



## REZONING (Zoning Map Amendment)

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

- ☒ 1. Development Application Form (pg. 4)
- ☒ 2. Application Fees (see table)
- ☒ 3. Written Explanation of the Project
- ☒ 4. Site Plan Showing Proposed Development, including: (Alta has been provided)
  - a. Proposed Building Envelope
  - b. Parking Areas
  - c. Site Access
  - d. Landscape Areas
- ☒ 5. Trip Generation Letter
- ☒ 6. Preliminary Drainage Analysis
- ☐ 7. Neighborhood Meeting Summary
- ☒ 8. Proof of Ownership (warranty deed or title policy)
- ☒ 9. Proof of Water and Sewer Services
- ☒ 10. Legal Description
- ☒ 11. Certificate of Taxes Paid
- ☒ 12. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 6)
- ☒ 13. Certificate of Surface Development (pg. 7)

Fee Type	Amount	Due
Application	\$1,500	With application submittal
Tri-County Health *made payable to Tri County Health	\$55 (with public utilities), \$110 (with individual septic system)	With application submittal



**Application Type:**

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

**PROJECT NAME:**

**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:	SUB: North Side Gardens, DESC: Parcel A W2 Blk 16 exc parc
City, State, Zip:	Denver, CO
Area (acres or square feet):	3.755
Tax Assessor Parcel Number	0171935302053
Existing Zoning:	A-1
Existing Land Use:	Vacant Lot
Proposed Land Use:	I-1

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: 2019-00043

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: GARY GREEN  
Owner's Printed Name

Date: 6-28-19

Name: *Gary Green*  
Owner's Signature





**DATE:** June 27, 2019  
**TO:** Adams County Planning Department  
**FROM:** Amanda Carlston – Ridgetop Engineering  
**PROJECT:** T&G Rezone Application – PRE2019-00043

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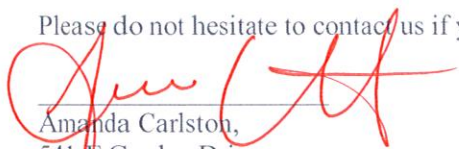
The property is located in Adams County, Colorado, just off of East 73<sup>rd</sup> Ave. There is no address listed for this site on the Adams County website. This site lies in the North Side Gardens Subdivision, Parcel#: 0171935302053. The site is currently vacant land.

This project proposes to rezone the site from zone A-1 to zone I-1. The owners of this project also own the property just to the east, parcel#: 0171935302026, which is zoned as I-1. The owners would like to combine these lots to create outdoor storage on the new property. To do this, both sites need to be in the same zone. We understand that there is another application process to combine these lots, once the rezone has been approved.

The owner also understands that there are guidelines to providing outdoor storage and will provide the necessary information once this site has been rezoned and combined with their property just to the east.

Utilities do not exist on this site and will not be added. There will be no structures built on this property, only outdoor storage.

Please do not hesitate to contact us if you need additional information.

  
Amanda Carlston,  
541 E Garden Drive  
Windsor, CO 80550  
Phone: 970-663-4552  
'Engineering with Pride'





United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

## Custom Soil Resource Report for Adams County Area, Parts of Adams and Denver Counties, Colorado



June 28, 2019

## Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

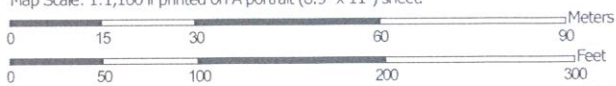


# Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:1,160 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



MAP LEGEND

MAP INFORMATION

- Area of Interest (AOI)  
Area of Interest (AOI)
- Soils  
Soil Map Unit Polygons  
Soil Map Unit Lines  
Soil Map Unit Points
- Special Point Features  
Blowout  
Borrow Pit  
Clay Spot  
Closed Depression  
Gravel Pit  
Gravelly Spot  
Landfill  
Lava Flow  
Marsh or swamp  
Mine or Quarry  
Miscellaneous Water  
Perennial Water  
Rock Outcrop  
Saline Spot  
Sandy Spot  
Severely Eroded Spot  
Sinkhole  
Slide or Slip  
Sodic Spot
- Special Line Features  
Streams and Canals
- Water Features  
Streams and Canals
- Transportation  
Rails  
Interstate Highways  
US Routes  
Major Roads  
Local Roads
- Background  
Aerial Photography
- Soil Spot  
Very Stony Spot  
Wet Spot  
Other
- Soil Area  
Stony Spot

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado  
Survey Area Data: Version 15, Sep 13, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 10, 2014—Aug 21, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NuA	Nunn clay loam, 0 to 1 percent slopes	4.1	100.0%
Totals for Area of Interest		4.1	100.0%

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.



## Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Adams County Area, Parts of Adams and Denver Counties, Colorado

### NuA—Nunn clay loam, 0 to 1 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2tlnG  
*Elevation:* 4,100 to 5,700 feet  
*Mean annual precipitation:* 14 to 15 inches  
*Mean annual air temperature:* 48 to 52 degrees F  
*Frost-free period:* 135 to 152 days  
*Farmland classification:* Prime farmland if irrigated

#### Map Unit Composition

*Nunn and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Nunn

##### Setting

*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Pleistocene aged alluvium and/or eolian deposits

##### Typical profile

*Ap - 0 to 6 inches:* clay loam  
*Bt1 - 6 to 10 inches:* clay loam  
*Bt2 - 10 to 26 inches:* clay loam  
*Btk - 26 to 31 inches:* clay loam  
*Bk1 - 31 to 47 inches:* loam  
*Bk2 - 47 to 80 inches:* loam

##### Properties and qualities

*Slope:* 0 to 1 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum in profile:* 7 percent  
*Salinity, maximum in profile:* Nonsaline (0.1 to 1.0 mmhos/cm)  
*Sodium adsorption ratio, maximum in profile:* 0.5  
*Available water storage in profile:* High (about 9.1 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 3e  
*Land capability classification (nonirrigated):* 4e  
*Hydrologic Soil Group:* C  
*Ecological site:* Clayey Plains (R067BY042C0)  
*Hydric soil rating:* No

## Custom Soil Resource Report

### Minor Components

#### Heldt

*Percent of map unit:* 10 percent

*Landform:* Terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Ecological site:* Clayey Plains (R067BY042C0)

*Hydric soil rating:* No

#### Wages

*Percent of map unit:* 5 percent

*Landform:* Terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Ecological site:* Loamy Plains (R067BY002C0)

*Hydric soil rating:* No



# Soil Information for All Uses

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## Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

## Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

## Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

## Custom Soil Resource Report

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.



