reason other than adverse weather conditions.

13. REPORTING OF FIELD DENSITY TESTS

Density tests made by the Soils Representative, as specified under "Density Tests" above, shall be submitted progressively to the Owner. Dry density, moisture content, and percentage compaction shall be reported for each test taken.

14. DECLARATION REGARDING COMPLETED FILL

The Soils Engineer shall provide a written declaration stating that the site was filled with acceptable materials, and was placed in general accordance with the specifications.



APPENDIX D
GUIDELINE SUB-EXCAVATION SPECIFICATIONS
Cosimi Farm
Adams County, Colorado

Note: This guideline is intended for use with sub-excavation. If sub-excavation is not selected, the guidelines in Appendix C should be followed.



GUIDELINE SUB-EXCAVATION SPECIFICATIONS
Cosimi Farm
Adams County, Colorado

1. DESCRIPTION

This item shall consist of the excavation, transportation, placement and compaction of materials from locations indicated on the plans, or staked by the Engineer, as necessary to achieve preliminary street and overlot grade elevations. These specifications shall also apply to compaction of excess cut materials that may be placed outside of the development boundaries.

2. GENERAL

The Soils Representative shall be the Owner's Representative. The Soils Representative shall approve fill materials, method of placement, moisture contents and percent compaction, and shall give written approval of the completed fill.

3. CLEARING JOB SITE

The Contractor shall substantially remove all debris, vegetation, organics and other deleterious materials before excavation or fill placement. The Contractor shall dispose of the cleared material to provide the Owner with a clean, neat appearing job site. Cleared material shall not be placed in areas to receive fill or where the material will support structures of any kind.

4. AREA TO BE FILLED

Debris, vegetation, organics and other deleterious materials shall be substantially removed from the ground surface upon which fill is to be placed. The surface shall then be plowed or scarified until the surface is free from ruts, hummocks or other uneven features, which would prevent uniform compaction.

After the foundation for the fill has been cleared and scarified, it shall be disced or bladed until it is free from large clods, brought to the proper moisture content (between 1 and 4 percent above optimum moisture content for clays and within 2 percent of optimum moisture content for sands) and compacted to at least 95 percent of maximum dry density as determined in accordance with ASTM D 698.

5. FILL MATERIALS

Fill soils shall be substantially free from debris, vegetation, organics and other deleterious materials, and shall not contain rocks or lumps having a diameter greater than six (6) inches. Claystone bedrock should be broken down to three (3) inches or smaller in size. Fill materials shall be obtained from cut areas shown on the plans or staked in the field by the Engineer.

On-site materials classifying as CL, CH, SC, SM, SW, SP, GP, GC and GM are acceptable. Concrete, asphalt, and other deleterious materials or debris shall not be used as fill.



6. MOISTURE CONTENT

Fill materials shall be moisture-conditioned to within limits of optimum moisture content specified in "Moisture Content and Density Criteria". Sufficient laboratory compaction tests shall be made to determine the optimum moisture content for the various soils encountered in borrow areas or imported to the site.

The Contractor may be required to add moisture to the excavation materials in the borrow area if, in the opinion of the Soils Engineer, it is not possible to obtain uniform moisture content by adding water on the fill surface. The Contractor will be required to rake or disc the fill to provide uniform moisture content throughout the fill.

The application of water to embankment materials shall be made with any type of watering equipment that will give the desired results. Water jets from the spreader shall not be directed at the embankment with such force that fill materials are washed out.

Should too much water be added to any part of the fill, such that the material is too wet to permit the desired compaction from being obtained, rolling and all work on that section of the fill shall be delayed until the material has been allowed to dry to the required moisture content. The Contractor will be permitted to rework wet material in an approved manner to hasten its drying.

7. COMPACTION OF FILL MATERIALS

Selected fill material shall be placed and mixed in evenly spread layers. After each fill layer has been placed, it shall be uniformly compacted to not less than the specified percentage of maximum density given in "Moisture Content and Density Criteria". Fill materials shall be placed such that the thickness of loose material does not exceed 10 inches and the compacted lift thickness does not exceed 6 inches.

Compaction, as specified above, shall be obtained by the use of suitable equipment. Compaction shall be accomplished while the fill material is at the specified moisture content. Compaction of each layer shall be continuous over the entire area. Compaction equipment shall make sufficient trips to ensure that the required density is obtained.

8. MOISTURE CONTENT AND DENSITY CRITERIA

Fill material shall be substantially compacted to at least 95 percent of standard Proctor maximum dry density (ASTM D 698, AASHTO T 99) between 1 and 4 percent above optimum moisture content for clays and within 2 percent of optimum moisture content for sands. Additional criteria for acceptance are presented in DENSITY TESTS.

9. DENSITY TESTS

Field density tests shall be made by the Soils Engineer at locations and depths of his choosing. Where sheepsfoot rollers are used, the soil may be disturbed to a depth of several inches. Density tests shall be taken in compacted material below the disturbed surface. When density tests indicate the density or moisture content of any layer of fill or portion thereof not within specifications, the particular layer or portion shall be reworked until the required density or moisture content has been achieved.



Allowable ranges of moisture content and density given in MOISTURE CONTENT AND DENSITY CRITERIA are based on design considerations. The moisture shall be controlled by the Contractor so that moisture content of the compacted earth fill, as determined by tests performed by the Soils Engineer, shall be within the limits given. The Soils Engineer will inform the Contractor when the placement moisture is less than or exceeds the limits specified and the Contractor shall immediately make adjustments in procedures as necessary to maintain placement moisture content within the specified limits, to satisfy the following requirements.

A. Moisture

1. The average moisture content of material tested each day shall not be less than 2 percent over optimum moisture content.
2. Material represented by samples tested having moisture lower than optimum will be rejected. Such rejected materials shall be reworked until moisture equal to or greater than optimum is achieved.

B. Density

1. The average dry density of material tested each day shall not be less than 95 percent of standard Proctor maximum dry density (ASTM D 698).
2. No more than 10 percent of the material represented by the samples tested shall be at dry densities less than 95 percent of standard Proctor maximum dry density (ASTM D 698).
3. Material represented by samples tested having dry density less than 95 percent of standard Proctor maximum dry density (ASTM D 698) will be rejected. Such rejected materials shall be reworked until a dry density equal to or greater than 95 percent of standard Proctor maximum dry density (ASTM D 698) is obtained.

10. OBSERVATION AND TESTING OF FILL

Observation by the Soils Engineer shall be sufficient during the placement of fill and compaction operations so that they can declare the fill was placed in general conformance with specifications. All observations necessary to test the placement of fill and observe compaction operations will be at the expense of the Owner.

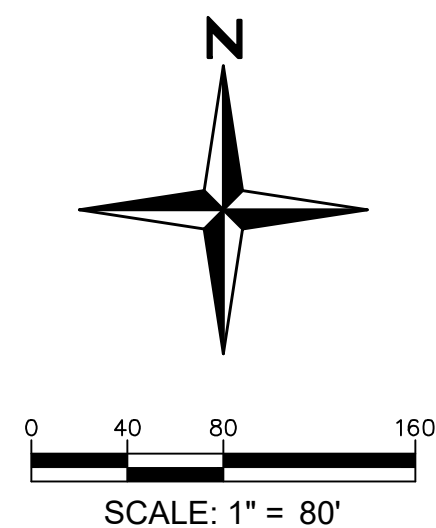
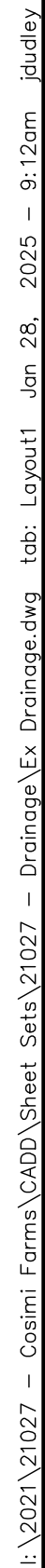
11. SEASONAL LIMITS

No fill material shall be placed, spread or rolled while it is frozen, thawing, or during unfavorable weather conditions. When work is interrupted by heavy precipitation, fill operations shall not be resumed until the Soils Engineer indicates the moisture content and density of previously placed materials are as specified.



12. REPORTING OF FIELD DENSITY TESTS

Density tests made by the Soils Engineer, as specified under “Density Tests” above, shall be submitted progressively to the Owner. Dry density, moisture content and percentage compaction shall be reported for each test taken.



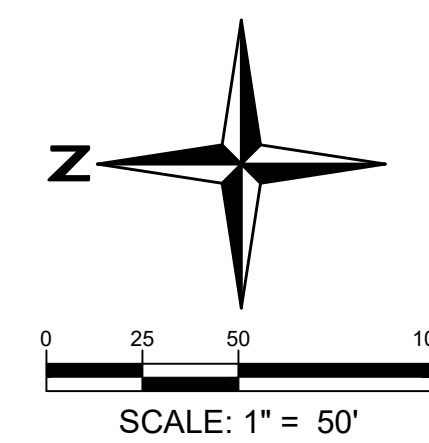
Basin Summary Table							
Basin	Area (AC)	Runoff Coefficients			Peak Flows (cfs)		Structure
		C _s	C ₁₀₀	I (%)	Q _s	Q ₁₀₀	
E1	13.20	0.05	0.49	2%	1.6	29.3	NORTHEAST
Basin Summary Table							
Basin	Area (AC)	Runoff Coefficients			Peak Flows (cfs)		Structure
		C _s	C ₁₀₀	I (%)	Q _s	Q ₁₀₀	
E2	15.86	0.05	0.49	2%	1.9	35.4	SOUTHEAST

DNG 1

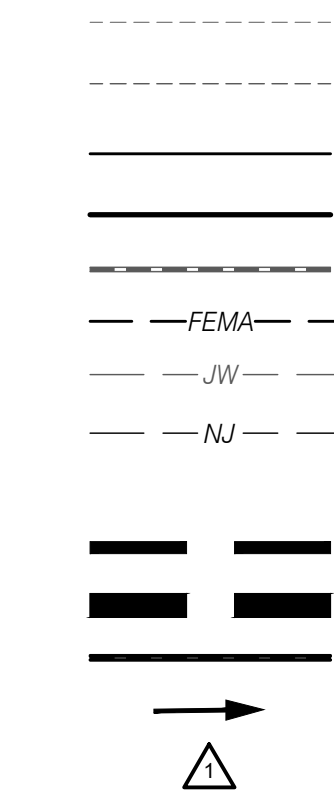
Basin Summary Table							
Basin	Area (AC)	Runoff Coefficients		Peak Flows (cfs)		Structure	
		C _s	C ₁₀₀	I (%)	Q _s		Q ₁₀₀
A1	2.45	0.24	0.59	25%	2.6	12.1	OUTLET STRUCTURE
A2	0.40	0.20	0.57	20%	0.4	2.1	TYPE D INLET
A3	0.89	0.27	0.60	29%	1.2	4.9	TYPE D INLET
A4	1.45	0.60	0.77	69%	3.6	8.7	10" TYPE R INLET
A5	2.00	0.64	0.79	74%	4.1	9.6	10" TYPE R INLET
A6	1.03	0.64	0.79	74%	2.6	6.2	5" TYPE R INLET
A7	0.91	0.60	0.77	69%	2.2	5.3	10" TYPE R INLET
A8	0.13	0.59	0.76	63%	0.3	0.9	5" TYPE R INLET
A9	0.26	0.59	0.76	63%	0.7	1.8	15" TYPE R INLET
A10	0.98	0.56	0.74	63%	2.0	5.2	10" TYPE R INLET
A11	1.34	0.55	0.74	63%	2.8	7.3	10" TYPE R INLET
A12	1.65	0.57	0.75	65%	3.6	9.2	20" TYPE R INLET
A13	1.17	0.52	0.73	59%	2.8	7.6	10" TYPE R INLET
A14	0.83	0.64	0.79	73%	2.0	4.8	10" TYPE R INLET
A15	0.86	0.47	0.70	53%	1.6	4.6	5" TYPE R INLET
A16	1.22	0.63	0.78	73%	3.0	7.1	10" TYPE R INLET
A17	0.77	0.52	0.72	59%	1.7	4.5	5" TYPE R INLET
A18	0.74	0.66	0.80	77%	1.9	4.5	10" TYPE R INLET
A19	1.08	0.65	0.79	75%	2.9	6.8	10" TYPE R INLET
A20	0.84	0.59	0.76	68%	1.7	4.2	15" TYPE R INLET
A21	1.89	0.60	0.77	69%	3.9	9.6	10" TYPE R INLET
A22	0.70	0.20	0.57	20%	0.7	3.6	TYPE C INLET
A23	0.23	0.20	0.57	20%	0.2	0.9	REAR YARD SWALE
A24	0.47	0.20	0.57	20%	0.3	1.7	DETENTION POND

Basin Summary Table							
Basin	Area (AC)	Runoff Coefficients		I (%)	Peak Flows (cfs)		Structure
		C _S	C ₁₀₀		Q _S	Q ₁₀₀	
B1	0.12	0.20	0.57	20%	0.1	0.6	OUTLET STRUCTURE
B2	1.37	0.61	0.77	71%	3.6	8.6	20' TYPE R INLET
B3	2.48	0.55	0.74	63%	4.4	11.4	20' TYPE R INLET

Basin Summary Table							
Basin	Area (AC)	Runoff Coefficients		I (%)	Peak Flows (cfs)		Structure
		C ₅	C ₁₀₀		Q ₅	Q ₁₀₀	
A-0S1	0.76	0.38	0.66	43%	1.2	3.9	OFFSITE
B-0S1	0.06	0.64	0.79	74%	0.2	0.4	OFFSITE SWALE



LEGEND



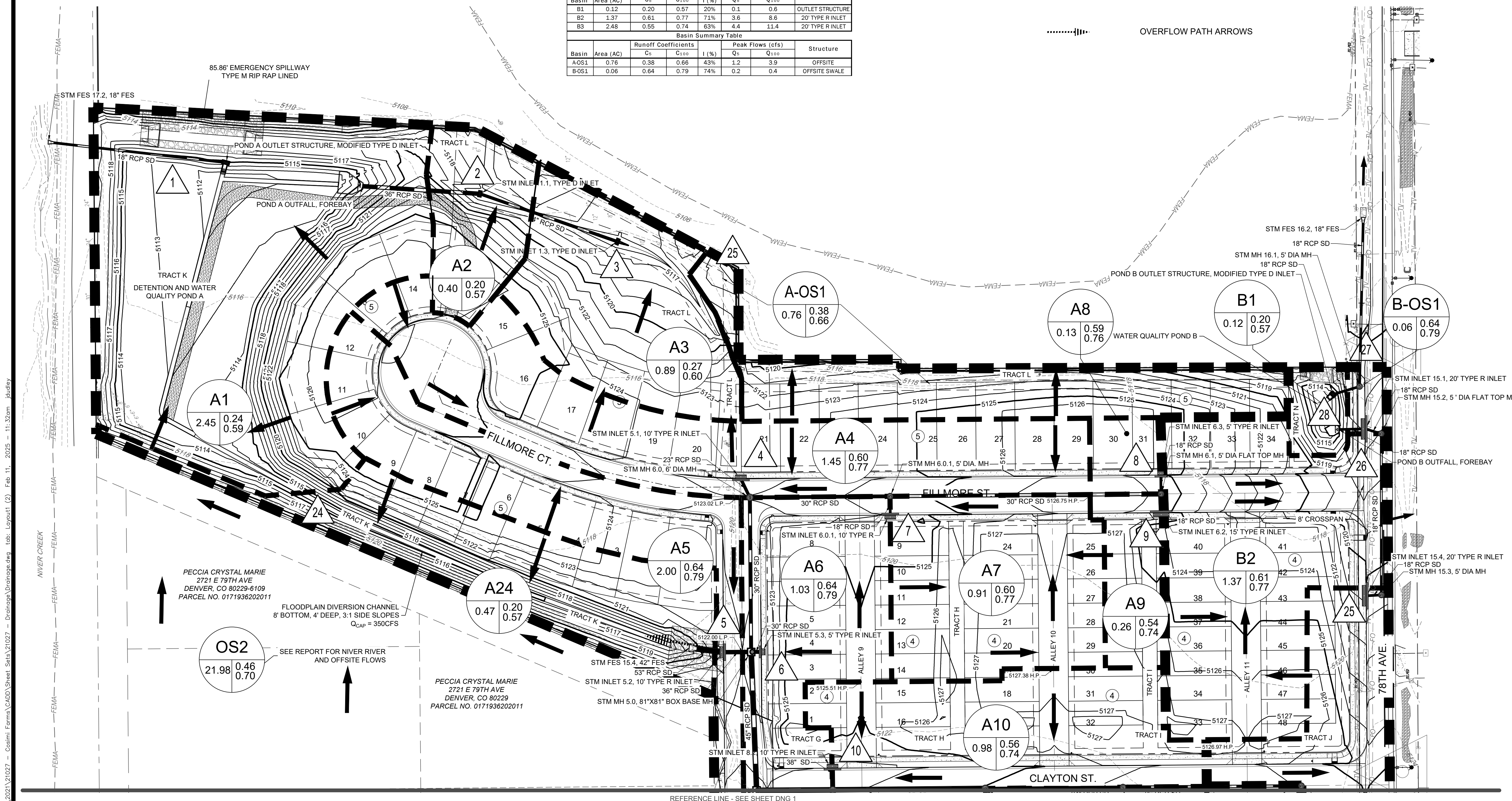
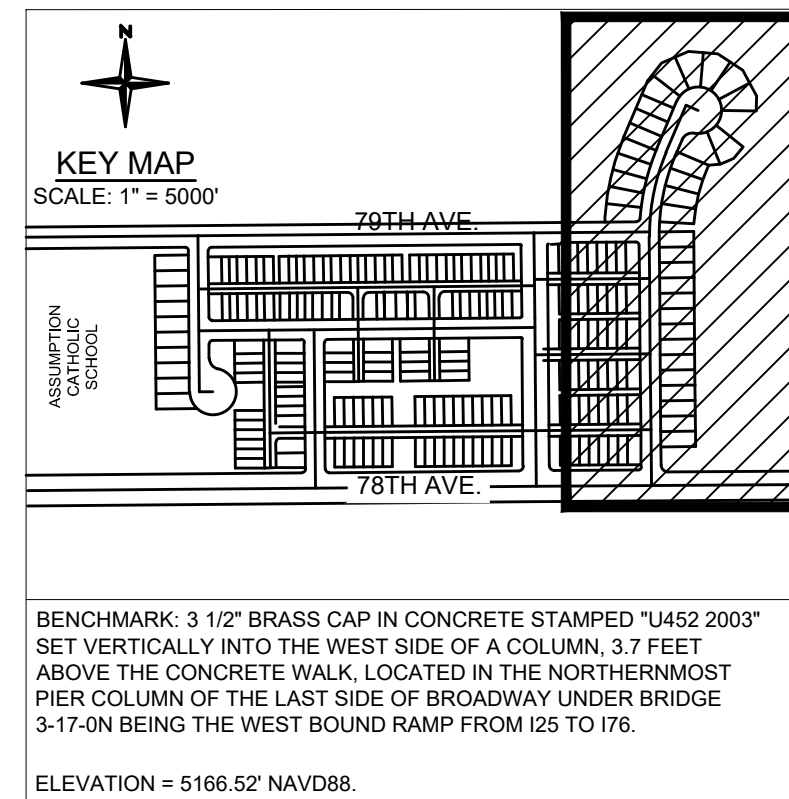
DRAINAGE
BASIN ID

BASIN ACREAGE (AC)

A

2.30 0.18 C5
0.52 C100

OVERFLOW PATH ARROWS



STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned hereby executes this Statement of Authority on behalf of COSIMI FARMS, LP, a Colorado limited partnership, an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: COSIMI FARMS, LP, a Colorado limited partnership

The Entity is a: Colorado limited partnership

The mailing address for the Entity is: __6728 Seville PL. NW, Albuquerque, NM 87120_____

The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity is:

1. Ronald A. Cosimi, as Manager or RONCOS, LLC, an Ohio limited liability company, as General Partner of Cosimi Farms, LP, a Colorado limited partnership; and
2. A. Benedict Cosimi, as Manager or ABC38 Farm, LLC, a Colorado limited liability company, as General Partner of Cosimi Farms, LP, a Colorado limited partnership.

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows: None

The instrument and recording information, including the County, of the document by which title was acquired is: N/A

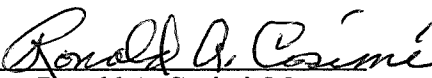
Other matters concerning the manner in which the Entity deals with any interest in real property are:

None

EXECUTED this March 19, 2025.

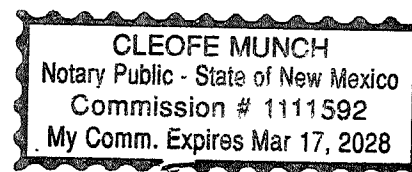
**COSIMI FARMS, LP.,
a Colorado limited partnership**

By: RONCOS, LLC,
an Ohio limited liability company,
its General Partner

By: 
Ronald A. Cosimi, Manager

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

}ss:



The foregoing instrument was acknowledged before me this 26 day of March, 2025
by Ronald A. Cosimi, in his capacity as Manager of Roncos, LLC, an Ohio limited liability
company, in its capacity as General Partner of Cosimi Farms, LP., a Colorado limited partnership.

