



REQUEST FOR COMMENTS

Case Name:
Case Number:

Fabrizio Acres Setback Variance
VSP2025-00034

August 7, 2025

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a 10 foot rear setback where the minimum required setback is 15 feet in the Industrial-1 zone district.** The property is located at 2521 E. 68th Pl. The Assessor's Parcel Number is 0182501201009. The applicant and owner is: Efren Munoz at the same address.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **September 2, 2025** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to DaWright@adcogov.org.

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S. Adams County Pkwy., Brighton CO 80601, (720) 523-6800. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases. Thank you for your review of this case.

Si usted tiene preguntas, por favor escribanos un correo electronico a cedespanol@adcogov.org para asistencia en espanol. Por favor incluya su direccion o numero de caso para poder ayudarle mejor.

David Wright
Planner II

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



VARIANCE

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

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. 3)
- ☒ Written Narrative
- ☒ Site Plan
- ☒ Proof of Ownership (warranty deed or title policy)
- ☒ Proof of Water and Sewer Services
- ☒ Legal Description
- ☒ Statement of Taxes Paid

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback:	1
Height:	0
Lot Coverage:	0
Other:	0

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential <i>*\$100 per each additional request</i>



DEVELOPMENT APPLICATION FORM

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: 2521 E. 68TH PL./6870 COLUMBINE ST.

City, State, Zip: DENVER, CO 80229

Area (acres or square feet): 1.83

Tax Assessor Parcel Number 0182501201009

Existing Zoning: I-1

Existing Land Use: VACANT/OFFICE

Proposed Land Use: LIGHT INDUSTRY/OFFICE/WAREHOUSE/OUTDOOR STORAGE <25% OF BUILDING AREA

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: 2017_00099

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: EFREN MUNOZ

Date: 06-27-2025

Owner's Printed Name

Name: 

Owner's Signature



Property Consultants, llc

July 30, 2025

Adams County
Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

**Re: Fabrizio Acres Variance Request
Written Explanation**

Fabrizio Acres (the "Property") is a 1.83 Acre site located at the southeast corner of E. 69th Ave. and Columbine St., previously rezoned to I-1 in 2019 (RCU2019-00048), and replatted with a Plat Correction (PLT2018-00034).

Request

This application is to request a rear setback variance for the Property, which for the I-1 zone district is 15' per the Dimensional Requirements Table of Section 3-07-02 of the Adams County Development Standards and Regulations. The request is not for a reduction in the entire length of the rear setback, but rather for two small triangular portions of the building which as planned will slightly encroach into the setback for a total of 345 square feet and reduce the setback distance to 10' in those areas, as shown on the included Site Plan.

Background

At present, plans have been submitted to the building department for the proposed building at 6870 Columbine St. for core and shell construction, in addition to site civil permit plans have been submitted to Engineering for review.

As part of the engineering review, a comment was received requiring an additional 10' of Right-of-Way (ROW) dedication along Columbine Street. The 10' loss of property along that frontage subsequently reduces the available space between the building and the property line for parking and drive aisle to less than standard widths unless the building is moved back a distance of 6', more or less.

Because of the uncertainty and ever escalating costs of steel frame building, the building has already been purchased and delivered for construction, therefore changing or reducing the dimensions of the building to accommodate the 10' ROW dedication is not feasible and presents an enormous hardship on the Project. Had the ROW dedication been required at the time of the plat correction, design accommodations would have been made for the reduced property area.

Also enclosed with this letter are the checklist items including the Development Application, a Site Plan, Proof of Ownership, Proof of Water and Sewer, the Plat Correction which contains the legal description of the Property, and a Certificate of Taxes Due.

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at Aaron@aperiopc.com.

