



Community & Economic Development Department
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Brighton, CO 80601
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adcogov.org

Request for Comments

Case Name: Welby Junction Final Plat, Development Plan, and Roadway Vacation

Project Number: PRC2025-00020

October 14, 2025

The Adams County Planning Commission is requesting comments on the following application: **1.) Final Development Plan to propose 218 residential units in PUD zone. 2.) Final Plat to create 218 residential lots and 24 tracts; and 3.) Roadway Vacation to vacate existing right-of-way.** This request is located at 2401 E 78TH AVENUE. The Assessor's Parcel Number is 0171936200001, 0171936201005, 0171936203012, 0171936204004.

Applicant Information: Meritage Homes
JOSHUA BOTTS
7900 EAST UNION AVENUE

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 **November 4, 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 NEagleson@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mayor.

Thank you for your review of this case.

Nick Eagleson

Nick Eagleson
Senior Strategic Planner

Nick Eagleson
Planner III

BOARD OF COUNTY COMMISSIONERS

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September 5, 2025

Adams County
Attn: Nick Eagleson
4430 South Adams County Parkway
Brighton, CO 80601

Re: Welby Junction: Written Narrative Planned Unit Development/Final Development Plan, Final Plat, PUD Minor Amendment, & ROW Vacation Applications

Dear Mr. Eagleson:

Please find enclosed development applications for a Planned Unit Development/Final Development Plan, Final Plat, PUD Minor Amendment, & ROW Vacation for the site located generally northeast of the intersection of York and 78th Avenue, east of the Assumption of the Blessed Virgin Mary Catholic Church in unincorporated Adams County. This application has been prepared by and for the following parties to the benefit of the residents of Adams County and the surrounding areas.

Applicant

Meritage Homes of Colorado
Contact: Joshua Botts
7900 E Union Ave Ste 400
Denver, CO 80237
303-406-4305
Joshua.Botts@meritagehomes.com

Planning / Landscape Architect

Norris Design
Contact: Daniel Braswell / David Lane
1101 Bannock St.
Denver, Colorado 80204
303-892-1166
dbraswell@norris-design.com
dlane@norris-design.com

Civil Engineer

Redland Consultants
Contact: Evan Rumney
1500 West Canal Court
Littleton, CO 80120
720- 283-6783
erumney@redland.com

The following items have been included as a part of this submittal.

- Development Application Forms
- Letter of Authorization
- Written Narrative
- Site Plan
- Final Plat
- Legal Description
- Final Development Plan
- Certificate of Taxes Paid
- Proof of Utilities (e.g. electric, gas)
- Proof of Water and Sewer Services
- Proof of Ownership (title policy dated within 30 days of submittal)
- Colorado Geological Survey Payment of Fees Receipt
- School Impact Analysis



- Subdivision EGR Application
- Vacation Plat
- Legal Description of Vacated Lands

About the Applicant

Meritage Homes, founded in 1985 with headquarters in Scottsdale, Arizona, is a leading national homebuilder recognized as a Top 5 U.S. Public Homebuilder, achieving 13,976 closings in 2023. Meritage Homes is committed to building more than just houses; we build thriving communities.

- **Community Focus:** Our commitment to the community extends beyond home construction. The Meritage Cares Foundation supports vital initiatives, including combating food insecurity, providing shelter and affordable housing, and promoting sustainable forestry.
- **Supporting Veterans:** In partnership with Operation Homefront, Meritage proudly builds and donates energy-efficient homes to deserving military veterans and their families.
- **Building a Better Life:** Our "Life Built Better" philosophy guides our approach. We prioritize energy efficiency with water-saving features, advanced building techniques, climate-sealed homes, and UV-blocking windows.
- **Health and Wellness:** Meritage Homes prioritize healthy living with healthier building materials, high-performance air filtration, health-promoting barriers, and fresh air management. Our Indoor Air PLUS program exceeds EPA standards, utilizing high-performance MERC 13 filters.
- **Comfort and Peace of Mind:** We ensure real comfort with all-season windows, noise-reducing spray foam, temperature-regulating features, and high-performance Carrier HVAC systems for fine-tuned climate control and improved air quality.
- **Experience and Expertise:** Meritage Homes brings peace of mind through our experience, expertise, high standards, and proven success in building exceptional communities.

As of 2025, Meritage Homes has an already established presence in Colorado with 21 active communities across the state. We are eager to contribute to the continued growth and vitality of Adams County by developing a new residential community that aligns with our commitment to building high-quality, sustainable, and community-minded homes.

Project Description

Meritage Homes proposes a new residential subdivision to provide new single-family detached, duplexes, and townhomes in the Welby area of Adams County. This property is approximately 26.3 acres located generally northeast of the intersection of York and 78th Avenue, east of the Assumption of the Blessed Virgin Mary Catholic Church in unincorporated Adams County. This PUD/ Final Plat proposes a 218 residential units (8.3 DU/AC) that will provide for-sale homes to provide relief from to the current housing demand within the County. The new community is designed to attract a broad spectrum of residents and provide an opportunity for young families to live in the range of housing listed above. The neighborhood will have convenient access to major transportation corridors and is located within a mile of two stations on RTD's N line.

The surrounding properties are zoned R-1-C, PUD, I-1, I-2 and A-1. This development provides residential infill the heart of the Welby community and provides housing opportunities in an underhoused area of Adams County.

The Welby Junction site is currently zoned PUD. These applications will propose to amend the approved Preliminary Development Plan (Oxenfree at Welby) and develop final plans to allow fee-simple residential units and to create lot standards to allow for a variety of housing types.



The property is located near several key transit areas creating great opportunity for alternative commuting options for residents. 72nd and Sheridan RTD station is approximately 1.2 miles southeast and the original Thornton and 88th RTD station is approximately 1.5 miles north.

Four applications are covered with this written explanation, including the request for a minor amendment to PUD, PUD Final Development Plan, Final Plat, and ROW Vacation.

Access and Parking

The primary entrance into the site is from 78th Avenue. Four additional secondary access points are proposed, two along 78th and two along 79th Avenues. A network of internal public streets and private alleys provide vehicular circulation within the community. Rights-of-way 52' row within the plan incorporate attached sidewalks.

Welby Junction will provide a minimum of two (2) resident parking spaces per home in garages. Front load homes will include two (2) visitors parking spaces per home in driveways. Alley loaded home will include 0.25 guest on-street parking spaces per unit.

Final parking counts are found on sheet 5 with the Final Development Plan.

Drainage and Infrastructure

Welby Junction will be served by North Washington Street Water and Sanitation District. Waterlines will be looped throughout the Site with connections to the W. 78th Avenue and W. 79th Avenue waterlines. The Site is proposing 3 points of access and the use of adequately spaced fire hydrants meeting the standards and requirements of the Adams County Fire Department. Sanitary sewer will run throughout the Site. The sanitary sewer for the Site will outfall to the south at the existing 12" sanitary sewer main within Clayton Street, which will be required to be upsized to a 15" sanitary sewer main as part of this project. Dry utilities will be provided by Xcel Energy.

The site is contained within FIRM panel #08001C0604H dated March 5, 2007. According to Panel, no floodplains exist on the Site. However, the Flood Hazard Delineation, Niver Creek, Tributary L, and Tributary M (FHAD) prepared by Jacobs, dated August 2021 indicates that flood waters do reach the Site. Wright Water Engineers has been retained by the developer to study the proposed site grading, and it's impacts to the floodplain identified in the FHAD. It is the intent of the developer to remove the site from the floodplain via grading operations and submit a CLOMR to Mile High Flood District and FEMA for review and concurrence.

Stormwater runoff from the site will be managed through a combination of storm sewers and surface swales. The runoff will flow into one of two designated ponds: the full-spectrum detention pond located at the northeast corner of the site, or the water quality pond located at the southeast corner of the site.

Open Space

The proposed neighborhood provides open space areas consistent with this type of urban infill development and meets Adams County open space requirement of thirty (30) percent with twenty-five (25) percent dedicated as active open space. As defined in the PDP, the site will feature one large, active neighborhood park and two smaller pocket parks. These parks are strategically placed to foster enhanced pedestrian circulation, encouraging people to traverse and experience the neighborhood in a manner that is safe, enjoyable and separates residents from vehicular traffic circulation. The parks will have a nature-play theme with an emphasis on agrarian elements, creating interactive spaces that reflect the area's rich agricultural heritage. Additionally, the site will include various seating nooks, promoting unity and providing spaces for residents to gather and relax.



The landscape design intent of the project focuses on sustainability and responsible water use. Low-water plants and rock mulch ground cover will be used to reduce water consumption, thus minimizing the environmental impact and supporting long-term water conservation efforts in the area. In alignment with this goal, the landscape design purposefully has limited areas of irrigated sod to active and gathering spaces, opting for alternative ground covers that demand less water and maintenance.

Furthermore, the landscape design incorporates native grasses to enhance the local ecosystem. The project also addresses its integration into the existing neighborhood by including buffer yards along the northern boundary (E. 79th Ave.) and southern boundary (E. 78th Ave.). These buffer zones, designed for both aesthetic and functional purposes, feature enhanced landscaping and split 3-rail fencing. They soften the edges of the project, provide visual separation, and ensure compliance with zoning regulations. Overall, the landscape design strikes a balance between sustainability, water conservation, and community integration, offering a thoughtful and environmentally conscious approach to development.

The landscape plan will adhere to the standards set forth in the PDP and subsequently in this FDP. Any additional landscape elements not covered herein will comply with Adams County Design Requirements and Performance Standards, Section 4-19.

Phasing and Build Timing

Welby Junction will be developed in one (1) total phase. Depending on the final government approvals, the proposed development work will begin in approximately two (2) years with completion in four (4) to six (6) years.

Minor Amendments to the PDP

As part of the proposed minor amendments to the approved Planned Development Plan (PDP), we respectfully request approval to convert select townhome lots to duplex lots, reduce the total number of residential units from 222 to 218, and adjust the minimum lot area for duplex lots from 1,900 square feet to 1,825 square feet. These refinements respond to evolving market conditions and shifting demand for housing types. The proposed changes remain consistent with the original intent of the PDP by continuing to promote architectural diversity and maintaining a high standard of design throughout the community. We believe these adjustments will enhance the overall livability and character of the development while aligning with the county's goals for thoughtful and responsive land use planning.

Applicability to Comprehensive Plan

This property is identified as Mixed-Use Neighborhood in the 2012 Future Land Use Map. As discussed in the Comprehensive Plan, Mixed Use Neighborhoods category allows for a range of urban level residential uses, including single and multi-family housing combined with compatible and supporting uses and activities that serve the neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood.

Mixed Use Neighborhoods are encouraged in infill areas and within County and municipality growth areas where it can be readily served by a full range of urban services and access to existing infrastructure and transportation options. Being located on 78th Avenue and 79th Avenue provides commitments for water, sewer, power and gas, the infrastructure exists to help facilitate these new residential homes.

The 2012 Adams County Comprehensive Plan outlines key goals to creating a more sustainable and resilient Adams County. The key goals that strongly relate to Welby Junction and how the Planned Development Plan will meet these goals are outlined below:



Promote Coordinated and Connected Growth:

Revitalization and reinvestment in established areas to meet the needs of a variety of residents. This new neighborhood will provide improvements to existing streets and an investment in the Welby neighborhood.

Reduce the Fiscal Impact of Growth:

Infill development to take advantage of existing infrastructure to aid in reducing fiscal impacts with new development. Welby Junction is located adjacent to existing streets and infrastructure on 78th and 79th Avenues, set to take advantage of the existing infrastructure and roadway network.

Promote Economic Vitality:

Locate infill development uses within close proximity to the surrounding transportation corridors and within municipal and county growth areas, especially in the Southwest Area of the County.

Preserve the County's Natural Resources:

Support and implement the preservation of active and passive open space, wildlife habitat and environmental quality. Welby Junction provides open space commensurate with urban infill development and meeting PUD requirements. The open space connections and detention pond to the north will provide open space opportunities for existing wildlife habitats.

We look forward to working with County Staff on the review and approval of this new neighborhood in Adams County. Feel free to contact our team directly should you have any comments, questions, and/or requests for additional information.

Sincerely,

Norris Design

Daniel Braswell
Associate

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 1: COVER

LEGAL DESCRIPTION

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

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;
THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;
THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

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

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

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

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

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

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;
THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

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

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

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET DESCRIBED AS FOLLOWS:

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

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

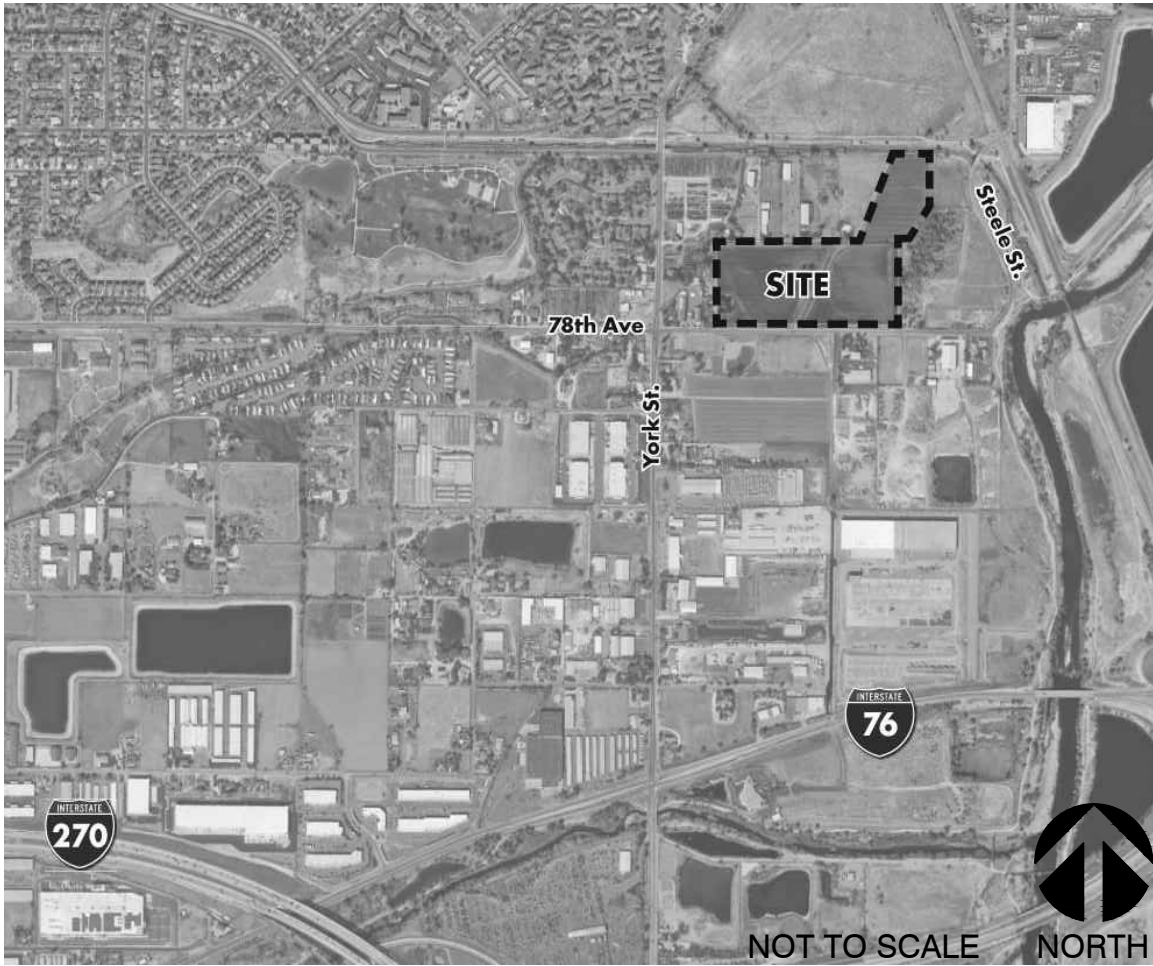
THENCE SOUTH 00°30'58" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 79TH AVENUE;

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

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

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

VICINITY MAP



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CERTIFICATE OF OWNERSHIP

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

OWNER: COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

BY: _____ TITLE: _____

ACKNOWLEDGMENT

STATE OF COLORADO)

COUNTY OF: _____)SS

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

BY _____ AS AUTHORIZED SIGNATURE

FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

PLANNING COMMISSION

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

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _
DAY OF _____, A.D., 20____.

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

DEVELOPER:
CORE SPACES
1643 N MILWAUKEE AVE
CHICAGO, IL 60647

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

PLANNER / LANDSCAPE
ARCHITECT:
NORRIS DESIGN
1101 BANNOCK ST
DENVER, CO 80202

ARCHITECT:
CORE SPACES
1643 N MILWAUKEE AVE
CHICAGO, IL 60647

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

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

OWNER:

COSIMI FARMS LP
8728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
10/01/2025 - FDP 01

SHEET TITLE:
COVER



WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 2: WRITTEN NARRATIVE

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

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

THIS PLANNED UNIT DEVELOPMENT AMENDMENT (PUD) PROPOSES A MAXIMUM OF 218 INFILL DWELLING UNITS THAT WILL HELP TO SUPPORT THE COUNTY'S CURRENT HOUSING DEMAND, SPECIFICALLY WITHIN AN UNDER-HOUSED AREA OF THE COUNTY.

THE PUD IS PROPOSED TO PERMIT RESIDENTIAL LAND USES AND TO ESTABLISH DEVELOPMENT STANDARDS THAT RESULT IN A COMPATIBLE COMMUNITY. THE PROPOSAL DRAWS FROM NEIGHBORING ZONE DISTRICTS TO ENSURE COMPATIBILITY. THE PUD PROPOSES A DENSITY OF 8.3 DU/AC.

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

B. PROVISIONS FOR PARKING

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

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

VISITOR PARKING WILL BE ON-STREET WITH PARKING ON BOTH SIDE OF THE STREET. SEE SHEET 06 FOR PARKING COUNTS

C. CIRCULATION AND ROAD PATTERNS

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

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

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

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

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

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

F. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS

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

G. BUFFERYARD REQUIREMENTS

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

H. LANDSCAPING REQUIREMENTS

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

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

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

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

MINIMUM PLANT SIZE REQUIRED IN STREETSCAPES, LANDSCAPE AREAS, AND DETENTION AREAS SHALL BE 2 1/2" CALIPER DECIDUOUS OR ORNAMENTAL TREES, MIN. 6' TALL EVERGREENS, AND 5-GALLON SHRUBS/GRASSES. THE CALIPER OF ALL TREES SHALL BE MEASURED AT ONE (1) FOOT ABOVE GRADE LEVEL. SHRUBS MAY BE SUBSTITUTED WITH ORNAMENTAL GRASSES AT A RATE OF THREE (3) GRASSES PER ONE (1) SHRUB.

AREAS IN WHICH TRACTS AND/OR LOTS ARE ENCUMBERED BY UTILITIES AND/OR RETAINING WALL STRUCTURES, TREE REQUIREMENTS CAN BE SUBSTITUTED WITH SHRUBS AT A RATE OF TEN (10) SHRUBS PER ONE (1) TREE.

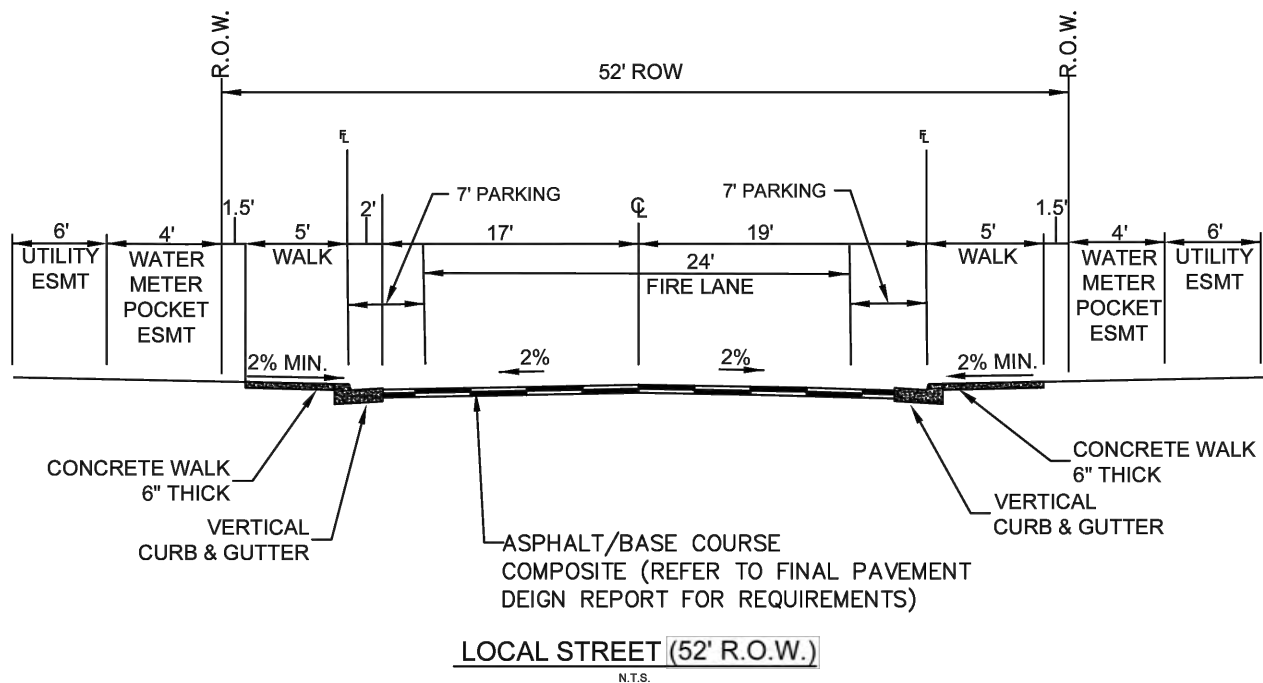
REFER TO SHEET 23 FOR LOT TYPICALS

I. FENCING

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

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

REFER TO SHEET 21 FOR FENCING DETAILS.



WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 3: DEVELOPMENT STANDARDS

OWNER:

COSMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
10/01/2025 - FDP 01

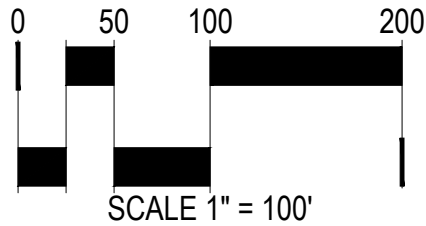
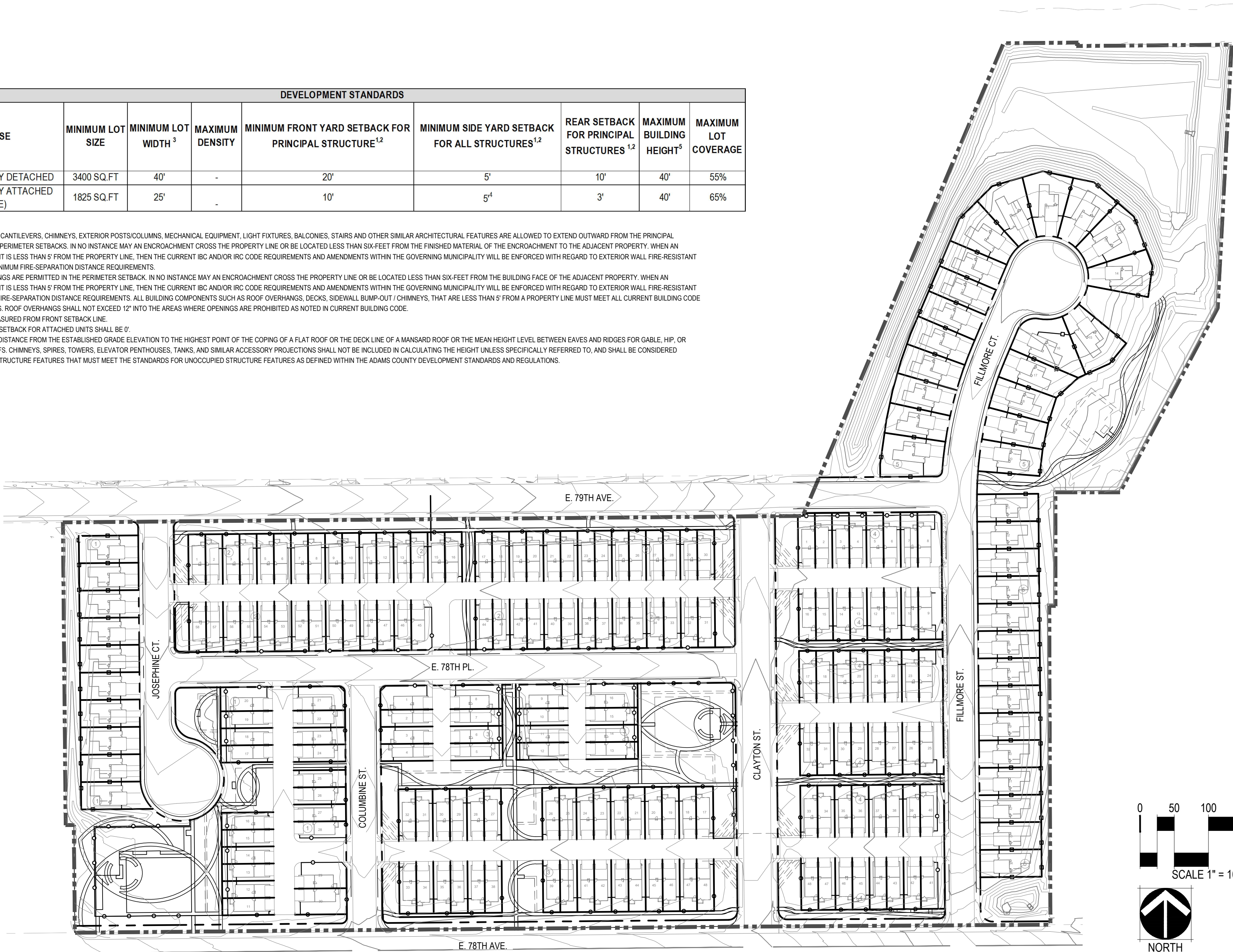
SHEET TITLE:
DEVELOPMENT
STANDARDS

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DEVELOPMENT STANDARDS								
USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH ³	MAXIMUM DENSITY	MINIMUM FRONT YARD SETBACK FOR PRINCIPAL STRUCTURE ^{1,2}	MINIMUM SIDE YARD SETBACK FOR ALL STRUCTURES ^{1,2}	REAR SETBACK FOR PRINCIPAL STRUCTURES ^{1,2}	MAXIMUM BUILDING HEIGHT ⁵	MAXIMUM LOT COVERAGE
SINGLE FAMILY DETACHED	3400 SQ.FT	40'	-	20'	5'	10'	40'	55%
SINGLE FAMILY ATTACHED (PAIRED HOME)	1825 SQ.FT	25'	-	10'	5' ⁴	3'	40'	65%

NOTES:

- BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, MECHANICAL EQUIPMENT, LIGHT FIXTURES, BALCONIES, STAIRS AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE IN PERIMETER SETBACKS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE FINISHED MATERIAL OF THE ENCROACHMENT TO THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THEN THE CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT RATING AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS.
- ROOF OVERHANGS ARE PERMITTED IN THE PERIMETER SETBACK. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE BUILDING FACE OF THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THEN THE CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS. ALL BUILDING COMPONENTS SUCH AS ROOF OVERHANGS, DECKS, SIDEWALL BUMP-OUT / CHIMNEYS, THAT ARE LESS THAN 5' FROM A PROPERTY LINE MUST MEET ALL CURRENT BUILDING CODE REQUIREMENTS. ROOF OVERHANGS SHALL NOT EXCEED 12" INTO THE AREAS WHERE OPENINGS ARE PROHIBITED AS NOTED IN CURRENT BUILDING CODE.
- LOT WIDTH MEASURED FROM FRONT SETBACK LINE.
- INTERIOR SIDE SETBACK FOR ATTACHED UNITS SHALL BE 0'.
- THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE ELEVATION TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF OR THE DECK LINE OF A MANSARD ROOF OR THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR GABLE, HIP, OR GAMBREL ROOFS, CHIMNEYS, SPIRES, TOWERS, ELEVATOR PENTHOUSES, TANKS, AND SIMILAR ACCESSORY PROJECTIONS SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT UNLESS SPECIFICALLY REFERRED TO, AND SHALL BE CONSIDERED UNOCCUPIED STRUCTURE FEATURES THAT MUST MEET THE STANDARDS FOR UNOCCUPIED STRUCTURE FEATURES AS DEFINED WITHIN THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.



WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
SHEET 4: ARCHITECTURAL STANDARDS

1. SINGLE-FAMILY DETACHED

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

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

2. SINGLE-FAMILY DETACHED AND ATTACHED – PAIRED HOME

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

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

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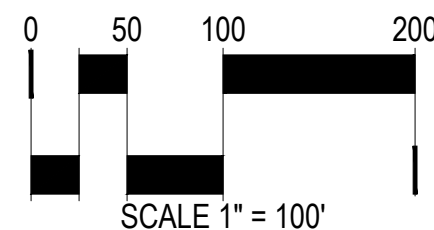
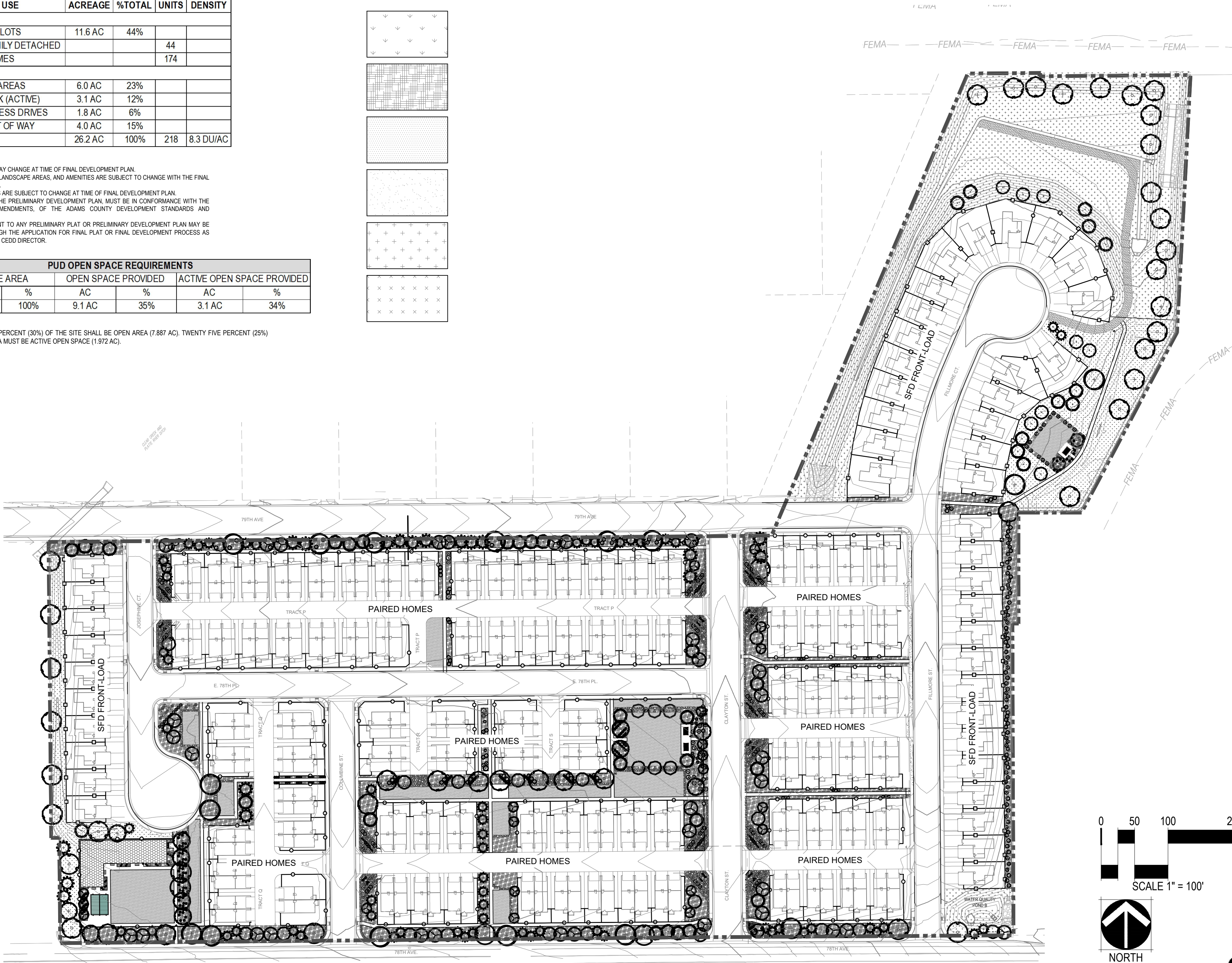
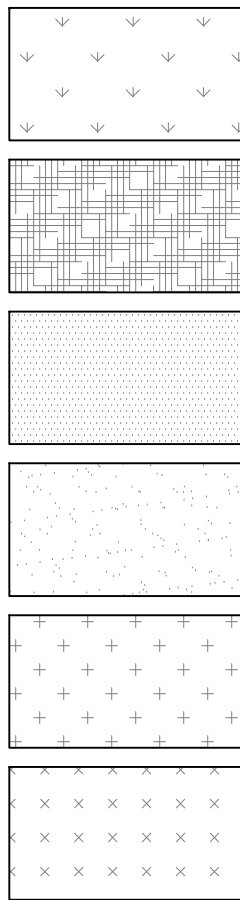
SHEET 5: SITE PLAN

LAND USE SUMMARY				
LAND USE	ACREAGE	%TOTAL	UNITS	DENSITY
BUILDING AREAS				
RESIDENTIAL LOTS	11.6 AC	44%		
SINGLE-FAMILY DETACHED			44	
PAIRED HOMES			174	
OPEN AREAS				
LANDSCAPE AREAS	6.0 AC	23%		
POCKET PARK (ACTIVE)	3.1 AC	12%		
PRIVATE ACCESS DRIVES	1.8 AC	6%		
PUBLIC RIGHT OF WAY	4.0 AC	15%		
TOTAL	26.2 AC	100%	218	8.3 DU/AC

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

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

- NOTES:
- AT LEAST THIRTY PERCENT (30%) OF THE SITE SHALL BE OPEN AREA (7.887 AC). TWENTY FIVE PERCENT (25%) OF THE OPEN AREA MUST BE ACTIVE OPEN SPACE (1.972 AC).



WELBY JUNCTION

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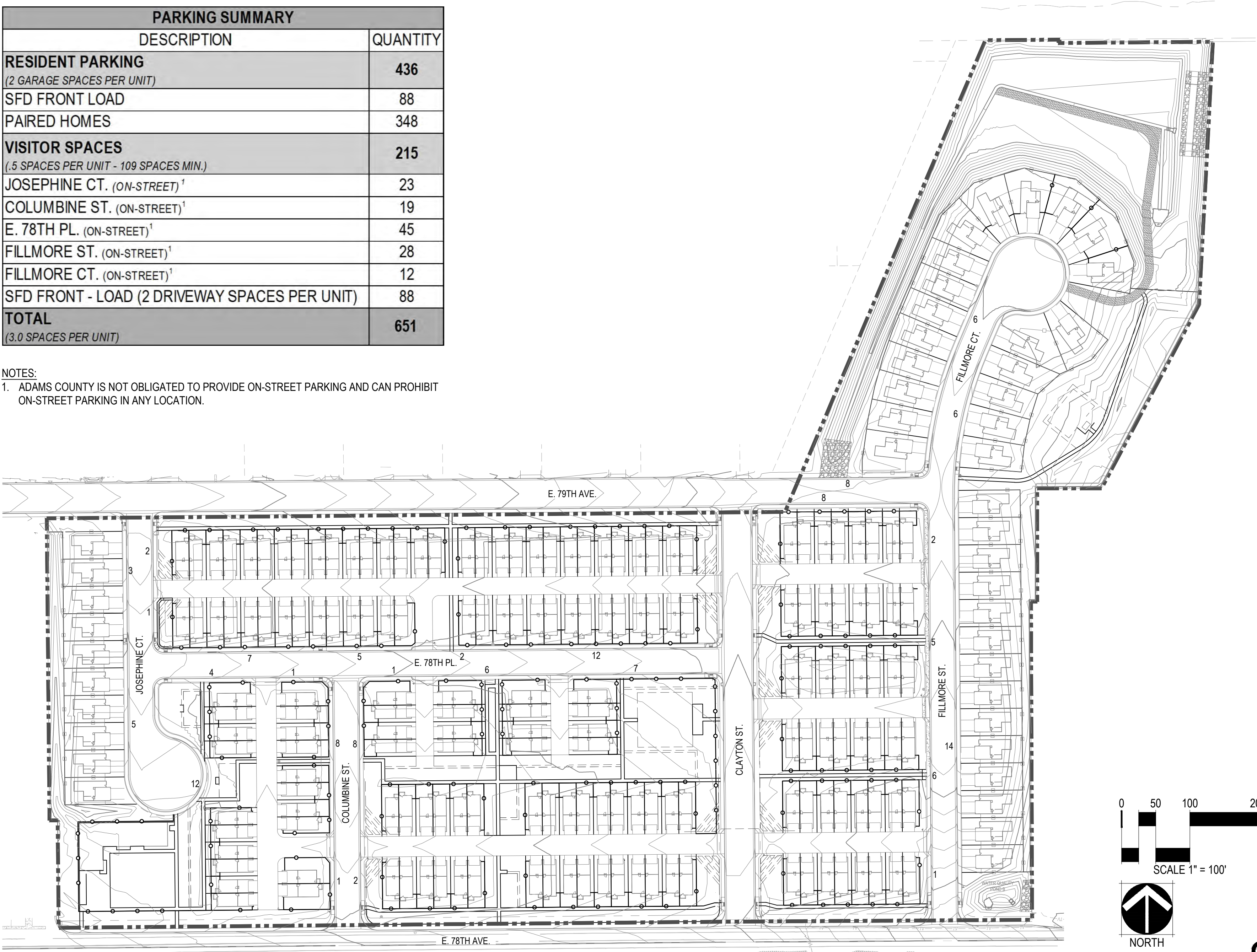
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 6: PARKING EXHIBIT

PARKING SUMMARY	
DESCRIPTION	QUANTITY
RESIDENT PARKING (2 GARAGE SPACES PER UNIT)	436
SFD FRONT LOAD	88
PAIRED HOMES	348
VISITOR SPACES (.5 SPACES PER UNIT - 109 SPACES MIN.)	215
JOSEPHINE CT. (ON-STREET) ¹	23
COLUMBINE ST. (ON-STREET) ¹	19
E. 78TH PL. (ON-STREET) ¹	45
FILLMORE ST. (ON-STREET) ¹	28
FILLMORE CT. (ON-STREET) ¹	12
SFD FRONT - LOAD (2 DRIVEWAY SPACES PER UNIT)	88
TOTAL (3.0 SPACES PER UNIT)	651

NOTES:

1. ADAMS COUNTY IS NOT OBLIGATED TO PROVIDE ON-STREET PARKING AND CAN PROHIBIT ON-STREET PARKING IN ANY LOCATION.



WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
SHEET 07 - NOTES

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER

- SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
 11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
 12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
 13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
 14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
 15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
 16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
 17. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 1/4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
 18. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 1" - 2" RIVER ROCK LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 2" DEPTH 3/4" RIVER ROCK LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
 19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
 20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
 21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
 22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
 23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.

