

September 17, 2025

Adams County
Community & Economic Development
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204

Re: Brannan 60th Place Subdivision
Denver, CO
Application Narrative

To Whom it May Concern,

On behalf of the Applicant, Brannan Companies, Civil Resources, LLC is pleased to submit this Application for the Brannan 60th Place Subdivision.

The application includes two properties (parcels 0182510200040 and 0182510200048) located at 301 W. 60th Place, Denver. The subject parcels are currently owned by 60th Place and Broadway, LLC.

A portion of the 60th Place property is used by a lessee, Brannan Sand and Gravel, as a concrete batch plant under a Temporary Use Permit. The balance of the 60th Place property is used as a yard for equipment rental and storage.

The purpose of the subdivision is to rectify historic improper land divisions and combine the area into one subdivision that is served by common stormwater management facilities.

The subdivision creates two new Lots. Lot 1 (4.906 acres) is situated at the southeast corner of the subdivision and generally includes the existing rental equipment storage. Lot 2 (8.703 acres) is located west and north of Lot 1 and includes Brannan's temporary concrete plant and other areas. The subdivision includes a 0.08-acre ROW dedication along Huron Street to allow for expansion of the road to the County's standard template. Various drainage easements are included to incorporate a new stormwater detention pond serving Lots 1 and 2. The pond will outfall to 62nd Avenue via an easement across the adjacent Brannan parcel, by separate instrument. A 30-foot-wide utility easement across Lots 1 and 2 is depicted on the plat to accommodate a future water line. A 40-foot-wide shared access easement is shown on Lots 1 and 2 at the west end of the West 60th Place Right of Way. This easement is intended to provide access to each lot via an existing shared driveway and gate extending off 60th Place.

A separate application for engineering review accompanies this Subdivision application. The engineering review includes construction documents for on-site and required off-site improvements, a Drainage Report, drainage Operations and Maintenance Manual, and Traffic Study.

Sincerely,

CIVIL RESOURCES, LLC



Jim Brzostowicz, P.E.
Principal

October 1, 2025

Adams County Planning and Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601

RE: PLT2025-00031/ Brannan Sub.

To: Planning and Development Department

Please consider this letter and attached documents the applicant's response to first review comments for the above application. Enclosed and submitted with this resubmittal are:

- This letter with response to comments
- Cover Sheet
- Signed Revised Application
- Revised Narrative
- Revised Plat 9-15-2025
- Title Report with revised legal
- North Pecos Will Serve Letter
- Stormwater Permit
- Molen Flammable Gas Study
- State of Authority for 60th Place & Broadway LLC

Applicant's *response to comments* are as follows:

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 08/14/2025

Email:

Resubmittal Required

ROW1: Brannan and 60th Place and Broadway must be co-applicants and signatories on the plat.

Response: The scope of the plat has been changed to include only land owned by ML Holdings.

ROW2: A copy of a recorded statement of authority will be required from each owner to verify signatory's ability to execute the subdivision plat.

Response: Statement of Authority has been included with this resubmittal.

ROW3: A title commitment currently dated is required for review. It must provide hyperlinks for all cited documents or an abstract. The legal description as provided by this commitment must match verbatim, and those parcels labeled on the plat. Those parcel lines will become the new lot lines of the subdivision. Square footage and acreage do not match between legal and second sheet.

Response: An updated title commitment has been included with this resubmittal.

ROW4: Need to bring in all lots owned by 60th Place Broadway into the plat and bring them all into state and county compliance. Missing one as shown on the plat comments.

Response: – All parcels required for inclusion in the plat are shown. Parcel L is exempt from subdivision. Applicant will work further with survey and legal regarding this matter

ROW5: All owners must be a party to the plat. Each will have their own date of execution and affirmation. Affirmation must read as follows: The Foregoing Ownership and Dedication Certificate was acknowledged before me this day of , 2025 , by, as, for. Owner's signature includes their typed name and title below the signature line.

Response: The scope of the plat has been changed to include only land owned by ML Holdings.

ROW6: Numerous typographical errors.

Response: Corrected.

ROW7: Any owner under a deed of trust must have lien holder approval for any dedication of public easements or right-of-way. See Lien Holder Approval template as provided on the plat.

Response: A signature block for the lienholder has been added to the plat.

ROW8: Revise the Planning Commissions signature block with template provided and Board of County Commissions with comments provided on the plat.

Response: Signature blocks revised.

ROW9: Have two Clerk and Recorder's, recording block. Remove one.

Response: Extra block removed.

ROW10: Provide a revision block with all subsequent submittals so we know we are reviewing the latest and greatest survey.

Response: Revision mark added (9-15-25).

ROW11: There are line weight issues with lines overlaying other lines. Please clarify and revise. ROW12: No blanks will be allowed and any easements/agreements as recorded must be cited on the plat.

Response: Line work updated.

ROW13: The detention pond (drainage easement) being dedicated needs to have a drainage easement between Lot 3 and Lot 2 due to different ownership. This easement must be cited on the plat. However, as both parties are agreeing to the provisions of the plat, the statement as provided for the benefit of Lots 2 and 3 with a plat note may be sufficient, along with statement on sheet 2. Will discuss this with review team.

