



FINAL PLAT

(MINOR SUBDIVISION)

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

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

Required Checklist Items

Development Application Form
Written Explanation
Final Plat
Legal Description
Conceptual Site Plan
Proof of Ownership
Proof of Water and Sewer Services
Proof of Utilities
Certificate of Taxes Paid
Receipt of Payment to Colorado Geological Survey

Discretionary Checklist Items

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

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

Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Required Checklist Items

Written Explanation of the Project:

- A clear and concise description of the proposal. Please include the purpose of the project, and improvements that will be made to the site.
- Identify the number of tracts and number of lots being proposed.
- Please keep written explanation to three pages or less.

Final Plat Prepared by Registered Land Surveyor:

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

Legal Description:

- A version of the legal description (from the final plat) that we can copy and paste. You may provide this in PDF or Microsoft Word versions.

Conceptual Site Plan Showing Proposed Development:

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

Proof of Ownership:

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

Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water and/or sanitation district indicating that they will provide service to the property
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems

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

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

Certificate of Taxes Paid:

- A Statement of Taxes Paid is not the equivalent of a Certificate of Taxes Paid. Colorado State Statutes require a Certificate of Taxes Paid to be submitted with this application.
- All taxes on the subject property must be paid in full. A certificate of taxes paid can be obtained in-person at the Adams County Treasurer's office. As of July 2023, the cost is \$10.
- You may also request a Certificate of Taxes Paid by e-mailing treasurer@adcogov.org, and credit card payment can be processed by telephone.

Receipt of Payment from Colorado Geological Survey:

- The Colorado Geological Survey requires a fee payment for the review of any subdivision. These payments can be made at: <https://commerce.cashnet.com/MinesCGS>. A receipt of this pre-payment must be provided in this application submittal.

Discretionary Checklist Items**School Impact Analysis:**

- Contact the applicable school district for the analysis. If the school district does not provide this, please include an email from them.
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located.

Subdivision Engineering Review Application:

- Contact the cedd-eng@adcogov.org to determine if a subdivision engineering review is required. If it is determined that an application is not required, please include an email from them.
- This is a separate application submittal from the minor subdivision final plat. Please refer to the application checklist located at: <https://epermits.adcogov.org/submittal-checklists>.



PROJECT NAME:

APPLICANT

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

OWNER

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

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

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

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor
Parcel Number

Existing
Zoning:

Existing Land
Use:

Proposed Land
Use:

Have you attended a Conceptual Review? YES ☐ NO ☐

If yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature



Minor Subdivision Final Plat Requirements

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



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



and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).

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



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

Community & Economic
Development Department
www.adcogov.org



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

17. All other information required by State law.

MINOR SUBDIVISION APPLICATION WRITTEN EXPLANATION

TO: Adams County Community Planning and Development Department
FROM: Foster Graham Milstein & Calisher, LLP (“FGMC”)
DATE: May 21, 2025
RE: Minor Subdivision Application Narrative for Real Property Located at 7625-7627
Dahlia Street

Jadian Acquisitions, LLC (“Applicant”) is the owner of that certain real property consisting of two (2) parcels that are located at 7625-7627 Dahlia Street (parcel nos. 0172131203003 0172131300011¹) (“Property”) in Adams County, Colorado (“County”). The Applicant submits this Minor Subdivision Application Narrative as a supplement to its application for a minor subdivision to create two new lots and cure the illegal subdivision associated with parcel no. 0172131300011. Please note this minor subdivision application is submitted alongside a rezoning application for the same Property. The minor subdivision and rezoning applications, if approved, will cure the illegal subdivision and create two I-2 Zone District (“I-2” or I-2 District”) parcels.

Additionally, a minor subdivision application for this Property was submitted last year by the previous property owner (PLT24-00012) that is now expired. The Applicant is submitting this minor subdivision application alongside a rezoning application for the same Property. As reflected in the submittal materials, this Subdivision Application meets each of the criteria required by 2-02-20-02-05 and 2-02-20-03-04.

¹ Prior to Jadian’s purchase of the Property, the Property was comprised of three parcels 0172131203001, 0172131315001, 0172131300011). Jadian’s purchase of the Property resulted put Lot 1 Block 1 of the PetCo Subdivision back under common ownership and therefore, the assessor consolidated the Property into two parcel numbers.

PETCO SUBDIVISION AMENDMENT NO. 1
SITUATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPLE MERIDIAN, ADAMS COUNTY COLORADO
SHEET 1 OF 2

CASE NUMBER

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT INTEGRITY TRAFFIC HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY BY VESTING DEED RECORDED AT RECEPTION NO. 20190082207, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PART OF THE NW ¼ OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 31;

THENCE NORTH 295.0 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 31;
THENCE SOUTH 89 DEGREES 58 MINUTES WEST PARALLEL TO THE SOUTH LINE OF SAID NW ¼ A DISTANCE OF 290.0 FEET;
THENCE NORTH 107.0 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES WEST, 312.36 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE O'BRIAN CANAL;
THENCE SOUTH 16 DEGREES 07 MINUTES 30 SECONDS EAST, 305.77 FEET;
THENCE SOUTH 10 DEGREES 45 MINUTES 30 SECONDS WEST, 110.16 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID NW ¼;
THENCE NORTH 89 DEGREES 58 MINUTES EAST, 538.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

EXCEPT THE EAST 30.0 FEET THEREOF RESERVED FOR DAHLIA STREET,

AND

THAT PART OF THE NE1/4 SW1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ADAMS COUNTY, STATE OF COLORADO, PARCEL 4, A PART OF PARCEL 1, WHOSE TRUE POINT OF BEGINNING IS 241.00 FEET WEST OF THE NE CORNER NE1/4 SW1/4 SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, THENCE SOUTH 0°02'00" EAST A DISTANCE OF 135.60 FEET, THENCE DUE WEST A DISTANCE OF 350.93 FEET, THENCE NORTH 22°02'35" EAST A DISTANCE OF 146.40 FEET, THENCE DUE EAST A DISTANCE OF 296.12 FEET TO THE TRUE POINT OF BEGINNING.

NOW KNOWN AS LOT 1, BLOCK 1, PETCO SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

THAT PART OF THE NW ¼ OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON NORTH LINE NE ¼, SW ¼ SECTION 31, 30 FEET WEST OF CENTER OF SAID SECTION;

THENCE SOUTH 206.37 FEET;
THENCE WEST 211 FEET;
THENCE NORTH 206.37 FEET;
THENCE EAST 211 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO BY THE WARRANTY DEED RECORDED APRIL 9, 2021 AT RECEPTION NO. 2021000043836 AND JULY 1, 2021 AT RECEPTION NO. 2021000079405.

BEING MORE CURRENTLY DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, BEING PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., FROM WHICH THE NORTH 1/4 OF SAID SECTION 31 BEARS NORTH 00°16'40" WEST, A DISTANCE OF 2,652.83 FEET, AND FROM WHICH THE SOUTH 1/4 CORNER BEARS SOUTH 00°18'40" EAST, A DISTANCE OF 1,321.85 FEET;

THENCE, DEPARTING THE CENTER OF SECTION 31, SOUTH 89°41'27" WEST FOR A DISTANCE OF 40.00 FEET TO A FOUND 5/8" REBAR WITH A 1.5" ALUMINUM CAP "38576" ON THE WESTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET AND THE POINT OF BEGINNING;

THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 00°18'40" EAST FOR A DISTANCE OF 206.38 FEET TO A FOUND 5/8" REBAR WITH A 1.5" ALUMINUM CAP "38576";

THENCE, DEPARTING SAID RIGHT-OF-WAY, SOUTH 89°41'32" WEST FOR A DISTANCE OF 201.00 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN NORTH 00°18'40" WEST FOR A DISTANCE OF 70.77 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN SOUTH 89°39'50" WEST FOR A DISTANCE OF 350.93 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN NORTH 21°40'30" EAST FOR A DISTANCE OF 146.40 FEET;

THENCE RUN NORTH 10°01'49" EAST, PASSING A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706" AT A DISTANCE OF 1.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 110.00 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN NORTH 16°24'10" WEST FOR A DISTANCE OF 305.77 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN NORTH 89°40'17" EAST FOR A DISTANCE OF 312.37 FEET TO A FOUND 3/8" REBAR;

THENCE RUN SOUTH 00°17'18" EAST FOR A DISTANCE OF 107.02 FEET TO A FOUND 3/8" REBAR;

THENCE RUN NORTH 89°42'14" EAST FOR A DISTANCE OF 249.97 FEET TO A FOUND 5/8" REBAR WITH A 1.5" ALUMINUM CAP "38576" ON THE WESTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET;

THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 00°16'40" EAST FOR A DISTANCE OF 295.01 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 264,122 SQUARE FEET OR 6.063 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PETCO SUBDIVISION AMENDMENT NO. 1. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS. PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY

EXECUTED THIS ____ DAY OF ____, 2024

INTEGRITY TRAFFIC HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: ____ JASON BOWEN ____ AS: ____ MANAGER ____

AUTHORIZED SIGNATURE AND PRINTED NAME DATE

NOTARY CERTIFICATION

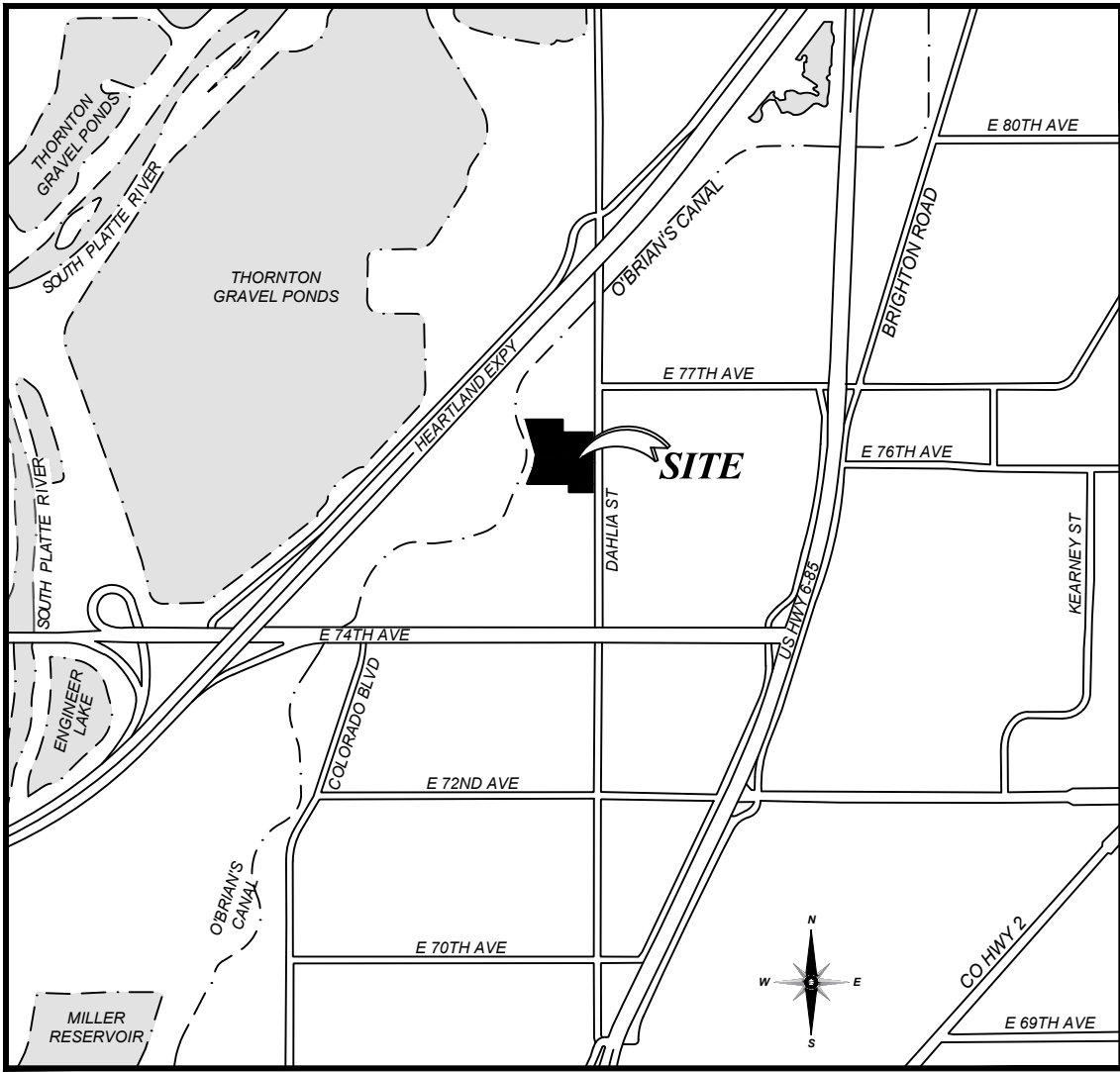
STATE OF COLORADO)
) S.S.
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BY JASON BOWEN, AS MANAGER OF INTEGRITY TRAFFIC HOLDING COMPANY, LLC THIS ____ DAY OF ____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

EXECUTED THIS ____ DAY OF ____, 20__.