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07 OF 23



CHECKED BY:
DRAWN BY:
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WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
SHEET 08 - LANDSCAPE SCHEDULE

PLANT LEGEND

CODE	BOTANICAL NAME	COMMON NAME	QTY	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	24	B & B	2" CAL	LOW	50'-60'	40'-50'
GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	19	B & B	2" CAL	LOW	40'-50'	30'-40'
GY DI	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	15	B & B	2" CAL	LOW	50'-60'	40'-50'
QU RO	QUERCUS ROBUR	ENGLISH OAK	14	B & B	2" CAL	MOD	50'-60'	30'-40'
TI GR	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	19	B & B	2" CAL	MOD	30'-40'	25'-30'
EVERGREEN TREES								
JU ME	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	1	B & B	6' HEIGHT			
PI DE	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	22	B & B	6' HEIGHT	MOD	25'-30'	20'-25'
PI PU	PICEA PUNGENS	COLORADO SPRUCE	30	B & B	6' HEIGHT	MOD	50'-60'	25'-30'
PI HE	PINUS HELDREICHII	BOSNIAN PINE	58	B & B	6' HEIGHT	LOW	15'-25'	10'-15'
PI NI	PINUS NIGRA	AUSTRIAN BLACK PINE	27	B & B	6' HEIGHT	LOW	50'-60'	30'-40'
ORNAMENTAL TREES								
AC HW	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	3	B & B	1.5" CAL	LOW	15'-20'	15'-20'
CE CA	CERCIS CANADENSIS	EASTERN REDBUD	3	B & B	6' CLUMP	MOD	25'-30'	25'-30'
MA SS	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	6	B & B	1.5" CAL	MOD	15'-25'	20'-25'
MA TH	MALUS X 'THUNDERCHILD'	THUNDERCHILD CRAB APPLE	24	B & B	1.5" CAL	MOD	15'-20'	10'-15'
PY CA	PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	28	B & B	1.5" CAL	MOD	25'-30'	15'-20'
DECIDUOUS SHRUBS								
AM SO	AMELANCHIER ALNIFOLIA 'STANDING OVATION' TM	STANDING OVATION SERVICEBERRY	3	CONT.	#5			
CA GL	CARAGANA FRUTEX 'GLOBOSA'	GLOBE RUSSIAN PEASHRUB	81	CONT.	#5	LOW	3'-4'	2'-3'
CA DA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	101	CONT.				
LI LO	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	26	CONT.	#5	LOW	2'-3'	3'-4'
PE LS	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	201	CONT.	#5	VERY LOW	2'-3'	2'-3'
PH DI	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO® NINEBARK	6	CONT.	#5	LOW	7'-8'	7'-8'
PO MW	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE BUSH CINQUEFOIL	3	CONT.	#5			
PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	3	CONT.	#5			
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	21	CONT.	#5	VERY LOW	1'-2'	5'-6'
SP GO	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	141	CONT.				
SY MK	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	74	CONT.	#5	LOW	4'-5'	4'-5'
SY VU	SYRINGA VULGARIS	COMMON LILAC	22	CONT.				
VI AL	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	12	CONT.	#5	LOW	9'-12'	9'-10'
EVERGREEN SHRUBS								
EU EG	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM	EMERALD GAIETY EUONYMUS	45	CONT.	#5	MOD	1'-2'	3'-4'
JU FO	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	62	CONT.				
JU BU	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	20	CONT.	#5	LOW	1'-2'	7'-8'
PI BJ	PINUS MONOPHYLLA 'BLUE JAZZ'	BLUE JAZZ PIñON PINE	3	CONT.	#5			
PI MO	PINUS MUGO 'MOPS'	MUGO PINE	4	CONT.	#5			
ORNAMENTAL GRASSES								
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	240	CONT.	#1	VERY LOW	2'-3'	1'-2'
CA KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	427	CONT.	#1	LOW	4'-5'	1'-2'
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	169	CONT.	#1	LOW	2'-3'	1'-2'
MI ML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	153	CONT.	#1	MOD	4'-5'	2'-3'
NA TE	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	3	CONT.	#1			
PE HA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	202	CONT.	#1	LOW	1'-2'	1'-2'
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	3	CONT.	#1			
PERENNIALS								
AC MO	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	5	CONT.	#1	LOW	30" MAX.	1'-2'
CE TO	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	9	CONT.	#1	LOW	<1'	1'-2'
EC PU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	35	CONT.	#1	LOW	2'-3'	1'-2'
GA AR	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	3	CONT.	#1			
PE PP	PENSTEMON MEXICALI 'PIKE'S PEAK PURPLE'	PIKES PEAK PURPLE PENSTEMON	6	CONT.	#1			
SA MN	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	54	CONT.	#1	LOW	1'-2'	1'-2'
SE AJ	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	76	CONT.	#1	LOW	1'-2'	1'-2'

TURFGRASS BLEND: SOD

DROUGHT RESISTANT TEXAS BLUEGRASS HYBRID BLEND APPROVED EQUAL.
CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.

COMMON NAME	% OF TOTAL
SPF30 TEXAS HYBRID	33%
SOLAR GREEN TEXAS HYBRID	34%
BANDERA TEXAS HYBRID	33%
TOTAL	100%

NATIVE LAWN MIX BY PAWNEE BUTTES SEED, INC.

COMMON NAME	
BUFFALOGRASS	90%
BLUE GRAMA	10%
TOTAL	100%

NATIVE SEED MIX

COMMON NAME	BOTANICAL NAME	% OF TOTAL
BUFFALO GRASS	BUCHLOE DACYTLOIDES	20%
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	40%
BLUE GRAMA	BOUTELOUA GRACILIS	20%
TOTAL		100%

DETENTION SEED MIX

COMMON NAME		% OF TOTAL
ALKILIGRASS	PUCCINELLIA DISTANS	5%
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	55%
SMOOTH BROME	BROMUS INERMIS	40%
APPLICATION RATE: 40.0 PLS POUNDS/AC. BROADCAST, RAKE TO COVER.		TOTAL 100%

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

OWNER:

COSMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
10/01/2025 - FDP 01

SHEET TITLE:
LANDSCAPE
SCHEDULE

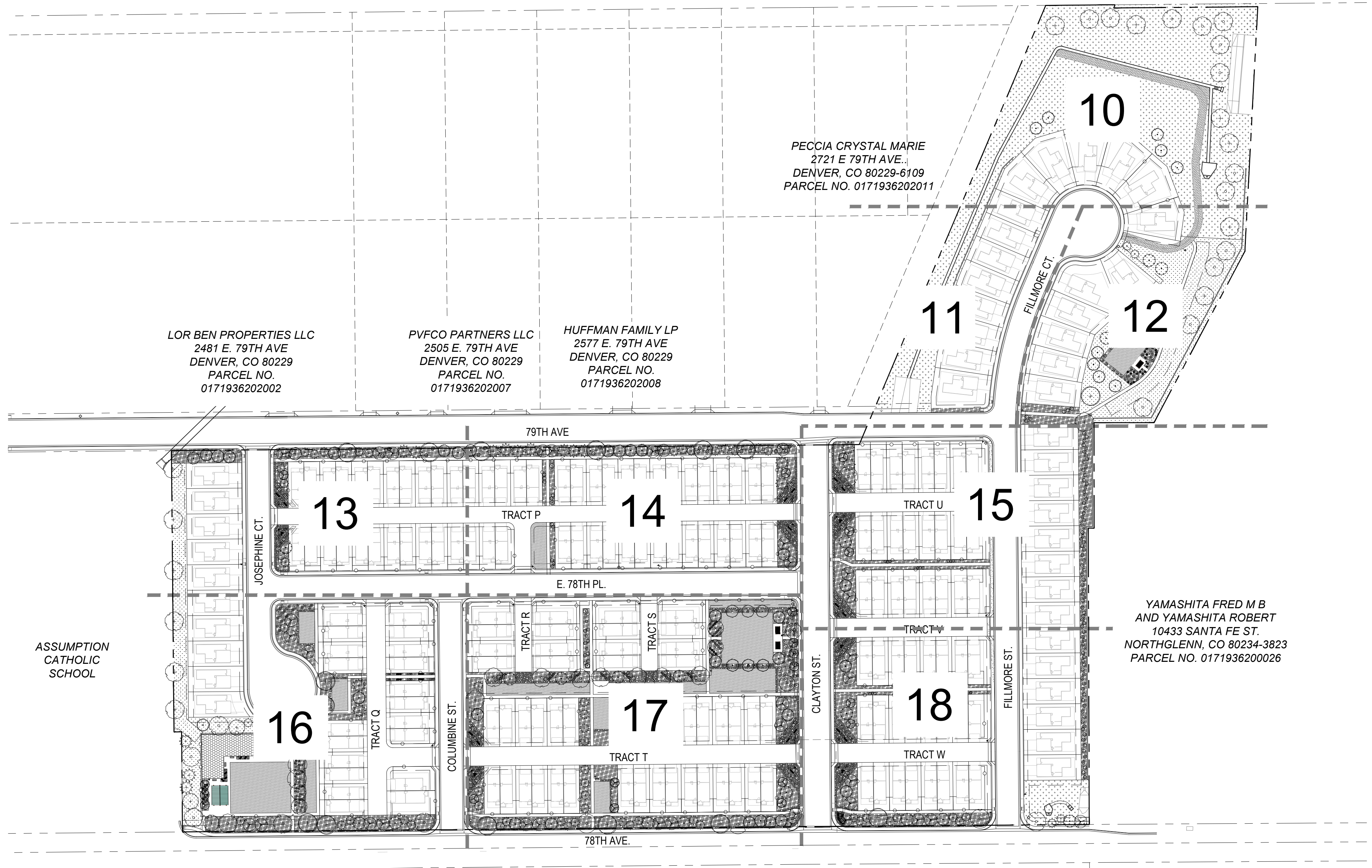
08 OF 23



CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
SHEET 09 - OVERALL LANDSCAPE PLAN



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

OWNER:

COSMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
10/01/2025 - FDP 01

SHEET TITLE:
OVERALL
LANDSCAPE PLAN

09 OF 23



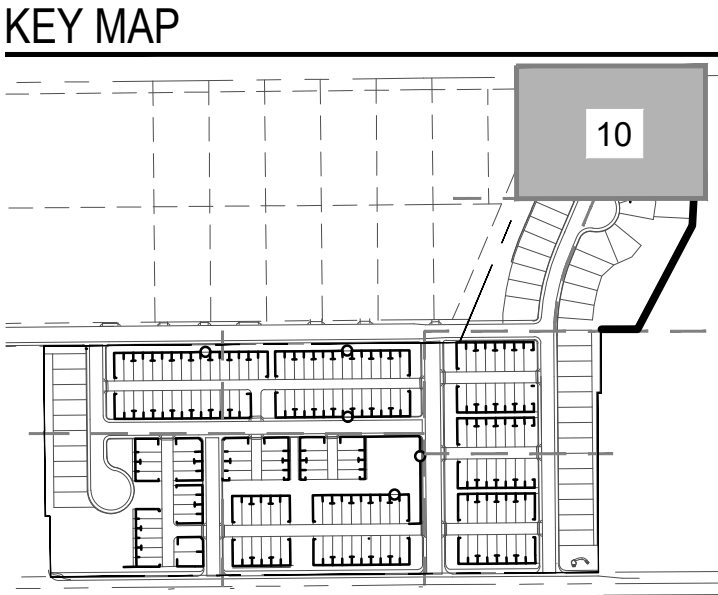
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WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 10 - LANDSCAPE PLAN



LEGEND

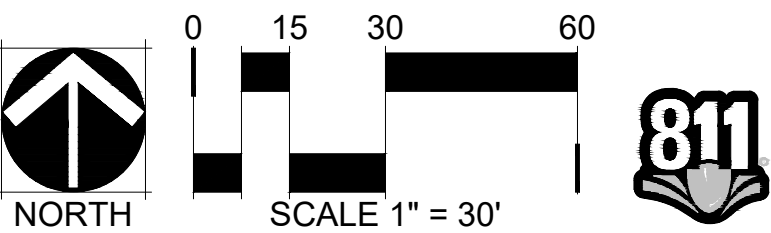
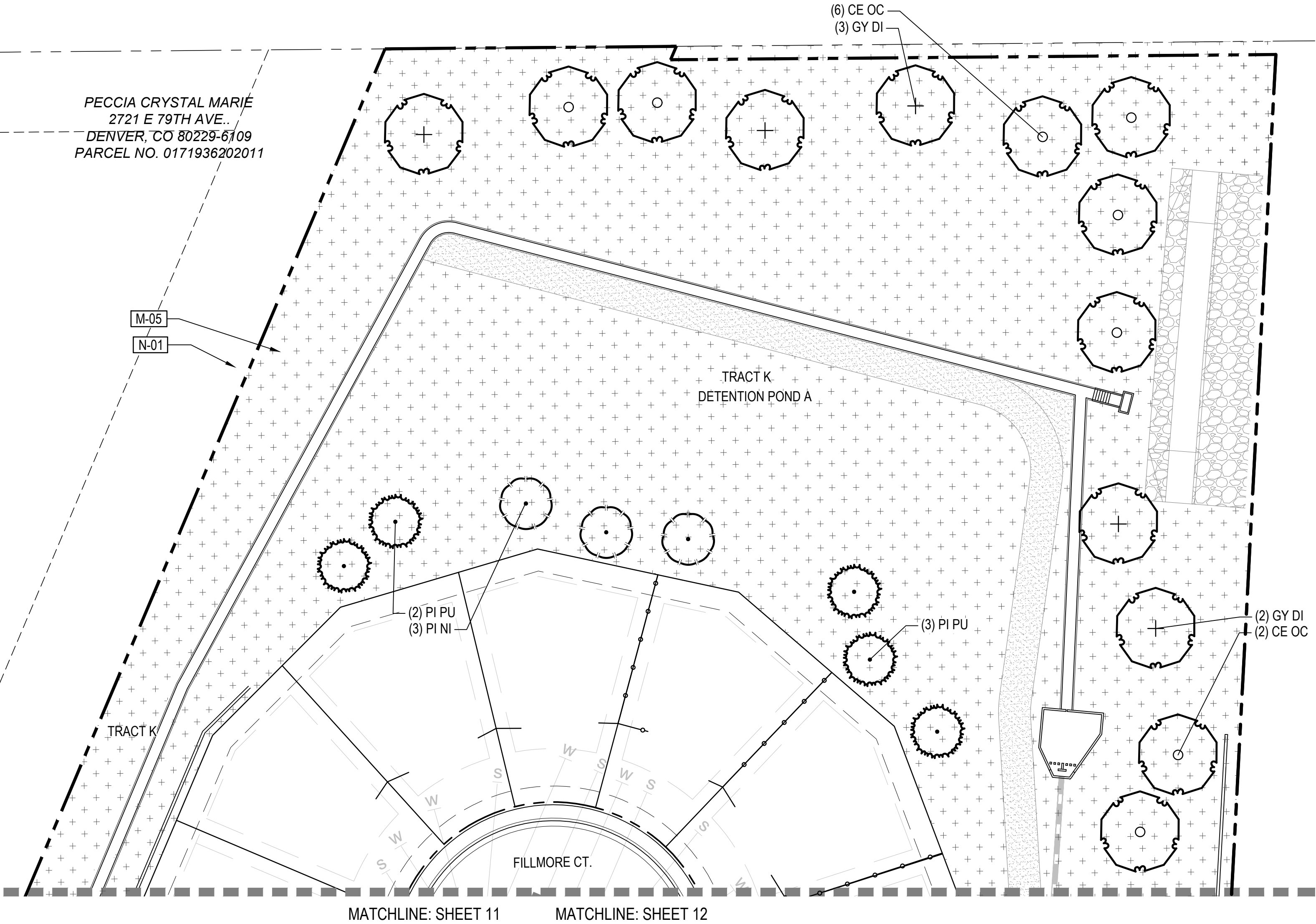
SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE

KEY NOTES

N-01	PROPERTY LINE
N-03	SHADE SHELTER A
N-04	SHADE SHELTER B

AMENITY SCHEDULE

	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION

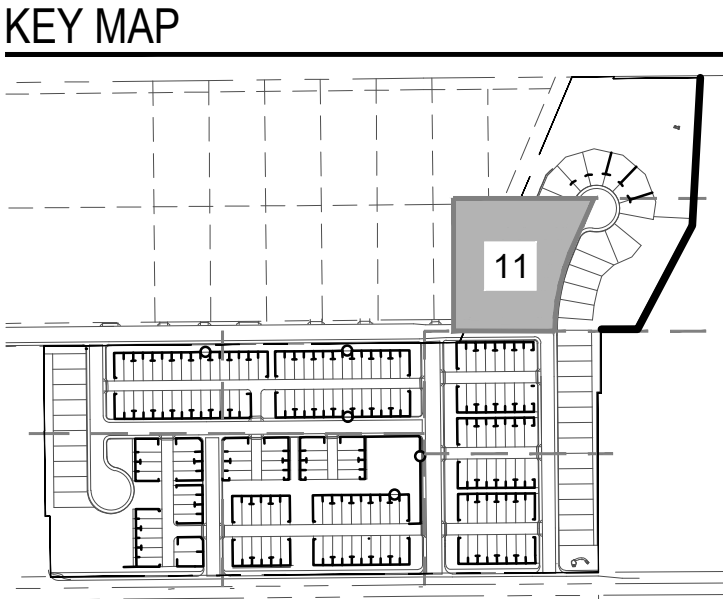
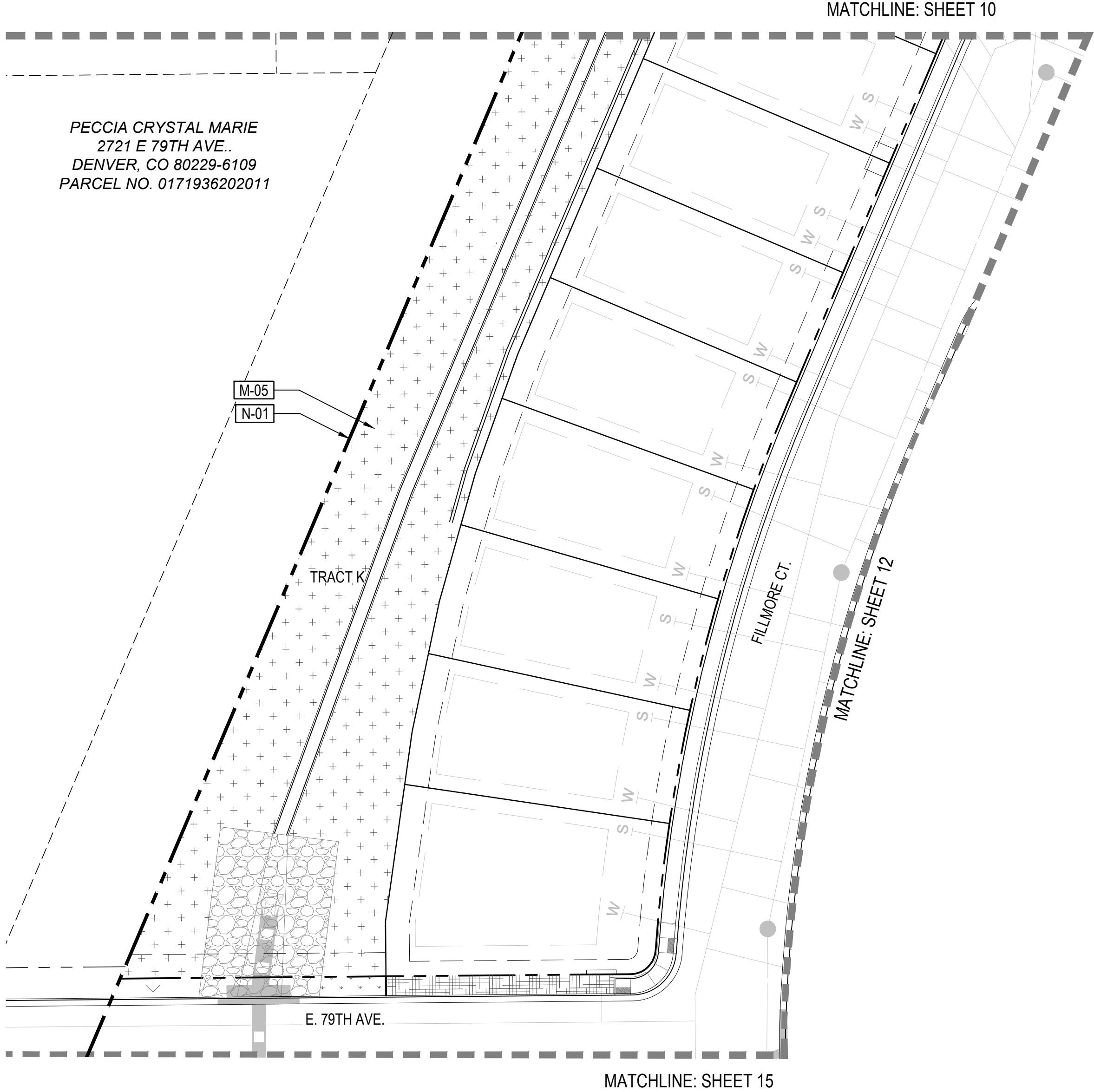


WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 11 - LANDSCAPE PLAN



LEGEND

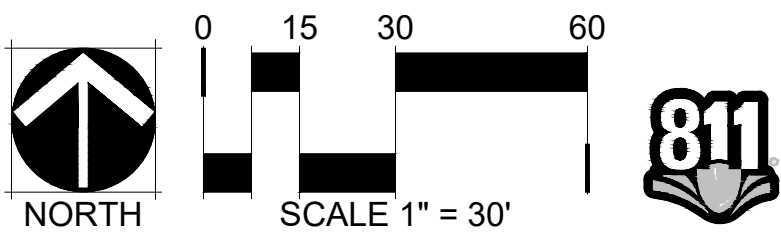
SYMBOL	CODE	DESCRIPTION
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LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE

KEY NOTES	
	N-01 PROPERTY LINE
	N-03 SHADE SHELTER A
	N-04 SHADE SHELTER B

AMENITY SCHEDULE	
	S-01 BENCH
	S-02 TRASH RECEPTACLE
	S-03 BIKE RACKS
	S-04 PICNIC TABLE
	S-05 PET STATION

	CANOPY TREES
	EVERGREEN TREES
	ORNAMENTAL TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS

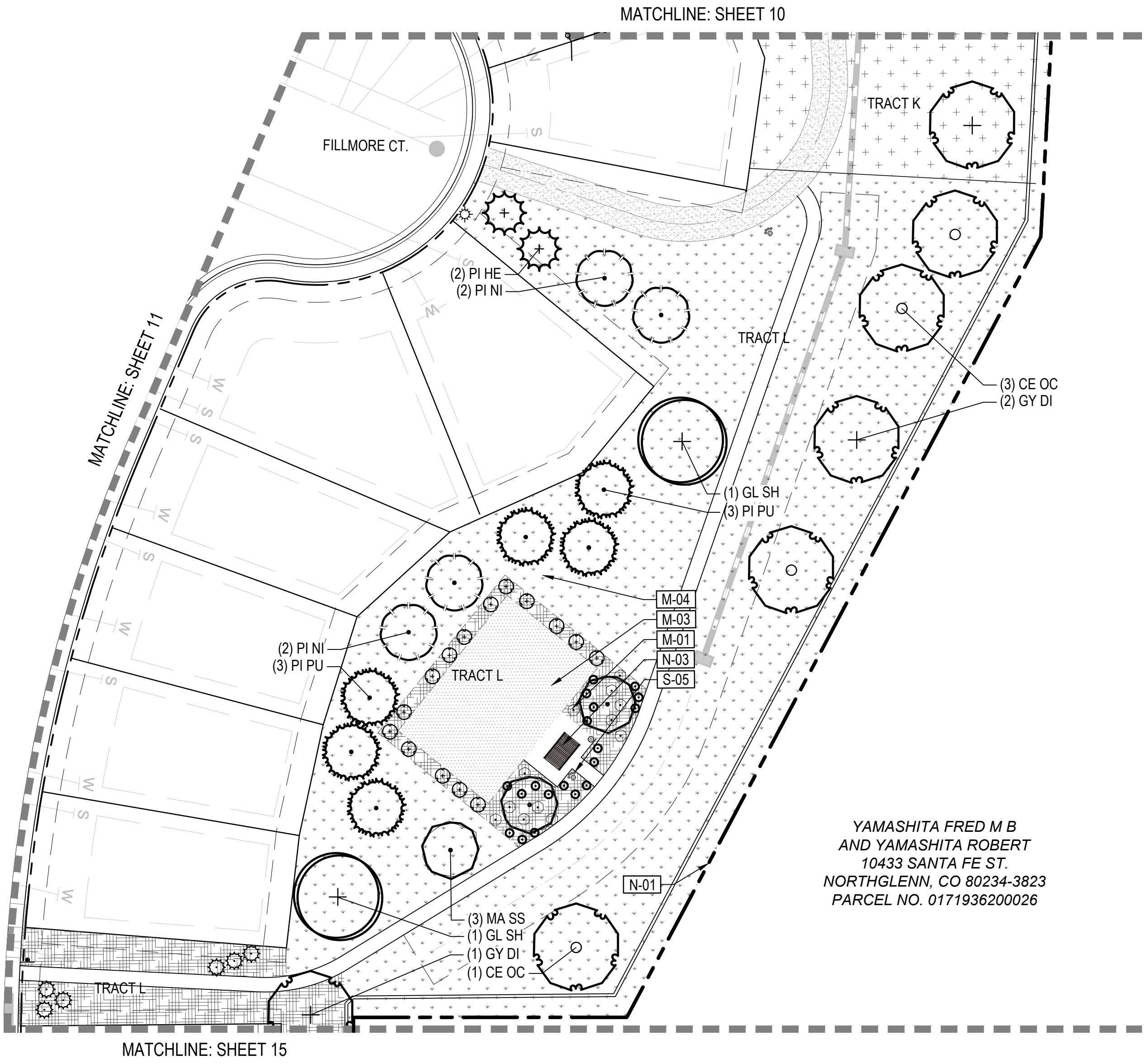


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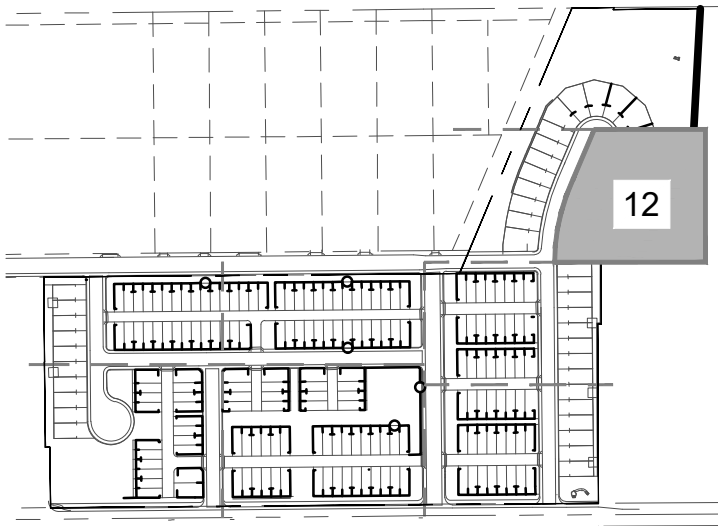
IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 12 - LANDSCAPE PLAN



KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE

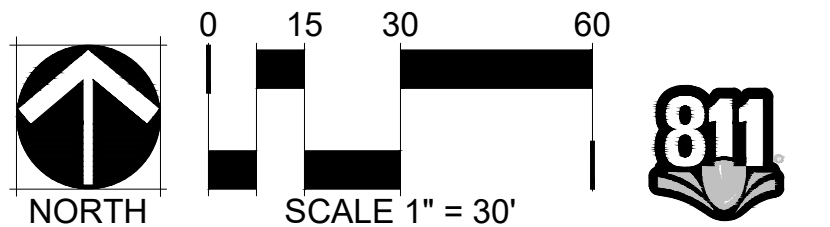
KEY NOTES

N-01	PROPERTY LINE
N-03	SHADE SHELTER A
N-04	SHADE SHELTER B

AMENITY SCHEDULE

	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION

	CANOPY TREES
	EVERGREEN TREES
	ORNAMENTAL TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS



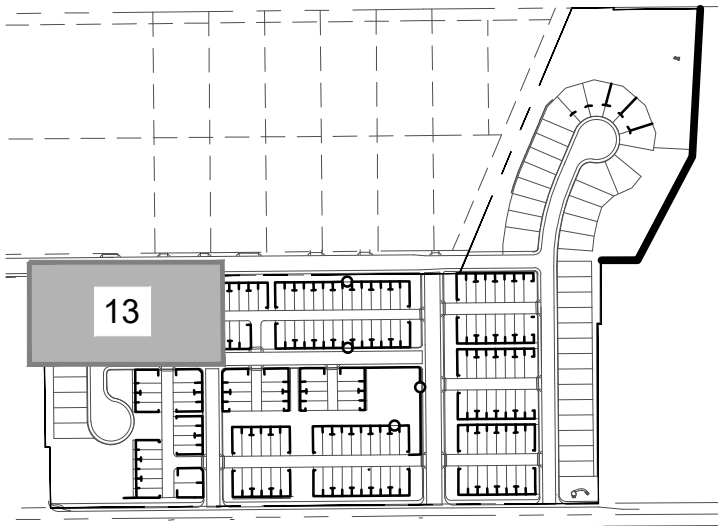
WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 13 - LANDSCAPE PLAN

KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE

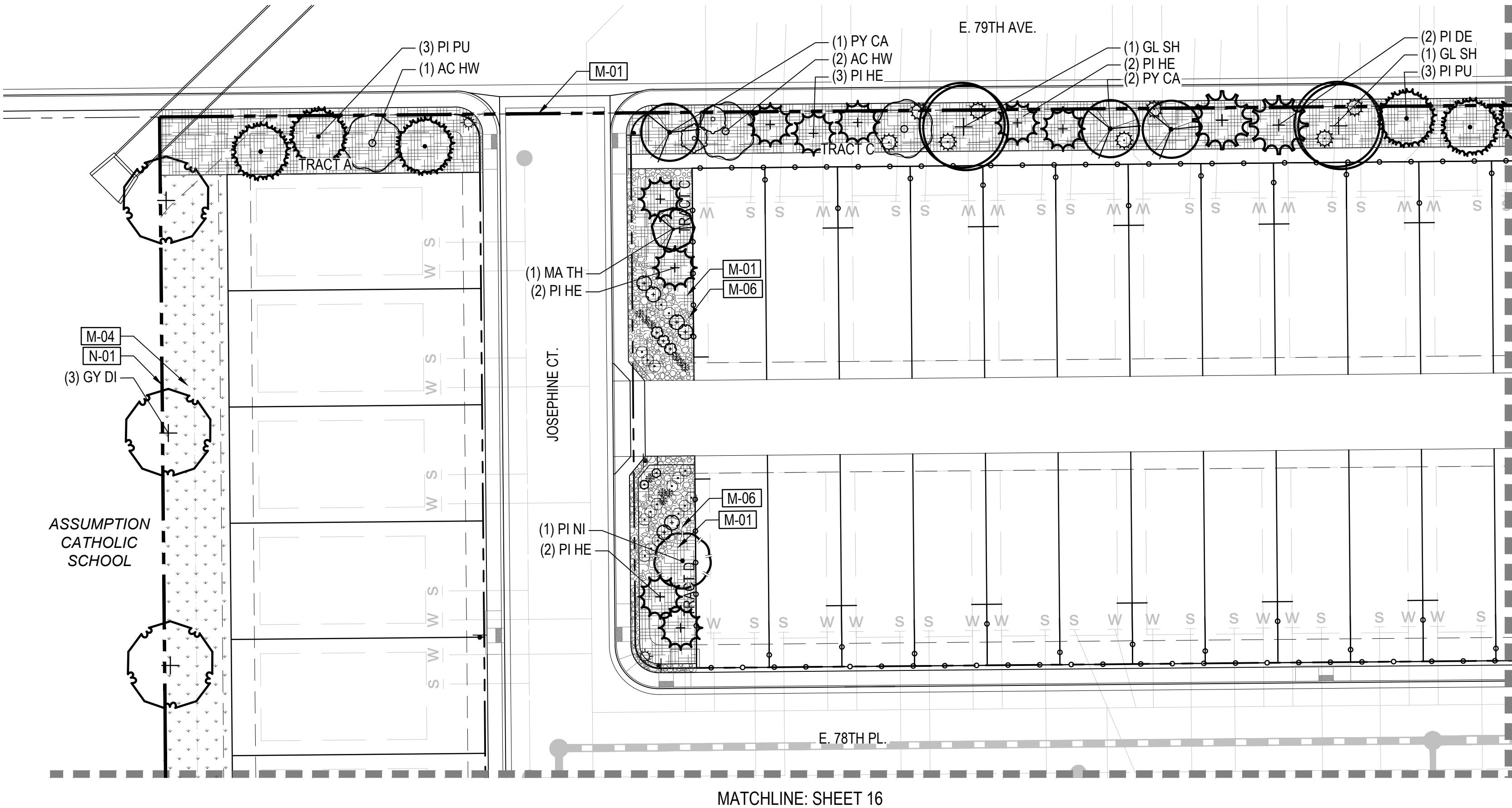
KEY NOTES	
N-01	PROPERTY LINE
N-03	SHADE SHELTER A
N-04	SHADE SHELTER B
AMENITY SCHEDULE	
	S-01 BENCH
	S-02 TRASH RECEPTACLE
	S-03 BIKE RACKS
	S-04 PICNIC TABLE
	S-05 PET STATION

	CANOPY TREES
	EVERGREEN TREES
	ORNAMENTAL TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'



MATCHLINE: SHEET 14

MATCHLINE: SHEET 16

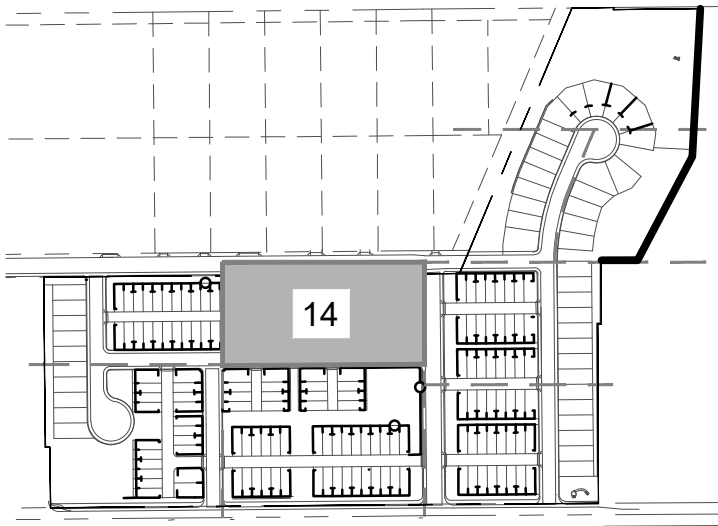
WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 14 - LANDSCAPE PLAN

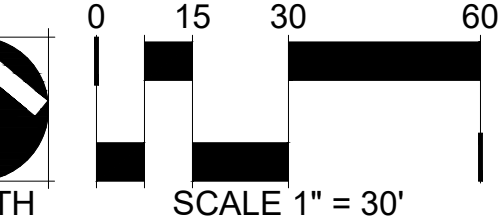
KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION

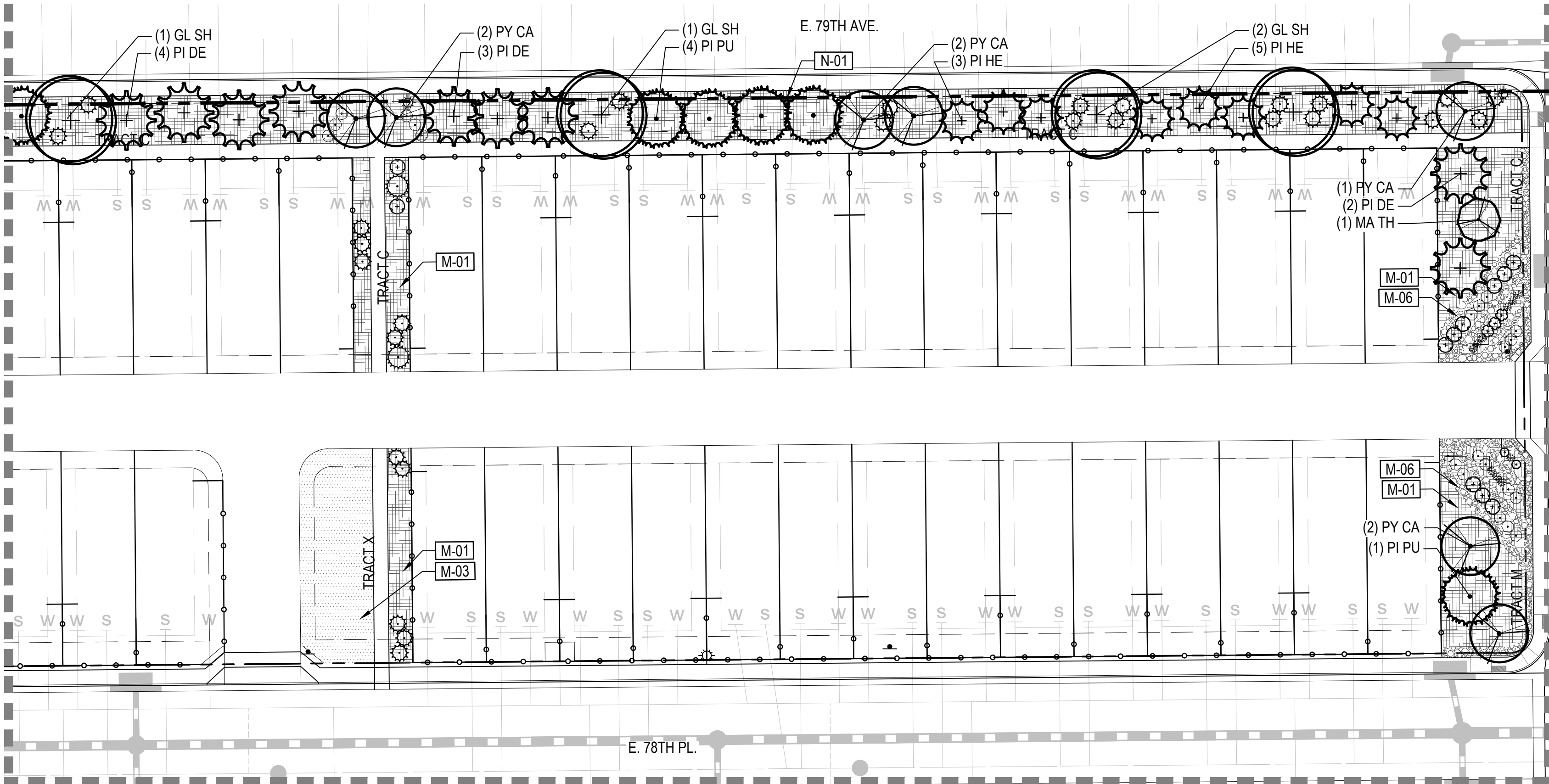
	CANOPY TREES
	EVERGREEN TREES
	ORNAMENTAL TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS



MATCHLINE: SHEET 13

MATCHLINE: SHEET 15

MATCHLINE: SHEET 17



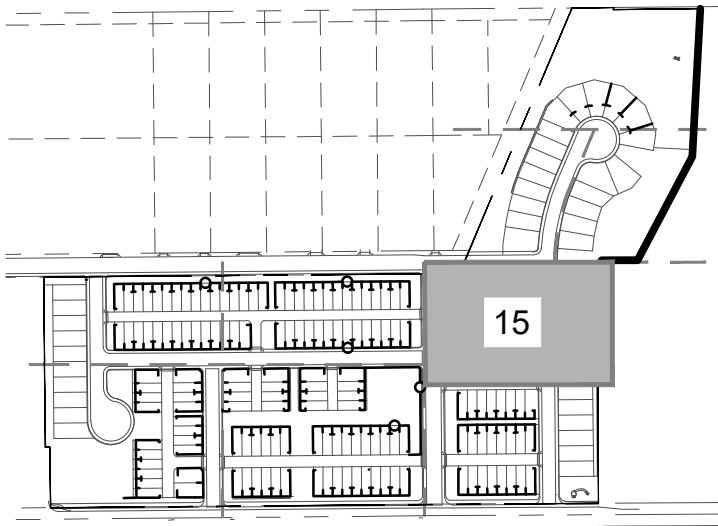
WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 15 - LANDSCAPE PLAN

KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE

KEY NOTES	
N-01	PROPERTY LINE
N-03	SHADE SHELTER A
N-04	SHADE SHELTER B

AMENITY SCHEDULE	
	S-01 BENCH
	S-02 TRASH RECEPTACLE
	S-03 BIKE RACKS
	S-04 PICNIC TABLE
	S-05 PET STATION

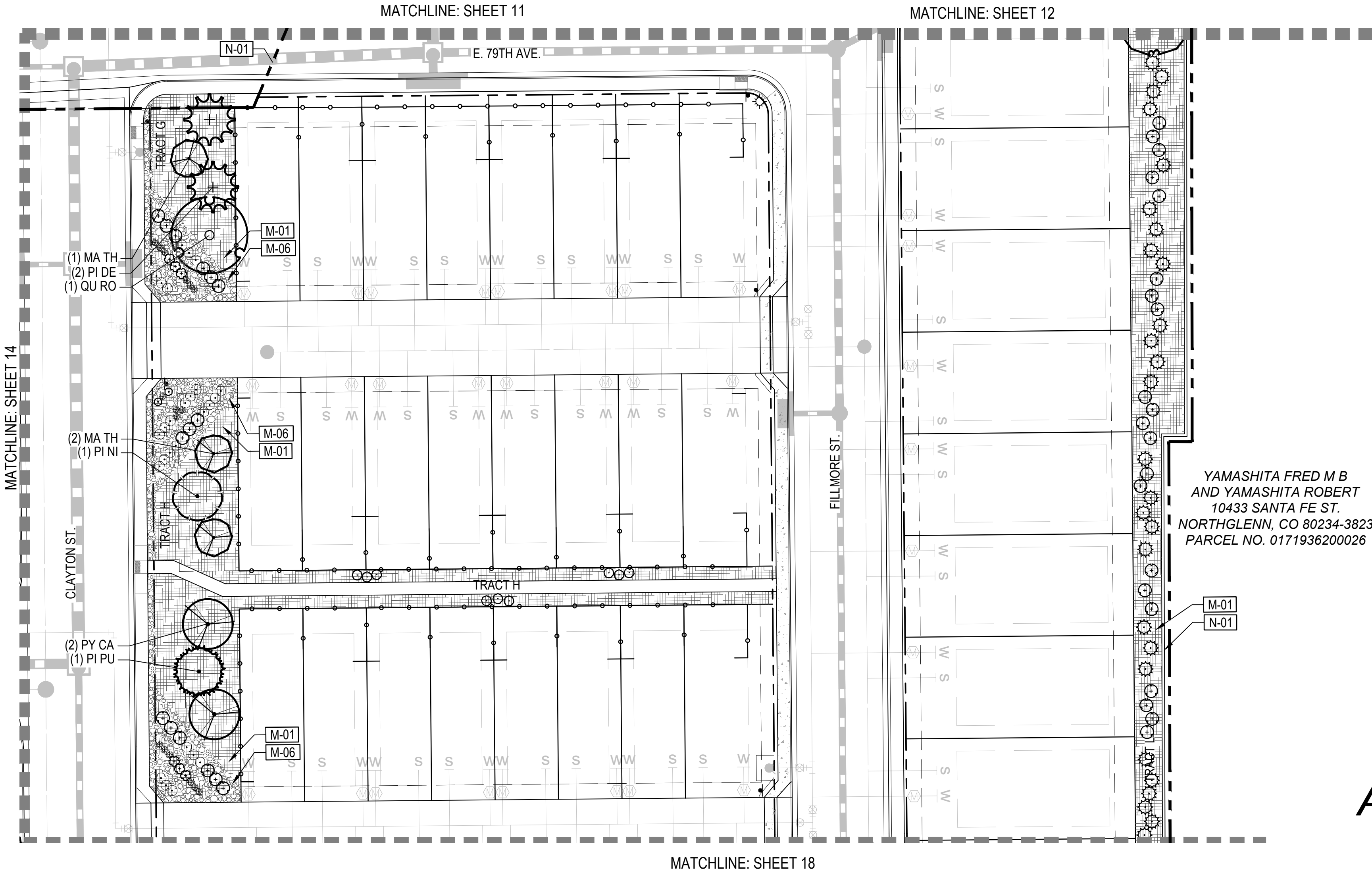
	CANOPY TREES
	EVERGREEN TREES
	ORNAMENTAL TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS

0 15 30 60

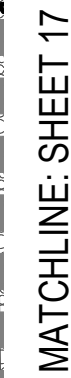
NORTH

SCALE 1" = 30'

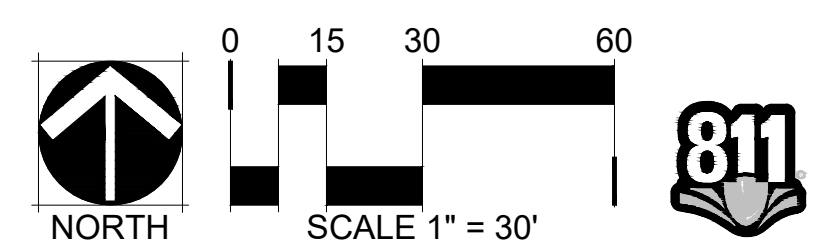
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MATCHLINE: SHEET 13



<u>KEY NOTES</u>	
N-01	PROPERTY LINE
N-03	SHADE SHELTER A
N-04	SHADE SHELTER B
<u>AMENITY SCHEDULE</u>	
	S-01 BENCH
	S-02 TRASH RECEPTACLE
	S-03 BIKE RACKS
	S-04 PICNIC TABLE
	S-05 PET STATION

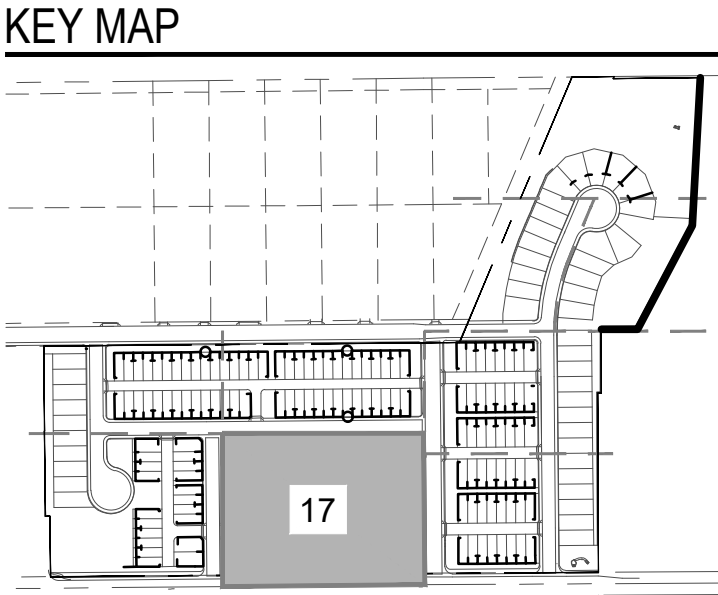


WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 17 - LANDSCAPE PLAN



NORRIS DESIGN
PEOPLE • PLACEMAKING

1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

NORRIS-DESIGN.COM

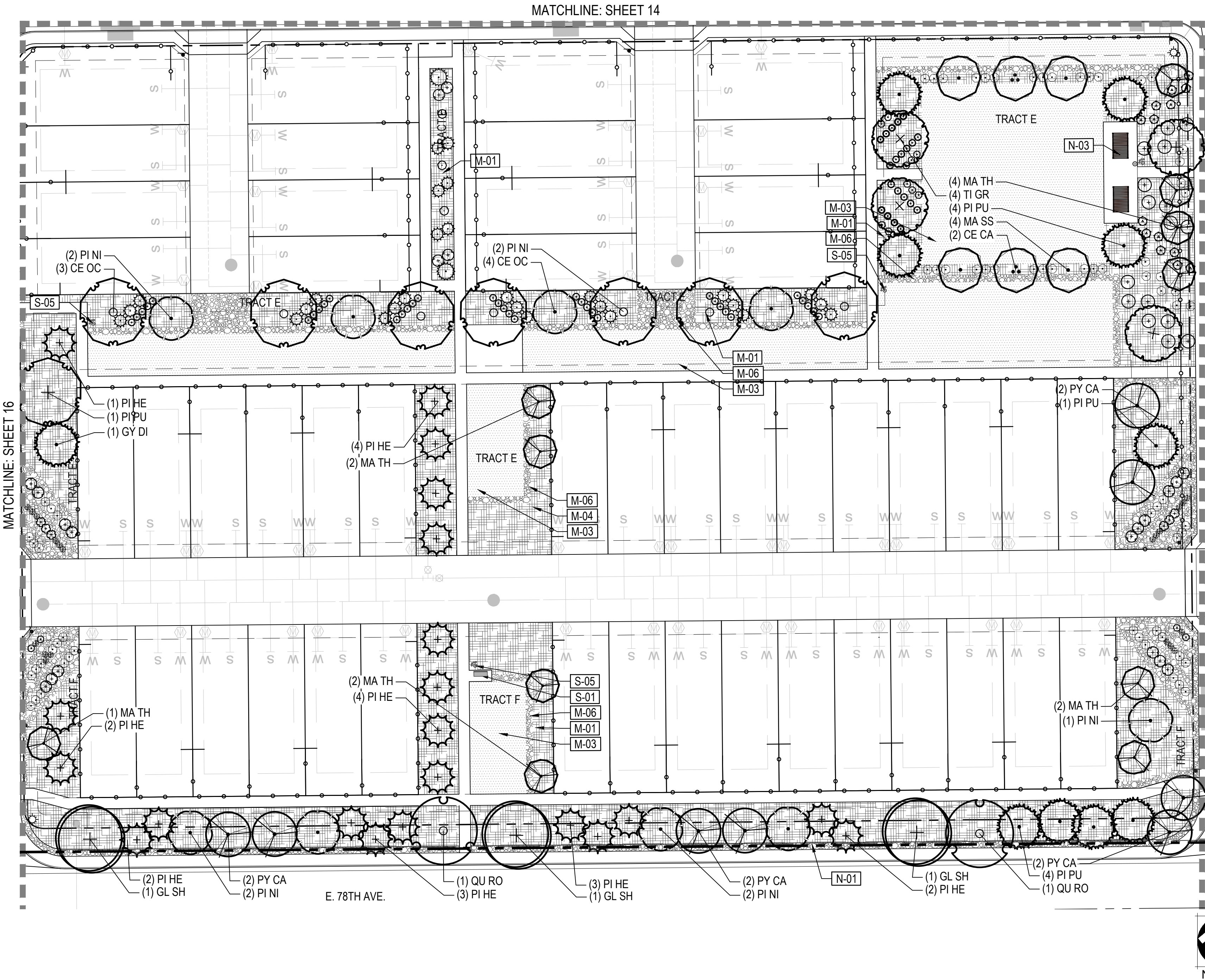
WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

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

DATE:
10/01/2025 - FDP 01

SHEET TITLE:
LANDSCAPE PLAN

17 OF 23



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

0 15 30 60

SCALE 1" = 30'

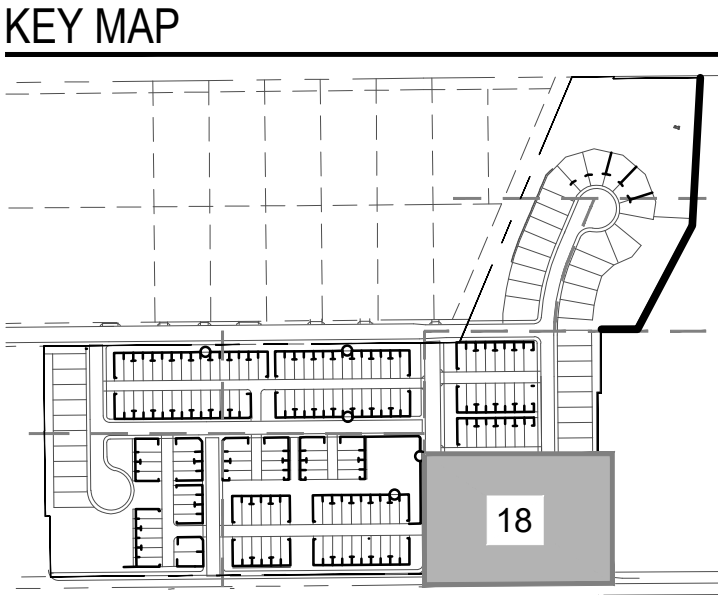
NORTH

WELBY JUNCTION

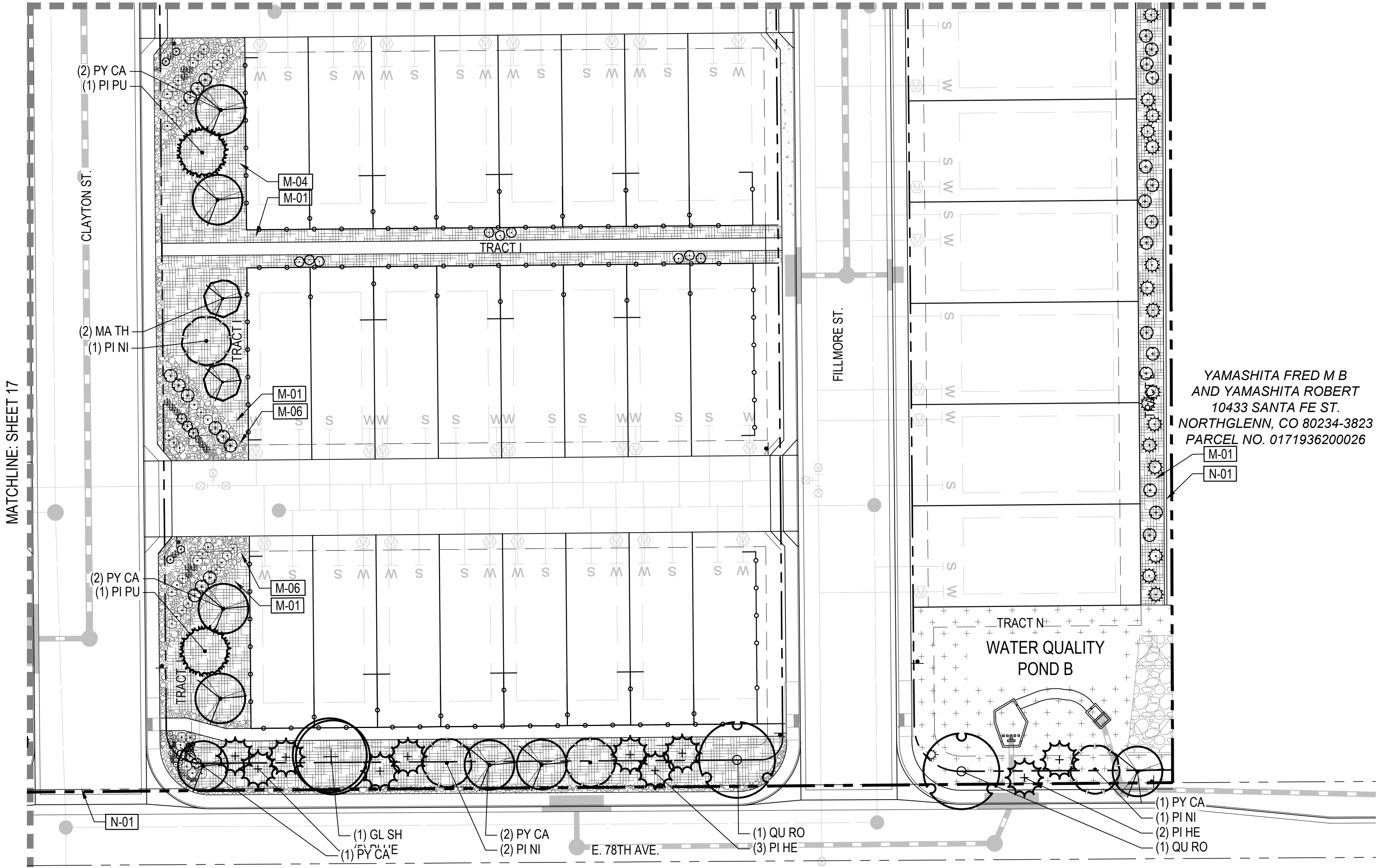
IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 18 - LANDSCAPE PLAN



MATCHLINE: SHEET 15



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

0 15 30 60

NORTH

SCALE 1" = 30'

811

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 19 - LANDSCAPE DETAILS

PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

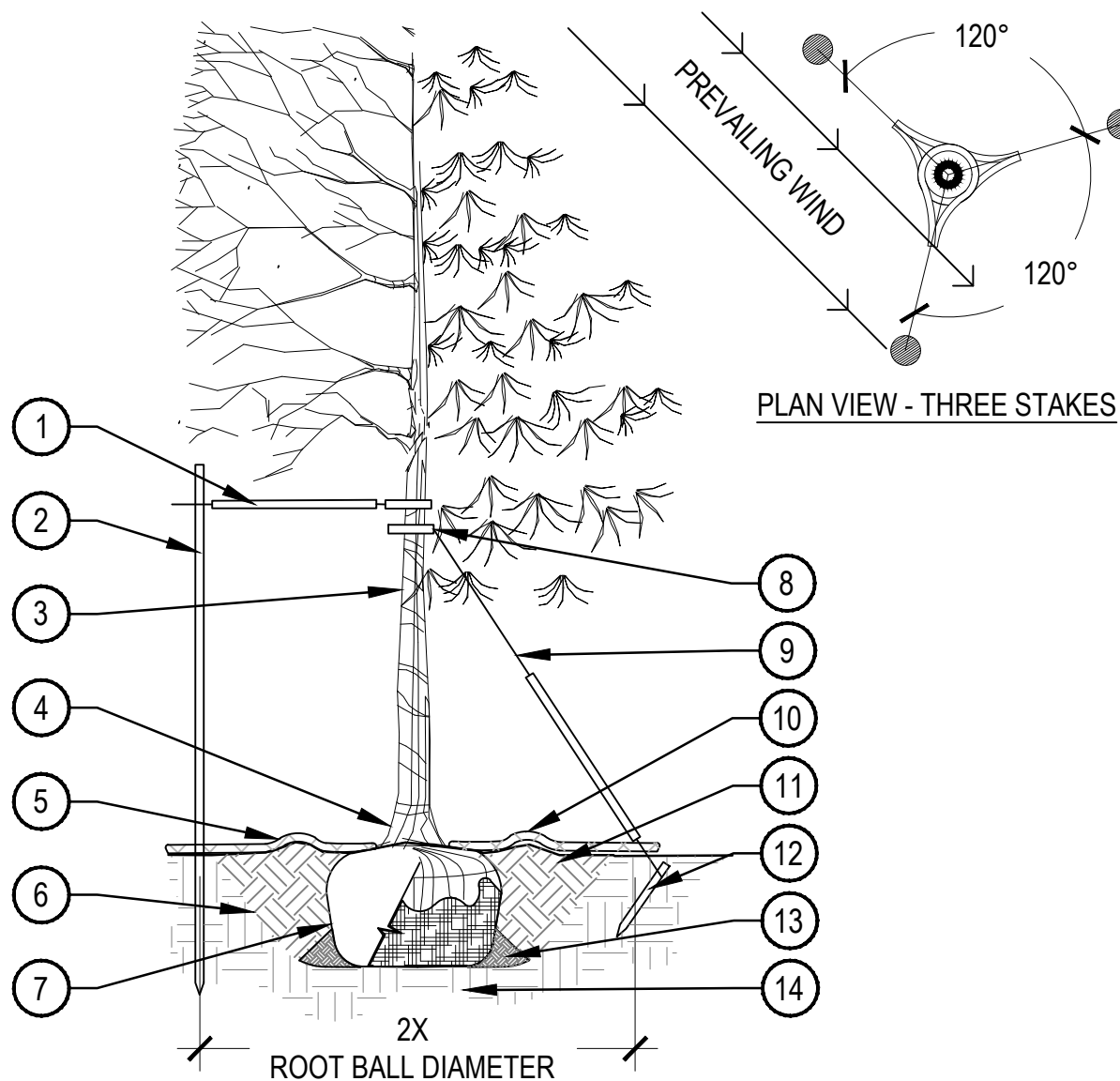
STAKING NOTES:

1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.

a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).

b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).

c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

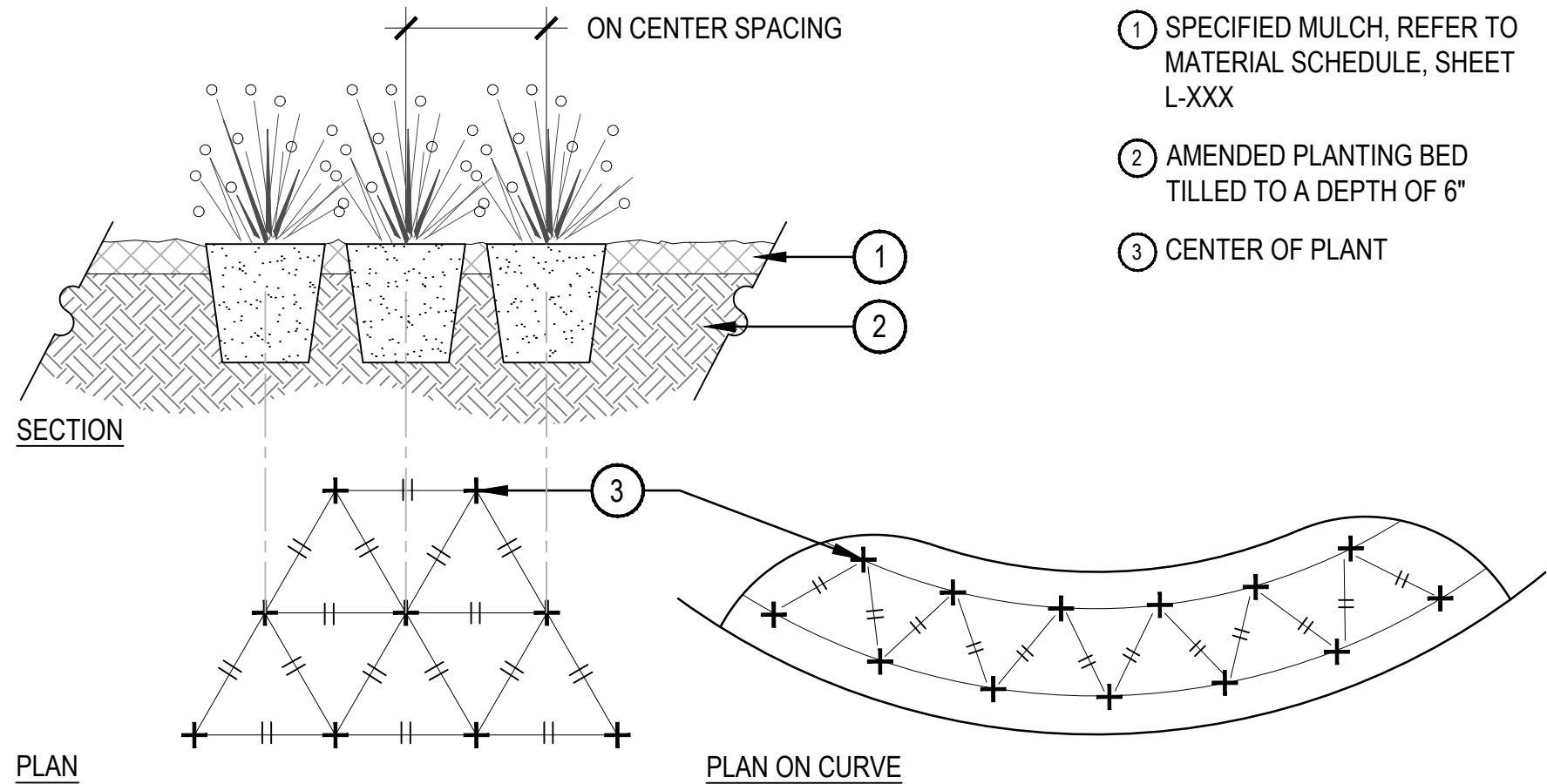


1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1

TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



NOTES:

1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

2

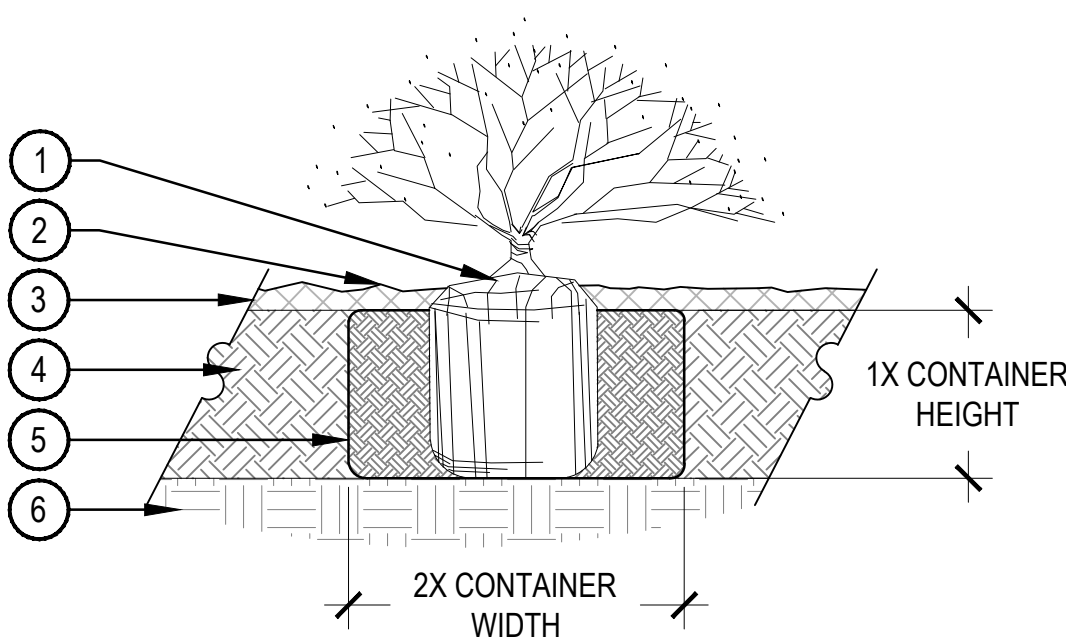
PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

3

SHRUB PLANTING

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

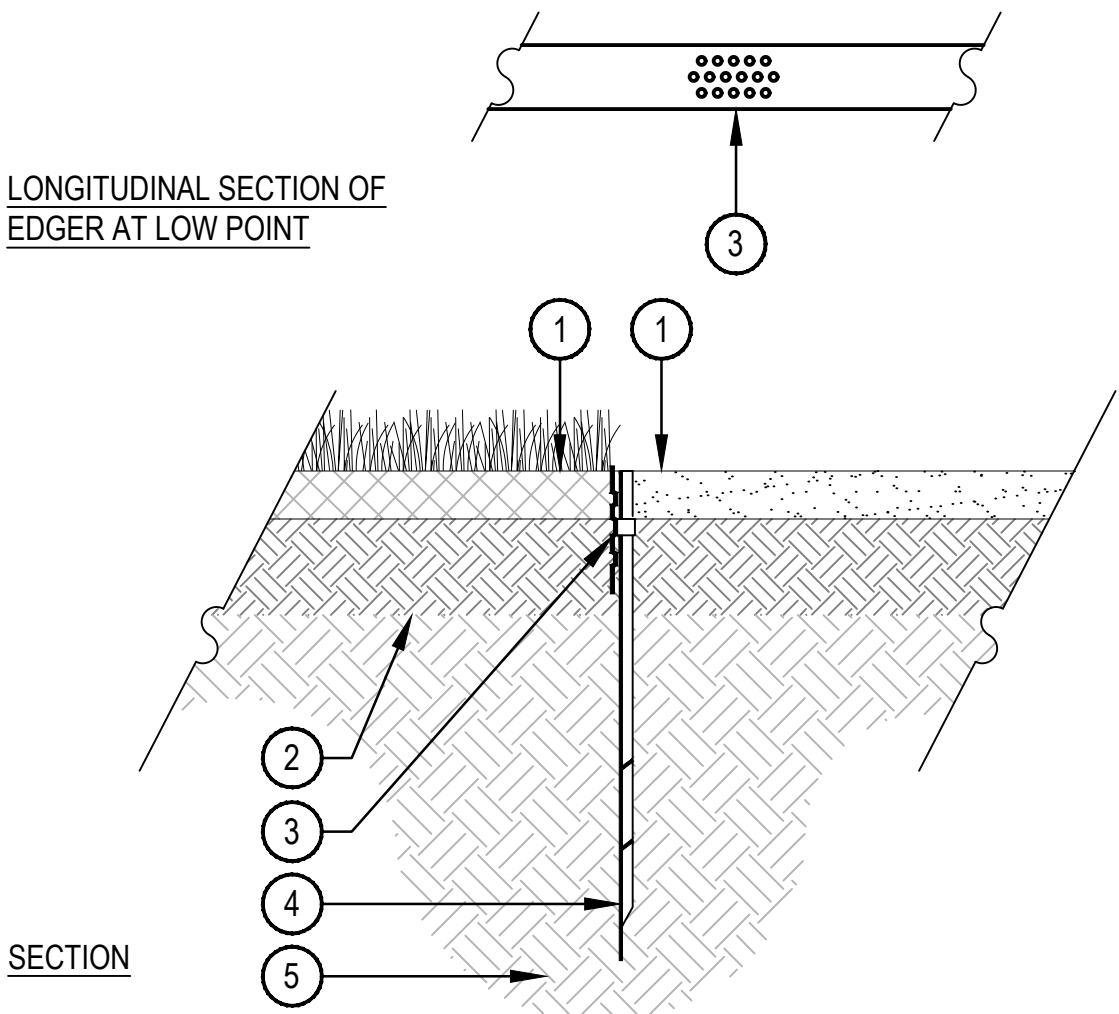


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:

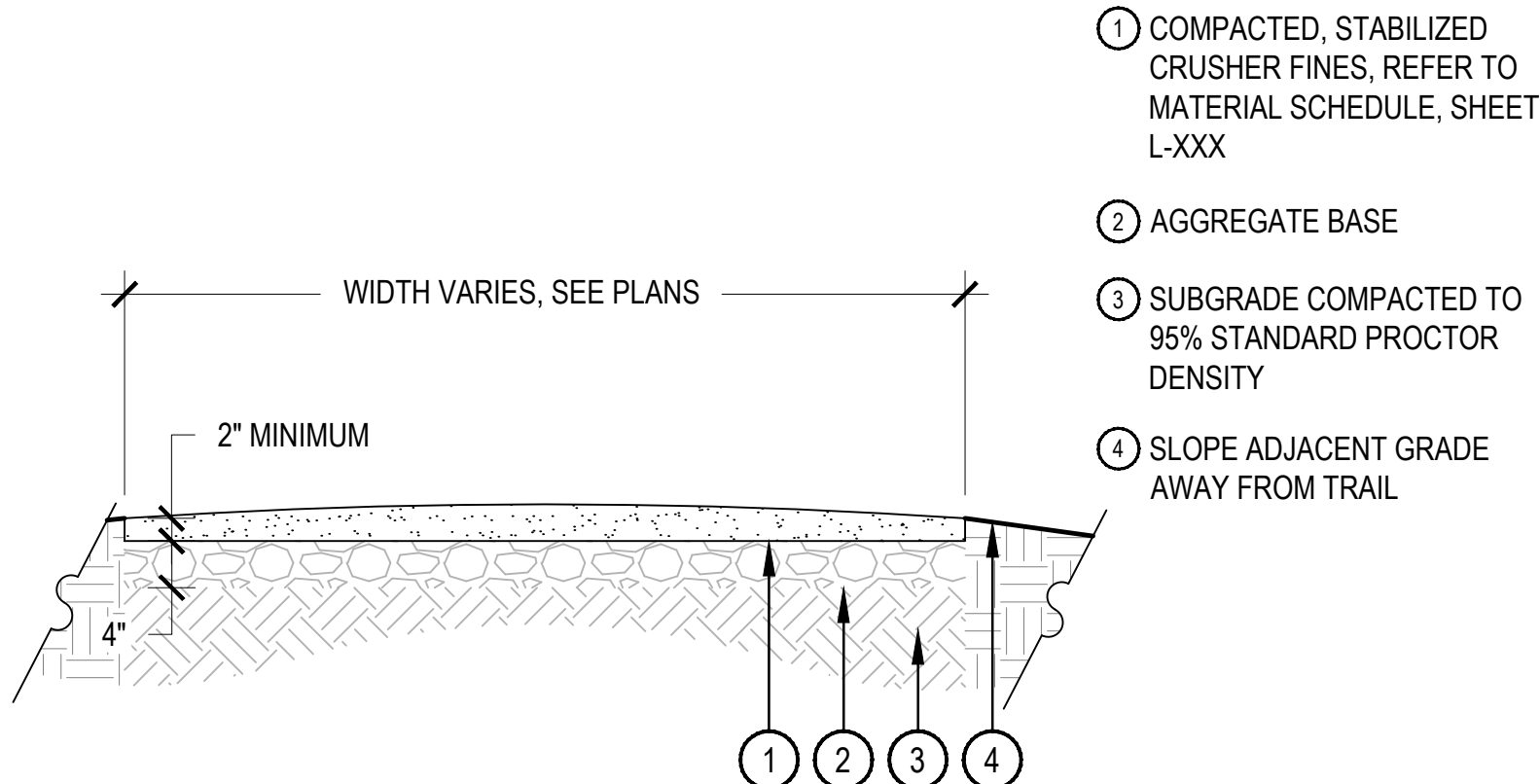
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
SHEET 20 - LANDSCAPE DETAILS



- NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
 2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
 3. ENSURE POSITIVE DRAINAGE.

- 1 FINISHED GRADE, TOP OF SOD
THATCH LAYER AND TOP OF
MULCH OR CRUSHER FINES
SHALL BE FLUSH WITH TOP OF
EDGER
- 2 AMENDED SOIL PER
SPECIFICATIONS
- 3 METAL EDGER, DRILL (16) 1/2"
DIAMETER HOLES 1" ON
CENTER MINIMUM AT ALL LOW
POINTS OR POORLY DRAINING
AREAS IN ORDER TO ENSURE
ADEQUATE DRAINAGE
- 4 EDGER STAKE
- 5 SUBGRADE COMPACTED TO
95% STANDARD PROCTOR
DENSITY



- NOTES:
1. COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
 2. USE A SMALL 4' RIDING ROLLER TO COMPACT TRAIL.
 3. CROWN OF 2% IN FLAT AREAS AS SHOWN.
 4. CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
 5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

1 METAL EDGER

SCALE: 1" = 1'-0"



MAGLIN (OR APPROVED EQUAL)

PRODUCT: 510 TABLE

MATERIALS: POWDERCOATED
STEEL

COLOR: BLACK

SURFACE MOUNT

<https://www.maglin.com/>

NOTE: MOUNT AND INSTALL PER
MANUFACTURE'S SPECIFICATIONS

3 PICNIC TABLE

NTS

2 CRUSHER FINES TRAIL/PAVING

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



POLIGON (OR APPROVED EQUAL)

PRODUCT: REK-15X25 OR
REK-18x30

MATERIALS: POWDERCOATED
STEEL, WOOD UNDER TRIM

COLOR: BLACK CHERRY FRAME,
NEW REDWOOD CEILING

EMBEDDED

<https://www.poligon.com/products/square/>

ROOF: COMPOSITION

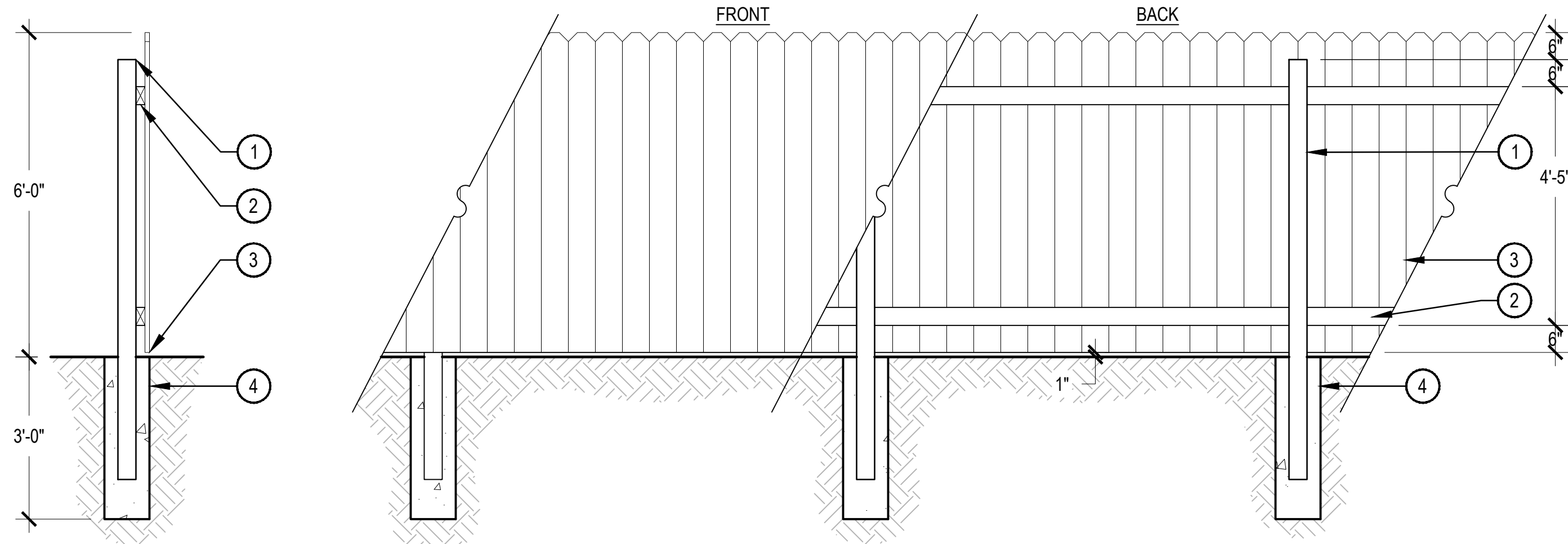
NOTE: MOUNT AND INSTALL PER
MANUFACTURE'S SPECIFICATIONS

4 SHELTER

NTS

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
SHEET 21 - LANDSCAPE DETAILS

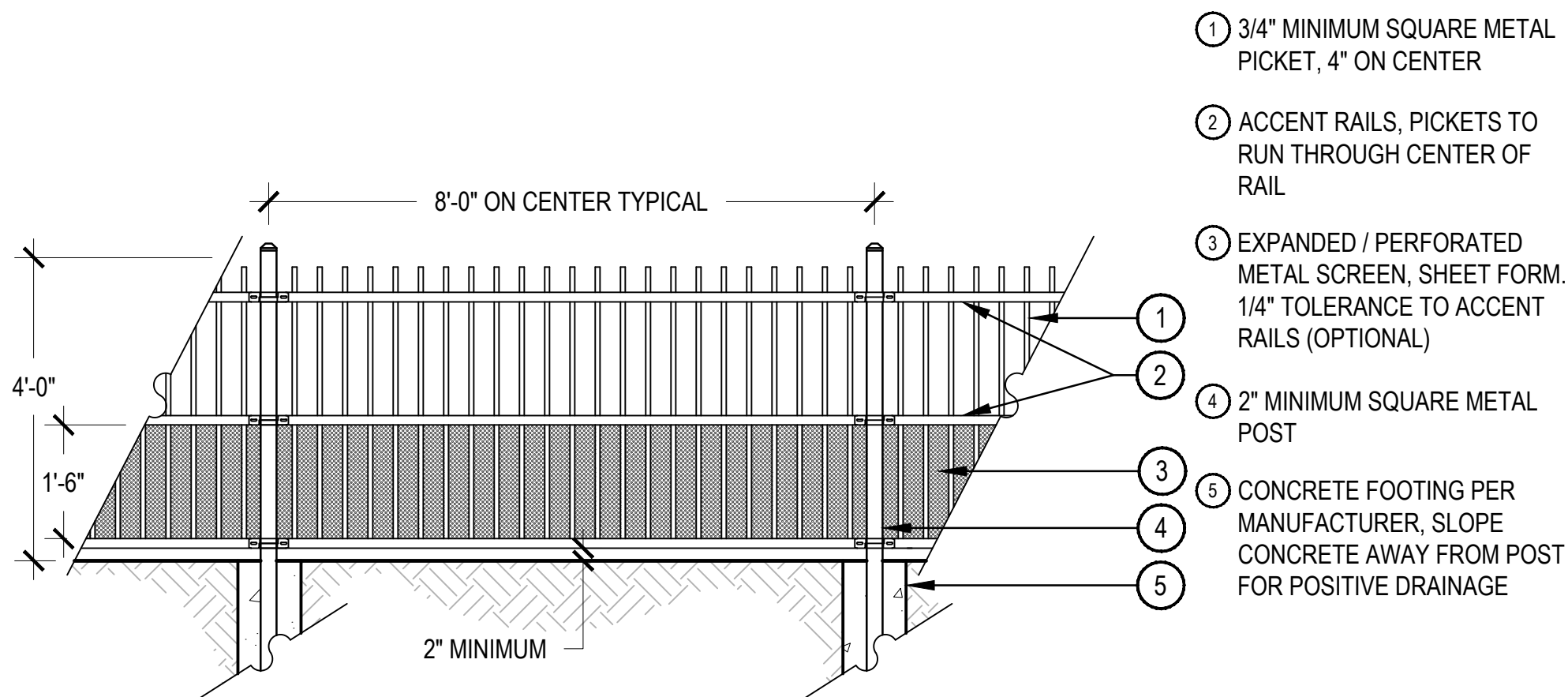


NOTES:

1. UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.
2. ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.
3. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED NAILS OR SCREWS, SIZED TO PENETRATE HALF WAY INTO THE SECURING MEMBER.
4. REFER TO THE MATERIAL SCHEDULE, SHEET L-XXX, FOR HOW WOOD IS TO BE TREATED.
5. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHING GRADE.