Response: Lot 3 has been removed from the Plat.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 08/14/2025

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0611H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

Response: Comment acknowledged.

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

Response: Comment acknowledged. Both permits will be applied for.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged. – Stormwater Quality Permit has been obtained. Please see attached.

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review

Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

Response: A separate submittal for Engineering was made along with the initial plat submittal. To date, the applicant has not received comments on the engineering plans. We understand that the review is ongoing.

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

Response: Comment acknowledged.

The Engineering Review application (Case # EGR2025-00028) has been received and is currently under review.

Response: Comment acknowledged.

ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

Response: The engineering plans depict right-of-way improvements along the Huron Street frontage, as previously depicted in approved CUP and SUP.

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 08/14/2025

Email:

Resubmittal Required

PLN01: Request is for a Minor Subdivision Final Plat to create three lots on approximately 23.4 acres.

Response: Comment acknowledged, see also below response.

PLN02: Place case number PLT2025-00031 at the top right of the page.

Response: The plat has been revised to include 13.609 acres, and no longer includes the Brannan 62nd Avenue property. The case number has been added to the upper right hand corner of the plat.

PLN03: Originally, this minor subdivision was going to include lots one and two, as well as Parcel L. It doesn't appear that Parcel L is included in this request. Please include Parcel L.

Response: All parcels required for inclusion in the plat are shown. Parcel L is exempt from subdivision. Applicant will work further with survey and legal regarding this matter

PLN04: Since you are going to incorporate lot three into the subdivision, the total acreage would be over 20, which would require a Major Subdivision process. This would need to go through the preliminary plat process, which would go to PC and BoCC, and the final plat process, which would only go before the BoCC.

Response: The plat has been revised to include 13.609 acres, and no longer includes the Brannan 62nd Avenue property. The case number has been added to the upper right hand corner of the plat.

PLN05: A subdivision Improvements Agreement would be required with the final plat.

Response: Comment acknowledged.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: Email:

08/14/2025

Resubmittal Required

The following comments apply to water and sewer:

ENV1. The applicant provided a water and sewer will serve for two of the subject parcels, dated October 2023. A current water and sewer will-serve letter confirming water and sewer availability and service from the applicable water and sewer provider (North Pecos

Water and Sanitation District) will be required for Adams County review. Additionally, please include all requested subject parcels in the will-serve letter.

Response: - Will provide updated will serve letter immediately upon receipt.

The following comments apply to subsequent permit application(s) and are provided for applicant information:

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

Response: The applicant has been actively corresponding with the Fisher Ditch company. (asked Fred to send an email to individual stating following up)

The following comments apply to mineral conservation:

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

Response: Comment acknowledged.

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

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

The Director of Community and Economic Development may require competent proof a lot meets these criteria, including a written opinion from the State Geological Survey, where deemed appropriate.

Please provide documentation with subsequent permit application(s) if applicant can demonstrate exemption based on one or more of these requirements. Refer to Adams County Development Standards and Regulations (ACDSR) Section 3-42.

Response: The County has confirmed that the properties are exempt from the Mineral Conservation Overlay per section 3-42-03-01:1. of the Development Standards and Regulations, which exempts "[a]ny parcel of land intended for uses that were allowed in the underlying zone district prior to July 1, 1973." This property is exempted because the zoning is and has been industrial, and the intended use is consistent with that.

The following comments apply to flammable gas:

ENV5. If you have documentation related to flammable gas investigation(s), reporting, and/or installed methane mitigation systems for the subject parcel, please provide this information for Adams County review with subsequent permit application(s).

Response: Please see study included

ENV6. The FGO requires that if the applicant proposes to construct buildings, change the use of any lot, or disturb the soil of any lot within the overlay, they shall either conduct a flammable gas investigation to determine that flammable gas (methane) is not present within the subsurface soils or design the building(s) with a flammable gas control system. Refer to Adams County Development Standards and Regulations (ACDSR) Section 3-40.

Response: Please see study included

ENV7. The soil gas investigation plan and design of flammable gas control system, as necessary, must be reviewed and approved by Colorado Department of Public Health and Environment, the fire district, and Adams County Health Department/Community and Economic Development Department. Approval documentation and all responses from the aforementioned organizations must be submitted to the Chief Building Official within the Adams County Community and Economic Development Department prior to permit approval.

Response: Please see study included

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 08/14/2025

Email: memmens@adcogov.org Comment

ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

Response: Comment acknowledged.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

Response: Comment acknowledged.

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.

Response: Comment acknowledged.

ENG8: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:

All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible.
8. LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

Response: Refer to drainage report included with Engineering Review submittal.

Commenting Division: Neighborhood Services Review

Name of Reviewer: Cornelia Warnke

Date: 08/13/2025

Complete

There are no open violations at this location at this time. No Comments.

Response: Comment acknowledged.

Commenting Division: Attorney Review

Name of Reviewer: Sally Daggett

Date: 08/08/2025

Resubmittal Required

Plat needs revisions to comply with County requirements. ROW will identify the required revisions more fully.