## 104° 58' 25" W



4408990

4408960

4408930

4408900

4408870

4408840

4408810

4408780

39° 49' 44" N

1040 5875 W



Map Scale: 1:1,160 (printed on A portrait (8.5 x 11") sheet).

0 15 30 60 90 Meters

Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

18

104° 58' 17" W

39° 49' 51" N

4408000  
1

449850

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4208970

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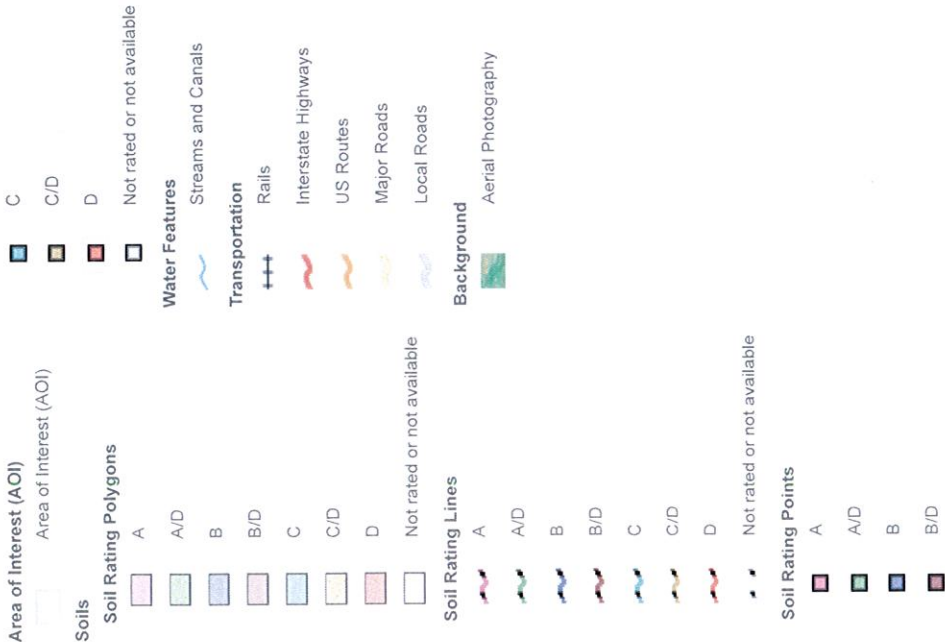
1000000

39° 49' 44" N

104° 58' 17" W



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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**MAP LEGEND**

**MAP INFORMATION**

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**Table—Hydrologic Soil Group**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
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Totals for Area of Interest			4.1	100.0%

**Rating Options—Hydrologic Soil Group**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

## References

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- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_054262](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262)
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053577](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577)
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053580](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580)
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>



## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)



## WARRANTY DEED

THIS DEED, Made this **Fifteenth** day of **May, 2019**, between **Edward M. Pedotto** of the \*County of **Adams** and State of **Colorado**, **Grantor**, and **T & G 73rd, LLC**, a **Colorado limited liability company** whose legal address is **6301 Federal Blvd Unit 3, Denver, Co 80221**, of the County of **Adams** and State of **Colorado**, **Grantee**:

Doc Fee \$141.49

WITNESSETH, That the **Grantor**, for and in consideration of the sum of **ONE MILLION ONE HUNDRED FORTY FOUR THOUSAND EIGHT HUNDRED FIFTY AND NO/100 DOLLARS**, 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**, his/her heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of **Adams** and State of **Colorado**, described as follows:

WEST 1/4 OF BLOCK 16, NORTH SIDE GARDENS, ACCORDING TO THE RECORDED PLAT THEREOF,

EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED BY DEED RECORDED AT BOOK 4686, PAGE 640 ADAMS COUNTY RECORDS:

THAT PORTION OF THE WEST 1/4 OF BLOCK 16, NORTH SIDE GARDENS, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6<sup>TH</sup> PRINCIPLE MERIDIAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 16: THENCE N 00°04'59" E 363.03 FEET; THENCE N 89°36'39" E 120.02 FEET; THENCE S 00°04'39" E 362.98 FEET; THENCE S 89°35'16" W 119.99 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

also known as street and number as: **Vacant Land**  
assessor's schedule or parcel number: **R0071020**

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, interest, claim and demand whatsoever of the **Grantor**, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

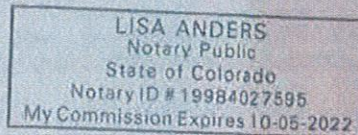
**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances unto the grantee(s), heirs and assigns forever. And the **Grantor**, for his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the **Grantee**, its heirs and assigns, that at the time of the ensembling and delivery of these presents well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature so ever, except **general taxes for the current and all subsequent years; except easements, reservations, restrictions and right of ways of record, if any and Except the items set forth in Exhibit A attached hereto and by this reference made part hereof.**

The **Grantor** shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the **Grantee**, his/her heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

**IN WITNESS WHEREOF**, The **Grantor** has executed this deed on the date first written above.

*Edward M. Pedotto*

Edward M. Pedotto



STATE OF **Colorado** )  
 ) ss.  
County of **Adams** )

The foregoing instrument was acknowledged before me this 15th day of May, 2019 by

Edward M. Pedotto

Witness my hand and official seal.