1 6' WOOD FENCE

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



NOTES:

1. REFER TO AMENITY SCHEDULE, SHEET L-XXX, FOR MORE INFORMATION ON FENCE STYLE AND MANUFACTURER.

2 4' METAL FENCE

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

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
10/01/2025 - FDP 01

SHEET TITLE:
LANDSCAPE
DETAILS

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

NORRIS-DESIGN.COM

WELBY JUNCTION

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

OWNER _____

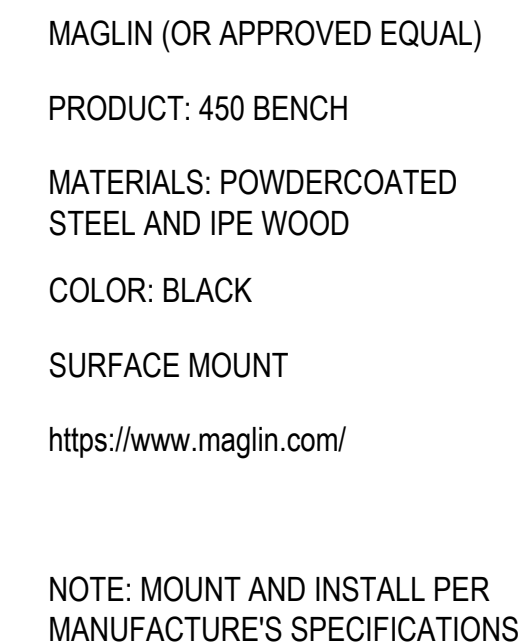
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR
CONSTRUCTION

DATE:
10/01/2025 - FDP 01

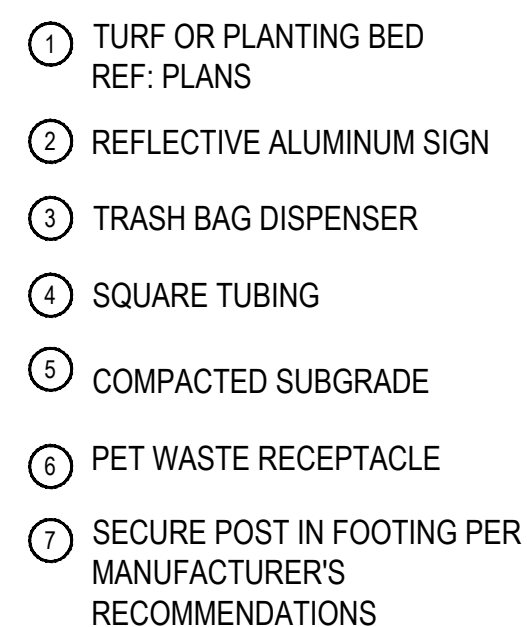
SHEET TITLE:
LANDSCAPE
DETAILS

22 OF 23



NTS

NTS



MANUFACTURER: LIVIN THE DOG LIFE
MODEL: ALUMINUM PET STATION -
DL-1003-L-DP - OR APPROVED EQUAL
COLOR TO MATCH FEDERAL GREEN
(RAL 6012)

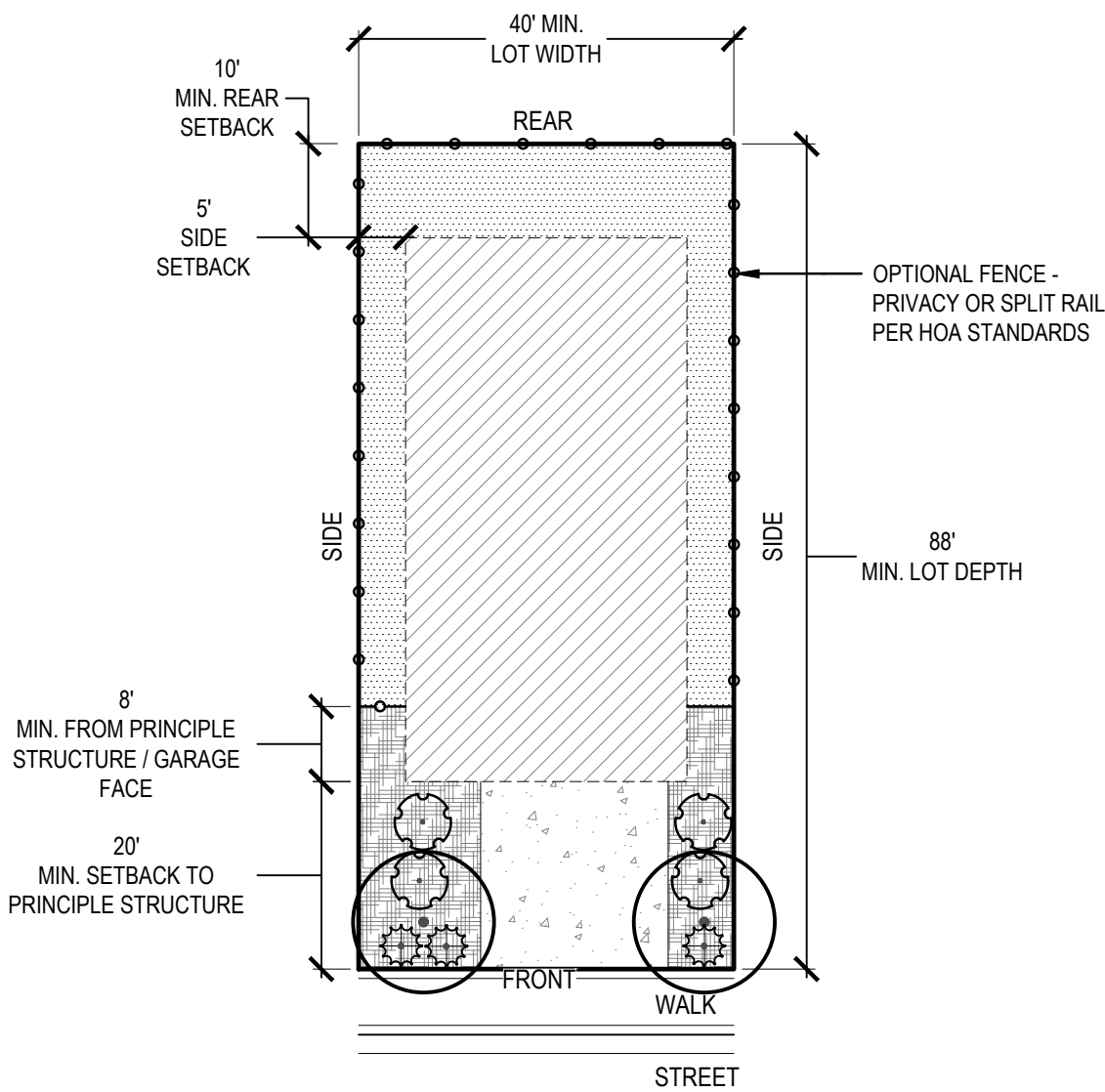


SCALE: 1/2" = 1'-0"

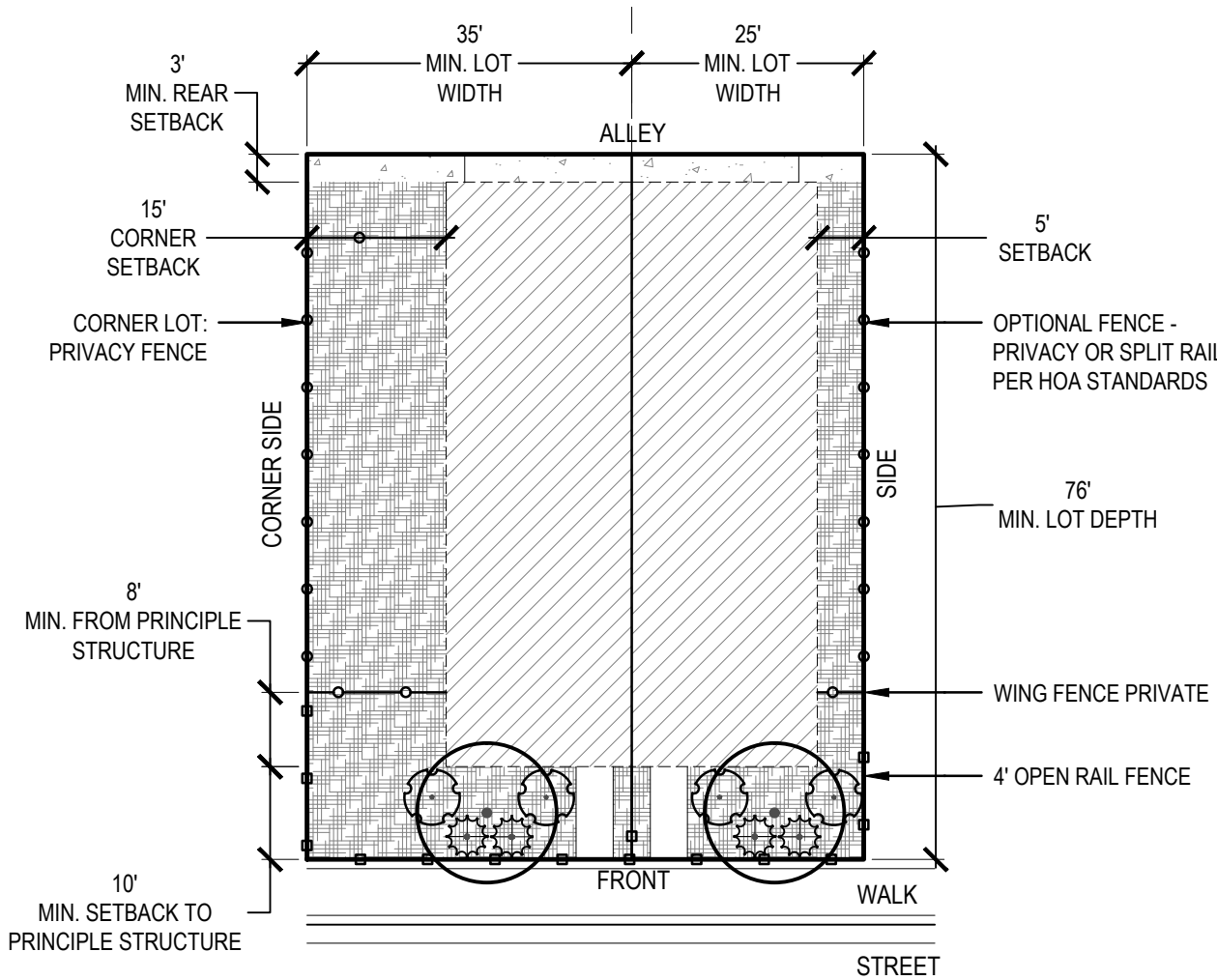
NTS

CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
SHEET 23 - LOT TYPICALS



SINGLE FAMILY DETACHED - FRONT LOADED



SINGLE FAMILY ATTACHED - PAIRED HOME

LOT LANDSCAPE REQUIREMENTS

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

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

*NOTE: IN AREAS WHERE LOT ENCUMBERED BY UTILITIES, TREE REQUIREMENT IS TO BE REPLACED WITH SHRUBS AT A RATE OF 10 SHRUBS TO 1 TREE.

WELBY JUNCTION

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

SHEET 1 OF 15
FINAL PLAT

PURPOSE STATEMENT

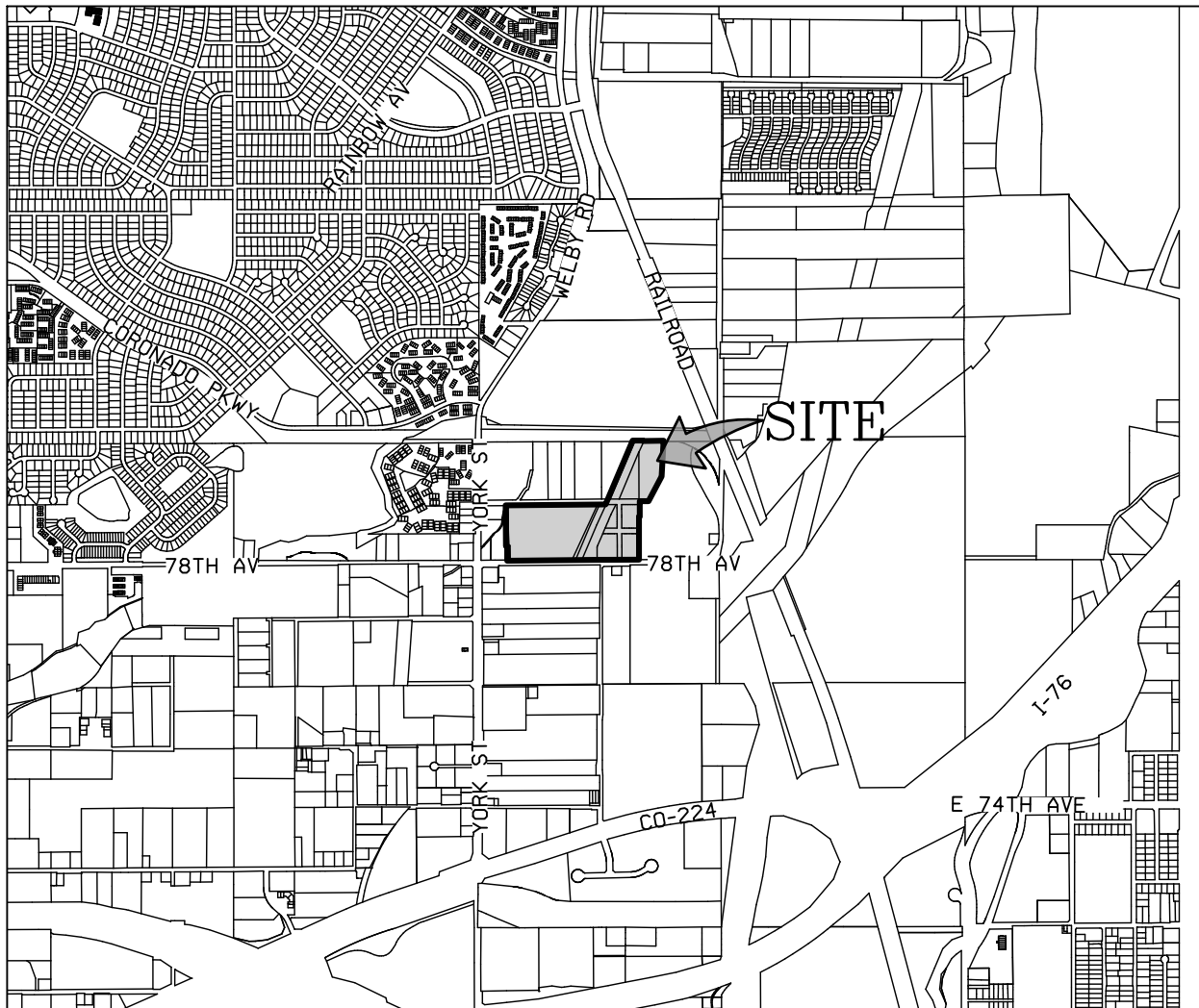
TO VACATE AND REPLAT THE FOLLOWING: LOTS 22 & 23, BLOCK 1, LOTS 1-6, LOT 11 EXCEPT THE WEST 12 FEET OF THE SOUTH 157.5 FEET AND LOTS 12-17, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-15, BLOCK 4, LOTS 1-15, BLOCK 5, LOTS 1-14, BLOCK 6 ALONG WITH MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST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

OWNERSHIP AND DEDICATION CERTIFICATE

SEE SHEET 2

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°30'16" EAST, A DISTANCE OF 1,307.22 FEET.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.
- ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- AZTEC CONSULTANTS, INC. HAS RELIED UPON THE PROPERTY INFORMATION COMMITMENT NO. ABC70842263.1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 04/01/2025, 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OF EXISTING EASEMENTS AND RIGHTS-OF-WAY.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0604H, MAP REVISED MARCH 5, 2007.
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY.
- TRACTS, EASEMENTS, AND PRIVATE ACCESSES WITHIN THE ACCESS EASEMENTS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE OWNER, ITS SUCCESSOR'S AND ASSIGNS.
- NOTICE IS HEREBY GIVEN THAT THIS SUBDIVISION MAY BE SUBJECT TO A RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.
- THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
- GENERALLY THERE ARE 5', 6' AND 8' WIDE UTILITY EASEMENTS ALONG THE FRONTS, SIDES AND REARS OF LOTS, WITH THESE EASEMENTS BEING GRAPHICALLY SHOWN HEREON AND ARE HEREBY DEDICATED BY THIS PLAT FOR ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. THE HOME OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE WITHIN THE EASEMENT EXCEPT THAT PORTION WITHIN THE PRIVATE ALLEY TRACT WHERE APPLICABLE. THE PRIVATE ALLEY TRACTS WILL BE MAINTAINED BY THE TRACT OWNER. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION, WET UTILITIES (WATER, SANITARY SEWER, AND/OR STORM SEWER) SHALL CROSS DRY UTILITY EASEMENTS AT NEAR RIGHT ANGLES.
- PROSPECTIVE AND CURRENT PROPERTY OWNERS WITHIN WELBY JUNCTION ARE HEREBY NOTIFIED THAT AN EXISTING CHURCH, ASSUMPTION OF THE BLESSED VIRGIN MARY CATHOLIC CHURCH, LOCATED IN PROXIMITY TO THIS COMMUNITY, OPERATES A CHURCH BELL. THE OPERATION OF THIS CHURCH BELL. PREDATES THE ESTABLISHMENT OF THIS COMMUNITY, AND ITS CONTINUED OPERATION IS ANTICIPATED. THIS BELL MAY SOUND AT VARIOUS TIMES THROUGHOUT THE DAY, INCLUDING BUT NOT LIMITED TO HOURLY CHIMES, RELIGIOUS SERVICES, AND SPECIAL EVENTS.
- ANY UTILITIES INSTALLED WITHIN THE REQUESTED VACATED RIGHT-OF-WAYS, AS SHOWN HEREON, WILL BE RELOCATED AT THE OWNER/DEVELOPERS COST WITHIN A NEW EASEMENT, OR A NEW EASEMENT WILL BE PROVIDED IN PLACE.



VICINITY MAP
SCALE: 1"=1000'

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

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

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

PLANNING COMMISSION

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

CHAIR _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

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

_____, A.D., 2025

CHAIR _____

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM _____

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER

OF ADAMS COUNTY AT ____M. ON THE ____ DAY OF _____, 2025,

RECEPTION NO. _____

ADAMS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

2025/09/09	BAM	REVISED ROW, LOTS, TRACTS, EASEMENTS
DATE	BY	REVISION DESCRIPTION
REVISION TABLE		

 AzTec Proj. No.: 54825-01	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Drawn By: BAM	DATE OF PREPARATION:	02-10-2025
		SCALE:	N/A
		SHEET	1 OF 15

WELBY JUNCTION

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

SHEET 2 OF 15

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING THE FOLLOWING:

PARCEL I:
LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 2, AND LOTS 11 THROUGH 17, BLOCK 2, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19,

EXCEPT THAT PORTION OF LOT 11, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET;
THENCE EASTERLY A DISTANCE OF 12 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE WESTERLY 12 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL II:
LOTS 22 AND 23, BLOCK 1, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL III:
THAT PART OF THE NORTHEAST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 36 WHICH POINT IS 491.1 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 03°35" WEST 385.7 FEET; THENCE SOUTH 28°30" WEST 304.95 FEET; THENCE WEST 95.37 FEET; THENCE NORTH TO THE NORTH LINE OF SECTION 36; THENCE EAST ALONG THE NORTH LINE TO THE POINT OF BEGINNING.
EXCEPT THAT PART OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY LYING IN THE NORTHWEST CORNER. COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL IV:
LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 3, LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 4, LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 5, LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 6, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL V:
THAT PORTION OF THE FORMER LAND AND RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY LYING WITHIN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE SOUTH LINE OF CLINE STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE SOUTH BY THE NORTH LINE OF BURNETT STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE WESTERLY SIDE BY A LINE WHICH EXTENDS FROM A POINT 385.2 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 14 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, AS MEASURED ALONG THE EAST LINE OF SAID NORTHWEST 1/4 NORTHWEST 1/4 WHICH POINT IS 50 FEET WESTERLY AND AT RIGHT ANGLES TO THE CENTER LINE OF THE 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS ORIGINALLY SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST TO A POINT ON THE NORTH LINE OF COUNTY ROAD (BURNETT STREET) BY A COURSE FROM SAID BEGINNING POINT OF SOUTH 23°31" WEST A DISTANCE OF 392.8 FEET, MORE OR LESS, BEING A LINE 50 FEET WESTERLY FROM AND PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE SAID CENTERLINE OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY, AND BOUNDED ON THE EASTERLY AND EAST SIDE BY THE SOUTHEASTERLY LINE OF SAID 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND BY THE EAST LINE OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 36 RESPECTIVELY. COUNTY OF ADAMS, STATE OF COLORADO.

TOGETHER WITH THAT PORTION OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY IN THE NORTHWEST CORNER OF THE EAST 26 ACRES OF THE NORTHEAST 1/4 NORTHWEST 1/4 AND THE RIGHT OF WAY IN THE WEST 14 ACRES OF THE NORTHEAST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

TOGETHER WITH THAT PORTION OF CLEVELAND AVENUE LYING SOUTH OF EAST 79TH AVENUE (FORMALLY KNOWN AS CLINE STREET) AND NORTH OF EAST 78TH AVENUE AS DEDICATED ON THE PLAT OF THE TOWN OF WELBY, SECOND FILING AS RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO.

FURTHER DESCRIBED AS FOLLOWS:

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

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

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

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

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

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

OWNERSHIP AND DEDICATION CERTIFICATE CONTINUED

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING THREE (3) COURSES;

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

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

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

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

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

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

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

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

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

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

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

OWNER: COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

BY: _____ AS: GENERAL PARTNER
RONALD A. COSIMI

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF _____ }SS

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2025,

BY RONALD A. COSIMI, GENERAL PARTNER AS AUTHORIZED SIGNATORY

FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

 AZTEC CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Drawn By: BAM	DATE OF PREPARATION:	02-10-2025
		SCALE:	N/A
		SHEET	2 OF 15
AzTec Proj. No.: 54825-01			

WELBY JUNCTION

CASE NO. PRC2025-00001

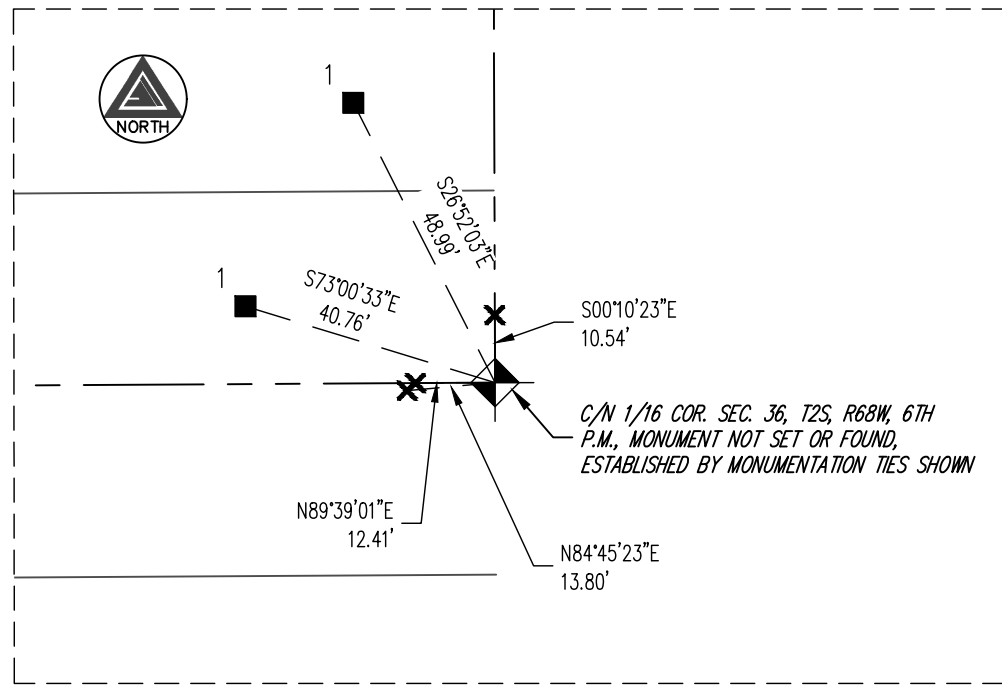
A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 15

LAND SUMMARY CHART

TRACT/ALLEY	AREA (S.F.±)	AREA (AC)	USE	OWNER
TRACT A	2,186	0.050	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT B	58,442	1.342	OPEN SPACE/UTILITIES/DRAINAGE/IRRIGATION	COSIMI FARMS, LP
TRACT C	20,698	0.475	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT D	1,517	0.035	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT E	48,435	1.112	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT F	15,982	0.367	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT G	2,556	0.059	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT H	8,742	0.201	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT I	8,742	0.201	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT J	5,878	0.135	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT K	117,842	2.705	OPEN SPACE/UTILITIES/RETAINING WALL/DRAINAGE	COSIMI FARMS, LP
TRACT L	53,345	1.225	OPEN SPACE/UTILITIES/DRAINAGE/RETAINING WALL	COSIMI FARMS, LP
TRACT M	2,112	0.048	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT N	6,577	0.151	OPEN SPACE/UTILITIES/DRAINAGE	COSIMI FARMS, LP
TRACT O	936	0.021	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT P	23,239	0.533	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT Q	12,322	0.283	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT R	2,860	0.066	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT S	2,860	0.066	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT T	15,575	0.358	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT U	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT V	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT W	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT X	2,764	0.063	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TOTAL TRACT AREA	435,525	10.000	*THIS SUBDIVISION PLAT CONTAINS 218 RESIDENTIAL LOTS & 24 TRACTS	
TOTAL LOT AREA	510,751	11.723		
TOTAL ROW AREA	208,768	4.793		
TOTAL SITE AREA	1,155,044	26.516		

DETAIL A MONUMENT SYMBOL LEGEND

- 1 ■ DEFINED EDGE OF CONCRETE PER MONUMENT RECORD DATED JUNE 04, 1987 FILED BY CHARLES H. RUSSELL
- ✕ CHISELED CROSS IN HEADWALL



DETAIL "A"
SCALE: 1" = 30'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°03'42"E	170.40'
L2	N89°50'03"W	9.18'
L3	N00°30'58"W	157.50'
L4	S89°28'21"W	12.00'
L5	S00°30'58"E	38.24'
L6	S00°30'05"E	18.52'
L7	N07°59'56"E	64.37'
L8	N11°50'42"E	44.72'
L9	N15°41'28"E	44.72'
L10	N19°32'13"E	42.55'
L11	S47°34'26"W	43.40'
L12	S65°53'44"W	50.38'
L13	N39°27'19"E	38.48'
L14	N47°19'47"E	46.12'
L15	N39°38'41"E	4.70'
L16	S50°50'24"E	33.22'
L17	N39°09'36"E	20.00'
L18	S50°50'24"E	33.22'
L19	S89°28'21"W	7.23'
L20	S40°18'33"E	10.32'
L21	S39°16'37"W	10.32'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N00°28'03"W	5.50'
L23	S89°29'55"W	10.00'
L24	N00°28'03"W	5.50'
L25	N00°30'58"W	6.50'
L26	S89°29'02"W	10.00'
L27	N00°30'58"W	6.50'
L28	S50°43'23"E	10.33'
L29	N49°41'27"E	10.33'
L30	S89°28'27"W	8.00'
L31	S00°30'58"E	10.00'
L32	S89°28'27"W	8.00'
L33	N01°33'48"W	5.50'
L34	S89°29'55"W	10.00'
L35	N01°33'48"W	5.50'
L36	N49°41'27"E	10.34'
L37	S50°43'23"E	10.33'
L38	N00°30'58"W	6.50'
L39	S89°29'02"W	10.00'
L40	N00°30'58"W	6.50'
L41	S50°43'23"E	10.34'
L42	N49°41'27"E	10.33'

LINE TABLE		
LINE	BEARING	LENGTH
L43	S50°43'23"E	10.34'
L44	N49°41'27"E	10.33'
L45	S39°16'37"W	8.75'
L46	S40°18'33"E	8.75'
L47	S40°18'33"E	9.54'
L48	S39°16'37"W	9.54'
L49	S40°18'33"E	8.75'
L50	S39°16'37"W	8.75'
L51	S39°16'37"W	10.32'
L52	S40°18'33"E	10.32'
L53	S39°16'37"W	10.32'
L54	S40°18'33"E	10.32'
L55	N89°29'02"E	7.01'
L56	N00°30'58"W	10.00'
L57	N89°29'02"E	7.01'
L58	S39°16'37"W	10.32'
L59	S40°18'33"E	10.32'
L60	S40°18'33"E	10.32'
L61	S39°16'37"W	10.32'
L62	S00°31'22"E	7.00'
L63	S89°28'38"W	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L64	S00°31'22"E	7.00'
L65	S89°29'02"W	10.00'
L66	N00°30'58"W	10.00'
L67	S39°16'37"W	8.75'
L68	S40°18'33"E	8.75'
L69	S40°18'33"E	8.75'
L70	S39°16'37"W	8.75'
L71	S00°30'58"E	10.00'
L72	S89°29'02"W	10.00'
L73	S00°30'58"E	10.00'
L74	S41°59'59"W	9.94'
L75	S43°01'16"E	9.93'
L76	S00°30'05"E	1.50'
L77	N89°29'55"E	10.00'
L78	S00°30'05"E	1.50'
L79	N66°59'28"W	7.00'
L80	N23°00'32"E	10.00'
L81	N66°59'28"W	7.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'07"	8.50'	13.35'
C2	90°00'53"	8.50'	13.35'
C3	90°00'00"	8.50'	13.35'
C4	90°00'00"	8.50'	13.35'
C5	77°40'24"	28.00'	37.96'
C6	90°00'00"	8.50'	13.35'
C7	90°00'00"	8.50'	13.35'
C8	90°00'00"	10.00'	15.71'
C9	90°00'00"	10.00'	15.71'
C10	90°00'00"	9.00'	14.14'
C11	90°00'00"	5.00'	7.85'
C12	89°59'07"	5.00'	7.85'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	89°59'07"	8.50'	13.35'
C14	89°59'10"	10.00'	15.71'
C15	90°00'53"	10.00'	15.71'
C16	89°59'19"	8.50'	13.35'
C17	90°00'41"	8.50'	13.35'
C18	89°59'19"	13.00'	20.42'
C19	89°50'01"	13.00'	20.38'
C20	90°09'59"	8.50'	13.38'
C21	89°50'01"	18.00'	28.22'
C22	85°23'59"	8.50'	12.67'
C23	77°40'24"	28.00'	37.96'

FOR REVIEW
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FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

**Aztec**
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
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Drawn By: BAM

AzTec Proj. No.: 54825-01

DATE OF PREPARATION:	02-10-2025
SCALE:	N/A
SHEET	3 OF 15

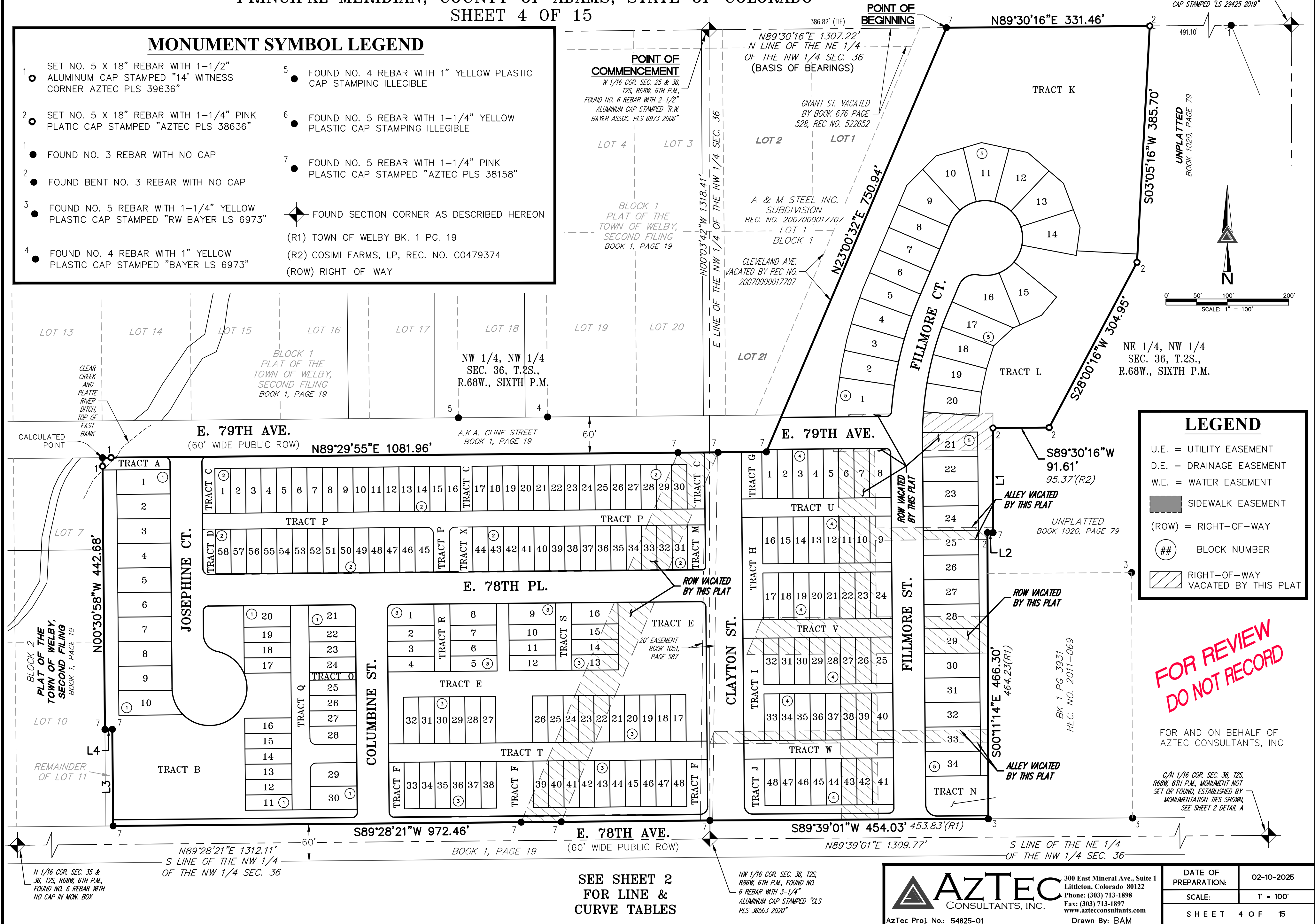
WELBY JUNCTION

CASE NO. PRC2025-00001

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 15

MONUMENT SYMBOL LEGEND

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



LEGEND

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

**FOR REVIEW
DO NOT RECORD**

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

C/N 1/16 COR. SEC. 36, T2S,
R68W, 6TH P.M., MONUMENT NOT
SET OR FOUND, ESTABLISHED BY
MONUMENTATION TIES SHOWN,
SEE SHEET 2 DETAIL A

SEE SHEET 2
FOR LINE &
CURVE TABLES

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

AZTEC
CONSULTANTS, INC.