Response: See responses to ROW division comments.

Sincerely,

CIVIL RESOURCES, LLC



Jim Brzostowicz, P.E.
Principal

BRANNAN 60TH PLACE SUBDIVISION

CASE NO.: PLT2025-00031

A PART OF THE SOUTH ONE-HALF OF THE NORTHWEST 1/4 SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF PARCELS J AND K AS RECORDED AT RECEPTION NO. 673391, ADAMS COUNTY RECORDS, BEING A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, AND THE EAST LINE OF HURON ST. WHICH POINT IS 20.0 FEET EAST OF THE WEST ONE-QUARTER CORNER OF SAID SECTION 10; THENCE N00°00'59"E ALONG THE EAST LINE OF HURON STREET, A DISTANCE OF 347.0 FEET; THENCE N89°31'18"E PARALLEL WITH THE NORTH LINE OF THE N 1/2 SW 1/4 SW 1/4 NW 1/4, A DISTANCE OF 487.09 FEET; THENCE N00°02'55"E, A DISTANCE OF 312.88 FEET TO A POINT ON THE NORTH LINE OF SAID N 1/2 SW 1/4 SW 1/4 NW 1/4; THENCE N89°31'18"E ALONG THE NORTH LINE OF SAID N 1/2 SW 1/4 SW 1/4 NW 1/4, A DISTANCE OF 153.61 FEET TO THE NORTHEAST CORNER OF SAID N 1/2 SW 1/4 SW 1/4 NW 1/4; THENCE S00°02'21"W ALONG THE EAST LINE OF SAID N 1/2 SW 1/4 SW 1/4 NW 1/4, A DISTANCE OF 164.90 FEET; THENCE N89°29'38"E, A DISTANCE OF 660.76 FEET TO A POINT ON THE EAST LINE OF THE S 1/2 SW 1/4 NW 1/4; THENCE S00°05'16"W ALONG THE EAST LINE OF SAID S 1/2 SW 1/4 NW 1/4, A DISTANCE OF 407.76 FEET; THENCE S43°37'50"W, A DISTANCE OF 58.93 FEET; THENCE S53°20'14"W, A DISTANCE OF 3.41 FEET; THENCE S61°37'22"W, A DISTANCE OF 40.37 FEET; THENCE S43°15'39"W A DISTANCE OF 32.97 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4; THENCE S89°29'52"W ALONG THE SOUTH LINE OF THE NW 1/4 A DISTANCE OF 1199.55 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.609 ACRES ± 592,815 SQUARE FEET ±

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, EASEMENTS AND RIGHTS OF WAY IF ANY, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BRANNAN 60TH PLACE SUBDIVISION.

EXECUTED THIS _____ DAY OF _____, 20____.

60TH PLACE & BROADWAY, LLC., A COLORADO LIMITED LIABILITY COMPANY

DAVID MATZ _____ TITLE _____

ACKNOWLEDGEMENT:

STATE OF COLORADO)
)SS
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BY ME THIS DAY OF _____, 20____, BY _____, AS _____, FOR _____.