My Commission expires: **10/5/22**

*Lisa Anders*  
Lisa Anders, Notary Public





**DATE:** June 27, 2019  
**TO:** Adams County Planning Department  
**FROM:** Amanda Carlston – Ridgetop Engineering  
**PROJECT:** T&G Rezone Application – PRE2019-00043

---

**Legal Description**

FROM REPORT NO.: F0625655-383-TOW

THE WEST ½ OF BLOCK 16, NORTH SIDE GARDENS, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED BY DEED RECORDED FEBRUARY 21, 1966 IN BOOK 4686 AT PAGE 640 ADAMS COUNTY RECORDS: THAT PORTION OF THE WEST ½ OF BLOCK 16, NORTH SIDE GARDENS, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 16; THENCE N 00°04'49" E 363.03 FEET; THENCE N 89°36'39" E 120.02 FEET; THENCE S 00°04'39 E 362.98 FEET; THENCE S 89°35'16" W 119.99 FEET TO THE POINT OF BEGINNING.



## Statement Of Taxes Due

Account Number R0071020  
Assessed To

Parcel 0171935302053  
PEDOTTO EDWARD M  
6946 W 83RD WAY  
ARVADA, CO 80003-1611

Legal Description				Situs Address	
SUB:NORTH SIDE GARDENS DESC: PARCEL A W2 OF BLK 16 EXC PARC				0	
Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2018	\$5,615.60	\$0.00	\$0.00	(\$5,615.60)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 06/27/2019</b>					<b>\$0.00</b>

Tax Billed at 2018 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6660000	\$192.90	VACANT RESIDENTIAL	\$181,440	\$52,620
ADAMS COUNTY FIRE PROTECTIO	16.6500000	\$876.12			
GENERAL	22.6400000	\$1,191.34	Total	\$181,440	\$52,620
NORTH WASHINGTON WATER & SA	0.8600000	\$45.25			
RETIREMENT	0.3140000	\$16.52			
ROAD/BRIDGE	1.3000000	\$68.41			
DEVELOPMENTALLY DISABLED	0.2570000	\$13.52			
SD I BOND	19.9870000	\$1,051.71			
SD I GENERAL	37.8730000	\$1,992.87			
URBAN DRAINAGE SOUTH PLATTE	0.0940000*	\$4.95			
URBAN DRAINAGE & FLOOD CONT	0.7260000*	\$38.20			
SOCIAL SERVICES	2.3530000	\$123.81			
Taxes Billed 2018	106.7200000	\$5,615.60			

\* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.  
Please call the office to confirm amount due after August 1st.

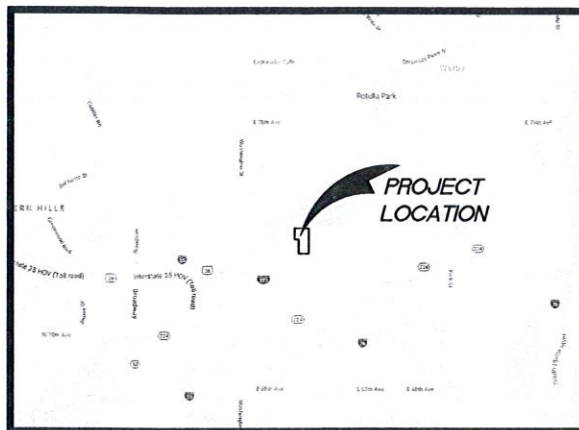
All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer  
4430 S Adams County Parkway Suite C2436  
Brighton, CO 80601  
720-523-6160

### NEW SATELLITE OFFICE

11860 Pecos Street  
Westminster, CO 80234  
Mon, Tue, Wed, Thur 7:30 am - 5 pm



**PROPERTY DESCRIPTION:**

FROM REPORT NO.: F0625655-383-TOW

THE WEST 1/4 OF BLOCK 16, NORTH SIDE GARDENS, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED BY DEED RECORDED FEBRUARY 21, 1999 IN BOOK 4686 AT PAGE 640 ADAMS COUNTY RECORDS: THAT PORTION OF THE WEST 1/4 OF BLOCK 16, NORTH SIDE GARDENS, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 16; THENCE N 00°04'59" E 363.03 FEET; THENCE N 89°36'39" E 120.02 FEET; THENCE S 00°04'39" E 362.98 FEET; THENCE S 89°35'16" W 119.99 FEET TO THE POINT OF BEGINNING.

**TITLE COMMITMENT SCHEDULE B-II EXCEPTION NOTES:**

1. PLAT(S) OF NORTH SIDE GARDENS SET FORTH BELOW:  
RECORDING DATE: APRIL 23, 1891  
RECORDING NO: BOOK 3 AT PAGE 35  
(SHOWN HEREON)
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO  
PURPOSE: ELECTRIC TRANSMISSION  
RECORDING DATE: MARCH 2, 1942  
RECORDING NO: BOOK 277 AT PAGE 152  
A. CORRECTIVE EASEMENT RECORDED FEBRUARY 24, 1995 AT RECEPTION NO. C0054717.  
(SHOWN HEREON)
3. RESOLUTION AUTHORIZING EXEMPTION FROM THE ADAMS COUNTY SUBDIVISION REGULATIONS AS SET FORTH BELOW:  
RECORDING DATE: NOVEMBER 14, 1995  
RECORDING NO.: RECEPTION NO. C0124191  
(DOES NOT CONTAIN ANY PLOTTABLE ITEMS)
4. PLAT(S) OF NORTH SIDE GARDENS SUBDIVISION EXEMPTION SET FORTH BELOW:  
RECORDING DATE: MARCH 20, 1996  
RECORDING NO: RECEPTION NO. 157380  
(SHOWN HEREON)
5. ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES.  
(DOES NOT CONTAIN ANY PLOTTABLE ITEMS)