VICINITY MAP

1" = 2000'

NOTES

- THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON NORTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N89°42'14"E BETWEEN A 3/8" REBAR AND A 5/8" REBAR WITH 1.5" ALUMINUM CAP "38576", PER GPS COORDINATE OBSERVATIONS COLORADO STATE PLANE, NORTH ZONE NAD83.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- PURSUANT TO CO CODE § 38-52-103 (2022): THE U.S. SURVEY FOOT SHALL BE USED. THE CONVERSION FACTOR IS: ONE METER EQUALS 3,937/1,200 FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- CERTIFICATION DEFINED:** THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BLEW & ASSOCIATES, P.A., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, BLEW & ASSOCIATES, P.A. RELIED UPON TITLE COMMITMENT #00501546-201-721-SC, DATED APRIL 17, 2024, ISSUED BY CHICAGO TITLE INSURANCE COMPANY.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08001C0608H, WHICH BEARS AN EFFECTIVE DATE OF 3/5/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- EASEMENT STATEMENT:** SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- STORM DRAINAGE FACILITIES STATEMENT:** THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON AND 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 MORE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, DENVER WINCHESTER 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 HEREIN.

DENVER WINCHESTER

SIGNATURE AND PRINTED NAME

LS NO. 0038706 (SEAL AND DATE) _____

ADDRESS 3825 N. SHILOH DRIVE, FAYETTEVILLE, AR 72703

LIEN HOLDER CERTIFICATE

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN PETCO SUBDIVISION AMENDMENT NO. 1, JOINS IN AND CONSENTS TO THE FILING HEREOF

FOR: _____

BY: _____

TITLE: _____

STATE OF COLORADO)
) S.S.
COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF ____, 20__, BY _____ FOR INTEGRITY TRAFFIC HOLDING COMPANY, A LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY OF ____, 20__.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF ____, 20__.

CHAIR

ADAMS COUNTY ATTORNEY

APPROVED AS TO FORM

ADAMS COUNTY CLERK & RECORDER'S CERTIFICATE

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

CLERK AND RECORDER: _____

BY DEPUTY: _____

RECEPTION NO.: _____

3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
OFFICE: 1-888-933-2111
SUPPORT@BLEWINC.COM

BLEW

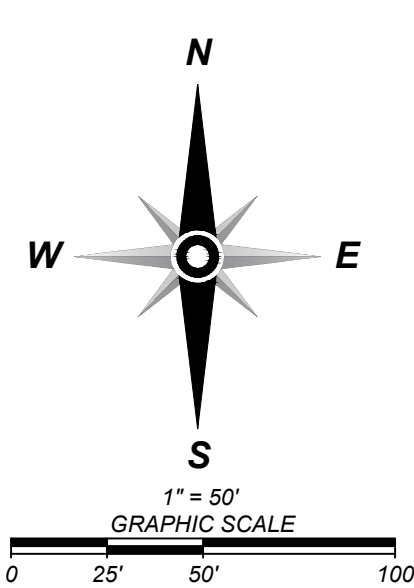
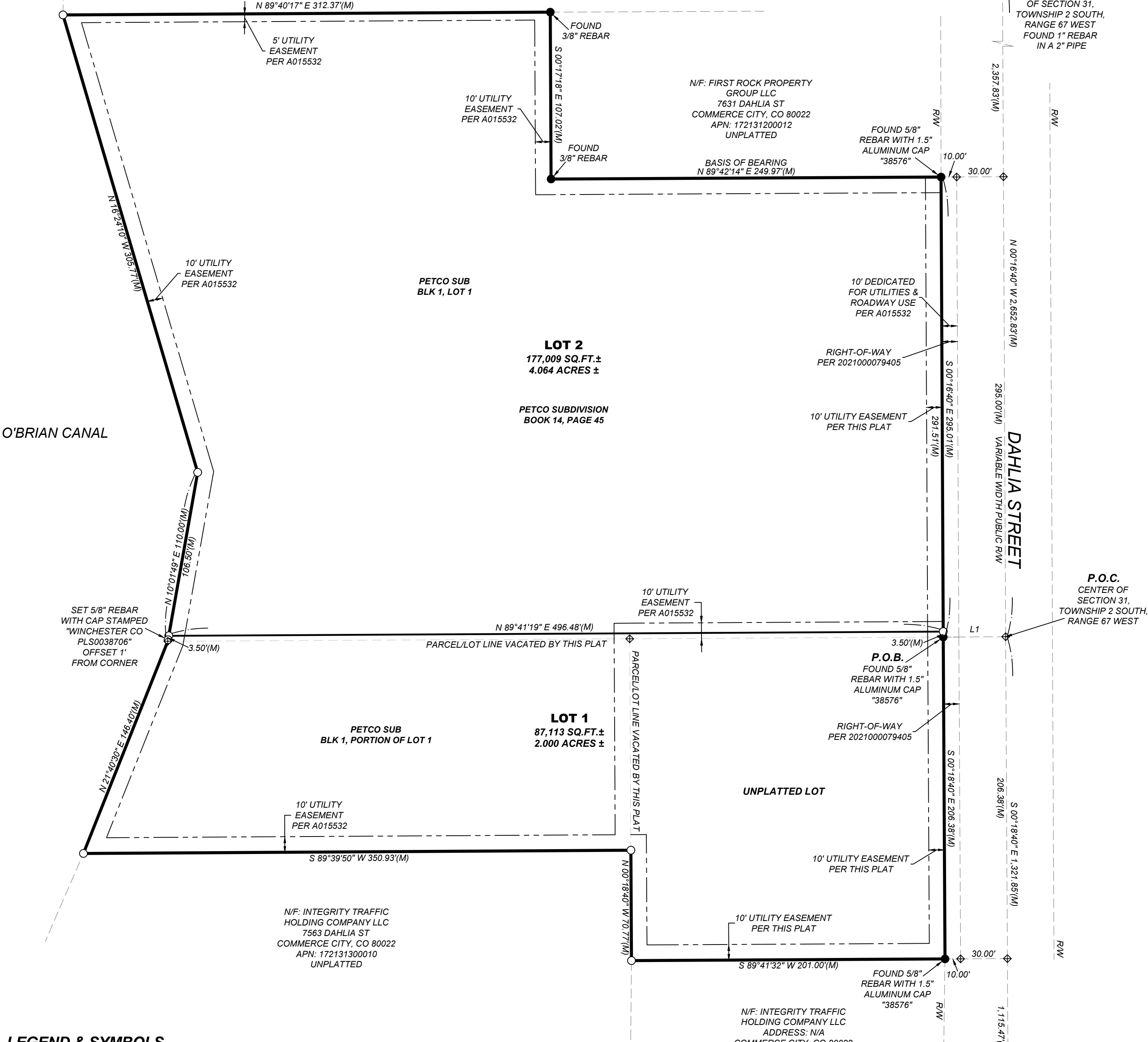
Surveying | Engineering | Environmental

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 23-7488.01	SURVEY DRAWN BY: CRH - 01/29/2024
SURVEY REVIEWED BY: TS	SHEET: 1 OF 2

PETCO SUBDIVISION AMENDMENT NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPLE MERIDIAN, ADAMS COUNTY COLORADO
SHEET 2 OF 2



LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
○	SET 5/8" WITH CAP STAMPED "WINCHESTER CO PLS0038706"
⬢	COMPUTED POINT
N/F	NOW OR FORMERLY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
(M)	MEASURED/CALCULATED DIMENSION
---	PROPERTY LINE
---	LOT LINE
---	EASEMENT LINE
---	ADJOINER LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°41'27" W	40.00'

DATE	REVISION HISTORY	BY

3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
OFFICE: 1-888-933-2111
SUPPORT@BLEWINC.COM

BLEW
Surveying | Engineering | Environmental

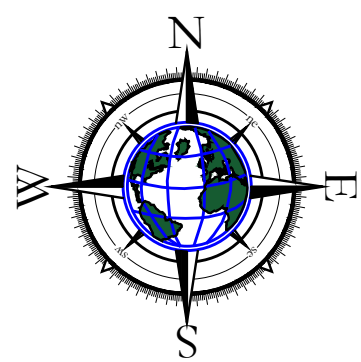
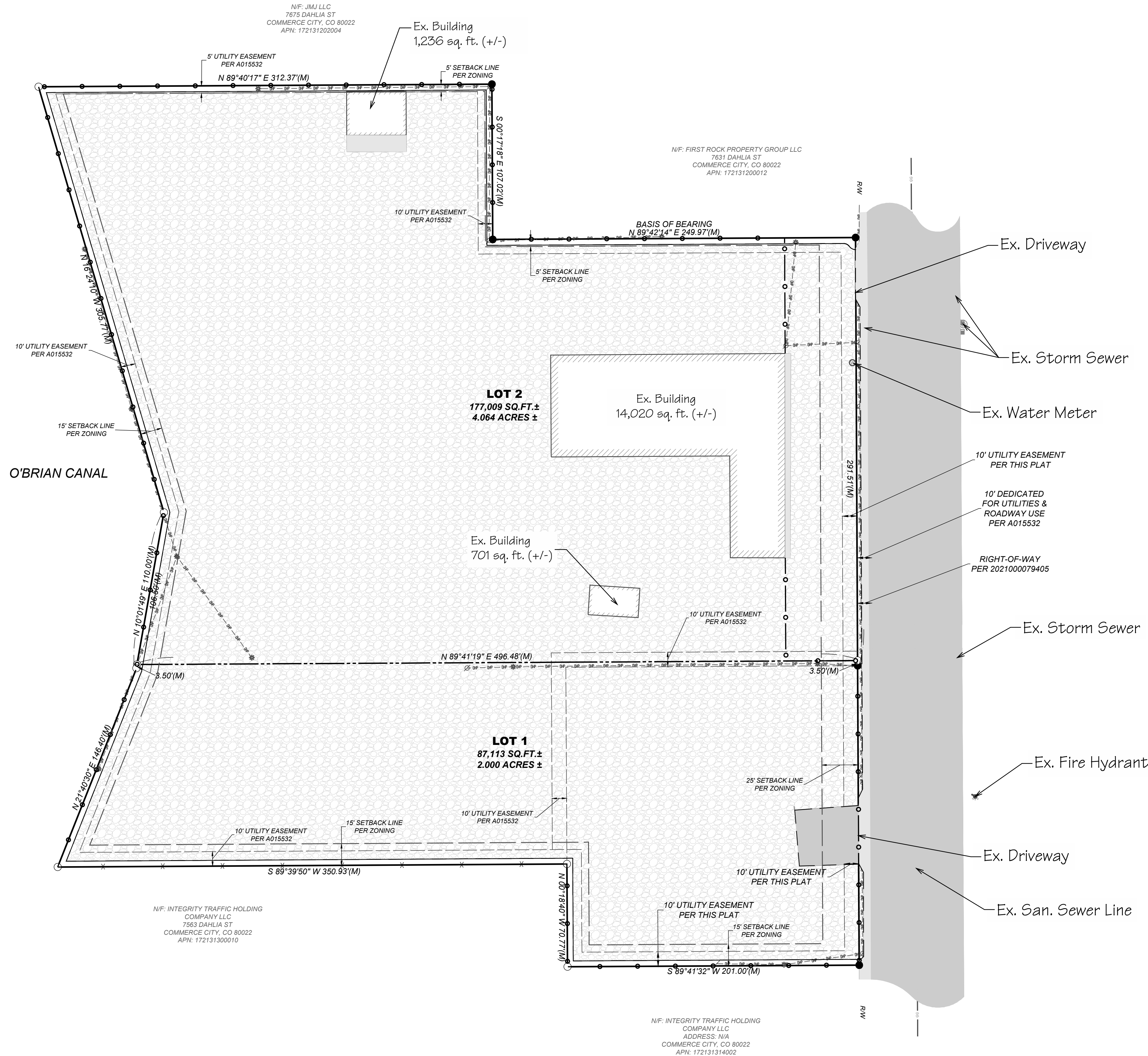
SURVEYOR JOB NUMBER: 23-7488.01	SURVEY DRAWN BY: CRH - 01/29/2024
SURVEY REVIEWED BY: TS	SHEET: 2 OF 2

p:\23-7488 dahlia street minor subdivision & rezoning\civil drawings\23-7488 civil 001.dwg - Plotted on 4/15/2025 5:18:00 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Jason Spencer