Witness my hand and official seal.

Cleofe Munch
Notary Public

EXHIBIT "A"

Legal Description

PARCEL I:

Lots 1 through 6, inclusive, Block 2, and
Lots 11 through 17, Block 2,
TOWN OF WELBY, SECOND FILING, as recorded March 07, 1910 in Plat book 1 at Page 19,

EXCEPT that portion of Lot 11, more particularly described as follows:
Beginning at the Southwest corner of Lot 11,
Thence Northerly along the West line of said Lot 11, a distance of 157.5 feet;
Thence Easterly a distance of 12 feet;
Thence Southerly and parallel with the West line of said Lot 11, a distance of 157.5 feet to the
South line of said Lot 11;
Thence Westerly 12 feet to the Point of Beginning,
County of Adams,
State of Colorado.

PARCEL II:

Lots 22 and 23, Block 1,
TOWN OF WELBY, SECOND FILING, as recorded March 07, 1910 in Plat book 1 at Page 19,
County of Adams,
State of Colorado.

PARCEL III:

That part of the Northeast 1/4 Northwest 1/4 Section 36, Township 2 South, Range 68 West of
the 6th Principal Meridian, Described as follows:
Beginning at a point on the North line of Section 36 which point is 491.1 feet West of the
Westerly Right of Way line of the Union Pacific Railroad;
Thence South 03°35" West 385.7 feet;
Thence South 28°30" West 304.95 feet;
Thence West 95.37 feet;
Thence North to the North line of Section 36;
Thence East along the North line to the Point of Beginning.

EXCEPT that part of the former Right of Way of the Denver, Laramie & Northwestern Railway
lying in the Northwest corner.

County of Adams,
State of Colorado.

PARCEL IV:

Lots 1 through 7, inclusive, Block 3,
Lots 1 through 15, inclusive, Block 4,
Lots 1 through 15, inclusive, Block 5,
Lots 1 through 14, inclusive, Block 6,
TOWN OF WELBY, SECOND FILING, as recorded March 07, 1910 in Plat book 1 at Page 19,
County of Adams,

State of Colorado.

PARCEL V:

That portion of the former land and right of way of the Denver, Laramie & Northwestern Railway Company lying within the North 1/2 of the Northwest 1/4 of Section 36, Township 2 South, Range 68 West of the 6th Principal Meridian, bounded on the North by the South line of Cline Street as dedicate in the Plat of Town of Welby, Second Filing, bounded on the South by the North line of Burnett Street as dedicated in the Plat of Town of Welby, Second Filing, bounded on the Westerly side by a line which extends from a point 385.2 feet North of the Southeast corner of the Northwest 14 Northwest 1/4 Section 36, Township 2 South, Range 68 West, as measured along the East line of said Northwest 1/4 Northwest 1/4 which point is 50 feet Westerly and at right angles to the center line of the 100 foot strip of land of the Denver, Laramie & Northwestern Railway as originally surveyed and staked out in the Northeast 1/4 Northwest 1/4 of Section 36, Township 2 South, Range 68 West to a point on the North line of County Road (Burnett Street) by a course from said beginning point of South 23°31" West a distance of 392.8 feet, more or less, being a line 50 feet Westerly from and parallel with the Southwesterly extension of the said centerline of the Denver, Laramie & Northwestern Railway Company, and bounded on the Easterly and East side by the Southeasterly line of said 100 foot strip of land of the Denver, Laramie & Northwestern Railway as surveyed and staked out in the Northeast 1/4 Northwest 1/4 of Section 36, Township 2 South, Range 68 West and by the East line of the Northwest 1/4 Northwest 1/4 of said Section 36 respectively.

County of Adams,
State of Colorado.

TOGETHER with that portion of the former right of way of the Denver, Laramie & Northwestern Railway Company in the Northwest corner of the East 26 Acres of the Northeast 1/4 Northwest 1/4 and the right of way in the West 14 Acres of the Northeast 1/4 Northwest 1/4 Section 36, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams,
State of Colorado.



04/04/2025

Nick Eagleson
Planning Department
4430 south Adams County Parkway
1st floor Ste. W2000B
Brighton Colorado 80601

Re: Cosimi Farms/Welby Junction Amendment Concept

Dear Nick Eagleson,

Thank you for the first-round comments, received March 17, 2025. We have reviewed all the comments and addressed them in this letter. Please feel free to contact me directly should you have any comments, questions and/or requests for additional information. We look forward to continuing to work with the city to make this new community a success.

Sincerely,
Norris Design

A handwritten signature in black ink that reads "Daniel Braswell". The signature is stylized with a large, looping "D" and "B".

Daniel Braswell
Associate



PLANNER REVIEW

1. 03/17/2025 Nick Eagleson

- A. PLN01: Major Amendment to the Preliminary Development Plan (Oxenfree at Welby); 2.) Major Amendment to the Preliminary Plat to allow 222 residential units on approximately 26 acres; and 3.) Waiver from Subdivision Design Standards to allow greater than a 3:1 lot width-to-depth ratio.
Response: Planning Commission title block has been added to the plat.
- B. PLN02: The preliminary plat needs signature block for Planning Commission.
Response: Planning Commission title block has been added to the plat.
- C. PLN03: Case number PRC2025-00001 can be placed at top left.
Response: Case number has been added.
- D. PLN04: In order to conform to County requirements, a 300 year water supply must be demonstrated for these lots, and documentation of this supply must be acknowledged. The will serve letter provided is in response to a request from 10/6/2021. An updated will serve letter from North Washington Water and Sanitation District for the 222 units is required.
Response: An updated will serve letter has been provided with this submittal.
- E. PLN05: Sheet 4 of the PUD Amendment shows where the park amenities will be, but doesn't go into detail about the active recreation piece. Please provide more details about active recreation.
Response: A narrative has been added to sheet 4 to provide more details about the active recreation and park amenities.
- F. PLN06: Although it will not be included in the PUD document, please provide a colored landscape plan showing street landscaping, parks, trails, etc. This will help to illustrate the amount of open space and landscaping throughout the development.
Response: A conceptual landscape rendering has been included with this submittal.
- G. PLN07: There's mention of guest parking counts being addressed at the time of final development plan. I think it would be a good idea to either describe or show where and how much visitor parking will be provided.
Response: Additional details for visitor parking has been added to PDP sheet 2. Visitor parking will be on-street with parking on both sides of the street.
- H. PLN08: Please address concerns from Xcel Energy in their letter dated March 11, 2025.
Response: Xcel comments have been addressed as a part of this letter.



ROW Review

2. 03/13/2025 Sally Daggertt and David Dittmer

Should the title be A Re-Plat of the Town of Welby and that portion of the vacated Denver, Laramie, and Northwestern Railway Company Right-of-Way located in.....

- A. ROW1: The legal description most likely will take up most of sheet 1 because you need to cite verbatim the legal descriptions provided in the Title Commitment dated 1/9/2025 with all 5 parcels, followed by the m/b legal description for the newly created subdivision. Depending on the room, the county approval/signature blocks should be included on sheet 1, with owners' execution and dedication on sheet 2.

Response: The title has been updated to match the legal on the Plat. Updated commitment has been provided with this submittal.

- B. ROW2: Per this title commitment, a duly current recorded Statement of Authority for Cosimi Farms is required to verify the ability of the signatory to encumber the property and dedicate rights-of-way.

Response: A current recorded Statement of Authority has been provided with this submittal.

- C. ROW3: Add new case number to top right-hand corner of all sheets.

Response: Case number has been added to the plat.

- D. ROW4: Review the approved dedication statements in the checklist and guidelines in the application packet. The county will not accept the dedication of a TRACT.

Response: This has been revised on the plat.

- E. ROW5: Remove "Final Plat" from the dedication statement and revise with "Preliminary Plat"

Response: This has been revised.

- F. ROW6: Please watermark all pages with the "For Review - Do Not Record" on all sheets (Missed sheet 1).

Response: This has been added to the plat.

- G. ROW7: Revise Planning Commission review block:

PLANNING COMMISSION
REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF
_____ A.D. 202__

CHAIR

Response: The review block has been revised.

- H. ROW8: Reduce the spacing between the approval blocks title and signature lines.

Response: The spacing has been reduced.

- I. ROW9: Revise NOTE 4 with the Title Commitment information dated January 9, 2025

Response: Note 4 has been revised to match the updated title commitment.

- J. ROW10: NOTE 8 will be redundant with the correct easement information, widths, and locations, as example provided in the checklist and guidelines.



Response: Note 8 has been removed.

- K. ROW11: The county requires the dedication of the 20' wide drainage easements within Tracts B and L. Access to the drainage easement with Tract L must be provided from Fillmore Court. Need to state: 20' DRAINAGE EASEMENT DEDICATED BY THIS PLAT", at all locations statement is made. Is there a detention pond located in Tract K?

Response: Revised as requested. Drainage has been added as a use to Tract K and N.

- L. ROW12: NOTE 11: Not sure a Lot is contained in an Access Easement, clarify statement.

Response: Note 11 has been revised.

- M. ROW13: NOTE 14: Revise the statement to provide the widths, and locations for dry utilities and that they are to be dedicated by this plat. These easements are being provided to PSCO and all other utilities. Remove the PSCO statement/request. Any additional easements will be by private party agreement. Provide the widths and locations of combined dry and drainage utility easements.

Response: Note 14 has been revised per the comment.

- N. ROW14: Revise the LAND SUMMARY CHART to include utility easements within the access Tracts if using for utility purposes.

Response: Chart has been revised.

- O. ROW15: Need to provide a Utility Preservation NOTE stating any currently installed utilities with a right-of-way to be vacated will be preserved or moved by the owner/developer.

Response: A note has been added.

- P. ROW16: Completion of the eastern portion of East 79th Avenue?

- Pending engineering comments, the flow line should stay at 60' and not narrow 8' until Fillmore.

Response: Per a meeting with Engineering on 03/19/25, 60' will end at Clayton and a 52' will begin at Clayton and end at Fillmore. There will no longer be a taper.

- A portion of this road must be dedicated to the county. This must be included in the sq. ft. and ac. of ROW being dedicated and a clear statement on sheets affected.

Response: This has been added to the plat.

- A portion of this road must be vacated. Need to provide sq. ft. and ac. of vacated portion and provide a clear statement on sheets affected.

Response: This has been added to the plat.

- Q. ROW17: Revise the vacation statement for the roads and alleys as platted by the Town of Welby subdivision. Provide a NOTE as to their vacation with the plat.

- Verify with planning comments a vacation plat is not required to vacate all roads and alleys.

Response: Statement has been revised. The 'vacation plat' will be the Final Plat.

- R. ROW18: The easement cited in Book 1051, Page 587 has two provisions. There is a 30' Temporary Construction Easement and contained within this 30' is a 20' Permanent Easement. The 10' of the temporary easement has expired under terms and should be noted as such.

Response: Revised as requested. The expired temporary 10' easement has been removed since it is expired.



- S. ROW19: The Retaining Wall Easements must be dedicated by separate instrument as these are a private, non-exclusive easement. Add “.....TO BE DEDICATED BY SEPARATE INSTRUMENT” at all locations described.

Response: Call out has been revised.

Development Engineering Review

3. 03/13/2025 Matthew Emmens

1. ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0604H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

The applicant should be aware that a Major Drainageway study (MDP) is underway for the Niver Creek. It is anticipated that this MDP will establish a floodplain on this site. The applicant should contact the Mile High Flood District to inquire the status of this study.

Response: Thank you, applicant is working to submit a CLOMR for the Site.

2. ENG2: The applicant shall be responsible for ensuring compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.

The site is located within the Adams County MS4 permit area. An Adams County SWQ Permit is required for development of this site.

The applicant should contact Juliana Archuleta, the County’s Stormwater Program Manager, to inquire about obtaining a SWQ Permit. Ms. Archuleta can be contacted at 720-523-6869 or By email at mjarchuleta@adcogov.org.

Response: Thank you, SWMP and SWQ permit will be submitted with the EGR application.

3. ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

Please note: the Engineering Review requires a separate application. Do not include Engineering Review documents with land use application submittals.

Response: Thank you, EGR will be submitted after approval of the preliminary plat.



4. ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.
Response: The applicant is aware and will construct the adjacent roadway and sidewalk. Applicant is also in talks with public works to develop the full section of 78th Ave from York Street to the eastern site boundary.
5. ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.
Response: Thank you, SIA will be provided with the EGR application.
6. ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.
Response: Noted, thank you.
7. ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.
Response: Noted, thank you.
8. ENG8: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14: All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:
 1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
 2. Minimization of Directly Connected Impervious Area (MDCIA),
 3. Green Infrastructure (GI),
 4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
 5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
 6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
 7. Treatment of stormwater flows as close to the impervious area as possible.LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume
Response: Thank you, LID standards will be implemented on the Site where practical.
9. ENG9: A previous application for this site has establish several design requirements for development of this site. These design requirements include
 - A wider than standard roadway section for the proposed Fillmore Street
 - Extending 79th Ave to York Street.**Response: The wider Street section is an industrial local street per Adams County standards. This was a previous requirement of the Site to help handle industrial traffic that needs access to 79th Ave. All other local roadways have been proposed to be wider in order to fit parking on both sides of the street and maintain a minimum fire access width as defined by the fire department.**



10. ENG10: The applicant will be required to extend 79th Ave to the west and connect to York Street. The roadway design will be required to meet all Adams County roadway development standards. The 79th Ave connection to York St will be a right-in/right-out intersection only.
Response: Noted, thank you. Designs will be provided for the extension of 79th Ave. to York Street.
11. ENG11: The existing Cleveland St will need to be abandoned and removed. As this roadway is the only access for property owner to the north of this proposed development, a traffic control and access plan will need to be included with the Engineering Review submittals.
Response: Thank you, a traffic control and access plan will be provided.
12. ENG12: The proposed PUD plan shows roadways that are not in conformance with current County standards. The variations in design standards can only be approved by the BoCC. The applicant will need to apply for a waiver to subdivision standards to allow for these non-standard roadways.
Response: Noted, thank you. Waiver will be provided.
13. ENG13: The majority of the comments above provide direction for the Final Plat hearing. The engineering requirements required to bring the preliminary plat to hearing are as follows:
- Provide a complete site plan showing all proposed surface improvements.
 - Provide a Level 1 drainage plan. This plan needs to show how storm flows will be collected and directed to a detention and water quality pond. This plan also needs to show the proposed outfall location for the detention pond(s)
 - Provide a trip generation letter for the developed site. The trip generation letter will need to identify the number of vehicle trips generated by this site, peak hour trips generated, and peak hour trips and turning movements at the roadway connections to 78th Ave and York Street. Based on the number of vehicle trips generated by this site, the County will provide direction for the level and requirements of Traffic Impact Study needed for the Engineering Review.
- Response: Site plan has been included in the PDP, a drainage map has been provided with this submittal, and a trip generation letter has also been provided with this submittal.**
14. ENG14: The Adams County Public Works Department has a Capital Improvement Project (CIP) for York Street and 78th Ave. The Public Works Department may be interested in coordinating with, and possibly partnering, with this applicant on the CIP project in this area. It is recommended that the applicant meet with County staff to discuss this potential coordination.
Response: Applicant is in talks with public works to develop the full section of 78th Ave from York Street to the eastern site boundary.

Environmental Analyst Review

4. 03/13/2025 Matthew Emmens

1. ENV1. The applicant provided a will-serve letter for water and sewer service from North Washington Street Water and Sanitation district, dated 2021. Please provide a current will serve letter for the proposed project for water and sewer services.
Response: An updated will-serve letter is included with this submittal.



2. ENV2. The subject parcels are adjacent to and transected by the LCC Lateral Ditch. The applicant will need to work with the ditch authority regarding the proposed project, and provide this information to Adams County for review.

Response: Applicant acknowledges that they will need to work with the ditch company throughout the review process.

The following comments apply to mineral conservation:

3. ENV3. The subject parcel is located within the Adams County Mineral Conservation Overlay (MCO) district, the purpose of which is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated a containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and Adams County.

Response: Noted, per Adams County requirements the property has been assessed. See attachment "NAME" for further consideration.

4. ENV4. The subject parcel is located within the MCO district but could be exempt from those requirements based on the following criteria:

1. Any parcel of land intended for uses that were allowed in the underlying zone district prior to July 1, 1973.
2. Any parcel of land five (5) acres or less in size in existence as a separate parcel prior to July 1, 1973.
3. Any parcel of land in excess of five (5) acres where it can be demonstrated the mineral resource is not of commercial quality and quantity.

The Director of Community and Economic Development may require competent proof a lot meets these criteria, including a written opinion from the State Geological Survey, where deemed appropriate. Please provide documentation if applicant can demonstrate exemption based on one or more of these requirements.

Response: Noted, per Adams County requirements the property has been assessed. See attachment "NAME" for further consideration.

The following comments apply to design:

The applicant provided response to comments from PRE2024-00008. Please ensure that this information is included in the documentation for these applications, as well as shown on the plat and drawings.

5. ENV5. The way that buildings are designed impacts health through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain; the air and water quality; the amount of daylight; and even by encouraging physical activity and social interaction. Adams County encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

Response: Meritage Homes has been recognized by the U.S. Environmental Protection Agency (EPA) as an ENERGY STAR® Partner of the Year for Sustained Excellence 11 times, most recently in 2024. Additionally, Meritage Homes has received the EPA's Indoor airPLUS Leader Award multiple times, including in 2023 and 2024, for their commitment to building homes with improved indoor air quality.



6. ENV6. Adams County encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network are strongly encouraged. Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed and well-lit sidewalks and trails that connect with destinations in and adjacent to the community.
Response: A series of parks and green corridors have been placed throughout the community, connected by trails and paths, that links the community encouraging residents to walk/bike to the community's green spaces as well as the nearby regional trails. Trails and paths will be well-lit in accordance with Adams County code.
7. ENV7. Adams County recommends the incorporation of bicycle parking into the overall site design for residents and visitors. Bicycle parking locations and design should allow for safe access from external roads and sidewalks and to/from buildings and internal pedestrian paths.
Response: Bicycle parking will be provided at the mail kiosks and other key locations.
8. ENV8. The applicant may want to consider crosswalk(s) where pedestrian access and/or sidewalk crosses internal site drive lanes, as these pedestrian crossings may not be easily visible to drivers since they are not at a street intersection. The simplest crossing design would be to post signs and provide striping on the pavement. A safer design alternative would be to provide a raised pedestrian crossing, with striping and a contrasting color, to clearly delineate the crossing. The raised crossing will provide the added benefit of slowing traffic and improving driver awareness of the crossings.
Response: Crosswalks will be explored as further site design continues. A signage and striping plan will be provided with the crosswalks as part of the EGR application.
9. ENV9. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
Response: Comment acknowledged, thank you.
10. ENV10. Research shows that people are more likely to use pedestrian amenities when these features are attractive and feel safe. One way to improve the feeling of safety is by providing pedestrian scale lighting. Adams County encourages the use of appropriate lighting in the area and along access routes.
Response: Pedestrian scale lighting will be location at the mail kiosks, parks and other key locations. Lighting will be dark sky compliant.

The following comments apply to construction and are provided for applicant information:



11. ENV11. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions and offsite vehicle tracking. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction.

Response: Comment acknowledged, thank you. Any mitigation standards will be provided in the construction documents. Meritage and our partners operate to the highest industry standards and compliance with all environmental laws.

12. ENV12. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site. The fill must meet the definition of clean, inert material.

Response: Noted, thank you. An inert fill permit will be submitted with the EGR application. Please provide all relevant required documentation so we can begin this process.

Addressing Review

5. 03/13/2025 David Dittmer

1. Addressing will be provided for final plat. They must be provided by separate sheet or on the specific lots.

Response: Comment noted, thank you.

Colorado Department of Public Health and Environment's Air Pollution Control Division

6. Brendan Cicione

1. Addressing The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed Welby Junction project as described in your correspondence dated February 20, 2025. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.
Response: Comment noted, thank you. Brendan are you a contact we can reach out with any questions related to permitting?
2. **Land Development:** We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below. Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for



information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

Response: Erosion control and BMP's will be designed to mitigate fugitive dust and other forms of sediment migration off site.

3. **Demolition and Redevelopment:** In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented AQCC Number 8 (asbestos) and Number 19 (lead-based paint) <https://cdphe.colorado.gov/aqcc-regulations>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards prior to renovation or demolition. The Division must also be notified prior to beginning any asbestos abatement or demolition activities. For additional guidance on these regulations and lists of certified companies and individuals, please visit www.colorado.gov/cdphe/asbestos and www.colorado.gov/cdphe/lead for lead-based paint. An asbestos renovation and demolition fact sheet, inspection flowchart, and brochure are attached to my email response for your review. If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at cdphe.asbestos@state.co.us or 720-507-5136.

Response: Noted, these standards and regulations will be reviewed prior to the demolition stage.