**SURVEYOR'S NOTES:**

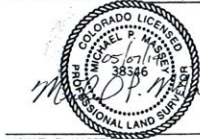
1. COFFEY ENGINEERING AND SURVEYING DOES NOT HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS, AND RECOMMENDS THE OWNER RETAIN AN EXPERT TO ADDRESS THESE MATTERS. COFFEY ENGINEERING AND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
2. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COFFEY ENGINEERING AND SURVEYING. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, COFFEY ENGINEERING AND SURVEYING RELIED ON TITLE REPORT NO. F0625655-383-TOW, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE NOVEMBER 27, 2018 AT 8:00 A.M.
3. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
4. BASIS OF BEARINGS: CONSIDERING THE NORTH LINE OF PARCEL 'A' TO HAVE A BEARING OF SOUTH 89°38'02" WEST, ACCORDING TO THE PLAT OF NORTH SIDE GARDENS SUBDIVISION EXEMPTION, RECORDED MARCH 20, 1996 AT RECEPTION NO. 157380, ADAMS COUNTY RECORDS, MONUMENTED AS SHOWN HEREON AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
5. THIS SURVEY ACCEPTS THE FOUND MONUMENTS SHOWN HEREON AS SET IN ACCORDANCE WITH THE RECORDED PLAT AND AS BEST EVIDENCE OF THE BOUNDARY OF THE SUBJECT PROPERTY. THE PLATS WERE DRAFTED AND PLACED PER THE SECTION TIES. THIS PLACEMENT WAS VERIFIED BY FOUND PROPERTY CORNER MONUMENTS AS SHOWN ON THIS SURVEY.
6. ANY OBSERVABLE EXISTING DITCHES, DRAIN TILES OR SWALES ON THE SUBJECT PROPERTY ARE SHOWN ON THIS SURVEY. UNKNOWN EXISTING DITCHES, DRAIN TILES OR SWALES MAY EXIST BUT WERE NOT OBSERVED. IT IS UNKNOWN IF THE DITCHES OR SWALES MAY SERVE A DOWNSTREAM USER OR IF THE PURPOSE IS TO DRAIN INTO A WATERCOURSE.
7. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
8. UTILITIES SERVICE FOR ADJACENT PARCEL LIES ON AND ACROSS THE SUBJECT PARCEL WITH NO APPARENT EASEMENT. POSSIBLE ENCROACHMENT.
9. UTILITY SERVICE AND STRUCTURE FOR ADJACENT PARCEL LIES ACROSS THE SUBJECT PARCEL AS SHOWN. POSSIBLE ENCROACHMENT.

**CERTIFICATE OF SURVEYOR:**

TO: EMPIRE TITLE NORTH, LLC, WESTCOOR LAND TITLE INSURANCE COMPANY &amp; T&amp;G 73RD, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON APRIL 26, 2019.

DATE OF PLAT OR MAP: MAY 7, 2019

MICHAEL P. MASSE  
COLORADO REGISTRATION NO. 38346



**DATE:** June 27, 2019  
**TO:** Adams County Planning Department  
**FROM:** Amanda Carlston – Ridgetop Engineering  
**PROJECT:** T&G Rezone Application – PRE2019-00043

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The Institute of Transportation Engineers Common Trip Generation Rates from the Trip Generation Manual, 10<sup>th</sup> Edition was used to determine the trips listed in the table below. The square footage was based on potential area to be used for outdoor storage on this site. Customers will access this site by using the main entrance on the property to the east once this site has been rezoned and combined.

Use	Size (SF)	Daily		AM Peak Hour			PM Peak Hour		
		Rate	Trips	Rate	In	Out	Rate	In	Out
Industrial Park/Storage	56000	0.47	26	0.47	20	7	0.47	7	20
TOTAL	56000		26		20	7		7	20

As indicated, the current plan will generate a total of 26 daily trips.

Thank you,

Amanda Carlston, EIT



**DATE:** June 27, 2019  
**TO:** Adams County Planning Department  
**FROM:** Amanda Carlston – Ridgetop Engineering  
**PROJECT:** T&G Rezone Application – PRE2019-00043

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The site in question is located in Adams County, Colorado and contains 3.755 acres. The parcel number is 0171935302053. This site is currently a vacant lot covered in native grasses and weeds. There are no structures proposed for this rezone.

**Floodplain:**

The FIRM map-panel 08001C0603H has an effective date of revisions as March 5, 2007. The site is located within “Zone X” and is not within a 100-year floodplain. The FIRM map has been added to this letter.

**Soils:**

The soils report received from the USDA Natural Resources Conservation Service for this project indicates the existing site soils are comprised of “Nunn clay loam, 0 to 1 percent slopes”. The entire site has a Hydrologic Soil Group rating of C.

**Basins:**

The existing basin consists of the overall site. The overall flow of this site runs to the northeast corner of the property line. From the property line, runoff flows into a culvert, through a series of swales and pipes, ultimately ending at Clear Creek.

**Conclusion:**

There are no structures or impervious areas being add to this site. Therefore, flows will naturally follow their historic path and no detention/retention will be added.



## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies the FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0'0" North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NGS12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided by the Adams County and Commerce City Departments. The coordinate system used for the production of the digital FIRM is a Universal Transverse Mercator, Zone 13N, referenced to North American Datum of 1983 and the GRS 80 spheroid, Western Hemisphere.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-335-2627) or visit the FEMA website at <http://www.fema.gov/>.