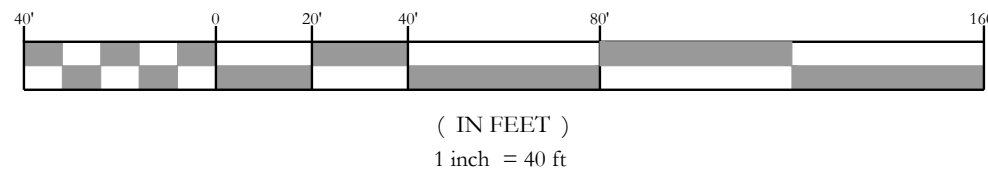
Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Curb And Gutter
	Edge Of Gravel
	Ex. Asphalt Pavement
	Gravel Yard
	Ex. Concrete Sidewalk
	Ex. Fence Line
	Proposed Fence Line

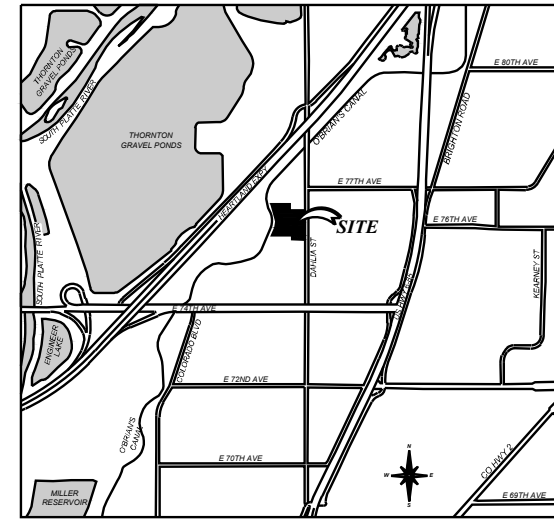
Note:
* See Survey For Existing Features Legend.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft



VICINITY MAP
N.T.S.

*** CONCEPTUAL DISCLAIMER ***
THIS DRAWING WAS CREATED FOR CONCEPTUAL PURPOSES ONLY. THE SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS AND/OR CITY INFORMATION. THEREFORE, THE DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE CONDITIONS, SOILS, SURVEY, ETC. ANY ADDITIONAL DATA AND/OR SITE CONDITIONS COULD RESULT IN CHANGES TO THE OVERALL DESIGN OF THE SITE INCLUDING BUT NOT LIMITED TO (PARKING RATIOS, NUMBER OF BUILDINGS, AMOUNT OF DEVELOPABLE LAND, ACCESS TO THE SITE, ETC.) AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

Rezoning Site Plan

Development Plans For:
PETCO Subdivision Amendment No. 1

7625 Dahlia Street
Adams County, CO

SEAL
CONCEPTUAL
NOT FOR CONSTRUCTION

FIRM
BLEW
Surveying | Engineering
Environmental
13900 Wireless Way Office: (405) 213-0124
Oklahoma City, OK 73134 www.BLEWINC.com

Certificate of Authorization № 5387

DATE:	2025-04-15	JOB NUMBER:	23-7488
DRAWN BY:	J. Spencer	REVIEWED BY:	-
DRAWING NAME:	23-7488 Civil 001.dwg		
SHEET NUMBER:	C1		

PROOF OF OWNERSHIP & LEGAL DESCRIPTION

Recording Requested By and When Recorded Return to:

King & Spalding LLP
1700 Pennsylvania Avenue, NW
Washington, DC 20006
Attn: Brian E. Ashin, Esq.

SPECIAL WARRANTY DEED

THIS DEED, made as of the 16th day of October, 2024, between **INTEGRITY TRAFFIC HOLDING COMPANY, LLC**, a Colorado limited liability company (“**Grantor**”) and **7627 DAHLIA LLC**, a Delaware limited liability company, whose address is, c/o Jadian IOS, 4 Star Point, Suite 204, Stamford, Connecticut 06902 (“**Grantee**”).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all the real property, together with all improvements situate, lying and being in the County of Adams, State of Colorado, described on **Exhibit A** attached hereto and incorporated herein by this reference (the “**Property**”).

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; subject only to those matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee its successors and assigns forever. The Grantor for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise, subject only to the Permitted Exceptions.

It is understood and agreed that the Property is being conveyed “AS IS, WHERE IS, WITH ALL FAULTS” and, except as expressly set forth herein, Grantor has not made and is not now making and specifically disclaims any warranties, representations or guarantees of any kind or character with respect to the Property, including without limitation, all warranties concerning the merchantability, fitness for a particular purpose, quality, condition, size, value, suitability, legal entitlement status, and boundary locations of the Property. Grantee acknowledges that Grantee is relying on Grantee’s own inspection and investigation of the Property, and not information provided by Grantor, to satisfy itself as to the condition of the Property. Grantee assumes the risk that adverse matters, may not have been revealed by Grantee’s inspections and investigations.

Recording Requested by:
FNTG-NCS Colorado

00501546

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

GRANTOR:

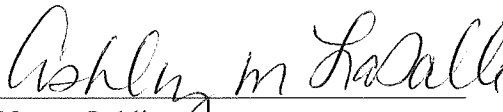
**INTEGRITY TRAFFIC HOLDING COMPANY,
LLC**, a Colorado limited liability company

By: Integrity Holding Company, a Colorado limited
liability company, its Managing Member

By: 
Jason Bowen, Managing Member

STATE OF COLORADO)
COUNTY OF Otero)

The foregoing instrument was acknowledged before me on this 15 day of October, 2024, by Jason Bowen as Managing Member of Integrity Holding Company, LLC, a Colorado limited liability company, as Managing Member of Integrity Traffic Holding Company, LLC, a Colorado limited liability company.


Notary Public

My Commission Expires: 11/30/25
(SEAL)

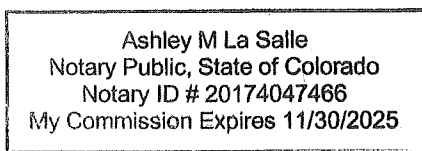


EXHIBIT A to Deed

Legal Description

Parcel A:

That part of the NW ¼ of Section 31, Township 2 South, Range 67 West, of the 6th P.M., described as follows:

Beginning at the center of said Section 31;

Thence North 295.0 feet along the North-South centerline of said Section 31;

Thence South 89 Degrees 58 Minutes West parallel to the South line of said NW ¼ a distance of 290.0 feet;

Thence North 107.0 feet;

Thence South 89 Degrees 58 Minutes West, 312.36 feet, more or less, to a point on the Easterly right of way line of the O'Brian Canal;

Thence South 16 Degrees 07 Minutes 30 Seconds East, 305.77 feet;

Thence South 10 Degrees 45 Minutes 30 Seconds West, 110.16 feet, more or less to a point on the South line of said NW ¼;

Thence North 89 Degrees 58 Minutes East, 538.00 feet along said South line to the Point of Beginning;

EXCEPT the East 30.0 feet thereof reserved for Dahlia Street,

And

That part of the NE1/4 SW1/4 of Section 31, Township 2 South, Range 67 West of the 6th P.M., Adams County, State of Colorado. Parcel 4, a part of Parcel 1, whose true point of beginning is 241.00 feet west of the NE corner NE1/4 SW1/4 Section 31, Township 2 South, Range 67 West, thence South 0°02'00" East a distance of 135.60 feet, thence due west a distance of 350.93 feet, thence North 22°02'35" East a distance of 146.40 feet, thence due East a distance of 296.12 feet to the true point of beginning.

Now known as Lot 1, Block 1, Petco Subdivision, County of Adams, State of Colorado.

Parcel B:

That part of the NW ¼ of Section 31, Township 2 South, Range 67 West, of the 6th P.M., described as follows:

Beginning at a point on North line NE ¼, SW ¼ Section 31, 30 feet West of center of said Section;

Thence South 206.37 feet;

Thence West 211 feet;

Thence North 206.37 feet;

Thence East 211 feet to the Point of Beginning, County of Adams, State of Colorado.

Except that portion conveyed to the County of Adams, State of Colorado by the Warranty Deed recorded April 9, 2021 at Reception No. 2021000043836 and July 1, 2021 at Reception No. 2021000079405.

For Informational Purposes Only:

7627 Dahlia Street, Commerce City, Colorado 80022

Parcel Numbers: 0172131203001, 0172131300011, 0172131315001

Exhibit B to Deed

Permitted Exceptions

- 1- Liens or encumbrances arising out of any activity of Grantee or its employees, contractors or agents.
- 2- Water rights, claims of title to water, whether or not these matters are shown by the public records.
- 3- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024. None due and owing as of the date of this Deed.
- 4- Rights of tenants in possession, as tenants only, under written unrecorded, unexpired leases with no rights of first refusal or options to purchase.
- 5- Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:

Recording Date: September 14, 1973

Recording No: Reception No. A015532

- 6- Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by ALTA/NSPS Land Title Survey by Blew & Associates, P.A., dated November 15, 2023, designated as Job Number 23-7488:
 - a. Building encroaching onto easement near north property line;
 - b. Fence lines along westerly side of property do not coincide with property line;
 - c. Shed encroaching over property line near southwest corner.



WILL SERVE LETTER

April 4, 2024

Integrity Traffic Holding Company LLC
7627 Dahlia Street
Commerce City, CO 80022 .

Re: Will Serve Letter

Dear Integrity Traffic Holding Company LLC

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electric service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at 7627 Dahlia Street. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads 'Aaron Moser'.