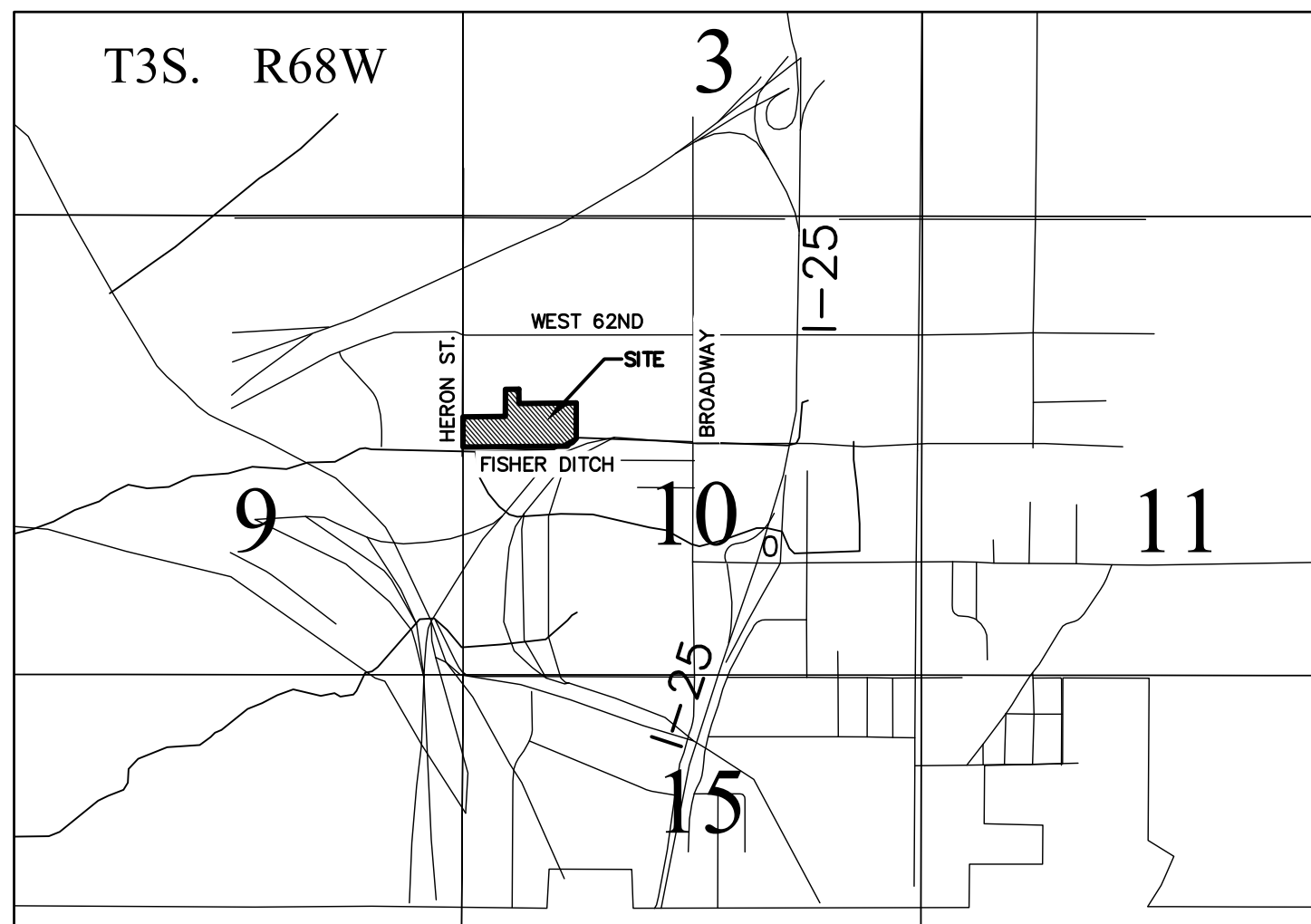
NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
MY ADDRESS IS: _____

MORTGAGE HOLDER:

CITYWIDE BANKS

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

SIGNATURE _____ PRINT NAME AND TITLE _____



VICINITY MAP
SCALE: 1" = 2000'

PLAT NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THE LINEAL UNIT USED AND SHOWN HEREON IS U.S. SURVEY FOOT AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS. THE BEARINGS AND DISTANCES SHOWN HEREON ARE AS MEASURED UNLESS OTHERWISE NOTED.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. N0041864-030-8SB-ES DATED JUNE 18, 2025 FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY ACROSS THESE PREMISES.
4. THIS PARCEL OF LAND LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED IN THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 08001C0611H EFFECTIVE MARCH 5, 2007.
5. BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST IS ASSUMED TO BEAR N89°29'52"E. ALL MONUMENTS ARE SHOWN HERON.
6. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
7. A SIX FOOT (6') UTILITY EASEMENT ALONG HURON STREET AND DRAINAGE EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED ON THIS PLAT FOR DRAINAGE AND UTILITY PURPOSES. NO PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, OR OTHER OBJECTS THAT MAY INTERFERE WITH THE OPERATION OF THIS DRAINAGE AND UTILITY EASEMENT (INTERFERING OBJECTS) WILL BE PERMITTED WITHIN THIS EASEMENT, NOT CURRENTLY INSTALLED, WITH THE EXCEPTION OF THE ACCESS DRIVE FROM THE DEDICATED COUNTY RIGHT-OF-WAY FOR DEVELOPMENT OF THE SUBJECT PROPERTY PURSUANT TO ENGINEERING REVIEW AND APPROVAL.
8. A TEN FOOT (10') STRIP ALONG HURON STREET IS HEREBY DEDICATED TO ADAMS COUNTY FOR USE OF RIGHT-OF-WAY.
9. ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

SURVEYOR'S CERTIFICATE:

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

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

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION APPROVAL THIS _____ DAY OF _____, A.D., 20____.

CHAIRMAN _____

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIR _____

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM _____

CERTIFICATE OF THE CLERK AND RECORDER _____

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

COUNTY CLERK AND RECORDER _____

BY: _____ DEPUTY _____ COUNTY CLERK AND RECORDER

RECEPTION NO. _____

PREPARED BY:

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303)452-4433 INFO@RWSURVEYING.COM
CAD FILE: 23076/23076.DWG
SHEET 1 OF 2
DATE PREPARED: APRIL 23, 2025
REV. 9-15-25

BRANNAN 60TH PLACE SUBDIVISION

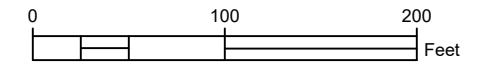
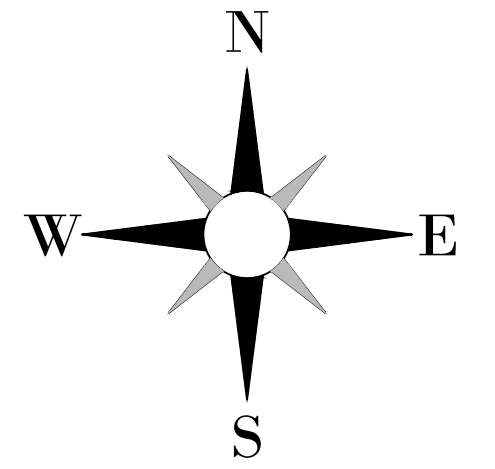
CASE NO.: PLT2025-00031