This digital Flood Insurance Rate Map (FIRM) was produced through a cooperative partnership between the State of Colorado Water Conservation Board, the Urban Drainage and Flood Control District, and the Federal Emergency Management Agency (FEMA). The State of Colorado Water Conservation Board and the Urban Drainage and Flood Control District have implemented a long-term approach of floodplain management to reduce the costs associated with flooding. As part of this effort, both the State of Colorado and the Urban Drainage and Flood Control District have joined in Cooperating Technical Partner agreements with FEMA to produce this digital FIRM.

Additional flood hazard information and resources are available from local communities, the Colorado Water Conservation Board, and the Urban Drainage and Flood Control District.



## LEGEND

### SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AP, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE AP** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

### FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

### OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

### OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

### COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

### OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

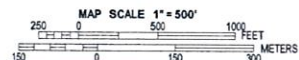
- Floodplain boundary
- Floodway boundary
- Zone D boundary
- \*\*\*\*\* CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- ~~~~~ 513 ~~~~~ Base Flood Elevation line and value; elevation in feet\*
- (EL 987) Base Flood Elevation value where uniform within zone; elevation in feet\*
- \* Referenced to the North American Vertical Datum of 1988 (NAVD 88)
- Cross section line
- ②-----② Transsect line
- 97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 6750000 N 1000-meter Universal Transverse Mercator grid ticks, zone 13
- 6000000 M 5000-foot grid ticks: Alabama State Plane coordinate system, east zone (FIPSZONE 0101); Transverse Mercator
- DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

**MAP REPOSITORIES**  
Refer to Map Repositories list on Map Index.

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
August 16, 1995  
**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**  
March 5, 2007 - to update map format.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-635-6620.



NFIP

PANEL 0603H

NATIONAL FLOOD INSURANCE PROGRAM

## FIRM FLOOD INSURANCE RATE MAP ADAMS COUNTY, COLORADO AND INCORPORATED AREAS

PANEL 603 OF 1150  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
**CONTAINS:**  
**COMMUNITY** **NUMBER** **PANEL** **SUFFIX**  
ADAMS COUNTY 06001 0603 H

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER**  
08001C0603H  
**MAP REVISED**  
MARCH 5, 2007

Federal Emergency Management Agency

## **Conceptual Review Transmittal Items**

**Application submittals must include all documents on this checklist as well as this checklist form. Please use the reference guide (pg. 6) included in this packet for more information on each submittal item.**

**All submittals shall include one (1) electronic copy with all documents combined in a single PDF.**

1. Development Application Form (pg. 4)
2. Application Fee (see table below)
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Certificate of Taxes Paid
6. Owner Authorization (if applicant is not the owner)

### **Supplemental Items**

1. Proof of Water and Sewer

<b>Application Fees</b>	<b>Amount</b>	<b>Due</b>
Conceptual Review	\$300 (Residential) \$500 (Non-Residential)	With application submittal



**Application Type:**

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

**PROJECT NAME:**

**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:

SUB: NORTH SIDE GARDENS, DESC: PARCEL A W2 OF BLK 16 EXC PARC

City, State, Zip:

Denver, CO

Area (acres or  
square feet):

3.78

Tax Assessor  
Parcel Number

0171935302053

Existing  
Zoning:

A-1

Existing Land  
Use:

Vacant Lot

Proposed Land  
Use:

Industrial

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:

Edward Pedotto

Date:

03/29/2019

Owner's Printed Name

Name:

*Edward M. Pedotto*

Owner's Signature

*Em*

# Memorandum

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**Date:** 04/01/2019

**To:** Adams County Planning and Development

**From:** Amanda Carlston – Ridgetop Engineering

**Subject:** Denver, CO – Rezoning Parcel No. 0171935302053

The purpose of this project is to rezone the property referenced above. The site is currently zoned as Agricultural A-1. The existing land is vacant. The current property owner is planning to sell the lot to my clients, who are also the owners of the property just to the east. Before buying the property, my clients would like to set up a meeting with the County to discuss the steps of rezoning to Industrial. The surrounding area consists of both Industrial and Agricultural uses. We would like to discuss to steps we would need to take to rezone this property.

**NOTE:**

There are no utility connections on this property, therefore we are unable to provide proof of utility bills paid.



PARCEL NO: 0171935302053  
LEGAL: NORTH SIDE GARDENS  
DESC: PARCEL A W2 OF BLK 16  
EXC PARC







# ONE REPORT

**To:** LAW OFFICES OF KIMBER Z SMITH

**Attn:** KIMBER SMITH

**Fax:**

**Date Ordered:** 10-16-2018

**Order Number** 773550

**Phone:** 303-658-0177

**Address:** VACANT LAND UNKNOWN, CO 00000

## LEGAL DESCRIPTION

**Lot/Unit:**

**Block/Bldg:**

**Subdivision:**

**County:** ADAMS

**Qtr Sec:**

**Section:**

**Township:**

**Range:**

## OWNERSHIP & ENCUMBRANCES

**Certification Date:** 10-12-2018

**OWNERSHIP:** EDWARD M. PEDOTTO

<u>Doc Type</u>	<u>Doc Fee</u>	<u>Date</u>	<u>Reference#</u>
CERTIFICATE OF DEATH	NA	03-08-2016	17622
QUIT CLAIM DEED	NA	03-20-2000	651161

## ENCUMBRANCES AND OTHER DOCUMENTS

<u>Item</u>	<u>Payable To</u>	<u>Amount</u>	<u>Date</u>	<u>Reference#</u>
NONE OF RECORD				

**Cust Ref#**

**By:** LUKE NELSON

**Land Title**

**Property Resource Specialist**

**Email:** lnelson@ltgc.com

**Phone:** 303-850-4192

**Fax:**

This ONE REPORT is based on a limited search of the county real property records and is intended for informational purposes only. The ONE REPORT does not constitute any form of warranty or guarantee of title or title insurance, and should not be used by the recipient of the ONE REPORT as the basis for making any legal, investment or business decisions. The recipient of the ONE REPORT should consult legal, tax and other advisors before making any such decisions. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the ONE REPORT, and no other person, and (2) the amount paid for the ONE REPORT.