Aaron Moser
Xcel Energy Planner

Mailing address: Xcel Energy
1123 W 3rd Ave
Denver, CO 80223



South Adams County
Water & Sanitation District
6595 E 70th Avenue
Commerce City CO 80022
303.288.2646
<https://www.southadamswaterco.gov/>

Water and Wastewater Account Information

Account Number: 404043.01
Service Address: 7627 DAHLIA ST
Service Period: 01/14/2024 to 02/13/2024
Billing Date: 02/13/2024
Due Date: 03/04/2024

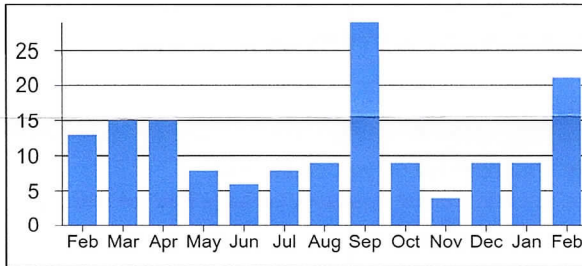


Water Meter Reading: *Use measured in 1,000 gallon increments

	Previous		Current	
	Date	Reading	Date	Reading
Domestic	01/03/2024	1,775	02/02/2024	1796
				*Usage 21

JASON BOWEN
7627 DAHLIA ST
COMMERCE CITY CO 80022-1496

1-80-3



Water History

Current Water and Sewer Charges

Water Commercial 2 Inch Base 161.48
Water Usage Calculation:
Level 1: 21 @ 0 = \$.00
Level 2: @ = \$
Level 3: @ = \$

Total Water Usage Charges: .00
Sewer Commercial 2 Inch 243.53

Current Bill Summary

Previous Bill Amount: 927.50
Payments: 937.50CR
Adjustments: .00

Current Charges

Water .00
Water Service Fee 161.48
Sewer 243.53
Centralized Water Softening Fee 78.00
Late Fee 10.00
TOTAL AMOUNT DUE 483.01

Special Message

Dedicated to Providing
Affordable and Sustainable
Water Resources

Payment Coupon

Account Number: 404043.01
Service Address: 7627 DAHLIA ST
Service Period: 01/14/2024 to 02/13/2024
Billing Date: 02/13/2024
Due Date: 03/04/2024

AMOUNT DUE

TOTAL AMOUNT DUE BY 03/04/2024 483.01

Amount Enclosed

\$

Please return this portion along with your
payment. Please make check payable to:

South Adams County
Water & Sanitation District
Payment Processing
PO Box 494
Pleasant Grove, UT 84062



JASON BOWEN
7627 DAHLIA ST
COMMERCE CITY CO 80022

04040430100000483016



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0077822	0172131300011	Apr 17, 2025	2025-04-17-WEB-21505

7627 DAHLIA LLC
4 STAR PT STE 204
STAMFORD, CT 06902-8927

Situs Address	Payor
0	Jadian IOS

Legal Description

SECT,TWN,RNG:31-2-67 DESC: BEG AT A PT ON N LN NE4 SW4 SEC 31 30 FT W OF CEN OF SD SEC TH S 206/37 FT TH W 211 FT TH N 206/37 FT TH E 211 FT TO POB EXC RD (2021000043836) 0/95A

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT COMMERCIAL LD - 0200	155,610	43,420	2024	210	95.122

Payments Received

E-check	\$4,130.20
---------	------------

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$4,130.20	\$0.00	\$4,130.20	\$0.00
				\$4,130.20	\$0.00
Balance Due as of Apr 17, 2025					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0226536	0172131203003	Apr 17, 2025	2025-04-17-WEB-21508

7627 DAHLIA LLC
4 STAR PT STE 204
STAMFORD, CT 06902-8927

Situs Address		Payor			
7625 DAHLIA ST		Jadian IOS			
Legal Description					
SUB:PETCO SUBD BLK:1 LOT:1 EXC RD (2021000043836)					
Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT COMMERCIAL LD - 0200	177,844	49,620	2024	210	95.122
Payments Received					
E-check			\$4,719.96		
Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$4,719.96	\$0.00	\$4,719.96	\$0.00
				\$4,719.96	\$0.00
Balance Due as of Apr 17, 2025					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com

Receipt Number: 837317
Colorado Geological Survey
Current Date: 05/10/2024

Description	Amount
Pre-Pay the Colorado Geological Survey Land Use Review Fee	\$950.00
Must select project size to calculate a price: Small Subdivision -	
Project Name: Dahlia St. Minor Subdivision	
County of Project: Adams County	
Applicant's Name: Integrity Traffic Holding Company	
Applicant's Address (line 1): 7627 Dahlia Street	
Applicant's City: Commerce City	
Applicant's State: CO	
Applicant's Zip Code: 80022	
Applicant's Phone: 502-641-1103	
Applicant's Email: lawclerk@3pillarslaw.com	
Pre-Pay the Colorado Geological Survey Land Use Review Fee	
Total	\$950.00

Payments Received	Amount
CC	\$950.00
Visa XXXXXXXXXXXXX7321	
Authorization # 010676	
Total	\$950.00

Thank you for the payment.



ADAMS COUNTY
COLORADO

REZONING

(ZONING MAP AMENDMENT)

Community & Economic Development Department
Planning & Development

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

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: adcogov.org

A rezoning (zoning map amendment) is a public process that changes a property's zone district.

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

Development Application Form (pg. 4)

Written Narrative

Site Plan

Proof of Ownership

Proof of Water and Sewer Services

Legal Description

Statement of Taxes Paid

Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. ***Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day (CEDD-Plan@adcogov.org) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day (CEDD-ENG@adcogov.org) to determine whether a Level 1 Storm Drainage Study is necessary.

Applications Fees	Amount	Due
Application	\$1,500	After complete application received
Adams County Health	\$210 (public utilities -TCHD Level 2) \$360 (individual septic -TCHD Level 3)	After complete application received

Guide to Rezoning Application

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Narrative

- A written explanation of the project including the existing and proposed zone district and proposed use of the property.

Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements.
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation

Proof of Ownership:

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

Proof of Water and Sewer:

- A written statement from the appropriate water/sewer district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.
- A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Legal Description:

- Geographical description of a real estate property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

Statement of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or www.adcotax.com

Trip Generation Letter:

- Shall be determined based upon the methodologies of the most current, Institute of Transportation Engineers (ITE) Trip Generation Manual for the average vehicle trips during the weekday AM peak hour and weekday PM peak hour.

Supplemental Documents

Neighborhood Meeting Summary:

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

Preliminary Drainage Analysis:

- A general narrative discussing the pertinent drainage characteristics and problems, and proposed drainage characteristics if the subdivision is approved.



PROJECT NAME:

APPLICANT

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

OWNER

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

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

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

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor
Parcel Number

Existing
Zoning:

Existing Land
Use:

Proposed Land
Use:

Have you attended a Conceptual Review? YES ☐ NO ☐

If yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:



T 303-333-9810
F 303-333-9786
360 South Garfield Street
Sixth Floor
Denver, Colorado 80209

REZONING APPLICATION NARRATIVE

TO: Adams County Community Planning and Development Department
FROM: Foster Graham Milstein & Calisher, LLP ("FGMC")
DATE: May 21, 2025
RE: Rezoning Application Narrative for Real Property Located at 7625-7627 Dahlia Street

INTRODUCTION

Jadian Acquisitions, LLC ("Applicant") is the owner of that certain real property consisting of two (2) parcels that are located at 7625-7627 Dahlia Street (parcel nos. 0172131203003 0172131300011¹) in Adams County, Colorado ("County"). The Applicant submits this Rezoning Application Narrative as a supplement to its application for a Zoning Map amendment to rezone parcel no. 0172131300011 ("Property") from the I-1 Industrial Zone District ("I-1 District" or "I-1") to the I-2 Industrial Zone District ("I-2 District" or "I-2") ("Application").

In summary, the Applicant is seeking a rezoning alongside a minor subdivision application ("Subdivision Application") for the Property to correct the situation caused by an illegally subdivided lot created prior to the Applicant's ownership of the Property. The Subdivision Application, in combination with this rezoning request, will result in two conforming lots zoned I-2. Currently, the Property is zoned I-1. Approval of the Subdivision Application would vacate an existing lot line and result in a lot in which a portion of the lot is zoned I-1 and the other portion is I-2. Therefore, this Application is necessary to effectuate the creation of a new legal confirming lot in a single zone district (the I-2 District), correcting the illegal subdivision of the Property and bringing the zoning of the Property into conformity with the surrounding lots.

The Application meets all of the criteria required by Section 02-02-15-06-02 of the Adams County Development Standards and Regulations ("Regulations") as explained herein, and the Applicant respectfully requests that the Adams County Board of County Commissioners ("BOCC") approve the Application.

¹ Prior to Jadian's purchase of the Property, the Property was comprised of three parcels 0172131203001, 0172131315001, 0172131300011). Jadian's purchase of the Property resulted put Lot 1 Block 1 of the PetCo Subdivision back under common ownership and therefore, the assessor consolidated the Property into two parcel numbers.

REZONING CRITERIA

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a Zoning Map amendment, shall find that the following criteria in Section 2-02-15-06-02 of the Regulations are met:

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.²

The Application meets each of the rezoning criteria above as follows:

1. The Zoning Map amendment proposed by the Application is consistent with the County's Comprehensive Plan because as shown on the Future Land Use Map, the Property has a future land use designation of industrial-low. The industrial low category includes "low impact industrial uses that primarily operate in buildings. This category may be adjacent to residential use if nuisances or pollution are minimal and sufficiently mitigated."

As shown in *Figure 1* below, all of the properties surrounding the Property are in the I-2 District and have a Future Land Use Map designation of industrial-medium, which is a land use category that includes moderate impact industrial uses that operate in buildings or openly on a site where operations can include some nuisances or pollution and adjacency to residential uses should be avoided.³

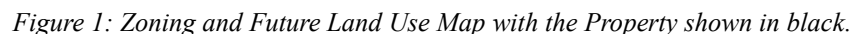
As stated in the Comprehensive Plan, "[t]ypical Zone Districts depicted in the future land use categories is intended to illustrate zone districts conventionally found in a category and not an exclusive list of potentially appropriate zone districts and may be evaluated along with additional criteria."⁴ The industrial low future land use category identifies the C-5 Zone District ("C-5 District") and the I-1 Zone District ("I-1 District") as examples of zone districts that fit into that land use category. As stated in the Comprehensive Plan, the C-5

² Adams County Development Standards and Regulations 2-02-15-06-02.

³ Advancing Adams, page 17.

⁴ Advancing Adams, page 12.

The I-2 District is appropriate for the low industrial future land use category because the purpose of the I-2 District is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees. The low-industrial future land use category supports low impact industrial uses and the I-2 District only permits those low impact uses such as light manufacturing, processing, storage, etc. No heavy or nuisance producing industrial uses are permitted in the I-2 District. Additionally, as shown in *Figure 1* below, the Property is surrounded by the industrial-medium future land use category and I-2 District parcels. Therefore, a Zoning Map amendment will make the Property more compatible with surrounding land uses.



⁵ Advancing Adams, Page 9.

⁶ Southwest Area Framework Plan, Page 10.

permitted by right in the I-2 District, the Application achieves the policy goal to encourage clean industry on lands that were already planned for industrial uses.

2. The Zoning Map amendment proposed by the Application is consistent with the purposes of these standards and regulations because as set forth in Section 1-01-03, the purpose and intent of the Regulations is to designate, regulate, and restrict the locations of building and the uses of land for residential, commercial and industrial uses as well as divide the unincorporated area of the County into zone districts of such number, shape and area as may be deemed best suited to carry out the Regulations and to provide for their administration, enforcement, and amendment.

As shown above in *Figure 1*, this rezoning will result in an industrial area that is more uniform than what currently exists. The Property is a product of an illegal subdivision. As a result, the Property remained in the I-1 District although the neighboring properties contain uses consistent with the I-2 District. Rezoning the Property to the I-2 District will help meet the purposes of the Regulations because the area is well suited to support I-2 District industrial uses as is consistent with the surrounding properties.