4. **Federal General Conformity:** The federal General Conformity rule applies to federally funded projects in federal nonattainment and air quality maintenance areas, such as the Denver Metro/North Front Range severe ozone nonattainment area. Within these areas, the general conformity rule applies to any “Federal action” not specifically exempted by the Clean Air Act or Environmental Protection Agency (EPA) regulations, i.e., any non-exempt activity by a federal governmental department, agency or instrumentality, or any activity that such an entity supports in any way, provides financial assistance for, or licenses, permits, or approves.

The federal general conformity rule and associated EPA guidance provides for a federal department or instrumentality to determine if the estimated emissions resulting from a proposed action in a nonattainment or maintenance area are below EPA's de minimis levels (<https://www.epa.gov/general-conformity/de-minimis-emission-levels>) for the applicable National Ambient Air Quality Standard (NAAQS).² Note that Adams County is located in the Denver Metro Carbon Monoxide and PM10 maintenance areas as well as the Denver Metro/North Front Range 2015 serious and 2008 severe ozone nonattainment areas. EPA has confirmed that General Conformity requirements associated with Carbon Monoxide and PM10 no longer apply in those maintenance areas, as each of the areas demonstrated 20-years of continued attainment of the applicable NAAQS, as of January 14, 2022 and October 16, 2022.

The General Conformity de minimis levels for the 2015 Denver Metro/North Front Range serious ozone nonattainment area are 50 tons per year of the ozone precursors VOCs or NOx and 25 tons per year for the 2008 Denver Metro/North Front Range severe nonattainment area. If a federal department or instrumentality determines that its action will result in emissions that are below the de minimis levels, the action is exempt and detailed air quality analysis is not required. Information about the general conformity rule, including



training and frequently asked questions, is available at <https://www.epa.gov/general-conformity>.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Response: Comment noted, thank you.

Colorado Geological Survey

7. Jill Carlson

1. At your request (February 20, 2025), the Colorado Geological Survey has reviewed the Welby Junction PRC2025-00001 referral. I understand the applicant, Meritage Homes of Colorado, proposes 1) Major Amendment to the Oxenfree at Welby Preliminary Development Plan and 2) Major Amendment to the Preliminary Plat, to accommodate 222 residential units (single-family detached, duplexes, and townhomes) on 26.3 acres.

CGS previously reviewed this site as Cosimi Farms and Oxenfree at Welby. No geologic hazards or unusual geotechnical constraints are known or suspected to be present that would preclude the proposed PDP, plat amendments, and residential use and density. CGS therefore has no objection to approval of PRC2025-00001.

Response: Comment noted, thank you.

2. **Mineral resource potential.** CGS has on file and has previously reviewed "Response to Adams County Review Comments, Preliminary Geotechnical Investigation, Cosimi Farms, Northeast of York Street and East 78th Avenue, Adams County, Colorado, CTL|Thompson Project No. DN51,302-115-L2, November 14, 2022."

CGS agreed with CTL|Thompson (1/26/2023) that any subsurface sand and gravel on the Cosimi Farms property is unlikely to be of commercial quantity and quality.

Response: Comment noted, thank you.

Our previous advisory comments remain valid:

3. **Soil and bedrock engineering properties.** The site is underlain by Piney Creek alluvium (river-deposited sand, silt and clay) and, at unknown but likely shallow depths beneath the alluvium, Denver and Arapahoe Formation bedrock (interbedded sandstone, claystone, siltstone, shale and conglomerate). Depending on the clay content, the surficial soils can be expansive, exhibiting shrink-swell (volume changes in response to wetting and drying cycles.) Claystone can exhibit low strength at high water content, significant volume changes in response to changes in water content, and, if present at or near foundation depths, can cause damage to foundations and structures if not properly identified and mitigated.

A preliminary, site-specific geotechnical investigation consisting of drilling, sampling, lab testing and analysis will be needed, if one has not been completed already, to determine depths to bedrock and seasonal groundwater levels, and to characterize soil and bedrock engineering properties such as density, strength, water content, and swell/consolidation potential. This information is needed to:

1. determine whether overexcavation would be beneficial to stabilize loose, low strength soils below foundations and/or provide a separation distance between



- potentially highly expansive shale or claystone bedrock and foundation elements,
2. provide preliminary design parameters for foundations, floor systems, subsurface drainage, pavements, etc., and
3. determine the site's suitability for below-grade (basement) construction, if basements are proposed.

Overexcavation, if implemented, should occur on a phase-, or at least block-wide basis, prior to installation of wet utilities.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Response: A preliminary geotechnical study has been included as a part of this submittal. The applicant is aware of the potential for overexcavation across some or all of the Site.

Comcast

8. Miguel Flores

1. Thanks for your patience, it has been one of those weeks.

As far as this one goes, we have not conflicts with it.

Response: Comment noted, thank you.

Water Resource Engineer

9. Ioana Comaniciu

1. We have reviewed the information submitted on February 20, 2025 concerning the above referenced proposal to amend the previously approved preliminary development plan (PUD) to create 222 residential dwelling units (single-family detached and duplexes dwellings and townhomes) on approximately 26.3 acres. We have previously provided comments to this project by our letters dated September 26, 2022, January 24, 2023, and April 14, 2023 when the proposal was submitted under the Cosimi Farms, Case No. PRC2022-00013 referral. This letter supersedes the previous letters.

Response: Comment noted, thank you.

2. **Water Supply Demand:** An updated water supply for this amendment was not provided, therefore, it is unknown if the water supply demand for this PUD remains the same as identified in our January 24, 2023 letter.

Response: An updated will-serve letter from NWSWSD has been included with this submittal.

3. **Source of Water Supply:** The proposed water source for the property the North Washington Street Water and Sanitation District ("District"). A letter of service from the District was provided as part of this referral. According to that letter the District can provide water and sewer service to the property, provided the District Rules and Regulations and the standards and requirements of Denver Water and Metro Wastewater Reclamation District are complied with. Based on previous information provided the applicant is currently working with the District to ensure compliance with the standards. According to our records, the District obtains its water supply through master meter contract no. 192 with Denver Water Department ("Denver Water"). This office considers Denver Water to be a reliable water source.

Response: Comment noted, thank you.



4. **State Engineer's Office Opinion** Based upon the above and pursuant to sections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, **as long as the District is committed to supply water to all 222 residential dwelling units.**
Response: Comment noted, thank you.

5. **Additional Comments:** The applicant should be aware that any proposed detention pond for this project, must meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, otherwise the structure may be subject to administration by this office. The applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif.to> meet the notification requirements.
Response: Comment noted, thank you.

6. Should you, or the Applicant, have any questions please contact me in this office at 303-866-3581 x8246 or ioana.comaniciu@state.co.us

RTD

10. Clayton Woodruff

1. **Bus Operations:** No exceptions
2. **Bus Stop Program:** No exceptions
3. **Commuter Rail:** No exceptions
4. **Construction Management:** No exceptions
5. **Engineering:** No exceptions
6. **Light Rail:** No exceptions
7. **Real Property:** No exceptions
8. **Service Development:** No exceptions
9. **Transit Oriented Development:** No exceptions
10. **Utilities:** No exceptions
11. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements that may be required by the RTD for any work on or around our facilities and property.
Response: Comment noted, thank you.

DCD Business Support

11. Sharleen Maier

1. The South Adams County Water and Sanitation District has no comments as the property is location outside of our service area.
Response: Comment noted, thank you.

Xcel Energy

12. Violeta Ciocanu

1. The Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Welby Junction** and at this time PSCo must respectfully deny the plat.



Please be aware PSCo owns and operates existing natural gas and overhead electric distribution facilities within the development.

The Public Service Company requests that the easements for dry utilities within each lot of the development be consistent. The specific requirements are as follows:

2. Natural Gas Facilities:
 - A 6-foot wide easement is required.
 - There must be a minimum clearance of 5 feet from any structure.
 - The area should include drivable pavement with space for service truck access. This pavement must be at least 5 feet wide and 6 inches thick to accommodate plowing during snowy conditions.
3. Electric Facilities:
 - An 8-foot wide easement is required.
 - This space must accommodate transformers, pedestals, and cabling.
4. Combined Gas and Electric Facilities:
 - If natural gas and electric utilities are placed within the same trench, a 10-foot wide utility easement is required.
 - This combined easement must not overlap with any wet utility easement.
5. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, relocation and modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
6. Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-WayAgent.
7. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Response: The applicant is currently coordinating on the easement widths and locations to properly serve the Site.

Adams County Fire

The following information provides guidance on general fire code requirements typically applicable to new development projects. However, please be aware that this list is NOT all encompassing. It is the responsibility of the contractor to read this comment letter in its entirety and make sure that all requirements are satisfied. General:

1. The 2018 International Fire Code is the current fire code adopted within the city and all development must be in compliance with its requirements. The 2018 IFC can be accessed online for free by going to <https://codes.iccsafe.org/public/document/IFC2018>. Amendments to this code can be located by going to http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf.

Response: Noted, thank you.

2. Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code (IFC) as adopted by Adams County. All construction shall be in accordance with IFC Chapter 33, *Fire Safety During Construction and Demolition*.

Response: Noted, thank you.



3. Please be aware that these comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews.

Response: Noted, thank you.

Access Requirements:

4. Approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site, whichever comes first. Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e. 85,000 lbs), and must have a surface that provides all-weather driving capabilities. Vehicle access shall be provided to within 150 feet of temporary or permanent fire department connections.

3-25-2025 - Note only.

Response: Noted, thank you.

5. Fire apparatus access roads shall be a minimum of 24' wide or 26' when a hydrant is present or the building exceeds 30' in height.

3/25/2025 - Requires applicant clarification/response. Additional information on the proposed access roads is needed to verify compliance. Is on-street parking planned anywhere in this development? The street sections submitted with the fire protection report do not show any sections with on street parking.

Response: All accesses will meet or exceed these requirements. Thank you.

6. Fire apparatus access roads shall be within 150' of all ground level exterior portions of the building.

3/25/2025 - Note only, appears to be met.

Response: Noted, thank you.

7. Any dead-end fire apparatus access road in excess of 150' shall be provided with an approved turnaround.

3/25/2025 - Requires applicant clarification/response. Please provide a turn analysis utilizing our apparatus specifications to clearly show that all turn movements will be easily made. This includes all roads to be utilized for fire access, including dead-ends.

Response: An auto turn exhibit will be provided to show turnarounds meet fire code and are access requirements.

8. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
 - a. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - b. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

3/25/2025 - Requires applicant clarification/response. Please provide an exhibit indicating what structures (if any) will require aerial fire apparatus access. On this exhibit, be sure to clearly show how the requirements are being met.

Response: All accesses will meet or exceed these requirements. Thank you.



9. Any temporary construction or permanent security gates shall be a minimum of 24 feet and a no parking fire lane sign shall be posted on the gate. The gates shall also have a Knox key switch installed for emergency operation if automatic.

Response: Noted, currently no gates are being planned for this development.

3/25/2025 - Note only. No gates are currently indicated on the plan.

10. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background.

Numbers shall be a minimum of 4 inches high with a minimum stroke width of

0.5 inch. Please be aware that the size of the number may need to be larger than 4 inches is not clearly visible from the street or road.

- a. A temporary sign must be provided if the permanent signage is not yet installed.

3/25/2025 - Note only.

Response: Noted, thank you.

11. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

- a. Exceptions:

- i. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1,

903.3.1.2 or 903.3.1.3, access from two directions shall not be required. ii. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

- b. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

3/25/2025 - Note only, appears to be met.

Response: Noted, thank you.

Fire Protection Water Supply and Hydrants:

12. Water mains and all required hydrants shall be installed before the delivery of combustible materials to the site. Hydrants shall be maintained operational at all times thereafter, unless alternate provisions for water supply are approved by the Fire District. Any private fire service mains and fire hydrants and all fire sprinkler service lines shall be installed by a State of Colorado Licensed Fire Suppression System Contractor – Underground Contractor and meet the requirements of National Fire Protection Association Standard 24. 3/25/2025 - Note only.

Response: Noted, thank you.

13. Unobstructed access to fire hydrants shall be maintained at all times. Fire department personnel shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. A 3-foot (radius) clear space shall be maintained around the circumference of fire hydrants. Within that 6-foot diameter circle and within a 6-foot-wide path leading to the 4.5-inch outlet of a hydrant, vegetation shall be no higher

than 4 inches above grade. The unobstructed vertical clearance within that 6-foot circle and 6-foot approach path shall not be less than 7 feet, unless otherwise approved by the Fire District.

3/25/2025 - Note only.

Response: Noted, thank you.



14. A fire hydrant shall be located within 400' (un-sprinklered building) or 600' (fully sprinkled building) of all ground level exterior portions of the building.

3/25/2025 - Requires applicant clarification/responses:

- Please indicate which buildings will be protected by automatic fire sprinkler systems. This information is needed in order to determine if the number and spacing of the fire hydrants is appropriate.
- Fire flow test results are required, and the report should reflect available fire flow at 20 psi, as required by the 2018 IFC code.

The number and distribution of fire hydrants is based on the required fire flow. You may refer to Appendix C of the 2018 IFC for guidance.

Response: Noted, thank you. Hydrants will be spaced per the above codes and requirements.

Automatic Fire Sprinkler System:

15. Requires applicant clarification/response. Although we encourage sprinklers in all residential structures, Ordinance 4 requires fire sprinklers when the R3 fire area exceeds 3,600 sf, there is not an approved access road, or there is no hydrant within 1,000 feet. Ordinance 12 requires the installation of fire sprinklers in all townhomes.

Response: The townhomes on this Site are planned to be sprinklered, thank you.

Other Helpful Information:

16. Please be aware that the fire code does not specify building fire rating or set-back requirements. These are located within the building code and therefore are out of our scope. This preliminary review does not approve anything covered under the building code. These requirements need to be verified with the County's Building and Planning Departments.

Response: Noted, thank you.

17. Please be aware that we are a separate entity from the County and anytime you submit to the county, you will need to submit to us separately utilizing our online portal. The link is below:

<https://go.citygrows.com/acfr-fire-prevention>

Response: Noted, thank you.

18. The following reviews and permits are often needed for new development projects:

- a. Site Development and Water Plans
 - i. Civil Plans
 - ii. Utility Plans
 - iii. Auto-turn Exhibit (use attached apparatus specifications)
- b. New Construction Building Plans
 - i. Architectural
- c. Fire Protection System Plans
 - i. Fire Sprinkler

Response: These plans will be provided to the fire department for review as the entitlement process progresses.

19. Site development plans must be reviewed and approved before plans for all buildings and fire protection systems are submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.

Response: Site development plans will be provided as the entitlement process progresses.



Assumption of the Blessed Virgin Mary Catholic Parish and School

13. Father Nick Larkin, Deacon Derrick Johnson, Darin Lovelace, Patty Klopfenstein, Stephanie McCarthy, Megan Matthew, Eileen Michalczyk, Chris Frank, Justin Schaffer, Dorgan Trostel, Gabriel Saindon

1. We are writing on behalf of Assumption of the Blessed Virgin Mary Catholic Parish & School to voice our support for Meritage Homes's development of Cosmi Farms into Welby Junction at 2401E. 78th Avenue, Denver, CO 80229. As directly adjacent neighbors with a church and school, we are very excited at the prospect of more housing coming to our neighborhood! Meritage Homes has met with us and shared their designs and solicited our feedback. Confident that this is great for our neighborhood, we hope that you will support the rezoning of Cosmi Farms from A-1 to PUD and move forward with allowing for the residential units to be built. Thank you for your consideration and all you do.

May Christ bless you with wisdom and grace in your daily exercise of governance on behalf of the people of our county.

Response: Thank you for your support! We look forward to working with the Church and the Welby community on this project.

The "Welby Neighbors" Community Group

1. Norma Frank and John Barreto

1. We support Meritage Homes development of Cosimi Farms "Welby Junction." The 26-acre subdivision will provide much-needed single-family homes, as well as duplexes and town homes for the under-housed area. We look forward to the aspect of having more families in our community and feel the project will be a positive addition to our Welby Neighborhood.

Response: Thank you for your support! We look forward to enhancing and growing the Welby community.

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 1: COVER

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;
- SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
- SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES;

- SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
- NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
- SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
- SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID DENVER LARAMIE AND NORTHWESTERN RAILWAY AND THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 79TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°29'55" EAST, A DISTANCE OF 131.50 FEET;

THENCE SOUTH 00°30'58" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 79TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 157.62 FEET TO SAID EASTERLY RIGHT-OF-WAY OF THE DENVER LARAMIE AND NORTHWESTERN RAILWAY

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 23°00'32" EAST, A DISTANCE OF 65.43 FEET TO THE POINT OF BEGINNING.

RESULTING IN A NET AREA OF 26.291 ACRES, (1,145,253 SQUARE FEET), MORE OR LESS.

VICINITY MAP



SHEET INDEX

- COVER
- WRITTEN NARRATIVE
- DEVELOPMENT STANDARDS
- CONNECTIVITY AND OPEN AREA PLAN
- OVERALL SITE PLAN
- UTILITY PLAN
- UTILITY PLAN
- UTILITY PLAN
- SITE PLAN
- SITE PLAN
- SITE PLAN
- PARK ENLARGEMENT
- PARK ENLARGEMENT
- LOT TYPICALS
- FENCING DETAILS
- ARCHITECTURAL STANDARDS

CERTIFICATE OF OWNERSHIP

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

OWNER: COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

BY: _____ TITLE: _____

AND

BY: _____ TITLE: _____

ACKNOWLEDGMENT

STATE OF COLORADO)

COUNTY OF: _____)SS

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____ .

BY _____ AND BY _____ AS AUTHORIZED SIGNATURES

FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

PLANNING COMMISSION

RECOMMENDED FOR APPROVAL BY ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20_____ .

CHAIR

BOARD OF COUNTY COMMISSIONS APPROVAL

APPROVED BY ADAMS COUNTY BOARD OF COMMISSION THIS _____ DAY OF _____, 20_____ .

CHAIR

ADAMS COUNTY ATTORNEY:

APPROVED AS TO FORM

DEVELOPER:
MERITAGE HOMES
7900 E UNION AVE STE 400
DENVER, CO 80237

PLANNER / LANDSCAPE ARCHITECT:
NORRIS DESIGN
1101 BANNOCK ST
DENVER, CO 80204

CIVIL ENGINEER:
REDLAND
1500 WEST CANAL COURT
LITTLETON, CO 80120

ARCHITECT:
MERITAGE HOMES
7900 E UNION AVE STE 400
DENVER, CO 80237
C: 720.737.1054

TRAFFIC ENGINEER:
LANTZ ASSOCIATES, LLC
13335 W 72ND CIR
ARVADA, CO 80005

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP 01
04/04/25 PDP 02

SHEET TITLE:

COVER

WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1
SHEET 2: WRITTEN NARRATIVE

A. EXPLANATION OF THE CHARACTERISTICS OF THE PUD AND ITS POTENTIAL IMPACT ON THE SURROUNDING AREA

THE SUBJECT PROPERTY IS APPROXIMATELY 26.2 ACRES AND IS LOCATED GENERALLY NORTHEAST OF THE INTERSECTION OF YORK STREET AND 78TH AVENUE. THE PROPERTY IS BORDERED TO THE EAST BY THE ASSUMPTION OF THE BLESSED VIRGIN MARY CATHOLIC CHURCH AND SCHOOL AND IS LOCATED IN UNINCORPORATED ADAMS COUNTY. SURROUNDING PROPERTIES ARE ZONED R-1-C, PUD, I-1, I-2, AND A-1.

THIS PLANNED UNIT DEVELOPMENT AMENDMENT (PUD) PROPOSES A MAXIMUM OF 222 INFILL DWELLING UNITS THAT WILL HELP TO SUPPORT THE COUNTY'S CURRENT HOUSING DEMAND, SPECIFICALLY WITHIN AN UNDER-HOUSED AREA OF THE COUNTY.

THE PUD IS PROPOSED TO PERMIT RESIDENTIAL LAND USES AND TO ESTABLISH DEVELOPMENT STANDARDS THAT RESULT IN A COMPATIBLE COMMUNITY. THE PROPOSAL DRAWS FROM NEIGHBORING ZONE DISTRICTS TO ENSURE COMPATIBILITY. THE PUD PROPOSES A DENSITY OF 8.5 DU/AC.

THE PROPOSED COMMUNITY HAS CONVENIENT ACCESS TO VEHICULAR AND PEDESTRIAN TRANSPORTATION NETWORKS AND IS LOCATED WITHIN A MILE AND A HALF OF TWO RTD STATIONS ON THE N LINE.

B. PROVISIONS FOR PARKING

A MINIMUM OF TWO (2) RESIDENT PARKING SPACES PER HOME, WITHIN ATTACHED GARAGES, ARE PROPOSED.

FRONT-LOADED HOMES INCLUDE TWO (2) VISITOR PARKING SPACES PER HOME, LOCATED IN THE DRIVEWAY. ALLEY-LOADED HOMES INCLUDE 0.25 VISITOR PARKING SPACES PER UNIT, PROVIDED BY ON STREET PARKING.

VISITOR PARKING WILL BE ON-STREET WITH PARKING ON BOTH SIDE OF THE STREET. VISITOR PARKING COUNTS WILL BE FINALIZED AT TIME OF FINAL DEVELOPMENT PLAN.