Aztec Proj. No.: 54825-01

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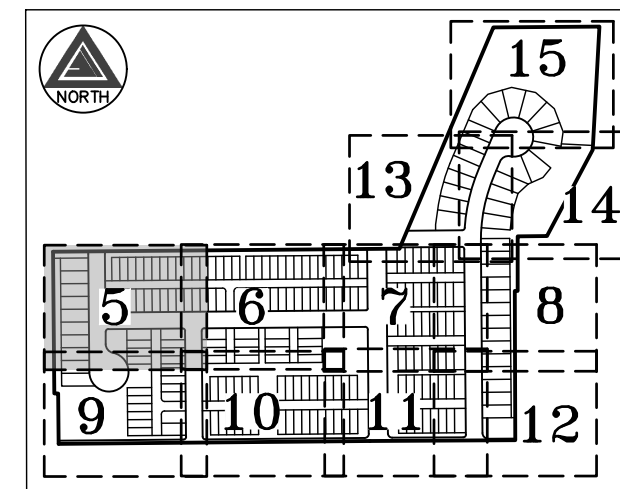
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 100'
SHEET	4 OF 15

WELBY JUNCTION

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

SHEET 5 OF 15

CASE NO. PRC2025-00001



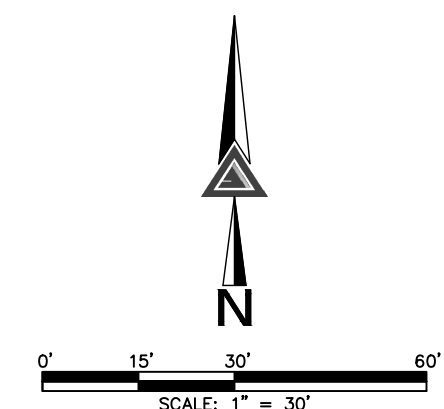
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

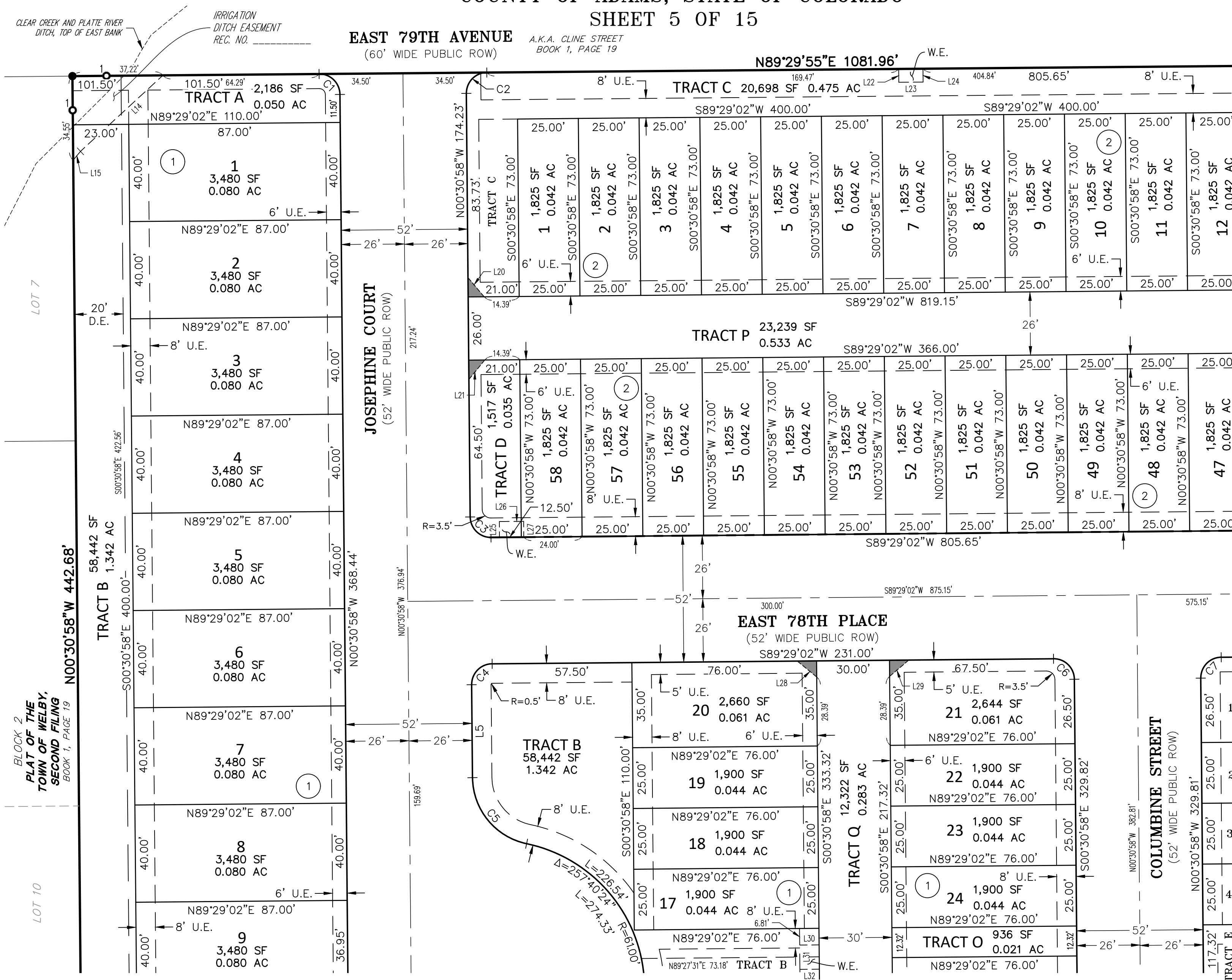
LEGEND

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



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SEE SHEET 9

SEE SHEET 9



AzTec Proj. No.: 54825-01

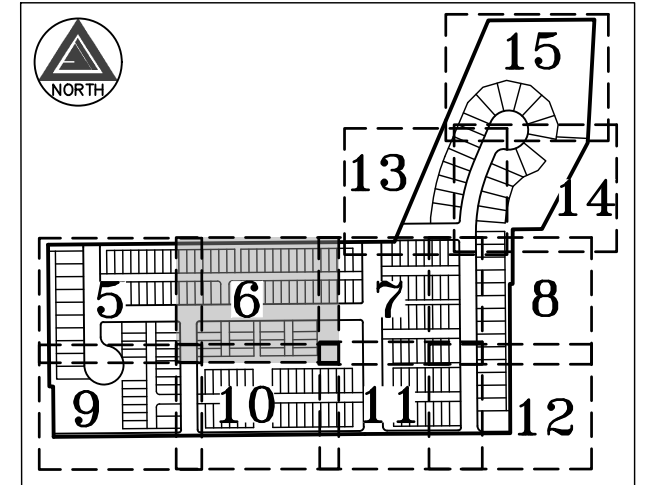
300 East Mineral Ave., Suite 1
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www.aztecconsultants.com
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET	5 OF 15

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER,
LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 15

CASE NO. PRC2025-00001



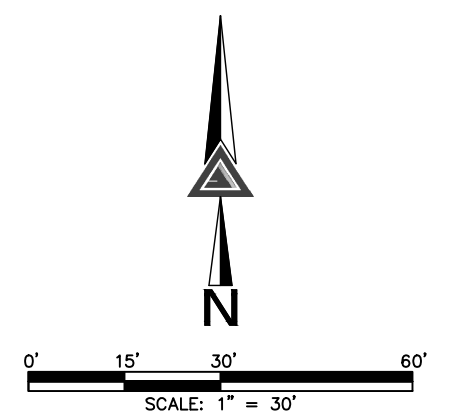
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

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

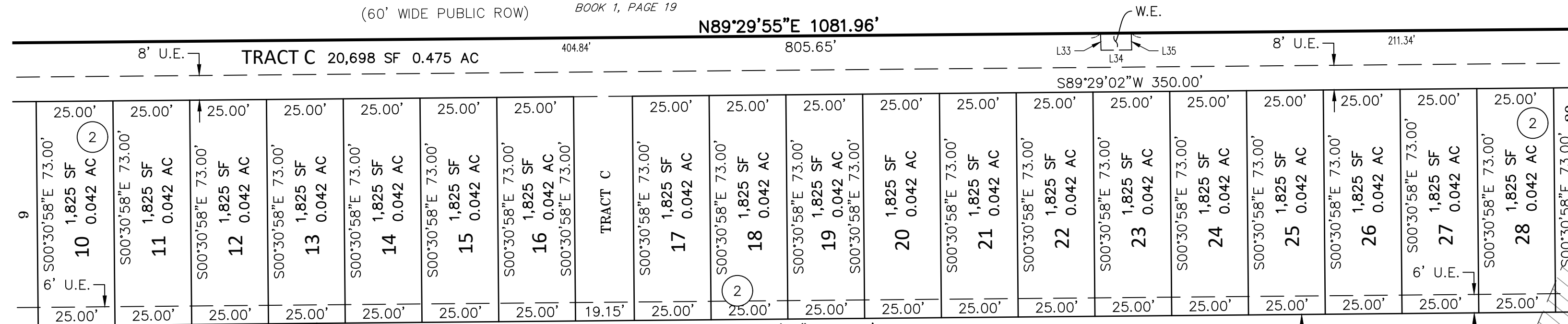


FOR REVIEW
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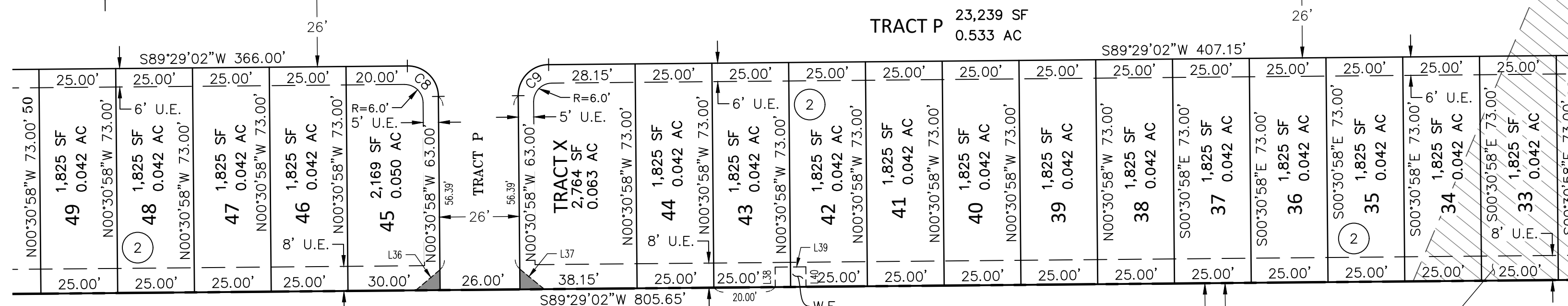
EAST 79TH AVENUE
(60' WIDE PUBLIC ROW)
A.K.A. CLINE STREET
BOOK 1, PAGE 19

N89°29'55"E 1081.96'



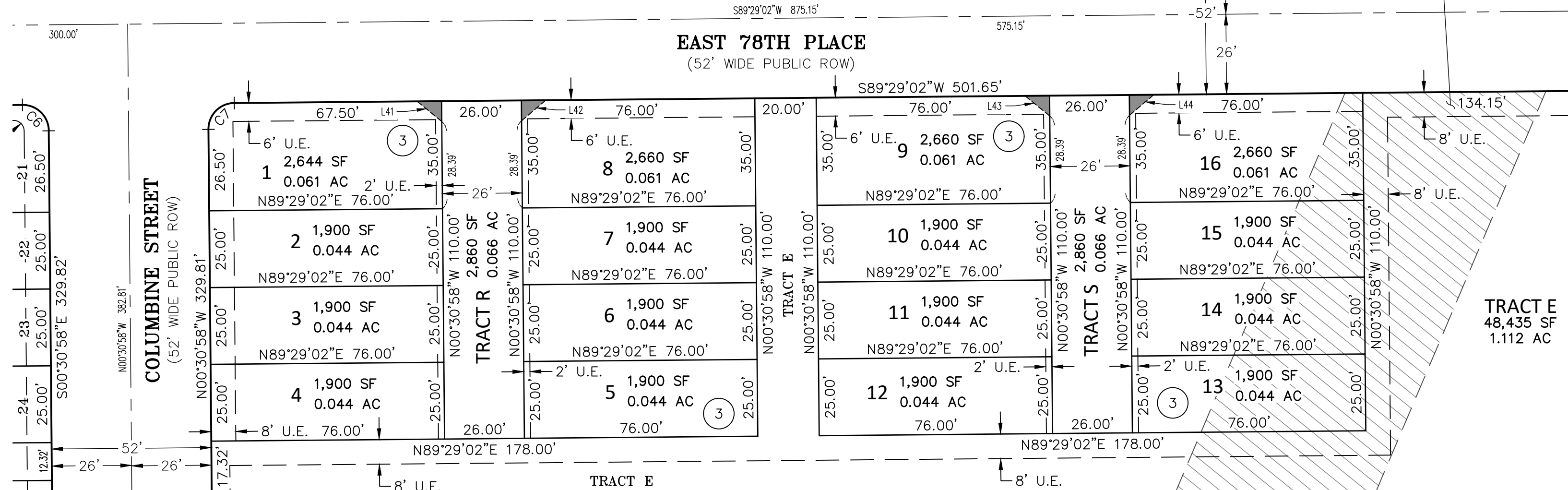
SEE SHEET 5

SEE SHEET 7



SEE SHEET 5

SEE SHEET 7



SEE SHEET 10

SEE SHEET 10

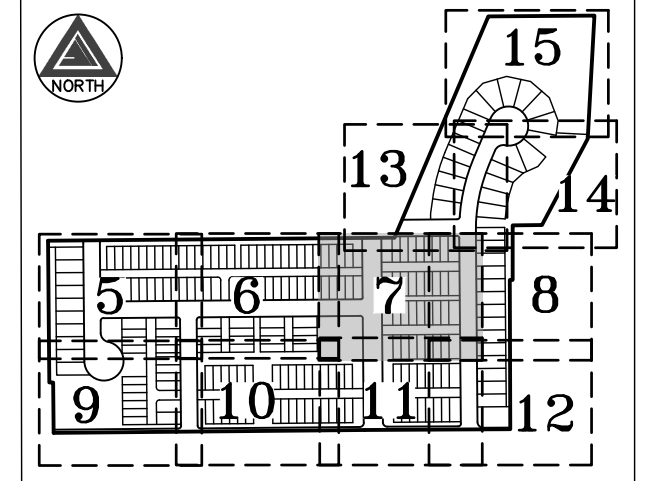
WELBY JUNCTION

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

SHEET 7 OF 15

SEE SHEET 13

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



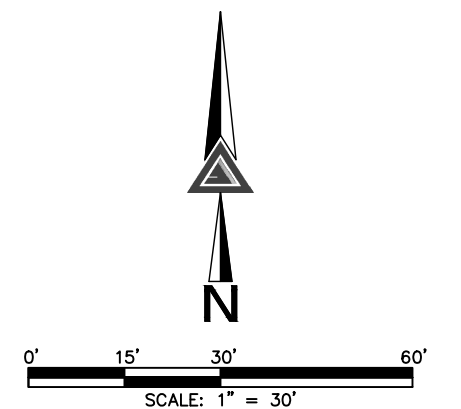
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- [Hatched Box] SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- [Circle with ##] BLOCK NUMBER
- [Hatched Box] RIGHT-OF-WAY VACATED BY THIS PLAT



FOR REVIEW
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AZTEC CONSULTANTS, INC.

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 7 OF 15	

AZTEC
CONSULTANTS, INC.

Aztec Proj. No.: 54825-01

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www.aztecconsultants.com
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SEE SHEET 6

SEE SHEET 6

SEE SHEET 11

SEE SHEET 11

SEE SHEET 8

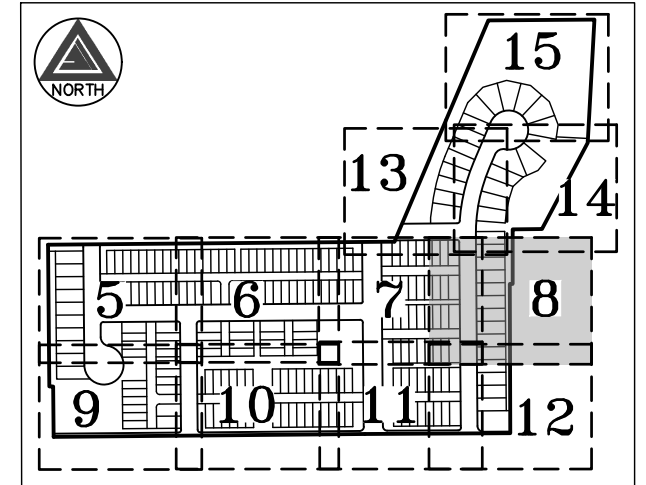
SEE SHEET 8



WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE,
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LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 15

CASE NO. PRC2025-00001



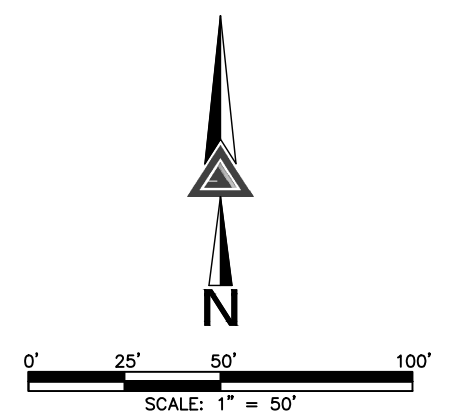
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

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



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AzTec Proj. No.: 54825-01

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

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET	8 OF 15

SEE SHEET 14

SEE SHEET 7

SEE SHEET 7

SEE SHEET 12

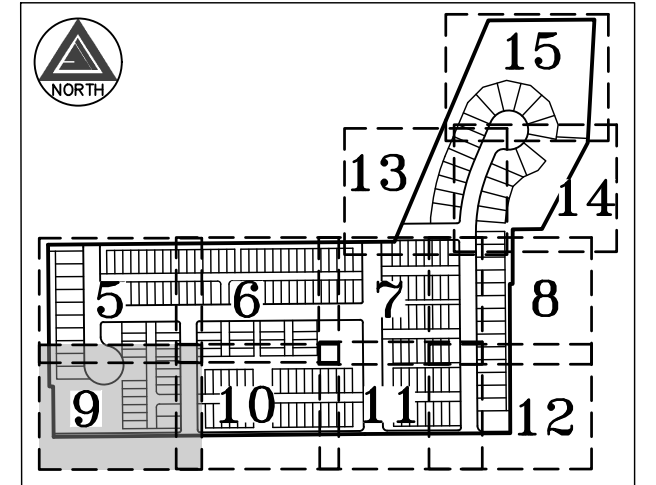
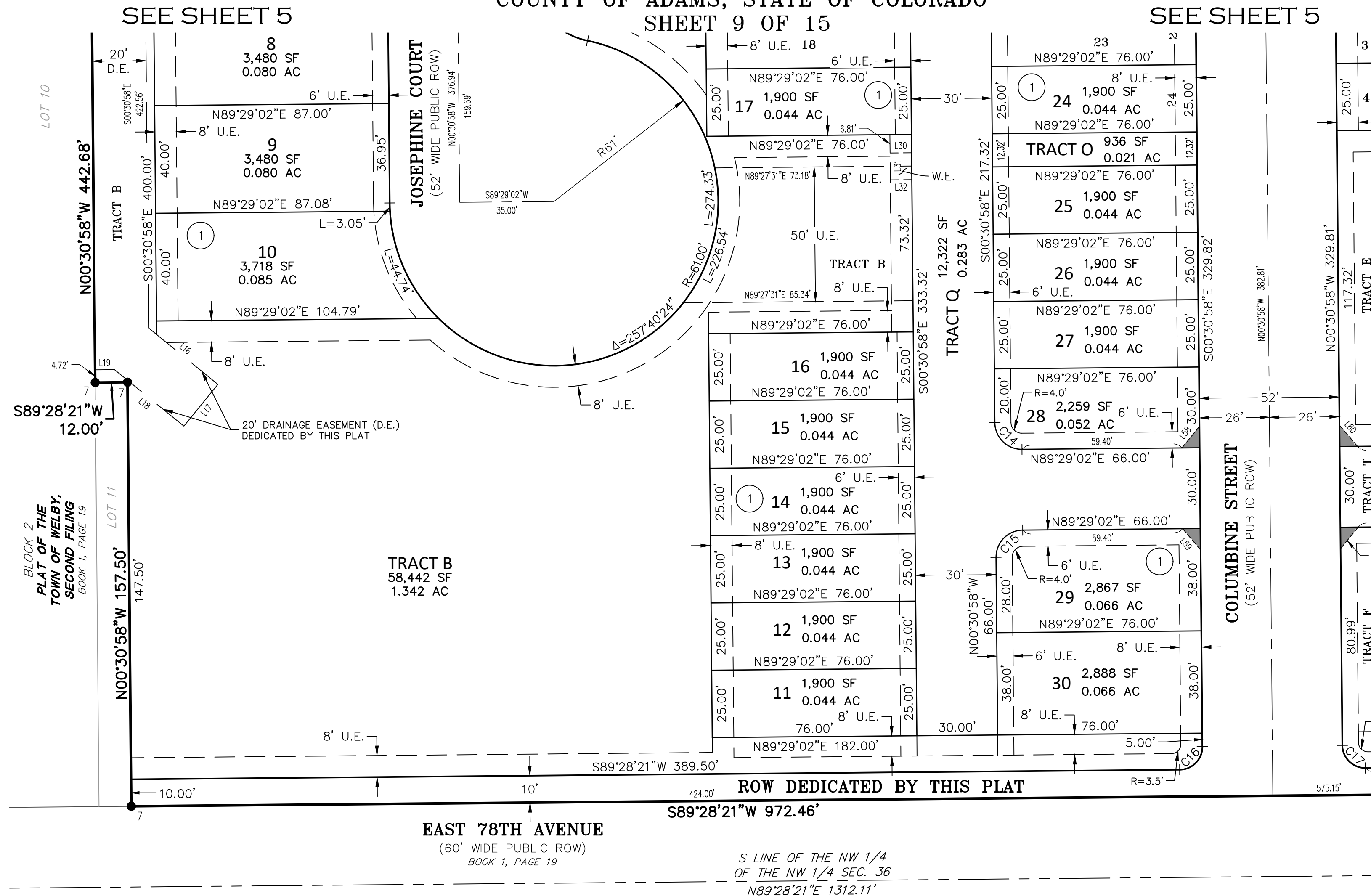
UNPLATTED
BOOK 1020, PAGE 79

BK 1 PG 3931
REC. NO. 2011-069

WELBY JUNCTION

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

CASE NO. PRC2025-00001



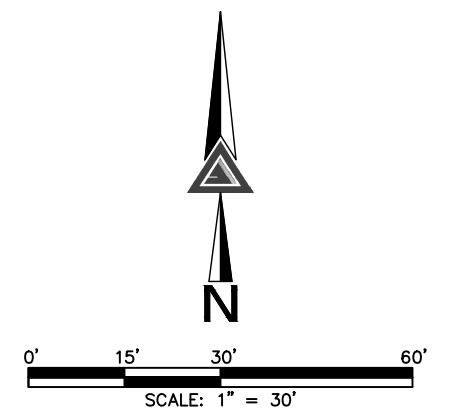
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
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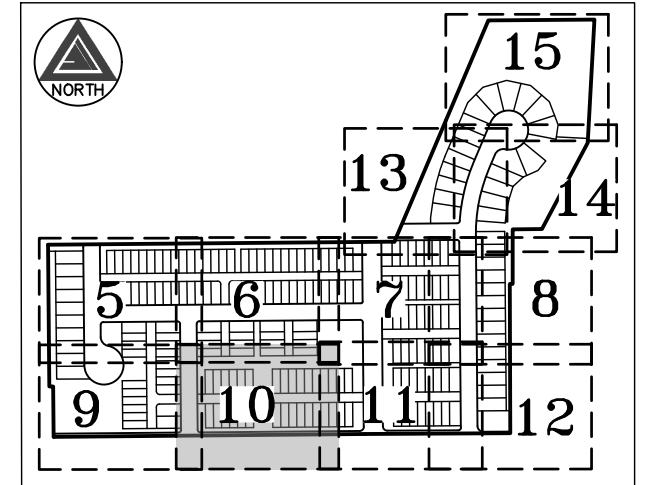
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET	9 OF 15

WELBY JUNCTION

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CASE NO. PRC2025-00001



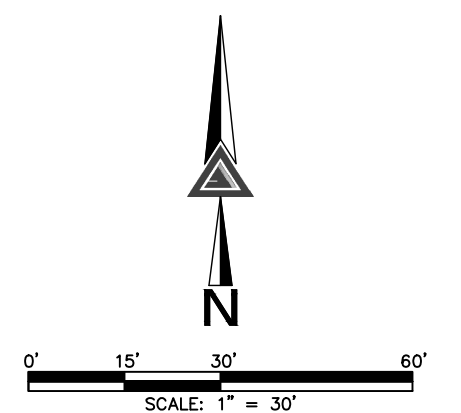
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
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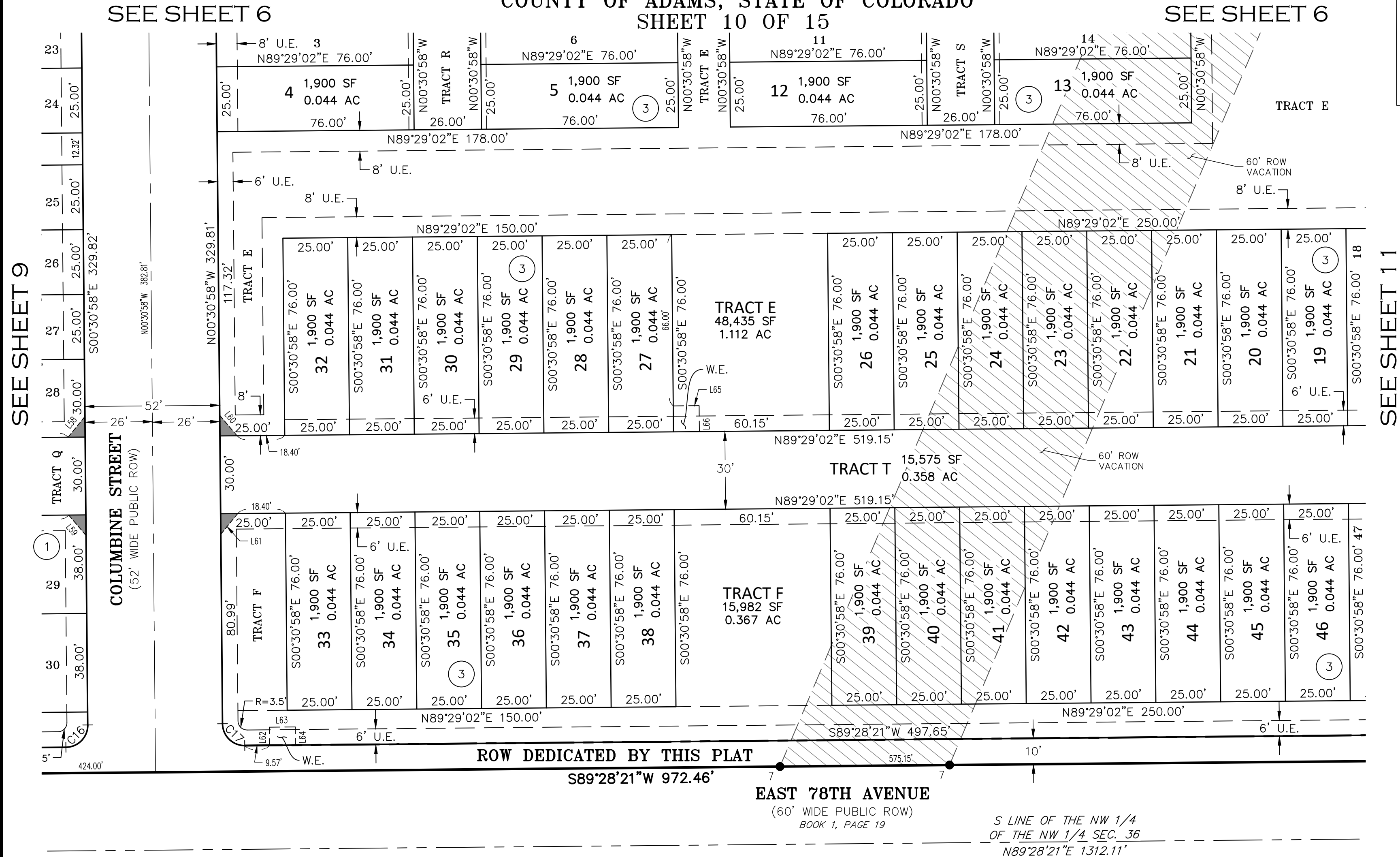
AZTEC
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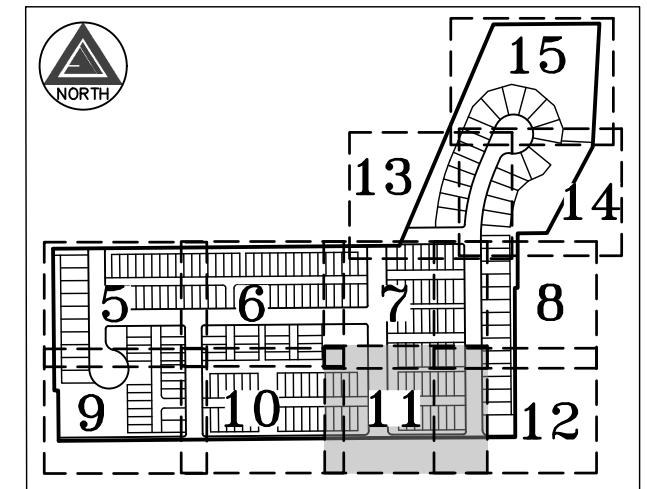
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET	10 OF 15



WELBY JUNCTION

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AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
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TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PRC2025-00001



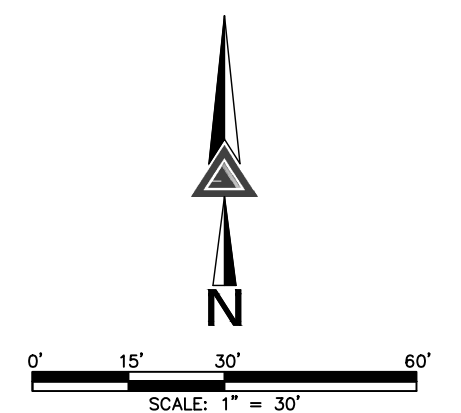
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
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FOR REVIEW
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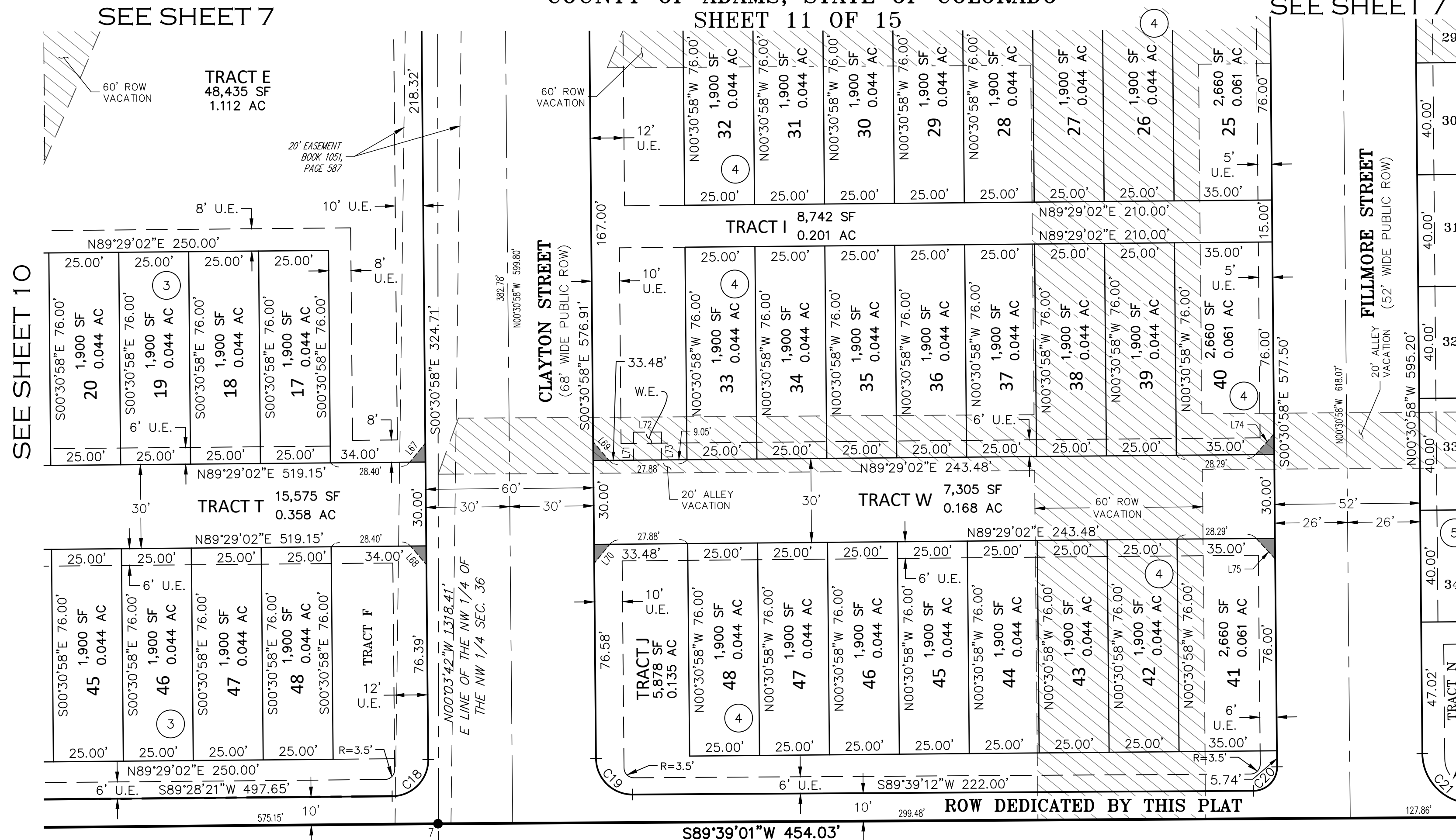
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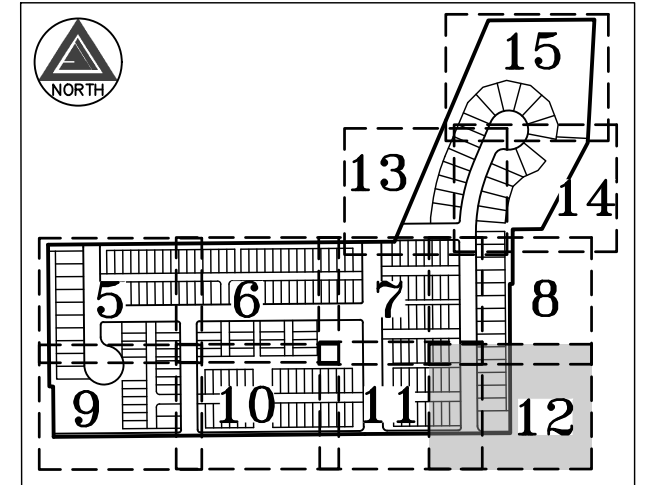
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SCALE:	1" = 30'
SHEET	11 OF 15



WELBY JUNCTION

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COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

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- SIDWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- ## BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT



0' 15' 30' 60'
SCALE: 1" = 30'

FOR REVIEW
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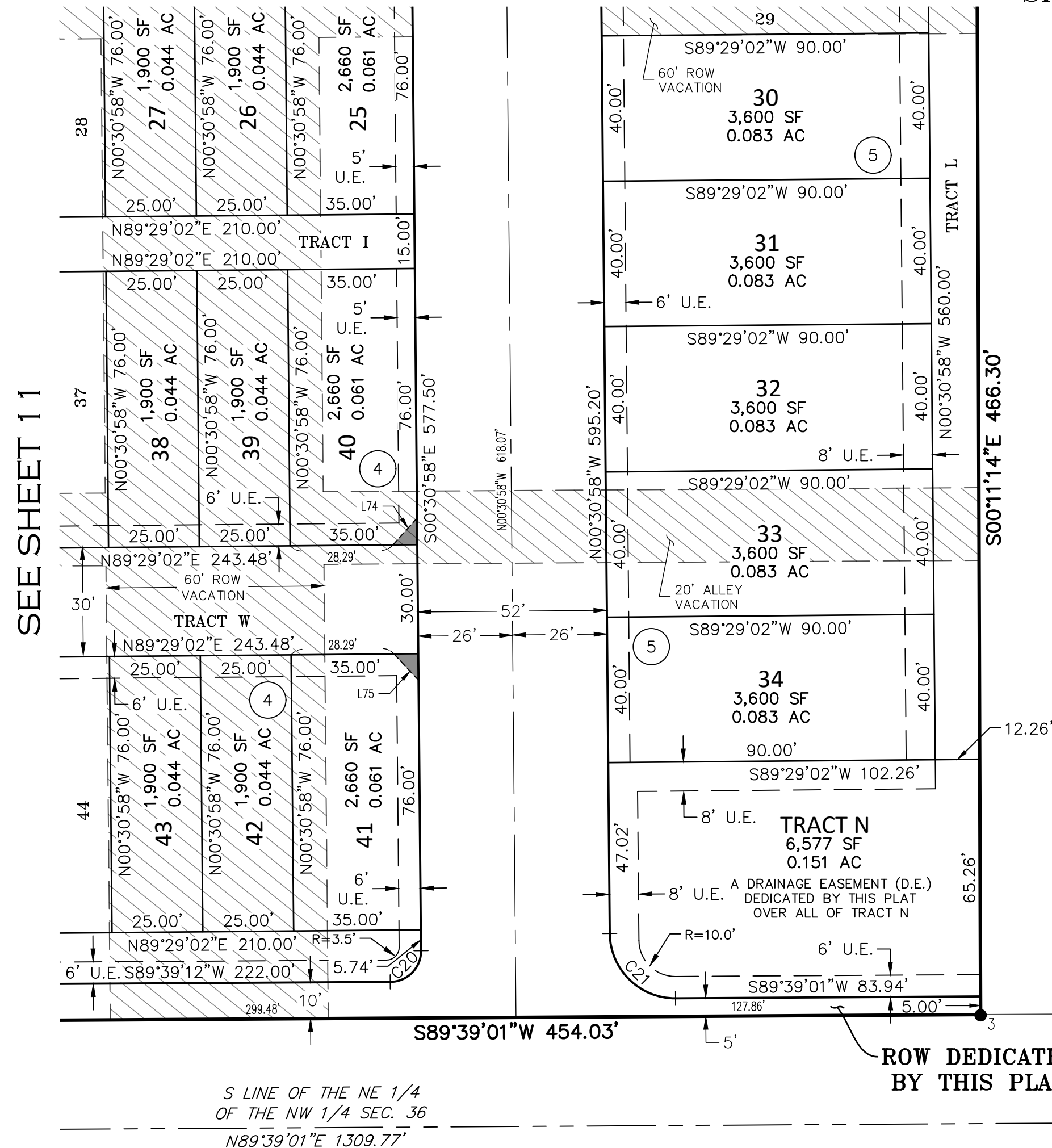
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Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET	12 OF 15

SEE SHEET 8

SHEET 12 OF 15



BK 1 PG 3931
REC. NO. 2011-069

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

ROW DEDICATED
BY THIS PLAT

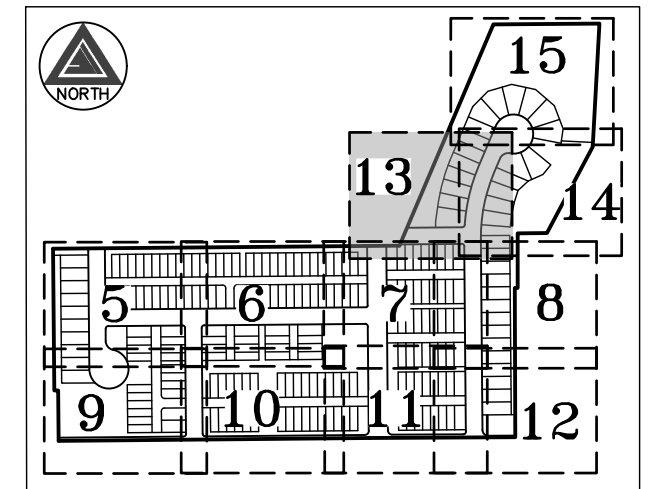
S LINE OF THE NE 1/4
OF THE NW 1/4 SEC. 36
N89°39'01"E 1309.77'

WELBY JUNCTION

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COUNTY OF ADAMS, STATE OF COLORADO

SHEET 13 OF 15

CASE NO. PRC2025-00001



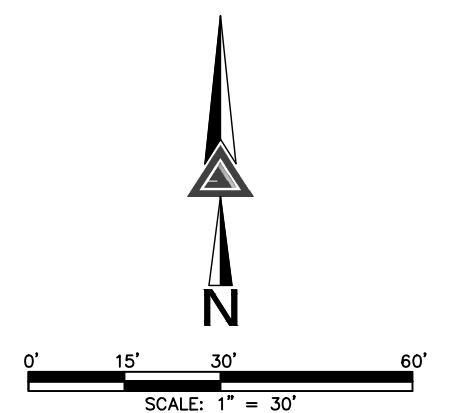
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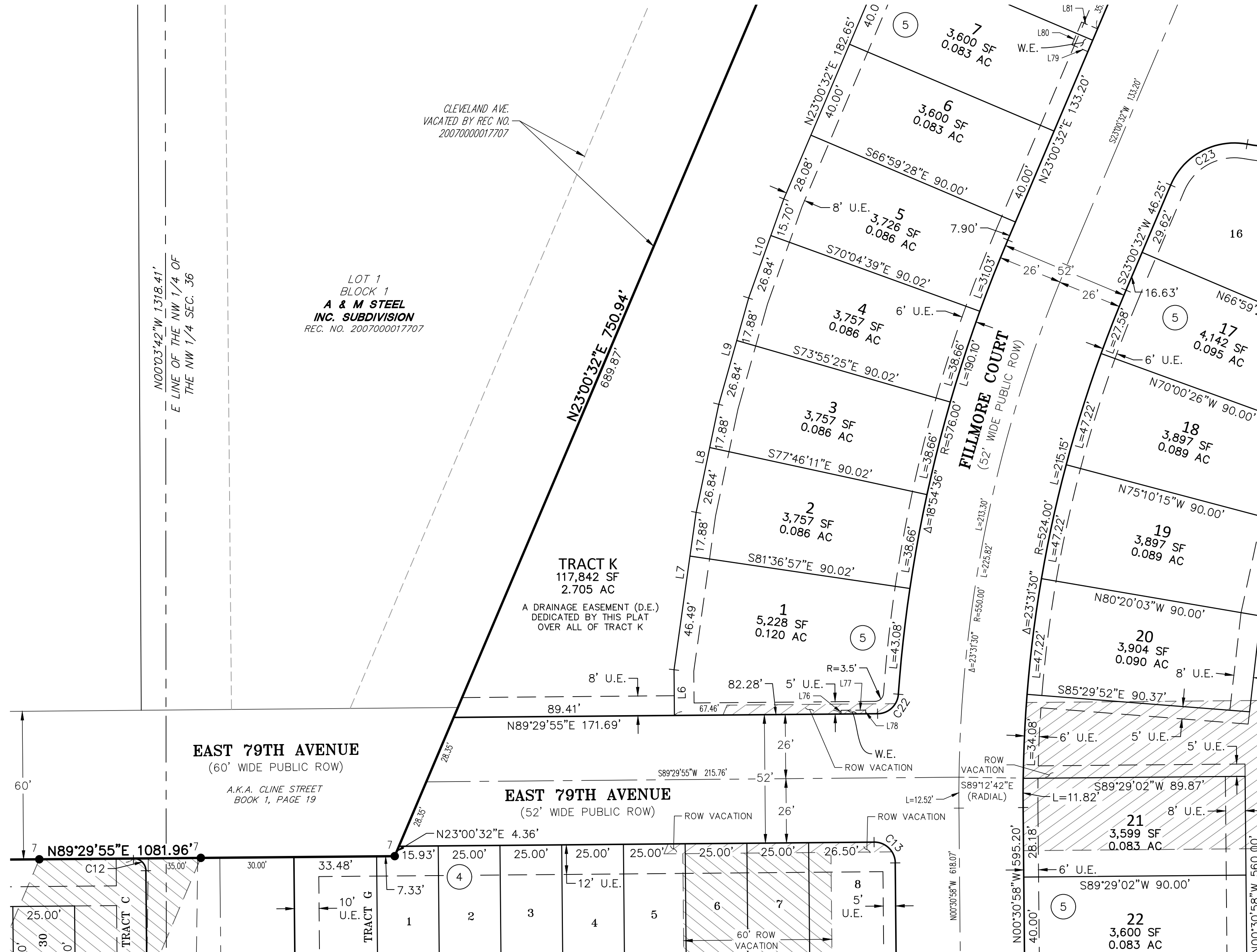
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DATE OF PREPARATION:	02-10-2025
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SHEET	13 OF 15