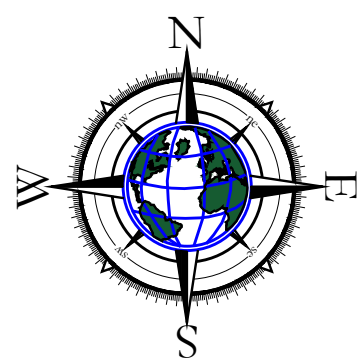
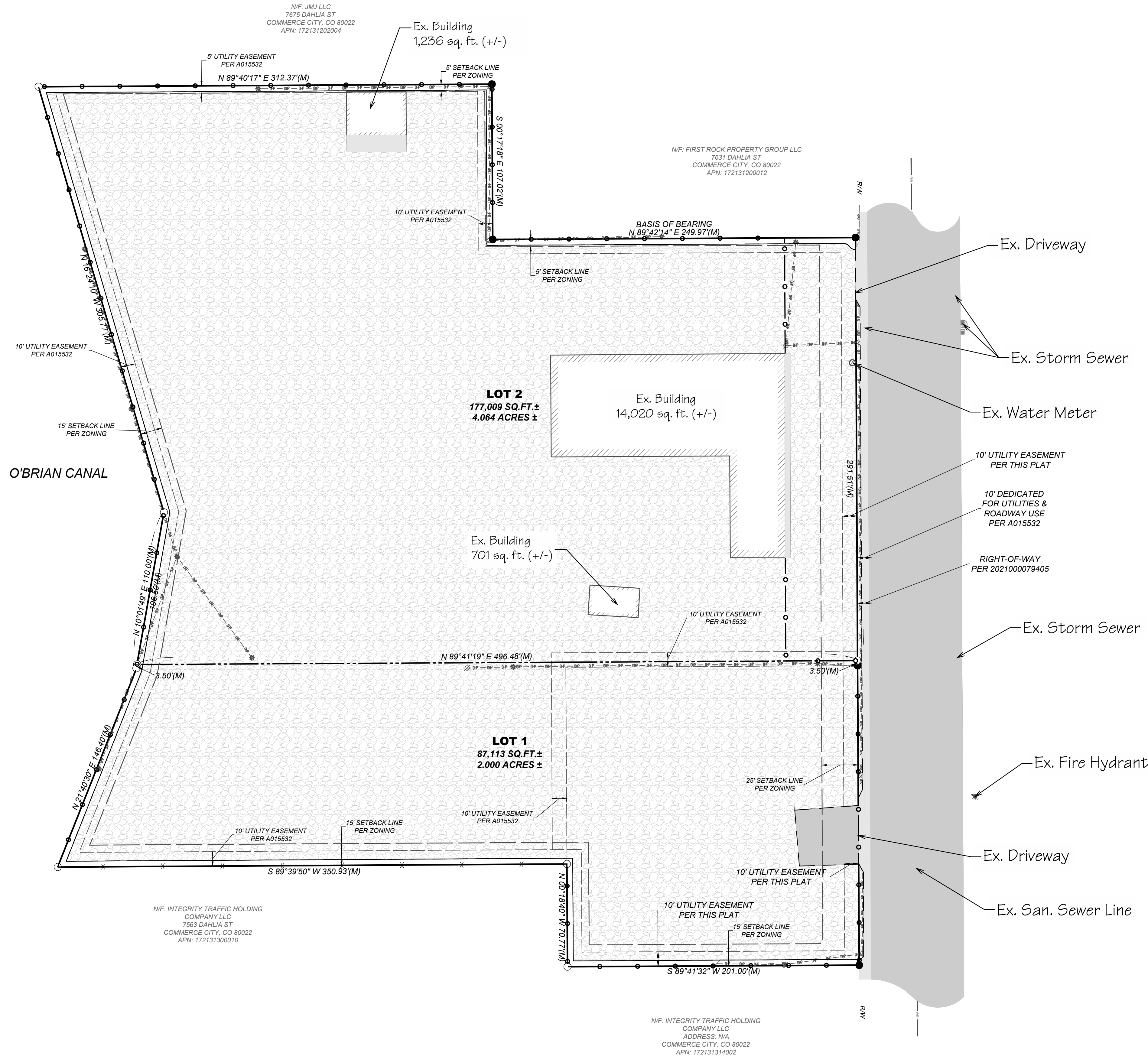
3. The Zoning Map amendment proposed by the Application will comply with the requirements of the standards and regulations because the Property meets the minimum lot size required in the I-2 District. This Application is being processed alongside the Subdivision Application. The site plan for the Subdivision Application, attached hereto, shows that if and when the Subdivision Application is approved, the lot line that is being vacated will result in the combination of the Property and the neighboring lot. This new lot will be 2 acres in size, meeting the minimum parcel size requirement for the I-2 District. In fact, the Subdivision Application and this Application will result in zoning of the Property that is more compliant with the Regulations than the current state of the Property. Through this Application and the Subdivision Application, Jadian will combine the Property and the neighboring lot to create one, compliant I-2 lot.
4. The Zoning Map amendment for the Property conforms with the surrounding properties because as shown in *Figure 1*, all of the surrounding properties are already zoned I-2. Jadian will not be engaging in a use that will require a conditional or special use permit. Therefore, the Application will result in a Property that is harmonious with the surrounding properties' zoning and uses, satisfying this criterion.

p:\23-7488 dahlia street minor subdivision & rezoning\civil drawings\23-7488 civil 001.dwg - Plotted on 4/15/2025 5:18:00 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Jason Spencer

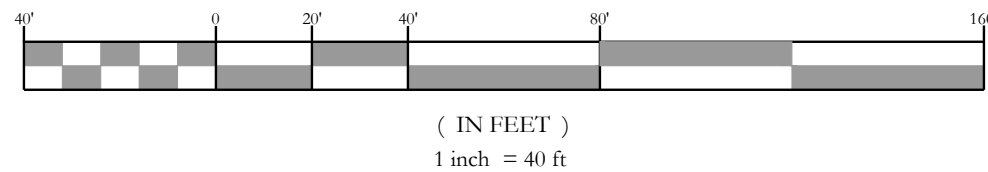
Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Curb And Gutter
	Edge Of Gravel
	Ex. Asphalt Pavement
	Gravel Yard
	Ex. Concrete Sidewalk
	Ex. Fence Line
	Proposed Fence Line

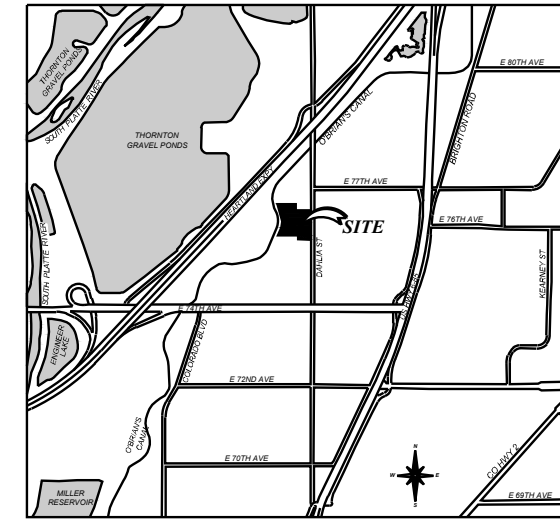
Note:
* See Survey For Existing Features Legend.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft



VICINITY MAP
N.T.S.

*** CONCEPTUAL DISCLAIMER ***
THIS DRAWING WAS CREATED FOR CONCEPTUAL PURPOSES ONLY. THE SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS AND/OR CITY INFORMATION. THEREFORE, THE DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE CONDITIONS, SOILS, SURVEY, ETC. ANY ADDITIONAL DATA AND/OR SITE CONDITIONS COULD RESULT IN CHANGES TO THE OVERALL DESIGN OF THE SITE INCLUDING BUT NOT LIMITED TO (PARKING RATIOS, NUMBER OF BUILDINGS, AMOUNT OF DEVELOPABLE LAND, ACCESS TO THE SITE, ETC.) AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

Rezoning Site Plan

Development Plans For:
PETCO Subdivision Amendment No. 1

7625 Dahlia Street
Adams County, CO

SEAL
CONCEPTUAL
NOT FOR CONSTRUCTION

FIRM
BLEW
Surveying | Engineering
Environmental
13900 Wireless Way Office: (405) 213-0124
Oklahoma City, OK 73134 www.BLEWINC.com

Certificate of Authorization № 5387

DATE:	2025-04-15	JOB NUMBER:	23-7488
DRAWN BY:	J. Spencer	REVIEWED BY:	-
DRAWING NAME:	23-7488 Civil 001.dwg		
SHEET NUMBER:	C1		

Recording Requested By and When Recorded Return to:

King & Spalding LLP
1700 Pennsylvania Avenue, NW
Washington, DC 20006
Attn: Brian E. Ashin, Esq.

SPECIAL WARRANTY DEED

THIS DEED, made as of the 16th day of October, 2024, between **INTEGRITY TRAFFIC HOLDING COMPANY, LLC**, a Colorado limited liability company (“**Grantor**”) and **7627 DAHLIA LLC**, a Delaware limited liability company, whose address is, c/o Jadian IOS, 4 Star Point, Suite 204, Stamford, Connecticut 06902 (“**Grantee**”).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all the real property, together with all improvements situate, lying and being in the County of Adams, State of Colorado, described on **Exhibit A** attached hereto and incorporated herein by this reference (the “**Property**”).

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; subject only to those matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee its successors and assigns forever. The Grantor for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise, subject only to the Permitted Exceptions.

It is understood and agreed that the Property is being conveyed “AS IS, WHERE IS, WITH ALL FAULTS” and, except as expressly set forth herein, Grantor has not made and is not now making and specifically disclaims any warranties, representations or guarantees of any kind or character with respect to the Property, including without limitation, all warranties concerning the merchantability, fitness for a particular purpose, quality, condition, size, value, suitability, legal entitlement status, and boundary locations of the Property. Grantee acknowledges that Grantee is relying on Grantee’s own inspection and investigation of the Property, and not information provided by Grantor, to satisfy itself as to the condition of the Property. Grantee assumes the risk that adverse matters, may not have been revealed by Grantee’s inspections and investigations.

Recording Requested by:
FNTG-NCS Colorado

00501546

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

GRANTOR:

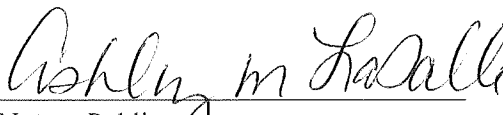
**INTEGRITY TRAFFIC HOLDING COMPANY,
LLC**, a Colorado limited liability company

By: Integrity Holding Company, a Colorado limited
liability company, its Managing Member

By: 
Jason Bowen, Managing Member

STATE OF COLORADO)
COUNTY OF Otero)

The foregoing instrument was acknowledged before me on this 15 day of October, 2024, by Jason Bowen as Managing Member of Integrity Holding Company, LLC, a Colorado limited liability company, as Managing Member of Integrity Traffic Holding Company, LLC, a Colorado limited liability company.


Notary Public

My Commission Expires: 11/30/25
(SEAL)

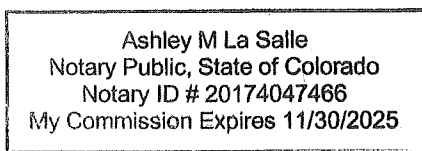


EXHIBIT A to Deed

Legal Description

Parcel A:

That part of the NW ¼ of Section 31, Township 2 South, Range 67 West, of the 6th P.M., described as follows:

Beginning at the center of said Section 31;

Thence North 295.0 feet along the North-South centerline of said Section 31;

Thence South 89 Degrees 58 Minutes West parallel to the South line of said NW ¼ a distance of 290.0 feet;

Thence North 107.0 feet;

Thence South 89 Degrees 58 Minutes West, 312.36 feet, more or less, to a point on the Easterly right of way line of the O'Brian Canal;

Thence South 16 Degrees 07 Minutes 30 Seconds East, 305.77 feet;

Thence South 10 Degrees 45 Minutes 30 Seconds West, 110.16 feet, more or less to a point on the South line of said NW ¼;

Thence North 89 Degrees 58 Minutes East, 538.00 feet along said South line to the Point of Beginning;

EXCEPT the East 30.0 feet thereof reserved for Dahlia Street,

And

That part of the NE1/4 SW1/4 of Section 31, Township 2 South, Range 67 West of the 6th P.M., Adams County, State of Colorado. Parcel 4, a part of Parcel 1, whose true point of beginning is 241.00 feet west of the NE corner NE1/4 SW1/4 Section 31, Township 2 South, Range 67 West, thence South 0°02'00" East a distance of 135.60 feet, thence due west a distance of 350.93 feet, thence North 22°02'35" East a distance of 146.40 feet, thence due East a distance of 296.12 feet to the true point of beginning.