# STATE OF COLORADO

## CERTIFICATE OF VITAL RECORD

STATE FILE NUMBER 1052015028569

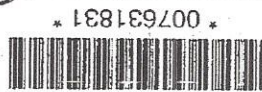
### CERTIFICATE OF DEATH

DECEASED'S LEGAL NAME JOSEPH JACK PEDOTTO		DATE OF DEATH OCTOBER 10, 2015	
SEX MALE	SOCIAL SECURITY NUMBER 522-54-8951	AGE - Last Birthday (Years) 73	IF DEATH OCCURRED IN HOSPITAL INPATIENT
RESIDENCE - STREET AND NUMBER 15341 W 25TH AVENUE		CITY, TOWN OR LOCATION OF DEATH DENVER	COUNTY OF DEATH DENVER
RESIDENCE STATE COLORADO		CITY OR TOWN UNINCORPORATED JEFFERSON	ZIP CODE 80401
DECEASED'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.) DENTIST		DECEASED'S EDUCATION DOCTORATE OR PROFESSIONAL DEGREE	
DECEASED'S RACE White		MARRIED NO	
FATHER'S NAME JOSEPH M PEDOTTO		MOTHER'S NAME PRIOR TO FIRST MARRIAGE SUE MARCHESE	
INFORMANT'S NAME DANA A PEDOTTO		INFORMANT'S RELATIONSHIP AND DECEASED SPOUSE	
NAME OF FUNERAL HOME OLINGER CROWN HILL MORTUARY		CITY AND STATE OF FUNERAL HOME WHEAT RIDGE COLORADO	
METHOD OF DISPOSITION BURIAL - CEMETERY		CEMETERY OLINGER CROWN HILL CEMETERY	
INJURY AT WORK IF TRANSPORTATION RELATED, SPECIFY		DATE OF INJURY	
PLACE OF INJURY		TIME OF INJURY	
LOCATION OF INJURY (Street & Number, Apt. No., City or Town, County, State, Zip Code)		DESCRIBE HOW INJURY OCCURRED	
WAS DECEASED UNDER HOSPICE CARE		ACTUAL OR PRESUMED TIME OF DEATH OCTOBER 10, 2015	
MANNER OF DEATH NATURAL		WAS AUTOPSY PERFORMED NO	
CAUSE OF DEATH		WAS ANATOMY BEING PERFORMED NO	
IMMEDIATE CAUSE (Final disease or condition resulting in death)		Enter the date of death, disease, injury, or condition that directly caused the death	
a ACUTE RESPIRATORY FAILURE		b METASTATIC PROSTATE CANCER	
c		d	
Sequently list conditions, if any, leading to the cause listed on line a (disease or injury that resulted the events resulting in death)		PART II Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I	
TITLE, NAME, ADDRESS, ZIP CODE AND COUNTY OF PHYSICIAN ABAYNEH WOLDEDEBANE MD 2525 S DOWNING STREET DENVER CO 80210		DATE SIGNED OCTOBER 12, 2015	
TITLE, NAME, ADDRESS, ZIP CODE AND COUNTY OF CORONER		DATE SIGNED	
DATE FILED BY REGISTRAR OCTOBER 23, 2015			

DATE ISSUED  
FEBRUARY 26, 2016

THIS IS A TRUE CERTIFICATION OF NAME AND FACTS AS RECORDED IN THIS OFFICE. Do not accept unless prepared on security paper with high resolution border displaying the Colorado state seal and signature of the Registrar. PENALTY BY LAW, Section 25-2-118, Colorado Revised Statutes, 1982. If a person alters, uses, attempts to use or furnishes to another for deceptive use any vital statistics record NOT VALID IF PHOTOCOPIED.

REV 01/16

KIRK A BOL  
INTERIM STATE REGISTRAR

007631831





03/08/2016	\$0	AFF	2016000017621		PEDOTTO JOSEPH J AND, PEDOTTO EDWARD M	PEDOTTO EDWARD M	\$0	03/08/2016
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Click [here](#) to go to Clerk / Recorder search page

## Valuation Summary

### Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0071020	Residential	Acres	3.7800	ADAMS COUNTY FIRE PROTECTION DIST	School District 1-Mapleton	V	\$181,440.00	\$52,620.00
<b>Land Subtotal:</b>							<b>\$181,440.00</b>	<b>\$52,620.00</b>

### Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0071020	0	0
<b>Improvements Subtotal:</b>	<b>0</b>	<b>0</b>

<b>Total Property Value</b>	<b>\$181,440.00</b>	<b>\$52,620.00</b>
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## Building Summary

NO BUILDING RECORDS FOUND

## Tax Summary

Click [here](#) to go to Treasurer's search page

## Enterprise Zone Summary

### Property within Enterprise Zone



Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_  
Reception No. \_\_\_\_\_ Recorder

**QUITCLAIM DEED**

THIS DEED, Made this 14th day of March, 2000,  
between Joseph J. Pedotto and  
Edward M. Pedotto