Sincerely,

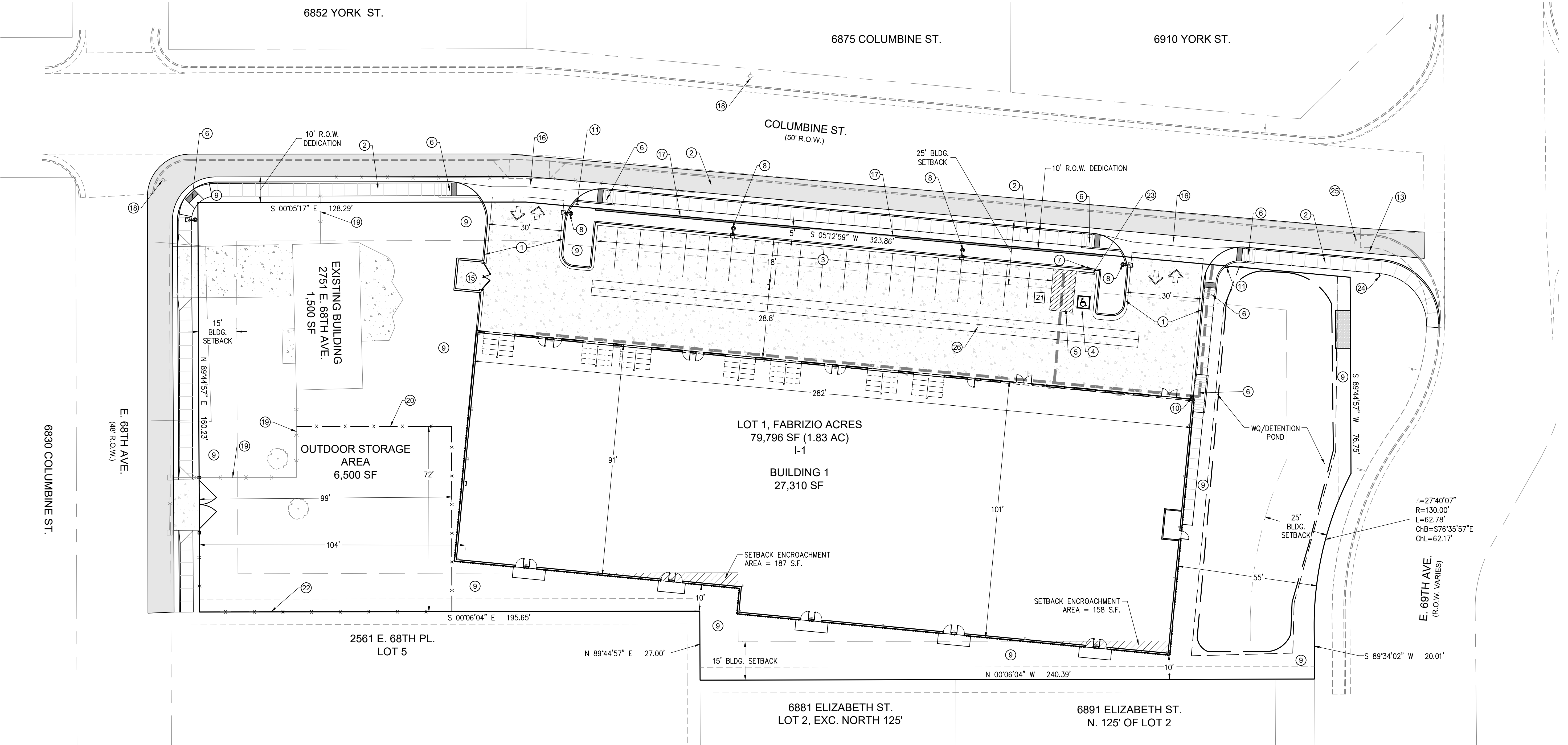
A handwritten signature in blue ink, appearing to be 'A. Thompson', with a long horizontal flourish extending to the right.