C. CIRCULATION AND ROAD PATTERNS

THE PRIMARY ENTRANCE INTO THE SITE IS FROM 78TH AVENUE. TWO ADDITIONAL SECONDARY ACCESS POINTS FROM 78TH AVENUE ARE PROPOSED. A NETWORK OF INTERNAL PUBLIC STREETS AND PRIVATE ALLEYS PROVIDE VEHICULAR CIRCULATION WITHIN THE COMMUNITY. RIGHTS-OF-WAY 52' ROW WITHIN THE PLAN INCORPORATE ATTACHED SIDEWALKS. REFER TO THIS SHEET FOR ROAD SECTION. PRIVATE ALLEYS WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

THE PEDESTRIAN NETWORK IS DESIGNED TO PROVIDE CONVENIENT PEDESTRIAN ACCESS THROUGHOUT THE SITE AND IS INTENDED TO DRAW RESIDENTS INTO THE SITE'S GREENWAYS, AND POCKET PARKS. REFER TO SHEET 4 OF THE PDP FOR A DETAILED CONNECTIVITY GRAPHIC.

D. TYPE, LOCATION, EXAMPLES OF COPY AND MONUMENT SIGNS

THE COMMUNITY PROPOSES SIGNAGE AT KEY LOCATIONS AND WILL INCLUDE PRIMARY MONUMENTATION. FINAL SIGNAGE DESIGN SHALL BE PROVIDED AT TIME OF FINAL DEVELOPMENT PLAN. EACH SIGN WILL REQUIRE A SEPARATE SIGN PERMIT.

E. TYPE AND ALLOCATION OF ALL USES INCLUDING PERMITTED USES, USES PERMITTED AFTER AMENDMENT TO THE PUD, AND PROHIBITED USES

THIS PUD ALLOWS FOR A VARIETY OF HOUSING TYPES INCLUDING: SINGLE-FAMILY DETACHED FRONT-LOAD, SINGLE-FAMILY ATTACHED (PAIRED HOMES) AND TOWNHOMES. ITEMS NOT ADDRESSED WITHIN THIS PUD SHALL FOLLOW ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS FOR THE R-3 ZONE DISTRICT.

F. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS

COMMON LANDSCAPING AND SITE AMENITIES WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

G. BUFFERYARD REQUIREMENTS

EXTERIOR PROPERTY BOUNDARIES, NOT ADJACENT TO PUBLIC RIGHT-OF-WAY, SHALL HAVE A FIVE (5) FOOT BUFFERYARD. BUFFERYARD TO BE LANDSCAPED WITH ONE (1) TREE PER EIGHTY (80) LINEAR FEET OF LOT LINE.

H. LANDSCAPING REQUIREMENTS

78TH AND 79TH AVENUE STREET FRONTAGE SHALL HAVE A FIFTEEN (15) FOOT MINIMUM LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. LANDSCAPE AREAS SHALL HAVE A MINIMUM OF TWO (2) TREES AND FIVE (5) SHRUBS PER FORTY (40) LINEAR FEET OF FRONTAGE. DRIVE AISLES AND ROADS SHALL BE COUNTED AS ZERO (0) FEET IN DEPTH.

STREETSCAPES SHALL BE LANDSCAPED WITH ONE (1) TREE AND TWO (2) SHRUBS PER FORTY (40) LINEAR FEET; MEASURED FIFTY (50) FEET FROM THE STOP SIGN, EXCLUDING CURB CUTS.

COMMON LANDSCAPE AREAS AND INTERNAL STREET FRONTAGE SHALL HAVE A MINIMUM OF ONE (1) LARGE TREE AND THREE (3) SHRUBS, OR TWO (2) ORNAMENTAL TREES AND THREE (3) SHRUBS PER FIFTEEN HUNDRED (1,500) SQUARE FEET. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

DETENTION AREAS SHALL UTILIZE NATIVE LANDSCAPE MATERIAL AND APPROPRIATE SEED MIXES.

MINIMUM PLANT SIZE REQUIRED IN STREETSCAPES, LANDSCAPE AREAS, AND DETENTION AREAS SHALL BE 2 1/2" CALIPER DECIDUOUS OR ORNAMENTAL TREES, MIN. 6' TALL EVERGREENS, AND 5-GALLON SHRUBS/GRASSES. THE CALIPER OF ALL TREES SHALL BE MEASURED AT ONE (1) FOOT ABOVE GRADE LEVEL.

REFER TO SHEET 14 FOR LANDSCAPE TYPICALS

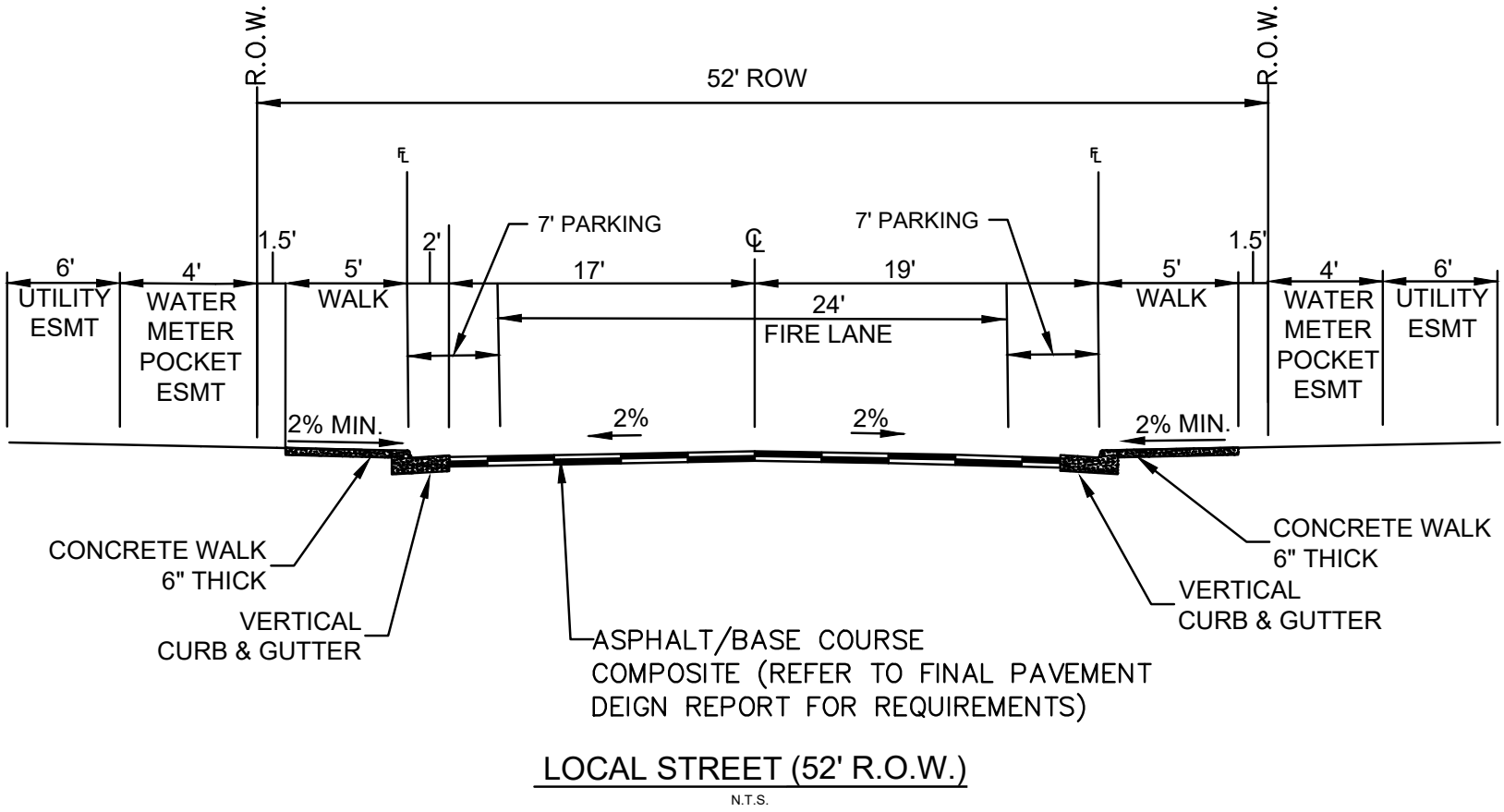
I. FENCING

A 4' TALL, 3 RAIL OPEN STYLE FENCE MAY BE USED TO DISTINGUISH THE DEVELOPMENT BOUNDARY FROM NEIGHBORING PROPERTIES, HOA MAINTAINED FACILITIES, AND PUBLIC ROW.

A PRIVACY FENCE TO BE UTILIZED ALONG REAR PROPERTY LINES OR TO PROVIDE ADDITIONAL SCREENING BETWEEN UNITS WHERE NECESSARY.

REFER TO SHEET 15 FOR FENCING DETAILS.

ADDITIONAL FENCE STYLES MAY BE PERMITTED AT TIME OF FDP.



WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP.01
04/04/25 PDP.02

SHEET TITLE:
WRITTEN
NARRATIVE

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 3: DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS									
USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH ³	MAXIMUM DENSITY	MINIMUM FRONT YARD SETBACK FOR PRINCIPAL STRUCTURE ^{1,2}	MINIMUM SIDE YARD SETBACK FOR ALL STRUCTURES ^{1,2}	MINIMUM SIDE CORNER SETBACK FOR ALL STRUCTURES ^{1,2}	REAR SETBACK FOR PRINCIPAL STRUCTURES ^{1,2}	MAXIMUM BUILDING HEIGHT ⁵	MAXIMUM LOT COVERAGE
SINGLE FAMILY DETACHED	3400 SQ.FT	40'	-	20'	5'	15'	10'	40'	55%
SINGLE FAMILY ATTACHED (PAIRED HOME)	1900 SQ.FT	25'	-	10'	5' ⁴	15'	3'	40'	65%
TOWNHOMES	1200 SQ.FT	20'	-	10'	5' ⁴	15'	3'	40'	90%

- NOTES:
1.

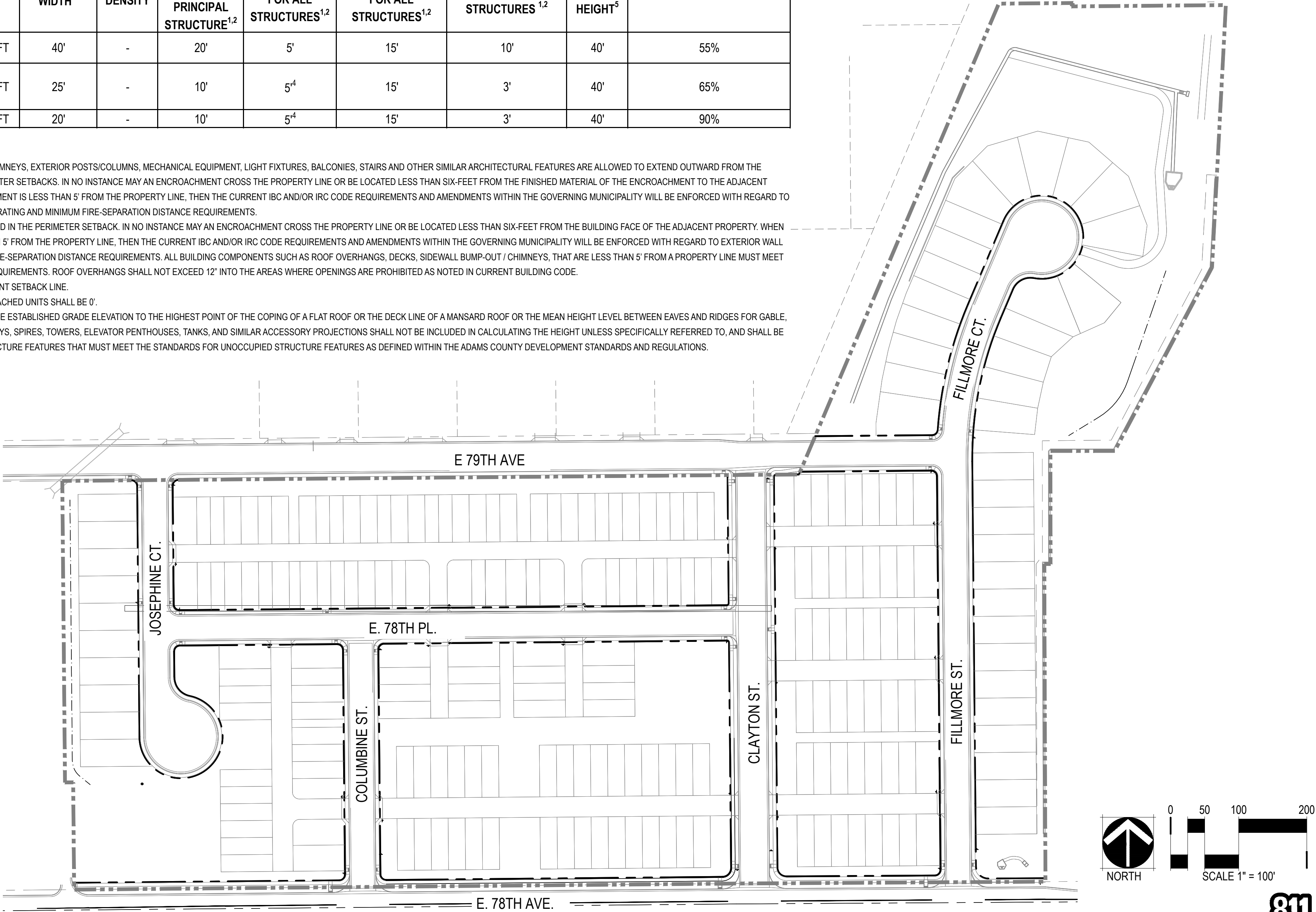
BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, MECHANICAL EQUIPMENT, LIGHT FIXTURES, BALCONIES, STAIRS AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE IN PERIMETER SETBACKS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE FINISHED MATERIAL OF THE ENCROACHMENT TO THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THEN THE CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT RATING AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS.
2.

ROOF OVERHANGS ARE PERMITTED IN THE PERIMETER SETBACK. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE BUILDING FACE OF THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THEN THE CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS. ALL BUILDING COMPONENTS SUCH AS ROOF OVERHANGS, DECKS, SIDEWALL BUMP-OUT / CHIMNEYS, THAT ARE LESS THAN 5' FROM A PROPERTY LINE MUST MEET ALL CURRENT BUILDING CODE REQUIREMENTS. ROOF OVERHANGS SHALL NOT EXCEED 12" INTO THE AREAS WHERE OPENINGS ARE PROHIBITED AS NOTED IN CURRENT BUILDING CODE.
3.

LOT WIDTH MEASURED FROM FRONT SETBACK LINE.
4.

INTERIOR SIDE SETBACK FOR ATTACHED UNITS SHALL BE 0'.
5.

THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE ELEVATION TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF OR THE DECK LINE OF A MANSARD ROOF OR THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR GABLE, HIP, OR GAMBREL ROOFS. CHIMNEYS, SPIRES, TOWERS, ELEVATOR PENTHOUSES, TANKS, AND SIMILAR ACCESSORY PROJECTIONS SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT UNLESS SPECIFICALLY REFERRED TO, AND SHALL BE CONSIDERED UNOCCUPIED STRUCTURE FEATURES THAT MUST MEET THE STANDARDS FOR UNOCCUPIED STRUCTURE FEATURES AS DEFINED WITHIN THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.



WELBY JUNCTION

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:



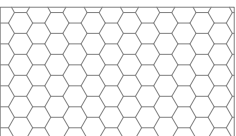
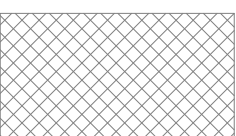



02/10/25 PDP 01
04/04/25 PDP 02

SHEET TITLE:

DEVELOPMENT
STANDARDS



WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1
SHEET 4: CONNECTIVITY AND OPEN AREA PLAN

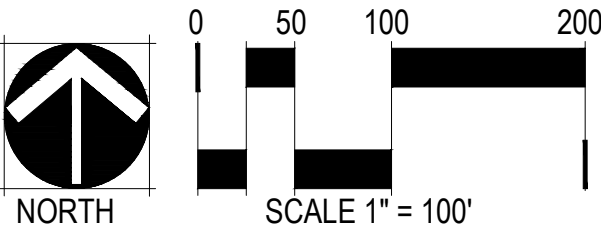
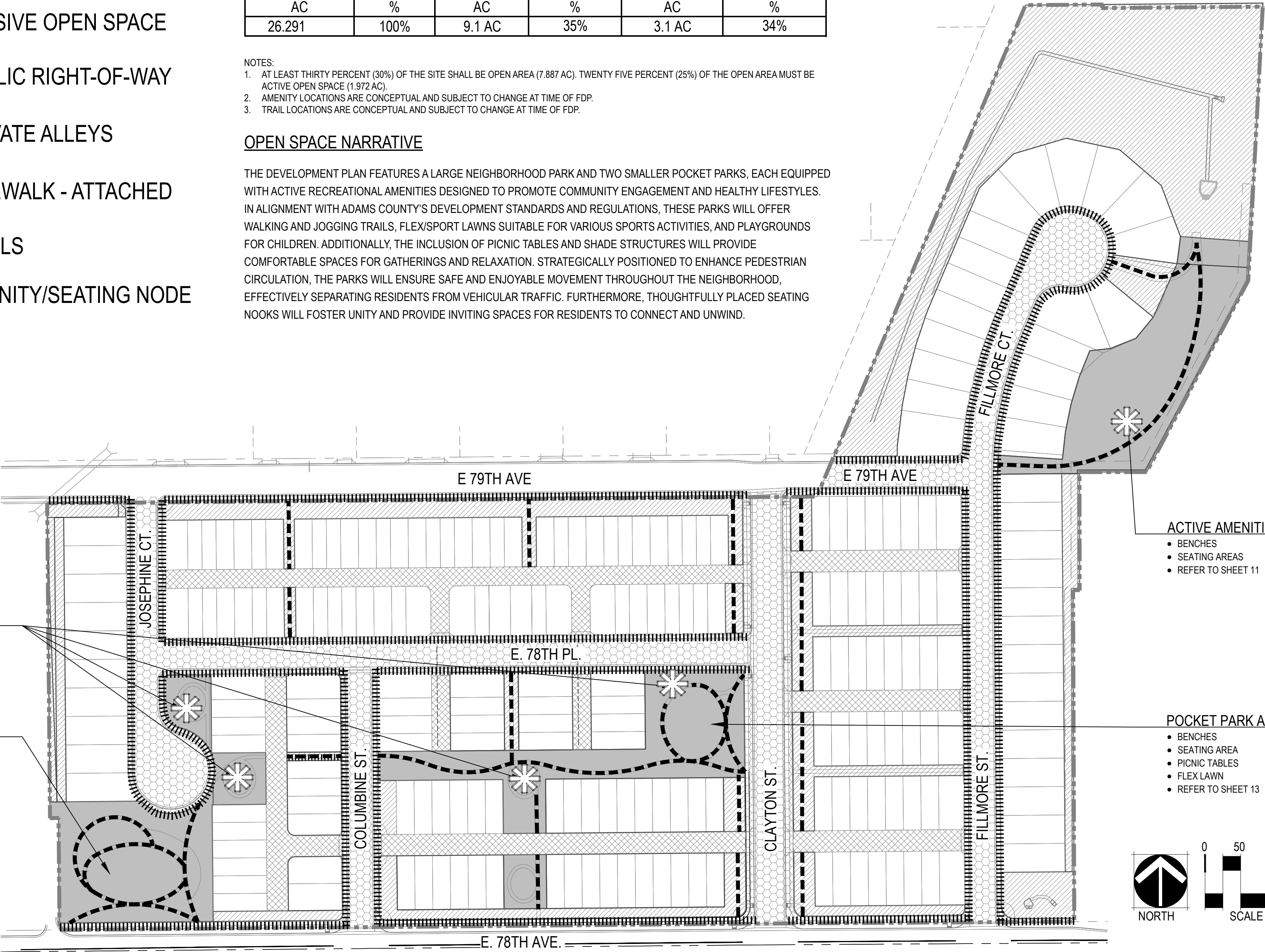
-  ACTIVE OPEN SPACE
-  PASSIVE OPEN SPACE
-  PUBLIC RIGHT-OF-WAY
-  PRIVATE ALLEYS
-  SIDEWALK - ATTACHED
-  TRAILS
-  AMENITY/SEATING NODE

PUD OPEN SPACE REQUIREMENTS					
TOTAL SITE AREA		OPEN SPACE PROVIDED		ACTIVE OPEN SPACE PROVIDED	
AC	%	AC	%	AC	%
26.291	100%	9.1 AC	35%	3.1 AC	34%

- NOTES:
- AT LEAST THIRTY PERCENT (30%) OF THE SITE SHALL BE OPEN AREA (7.887 AC). TWENTY FIVE PERCENT (25%) OF THE OPEN AREA MUST BE ACTIVE OPEN SPACE (1.972 AC).
 - AMENITY LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF FDP.
 - TRAIL LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF FDP.