C0651161  
3/20/2000 11:11:16  
BK: 6068 PG: 0082-0082  
5.00 DOC FEE:  
CAROL SNYDER  
ADAMS COUNTY

0.00

of the \*County of Jefferson and  
State of Colorado, grantor, and Joseph J. Pedotto and  
Edward M. Pedotto

whose legal address is 6946 W. 83rd Way  
Arvada, CO 80003

of the County of Jefferson and State of Colorado, grantees,

WITNESSETH, That the grantor, for and in consideration of the sum of No consideration given  
for title purposes only DOLLARS  
the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these  
presents does remise, release, sell and QUITCLAIM unto the grantees, their heirs, successors and assigns forever, not in  
tenancy in common, but in joint tenancy, all the right, title, interest, claim and demand which the grantor has in and to the  
real property, together with improvements, if any, situate, lying and being in the County  
of Adams and State of Colorado, described as follows:

West 1/2 of Block 16, NORTH SIDE GARDENS, according to  
the recorded plat thereof,

Except the following described parcel conveyed by deed recorded  
at Book 4686, page 640 Adams County records:

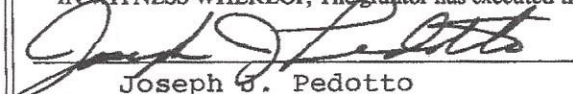
That portion of the West 1/2 of Block 16, NORTH SIDE GARDENS,  
in the Southwest Quarter of Section 35, Township 2 South,  
Range 68 West, 6th principle Meridian, more particularly  
described as:

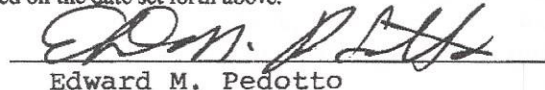
Beginning at the Southwest corner of said Block 16; thence N  
00°04'59" E 363.03 feet; thence N 89°36'39" E 120.02 feet;  
thence S 00°04'39" E 362.98 feet; thence S 89°35'16" W  
119.99 feet to the point of beginning; containing 1 acre.

also known by street and number as: 1251 East 73rd Avenue, Denver, Colorado

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belong-  
ing or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either  
in law or equity, to the only proper use, benefit and behoof of the grantees, their heirs and assigns forever. The singular  
number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

  
Joseph J. Pedotto

  
Edward M. Pedotto

ACCOUNT# R0071020  
PARCEL # 0171935302053  
TAX DISTRICT # 085

REAL ESTATE PROPERTY TAX NOTICE  
2018 TAXES DUE IN 2019

LISA L. CULPEPPER, JD  
ADAMS COUNTY TREASURER  
4430 S. ADAMS COUNTY PARKWAY, SUITE C2436  
BRIGHTON, COLORADO 80601 (720) 523-6160



TAX AUTHORITY		TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
RANGEVIEW LIBRARY DISTRICT	3.66600	0.00000	192.90	192.90	NET TOTAL	181,440	52,620
ADAMS COUNTY FIRE PROTECT	16.65000	0.00000	876.12	876.12			
ADAMS COUNTY	26.86400	0.00000	1,413.59	1,413.59			
NORTH WASHINGTON WATER &	0.86000	0.00000	45.25	45.25			
RTD	0.00000	0.00000	0.00	0.00			
SD 1	57.86000	0.00000	3,044.59	3,044.59			
URBAN DRAINAGE SOUTH PLAT	0.09400	0.00500	4.95	4.95			
URBAN DRAINAGE & FLOOD CO	0.72600	0.00400	38.20	38.20			
TOTAL	NET LEVY--> 106.7200		5,615.60	5,615.60			
	GRAND TOTAL		5,615.60	5,615.60			
SB 25 - In absence of State Legislative Funding, your school will levy would have been: 108.019							
LEGAL DESCRIPTION OF PROPERTY							
SUB:NORTH SIDE GARDENS DESC: PARCEL A W2 OF BLK 16 EXC PARC							
PROPERTY LOCATION: 0							
# pd 2/11/19							
PAYMENT							
No							
Unpaid prior year taxes:							
AMOUNT							
FIRST HALF							
FEB 28, 2019							
2,807.80							
SECOND HALF							
JUN 17, 2019							
2,807.80							
FULL PAYMENT							
APR 30, 2019							
5,615.60							
PAYMENT OPTIONS FOR CURRENT YEAR TAXES							
VISA							
DISCOVER							
AMERICAN EXPRESS							
ELECTRONIC CHECK							

**SATELLITE OFFICE**  
11860 PECOS STREET, SUITE 2481  
WESTMINSTER, CO 80234  
MONDAY - THURSDAY  
7:30 am - 5 pm  
See insert for Senior/Disabled Veteran  
exemptions and E-Statement instructions.  
Email Verification code: F03BC7WX

PAYMENT DUE DATE

FIRST HALF

SECOND HALF

FULL PAYMENT

PAYMENT OPTIONS FOR CURRENT YEAR TAXES

VISA

Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

If you have sold this property, please forward this statement to the new owner or return to this office marked "property sold."

IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY, KEEP THIS NOTICE FOR YOUR RECORDS.

County Treasurer is not responsible for erroneous payments.

Please see reverse side of this form for additional information.

RETAIN TOP PORTION FOR YOUR RECORDS



2018 TAXES DUE IN 2019



RETURN THIS COUPON FOR SECOND HALF PAYMENTS (Due by June 17th)

Check this box for address correction. Make changes on reverse side.