Aaron Thompson

Cc: Rene and Veronica Munoz

SITE PLAN FOR FABRIZIO ACRES BUSINESS PARK

LOTS 1 AND 6, FABRIZIO ACRES, TOGETHER WITH VACATED EAST 69TH AVENUE, BEING A PART OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

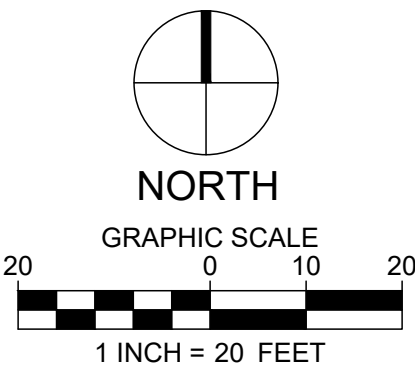
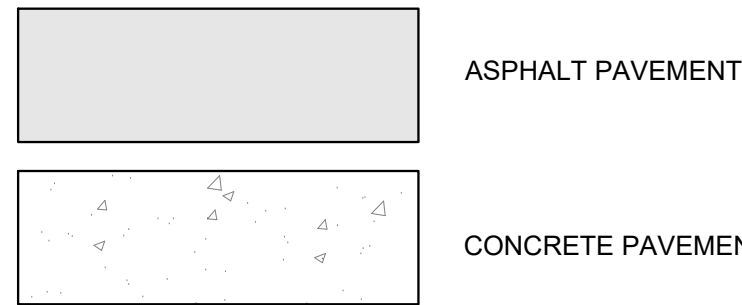


SITE PLAN KEYNOTES

- ① 6" CURB AND GUTTER
- ② SIDEWALK
- ③ 9' x 19' STANDARD PARKING STALL
- ④ 9' x 19' HANDICAP PARKING STALL
- ⑤ ADA LOADING ZONE
- ⑥ ADA ACCESSIBLE RAMP
- ⑦ ADA VAN ACCESSIBLE POLE-MOUNTED SIGN
- ⑧ SITE POLE-MOUNTED LIGHT
- ⑨ LANDSCAPE AREA
- ⑩ KNOX BOX
- ⑪ STOP SIGN
- ⑫ FIRE LANE - NO PARKING SIGN
- ⑬ EXISTING FIRE HYDRANT
- ⑭ SIGHT DISTANCE TRIANGLE
- ⑮ TRASH ENCLOSURE
- ⑯ 8" CONCRETE CROSSSPAN
- ⑰ 30" HEIGHT SCREEN WALL

SITE PLAN KEYNOTES (CON'T.)

- ⑱ EXISTING STREET LIGHT
- ⑲ EXISTING CHAIN LINK FENCE, 6' HEIGHT
- ⑳ PROPOSED CHAIN LINK FENCE, 6' HEIGHT
- ㉑ EXISTING WROUGHT IRON GATE WITH COLUMNS, TO BE RELOCATED
- ㉒ EXISTING VINYL FENCE AT EAST PROPERTY LINE (TO REMAIN)
- ㉓ CONCRETE PARKING BLOCK
- ㉔ EXISTING STOP SIGN (RELOCATE BEHIND SIDEWALK)
- ㉕ RELOCATED EXISTING STREET LIGHT
- ㉖ CONCRETE DRAIN PAN
- ㉗ ACCESSIBLE ROUTE — — — — —
- ③ STALL COUNT



CHECKLIST ITEM NO. 8

RECEPTION#: 2013000037680, 05/03/2013 at 08:37:28 AM, 1 OF 2, TD Pgs: 0 Doc
Type:QCD Karen Long, Adams County, CO Recorded As Received

QUIT CLAIM DEED

THIS DEED, Made this 30 day of July, 2010 between

Efren R Munoz

of the City and County of Denver and State of COLORADO, grantor(s), and

Efren R Munoz and Veronica Munoz

whose legal address is: 2521 E 68th Pl. Denver, CO 80229

of the City and County of Denver, State of COLORADO, grantee(s);

WITNESS, That the grantor(s), for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00), the receipt and sufficiency of which is hereby confessed and acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, sell, and QUIT CLAIM unto the grantee(s), not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever all the right, title, interest, claim and demand which the said grantor(s) has in and to the following described lot(s) or parcel(s) of land, situate, lying and being in the County of Denver, and State of COLORADO described as follows:

no doc fee
required **

also known by street and number as 2521 E. 68th Place Denver, CO 80229

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever, of the said grantor(s) either in law or equity, unto said grantee(s), the survivor of them, their assigns, and the heirs and assigns of such survivor 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(s) has hereunto set his hand and seal the date set forth above.