A PART OF THE SOUTH ONE-HALF OF THE NORTHWEST 1/4 SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2

WEST 62ND AVENUE
(R.O.W. VARIES)

N.E. COR. S.W.1/4 N.W.1/4 SEC. 10, T.3S., R.68W.
(FOUND 3-1/4" ALUM. CAP, P.E. & P.L.S. 989)



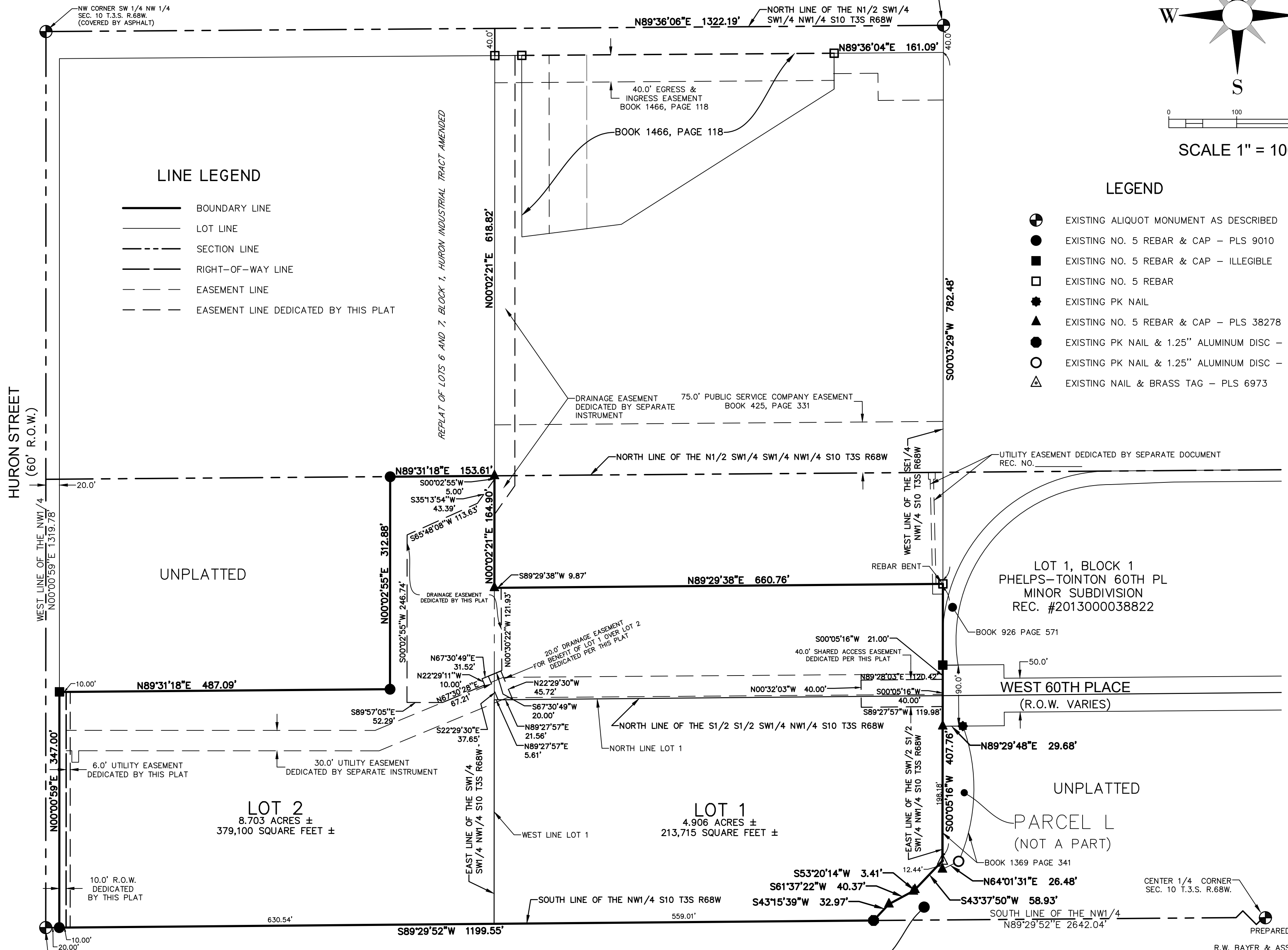
SCALE 1" = 100'

LINE LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EASEMENT LINE DEDICATED BY THIS PLAT

LEGEND

- EXISTING ALIQUOT MONUMENT AS DESCRIBED
- EXISTING NO. 5 REBAR & CAP - PLS 9010
- EXISTING NO. 5 REBAR & CAP - ILLEGIBLE
- EXISTING NO. 5 REBAR
- EXISTING PK NAIL
- EXISTING NO. 5 REBAR & CAP - PLS 38278
- EXISTING PK NAIL & 1.25" ALUMINUM DISC - PLS 38278
- EXISTING PK NAIL & 1.25" ALUMINUM DISC - PLS 6973
- EXISTING NAIL & BRASS TAG - PLS 6973



HURON STREET
(60' R.O.W.)