Now known as Lot 1, Block 1, Petco Subdivision, County of Adams, State of Colorado.

Parcel B:

That part of the NW ¼ of Section 31, Township 2 South, Range 67 West, of the 6th P.M., described as follows:

Beginning at a point on North line NE ¼, SW ¼ Section 31, 30 feet West of center of said Section;

Thence South 206.37 feet;

Thence West 211 feet;

Thence North 206.37 feet;

Thence East 211 feet to the Point of Beginning, County of Adams, State of Colorado.

Except that portion conveyed to the County of Adams, State of Colorado by the Warranty Deed recorded April 9, 2021 at Reception No. 2021000043836 and July 1, 2021 at Reception No. 2021000079405.

For Informational Purposes Only:

7627 Dahlia Street, Commerce City, Colorado 80022

Parcel Numbers: 0172131203001, 0172131300011, 0172131315001

Exhibit B to Deed

Permitted Exceptions

- 1- Liens or encumbrances arising out of any activity of Grantee or its employees, contractors or agents.
- 2- Water rights, claims of title to water, whether or not these matters are shown by the public records.
- 3- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024. None due and owing as of the date of this Deed.
- 4- Rights of tenants in possession, as tenants only, under written unrecorded, unexpired leases with no rights of first refusal or options to purchase.
- 5- Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:

Recording Date: September 14, 1973

Recording No: Reception No. A015532

- 6- Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by ALTA/NSPS Land Title Survey by Blew & Associates, P.A., dated November 15, 2023, designated as Job Number 23-7488:
 - a. Building encroaching onto easement near north property line;
 - b. Fence lines along westerly side of property do not coincide with property line;
 - c. Shed encroaching over property line near southwest corner.



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0077822	0172131300011	Apr 17, 2025	2025-04-17-WEB-21505

7627 DAHLIA LLC
4 STAR PT STE 204
STAMFORD, CT 06902-8927

Situs Address	Payor
0	Jadian IOS

Legal Description
SECT,TWN,RNG:31-2-67 DESC: BEG AT A PT ON N LN NE4 SW4 SEC 31 30 FT W OF CEN OF SD SEC TH S 206/37 FT TH W 211 FT TH N 206/37 FT TH E 211 FT TO POB EXC RD (2021000043836) 0/95A

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT COMMERCIAL LD - 0200	155,610	43,420	2024	210	95.122

Payments Received
E-check
\$4,130.20

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$4,130.20	\$0.00	\$4,130.20	\$0.00
				\$4,130.20	\$0.00
				Balance Due as of Apr 17, 2025	\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0226536	0172131203003	Apr 17, 2025	2025-04-17-WEB-21508

7627 DAHLIA LLC
4 STAR PT STE 204
STAMFORD, CT 06902-8927

Situs Address		Payor			
7625 DAHLIA ST		Jadian IOS			
Legal Description					
SUB:PETCO SUBD BLK:1 LOT:1 EXC RD (2021000043836)					
Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT COMMERCIAL LD - 0200	177,844	49,620	2024	210	95.122
Payments Received					
E-check			\$4,719.96		
Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$4,719.96	\$0.00	\$4,719.96	\$0.00
				\$4,719.96	\$0.00
Balance Due as of Apr 17, 2025					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com



January 9, 2025

Mr. Kees t'Sas
Vice President, Investments
Jadian IOS
3201 New Mexico Avenue NW
Suite 305
Washington, DC 20016

Re: Petco Subdivision Rezone
Trip Generation Letter
Adams County, Colorado

Dear Mr. t'Sas,

This letter documents the results of a trip generation analysis for the proposed Petco Subdivision Rezone to be located at 7627 Dahlia Street in Adams County, Colorado. The purpose of this letter is to assess the anticipated traffic generation of the overall approximately 264,000 square foot site anticipated to be used as an industrial outdoor storage site as part of a proposed rezone of an existing subdivided I-1 zoned parcel to be replatted and combined with an adjacent I-2 parcel just to the north. A draft subdivision concept plan for the project is attached.

EXISTING PROJECT SITE

The existing overall 264,000 square foot site includes an approximately 15,000 square foot building but the lot is largely used as an outdoor storage site for vehicles, construction equipment, and other vehicle-related items. The southern portion of the site—Lot 1—includes the subdivided lot that is zoned as an I-1 parcel and is approximately 87,113 square feet in size while the northern portion—Lot 2—is zoned as an I-2 parcel and is approximately 177,009 square feet.

As noted, this project is proposing a rezone of the I-1 parcel to join the I-2 parcel to the north. Of note, much of the area surrounding the project site is also currently zoned as I-2 based on the Adams County zoning map and as such, it is believed this proposed rezone and replat will align to the uses in the surrounding area. An aerial photo that illustrates the project vicinity and approximate lot size is shown below (north is up).



Approximate Project Location

TRIP GENERATION

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the Trip Generation Manual¹ published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of many types of land uses. Based on the proposed use of industrial outdoor storage, the ITE Trip Generation Manual does not have a land use code that aligns well with this use case. While there is not yet a known end user of the proposed site in this project, it is anticipated to be used as an outdoor storage site such as vehicle storage, heavy equipment, an outdoor transloading facility, container storage, or storage of building materials. It should be noted that the existing site is also currently used as outdoor storage of various items.

As such, site-specific data of a similar site in Pueblo, Colorado that was used as outdoor semi-trailer storage for a Target distribution center nearby the site is referenced in this study. A traffic study letter was completed by Kimley-Horn for this Target site in January 2023, called Target PuebloPlex, and the study performed traffic counts entering and exiting the outdoor storage site. The site was approximately 300,000 square feet in size and as such, rather than prorating the estimated trip generation for this 264,000 square foot site in this study, because of its similar size and nature the trip generation estimates directly from the Target study are provided in this analysis. It is believed the Target site analyzed in that study is a similar land use for the end user of this proposed site. Applicable documents from the Target study are attached.

To provide a basis of the most relevant ITE land use code available, trip generation estimates for a High-Cube Transload and Short-Term Storage Warehouse (ITE Land Use Code 154) are provided in this analysis. A site matching this ITE land use code, per the ITE Trip Generation Manual, typically includes a building of 200,000 square feet or more of floor area and is primarily used for the storage and/or consolidation of manufactured goods prior to their distribution to retail locations or other warehouses. Based on the 264,000 square foot site, a floor-to-area ratio (FAR) typical of a site of this nature is as high as 0.40 and as such, a building size of 105,650 square feet (264,000 x 0.40) was used for ITE trip generation estimate purposes. While the proposed site is anticipated to be used as outdoor storage and will not hold a transload/storage warehouse building, particularly of this size, this is used for trip generation estimate purposes only. For this analysis, the ITE Trip Generation Manual average rates that apply to High-Cube Transload and Short-Term Storage Warehouse (ITE Land Use Code 154) were utilized for traffic associated with this development. The following table summarizes the estimated trip generation based on both the Target study and the ITE trip generation estimates for traffic associated with the development (calculations attached).

As shown in the table and based on available site-specific data and ITE Trip Generation calculations, Petco Subdivision Rezone could be expected to generate approximately 148 weekday daily trips, with between approximately 8 and 17 of those trips occurring during the

¹ Institute of Transportation Engineers, *Trip Generation Manual*, Eleventh Edition, Washington DC, 2021.

morning peak hour and 5 to 11 of those trips occurring during the afternoon peak hour. As noted previously, the existing site is also currently used as outdoor storage of various items and it is likely that any potential increase, if any, in traffic generation of the site following the proposed rezone will be negligible.

Petco Subdivision Rezone Traffic Generation

Land Use and Size	Weekday Vehicles Trips						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Target PuebloPlex Traffic Generation							
Outdoor Storage (Site-Specific) – 300,000 Square Foot Lot	N/A	10	7	17	3	2	5
ITE Trip Generation Estimates – ITE Trip Generation Manual, 11 th Edition							
High-Cube Transload and Short-Term Storage Warehouse (ITE 154) – 105,650 Square Foot Building	148	6	2	8	3	8	11

CONCLUSIONS

Based on the traffic analysis presented in this report, Kimley-Horn and Associates, Inc. believes that Petco Subdivision Rezone will be successfully incorporated into the existing and future roadway network. The following outlines the conclusions from our traffic analysis:

- The existing site is divided into two lots, with the southern lot—Lot 1—currently subdivided, zoned as an I-1 parcel, and totaling approximately 87,113 square feet. Lot 2 is zoned as I-2 zoning and occupies approximately 177,009 square feet. This study proposes rezoning the Lot 1 I-1 subdivided parcel to be replatted and combine with the Lot 2 I-2 parcel to provide an approximate 264,000 square foot lot to be occupied by a new user.
- The proposed site is anticipated to be used as industrial outdoor storage and based on available data, could be expected to generate approximately 148 weekday daily trips, with between 8 and 17 of these trips occurring during the morning peak hour and between 5 and 11 of these trips occurring during the afternoon peak hour.
- The existing site is also currently used as outdoor storage of various items and it is likely that any potential increase, if any, in traffic generation of the site following the proposed rezone will be negligible.

If you have any questions or require anything further, please feel free to call me at (720) 943-9962.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jeffrey R. Planck, P.E.
Project Traffic Manager



Subdivision Concept Plan

PETCO SUBDIVISION AMENDMENT NO. 1
SITUATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPLE MERIDIAN, ADAMS COUNTY COLORADO
SHEET 1 OF 2

CASE NUMBER

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT INTEGRITY TRAFFIC HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY BY VESTING DEED RECORDED AT RECEPTION NO. 20190082207, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PART OF THE NW ¼ OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 31;

THENCE NORTH 295.0 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 31;
THENCE SOUTH 89 DEGREES 58 MINUTES WEST PARALLEL TO THE SOUTH LINE OF SAID NW ¼ A DISTANCE OF 290.0 FEET;
THENCE NORTH 107.0 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES WEST, 312.36 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE O'BRIAN CANAL;
THENCE SOUTH 16 DEGREES 07 MINUTES 30 SECONDS EAST, 305.77 FEET;
THENCE SOUTH 10 DEGREES 45 MINUTES 30 SECONDS WEST, 110.16 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID NW ¼;
THENCE NORTH 89 DEGREES 58 MINUTES EAST, 538.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

EXCEPT THE EAST 30.0 FEET THEREOF RESERVED FOR DAHLIA STREET,

AND

THAT PART OF THE NE1/4 SW1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ADAMS COUNTY, STATE OF COLORADO, PARCEL 4, A PART OF PARCEL 1, WHOSE TRUE POINT OF BEGINNING IS 241.00 FEET WEST OF THE NE CORNER NE1/4 SW1/4 SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, THENCE SOUTH 0°02'00" EAST A DISTANCE OF 135.60 FEET, THENCE DUE WEST A DISTANCE OF 350.93 FEET, THENCE NORTH 22°02'35" EAST A DISTANCE OF 146.40 FEET, THENCE DUE EAST A DISTANCE OF 296.12 FEET TO THE TRUE POINT OF BEGINNING.

NOW KNOWN AS LOT 1, BLOCK 1, PETCO SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

THAT PART OF THE NW ¼ OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON NORTH LINE NE ¼, SW ¼ SECTION 31, 30 FEET WEST OF CENTER OF SAID SECTION;

THENCE SOUTH 206.37 FEET;
THENCE WEST 211 FEET;
THENCE NORTH 206.37 FEET;
THENCE EAST 211 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO BY THE WARRANTY DEED RECORDED APRIL 9, 2021 AT RECEPTION NO. 2021000043836 AND JULY 1, 2021 AT RECEPTION NO. 2021000079405.