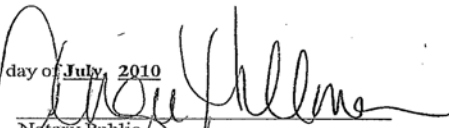
Signed, Sealed and Delivered in the Presence of


Efren R. Munoz

STATE OF COLORADO
COUNTY OF JEFFERSON

} ss:

The foregoing instrument was acknowledged before me this 30 day of July, 2010
by Efren R Munoz


Notary Public

Witness my hand and official seal
My Commission expires



Commitment Number: 2303176
Seller's Loan Number: 760758

After Recording Return To:
EFREN R. MUNOZ
2521 E 68TH PL., DENVER, CO 80229-7525

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R0097910

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is 5000 Plano Parkway, Carrollton, Texas 75010, hereinafter grantor, for \$117,300.00 (One Hundred and Seventeen Thousand Dollars and Three Hundred Dollars and no Cents) in consideration paid, sells and conveys with covenants of limited warranty to **EFREN R. MUNOZ**, hereinafter grantee, whose tax mailing address is 2521 E 68TH PL., DENVER, CO 80229-7525, the following real property:

All that certain parcel of land situate in the County of Adams, State of Colorado, described as follows:

Lot Six (6), Fabrizio Acres

Tax ID: R0097910

Property Address is: 2521 E 68TH PL., DENVER CO 80229-7525

State
doc Fee
1173

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date Seller took title to said Property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 2006001011289

The actual consideration for this conveyance is \$117,300.00.

Executed by the undersigned on 7-16, 2010:

[Signature]

Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company,
DBA ServiceLink As Attorney-in-Fact

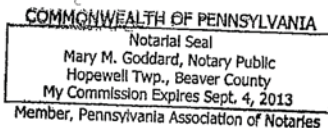
By: *Shen L. Vokto*

Its: *VP*

A Power of Attorney relating to the above-described property was recorded on 02/26/2007 at
Reception Number: 2007000019912.

STATE OF Pennsylvania
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 16 day of July, 2010,
the undersigned authority, personally appeared *Shen L. Vokto* who is the
VP of Chicago Title Insurance Company doing business as ServiceLink,
as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, and is
appearing on behalf of said corporation, with full authority to act for said corporation in this
transaction, who is known to me or has shown N/A as identification, who after
being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign
this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in
an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument
was voluntarily executed under and by virtue of the authority given by said instrument granting
him/her power of attorney.



Mary M. Goddard
NOTARY PUBLIC

My Commission Expires Sept-4, 2013

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati,
Ohio 45249 (513) 247-9605 Fax: (866) 611-0170



State Documentary Fee
Date: December 05, 2017
\$27.00

Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on December 5th, 2017 by FRED E. SCHIMPF Grantor(s), of the County of Adams and State of Colorado for the consideration of (\$270,000.00) ***Two Hundred Seventy Thousand and 00/100*** dollars in hand paid, hereby sells and conveys to EFREN R. MUNOZ AND VERONICA MUNOZ Grantee(s), as Joint Tenants whose street address is 6870 COLUMBINE STREET, DENVER, CO 80229, County of Adams, and State of Colorado, the following real property in the County of Adams, and State of Colorado, to wit:

LOT 1, TOGETHER WITH A PORTION OF THE VACATION PLAT OF E. 68TH AVENUE, RECORDED DECEMBER 10, 2013 UNDER RECEPTION NO. 2013000103305, FABRIZIO ACRES, COUNTY OF ADAMS, STATE OF COLORADO

also known by street and number as: 6870 COLUMBINE STREET, DENVER, CO 80229

with all its appurtenances and warrants the title to the same, subject to general taxes for the year 2017 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; Inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other NONE

By: *Fred E. Schimpf by Mildred Leona Jurneke as Attorney in Fact*
FRED E. SCHIMPF BY MILDRED LEONA JURNEKE
AS ATTORNEY IN FACT

State of Colorado)

County of ADAMS)

)ss.