SEE SHEET 7

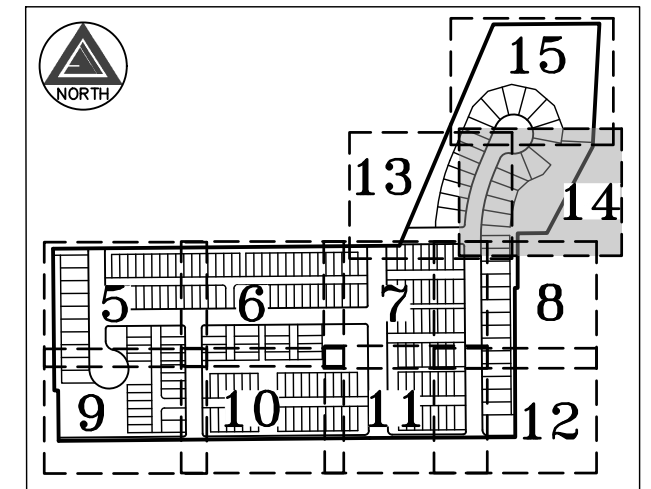
SEE SHEET 14

SEE SHEET 14

WELBY JUNCTION

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CASE NO. PRC2025-00001



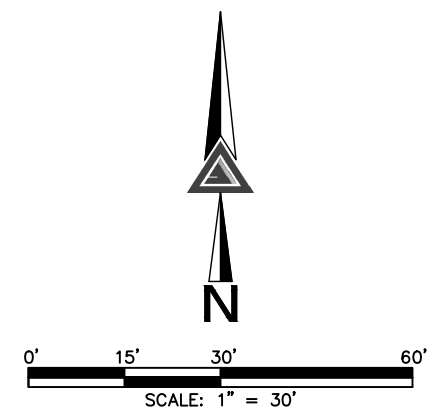
KEY MAP
SCALE: 1" = 600'

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SEE SHEET 3
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LEGEND

- U.E. = UTILITY EASEMENT
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- [Hatched Box] SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- ## BLOCK NUMBER
- [Diagonal Lines Box] RIGHT-OF-WAY
VACATED BY THIS PLAT



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

UNPLATTED
BOOK 1020, PAGE 79



Aztec Proj. No.: 54825-01

300 East Mineral Ave., Suite 1
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Phone: (303) 713-1898
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DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET	14 OF 15

SEE SHEET 15

SEE SHEET 13

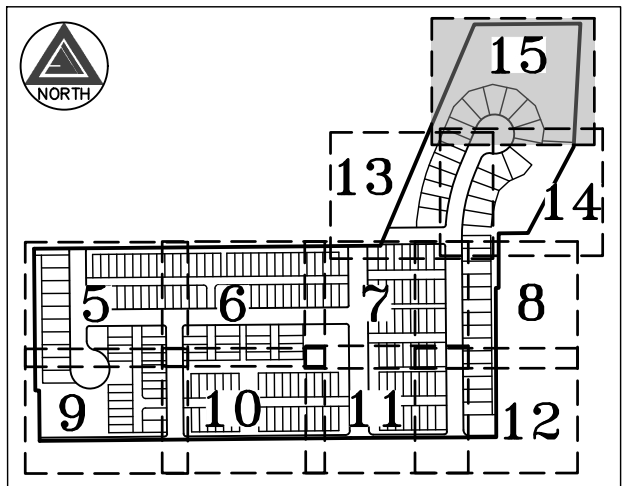
SEE SHEET 13

SEE SHEET 8

WELBY JUNCTION

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COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 15

CASE NO. PRC2025-00001



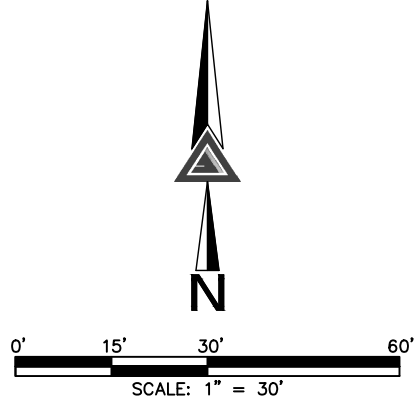
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

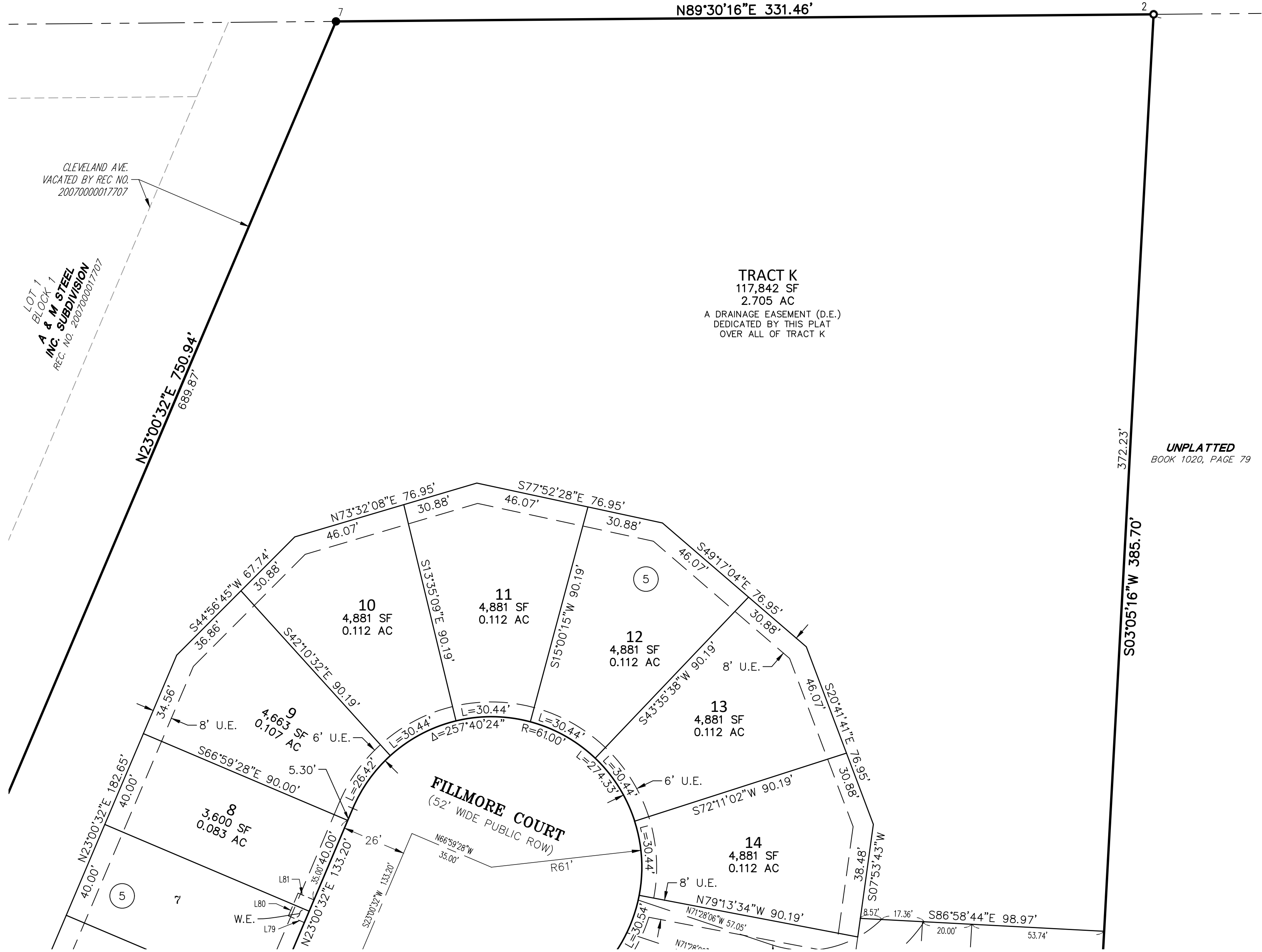
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FOR REVIEW
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AZTEC CONSULTANTS, INC.



SEE SHEET 13

SEE SHEET 14



AZTEC
CONSULTANTS, INC.

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Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 15 OF 15	



ADAMS COUNTY
COLORADO

**Community & Economic Development Department
Planning & Development**

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

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: adcogov.org

PLAT CORRECTION

(ROADWAY/RIGHT-OF-WAY VACATION)

The purpose of this application is to detail the steps for vacation of roadways, which include any public street, alley, lane, parkway, avenue, road, trail, or other public way designated or dedicated on a plat, conveyed by deed, recorded easement, or acquired by prescriptive use, whether it has ever been used as such. A street or road, established as part of a subdivision, but never constructed or used as such, may be vacated and replatted through the replat process.

Required Checklist Items

- ☒ Development Application Form
- ☒ Written Explanation
- ☒ Vacation Plat
- ☒ Proof of Ownership of Properties Accepting Vacated Lands
- ☒ Legal Description of Vacated Lands
- ☒ Statement of Taxes Paid

Supplemental Items:

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

- Please contact the Planner of the Day (CEDD-Plan@adcogov.org) to determine whether a Neighborhood Meeting is necessary.

Fees Due When Application is Deemed Complete	
ROW Vacation	\$600

Roadway/Right-of-Way Vacation Guide to Development Application Submittal

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked MS OneDrive link. Alternatively, the application may be delivered on a flash drive to the Community & Economic Development Department. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Explanation:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, purpose of project

Vacation Plat:

- Prepared by a professional land surveyor.
- Depicts all information necessary to vacate land into the absorbing parcel, including legal description, dedications, combined size, shape, and location.

Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.
- If not the property owner, a signed letter stating permission to apply for permit.

Legal Description of Vacated Lands

- Geographical description used to locate and identify vacated lands.

Statement of Taxes Paid

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

Supplemental Items:

Neighborhood Meeting Summary

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

Community & Economic
Development Department
www.adcogov.org



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

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:

2401 E 78th Avenue

City, State, Zip:

Denver, CO 80229

Area (acres or square feet):

26.3 Acres

Tax Assessor Parcel Number

0171936200001, 0171936201005, 0717936203012, 0171936204004

Existing Zoning:

PUD

Existing Land Use:

Agricultural

Proposed Land Use:

Single Family Residential

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:

Ronald A. Cosimi

Date:

9/2/2025

Name:

Owner's Printed Name

Signed by:

Ron Cosimi

BF9DA52C5DC14D9...

Owner's Signature

SIGN/Date

Roadway Vacation Plat Document Requirements

1. **Vacation Name:** (MAIN STREET VACATION PLAT) at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.
3. **Purpose Statement:**
 - a. The purpose of this roadway vacation plat is to (describe).
4. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.
5. **Easement Preservation Note:**
 - a. Reserving, however, an easement for the continued use of existing sewer, gas, water and similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances within said street right-of-way.
6. **Layout:** The exact layout including:
 - a. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
 - I. Within the proposed subdivision, and
 - II. Immediately abutting the proposed subdivision, and
 - b. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
 - c. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.

- d. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
 - e. **Legend:** Provide a legend which designates all lines and symbols except where called out on plat drawing.
 - f. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.
7. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.
8. **Basis Of Bearing:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.
9. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.
10. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.
11. **Other Information:** All other information required by State law.

June 19, 2024

Adams County- Planning & Development Department

4430 S Adams County Parkway,
Brighton, CO 80601

Re: Cosimi Farms- Letter of Authorization

To Whom It May Concern:

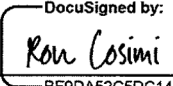
This letter is being submitted on behalf of Cosimi Farms LP (2401 E 78th Ave), the "Property Owner", hereby authorizes Meritage Homes, the "Applicant" and Norris Design, the "Applicant Representative", to submit planning and entitlement documents on behalf of the Property Owner, subject to the terms of the purchase agreement between the Property Owner and an affiliate of the Applicant dated June 18, 2024.

Please note that, upon completion of the appropriate reviews and prior to submittal of approved documents, the Property Owner will sign the formal documents before any recordation of these documents will occur.

Sincerely,

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

**By: RONCOS, LLC,
a OHIO limited liability company,
its General Partner**

By 
BF9DA52C5DC14D9...
Ronald A. Cosimi, Manager



September 5, 2025

Adams County
Attn: Nick Eagleson
4430 South Adams County Parkway
Brighton, CO 80601

Re: Welby Junction: Written Narrative Planned Unit Development/Final Development Plan, Final Plat, PUD Minor Amendment, & ROW Vacation Applications

Dear Mr. Eagleson:

Please find enclosed development applications for a Planned Unit Development/Final Development Plan, Final Plat, PUD Minor Amendment, & ROW Vacation for the site located generally northeast of the intersection of York and 78th Avenue, east of the Assumption of the Blessed Virgin Mary Catholic Church in unincorporated Adams County. This application has been prepared by and for the following parties to the benefit of the residents of Adams County and the surrounding areas.

Applicant

Meritage Homes of Colorado
Contact: Joshua Botts
7900 E Union Ave Ste 400
Denver, CO 80237
303-406-4305
Joshua.Botts@meritagehomes.com

Planning / Landscape Architect

Norris Design
Contact: Daniel Braswell / David Lane
1101 Bannock St.
Denver, Colorado 80204
303-892-1166
dbraswell@norris-design.com
dlane@norris-design.com

Civil Engineer

Redland Consultants
Contact: Evan Rumney
1500 West Canal Court
Littleton, CO 80120
720-283-6783
erumney@redland.com

The following items have been included as a part of this submittal.

- Development Application Forms
- Letter of Authorization
- Written Narrative
- Site Plan
- Final Plat
- Legal Description
- Final Development Plan
- Certificate of Taxes Paid
- Proof of Utilities (e.g. electric, gas)
- Proof of Water and Sewer Services
- Proof of Ownership (title policy dated within 30 days of submittal)
- Colorado Geological Survey Payment of Fees Receipt
- School Impact Analysis



- Subdivision EGR Application
- Vacation Plat
- Legal Description of Vacated Lands

About the Applicant

Meritage Homes, founded in 1985 with headquarters in Scottsdale, Arizona, is a leading national homebuilder recognized as a Top 5 U.S. Public Homebuilder, achieving 13,976 closings in 2023. Meritage Homes is committed to building more than just houses; we build thriving communities.

- **Community Focus:** Our commitment to the community extends beyond home construction. The Meritage Cares Foundation supports vital initiatives, including combating food insecurity, providing shelter and affordable housing, and promoting sustainable forestry.
- **Supporting Veterans:** In partnership with Operation Homefront, Meritage proudly builds and donates energy-efficient homes to deserving military veterans and their families.
- **Building a Better Life:** Our "Life Built Better" philosophy guides our approach. We prioritize energy efficiency with water-saving features, advanced building techniques, climate-sealed homes, and UV-blocking windows.
- **Health and Wellness:** Meritage Homes prioritize healthy living with healthier building materials, high-performance air filtration, health-promoting barriers, and fresh air management. Our Indoor Air PLUS program exceeds EPA standards, utilizing high-performance MERC 13 filters.
- **Comfort and Peace of Mind:** We ensure real comfort with all-season windows, noise-reducing spray foam, temperature-regulating features, and high-performance Carrier HVAC systems for fine-tuned climate control and improved air quality.
- **Experience and Expertise:** Meritage Homes brings peace of mind through our experience, expertise, high standards, and proven success in building exceptional communities.

As of 2025, Meritage Homes has an already established presence in Colorado with 21 active communities across the state. We are eager to contribute to the continued growth and vitality of Adams County by developing a new residential community that aligns with our commitment to building high-quality, sustainable, and community-minded homes.

Project Description

Meritage Homes proposes a new residential subdivision to provide new single-family detached, duplexes, and townhomes in the Welby area of Adams County. This property is approximately 26.3 acres located generally northeast of the intersection of York and 78th Avenue, east of the Assumption of the Blessed Virgin Mary Catholic Church in unincorporated Adams County. This PUD/ Final Plat proposes a 218 residential units (8.3 DU/AC) that will provide for-sale homes to provide relief from to the current housing demand within the County. The new community is designed to attract a broad spectrum of residents and provide an opportunity for young families to live in the range of housing listed above. The neighborhood will have convenient access to major transportation corridors and is located within a mile of two stations on RTD's N line.

The surrounding properties are zoned R-1-C, PUD, I-1, I-2 and A-1. This development provides residential infill the heart of the Welby community and provides housing opportunities in an underhoused area of Adams County.

The Welby Junction site is currently zoned PUD. These applications will propose to amend the approved Preliminary Development Plan (Oxenfree at Welby) and develop final plans to allow fee-simple residential units and to create lot standards to allow for a variety of housing types.



The property is located near several key transit areas creating great opportunity for alternative commuting options for residents. 72nd and Sheridan RTD station is approximately 1.2 miles southeast and the original Thornton and 88th RTD station is approximately 1.5 miles north.

Four applications are covered with this written explanation, including the request for a minor amendment to PUD, PUD Final Development Plan, Final Plat, and ROW Vacation.

Access and Parking

The primary entrance into the site is from 78th Avenue. Four additional secondary access points are proposed, two along 78th and two along 79th Avenues. A network of internal public streets and private alleys provide vehicular circulation within the community. Rights-of-way 52' row within the plan incorporate attached sidewalks.

Welby Junction will provide a minimum of two (2) resident parking spaces per home in garages. Front load homes will include two (2) visitors parking spaces per home in driveways. Alley loaded home will include 0.25 guest on-street parking spaces per unit.

Final parking counts are found on sheet 5 with the Final Development Plan.

Drainage and Infrastructure

Welby Junction will be served by North Washington Street Water and Sanitation District. Waterlines will be looped throughout the Site with connections to the W. 78th Avenue and W. 79th Avenue waterlines. The Site is proposing 3 points of access and the use of adequately spaced fire hydrants meeting the standards and requirements of the Adams County Fire Department. Sanitary sewer will run throughout the Site. The sanitary sewer for the Site will outfall to the south at the existing 12" sanitary sewer main within Clayton Street, which will be required to be upsized to a 15" sanitary sewer main as part of this project. Dry utilities will be provided by Xcel Energy.

The site is contained within FIRM panel #08001C0604H dated March 5, 2007. According to Panel, no floodplains exist on the Site. However, the Flood Hazard Delineation, Niver Creek, Tributary L, and Tributary M (FHAD) prepared by Jacobs, dated August 2021 indicates that flood waters do reach the Site. Wright Water Engineers has been retained by the developer to study the proposed site grading, and it's impacts to the floodplain identified in the FHAD. It is the intent of the developer to remove the site from the floodplain via grading operations and submit a CLOMR to Mile High Flood District and FEMA for review and concurrence.

Stormwater runoff from the site will be managed through a combination of storm sewers and surface swales. The runoff will flow into one of two designated ponds: the full-spectrum detention pond located at the northeast corner of the site, or the water quality pond located at the southeast corner of the site.

Open Space

The proposed neighborhood provides open space areas consistent with this type of urban infill development and meets Adams County open space requirement of thirty (30) percent with twenty-five (25) percent dedicated as active open space. As defined in the PDP, the site will feature one large, active neighborhood park and two smaller pocket parks. These parks are strategically placed to foster enhanced pedestrian circulation, encouraging people to traverse and experience the neighborhood in a manner that is safe, enjoyable and separates residents from vehicular traffic circulation. The parks will have a nature-play theme with an emphasis on agrarian elements, creating interactive spaces that reflect the area's rich agricultural heritage. Additionally, the site will include various seating nooks, promoting unity and providing spaces for residents to gather and relax.



The landscape design intent of the project focuses on sustainability and responsible water use. Low-water plants and rock mulch ground cover will be used to reduce water consumption, thus minimizing the environmental impact and supporting long-term water conservation efforts in the area. In alignment with this goal, the landscape design purposefully has limited areas of irrigated sod to active and gathering spaces, opting for alternative ground covers that demand less water and maintenance.

Furthermore, the landscape design incorporates native grasses to enhance the local ecosystem. The project also addresses its integration into the existing neighborhood by including buffer yards along the northern boundary (E. 79th Ave.) and southern boundary (E. 78th Ave.). These buffer zones, designed for both aesthetic and functional purposes, feature enhanced landscaping and split 3-rail fencing. They soften the edges of the project, provide visual separation, and ensure compliance with zoning regulations. Overall, the landscape design strikes a balance between sustainability, water conservation, and community integration, offering a thoughtful and environmentally conscious approach to development.

The landscape plan will adhere to the standards set forth in the PDP and subsequently in this FDP. Any additional landscape elements not covered herein will comply with Adams County Design Requirements and Performance Standards, Section 4-19.

Phasing and Build Timing

Welby Junction will be developed in one (1) total phase. Depending on the final government approvals, the proposed development work will begin in approximately two (2) years with completion in four (4) to six (6) years.

Minor Amendments to the PDP

As part of the proposed minor amendments to the approved Planned Development Plan (PDP), we respectfully request approval to convert select townhome lots to duplex lots, reduce the total number of residential units from 222 to 218, and adjust the minimum lot area for duplex lots from 1,900 square feet to 1,825 square feet. These refinements respond to evolving market conditions and shifting demand for housing types. The proposed changes remain consistent with the original intent of the PDP by continuing to promote architectural diversity and maintaining a high standard of design throughout the community. We believe these adjustments will enhance the overall livability and character of the development while aligning with the county's goals for thoughtful and responsive land use planning.

Applicability to Comprehensive Plan

This property is identified as Mixed-Use Neighborhood in the 2012 Future Land Use Map. As discussed in the Comprehensive Plan, Mixed Use Neighborhoods category allows for a range of urban level residential uses, including single and multi-family housing combined with compatible and supporting uses and activities that serve the neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood.

Mixed Use Neighborhoods are encouraged in infill areas and within County and municipality growth areas where it can be readily served by a full range of urban services and access to existing infrastructure and transportation options. Being located on 78th Avenue and 79th Avenue provides commitments for water, sewer, power and gas, the infrastructure exists to help facilitate these new residential homes.

The 2012 Adams County Comprehensive Plan outlines key goals to creating a more sustainable and resilient Adams County. The key goals that strongly relate to Welby Junction and how the Planned Development Plan will meet these goals are outlined below:



Promote Coordinated and Connected Growth:

Revitalization and reinvestment in established areas to meet the needs of a variety of residents. This new neighborhood will provide improvements to existing streets and an investment in the Welby neighborhood.

Reduce the Fiscal Impact of Growth:

Infill development to take advantage of existing infrastructure to aid in reducing fiscal impacts with new development. Welby Junction is located adjacent to existing streets and infrastructure on 78th and 79th Avenues, set to take advantage of the existing infrastructure and roadway network.

Promote Economic Vitality:

Locate infill development uses within close proximity to the surrounding transportation corridors and within municipal and county growth areas, especially in the Southwest Area of the County.

Preserve the County's Natural Resources:

Support and implement the preservation of active and passive open space, wildlife habitat and environmental quality. Welby Junction provides open space commensurate with urban infill development and meeting PUD requirements. The open space connections and detention pond to the north will provide open space opportunities for existing wildlife habitats.

We look forward to working with County Staff on the review and approval of this new neighborhood in Adams County. Feel free to contact our team directly should you have any comments, questions, and/or requests for additional information.

Sincerely,

Norris Design

Daniel Braswell
Associate

WELBY JUNCTION

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

SHEET 1 OF 15
FINAL PLAT

PURPOSE STATEMENT

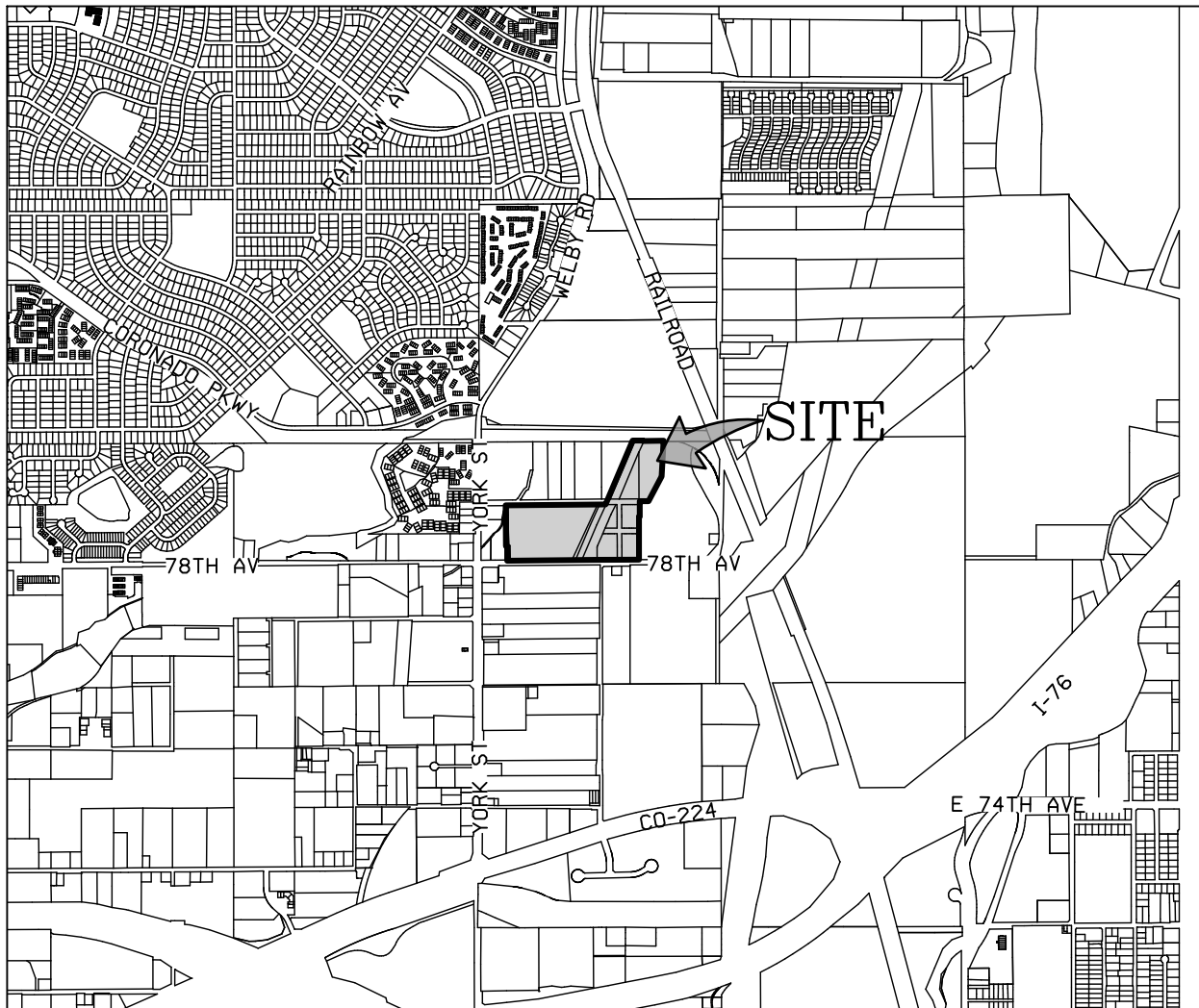
TO VACATE AND REPLAT THE FOLLOWING: LOTS 22 & 23, BLOCK 1, LOTS 1-6, LOT 11 EXCEPT THE WEST 12 FEET OF THE SOUTH 157.5 FEET AND LOTS 12-17, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-15, BLOCK 4, LOTS 1-15, BLOCK 5, LOTS 1-14, BLOCK 6 ALONG WITH MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST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

OWNERSHIP AND DEDICATION CERTIFICATE

SEE SHEET 2

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°30'16" EAST, A DISTANCE OF 1,307.22 FEET.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.
- ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- AZTEC CONSULTANTS, INC. HAS RELIED UPON THE PROPERTY INFORMATION COMMITMENT NO. ABC70842263.1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 04/01/2025, 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OF EXISTING EASEMENTS AND RIGHTS-OF-WAY.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0604H, MAP REVISED MARCH 5, 2007.
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY.
- TRACTS, EASEMENTS, AND PRIVATE ACCESSES WITHIN THE ACCESS EASEMENTS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE OWNER, ITS SUCCESSOR'S AND ASSIGNS.
- NOTICE IS HEREBY GIVEN THAT THIS SUBDIVISION MAY BE SUBJECT TO A RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.
- THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
- GENERALLY THERE ARE 5', 6' AND 8' WIDE UTILITY EASEMENTS ALONG THE FRONTS, SIDES AND REARS OF LOTS, WITH THESE EASEMENTS BEING GRAPHICALLY SHOWN HEREON AND ARE HEREBY DEDICATED BY THIS PLAT FOR ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. THE HOME OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE WITHIN THE EASEMENT EXCEPT THAT PORTION WITHIN THE PRIVATE ALLEY TRACT WHERE APPLICABLE. THE PRIVATE ALLEY TRACTS WILL BE MAINTAINED BY THE TRACT OWNER. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION, WET UTILITIES (WATER, SANITARY SEWER, AND/OR STORM SEWER) SHALL CROSS DRY UTILITY EASEMENTS AT NEAR RIGHT ANGLES.
- PROSPECTIVE AND CURRENT PROPERTY OWNERS WITHIN WELBY JUNCTION ARE HEREBY NOTIFIED THAT AN EXISTING CHURCH, ASSUMPTION OF THE BLESSED VIRGIN MARY CATHOLIC CHURCH, LOCATED IN PROXIMITY TO THIS COMMUNITY, OPERATES A CHURCH BELL. THE OPERATION OF THIS CHURCH BELL. PREDATES THE ESTABLISHMENT OF THIS COMMUNITY, AND ITS CONTINUED OPERATION IS ANTICIPATED. THIS BELL MAY SOUND AT VARIOUS TIMES THROUGHOUT THE DAY, INCLUDING BUT NOT LIMITED TO HOURLY CHIMES, RELIGIOUS SERVICES, AND SPECIAL EVENTS.
- ANY UTILITIES INSTALLED WITHIN THE REQUESTED VACATED RIGHT-OF-WAYS, AS SHOWN HEREON, WILL BE RELOCATED AT THE OWNER/DEVELOPERS COST WITHIN A NEW EASEMENT, OR A NEW EASEMENT WILL BE PROVIDED IN PLACE.



VICINITY MAP
SCALE: 1"=1000'

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

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

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

PLANNING COMMISSION

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

CHAIR _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____ A.D., 2025

CHAIR _____

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM _____

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER

OF ADAMS COUNTY AT ____M. ON THE ____ DAY OF _____, 2025,

RECEPTION NO. _____

ADAMS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

2025/09/09	BAM	REVISED ROW, LOTS, TRACTS, EASEMENTS
DATE	BY	REVISION DESCRIPTION
REVISION TABLE		

 AZTEC CONSULTANTS, INC. AzTec Proj. No.: 54825-01	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Drawn By: BAM	DATE OF PREPARATION:	02-10-2025
		SCALE:	N/A
		SHEET	1 OF 15

WELBY JUNCTION

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

SHEET 2 OF 15

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING THE FOLLOWING:

PARCEL I:
LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 2, AND LOTS 11 THROUGH 17, BLOCK 2, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19,

EXCEPT THAT PORTION OF LOT 11, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET;
THENCE EASTERLY A DISTANCE OF 12 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE WESTERLY 12 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL II:
LOTS 22 AND 23, BLOCK 1, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL III:
THAT PART OF THE NORTHEAST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 36 WHICH POINT IS 491.1 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 03°35" WEST 385.7 FEET; THENCE SOUTH 28°30" WEST 304.95 FEET; THENCE WEST 95.37 FEET; THENCE NORTH TO THE NORTH LINE OF SECTION 36; THENCE EAST ALONG THE NORTH LINE TO THE POINT OF BEGINNING.
EXCEPT THAT PART OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY LYING IN THE NORTHWEST CORNER. COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL IV:
LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 3, LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 4, LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 5, LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 6, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL V:
THAT PORTION OF THE FORMER LAND AND RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY LYING WITHIN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE SOUTH LINE OF CLINE STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE SOUTH BY THE NORTH LINE OF BURNETT STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE WESTERLY SIDE BY A LINE WHICH EXTENDS FROM A POINT 385.2 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 14 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, AS MEASURED ALONG THE EAST LINE OF SAID NORTHWEST 1/4 NORTHWEST 1/4 WHICH POINT IS 50 FEET WESTERLY AND AT RIGHT ANGLES TO THE CENTER LINE OF THE 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS ORIGINALLY SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST TO A POINT ON THE NORTH LINE OF COUNTY ROAD (BURNETT STREET) BY A COURSE FROM SAID BEGINNING POINT OF SOUTH 23°31" WEST A DISTANCE OF 392.8 FEET, MORE OR LESS, BEING A LINE 50 FEET WESTERLY FROM AND PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE SAID CENTERLINE OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY, AND BOUNDED ON THE EASTERLY AND EAST SIDE BY THE SOUTHEASTERLY LINE OF SAID 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND BY THE EAST LINE OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 36 RESPECTIVELY. COUNTY OF ADAMS, STATE OF COLORADO.

TOGETHER WITH THAT PORTION OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY IN THE NORTHWEST CORNER OF THE EAST 26 ACRES OF THE NORTHEAST 1/4 NORTHWEST 1/4 AND THE RIGHT OF WAY IN THE WEST 14 ACRES OF THE NORTHEAST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

TOGETHER WITH THAT PORTION OF CLEVELAND AVENUE LYING SOUTH OF EAST 79TH AVENUE (FORMALLY KNOWN AS CLINE STREET) AND NORTH OF EAST 78TH AVENUE AS DEDICATED ON THE PLAT OF THE TOWN OF WELBY, SECOND FILING AS RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO.