OPEN SPACE NARRATIVE

THE DEVELOPMENT PLAN FEATURES A LARGE NEIGHBORHOOD PARK AND TWO SMALLER POCKET PARKS, EACH EQUIPPED WITH ACTIVE RECREATIONAL AMENITIES DESIGNED TO PROMOTE COMMUNITY ENGAGEMENT AND HEALTHY LIFESTYLES. IN ALIGNMENT WITH ADAMS COUNTY'S DEVELOPMENT STANDARDS AND REGULATIONS, THESE PARKS WILL OFFER WALKING AND JOGGING TRAILS, FLEX/SPORT LAWNS SUITABLE FOR VARIOUS SPORTS ACTIVITIES, AND PLAYGROUNDS FOR CHILDREN. ADDITIONALLY, THE INCLUSION OF PICNIC TABLES AND SHADE STRUCTURES WILL PROVIDE COMFORTABLE SPACES FOR GATHERINGS AND RELAXATION. STRATEGICALLY POSITIONED TO ENHANCE PEDESTRIAN CIRCULATION, THE PARKS WILL ENSURE SAFE AND ENJOYABLE MOVEMENT THROUGHOUT THE NEIGHBORHOOD, EFFECTIVELY SEPARATING RESIDENTS FROM VEHICULAR TRAFFIC. FURTHERMORE, THOUGHTFULLY PLACED SEATING NOOKS WILL FOSTER UNITY AND PROVIDE INVITING SPACES FOR RESIDENTS TO CONNECT AND UNWIND.



NOTE: PLAN IS FOR ESTABLISHMENT OF THE PUD AND SUBJECT TO FURTHER REFINEMENT AND CHANGES AT TIME OF FINAL DEVELOPMENT PLAN.

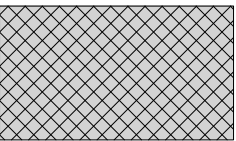

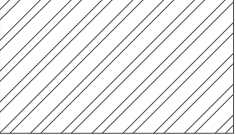


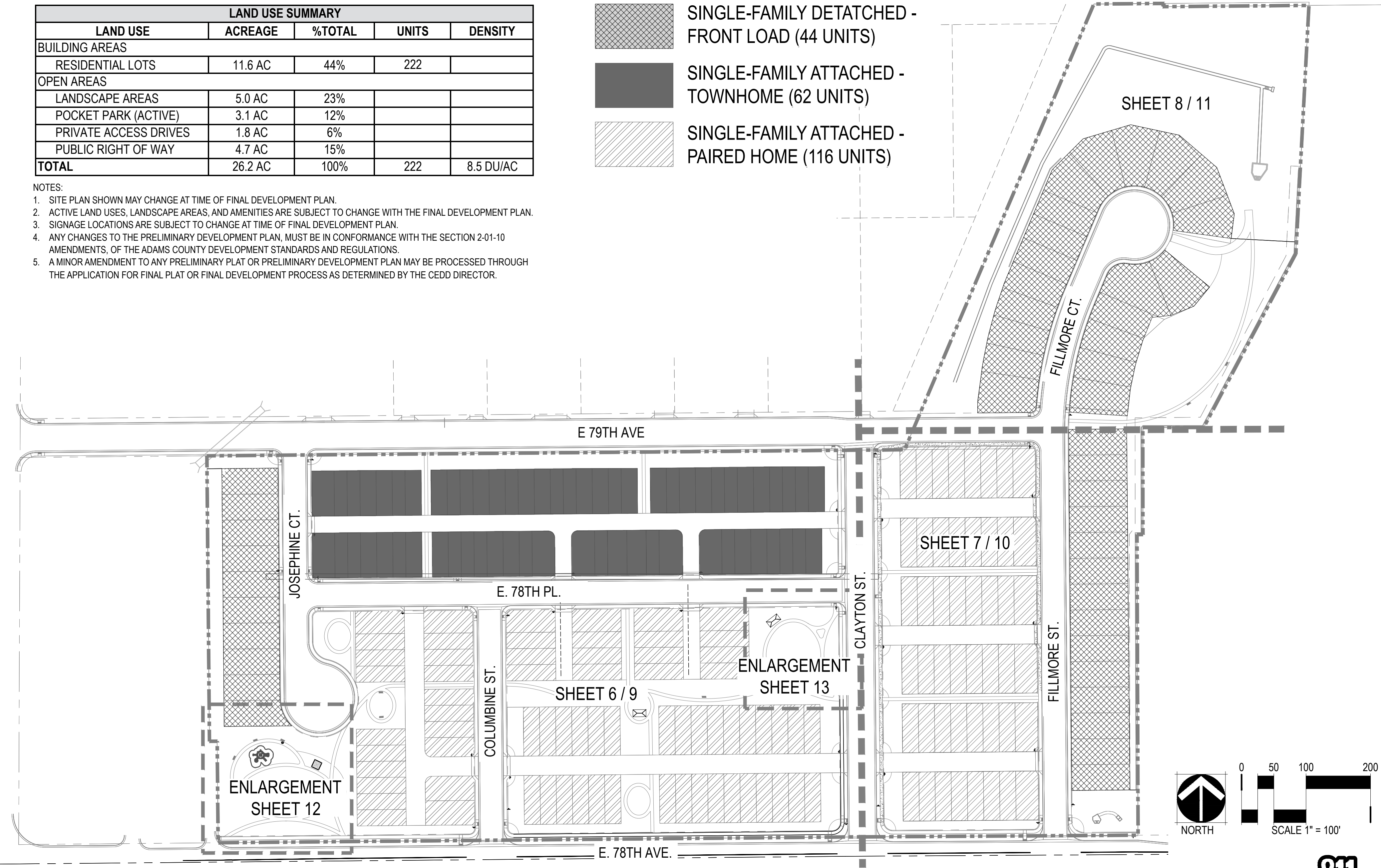
WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 5: OVERALL SITE PLAN

LAND USE SUMMARY				
LAND USE	ACREAGE	%TOTAL	UNITS	DENSITY
BUILDING AREAS				
RESIDENTIAL LOTS	11.6 AC	44%	222	
OPEN AREAS				
LANDSCAPE AREAS	5.0 AC	23%		
POCKET PARK (ACTIVE)	3.1 AC	12%		
PRIVATE ACCESS DRIVES	1.8 AC	6%		
PUBLIC RIGHT OF WAY	4.7 AC	15%		
TOTAL	26.2 AC	100%	222	8.5 DU/AC

- NOTES:
- SITE PLAN SHOWN MAY CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
 - ACTIVE LAND USES, LANDSCAPE AREAS, AND AMENITIES ARE SUBJECT TO CHANGE WITH THE FINAL DEVELOPMENT PLAN.
 - SIGNAGE LOCATIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
 - ANY CHANGES TO THE PRELIMINARY DEVELOPMENT PLAN, MUST BE IN CONFORMANCE WITH THE SECTION 2-01-10 AMENDMENTS, OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
 - A MINOR AMENDMENT TO ANY PRELIMINARY PLAT OR PRELIMINARY DEVELOPMENT PLAN MAY BE PROCESSED THROUGH THE APPLICATION FOR FINAL PLAT OR FINAL DEVELOPMENT PROCESS AS DETERMINED BY THE CEDD DIRECTOR.

-  SINGLE-FAMILY DETACHED - FRONT LOAD (44 UNITS)
-  SINGLE-FAMILY ATTACHED - TOWNHOME (62 UNITS)
-  SINGLE-FAMILY ATTACHED - PAIRED HOME (116 UNITS)



WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP.01
04/04/25 PDP.02

SHEET TITLE:
OVERALL SITE
PLAN

NOTE: PLAN IS FOR ESTABLISHMENT OF THE PUD AND SUBJECT TO FURTHER REFINEMENT AND CHANGES AT TIME OF FINAL DEVELOPMENT PLAN.

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 6: UTILITY PLAN

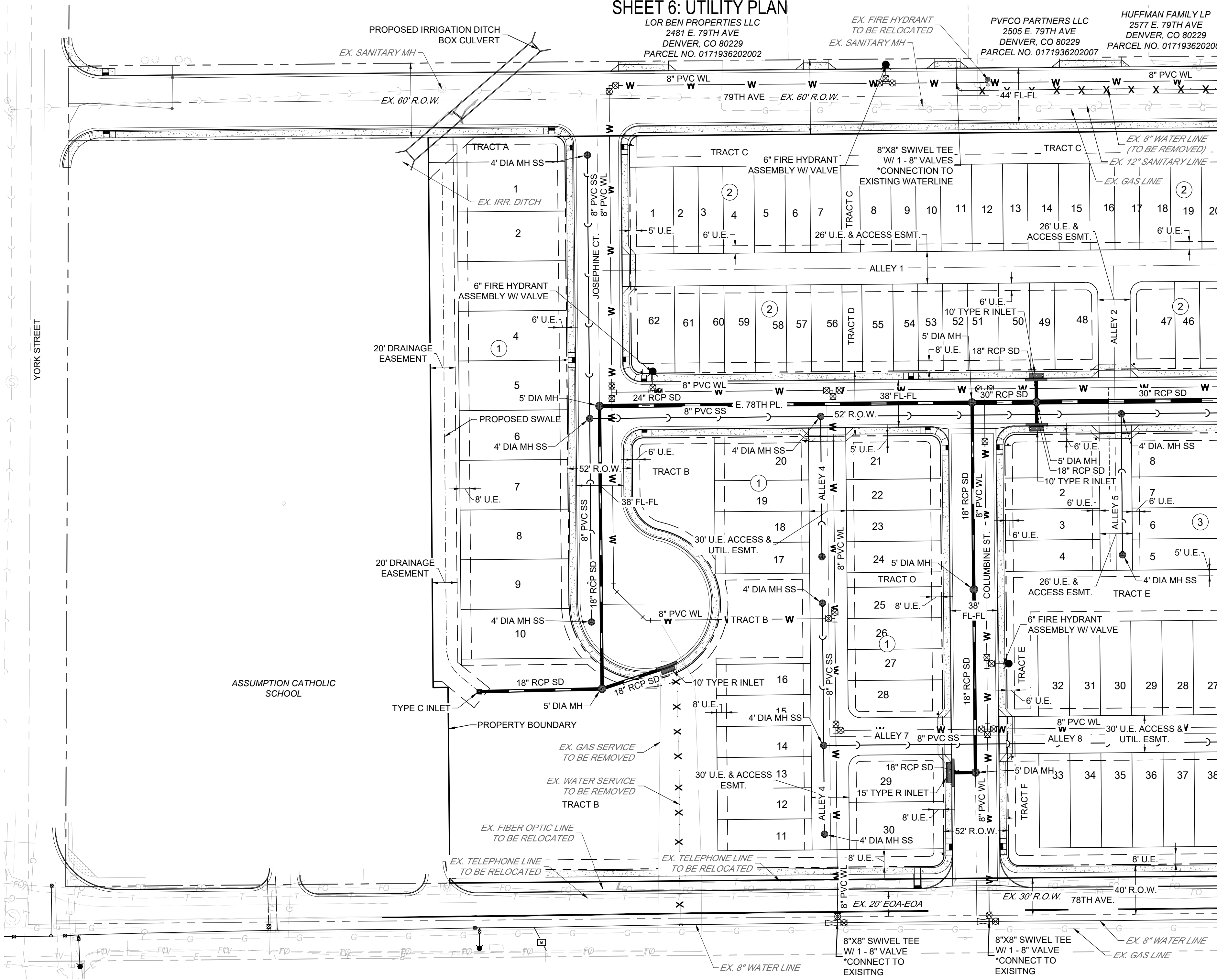
LOR BEN PROPERTIES LLC
2481 E. 79TH AVE
DENVER, CO 80229
PARCEL NO. 0171936202002

EX. FIRE HYDRANT
TO BE RELOCATED
EX. SANITARY MH

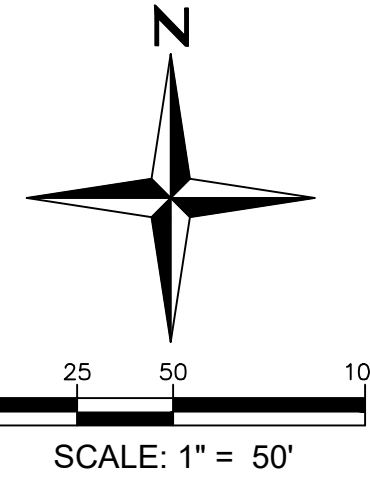
PVFCO PARTNERS LLC
2505 E. 79TH AVE
DENVER, CO 80229
PARCEL NO. 0171936202007

HUFFMAN FAMILY LP
2577 E. 79TH AVE
DENVER, CO 80229
PARCEL NO. 0171936202004

BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "1402 2003"
SET VERTICALLY INTO THE WEST SIDE OF A COLUMN, 3.7 FEET
ABOVE THE CONCRETE WALK, LOCATED IN THE NORTHERMOST
PIER COLUMN OF THE LAST SIDE OF BRIDGEWAY UNDER BRIDGE
3.7 FEET BEING THE WEST BOUND RAMP FROM I25 TO I76
ELEVATION = 5168.52 NAVD83



MATCHLINE - SEE SHEET C3.2



WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSMI FARMS LP
6729 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
01/24/25 PDP 01
04/07/25 PDP 01

SHEET TITLE:
UTILITY PLAN

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 8: UTILITY PLAN

KEY MAP

SCALE: 1" = 500'

1101 BANNOCK STREET

DENVER, CO 80204

P.303.892.1166

BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "1462 2003"

SET VERTICALLY INTO THE WEST SIDE OF A COLUMN 11 FEET

ABOVE THE CONCRETE WALK, LOCATED IN THE NORTHERNMOST

PIER COLUMN OF THE LAST SIDE OF BRADWAY UNDER BRIDGE

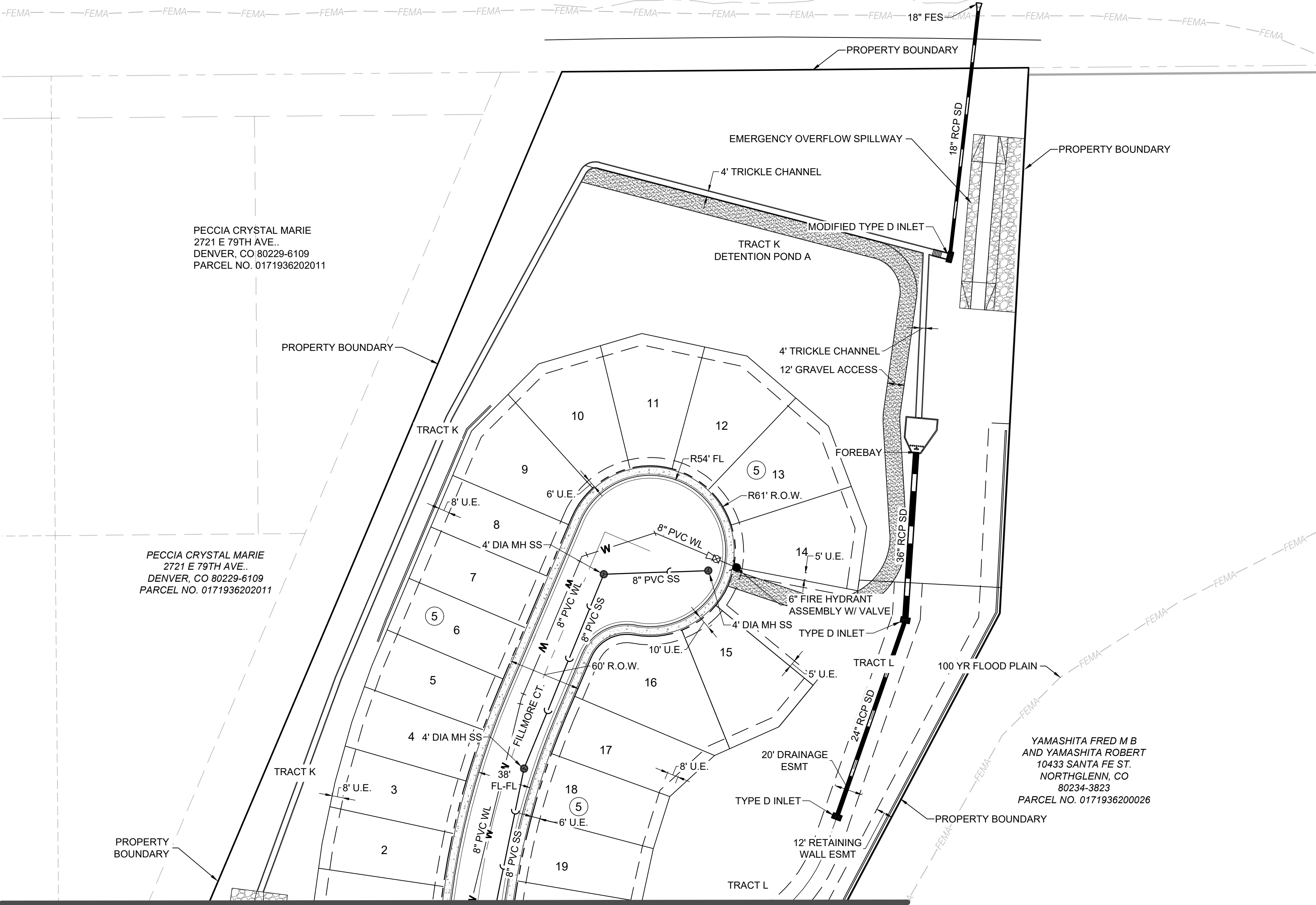
5-17.6N BEING THE WEST BOUND RAMP FROM I25 TO I76.

ELEVATION = 5166.52 NAVD83.

NORRIS DESIGN

PEOPLE + PLACEMAKING

NORRIS-DESIGN.COM



MATCHLINE - SEE SHEET C3.2

N

0 25 50 100

SCALE: 1" = 50'

811

WELBY JUNCTION

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSMI FARMS LP

6728 SEVILLE PLACE NW

ALBUQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:

01/24/25 PDP 01

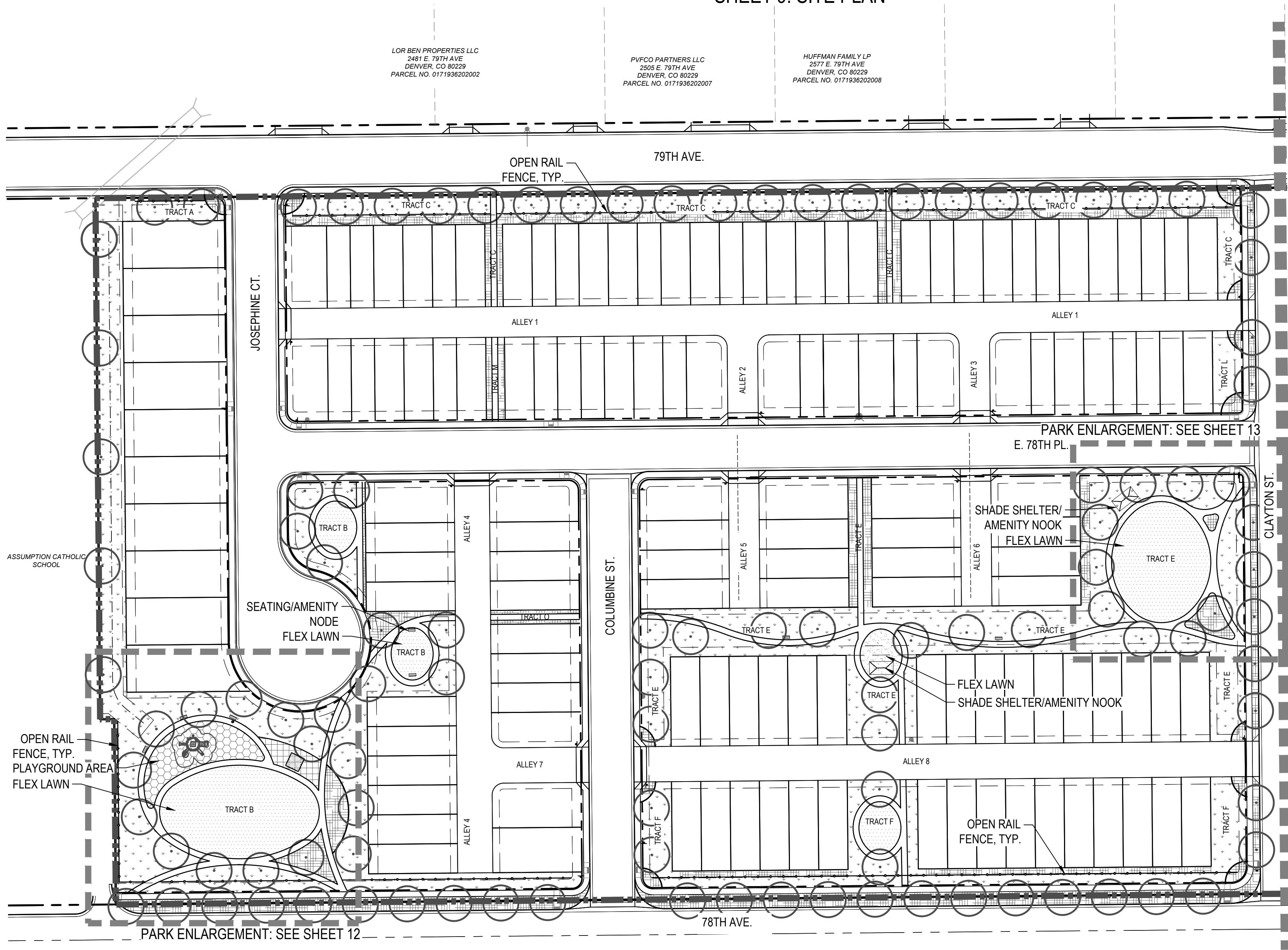
04/07/25 PDP 01

SHEET TITLE:

UTILITY PLAN

8

WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1
SHEET 9: SITE PLAN



- PLANT LIST
- COMMON NAME
- DECIDUOUS CANOPY TREES
COMMON HACKBERRY
ENGLISH OAK
GREENSPIRE LITTLELEAF LINDEN
SHADEMASTER LOCUST
- EVERGREEN TREES
AUSTRIAN BLACK PINE
BLACK HILLS SPRUCE
BOSNIAN PINE
COLORADO SPRUCE
- ORNAMENTAL TREES
AUTUMN BRILLIANCE SERVICEBERRY
CHANTICLEER PEAR
EASTERN REDBUD
HOT WINGS TATARIAN MAPLE
SPRING SNOW CRAB APPLE
THUNDERCHILD CRAB APPLE
- DECIDUOUS SHRUBS
AUTUMN AMBER SUMAC
DARK KNIGHT BLUEBEARD
GLOBE RUSSIAN PEASHRUB
GOLDFLAME SPIREA
LITTLE SPIRE RUSSIAN SAGE
LODENSE PRIVET
MISS KIM LILAC
- EVERGREEN SHRUBS
BUFFALO JUNIPER
DWARF MUGO PINE
EMERALD GAIETY EUONYMUS
- ORNAMENTAL GRASSES
BLOND AMBITION BLUE GRAMA GRASS
BLUE OAT GRASS
HAMELN FOUNTAIN GRASS
KARL FOERSTER FEATHER REED GRASS
MORNING LIGHT MAIDEN GRASS
- PERENNIALS
AUTUMN JOY SEDUM
BLACK-EYED SUSAN
MAY NIGHT SALVIA
MOONSHINE YARROW
PURPLE CONEFLOWER
SILVER MOUND ARTEMISIA
SNOW IN SUMMER
STELLA DE ORO DAYLILY

LEGEND

3-RAIL FENCE

PROPERTY LINE

SHRUB BED AREA

CRUSHER FINES

TURF

NATIVE SEED

WETLAND SEED

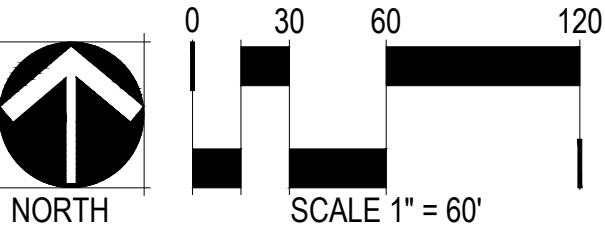
PLAYGROUND MULCH

BENCH

SHADE STRUCTURE

PLAYGROUND STRUCTURE

NOTE: DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE.



WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

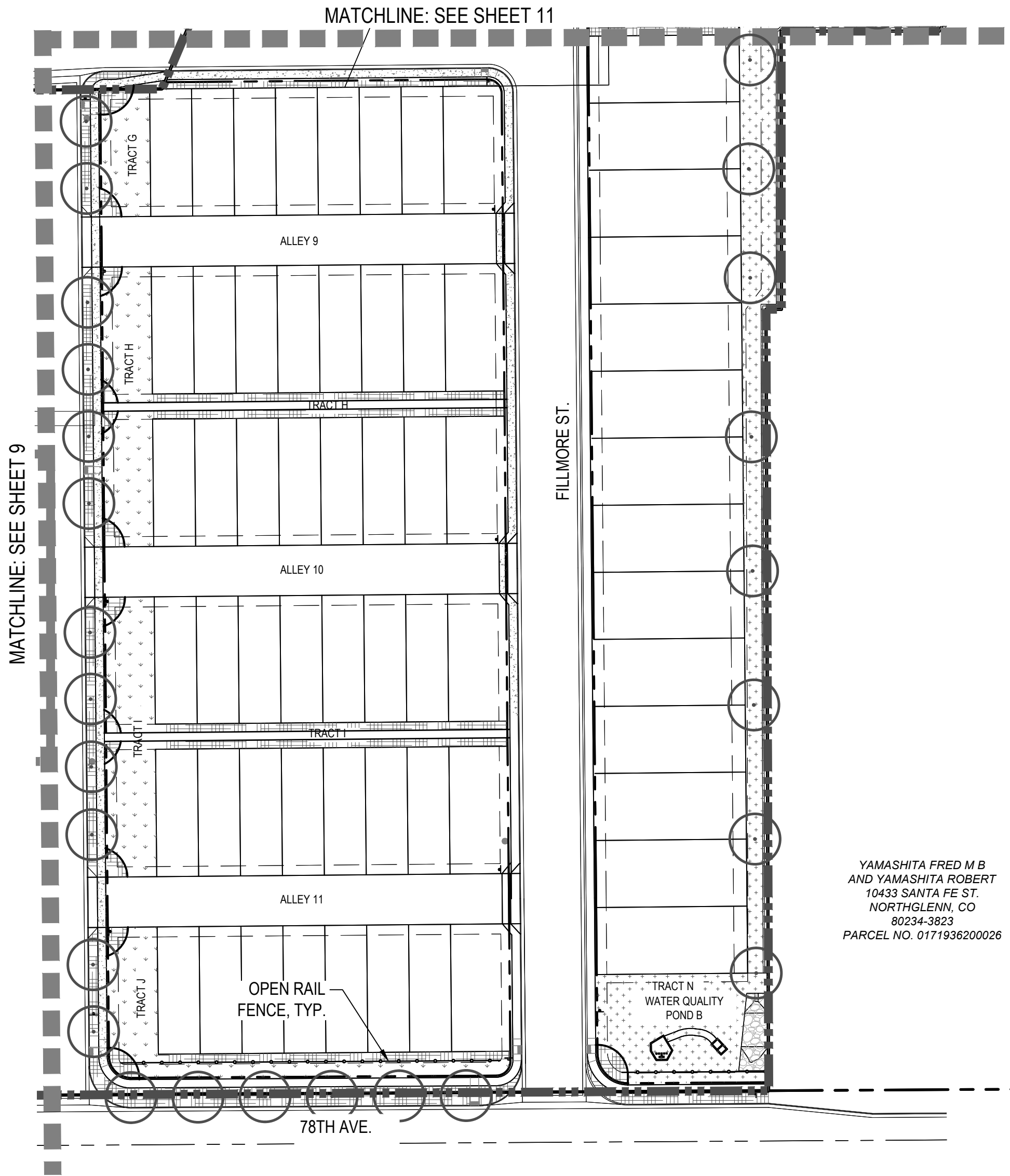
NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP.01
04/04/25 PDP.02

SHEET TITLE:
SITE PLAN



WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1
SHEET 10: SITE PLAN



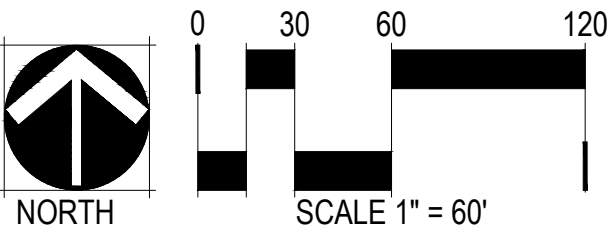
YAMASHITA FRED M B
AND YAMASHITA ROBERT
10433 SANTA FE ST.
NORTHGLENN, CO
80234-3823
PARCEL NO. 0171936200026

LEGEND

- 3-RAIL FENCE
- PROPERTY LINE
- SHRUB BED AREA
- CRUSHER FINES
- TURF
- NATIVE SEED
- WETLAND SEED
- PLAYGROUND MULCH
- BENCH
- SHADE STRUCTURE
- PLAYGROUND STRUCTURE

PLANT LIST

- COMMON NAME
- DECIDUOUS CANOPY TREES
COMMON HACKBERRY
ENGLISH OAK
GREENSPIRE LITTLELEAF LINDEN
SHADEMASTER LOCUST
- EVERGREEN TREES
AUSTRIAN BLACK PINE
BLACK HILLS SPRUCE
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LODENSE PRIVET
MISS KIM LILAC
- EVERGREEN SHRUBS
BUFFALO JUNIPER
DWARF MUGO PINE
EMERALD GAITY EUONYMUS
- ORNAMENTAL GRASSES
BLOND AMBITION BLUE GRAMA GRASS
BLUE OAT GRASS
HAMELN FOUNTAIN GRASS
KARL FOERSTER FEATHER REED GRASS
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- PERENNIALS
AUTUMN JOY SEDUM
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SILVER MOUND ARTEMISIA
SNOW IN SUMMER
STELLA DE ORO DAYLILY



WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP 01
04/04/25 PDP 02

SHEET TITLE:
SITE PLAN

NOTE: DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE.

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 12: PARK ENLARGEMENT

POCKET PARK CHARACTER IMAGERY



PICNIC & SHELTER



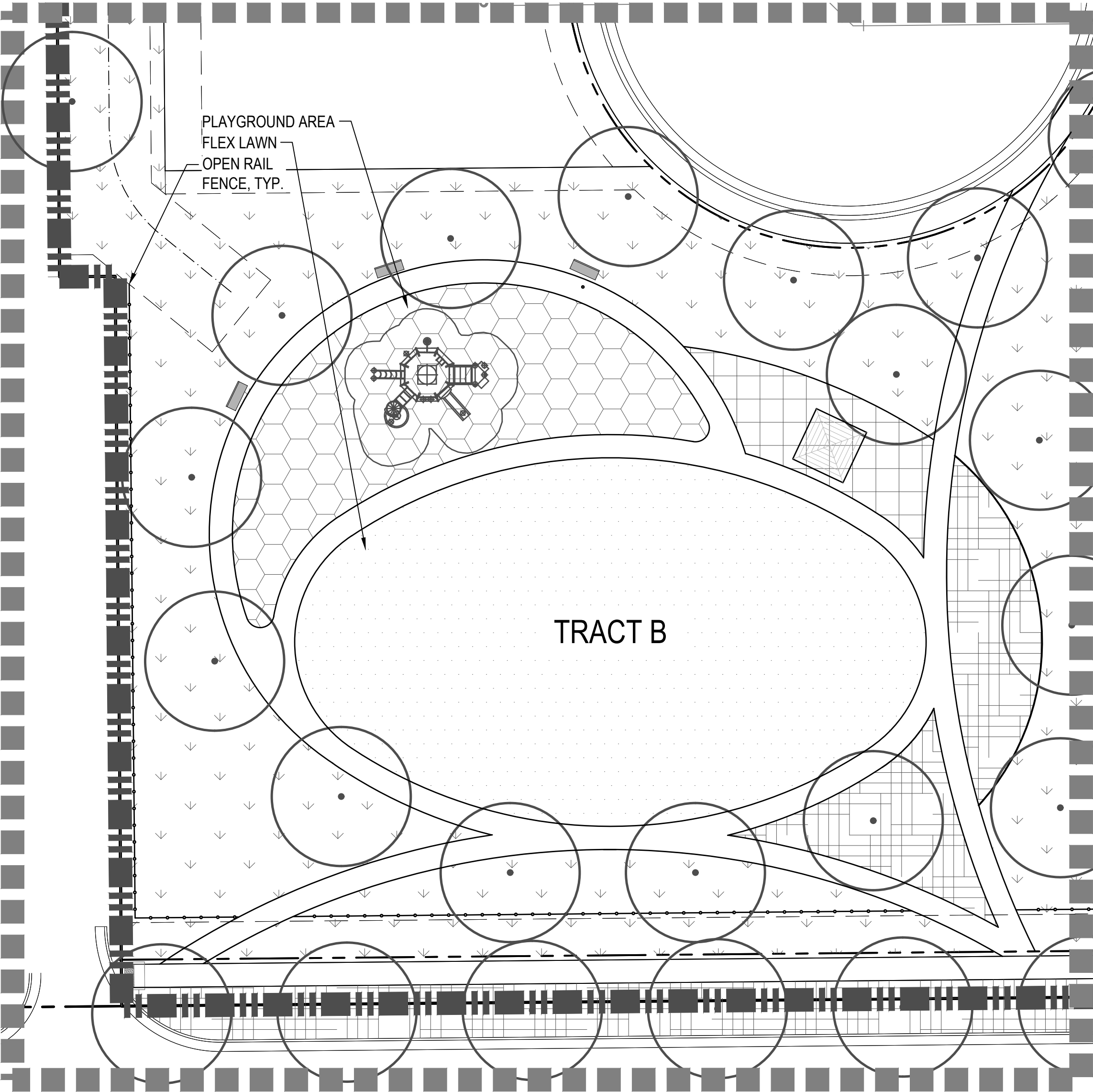
LANDSCAPE & CONNECTIVITY



PLAYGROUND

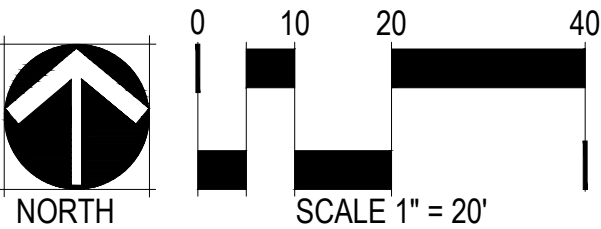


FLEX LAWN



LEGEND

- 3-RAIL FENCE
- PROPERTY LINE
- SHRUB BED AREA
- CRUSHER FINES
- TURF
- NATIVE SEED
- PLAYGROUND MULCH
- BENCH
- SHADE STRUCTURE
- PLAYGROUND STRUCTURE



NOTE: DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE.

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP.01
04/04/25 PDP.02

SHEET TITLE:
PARK
ENLARGEMENT

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 13: PARK ENLARGEMENT

POCKET PARK CHARACTER IMAGERY



PICNIC & SHELTER



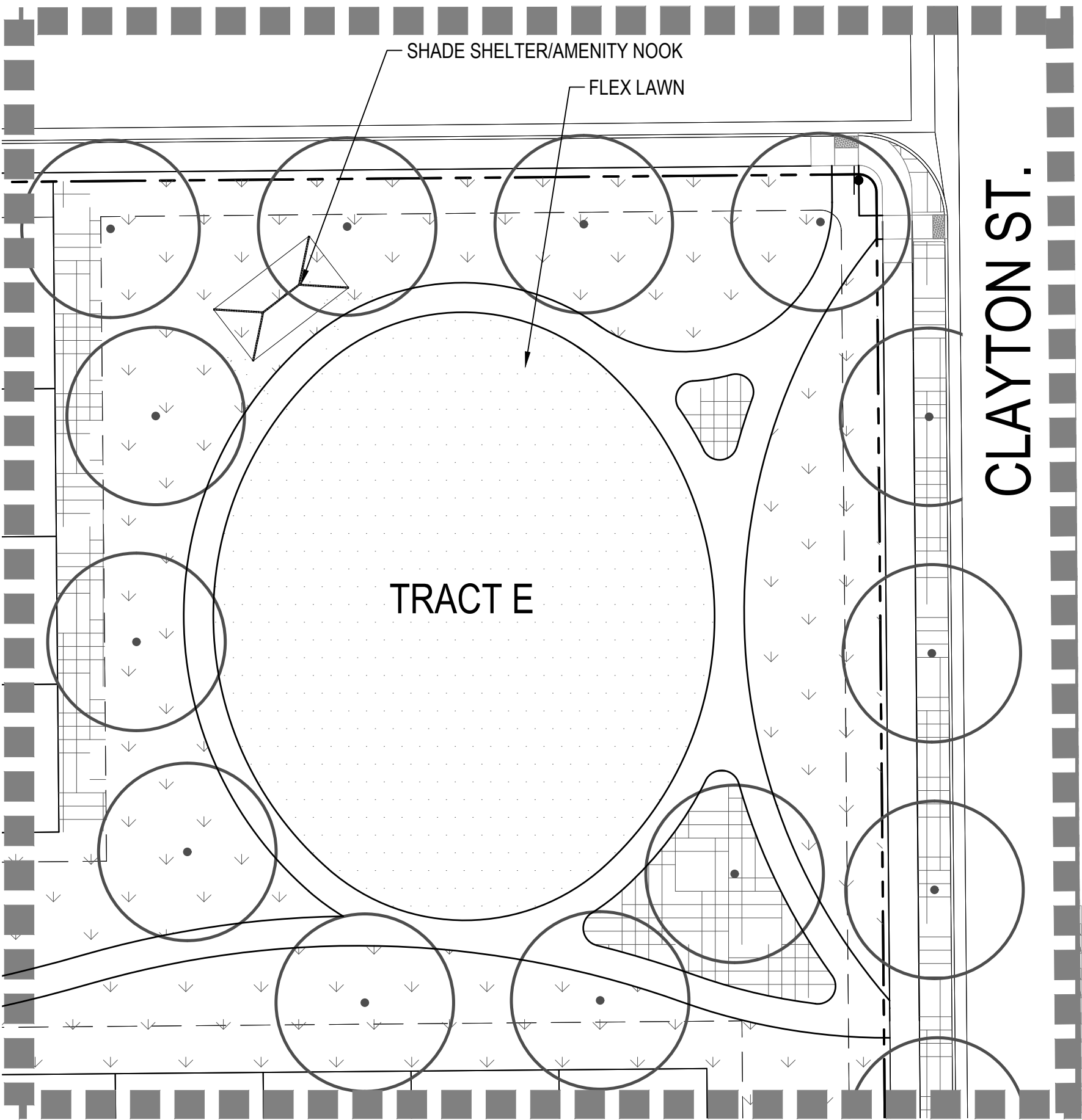
LANDSCAPE & CONNECTIVITY



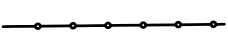

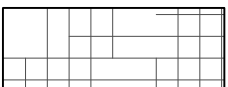
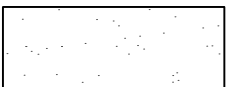
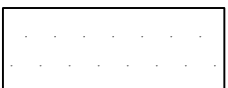
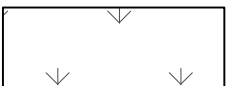
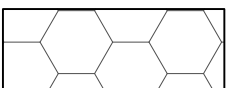

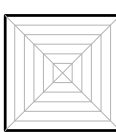
PLAYGROUND



FLEX LAWN



LEGEND

- 3-RAIL FENCE
- PROPERTY LINE
- SHRUB BED AREA
- CRUSHER FINES
- TURF
- NATIVE SEED
- PLAYGROUND MULCH
- BENCH
- SHADE STRUCTURE

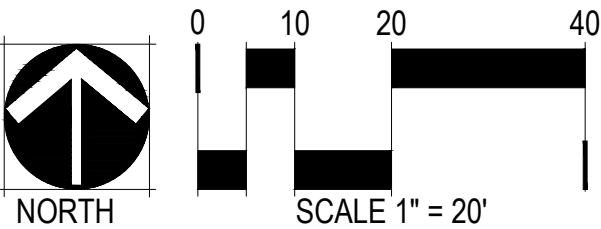
WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

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DATE:
02/10/25 PDP 01
04/04/25 PDP 02

SHEET TITLE:
PARK
ENLARGEMENT



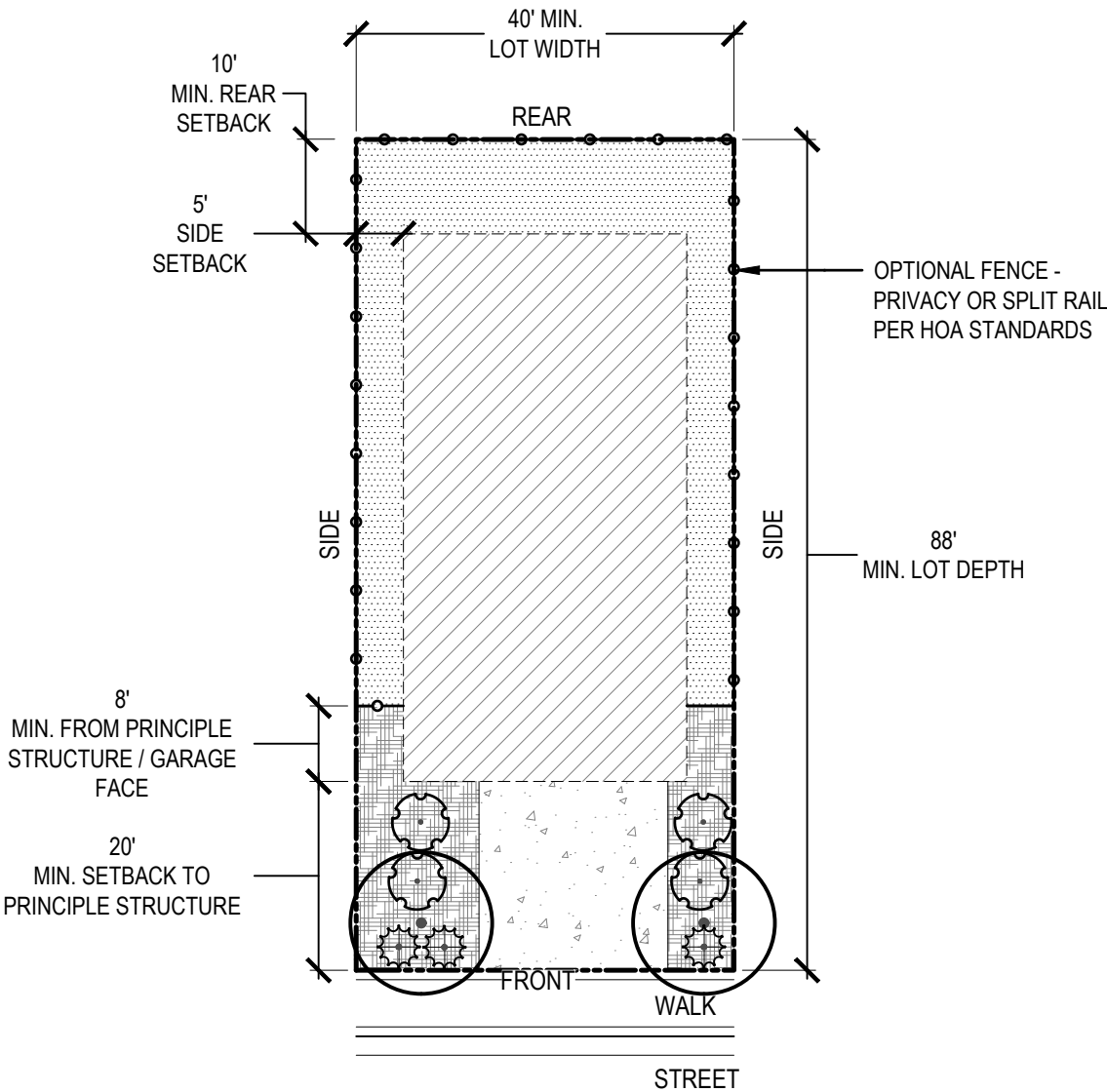
NOTE: DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE.