KELLY HAINES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144048241
My Commission Expires 12/22/2018

The foregoing instrument was acknowledged before me on this day of December 5th, 2017 by MILDRED LEONA JURNEKE AS ATTORNEY IN FACT FOR FRED E. SCHIMPF

Witness my hand and official seal

My Commission expires: 12/22/2018

Kelly Haines
Notary Public

When Recorded Return to: EFREN R. MUNOZ AND VERONICA MUNOZ
6870 COLUMBINE STREET, DENVER, CO 80229



North Washington Street Water and Sanitation District

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

August 23, 2019

To Whom It May Concern:

Dear Sirs:

The property located at 6870 Columbine is in the North Washington Street Water and Sanitation District service area boundaries.

The North Washington Street Water and Sanitation District will consider servicing said property with water and service sewer taps through the facilities of said District. Service is provided subject to the payment of fees and charges under the provisions and in accordance with the Rules and Regulations of the District, connector agreement with the Metropolitan Wastewater Reclamation District, and the Board of Water Commissioners of the City and County of Denver and the availability of water taps. Persons wanting to use the water and sewer system for Commercial, Industrial, Apartments, Mobile Homes or Condominium units and/or other purposes which could be expected to require large quantities of water and unusual amounts of sewage disposal shall be required to submit demand data for the industries water and sewage before a permit will be issued. Such permit may contain limitations as determined by the Board of Directors of the North Washington Street Water and Sanitation District.

Very truly yours,



James C. Jamsay,
District Manager

FABRIZIO ACRES - PLAT CORRECTION

A LOT LINE VACATION OF LOT 1 AND 6, FABRIZIO ACRES, TOGETHER WITH A PORTION OF VACATED EAST 69TH AVENUE, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. CASE NO.: PLT2018-00034
SHEET 1 OF 2

VICINITY MAP

SCALE: 1"=2000'



INTENT:

IT IS THE INTENT OF THIS PLAT CORRECTION TO VACATE THE LOT LINE BETWEEN LOTS 1 AND LOT 6, ADDITIONALLY, TO VACATE THE 5' WIDE UTILITY EASEMENTS ADJOINING SAID LOT LINE AS SHOWN ON THE PLAT AND WITHIN LOTS 1 AND 6, FABRIZIO ACRES, AS RECORDED IN FILE 10, MAP 303, RECEPTION NO. 569329, ADAMS COUNTY RECORDS. ALL OTHER PROVISIONS, PLAT NOTES, AND LOT BOUNDARIES REMAIN AS PROVIDED FOR IN SAID FABRIZIO ACRES AND THERE ARE NO ADDITIONAL RIGHT-OF-WAY OR EASEMENTS BEING DEDICATED BY THIS PLAT.

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER(S) OF A PORTION OF VACATED EAST 69TH AVENUE AND LOTS 1 AND 6, FABRIZIO ACRES, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO; THENCE NORTH 00°06'04" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 301.60 FEET; THENCE NORTH 89°44'57" EAST A DISTANCE OF 335.91 FEET TO THE SOUTHWEST CORNER OF LOT 6, FABRIZIO ACRES, SAID CORNER BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF LOT 6, LOT 1 AND THE WEST LINE OF A PORTION OF VACATED EAST 69TH AVENUE AS DESCRIBED IN RECEPTION NO. 20130000103305, ADAMS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE 1) NORTH 00°06'04" WEST A DISTANCE OF 140.01 FEET; THENCE 2) NORTH 05°12'59" EAST A DISTANCE OF 323.36 FEET TO THE NORTH LINE OF SAID VACATED EAST 69TH AVENUE; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE 1) NORTH 89°44'57" EAST A DISTANCE OF 86.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE DELTA OF SAID CURVE IS 27°40'07", THE RADIUS OF SAID CURVE IS 130.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 76°35'57" EAST, 62.17 FEET; THENCE 2) ALONG THE ARC OF SAID CURVE. A DISTANCE OF 62.78 FEET TO THE END OF SAID CURVE; THENCE 3) NORTH 89°34'02" EAST A DISTANCE OF 20.01 FEET; THENCE SOUTH 00°06'04" EAST ALONG THE EAST LINE OF SAID LOT 1 EXTENDED NORTH AND ALONG SAID EAST LINE, A DISTANCE OF 240.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°44'57" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 27.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00°06'04" EAST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 206.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89°44'57" WEST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 170.23 FEET TO THE POINT OF BEGINNING. CONTAINS 79,796 SQUARE FEET OR 1.832 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT AND PLATTED THE SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FABRIZIO ACRES - PLAT CORRECTION.