BEING MORE CURRENTLY DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, BEING PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., FROM WHICH THE NORTH 1/4 OF SAID SECTION 31 BEARS NORTH 00°16'40" WEST, A DISTANCE OF 2,652.83 FEET, AND FROM WHICH THE SOUTH 1/4 CORNER BEARS SOUTH 00°18'40" EAST, A DISTANCE OF 1,321.85 FEET;

THENCE, DEPARTING THE CENTER OF SECTION 31, SOUTH 89°41'27" WEST FOR A DISTANCE OF 40.00 FEET TO A FOUND 5/8" REBAR WITH A 1.5" ALUMINUM CAP "38576" ON THE WESTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET AND THE POINT OF BEGINNING;

THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 00°18'40" EAST FOR A DISTANCE OF 206.38 FEET TO A FOUND 5/8" REBAR WITH A 1.5" ALUMINUM CAP "38576";

THENCE, DEPARTING SAID RIGHT-OF-WAY, SOUTH 89°41'32" WEST FOR A DISTANCE OF 201.00 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN NORTH 00°18'40" WEST FOR A DISTANCE OF 70.77 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN SOUTH 89°39'50" WEST FOR A DISTANCE OF 350.93 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN NORTH 21°40'30" EAST FOR A DISTANCE OF 146.40 FEET;

THENCE RUN NORTH 10°01'49" EAST, PASSING A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706" AT A DISTANCE OF 1.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 110.00 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN NORTH 16°24'10" WEST FOR A DISTANCE OF 305.77 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "WINCHESTER CO PLS0038706";

THENCE RUN NORTH 89°40'17" EAST FOR A DISTANCE OF 312.37 FEET TO A FOUND 3/8" REBAR;

THENCE RUN SOUTH 00°17'18" EAST FOR A DISTANCE OF 107.02 FEET TO A FOUND 3/8" REBAR;

THENCE RUN NORTH 89°42'14" EAST FOR A DISTANCE OF 249.97 FEET TO A FOUND 5/8" REBAR WITH A 1.5" ALUMINUM CAP "38576" ON THE WESTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET;

THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 00°16'40" EAST FOR A DISTANCE OF 295.01 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 264,122 SQUARE FEET OR 6.063 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PETCO SUBDIVISION AMENDMENT NO. 1. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS. PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY

EXECUTED THIS ____ DAY OF ____, 2024

INTEGRITY TRAFFIC HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: ____ JASON BOWEN ____ AS: ____ MANAGER ____

AUTHORIZED SIGNATURE AND PRINTED NAME DATE

NOTARY CERTIFICATION

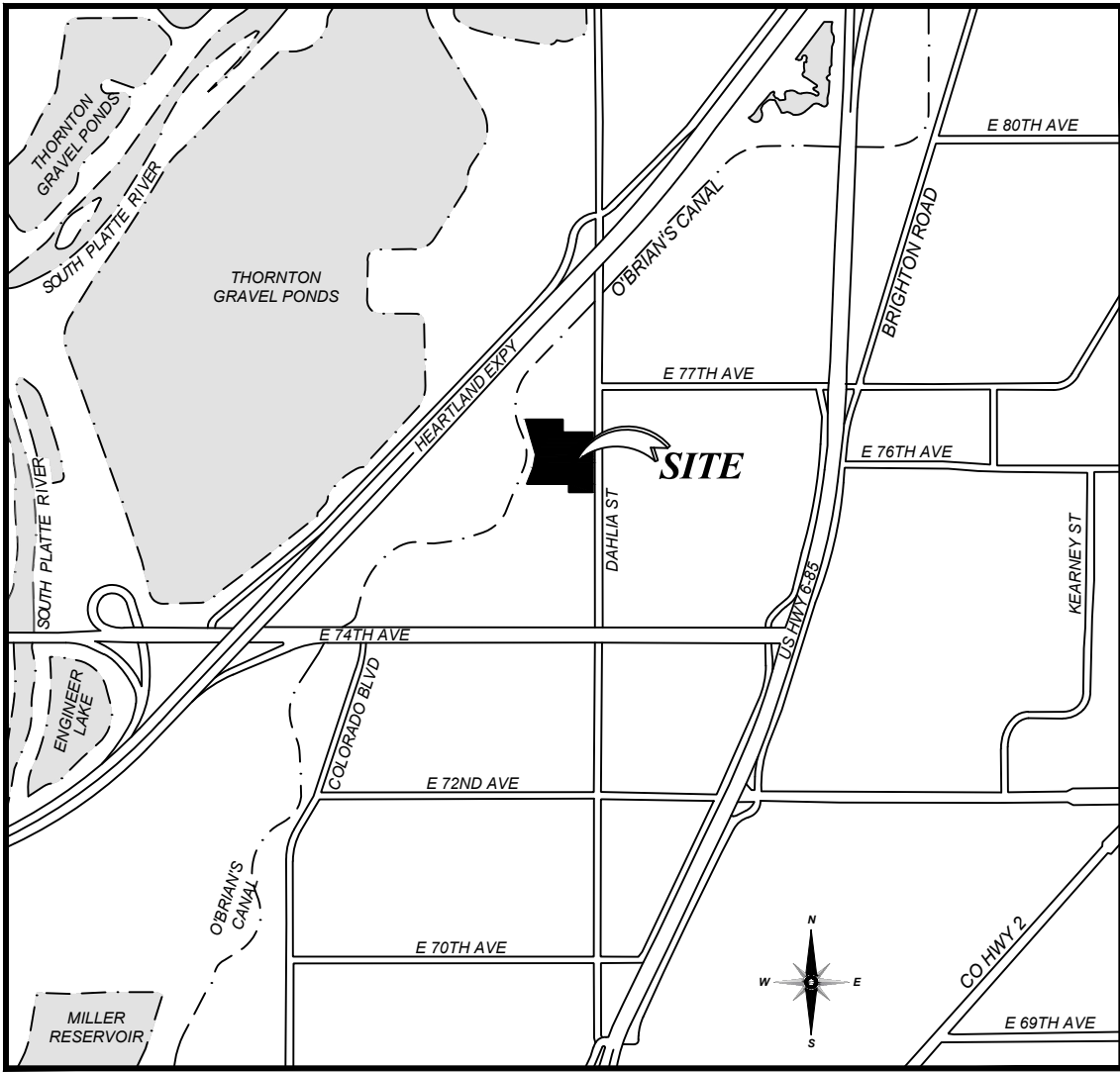
STATE OF COLORADO)
) S.S.
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BY JASON BOWEN, AS MANAGER OF INTEGRITY TRAFFIC HOLDING COMPANY, LLC THIS ____ DAY OF ____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

EXECUTED THIS ____ DAY OF ____, 20__.



VICINITY MAP

1" = 2000'

NOTES

- THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON NORTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N89°42'14"E BETWEEN A 3/8" REBAR AND A 5/8" REBAR WITH 1.5" ALUMINUM CAP "38576", PER GPS COORDINATE OBSERVATIONS COLORADO STATE PLANE, NORTH ZONE NAD83.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- PURSUANT TO CO CODE § 38-52-103 (2022): THE U.S. SURVEY FOOT SHALL BE USED. THE CONVERSION FACTOR IS: ONE METER EQUALS 3,937/1,200 FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- CERTIFICATION DEFINED:** THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BLEW & ASSOCIATES, P.A., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, BLEW & ASSOCIATES, P.A. RELIED UPON TITLE COMMITMENT #00501546-201-721-SC, DATED APRIL 17, 2024, ISSUED BY CHICAGO TITLE INSURANCE COMPANY.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08001C0608H, WHICH BEARS AN EFFECTIVE DATE OF 3/5/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- EASEMENT STATEMENT:** SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- STORM DRAINAGE FACILITIES STATEMENT:** THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON AND 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 MORE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, DENVER WINCHESTER 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 HEREIN.

DENVER WINCHESTER

SIGNATURE AND PRINTED NAME

LS NO. 0038706 (SEAL AND DATE) _____

ADDRESS 3825 N. SHILOH DRIVE, FAYETTEVILLE, AR 72703

LIEN HOLDER CERTIFICATE

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN PETCO SUBDIVISION AMENDMENT NO. 1, JOINS IN AND CONSENTS TO THE FILING HEREOF

FOR: _____

BY: _____

TITLE: _____

STATE OF COLORADO)
) S.S.
COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF ____, 20__, BY _____ FOR INTEGRITY TRAFFIC HOLDING COMPANY, A LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY OF ____, 20__.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF ____, 20__.

CHAIR

ADAMS COUNTY ATTORNEY

APPROVED AS TO FORM

ADAMS COUNTY CLERK & RECORDER'S CERTIFICATE

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

CLERK AND RECORDER: _____

BY DEPUTY: _____

RECEPTION NO.: _____

3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
OFFICE: 1-888-933-2111
SUPPORT@BLEWINC.COM

BLEW

Surveying | Engineering | Environmental

DATE	REVISION HISTORY	BY
SURVEYOR JOB NUMBER: 23-7488.01		SURVEY DRAWN BY: CRH - 01/29/2024
SURVEY REVIEWED BY: TS		SHEET: 1 OF 2

PETCO SUBDIVISION AMENDMENT NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPLE MERIDIAN, ADAMS COUNTY COLORADO
SHEET 2 OF 2

O'BRIAN CANAL

N/F: JMJ LLC
7675 DAHLIA ST
COMMERCE CITY, CO 80022
APN: 172131202004
MOONS SUBDIVISION
FILE 13, MAP 60

N/F: FIRST ROCK PROPERTY
GROUP LLC
7631 DAHLIA ST
COMMERCE CITY, CO 80022
APN: 172131200012
UNPLATTED

NORTH 1/4 CORNER
OF SECTION 31,
TOWNSHIP 2 SOUTH,
RANGE 67 WEST
FOUND 1" REBAR
IN A 2" PIPE

PETCO SUB
BLK 1, LOT 1

LOT 2
177,009 SQ.FT.±
4.064 ACRES ±

PETCO SUBDIVISION
BOOK 14, PAGE 45

PETCO SUB
BLK 1, PORTION OF LOT 1

LOT 1
87,113 SQ.FT.±
2.000 ACRES ±

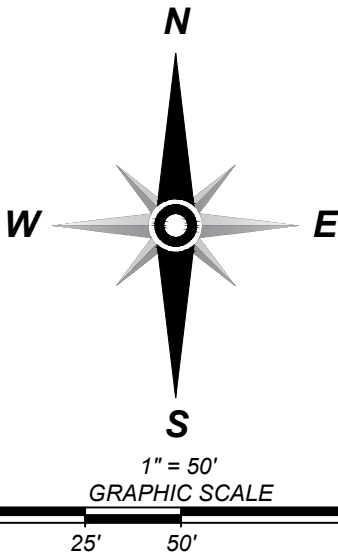
UNPLATTED LOT

N/F: INTEGRITY TRAFFIC
HOLDING COMPANY LLC
7563 DAHLIA ST
COMMERCE CITY, CO 80022
APN: 172131300010
UNPLATTED

N/F: INTEGRITY TRAFFIC
HOLDING COMPANY LLC
ADDRESS: N/A
COMMERCE CITY, CO 80022
APN: 172131314002
UNPLATTED

P.O.C.
CENTER OF
SECTION 31,
TOWNSHIP 2 SOUTH,
RANGE 67 WEST

SOUTH 1/4 CORNER
OF SECTION 31,
TOWNSHIP 2 SOUTH,
RANGE 67 WEST



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" WITH CAP STAMPED "WINCHESTER CO PLS0038706"
- ⬢ COMPUTED POINT
- N/F NOW OR FORMERLY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- (M) MEASURED/CALCULATED DIMENSION
- PROPERTY LINE
- LOT LINE
- - - EASEMENT LINE
- - - ADJOINER LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°41'27" W	40.00'

DATE	REVISION HISTORY	BY

3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
OFFICE: 1-888-933-2111
SUPPORT@BLEWINC.COM

BLEW

Surveying | Engineering | Environmental

SURVEYOR JOB NUMBER: 23-7488.01

SURVEY DRAWN BY: CRH - 01/29/2024

SURVEY REVIEWED BY: TS

SHEET: 2 OF 2

Target PuebloPlex Study Documents



January 19, 2023

Mr. Dean Uitdenbogerd
Director DC Design
Target Corporation
1000 Nicollet Mall
Minneapolis, MN 55403

Re: Target PuebloPlex Temporary Offsite Trailer Lot
Traffic Study Letter
Pueblo, Colorado

Dear Mr. Uitdenbogerd,

This traffic study letter has been prepared to evaluate the anticipated trip generation and traffic analysis for the temporary offsite trailer lot proposed within the existing PuebloPlex lots located on the northeast corner of 3rd Street and 1st Arterial Road intersection in Pueblo, Colorado. The client is considering this PuebloPlex location and a location east of SH-47 along Gary Avenue as the temporary offsite trailer lot to replace the existing offsite trailer lot located at 27th Lane along US-50. The proposed temporary PuebloPlex offsite trailer lot would exist until the permanent offsite lot is constructed. The permanent offsite trailer lot is proposed on the east side of the existing Target Distribution Center, along the south side of United Avenue. A vicinity map of the proposed temporary PuebloPlex offsite trailer lot with reference to the existing Target Distribution Center, existing Blasi offsite lot, proposed temporary Gary Avenue offsite trailer lot, and the proposed permanent offsite trailer site is shown in attached **Figure 1**. Therefore, this letter summarizes the trips associated with the offsite trailer lot and the impacts to surrounding roadways.