UNPLATTED

LOT 1, BLOCK 1
PHELPS-TOINTON 60TH PL
MINOR SUBDIVISION
REC. #2013000038822

LOT 2
8.703 ACRES ±
379,100 SQUARE FEET ±

LOT 1
4.906 ACRES ±
213,715 SQUARE FEET ±

UNPLATTED
PARCEL L
(NOT A PART)

SCOTT INDUSTRIAL PARK
REC #2008000090609

PARCEL J EXCEPTION
RECEPTION NO. 20040525000402220

PREPARED BY:
R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303)452-4433 INFO@RWSURVEYING.COM
CAD FILE: 23076/23076.DWG
SHEET 2 OF 2
DATE PREPARED: APRIL 23, 2025
REV. 9-15-25

WEST 1/4 CORNER
SEC. 10 T.3.S. R.68W.
(FOUND 3 1/4" ALUMINUM
CAP IN NORTH BANK
FISHER DITCH PLS 13258)

CENTER 1/4 CORNER
SEC. 10 T.3.S. R.68W.



**CERTIFICATION TO DISCHARGE UNDER CDPS GENERAL PERMIT COR900000
 STORMWATER ASSOCIATED WITH NON-EXTRACTIVE INDUSTRIAL ACTIVITY**

Certification Number: **COR901651**
 This Certification to Discharge specifically authorizes:

Brannan Ready Mixed
 to discharge stormwater from the facility identified as

Plant 75
to:
Lower Clear Creek

Facility Located at:	305 W. 60th Pl Denver, Denver County, CO 80216
	Center Point Latitude 39.806932 Longitude -104.989278

Outfalls	Latitude	Longitude
001	39.80709	-104.99494

All discharges must comply with the lawful requirements of federal agencies municipalities, counties, drainage districts and other local agencies regarding any discharges to storm drain systems, conveyances, or other watercourses under their jurisdiction.

In accordance with Parts I.B.2 of the general permit, discharges authorized under this general permit must be controlled as necessary, to meet applicable water quality standards.

A. SECTOR SPECIFIC REQUIREMENTS

Discharges authorized by the general permit must comply with sector specific requirements listed in Part III.E of the general permit, in addition to requirements in Parts I and II of the general permit.

B. VISUAL MONITORING (Quarterly)

Visual monitoring is required for this facility in accordance with Table 4 and Part I.I.2 of the general permit.

C. BENCHMARK MONITORING, Table 4 and Part I.I.3 Sector E

Subsector	Parameter	Benchmark Monitoring Concentration ¹	Monitoring Frequency	Sample Type ²
All for which benchmarks apply	Level 3 status (appears as “Are you in compliance in NetDMR”)	Pass/Fail ³	Quarterly ⁴	NA
E2	Iron, total recoverable 00980	1.0 mg/l	Quarterly	Grab
E2	pH 00400	6.0 - 9.0 s.u.	Quarterly	Grab
E2	Total Suspended Solids (TSS) 00530	100 mg/l	Quarterly	Grab

1. The Permittee compares quarterly average or rolling 4-sample average to benchmark in accordance with Part I.J.3 of the General Permit
2. The default sample type in your DMR is Grab. Part I.H.6.a of the permit allows composite sampling for some parameters. If you anticipate collecting composite samples for parameters, you must request a modification of your certification.
3. If you have not reached or remained at Level 3 status within the reporting year report as “Pass”. If you have reached or remained in Level 3 within the reporting year report as “Fail”. A Level 3 status is not non-compliance and answering “FAIL” will not be deemed non-compliance.



4. Report Level 3 status in the 4th Quarter DMR only.

D. ADDITIONAL MONITORING Table 4 and Part I.D.3 - 7

Parameter	Units	Site-specific Benchmark Values			Monitoring Frequency	Sample Type ¹
		Quarterly Average	Daily Max	30 Day Average		
Arsenic, total recoverable 00978	mg/l	--	--	Report	Quarterly	Grab
Manganese, dissolved 01056	mg/l	--	--	Report	Quarterly	Grab

¹. The default sample type in your DMR is Grab. Part I.H.6.a of the permit allows composite sampling for some parameters. If you anticipate collecting composite samples for parameters, you must request a modification of your certification.

E. ANNUAL REPORTS

ICIS Code	Description	Due Date	Frequency
00308	The permittee must submit an annual report to the division for the reporting period January 1 through December 31	March 31	Annual (10)

Certification issued 5/20/2024

Effective: 07/01/2024

General Permit Expiration Date: 06/30/2029

This certification under the general permit requires that specific actions be performed at designated times. The certification holder is legally obligated to comply with all terms and conditions of the general permit. This certification was issued prior to the effective date of the general permit and, subsequently, this certification. The requirements of the renewed general permit and this certification do not go into effect until July 1, 2024.