EXECUTED THIS 9th DAY OF November, 20 18.

EFREN R MUNOZ
EFREN R MUNOZ

Veronica Munoz
VERONICA MUNOZ

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF ADAMS)

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS 9th DAY OF November, 20 18, BY EFREN R. MUNOZ AND VERONICA MUNOZ.

Stan Martin
NOTARY PUBLIC
MY COMMISSION EXPIRES: Dec 31 2020
MY ADDRESS IS: 9020 Grant St
Thornton CO 80229
720 999-2540

SANCY ALEJANDRA TORRES ESPINO
NOTARY PUBLIC
STATE: IF COLORADO
NOTARY ID: 201804240002
MY COMMISSION EXPIRES: DECEMBER 21, 2020

BASIS FOR BEARINGS:

THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (THE NORTHWEST CORNER IS A 3-1/4 ALUMINUM CAP, P.L. 6973 IN RANGE BOX AND THE SOUTHWEST CORNER WAS CALCULATED FROM THE MONUMENT RECORD TIES) OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS STATE, STATE OF COLORADO, IS ASSUMED TO BEAR N00°06'04"W. ALL BEARINGS SHOWN IN THIS DRAWING ARE RELATIVE THERETO. MONUMENTS ARE AS SHOWN HEREON.

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON AMERICAN LAND TITLE ASSOCIATION, COMMITMENT NO. H0547579-027-LAU-DMT, COMMITMENT DATE OCTOBER 11, 2018 AND AMERICAN LAND TITLE ASSOCIATION, COMMITMENT NO. H0547579-027-LAU-DMT, COMMITMENT DATE OCTOBER 11, 2018, FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY ACROSS THESE PREMISES.

PLAT NOTES:

1. ALL APPLICABLE PLAT NOTES FROM FABRIZIO ACRES, AS RECORDED IN FILE 10, MAP 303, RECEPTION NO. 569329, ADAMS COUNTY RECORDS, REMAIN IN EFFECT.

2. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS 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 SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

PREPARED BY:

R. W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80229-4316
(303) 452-4433 rwbsurveying@hotmail.com
CAD FILE M18097A/M18097A.DWG

DATE: PREPARED: MAY 23, 2018

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, 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 THE SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



RAYMOND W. BAYER,
REG P.L.S. NO. 6973

APPROVAL:

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT APPROVAL:

APPROVED BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT THIS 9th DAY OF November, 20 18.

Stan Martin
PLANNING MANAGER

CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT 3 : 31 P.M., ON THE 15th DAY OF November, A.D., 20 18.