FURTHER DESCRIBED AS FOLLOWS:

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

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

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

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

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

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

OWNERSHIP AND DEDICATION CERTIFICATE CONTINUED

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING THREE (3) COURSES;

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

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

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

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

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

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

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

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

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

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

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

OWNER: COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

BY: _____ AS: GENERAL PARTNER
RONALD A. COSIMI

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF _____ }SS

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2025,

BY RONALD A. COSIMI, GENERAL PARTNER AS AUTHORIZED SIGNATORY

FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

 AzTec Proj. No.: 54825-01	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Drawn By: BAM	
	DATE OF PREPARATION:	02-10-2025
	SCALE:	N/A
SHEET 2 OF 15		

WELBY JUNCTION

CASE NO. PRC2025-00001

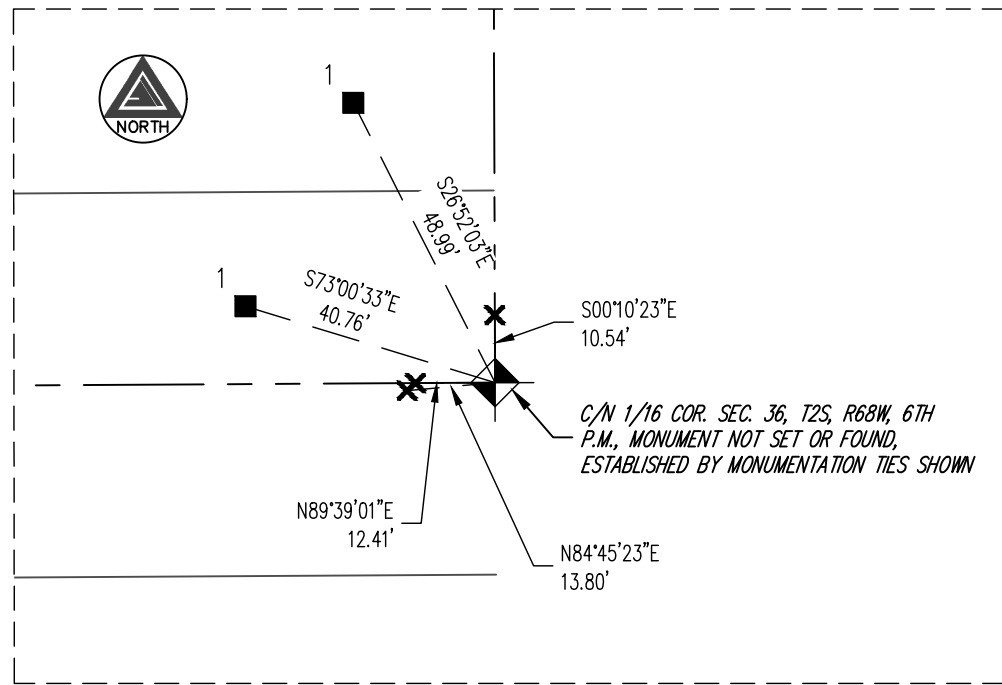
A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 15

LAND SUMMARY CHART

TRACT/ALLEY	AREA (S.F.±)	AREA (AC)	USE	OWNER
TRACT A	2,186	0.050	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT B	58,442	1.342	OPEN SPACE/UTILITIES/DRAINAGE/IRRIGATION	COSIMI FARMS, LP
TRACT C	20,698	0.475	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT D	1,517	0.035	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT E	48,435	1.112	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT F	15,982	0.367	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT G	2,556	0.059	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT H	8,742	0.201	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT I	8,742	0.201	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT J	5,878	0.135	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT K	117,842	2.705	OPEN SPACE/UTILITIES/RETAINING WALL/DRAINAGE	COSIMI FARMS, LP
TRACT L	53,345	1.225	OPEN SPACE/UTILITIES/DRAINAGE/RETAINING WALL	COSIMI FARMS, LP
TRACT M	2,112	0.048	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT N	6,577	0.151	OPEN SPACE/UTILITIES/DRAINAGE	COSIMI FARMS, LP
TRACT O	936	0.021	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT P	23,239	0.533	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT Q	12,322	0.283	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT R	2,860	0.066	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT S	2,860	0.066	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT T	15,575	0.358	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT U	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT V	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT W	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT X	2,764	0.063	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TOTAL TRACT AREA	435,525	10.000	*THIS SUBDIVISION PLAT CONTAINS 218 RESIDENTIAL LOTS & 24 TRACTS	
TOTAL LOT AREA	510,751	11.723		
TOTAL ROW AREA	208,768	4.793		
TOTAL SITE AREA	1,155,044	26.516		

DETAIL A MONUMENT SYMBOL LEGEND

- 1 ■ DEFINED EDGE OF CONCRETE PER MONUMENT RECORD DATED JUNE 04, 1987 FILED BY CHARLES H. RUSSELL
- ✕ CHISELED CROSS IN HEADWALL



DETAIL "A"
SCALE: 1" = 30'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°03'42"E	170.40'
L2	N89°50'03"W	9.18'
L3	N00°30'58"W	157.50'
L4	S89°28'21"W	12.00'
L5	S00°30'58"E	38.24'
L6	S00°30'05"E	18.52'
L7	N07°59'56"E	64.37'
L8	N11°50'42"E	44.72'
L9	N15°41'28"E	44.72'
L10	N19°32'13"E	42.55'
L11	S47°34'26"W	43.40'
L12	S65°53'44"W	50.38'
L13	N39°27'19"E	38.48'
L14	N47°19'47"E	46.12'
L15	N39°38'41"E	4.70'
L16	S50°50'24"E	33.22'
L17	N39°09'36"E	20.00'
L18	S50°50'24"E	33.22'
L19	S89°28'21"W	7.23'
L20	S40°18'33"E	10.32'
L21	S39°16'37"W	10.32'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N00°28'03"W	5.50'
L23	S89°29'55"W	10.00'
L24	N00°28'03"W	5.50'
L25	N00°30'58"W	6.50'
L26	S89°29'02"W	10.00'
L27	N00°30'58"W	6.50'
L28	S50°43'23"E	10.33'
L29	N49°41'27"E	10.33'
L30	S89°28'27"W	8.00'
L31	S00°30'58"E	10.00'
L32	S89°28'27"W	8.00'
L33	N01°33'48"W	5.50'
L34	S89°29'55"W	10.00'
L35	N01°33'48"W	5.50'
L36	N49°41'27"E	10.34'
L37	S50°43'23"E	10.33'
L38	N00°30'58"W	6.50'
L39	S89°29'02"W	10.00'
L40	N00°30'58"W	6.50'
L41	S50°43'23"E	10.34'
L42	N49°41'27"E	10.33'

LINE TABLE		
LINE	BEARING	LENGTH
L43	S50°43'23"E	10.34'
L44	N49°41'27"E	10.33'
L45	S39°16'37"W	8.75'
L46	S40°18'33"E	8.75'
L47	S40°18'33"E	9.54'
L48	S39°16'37"W	9.54'
L49	S40°18'33"E	8.75'
L50	S39°16'37"W	8.75'
L51	S39°16'37"W	10.32'
L52	S40°18'33"E	10.32'
L53	S39°16'37"W	10.32'
L54	S40°18'33"E	10.32'
L55	N89°29'02"E	7.01'
L56	N00°30'58"W	10.00'
L57	N89°29'02"E	7.01'
L58	S39°16'37"W	10.32'
L59	S40°18'33"E	10.32'
L60	S40°18'33"E	10.32'
L61	S39°16'37"W	10.32'
L62	S00°31'22"E	7.00'
L63	S89°28'38"W	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L64	S00°31'22"E	7.00'
L65	S89°29'02"W	10.00'
L66	N00°30'58"W	10.00'
L67	S39°16'37"W	8.75'
L68	S40°18'33"E	8.75'
L69	S40°18'33"E	8.75'
L70	S39°16'37"W	8.75'
L71	S00°30'58"E	10.00'
L72	S89°29'02"W	10.00'
L73	S00°30'58"E	10.00'
L74	S41°59'59"W	9.94'
L75	S43°01'16"E	9.93'
L76	S00°30'05"E	1.50'
L77	N89°29'55"E	10.00'
L78	S00°30'05"E	1.50'
L79	N66°59'28"W	7.00'
L80	N23°00'32"E	10.00'
L81	N66°59'28"W	7.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'07"	8.50'	13.35'
C2	90°00'53"	8.50'	13.35'
C3	90°00'00"	8.50'	13.35'
C4	90°00'00"	8.50'	13.35'
C5	77°40'24"	28.00'	37.96'
C6	90°00'00"	8.50'	13.35'
C7	90°00'00"	8.50'	13.35'
C8	90°00'00"	10.00'	15.71'
C9	90°00'00"	10.00'	15.71'
C10	90°00'00"	9.00'	14.14'
C11	90°00'00"	5.00'	7.85'
C12	89°59'07"	5.00'	7.85'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	89°59'07"	8.50'	13.35'
C14	89°59'10"	10.00'	15.71'
C15	90°00'53"	10.00'	15.71'
C16	89°59'19"	8.50'	13.35'
C17	90°00'41"	8.50'	13.35'
C18	89°59'19"	13.00'	20.42'
C19	89°50'01"	13.00'	20.38'
C20	90°09'59"	8.50'	13.38'
C21	89°50'01"	18.00'	28.22'
C22	85°23'59"	8.50'	12.67'
C23	77°40'24"	28.00'	37.96'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

**Aztec**
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
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Phone: (303) 713-1898
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Drawn By: BAM

AzTec Proj. No.: 54825-01

DATE OF PREPARATION:	02-10-2025
SCALE:	N/A
SHEET	3 OF 15

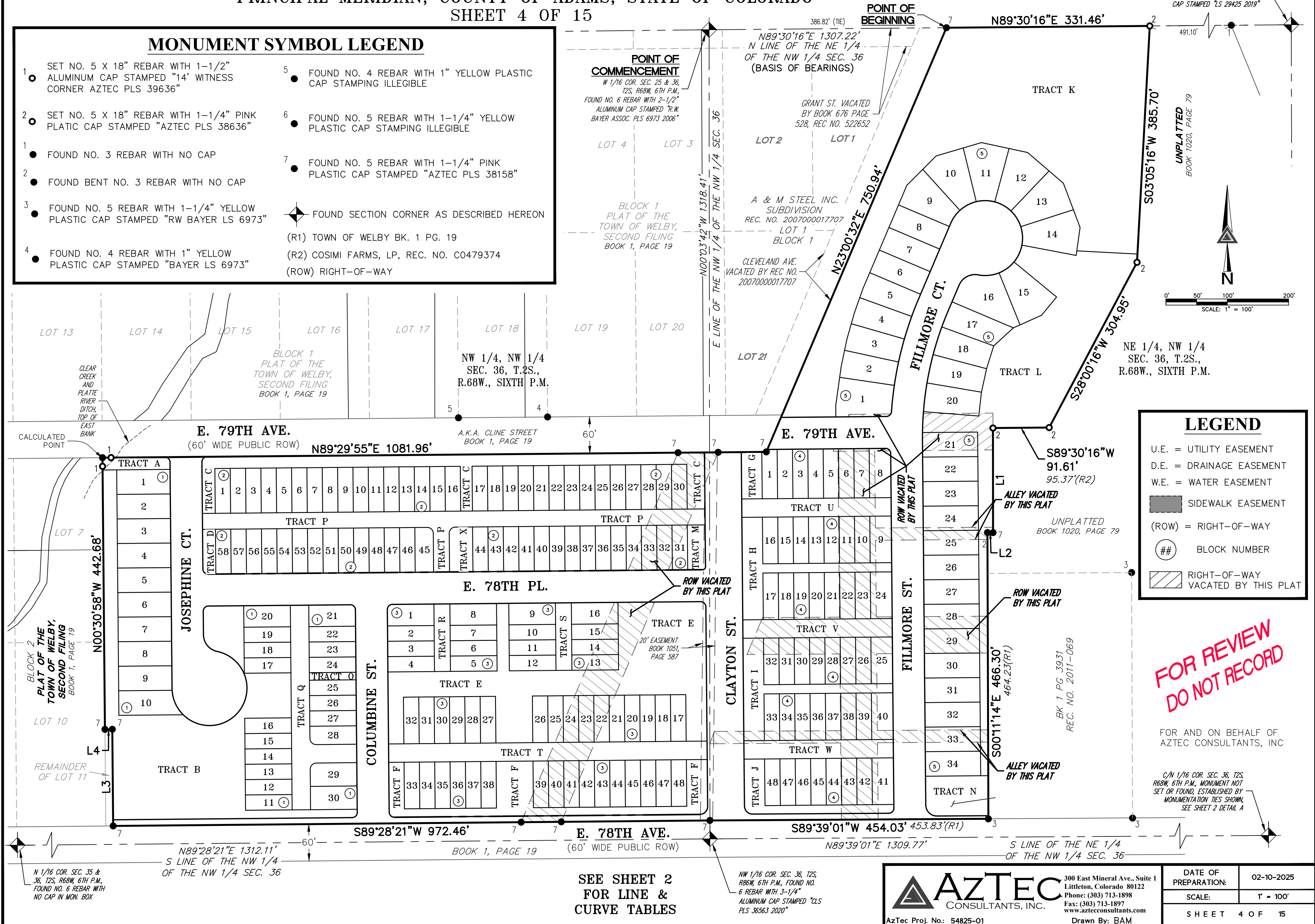
WELBY JUNCTION

CASE NO. PRC2025-00001

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 15

MONUMENT SYMBOL LEGEND

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



LEGEND

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

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

C/N 1/16 COR. SEC. 36, T2S,
R68W, 6TH P.M., MONUMENT NOT
SET OR FOUND, ESTABLISHED BY
MONUMENTATION TIES SHOWN,
SEE SHEET 2 DETAIL A

SEE SHEET 2
FOR LINE &
CURVE TABLES

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

AZTEC
CONSULTANTS, INC.

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Drawn By: BAM

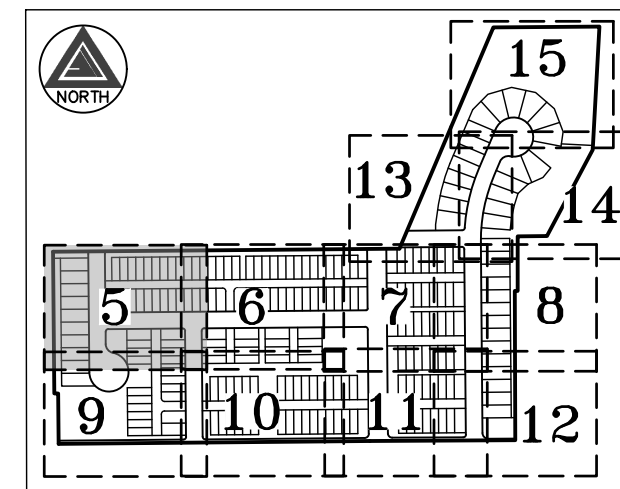
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 100'
SHEET	4 OF 15

WELBY JUNCTION

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

SHEET 5 OF 15

CASE NO. PRC2025-00001



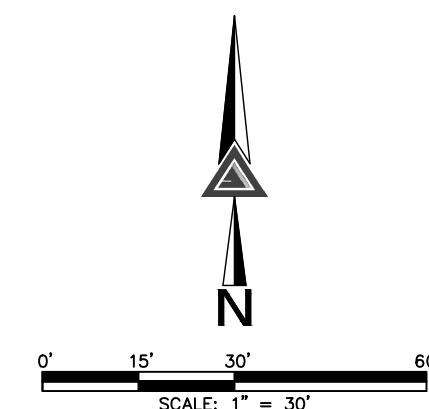
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

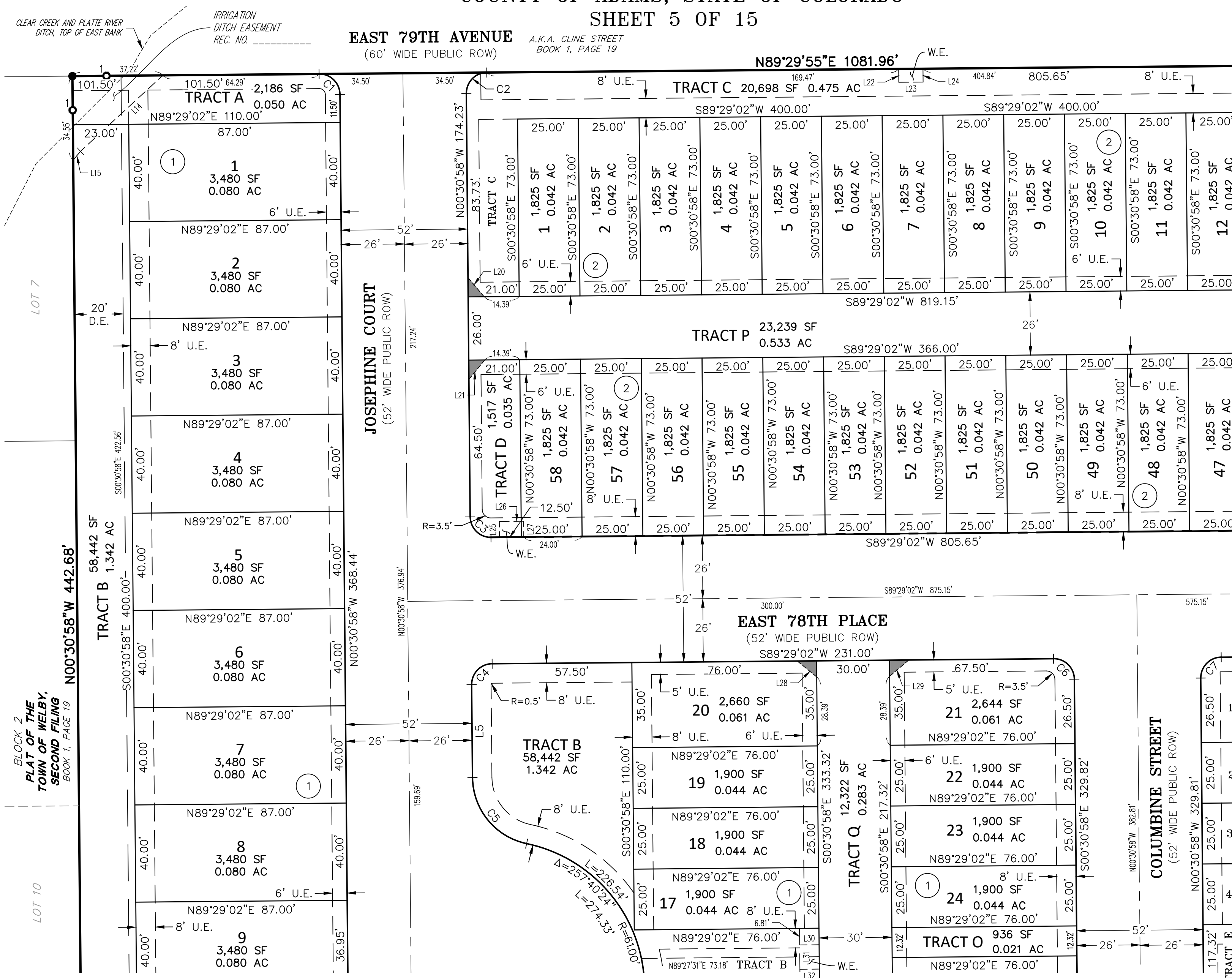
LEGEND

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



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SEE SHEET 9

SEE SHEET 9



Aztec Proj. No.: 54825-01

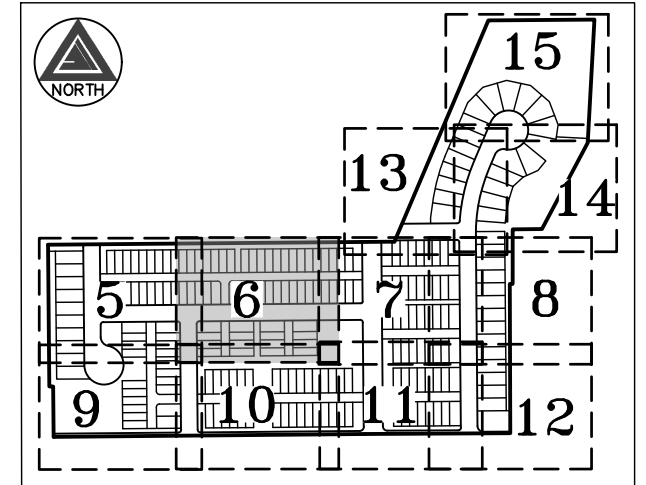
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www.aztecconsultants.com
Drawn By: BAM

DATE OF
PREPARATION: 02-10-2025
SCALE: 1" = 30'
SHEET 5 OF 15

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER,
LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 15

CASE NO. PRC2025-00001



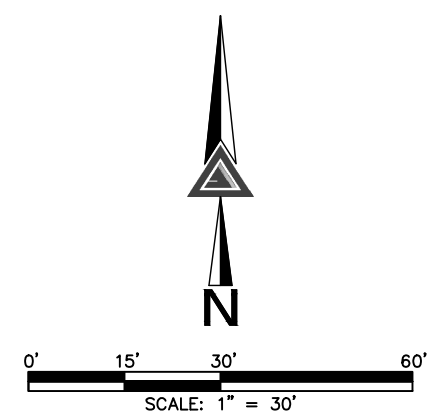
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

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

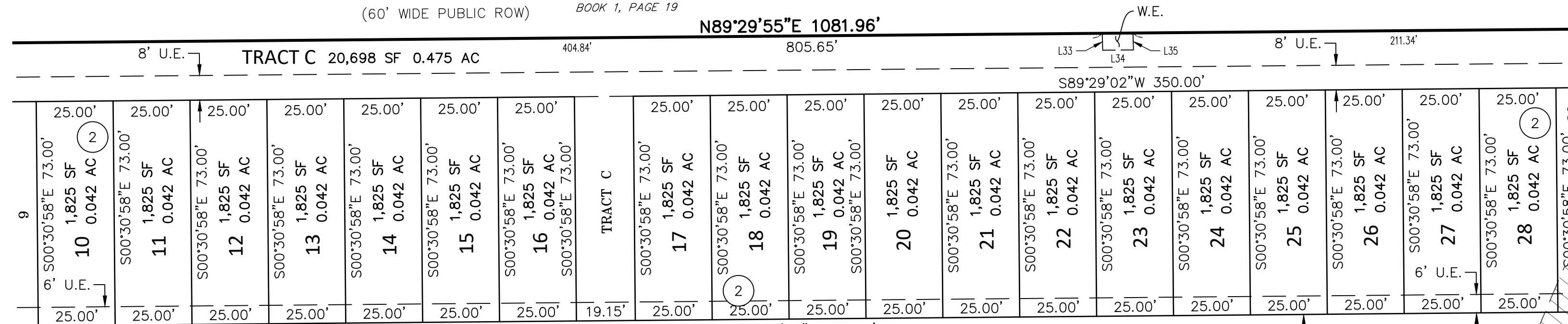


FOR REVIEW
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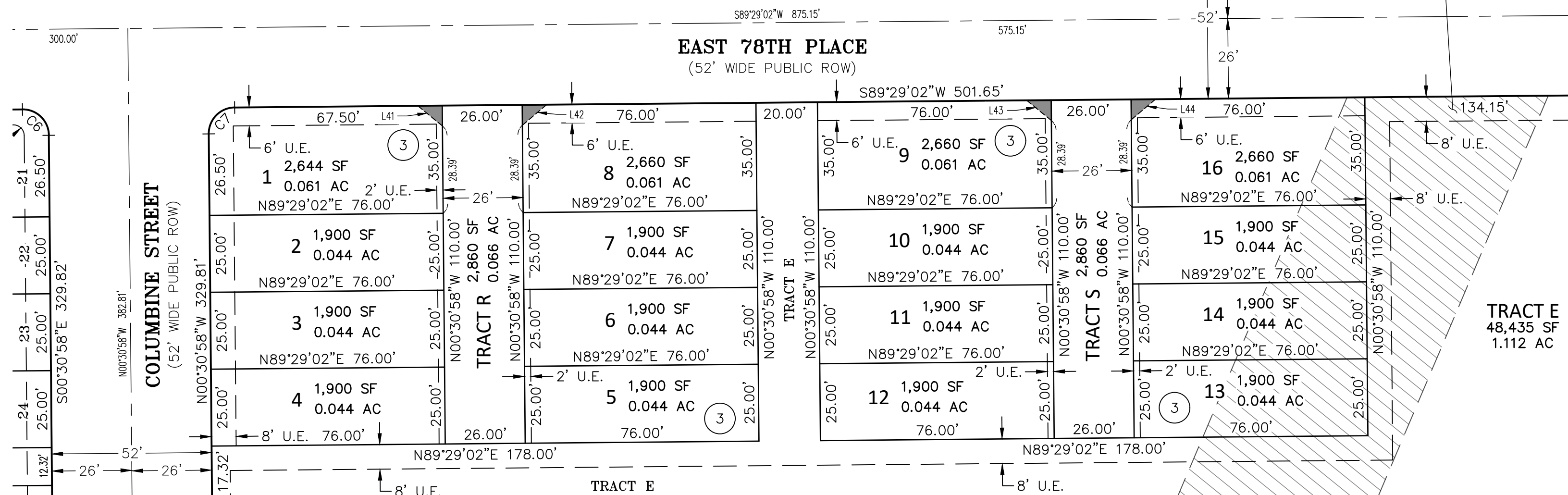
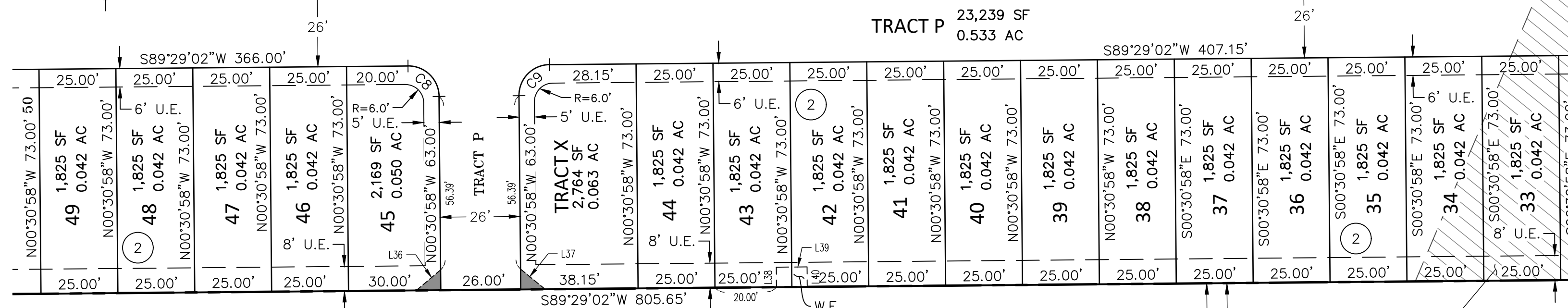
EAST 79TH AVENUE
(60' WIDE PUBLIC ROW)
A.K.A. CLINE STREET
BOOK 1, PAGE 19

N89°29'55"E 1081.96'



SEE SHEET 5

SEE SHEET 7



SEE SHEET 5

SEE SHEET 7

SEE SHEET 10

SEE SHEET 10

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DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET	6 OF 15

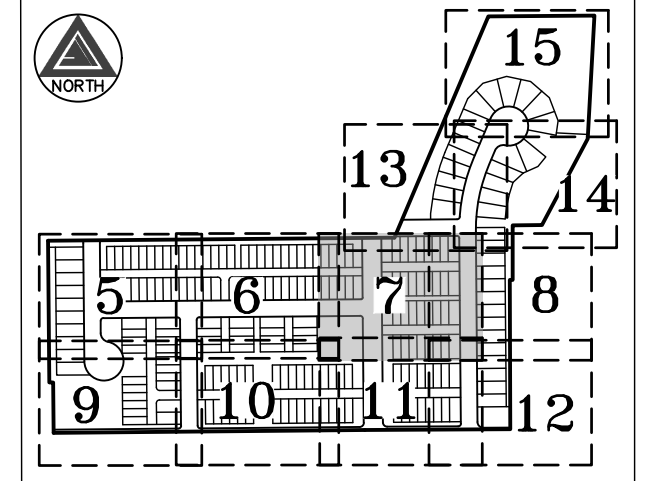
WELBY JUNCTION

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

SHEET 7 OF 15

SEE SHEET 13

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



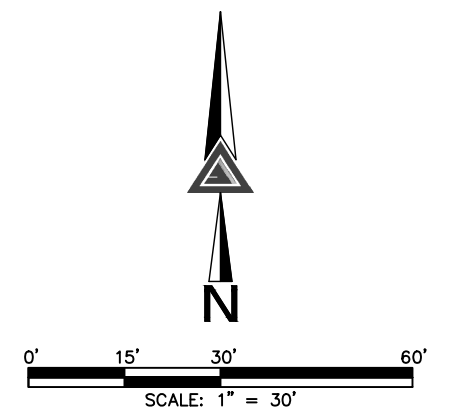
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- [Hatched Box] SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- [Circle with ##] BLOCK NUMBER
- [Hatched Box] RIGHT-OF-WAY
VACATED BY THIS PLAT



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 7 OF 15	

AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 54825-01

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

SEE SHEET 6

SEE SHEET 6

SEE SHEET 11

SEE SHEET 11

SEE SHEET 8

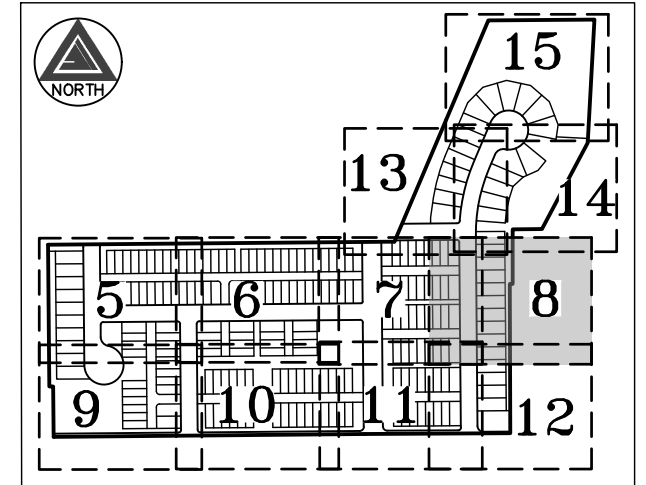
SEE SHEET 8



WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE,
AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 15

CASE NO. PRC2025-00001



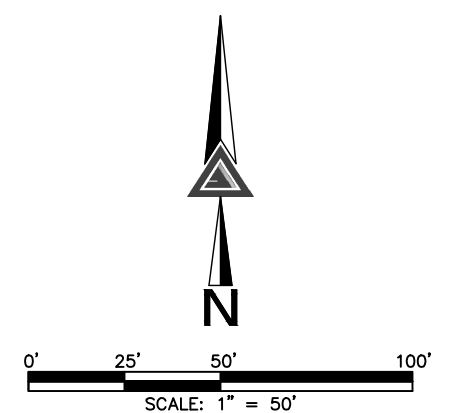
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

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



FOR REVIEW
DO NOT RECORD

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Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET	8 OF 15

SEE SHEET 14

SEE SHEET 7

SEE SHEET 7

SEE SHEET 12

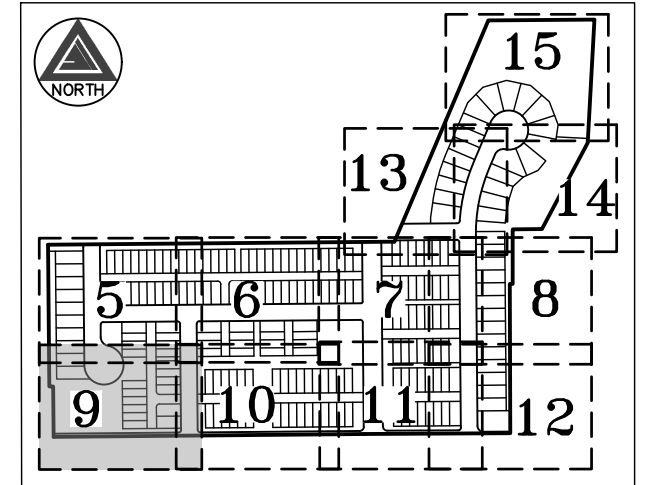
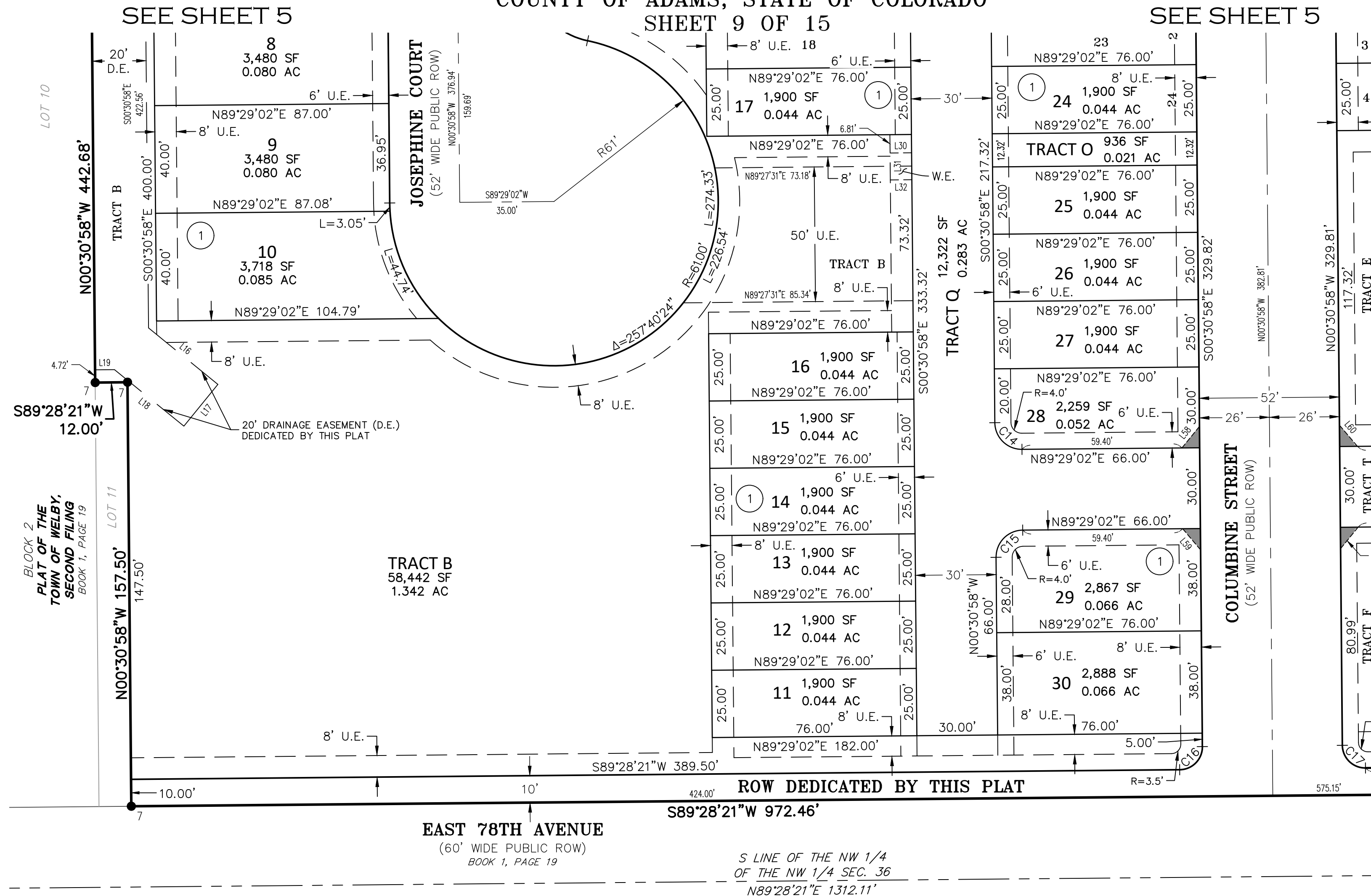
UNPLATTED
BOOK 1020, PAGE 79

BK 1 PG 3931
REC. NO. 2011-069

WELBY JUNCTION

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

CASE NO. PRC2025-00001



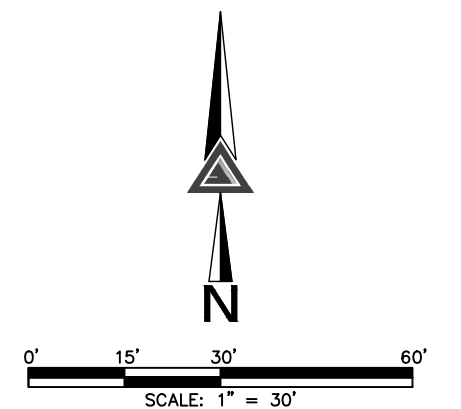
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
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FOR REVIEW
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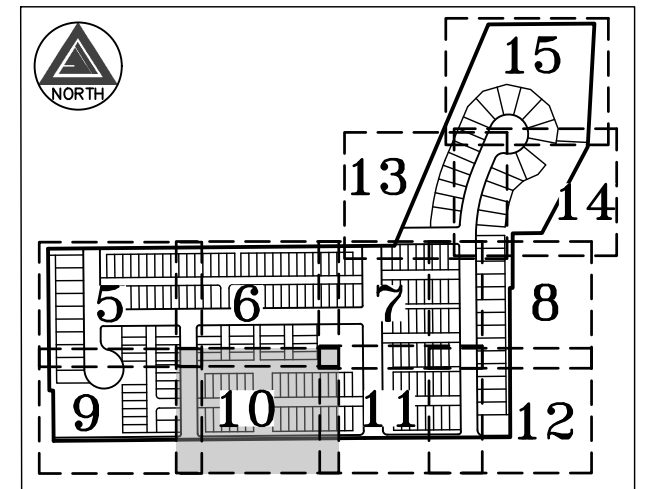
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET	9 OF 15

CASE NO. PRC2025-00001

SEE SHEET 6

SHEET 10 OF 15

SEE SHEET 6



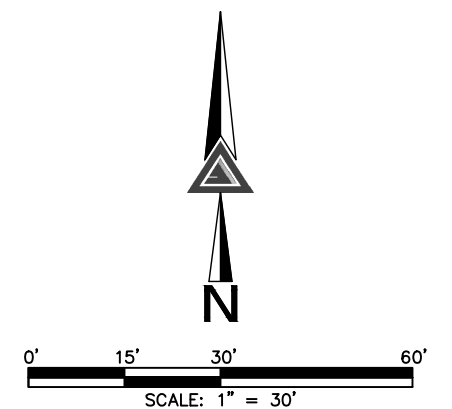
KEY MAP
SCALE: 1" = 600'

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FOR MONUMENT
SYMBOL LEGEND

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 SIDEWALK EASEMENT
(ROW) = RIGHT-OF-WAY
 BLOCK NUMBER
 RIGHT-OF-WAY
VACATED BY THIS PLAT



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DATE OF PREPARATION:	02-10-2025
----------------------	------------

SCALE:	1" = 30'
--------	----------

SHEET 10 OF 15



AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 54825-01

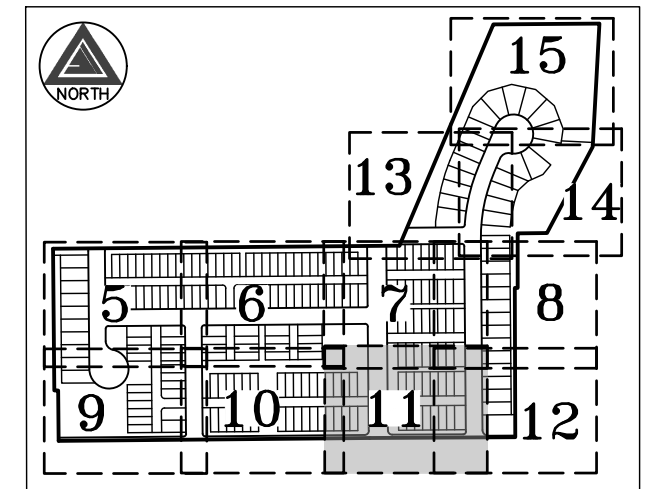
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
Drawn By: BAM

Drawn By: BAM

WELBY JUNCTION

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

CASE NO. PRC2025-00001



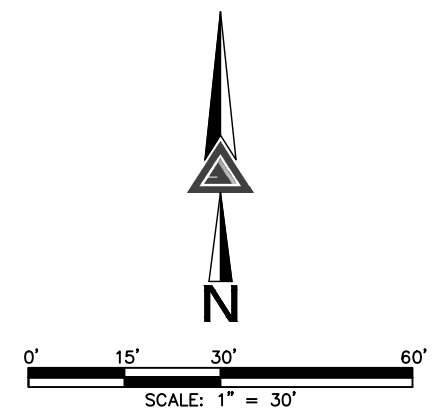
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

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- [Hatched Box] SIDEWALK EASEMENT
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- (##) BLOCK NUMBER
- [Diagonal Lines Box] RIGHT-OF-WAY
VACATED BY THIS PLAT



FOR REVIEW
DO NOT RECORD

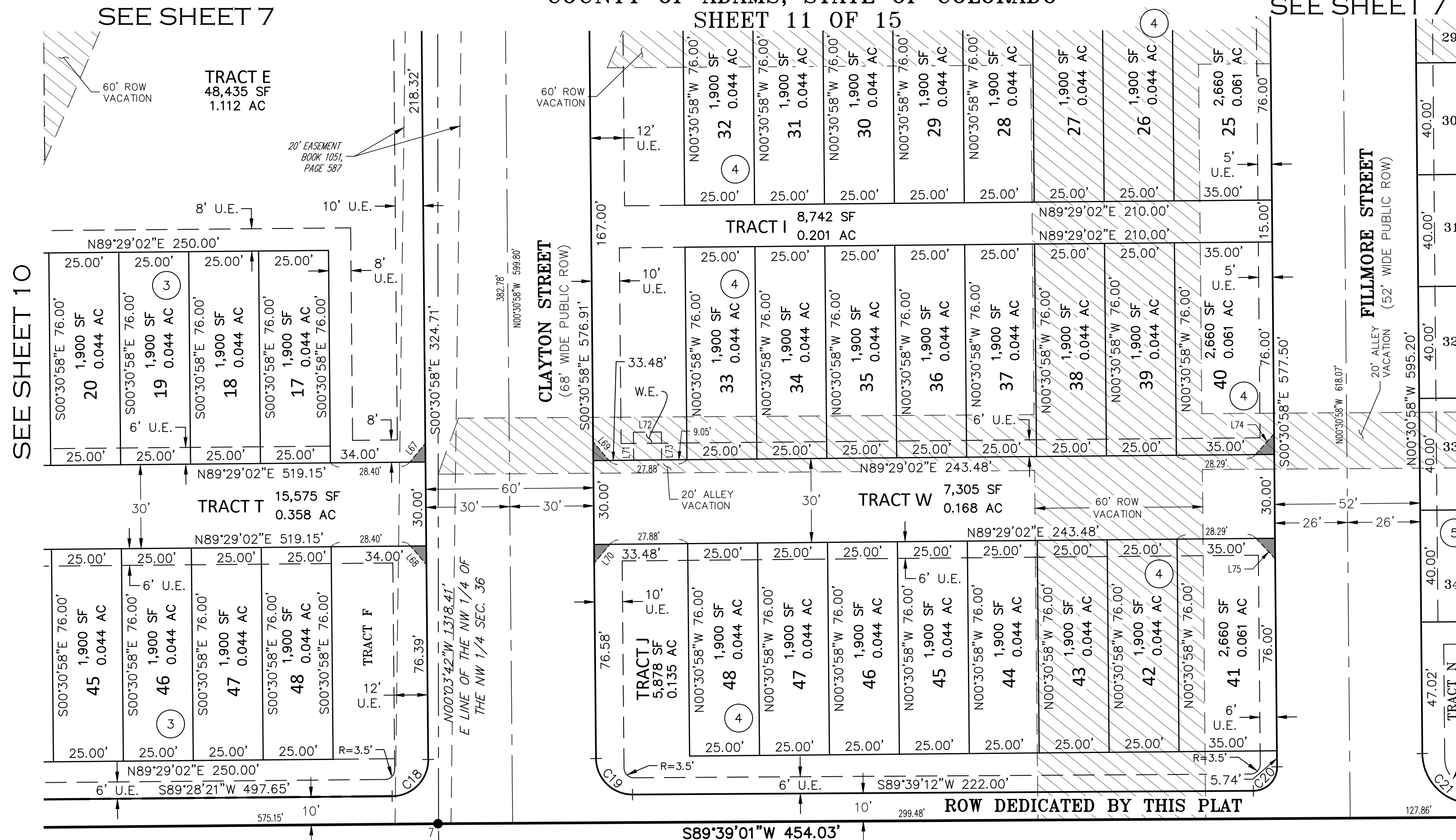
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



Aztec Proj. No.: 54825-01

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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www.aztecconsultants.com
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET	11 OF 15