Certification approved by

Mary Welch
 Permits Unit 1 Acting Work Group Lead
 Water Quality Control Division



**Fidelity National Title Insurance Company
TITLE REPORT**

SCHEDULE A

Title Report No: N0041864-030-8SB-ES , Amendment No. 7

1. **Effective Date:** September 18, 2025 at 8:00 A.M.

2. The estate or interest in the land described or referred to in this Title Report is:

Fee Interest

3. Title to the estate or interest in the land is at the Effective Date vested in:

60th Place & Broadway, LLC, a Colorado limited liability company

4. The land referred to in this Title Report is described as follows:

See Attached Legal Description

(for informational purposes only) 301 West 60th Place, Denver, CO 80216-1011

Attached Legal Description

PARCELS J AND K AS RECORDED AT RECEPTION NO. 673391, ADAMS COUNTY RECORDS, BEING A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, AND THE EAST LINE OF HURON ST. WHICH POINT IS 20.0 FEET EAST OF THE WEST ONE-QUARTER CORNER OF SAID SECTION 10; THENCE N00°00'59"E ALONG THE EAST LINE OF HURON ST. A DISTANCE OF 347.0 FEET; THENCE N89°31'18"E PARALLEL WITH THE NORTH LINE OF THE N 1/2 SW 1/4 SW 1/4 NW 1/4, A DISTANCE OF 487.09 FEET; THENCE N00°02'55"E, A DISTANCE OF 312.88 FEET TO A POINT ON THE NORTH LINE OF SAID N 1/2 SW 1/4 SW 1/4 NW 1/4; THENCE N89°31'18"E ALONG THE NORTH LINE OF SAID N 1/2 SW 1/4 SW 1/4 NW 1/4, A DISTANCE OF 153.61 FEET TO THE NORTHEAST CORNER OF SAID N 1/2 SW 1/4 SW 1/4 NW 1/4; THENCE S00°02'55"W ALONG THE EAST LINE OF SAID N 1/2 SW 1/4 SW 1/4 NW 1/4, A DISTANCE OF 164.90 FEET; THENCE N89°29'38"E, A DISTANCE OF 660.76 FEET; THENCE S00°05'16"W ALONG THE EAST LINE OF SAID S 1/2 S 1/2 SW 1/4 NW 1/4, A DISTANCE OF 407.76; THENCE S43°37'50"W A DISTANCE OF 58.93 FEET; THENCE S53°20'14"W A DISTANCE OF 3.41 FEET; THENCE S61°37'22"W A DISTANCE OF 40.37 FEET; THENCE S43°15'39"W A DISTANCE OF 32.97 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4; THENCE S89°29'52"W ALONG THE SOUTH LINE OF THE NW 1/4 A DISTANCE OF 1199.55 FEET TO THE POINT OF BEGINNING.

BASIS FOR BEARING, ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011). THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, THE WEST POINT OF SAID LINE IS A FOUND 3.25-INCH ALUMINUM CAP STAMPED " JR ENG. 1994 PLS 12358", THE EAST POINT OF SAID LINE IS A FOUND 3.25-INCH ALUMINUM CAP STAMPED "MOLLENHAUER 207 PLS 36580". THE MEASURED BEARING AND DISTANCE BETWEEN SAID POINTS IS NORTH 89°29'52" EAST A DISTANCE OF 2,642.01 FEET.

Above Legal Description was prepared by:

Raymond W. Bayer
For and on behalf
R.W. Bayer & Associates, Inc.
12170 Tejon St., Unit 700
Westminster, CO 80234

SCHEDULE B

Exceptions

1. Any facts, rights, interests or claims that are not shown by the Public Records but which 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 encroachments, encumbrances, 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 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 the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.
8. Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees.
9. Terms, conditions, provisions, agreements and obligations contained in the Certification of Notice to Mineral Estate Owners as set forth below:

Recording Date: December 9, 2021
Recording No.: Reception No. 2021000143886

(Affects Parcel J)
10. Restriction on use for a period of 20 years as is more specifically set forth in the Special Warranty Deed as set forth below:

Recording Date: March 14, 2019
Recording No.: Reception No. 2019000018494.
11. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: July 24, 2023
Lessor: 60th Place & Broadway, LLC, a Colorado limited liability company
Lessee: Brannan Sand and Gravel Company, L.L.C.
Recording Date: July 31, 2023
Recording No.: Reception No. 2023000043516.
12. Terms, conditions, provisions, agreements and obligations contained in the Resolution 2024-449 by Adams County as set forth below:

Recording Date: August 27, 2024
Recording No.: Reception No. 2024000046992.