BY: *Stan Martin*
DEPUTY
COUNTY CLERK AND RECORDER

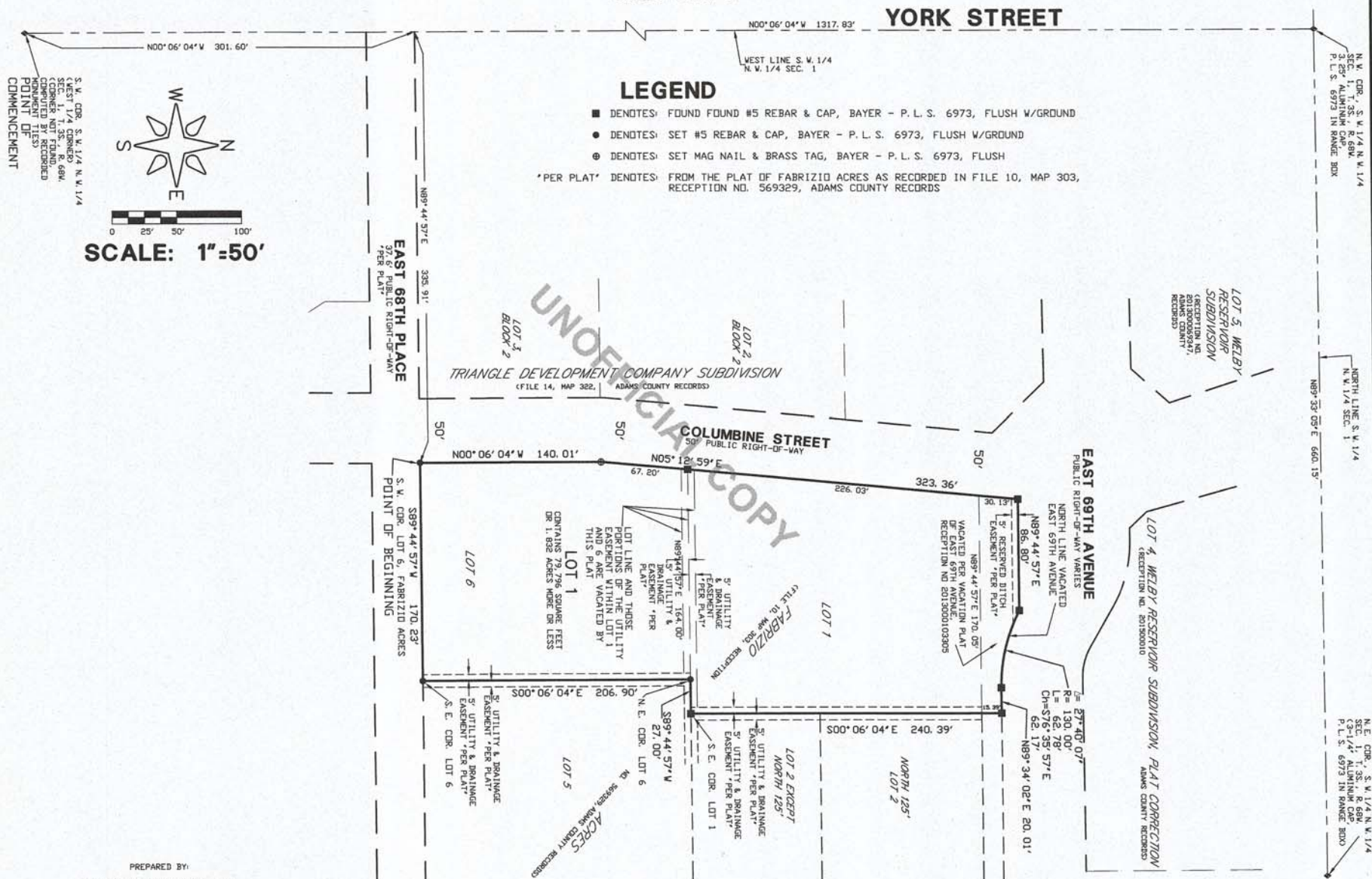


RECEPTION NO.: 201800002473

FABRIZIO ACRES - PLAT CORRECTION

A LOT LINE VACATION OF LOT 1 AND 6, FABRIZIO ACRES, TOGETHER WITH A PORTION OF VACATED EAST 69TH AVENUE, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. CASE NO.: PLT2018-00034

SHEET 2 OF 2



PREPARED BY:
R. W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233-4316
(303) 452-4433 rwbsurveying@hotmail.com
CAD FILE M18097A/M18097B.DWG
DATE: PREPARED: MAY 23, 2018



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

CERTIFICATE OF TAXES DUE

Account Number R0097910

Parcel 0182501201002

Assessed To

MUNOZ EFREN R AND
C/O:MUNOZ VERONICA
2521 E 68TH PL
DENVER, CO 80229-7525

Certificate Number 2025-262933

Order Number

Vendor ID

APERIO PROPERTY CONSULTING LLC
4032 DEFOE ST STRASBERG, CO 80136

Legal Description

SUB:FABRIZIO ACRES LOT:6

Situs Address

2521 E 68TH PL

Year	Tax	Interest	Fees	Payments	Balance
Grand Total Due as of 07/11/2025					\$0.00

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

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

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

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

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway

Brighton, CO 80601