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

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

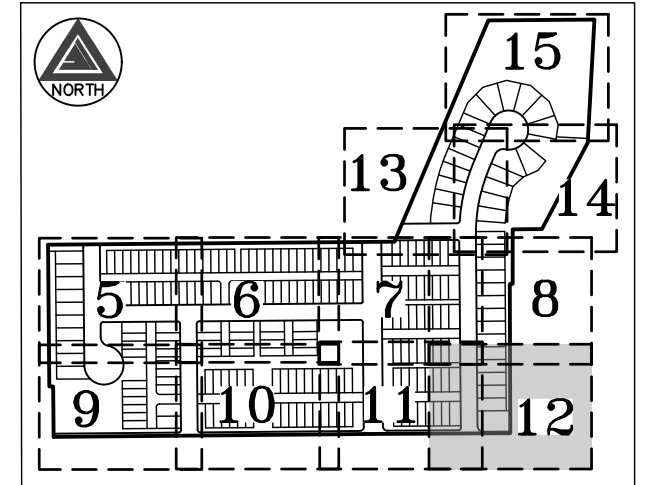
NW 1/16 COR. SEC. 36, T2S,
R68W, 6TH P.M., FOUND NO.
6 REBAR WITH 3-1/4"
ALUMINUM CAP STAMPED "CLS
PLS 36563 2020"

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

WELBY JUNCTION

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

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

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CURVE TABLES

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- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- BLOCK NUMBER
- RIGHT-OF-WAY
VACATED BY THIS PLAT



0' 15' 30' 60'
SCALE: 1" = 30'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



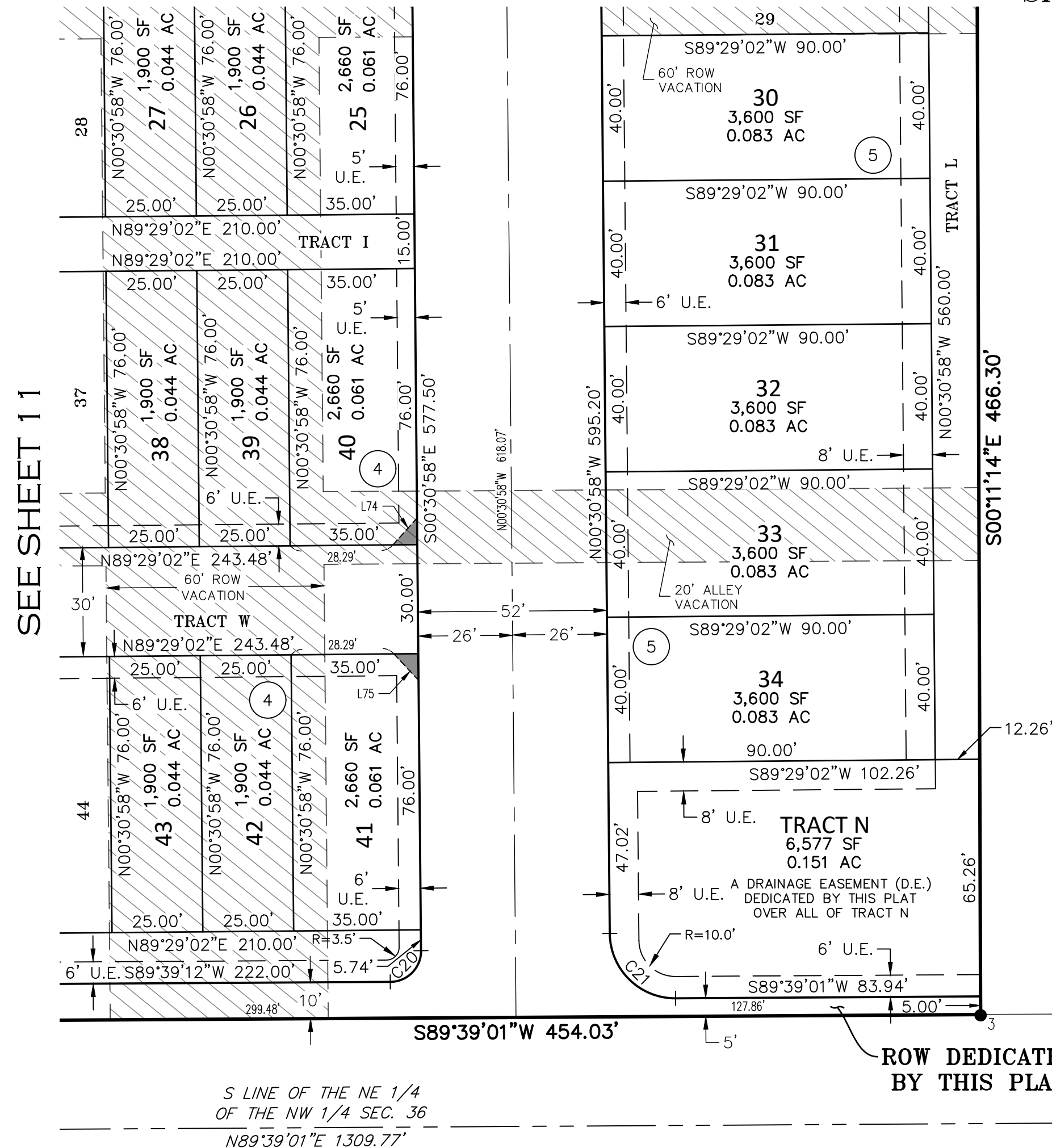
AzTec Proj. No.: 54825-01

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

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET	12 OF 15

SEE SHEET 8

SHEET 12 OF 15



BK 1 PG 3931
REC. NO. 2011-069

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

ROW DEDICATED
BY THIS PLAT

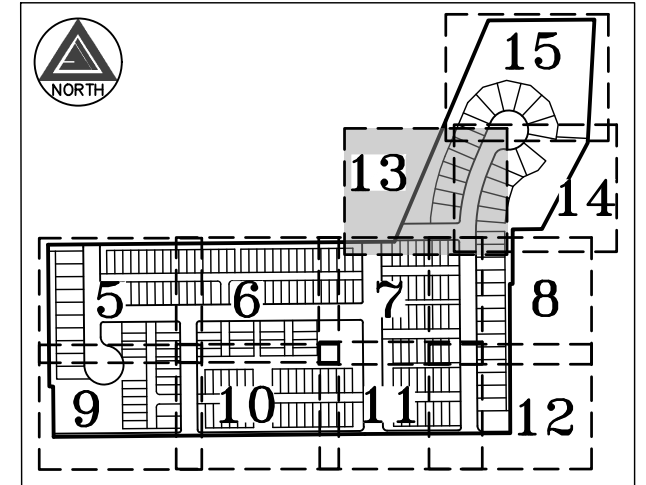
S LINE OF THE NE 1/4
OF THE NW 1/4 SEC. 36
N89°39'01"E 1309.77'

WELBY JUNCTION

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

SHEET 13 OF 15

CASE NO. PRC2025-00001



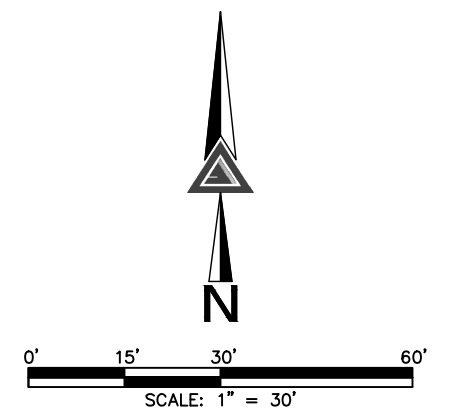
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
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SYMBOL LEGEND

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VACATED BY THIS PLAT



FOR REVIEW
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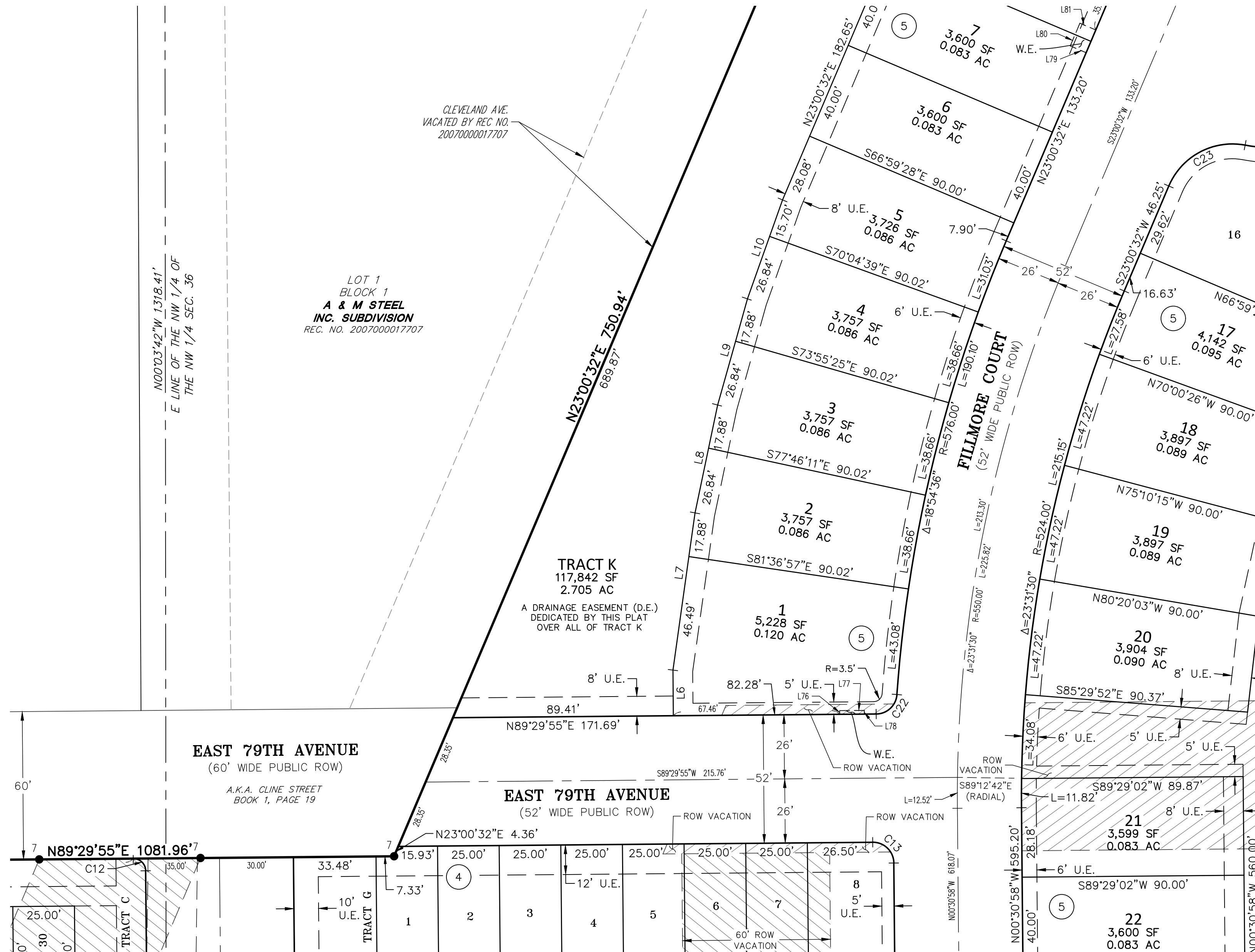
Aztec Proj. No.: 54825-01

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Drawn By: BAM

DATE OF
PREPARATION: 02-10-2025

SCALE: 1" = 30'

SHEET 13 OF 15



SEE SHEET 7

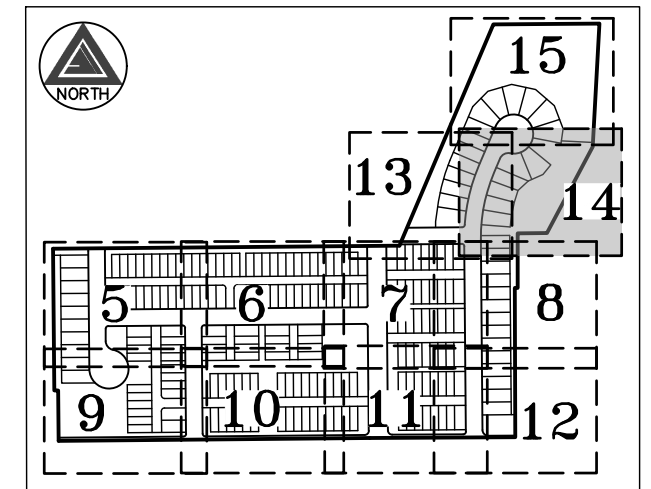
SEE SHEET 14

SEE SHEET 14

WELBY JUNCTION

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

CASE NO. PRC2025-00001



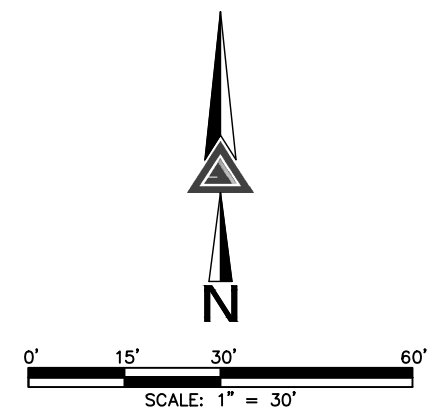
KEY MAP
SCALE: 1" = 600'

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- [Circle with ##] BLOCK NUMBER
- [Diagonal Lines Box] RIGHT-OF-WAY
VACATED BY THIS PLAT



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

UNPLATTED
BOOK 1020, PAGE 79



Aztec Proj. No.: 54825-01

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 14 OF 15	

SEE SHEET 15

SEE SHEET 13

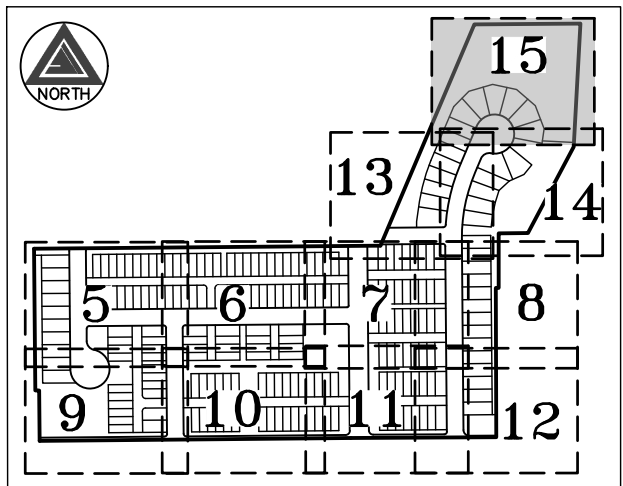
SEE SHEET 13

SEE SHEET 8

WELBY JUNCTION

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COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 15

CASE NO. PRC2025-00001



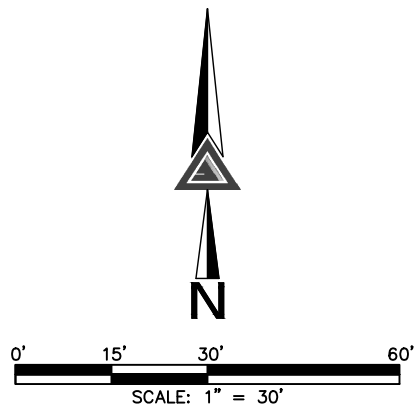
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

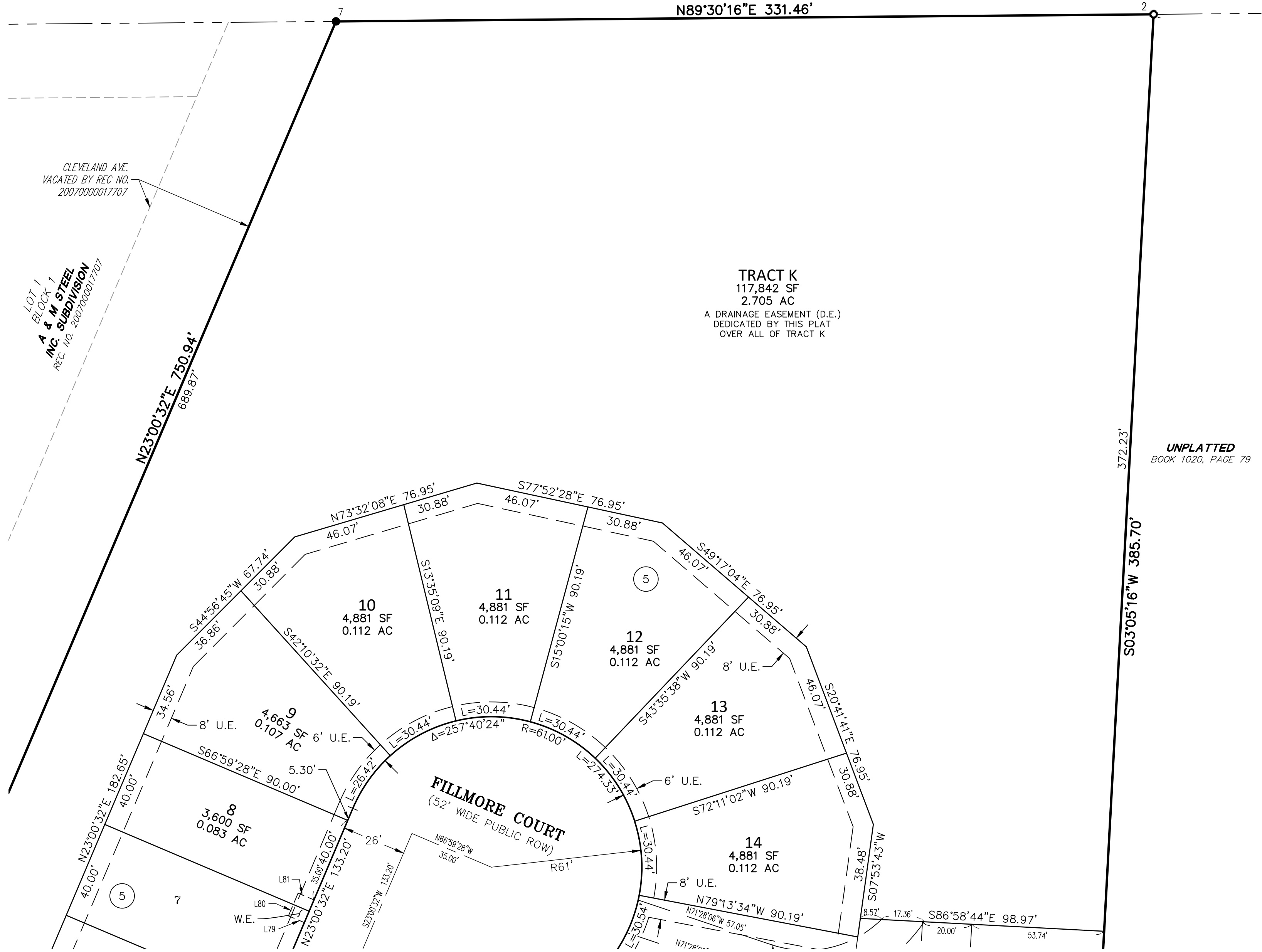
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- [Diagonal Lines Box] RIGHT-OF-WAY VACATED BY THIS PLAT



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



SEE SHEET 13

SEE SHEET 14



AZTEC
CONSULTANTS, INC.

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AzTec Proj. No.: 54825-01

Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 15 OF 15	



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071132
Parcel 0171936201005
Assessed To
COSIMI FARMS LP
C/O: C/O COSIMI ANTHONY
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

Certificate Number 2024-247184
Order Number
Vendor ID 35
ICE MORTGAGE TECHNOLOGY
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description				Situs Address	
SUB:WELBY TOWN OF 2ND FILING BLK:1 DESC: PLOTS 22 AND 23				0	
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$52.06	\$0.00	\$0.00	(\$52.06)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/26/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$1.86	AG FLOOD IRRG LAND	\$1,938	\$510
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$8.90	Total	\$1,938	\$510
ADAMS COUNTY	26.8350000	\$13.69			
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.29			
SD 1	52.5540000	\$26.81			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.05			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.46			
Taxes Billed 2023	102.0550000	\$52.06			
* Credit Levy					

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK. SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

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

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

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071111
Parcel 0171936200001
Assessed To
COSIMI FARMS LP
C/O: C/O COSIMI ANTHONY
6728 SEVILLE PL NW
ALBUQUERQUE, NM 87120

Certificate Number 2024-247185
Order Number
Vendor ID 35
ICE MORTGAGE TECHNOLOGY
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

Situs Address

SECT,TWN,RNG:36-2-68 DESC: BEG AT A PT ON N LN OF SEC 36 WHICH PT IS 491/1 FT W OF WLY ROW LN OF UP RR TH S 03D 35M W 385/7 0
FT TH S 28D 30M W 304/95 FT TH W 95/37 FT TH N TO N LN OF SEC 36 TH E ALG N LN TO POB EXC ROW IN NW COR 3/627A

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$118.38	\$0.00	\$0.00	(\$118.38)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/26/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.24	AG FLOOD IRRG LAND	\$4,377	\$1,160
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$20.23	Total	\$4,377	\$1,160
ADAMS COUNTY	26.8350000	\$31.12			
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.67			
SD 1	52.5540000	\$60.96			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.12			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.04			

Taxes Billed 2023 102.0550000 \$118.38

* Credit Levy

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

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran



4430 S. Adams County Parkway

Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071128
Parcel 0171936200025
Assessed To
COSIMI FARMS LP
C/O: C/O COSIMI ANTHONY
6728 SEVILLE PL NW
ALBUQUERQUE, NM 87120

Certificate Number 2024-247186
Order Number
Vendor ID 35
ICE MORTGAGE TECHNOLOGY
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

SECT, TWN, RNG: 36-2-68 DESC: ROW IN NW COR OF E 26A NE4 NW4 TOG WITH ROW IN W 14A NE4 NW4 ALSO TOG WITH ROW EXT BEG BURNETTE ST ON S AND CLINE ST ON N AND INC TRIANG PIECE OF LAND LYING BEG D L AND N W ROW AND BLK 5 WELBY 2ND IN NW4 NW4 3/7773A

Situs Address

0

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$132.68	\$0.00	\$0.00	(\$132.68)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/26/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.75	AG FLOOD IRRG LAND	\$4,939	\$1,300
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$22.67	Total	\$4,939	\$1,300
ADAMS COUNTY	26.8350000	\$34.89			
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.75			
SD 1	52.5540000	\$68.32			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.13			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.17			
Taxes Billed 2023	102.0550000	\$132.68			
* Credit Levy					

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

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

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

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

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071144
Parcel 0171936203012
Assessed To
COSIMI FARMS LP
C/O: C/O COSIMI ANTHONY
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

Certificate Number 2024-247208
Order Number
Vendor ID 35
ICE MORTGAGE TECHNOLOGY
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

SUB: WELBY TOWN OF 2ND FILING BLK:2 DESC: LOTS 1 TO 6 AND LOT 11 EXC PARC IN SW COR AND
ALL LOTS 12 TO 17 INC

Situs Address

2401 E 78TH AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$1,417.54	\$0.00	\$0.00	(\$1,417.54)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/26/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$50.74	AG FLOOD IRRG LAND	\$1,307	\$350
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$242.23	FARM/RANCH RESID	\$210,069	\$10,390
ADAMS COUNTY	26.8350000	\$372.73	FARM/RANCH BLDG	\$11,944	\$3,150
NORTH WASHINGTON WATER & SA	0.5740000*	\$7.97	Total	\$223,320	\$13,890
SD 1	52.5540000	\$729.98			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$1.39			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$12.50			
Taxes Billed 2023	102.0550000	\$1,417.54			
* Credit Levy					

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT 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.

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071145
Parcel 0171936204004
Assessed To
COSIMI FARMS LP
C/O: C/O COSIMI ANTHONY
6728 SEVILLE PL NW
ALBUQUERQUE, NM 87120

Certificate Number 2024-247209
Order Number
Vendor ID 35
ICE MORTGAGE TECHNOLOGY
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

SUB: WELBY TOWN OF 2ND FILING DESC: LOTS 1 TO 7 BLK 3 LOTS 1 TO 15 BLK 4 LOTS 1 TO 15 BLK 5
AND LOTS 1 TO 14 BLK 6

Situs Address

0

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$113.28	\$0.00	\$0.00	(\$113.28)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/26/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.05	AG FLOOD IRRG LAND	\$4,223	\$1,110
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$19.36	Total	\$4,223	\$1,110
ADAMS COUNTY	26.8350000	\$29.78			
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.64			
SD 1	52.5540000	\$58.34			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.11			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.00			

Taxes Billed 2023 102.0550000 \$113.28

* Credit Levy

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

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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.

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran



4430 S. Adams County Parkway
Brighton, CO 80601



Customer Distribution



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

Order Number: **ABC70842263-3**

Date: **01/09/2025**

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

For Closing Assistance

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

Closer's Assistant

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

For Title Assistance

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

MERITAGE HOMES
Attention: MIKE SALMINA
8400 E CRESCENT PKWY #200
GREENWOOD VILLAGE, CO 80111
(303) 406-4344 (Work)
(720) 482-0222 (Work Fax)
mike.salmina@meritagehomes.com
Delivered via: Electronic Mail

COSIMI FARMS LP
Attention: GREGG COSIMI
6728 SEVILLE PL NW
ALBUQUERQUE, NM 87120
gcosimi@choate.com
Delivered via: Electronic Mail

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

COSIMI FARMS, LP
Attention: MARK COSIMI
6728 SEVILLE PL NW
ALBUQUERQUE, NM 87120
markcosimi@gmail.com
Delivered via: Electronic Mail

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

MERITAGE HOMES OF COLORADO, INC.
Attention: KATHRYN MORALES
kathryn.morales@meritagehomes.com
Delivered via: Electronic Mail

MERITAGE HOMES OF COLORADO, INC.
Attention: CHELSEY GREEN
chelsey.green@meritagehomes.com
Delivered via: Electronic Mail

MERITAGE HOMES OF COLORADO, INC.
Attention: PATT IFFRIG
pat.iffrig@meritagehomes.com
Delivered via: Electronic Mail

COSIMI FARMS, LP
Attention: RONALD A COSIMI
imisoc@comcast.net
Delivered via: Electronic Mail

CBRE
Attention: ERIC ROTH
5455 LANDMARK PLACE #C102
GREENWOOD VILLAGE, CO 80111
(720) 635-2737 (Cell)
(720) 528-6300 (Work)
eric.roth@cbre.com
Delivered via: Electronic Mail

WATTERSON LAW LLC
Attention: RUSSELL WATTERSON, JR
905 W 124TH AVE #210
WESTMINSTER, CO 80234
(720) 201-4451 (Work)
russ@wattersonlaw.com
Delivered via: Electronic Mail

LAND TITLE GUARANTEE COMPANY
Attention: ERIC PENROD
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 321-1880 (Work)
(303) 393-4842 (Work Fax)
epenrod@ltgc.com
Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: ABC70842263-3

Date: 01/09/2025

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

Seller(s): COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

Buyer(s): MERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION

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

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 06-17-06	\$17,541.00
Deletion of Exceptions 1-3	\$60.00
Deletion of General Exception 4	\$25.00
Endorsement Patent (EXCEPTIONS 12, 16)	\$100.00
Endorsement 100.31 (EXCEPTIONS 10, 11)	\$1,755.00
Endorsement 103.5 (MODIFIED FOR FUTURE IMPROVEMENTS)	\$1,000.00
Endorsement ALTA 9.1	\$1,755.00
Endorsement ALTA 17	\$100.00
Endorsement 8.2	\$1,000.00
Endorsement ALTA 26	\$200.00
Endorsement ALTA 18.1	\$250.00
Endorsement Arbitration Deletion-06	\$0.00
Endorsement ALTA 39	\$0.00
Tax Certificate - 5 Tax Parcels	\$135.00
TOTAL	\$23,921.00

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

Chain of Title Documents:

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

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

Plat Map(s):

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

ALTA COMMITMENT
First American Title Insurance Company
Schedule A

Order Number: ABC70842263-3

Property Address:

2401 E 78TH AVE, DENVER, CO 80229

1. Effective Date:

01/06/2025 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

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

\$11,100,000.00

Proposed Insured:

MERITAGE HOMES OF COLORADO, INC., AN ARIZONA
CORPORATION

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

FEE SIMPLE

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

COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

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

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON
COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

PARCEL I:

LOTS 1 THROUGH 6 INCLUSIVE,
LOTS 12 THROUGH 17 INCLUSIVE,
AND LOT 11, EXCEPT THAT PART IN THE SOUTHWEST CORNER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11, THENCE NORTHERLY ALONG THE WEST
LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET; THENCE EASTERLY A DISTANCE OF 12 FEET;
THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5
FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE WESTERLY 12 FEET TO THE POINT OF
BEGINNING,
ALL IN BLOCK 2,
TOWN OF WELBY, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL II:

LOTS 22 AND 23, BLOCK 1,
TOWN OF WELBY, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL III:

THAT PART OF THE NORTHEAST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68
WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 36 WHICH POINT IS 491.1 FEET WEST OF
THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 03 DEGREES
35 MINUTES WEST 385.7 FEET; THENCE SOUTH 28 DEGREES 30 MINUTES WEST 304.95 FEET; THENCE
WEST 95.37 FEET; THENCE NORTH TO THE NORTH LINE OF SECTION 36; THENCE EAST ALONG THE
NORTH LINE TO THE POINT OF BEGINNING.
EXCEPT THAT PART OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN
RAILWAY LYING IN THE NORTHWEST CORNER.

ALTA COMMITMENT
First American Title Insurance Company
Schedule A

Order Number: ABC70842263-3

COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL IV:

LOTS 1 THROUGH 7 INCLUSIVE, BLOCK 3;
LOTS 1 THROUGH 15 INCLUSIVE, BLOCK 4;
LOTS 1 THROUGH 15 INCLUSIVE, BLOCK 5;
LOTS 1 THROUGH 14 INCLUSIVE, BLOCK 6;
TOWN OF WELBY, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL V:

THAT PORTION OF THE FORMER LANDS AND RIGHTS OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY LYING WITHIN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE SOUTH LINE OF CLINE STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE SOUTH BY THE NORTH LINE OF BURNETT STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE WESTERLY SIDE BY A LINE WHICH EXTENDS FROM A POINT 385.2 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, AS MEASURED ALONG THE EAST LINE OF SAID NORTHWEST 1/4 NORTHWEST 1/4 WHICH POINT IS 50 FEET WESTERLY AND AT RIGHT ANGLES TO THE CENTER LINE OF THE 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS ORIGINALLY SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST TO A POINT ON THE NORTH LINE OF COUNTY ROAD (BURNETT STREET) BY A COURSE FROM SAID BEGINNING POINT OF SOUTH 23 DEGREES 31 MINUTES WEST A DISTANCE OF 392.8 FEET, MORE OR LESS, BEING A LINE 50 FEET WESTERLY FROM AND PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE SAID CENTERLINE OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY, AND BOUNDED ON THE EASTERLY AND EAST SIDE BY THE SOUTHEASTERLY LINE OF SAID 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND BY THE EAST LINE OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 36 RESPECTIVELY.
COUNTY OF ADAMS, STATE OF COLORADO

TOGETHER WITH THAT PORTION OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY IN THE NORTHWEST CORNER OF THE EAST 26 ACRES OF THE NORTHEAST 1/4 NORTHWEST 1/4 AND THE RIGHT OF WAY IN THE WEST 14 ACRES OF THE NORTHEAST 1/4 NORTHWEST 1/4, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: UPON RECORDATION OF A REPLAT OF SUBJECT PROPERTY, THE FOREGOING LEGAL DESCRIPTION WILL BE AMENDED.

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

Order Number: ABC70842263-3

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

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

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

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP AS A LIMITED PARTNERSHIP. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

2. EXECUTION BY COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP OF THIS COMPANY'S SURVEY AFFIDAVIT.
3. SPECIAL WARRANTY DEED FROM COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP TO MERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION CONVEYING SUBJECT PROPERTY.

NOTE: THE PARTNERSHIP AGREEMENT (AS AMENDED) FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP DISCLOSES A. BENEDICT COSIMI AND RONALD A. COSIMI AS THE GENERAL PARTNERS THAT MUST EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

4. RECORD DULY EXECUTED AND ACKNOWLEDGED PLAT OF SUBJECT PROPERTY.

NOTE: A COPY OF SAID PLAT MUST BE SUBMITTED TO LAND TITLE GUARANTEE COMPANY PRIOR TO RECORDATION. UPON RECEIPT AND REVIEW FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

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

Order Number: ABC70842263-3

All of the following Requirements must be met:

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED:

A. ITEMS 1-3 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED UPON RECEIPT OF A NOTARIZED SURVEY AFFIDAVIT.

B. UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM 4 OF THE PRE-PRINTED EXCEPTIONS, WILL BE AMENDED TO READ:

ITEM 4 OF THE PRE-PRINTED EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP.

FIRST AMERICAN TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF MERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION.

C. ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

D. UPON PROOF OF PAYMENT OF 2023 TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE OR PAYABLE.

NOTE: ITEMS 7(A) AND 7(B) OF THE PRE-PRINTED EXCEPTIONS ARE HEREBY DELETED.

NOTE: ITEM 8 UNDER SCHEDULE B-2 WILL BE DELETED UPON PROOF FROM THE OWNER STATING THERE ARE NO LEASES OR TENANTS ON SUBJECT PROPERTY.

NOTE: THE ISSUANCE OF THE POLICIES AND/OR ENDORSEMENTS REFERENCED IN THIS COMMITMENT ARE SUBJECT TO THE APPROVAL OF THE UNDERWRITER OF SAID POLICIES AND/OR ENDORSEMENTS. THIS COMMITMENT MAY BE REVISED AS REQUIRED BY THE UNDERWRITER TO ISSUE THE POLICIES AND/OR ENDORSEMENTS REQUESTED. THIS NOTE WILL BE DELETED UPON THE RECEIPT OF SAID APPROVAL.

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

Order Number: ABC70842263-3

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

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

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

Order Number: ABC70842263-3

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

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

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

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

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

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

Order Number: ABC70842263-3

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



Joint Notice of Privacy Policy of Land Title Guarantee Company

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

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

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

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

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

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

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

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

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



First American Title™

Privacy Information

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;

Information about your transactions with us, our affiliated companies, or others, and

Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested to us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information values. We currently maintain physical, electronic, and procedural safeguards that comply with referral regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

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

Business Relationships

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

Cookies

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

Fair Information Values

Fairness

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

Public Record

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

Use

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

Accuracy

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

Education

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

Security

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

DISCLOSURE STATEMENTS

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

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

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- (a) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (a) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (b) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (c) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (d) The Company must receive payment of the appropriate premium.
- (e) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available

for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

First American Title Insurance Company



First American Title™

Commitment For Title Insurance Issued by First American Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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

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



Craig B. Rants, Senior Vice
President



First American Title Insurance
Company



Dennis J. Gilmore
President



Greg L. Smith, Secretary

AMERICAN
LAND TITLE
ASSOCIATION



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071144
Parcel 0171936203012
Assessed To
COSIMI FARMS LP
C/O: C/O COSIMI ANTHONY
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

Certificate Number 2024-246035
Order Number
Vendor ID Counter

Legal Description				Situation Address	
SUB: WELBY TOWN OF 2ND FILING BLK: 2 DESC: LOTS 1 TO 6 AND LOT 11 EXC PARC IN SW COR AND ALL LOTS 12 TO 17 INC				2401 E 78TH AVE	
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$1,417.54	\$0.00	\$0.00	(\$1,417.54)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/31/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$50.74	AG FLOOD IRRG	\$1,307	\$350
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$242.23	LAND		
ADAMS COUNTY	26.8350000	\$372.73	FARM/RANCH RESID	\$210,069	\$10,390
NORTH WASHINGTON WATER & SA	0.5740000*	\$7.97	FARM/RANCH BLDG	\$11,944	\$3,150
SD 1	52.5540000	\$729.98	Total	\$223,320	\$13,890
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$1.39			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$12.50			
Taxes Billed 2023	102.0550000	\$1,417.54			

* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT 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



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071128
Parcel 0171936200025
Assessed To
COSIMI FARMS LP
C/O: C/O COSIMI ANTHONY
6728 SEVILLE PL NW
ALBUQUERQUE, NM 87120

Certificate Number 2024-246036
Order Number
Vendor ID Counter

Legal Description

Situs Address

SECT. TWN. R. 36-2-68 DESC: ROW IN NW COR OF E 26A NE4 NW4 TOG WITH ROW IN W 14A NE4 NW4 ALSO TOG WITH 0
ROW EXT BEG BURNETTE ST ON S AND CLINE ST ON N AND INC TRIANG PIECE OF LAND LYING BEG D L AND N W
ROW AND BLK 5 WELBY 2ND IN NW4 NW4 3/7773A

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$132.68	\$0.00	\$0.00	(\$132.68)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/31/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.75	AG FLOOD IRRG LAND	\$4,939	\$1,300
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$22.67			
ADAMS COUNTY	26.8350000	\$34.89	Total	\$4,939	\$1,300
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.75			
SD 1	52.5540000	\$68.32			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.13			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.17			
Taxes Billed 2023	102.0550000	\$132.68			

* Credit Levy

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071145
Parcel 0171936204004
Assessed To
COSIMI FARMS LP
C/O: C/O COSIMI ANTHONY
6728 SEVILLE PL NW
ALBUQUERQUE, NM 87120

Certificate Number 2024-246037
Order Number
Vendor ID Counter

Legal Description **Situs Address**
SUB: WELBY TOWN OF 2ND FILING DESC: LOTS 1 TO 7 BLK 3 LOTS 1 TO 15 BLK 4 LOTS 1 TO 15 BLK 5 AND LOTS 1 TO 14 BLK 6 0

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$113.28	\$0.00	\$0.00	(\$113.28)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/31/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.05	AG FLOOD IRRG	\$4,223	\$1,110
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$19.36	LAND		
ADAMS COUNTY	26.8350000	\$29.78	Total	\$4,223	\$1,110
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.64			
SD 1	52.5540000	\$58.34			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.11			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.00			
Taxes Billed 2023	102.0550000	\$113.28			

* Credit Levy

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071132
Parcel 0171936201005
Assessed To
COSIMI FARMS LP
C/O: C/O COSIMI ANTHONY
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

Certificate Number 2024-246038
Order Number
Vendor ID Counter

Legal Description				Situs Address	
SUB:WELBY TOWN OF 2ND FILING BLK:1 DESC: PLOTS 22 AND 23				0	
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$52.06	\$0.00	\$0.00	(\$52.06)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/31/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$1.86	AG FLOOD IRRG LAND	\$1,938	\$510
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$8.90			
ADAMS COUNTY	26.8350000	\$13.69	Total	\$1,938	\$510
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.29			
SD 1	52.5540000	\$26.81			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.05			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.46			
Taxes Billed 2023		102.0550000	\$52.06		
* Credit Levy					

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander
L Villagran



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071111
Parcel 0171936200001
Assessed To
COSIMI FARMS LP
C/O: C/O COSIMI ANTHONY
6728 SEVILLE PL NW
ALBUQUERQUE, NM 87120

Certificate Number 2024-246039
Order Number
Vendor ID Counter

Legal Description

Situs Address

SECT. TWN. R. 36-2-68 DESC: BEG AT A PT ON N LN OF SEC 36 WHICH PT IS 491/1 FT W OF WLY ROW LN OF UP RR TH S 0
03D 35M W 385/7 FT TH S 28D 30M W 304/95 FT TH W 95/37 FT TH N TO N LN OF SEC 36 TH E ALG N LN TO POB EXC ROW
IN NW COR 3/627A

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$118.38	\$0.00	\$0.00	(\$118.38)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/31/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.24	AG FLOOD IRRG LAND	\$4,377	\$1,160
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$20.23			
ADAMS COUNTY	26.8350000	\$31.12	Total	\$4,377	\$1,160
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.67			
SD 1	52.5540000	\$60.96			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.12			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.04			
Taxes Billed 2023	102.0550000	\$118.38			

* Credit Levy

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4430 S. Adams County Parkway
Brighton, CO 80601