WELBY JUNCTION

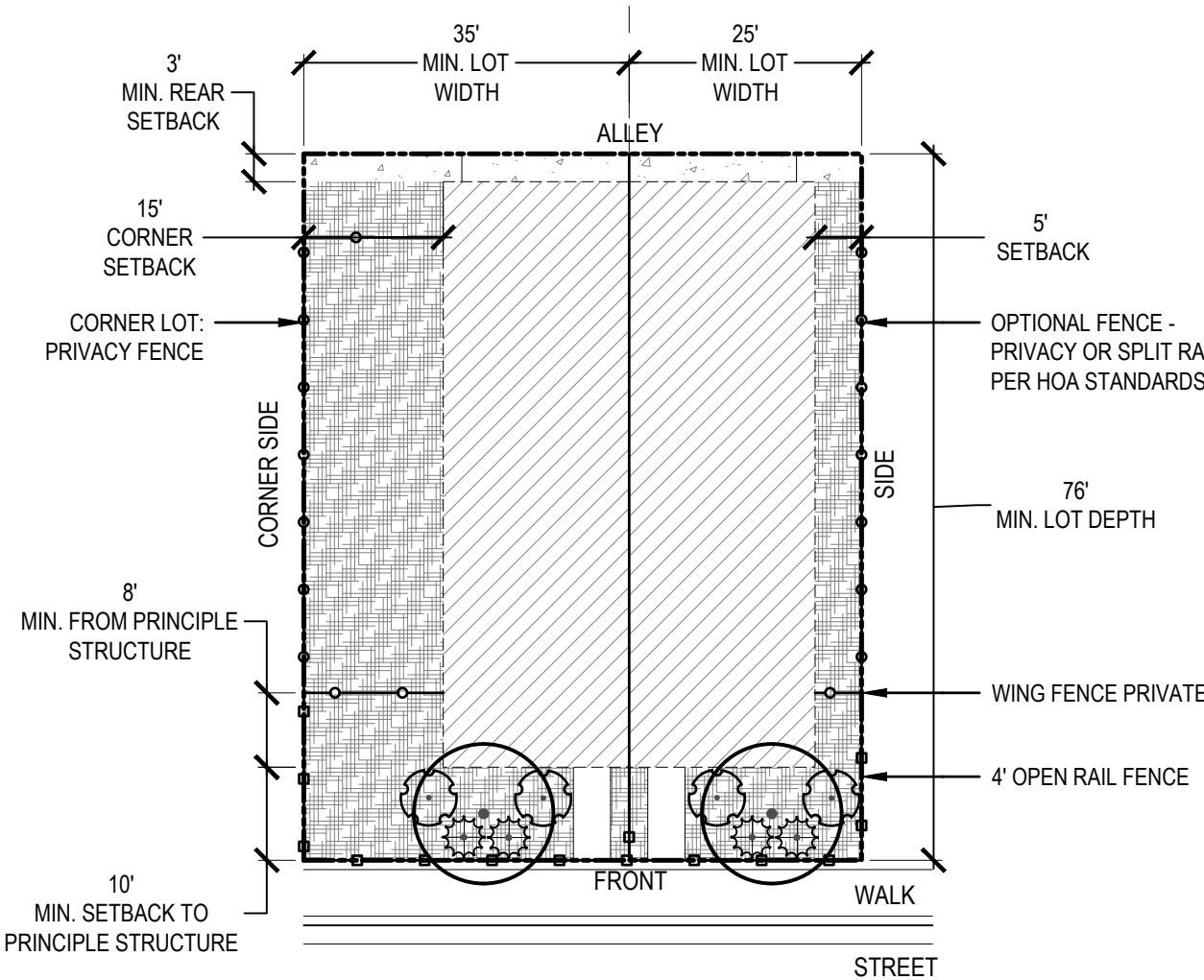
IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

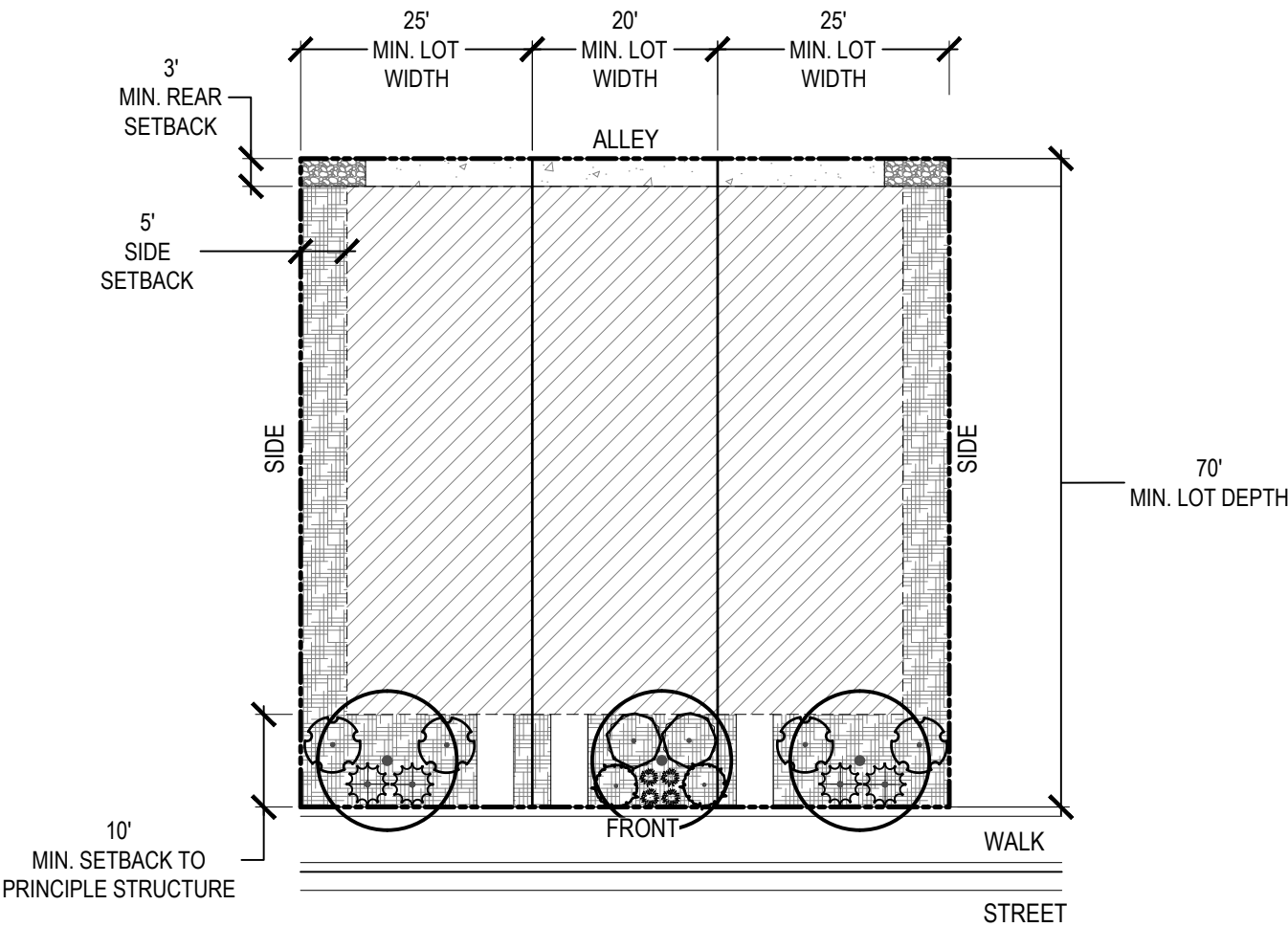
SHEET 14: LOT TYPICALS



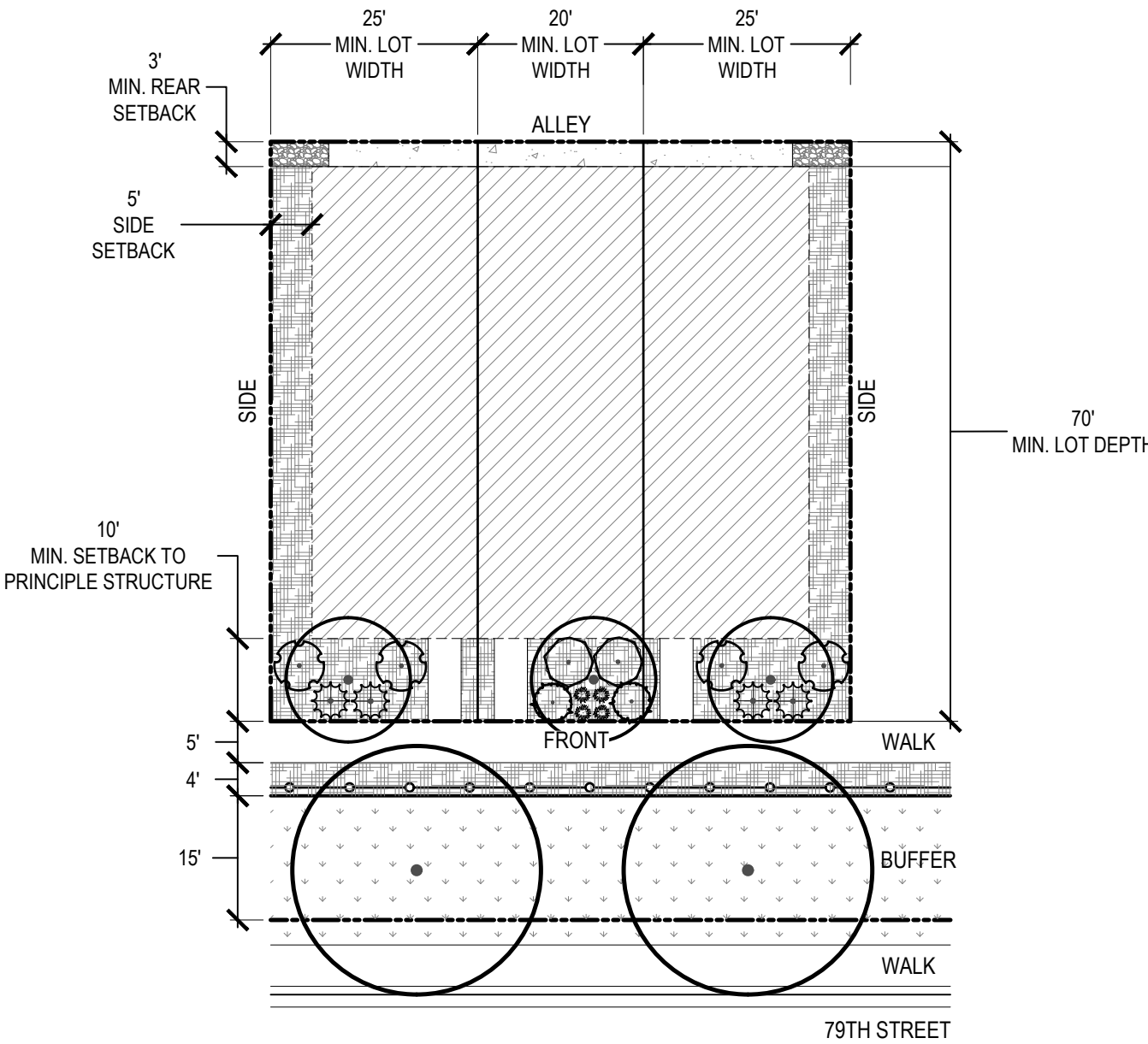
SINGLE FAMILY DETACHED - FRONT LOADED



SINGLE FAMILY ATTACHED - PAIRED HOME



SINGLE FAMILY ATTACHED - TOWNHOMES



SINGLE FAMILY ATTACHED - TOWNHOMES (79TH STREET)

LOT LANDSCAPE REQUIREMENTS

SINGLE FAMILY DETACHED
REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

SINGLE FAMILY ATTACHED - PAIRED HOME
REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

SINGLE FAMILY ATTACHED - TOWNHOME
REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO (2) ORNAMENTAL TREES AND TWO (2) SHRUBS, SHALL BE REQUIRED FOR EACH INCREMENT OF FIFTEEN HUNDRED (1,500) SQUARE FEET IN WESTERN ADAMS COUNTY AND THREE THOUSAND (3,000) SQUARE FEET IN EAST ADAMS COUNTY.

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP.01
04/04/25 PDP.02

SHEET TITLE:

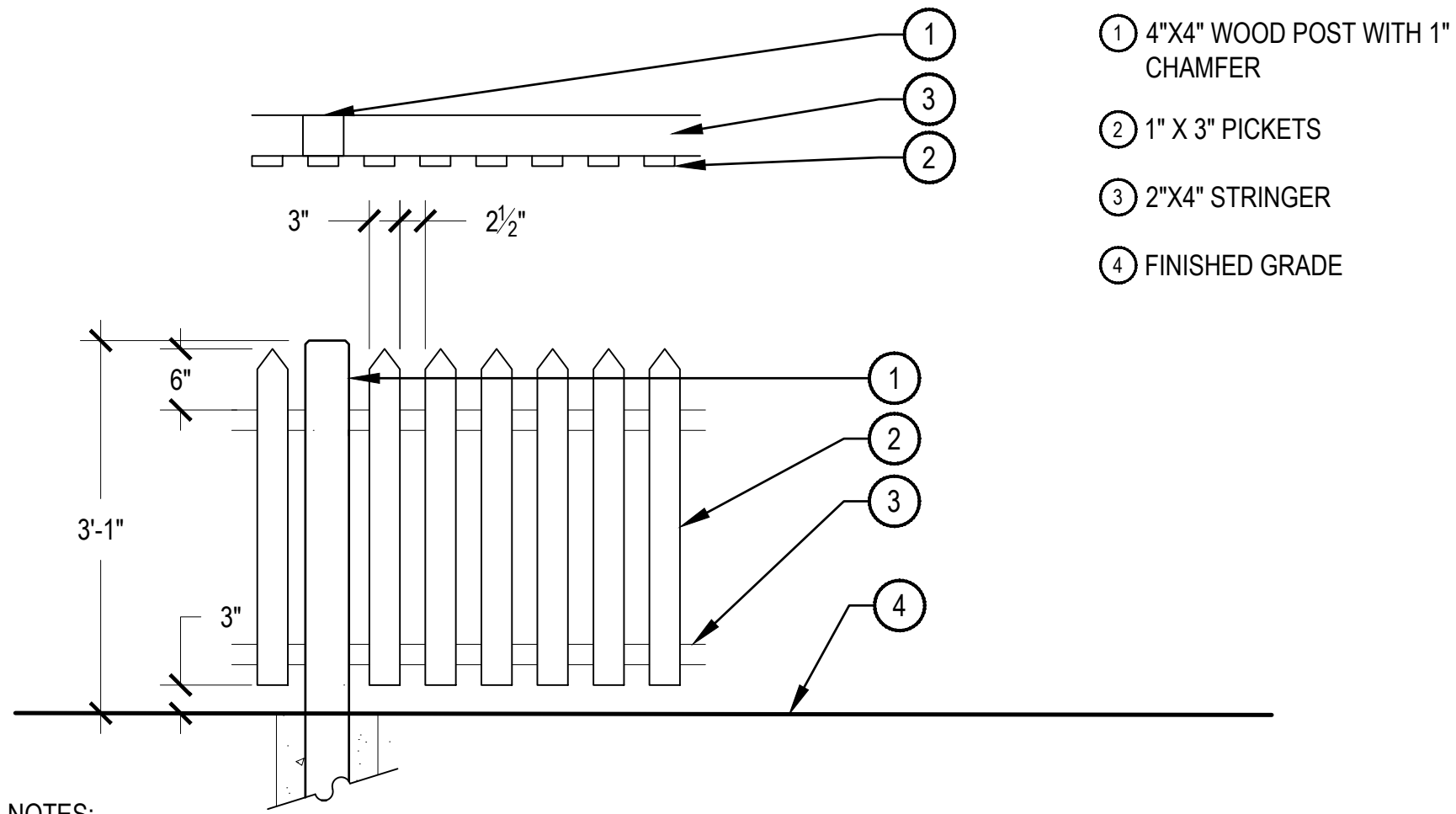
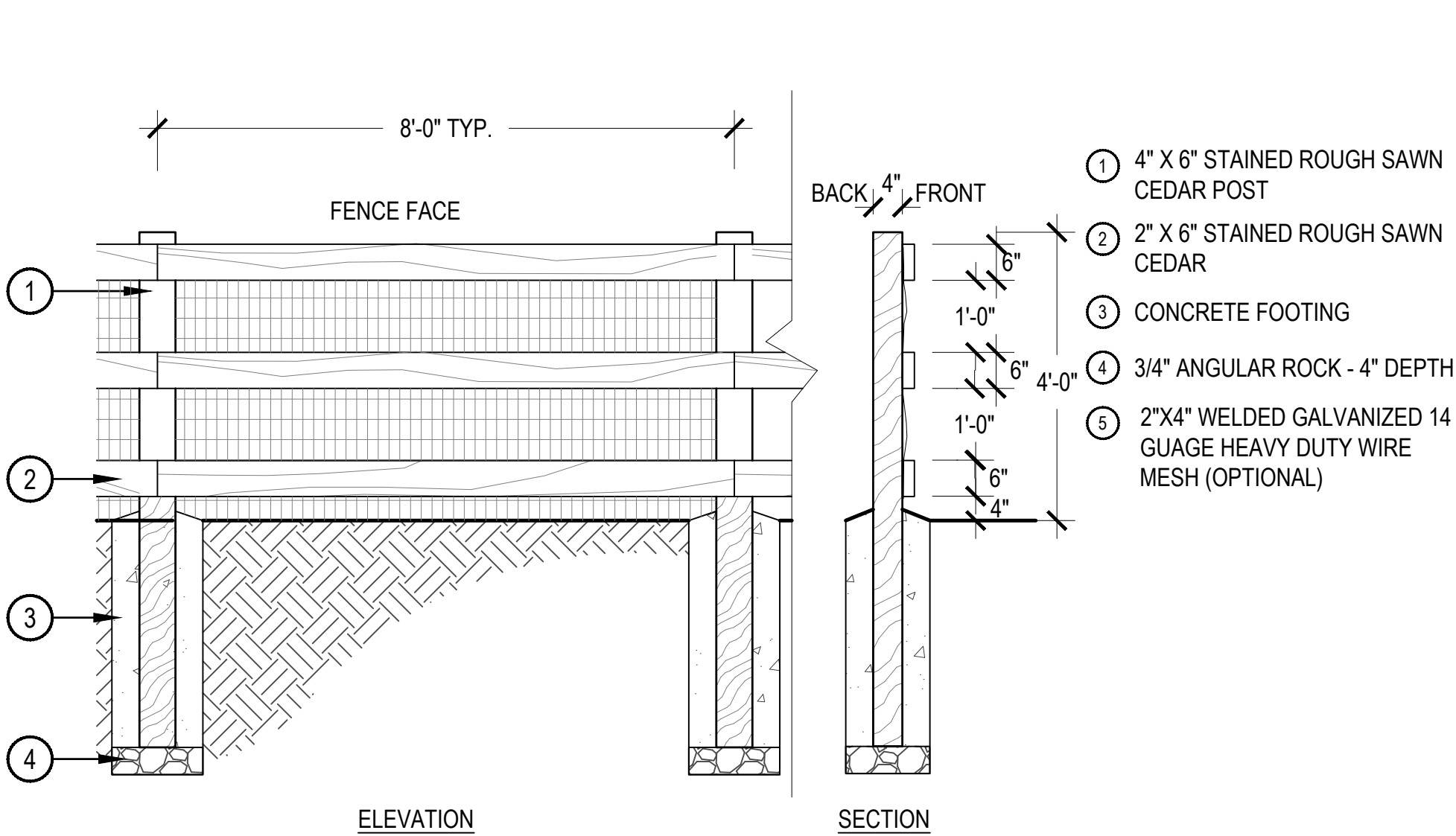
UNIT TYPICALS