13. The following items as set forth on the ALTA/NSPS survey as prepared by R.W. Bayer & Associates, Inc. Dated July 21, 2023 as Project No 2023-076

a. Electric Meter and Electric Panel not lying in an easement and no apparent easement

14. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$19,600,000.00
Trustor/Grantor: 60th Place & Broadway, LLC, a Colorado limited liability company
Trustee: Public Trustee of Adams County
Beneficiary: Citywide Banks
Recording Date: April 5, 2022
Recording No.: Reception No. 2022000029727

Subordination, Consent, Non-disturbance and Attornment Agreement as recorded June 18, 2024 at Reception No. 2024000032766

Assignment of Rents:
Recording Date: April 5, 2022
Recording No.: Reception No. 2022000029728

15. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$13,000,000.00
Trustor/Grantor: 60th Place & Broadway, LLC, a Colorado limited liability company
Trustee: Public Trustee of Adams County
Beneficiary: Citywide Banks
Recording Date: January 4, 2022
Recording No.: Reception No. 2022000000511

Assignment of Leases and Rents:
Recording Date: January 4, 2022
Recording No.: Reception No. 2022000000512

END OF EXCEPTIONS

THIS IS A TITLE REPORT ONLY. This is not a commitment to insure.

The information set forth herein is based on information supplied to Fidelity National Title, National Commercial Services by sources believed to be reliable and is provided for accommodation purposes only. Fidelity National Title, National Commercial Services assumes no liability hereunder unless a policy or policies of title insurance are issued by Fidelity National Title, National Commercial Services and fully paid for and the insured under said policy or policies and party to whom this report was issued have no knowledge of any defect in title not disclosed. Reliance on the information set forth herein is subject to the issuance of a mortgage and/or owner's policy of title insurance by Fidelity National Title, National Commercial Services within six (6) months from the effective date hereof. If a title insurance policy is not issued insuring the property within such time, this title report shall be null and void as of its effective date and shall be deemed to have been furnished for informational purposes only.

LIMITATIONS OF LIABILITY

APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE, AS DEFINED ABOVE, AMONG THE TITLE INSTRUMENTS ARE OUTSIDE THE SCOPE OF THE REPORT.

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS, AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.

APPLICANT AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE APPLICANT IS PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE APPLICANT WITHOUT SAID TERM. APPLICANT RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT, BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO APPLICANT, DOES NOT INTEND FOR APPLICANT TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF APPLICANT DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND APPLICANT DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, APPLICANT MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF

THE TITLE OR STATUS OF TITLE. APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

APPLICANT AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGE

October 4, 2023

Adams County
Planning & Development
4430 South Adams County Parkway
First Floor, Suite W2000A
Brighton, CO 80601

Re: Water and Sanitary Sewer Service Availability

To: Adams County Planning Commission

Please be advised that North Pecos Water and Sanitation District is willing to provide treated water and sanitary sewer service to a possible development on parcel numbers:

0182510200048 (full) and 0182510200040 (partial)

with the nearest address of:

301 West 60th Place, Denver, Colorado 80221

in Adams County, Colorado that is wholly within the North Pecos Water and Sanitation District boundaries.

North Pecos Water & Sanitation District has the ability to provide water and sanitary sewer service to the parcels listed above, as they are currently platted (as is shown in the attached exhibit), with:

Water Sanitary Sewer

Prior to creating a layout and filing a plat for the development, the landowner/developer should have a pre-design meeting with North Pecos Water and Sanitation District, as the developer must allow for and preform the installation of adequate water mains in strict accordance with Denver Water Engineering Standards and North Pecos Rules and Regulations and engineering requirements. Sanitary sewer mains must also be designed in accordance with North Pecos Rules and Regulations and engineering requirements.

The landowner/developer will be required to evaluate water and sanitary sewer capacities, provide utility studies, flow monitoring, easements, and install and/or upsize any water and sanitary sewer mains that may be required due to this

project, in accordance with district standards, district review comments, and any approved plans. Also, if necessary, all easements must be conveyed to the District and recorded before construction can begin.

The landowner/developer is responsible for all engineering, development, plan review and construction observation costs. The district will provide a funding agreement. The landowner/developer is responsible for all costs related to the installation of required water and sewer mains. All water and sewer mains and appurtenances shall be installed at the landowner/developer's expense and deeded free and clear to the District prior to the issuance of any water or sewer taps.

Should any taps, upgrades to existing or new, be required, the property owner is responsible for all charges and fees applicable for such development. All fees and charges must be paid before review and/or construction can begin.

Current connection fees can be provided by contacting our office. Any water and/or sewer services must be approved by North Pecos Water and Sanitation District and connected to the appropriate main lines and installed into its permanent structure's foundation prior to completion of the construction of said structure.

Note: future subdivisions may require additional review and individual will serve letter(s).

North Pecos Water and Sanitation District requires a signature of acceptance of this Service Availability Letter by the landowner/developer prior to scheduling a pre-design meeting with North Pecos. Please provide a copy of this signed Water and Sanitary Sewer Service Availability when scheduling a pre-design meeting.

 / BRANNAN COMPANIES
Signature of owner/developer

10/5/23
Date

If you have any questions or require additional information, please contact our office.

Sincerely,



Courtney Salazar
North Pecos Water & Sanitation District

Cc: Customer file; James Landry, District Manager;