2nd Half Coupon

2

PAY TAXES ONLINE AT: WWW.ADCOTAX.COM  
VISA  
DISCOVER  
AMERICAN EXPRESS  
ELECTRONIC CHECK

Return this coupon with payment to:  
ADAMS COUNTY TREASURER  
P.O. BOX 869  
BRIGHTON, COLORADO 80601-0869

ACCOUNT NUMBER  
R0071020

R0071020  
109451\*314\*\*G50\*\*0.9571\*\*2/4\*\*\*\*\*AUTOS-DIGIT 80003  
PEDOTTO EDWARD M  
6946 W 83RD WAY  
ARVADA CO 80003-1611

PROPERTY  
OWNER  
OF  
RECORD

SECOND HALF DUE BY JUN 17, 2019

2,807.80

PAYMENTS MUST BE IN U.S. FUNDS

00000001800710202 00002807808 000000000005



ACCOUNT#  
PARCEL #  
TAX DISTRICT #

REAL ESTATE PROPERTY TAX NOTICE  
2017 TAXES DUE IN 2018

BRIGHTTE GRIMM  
4430 SOUTH ADAMS COUNTY PARKWAY, SUITE C2436  
BRIGHTON, COLORADO 80601  
(720) 523-6160  
ADAMS COUNTY TREASURER



TAX AUTHORITY		TAX LEVY		TEMP TAX CREDIT		GENERAL TAX		VALUATION		ACTUAL		ASSESSED	
RANGEVUE LIBRARY DISTRICT		3.66900		0.00000		193.06		NET TOTAL		181,440		52,620	
ADAMS COUNTY FIRE PROTECT		16.73300		0.00000		880.49							
ADAMS COUNTY		26.92900		0.00000		1,417.01							
NORTH WASHINGTON WATER &		0.86000		0.00000		45.25							
RTD		0.00000		0.00000		0.00							
SD 1		0.00000		0.00000		2,949.50							
URBAN DRAINAGE SOUTH PLAT		56.05300		0.00000		3.00							
URBAN DRAINAGE & FLOOD CO		0.05700		0.02700		26.31							
TOTAL		0.50000		0.19600		5,514.62							
		NET LEVY -> 104.8010				5,514.62							
		GRAND TOTAL				5,514.62							
SB 25 - In absence of State Legislative Funding, your school mill levy would have been: 104.933													
LEGAL DESCRIPTION OF PROPERTY													
SUB:NORTH SIDE GARDENS DESC: PARCEL A W2 OF BLK 16 EXC PARC													
PROPERTY LOCATION: 0													
Pd 2/6/18 # 3303													
Pd 5/18/18 # 3319													
SUB:NORTH SIDE GARDENS DESC: PARCEL A W2 OF BLK 16 EXC PARC													
PAYMENT OPTIONS FOR CURRENT YEAR TAXES													
FIRST HALF													
FEB 28, 2018													
2,757.31													
SECOND HALF													
JUN 15, 2018													
2,757.31													
FULL PAYMENT													
APR 30, 2018													
5,514.62													
PAYMENT													
DUE DATE													
AMOUNT													
No													
Unpaid prior year taxes:													
Email Verification code: F03BC7WX													
See insert for Senior/Disabled Veteran exemptions and E-Statement instructions.													
TUE, WED, THUR 7:30 am - 5 pm													
WESTMINSTER, CO 80234													
11860 PECOS STREET, SUITE 2481													
SATELLITE OFFICE													
NEW													
MESSAGES													



ACCOUNT# R0071020  
PARCEL # 0171935302053  
TAX DISTRICT # 085

REAL ESTATE PROPERTY TAX NOTICE  
2015 TAXES DUE IN 2016

BRIGITTE GRIMM  
ADAMS COUNTY TREASURER  
4430 SOUTH ADAMS COUNTY PARKWAY, SUITE C2436  
BRIGHTON, COLORADO 80601  
(720) 523-6160



TAX AUTHORITY		TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
RANGELVIEW LIBRARY DISTRICT		3.65900	0.00000	60.15	NET TOTAL	56,700	16,440
ADAMS COUNTY FIRE PROTECT		16.89200	0.00000	277.70			
ADAMS COUNTY		26.81700	0.00000	440.89			
NORTH WASHINGTON WATER &		0.92400	0.00000	15.19			
RTD		0.00000	0.00000	0.00			
SD 1		0.00000	0.00000	0.00			
URBAN DRAINAGE SOUTH PLAT		45.62900	0.00000	750.13			
URBAN DRAINAGE & FLOOD CO		0.05800	0.02600	0.95			
TOTAL		NET LEVY--> 94.53200	0.14300	9.09			
		GRAND TOTAL		1,554.10			
SB 25 - In absence of State Legislative Funding, your school mill levy would have been: 134.565							
LEGAL DESCRIPTION OF PROPERTY							
SUB:NORTH SIDE GARDENS DESC: PARCEL A W2 OF BLK 16 EXC PARC							
PROPERTY LOCATION: 0							
PAYMENT OPTIONS FOR CURRENT YEAR TAXES							
FIRST HALF		FEB 29, 2016		777.05			
SECOND HALF		JUN 15, 2016		777.05			
FULL PAYMENT		APR 30, 2016		1,554.10			
PAYMENT		DUE DATE		AMOUNT			
No							
Unpaid prior year taxes:							
When the due date falls on a weekend, next business day postmarks will be accepted.							
Email Verification code YKR3XQZL							
See insert for Senior/Disabled Veteran exemptions and E-Statement instructions.							
MESSAGES							
PAYMENT OPTIONS FOR CURRENT YEAR TAXES							
VISA							
MasterCard							
DISCOVER							
AMERICAN EXPRESS							
ELECTRONIC CHECK							

PA 2/13/16 # 3116  
PA 5/21/16 # 3204

Make Checks Payable To: Adams County Treasurer  
POST DATED CHECKS ARE NOT ACCEPTED  
If you have sold this property, please forward this statement to the new owner or return to this office marked "property sold."  
IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY, KEEP THIS NOTICE FOR YOUR RECORDS.  
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R0071020  
PEDOTTO JOSEPH J AND  
PEDOTTO EDWARD M  
6946 W 83RD WAY  
ARVADA, CO 80003

RETAIN TOP PORTION FOR YOUR RECORDS