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

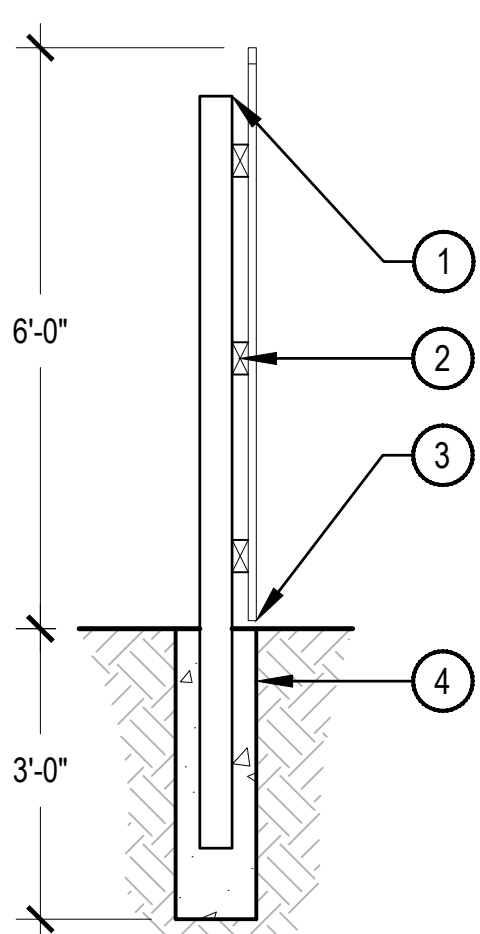
SHEET 15: FENCING DETAILS



- NOTES:
1. ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED.
 2. PICKETS TO BE HUNG WITH UNIFORM HEIGHT AND SPACING
 3. FENCE TO BE PAINTED OR STAINED PER SPECIFICATIONS
 4. POSTS TO BE SPACE 6" O.O
 5. WOOD POSTS AND STRINGS TO BE WOLMANIZED PINE GRADE C OR BETTER.

1 3-RAIL FENCE (OPTIONAL PET MESH)

SCALE: 1/2" = 1'-0"



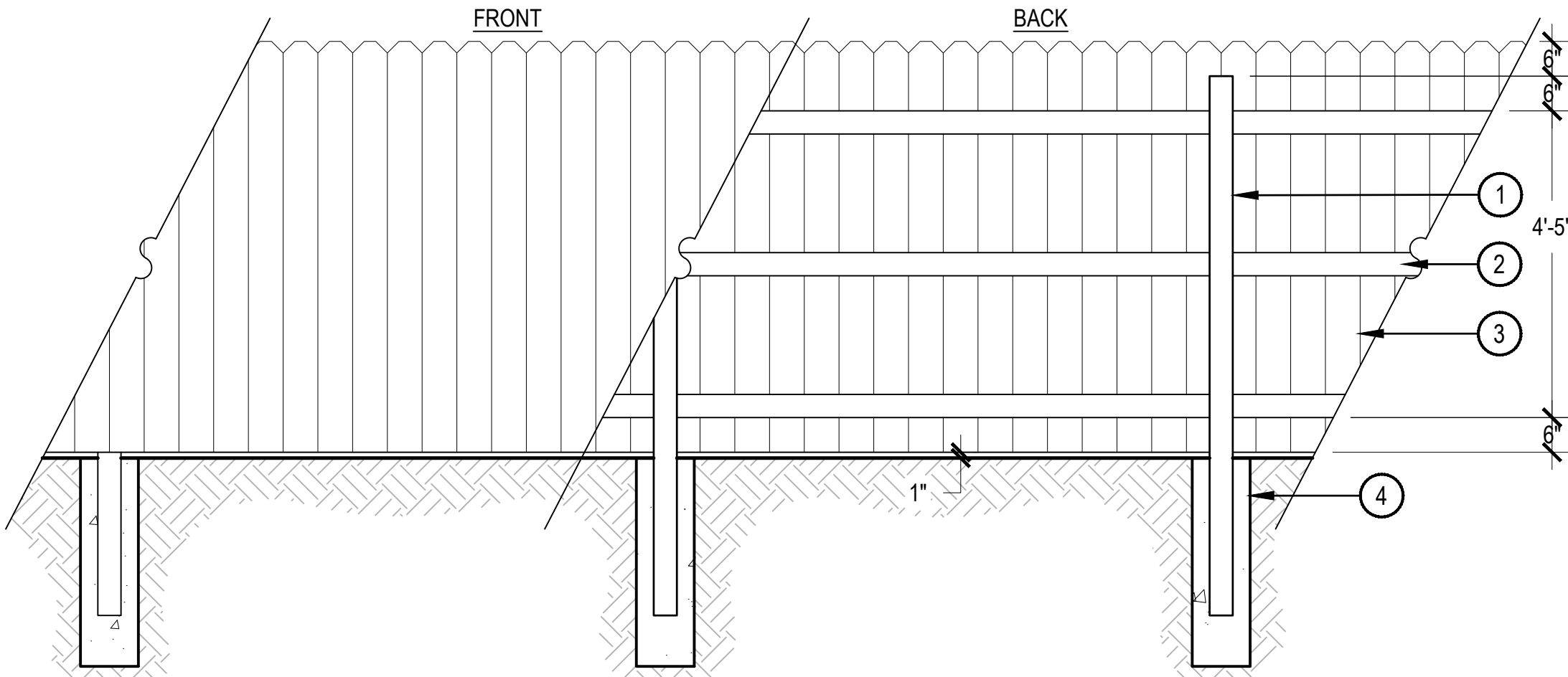
- NOTES:
1. UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.
 2. ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.
 3. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED NAILS OR SCREWS, SIZED TO PENETRATE HALF WAY INTO THE SECURING MEMBER.
 4. REFER TO THE MATERIAL SCHEDULE, SHEET L-XXX, FOR HOW WOOD IS TO BE TREATED.
 5. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHING GRADE.

3 6' WOOD FENCE

SCALE: 1/2" = 1'-0"

2 PICKET FENCE

SCALE: 3/4" = 1'-0"



OWNER:
COSMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP 01
04/04/25 PDP 02

SHEET TITLE:

FENCING DETAILS

WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1
SHEET 16: ARCHITECTURAL STANDARDS

1. SINGLE-FAMILY DETACHED

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

2. SINGLE-FAMILY DETACHED AND ATTACHED – PAIRED HOME

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET OR A GREEN COURT IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET OR GREEN COURT.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

3. TOWNHOME

A TOWNHOME RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET OR A GREEN COURT IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET OR GREEN COURT.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST TWO (2) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
02/10/25 PDP 01
04/04/25 PDP 02

SHEET TITLE:

ARCHITECTURAL
STANDARDS



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **ABC70842263.1**

Date: **04/04/2025**

Property Address: **2401 E 78TH AVE, DENVER, CO 80229**

For Closing Assistance

Charles Ottinger
3033 EAST FIRST AVENUE,
SUITE 600
DENVER, CO 80206
(303) 331-6216 (Work)
(303) 393-3870 (Work Fax)
cottinger@ltgc.com
Company License: CO44565

Closer's Assistant

Rachel Roberts
3033 EAST FIRST AVENUE,
SUITE 600
DENVER, CO 80206
(303) 331-6260 (Work)
(303) 393-3858 (Work Fax)
rroberts@ltgc.com
Company License: CO44565

For Title Assistance

Scott Bennetts
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(303) 850-4175 (Work)
sbennetts@ltgc.com

MERITAGE HOMES
Attention: TIM CLEMENTS
6892 SOUTH YOSEMITE COURT
SUITE 1-201
ENGLEWOOD, CO 80112
(855) 588-6374 (Work)
tim.clements@meritagehomes.com
Delivered via: Electronic Mail

MERITAGE HOMES OF COLORADO, INC.
Attention: Joshua Botts
Joshua.Botts@meritagehomes.com
Delivered via: Electronic Mail

MERITAGE HOMES
Attention: JEANNE MALYS
18655 NORTH CLARET DRIVE SUITE 400
SCOTTSDALE, AZ 85255
(480) 515-8972 (Work)
(480) 452-0621 (Work Fax)
jeanne.malys@meritagehomes.com
Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: ABC70842263.1

Date: 04/04/2025

Property Address: 2401 E 78TH AVE, DENVER, CO 80229

Seller(s): THE COUNTY OF ADAMS, STATE OF COLORADO, AS TO MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6; AND COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP, AS TO THE REMAINDER

Buyer(s): A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit ltgc.com to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 06-17-06	TBD
TOTAL	TBD

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

[Adams county recorded 12/11/1998 under reception no. 479374 at book 5574 page 560](#)

[Adams county recorded 01/13/1995 under reception no. 45510 at book 4453 page 31](#)

Plat Map(s):

[Adams county recorded 03/07/1910 at book 1 page 19/](#)

ALTA COMMITMENT
First American Title Insurance Company
Schedule A

Order Number: ABC70842263.1

Property Address:

2401 E 78TH AVE, DENVER, CO 80229

1. Effective Date:

04/01/2025 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06

TBD

Proposed Insured:

A BUYER TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

THE COUNTY OF ADAMS, STATE OF COLORADO, AS TO MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6;

AND

COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP, AS TO THE REMAINDER

5. The Land referred to in this Commitment is described as follows:

A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXCEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE [19](#) IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND AN UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE [79](#);

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;

2. SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;

3. SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

ALTA COMMITMENT
First American Title Insurance Company
Schedule A

Order Number: ABC70842263.1

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
2. NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
3. SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
2. SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" EAST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

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ALTA COMMITMENT
First American Title Insurance Company
Schedule B, Part I
(Requirements)

Order Number: ABC70842263.1

All of the following Requirements must be met:

This 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.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

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.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

ALTA COMMITMENT
First American Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABC70842263.1

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. 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.
5. 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 of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. ANY AND ALL RIGHTS OF THE DITCH COMPANY RELATING TO THE CLEAR CREEK AND PLATTE RIVER DITCH, ALSO KNOWN AS THE LOWER CLEAR CREEK DITCH, IN ADAMS COUNTY, WHICH TRAVERSES SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS SHOW ON THE PLAT OF THE TOWN OF WELBY SECOND FILING, RECORDED MARCH 7, 1910 IN BOOK 1 AT PAGE [19](#).
10. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED SEPTEMBER 8, 1908 IN BOOK 33 AT PAGE [396](#).
11. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED OCTOBER 21, 1908 IN BOOK 33 AT PAGE [451](#).
12. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED JUNE 13, 1913 IN BOOK 62 AT PAGE [408](#).

ALTA COMMITMENT
First American Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABC70842263.1

13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 20, 1951, IN BOOK 427 AT PAGE [548](#).

NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.

14. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 28, 1954, IN BOOK 499 AT PAGE [334](#). JULY 22, 1954 IN BOOK 506 AT PAGE [46](#). AUGUST 16, 1967 IN BOOK 1382 AT PAGE [201](#). MARCH 6, 1968 IN BOOK 1420 AT PAGE [483](#).

NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.

15. EASEMENT GRANTED TO NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, FOR WATER AND SEWER LINES, METERS AND OTHER APPURTENANCES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 11, 1963, IN BOOK 1051 AT PAGE [587](#).
16. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED SEPTEMBER 26, 1966 IN BOOK 1321 AT PAGE [421](#).
17. MATTERS AS SET FORTH IN RESOLUTION, RECORDED SEPTEMBER 24, 1974, IN BOOK 1955 AT PAGE [326](#); SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE [332](#); AND SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE [339](#).
18. (THIS ITEM WAS INTENTIONALLY DELETED)
19. MATTERS AS SET FORTH IN RESOLUTION NO. 2023-_____ RECORDED AUGUST 22, 2023 UNDER RECEPTION NO. [2023000048071](#) AND IN RESOLUTION NO. 2023-393 RECORDED AUGUST 23, 2023 UNDER RECEPTION NO. [2023000048082](#).
20. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF _____ RECORDED _____ UNDER RECEPTION NO. _____

ALTA COMMITMENT
First American Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABC70842263.1

21. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED APRIL 07, 2022 PREPARED BY AZTEC CONSULTANTS, INC., JOB #54821-33:
- A. FENCE LINES ARE NOT COINCIDENT WITH PROPERTY LINES.
 - B. UTILITY LINES CROSSING SUBJECT PROPERTY WITHOUT THE BENEFIT OF RECORDED EASEMENTS.
 - C. TRAVELED RIGHT OF WAY OF CLEVELAND AVENUE CROSSES THE NORTHEASTERLY PORTION OF PARCEL I.
 - D. ADJOINER'S GATE POST SITUATED PARTIALLY ON PARCEL IV.
- SAID SURVEY STORED AS IMAGE [70034188](#)



Joint Notice of Privacy Policy of Land Title Guarantee Company

This Statement is provided to you as a customer of Land Title Guarantee Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



First American Title™

Privacy Information

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, together with our subsidiaries 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. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

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 receive 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 non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested to 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 and First American's Fair Information values. We currently maintain physical, electronic, and procedural safeguards that comply with referral regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us how you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process and order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness

We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record

We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use

We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy

We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education

We endeavor to educate the uses of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security

We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

DISCLOSURE STATEMENTS

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 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's 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 8-1-1, 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.

First American Title Insurance Company



First American Title™

Commitment For Title Insurance Issued by First American 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 EXTRACONTRACTUAL 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 American Title Insurance Company, a Nebraska 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.

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.
- (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, 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; and
 - (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 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. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, First American Title Insurance Company, has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
(303)321-1880



Craig B. Rants, Senior Vice
President



First American Title Insurance
Company



Dennis J. Gilmore
President



Greg L. Smith, Secretary

AMERICAN
LAND TITLE
ASSOCIATION



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. 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.

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North Washington Street Water and Sanitation District

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

To Whom It May Concern:

Dear Sir/Madame:

The North Washington Street Water and Sanitation District ("District") provides the following in response to your request for water and sanitary sewer service dated March 25, 2025 related to the property located at Welby Junction Denver CO 80229. Meritage Homes ("Property"). The District can provide water and sewer service to the Property based on conditions set forth herein. The following are general requirements for water and sanitary sewer service. The District Rules and Regulations and the standards and requirements of Denver Water and Metro Wastewater Reclamation District must be complied with as an on-going condition of service.

The subject Property is understood to be entirely within the service and boundary area of the District based on your assertions. The District makes no representation or warranty in regard to the Property boundaries and applicant is responsible for verification of same. If the Property is outside of the District's boundaries, applicant is responsible for undertaking and paying all costs to include the Property within the District's boundaries. Treatment of sewage generated within the District is provided by the Metro Wastewater Reclamation District. Treatment and provision of water within the District is provided by Denver Water. Conditions for water and sanitary service from the District include meeting the requirements contained herein and payment of all fees and costs as provided in District's Rules and Regulations along with those of Denver Water and Metro Wastewater Reclamation District. Timing of water and sanitary availability is subject to further coordinated by the County and District.

Water and Sanitary availability are subject to review and acceptance of design documents from owner/developer of the Property, by the District. Appropriate right-of-way easements and agreements are required for all water and sanitary sewer extensions. Jurisdictional coordination, approvals, permitting, license agreements and easements are to be completed prior to acceptance of plans. All costs associated with collection and distribution system improvements required to serve the Property are the responsibility of the owner/developer including guarantee of improvements and warranty periods.

Receipt of service is also subject to all costs being paid by owner/developer for engineering, reviews, construction, observation, and inspections at the then current rate fee structure established by the District, including establishing an imprest account with the District as a deposit for such accounts. Please be aware that proper tap connection and development fees are required to be paid, at the most recent fee schedule, prior to connection to the District main.

The North Washington Street Water and Sanitation requires a signature of acceptance of this Will Sever Letter by the developer prior to scheduling a pre-design meeting.

Signature of developer representative: _____

Print Signature: _____

Date: _____



Mike DeMattee

303-288-6664

mdemattee@nwsd.com

District Manager



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

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


Will Serve Letter

Project:	Welby Junction
Location:	2401 East 78th Avenue
Description:	New single-family detached, duplexes, and townhomes
Reviewer:	Whitney Even, ACFR Fire Marshal

To whom it may concern,

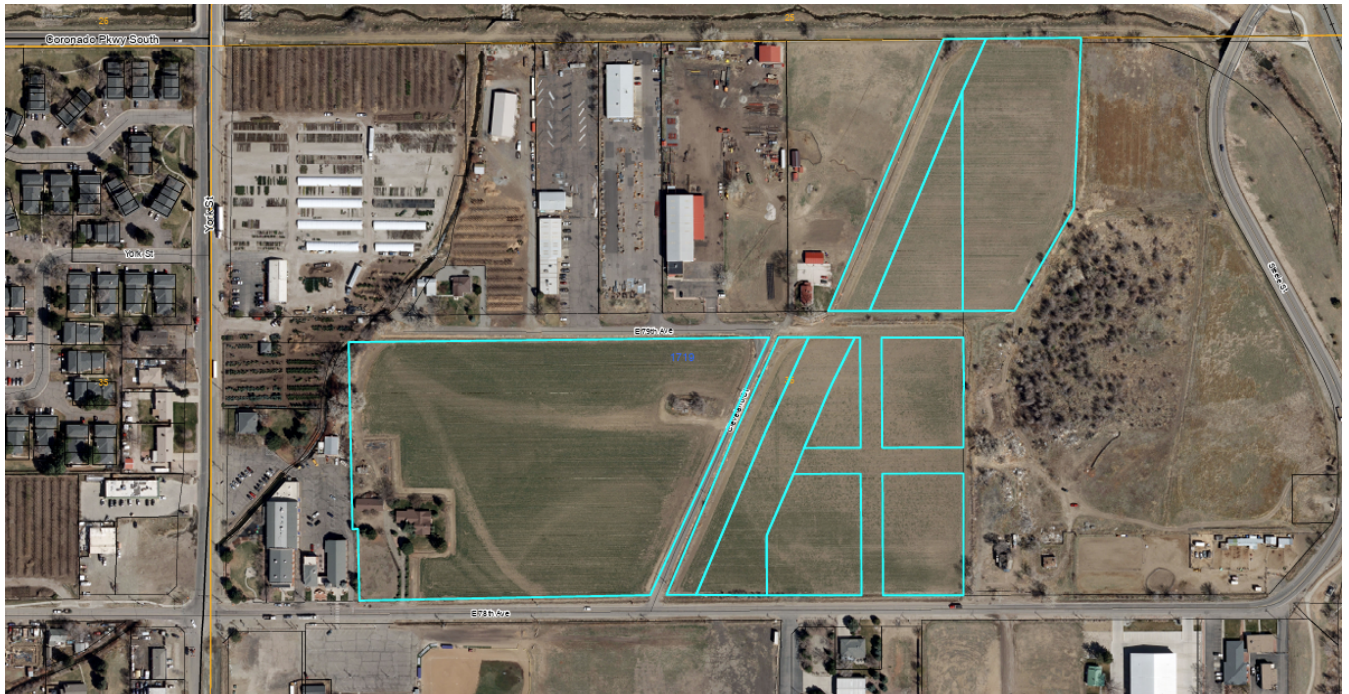
The property listed above is within the boundaries of Adams County Fire Protection District and will be covered by its services. Please be aware that, at a minimum, we will need to complete a site development plan review and construction reviews required by the fire code. The first submittal is generally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

Sincerely,



Whitney Even
Fire Marshal

Adams County Fire Protection District



LEGEND

- SINGLE-FAMILY DETACHED
- PAIRED HOME
- TOWNHOME
- OPEN SPACE, DETENTION
- PARK
- ACTIVE PARKS
- ACTIVE GREEN SPACES

- ~26 ACRES
- 222 UNITS
- VARIETY OF LOT TYPES
 - SINGLE-FAMILY DETACHED
 - PAIRED HOMES
 - TOWNHOMES