The purpose of this traffic study is to identify project traffic generation characteristics to determine potential project traffic related impacts on the local street system and to develop the necessary mitigation measures required for the identified traffic impacts. The following intersections were incorporated into this traffic study in accordance with the Pueblo County and State of Colorado Department of Transportation (CDOT) standards and requirements:

- Paul Harvey Boulevard and US-50 Westbound Ramp
- Paul Harvey Boulevard and US-50 Eastbound Ramp

Regional access and primary access for the proposed temporary PuebloPlex will be provided by Interstate 25 (I-25) and Highway 50 (US-50) while primary access to the site will be provided by 3rd Street.

EXISTING ROADWAY NETWORK

United Avenue provides two through lanes in each direction with a two-way left turn lane in the center lane near the project site. The posted speed limit along United Avenue is 40 miles per hour. Paul Harvey Boulevard provides two southbound through lanes north of the westbound ramp with US-50 while two northbound through lanes are provided within the study limits. US-50 extends eastbound and westbound with two through lanes of travel in each

EXISTING TRAFFIC VOLUMES

Existing turning movement counts were conducted at the study intersections on Wednesday, October 19, 2022, during the weekday morning and afternoon peak hours. The counts were conducted during the morning and afternoon peak hours of adjacent street traffic in 15-minute intervals from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM on this count date. The existing intersection traffic volumes are shown in attached **Figure 3** with count sheets also attached.

TRIP GENERATION

The trailers that will use the proposed temporary offsite lot currently use a portion of land owned by Target, along the south side of US-50, known as the Blasi Offsite Trailer Yard. These trailers would relocate to the temporary location within the PuebloPlex development if this site is selected for use. The existing counts to the lot currently being used as the offsite trailer yard along US-50 were counted on Tuesday, September 13, 2022, during the morning and afternoon peak hours to determine the trip generation for trailers.

As stated previously, counts were collected at the existing offsite trailer yard to determine the trip generation. Of note, there are other developments that utilize the 27th Lane access; however, video counts were isolated to the offsite trailer yard accesses internal to the site. In **Table 1** summarizes the counted trip generation for traffic associated with the existing lot being used as the offsite trailer lot (counts are attached for reference). In addition, a passenger car equivalence factor of 3.0 is provided.

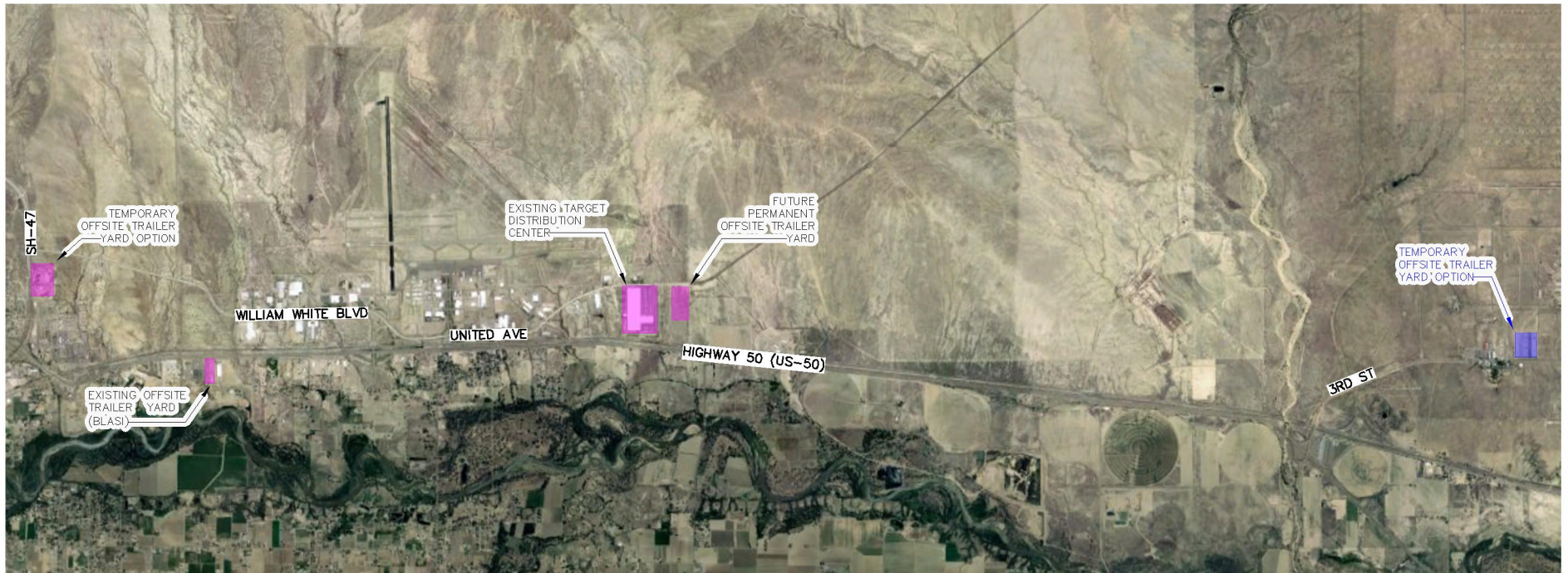
Table 1 – Target PuebloPlex Offsite Lot Traffic Generation

Use	Weekday Vehicles Trips					
	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
PuebloPlex Offsite Trailer Lot	10	7	17	3	2	5
<i>Passenger Car Equivalence (PCE) – 3.0 Factor</i>	30	21	51	9	6	15

As shown in the table, the offsite trailer lot generates 17 morning peak hour trips and five (5) afternoon peak hour trips. Accounting for the PCE, the lot generates 51 morning peak hour trips and 15 afternoon peak hour trips. It should be noted that operations are expected remain the same and trips should not increase from the existing Blasi site to the proposed PuebloPlex offsite trailer yard.

TRIP DISTRIBUTION, NET TRAFFIC ASSIGNMENT AND TOTAL TRAFFIC

Trailers that will utilize the temporary offsite trailer yard are currently and will continue to travel to the existing Target Distribution Center located along the south side of United Avenue and then depart to the proposed PuebloPlex offsite trailer yard. These exiting trailers will travel west along United Avenue to Paul Harvey Boulevard, then travel eastbound along US-50 from the interchange with Paul Harvey Boulevard, and lastly exit at the 3rd Street interchange and navigate through the PuebloPlex to the proposed trailer yard. The trailers currently traveling from the distribution center to the Blasi site travel along the same United Avenue to Paul Harvey Boulevard route but will instead use the eastbound interchange onto US-50 to the PuebloPlex site instead of the westbound interchange to the Blasi site. The off and on ramp at 3rd Street with US-50 operate with free movements; therefore, no vehicle delay is




 PROJECT SITE LOCATION

FIGURE 1
TARGET PUEBLOPLEX
PUEBLO, COLORADO
VICINITY MAP

Trip Generation Worksheet

Project Petco Rezone Adams County
 Subject Trip Generation for High-Cube Transload and Short-Term Storage Warehouse
 Designed by TJD Date January 08, 2025 Job No. 296141000
 Checked by _____ Date _____ Sheet No. _____ of _____

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 11th Edition, Average Rates

Land Use Code - High-Cube Transload and Short-Term Storage Warehouse (154)

Independent Variable - 1000 Square Feet (X)

SF = 105,650

X = 105.650

T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (100 Series Page 160)

(T) = 0.08 (X)		Directional Distribution:	77% ent.	23% exit.
(T) = 0.08 *	(105.7)	T = 8	Average Vehicle Trip Ends	
		6 entering	2 exiting	
		6 + 2 = 8		

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (100 Series Page 161)

(T) = 0.10 (X)		Directional Distribution:	28% ent.	72% exit.
(T) = 0.10 *	(105.7)	T = 11	Average Vehicle Trip Ends	
		3 entering	8 exiting	
		3 + 8 = 11		

Weekday (100 Series Page 159)

Average Weekday		Directional Distribution:	50% ent.	50% exit.
(T) = 1.40 (X)		T = 148	Average Vehicle Trip Ends	
(T) = 1.40 *	(105.7)	74 entering	74 exiting	
		74 + 74 = 148		



South Adams County
Water & Sanitation District
6595 E 70th Avenue
Commerce City CO 80022
303.288.2646
<https://www.southadamswaterco.gov/>

Water and Wastewater Account Information

Account Number: 404043.01
Service Address: 7627 DAHLIA ST
Service Period: 01/14/2024 to 02/13/2024
Billing Date: 02/13/2024
Due Date: 03/04/2024

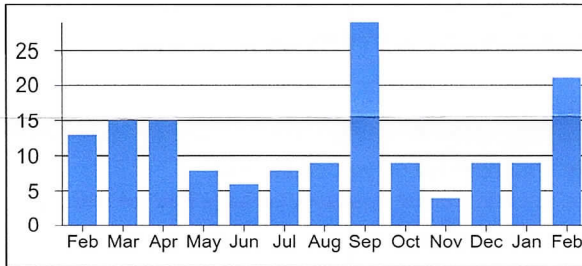


Water Meter Reading: *Use measured in 1,000 gallon increments

	Previous		Current	
	Date	Reading	Date	Reading
Domestic	01/03/2024	1,775	02/02/2024	1796
				*Usage 21

JASON BOWEN
7627 DAHLIA ST
COMMERCE CITY CO 80022-1496

1-80-3



Water History

Current Water and Sewer Charges

Water Commercial 2 Inch Base 161.48
Water Usage Calculation:
Level 1: 21 @ 0 = \$.00
Level 2: @ = \$
Level 3: @ = \$

Total Water Usage Charges: .00
Sewer Commercial 2 Inch 243.53

Current Bill Summary

Previous Bill Amount: 927.50
Payments: 937.50CR
Adjustments: .00

Current Charges

Water .00
Water Service Fee 161.48
Sewer 243.53
Centralized Water Softening Fee 78.00
Late Fee 10.00
TOTAL AMOUNT DUE 483.01

Special Message

Dedicated to Providing
Affordable and Sustainable
Water Resources

Payment Coupon

Account Number: 404043.01
Service Address: 7627 DAHLIA ST
Service Period: 01/14/2024 to 02/13/2024
Billing Date: 02/13/2024
Due Date: 03/04/2024

AMOUNT DUE

TOTAL AMOUNT DUE BY 03/04/2024 483.01

Amount Enclosed

\$

Please return this portion along with your
payment. Please make check payable to:

South Adams County
Water & Sanitation District
Payment Processing
PO Box 494
Pleasant Grove, UT 84062



JASON BOWEN
7627 DAHLIA ST
COMMERCE CITY CO 80022

04040430100000483016