

1889 York Street  
Denver, CO 80206  
(303) 333-1105  
FAX (303) 333-1107  
E-mail: [lsc@lscdenver.com](mailto:lsc@lscdenver.com)



July 31, 2023

Mr. Mark A. Molen  
Molen & Associates  
2090 E. 104<sup>th</sup> Avenue, #205  
Thornton, CO 80233

Re: Mendoza Minor Subdivision  
Adams County, CO  
LSC #230610

Dear Mr. Molen:

Per your request, we have completed this trip generation letter for the proposed Mendoza Minor Subdivision development to be located in Adams County, Colorado.

### **INTRODUCTION**

The purpose of this letter is to estimate the trip generation potential for the currently proposed land use.

### **LAND USE AND ACCESS**

The site is proposed to include one single-family dwelling unit. Full movement access is proposed to Race Street. The conceptual site plan is attached.

### **TRIP GENERATION**

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed site based on the rates from Trip Generation, 11<sup>th</sup> Edition, 2021 by the Institute of Transportation Engineers (ITE).

The site is projected to generate about 9 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., no vehicles would enter and about 1 vehicle would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 1 vehicle would enter and no vehicles would exit the site.

**CONCLUSION**



The impact of the proposed Mendoza Minor Subdivision development will be well below 20 trips on a typical weekday so should have a minimal impact on the surrounding roadway network. No additional analysis should be needed.

\* \* \*

We trust this information will assist you in planning for the proposed Mendoza Minor Subdivision development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:  

Christopher McGranahan, P.E.  
Principal/Professional Engineer

CSM/wc 7-31-23

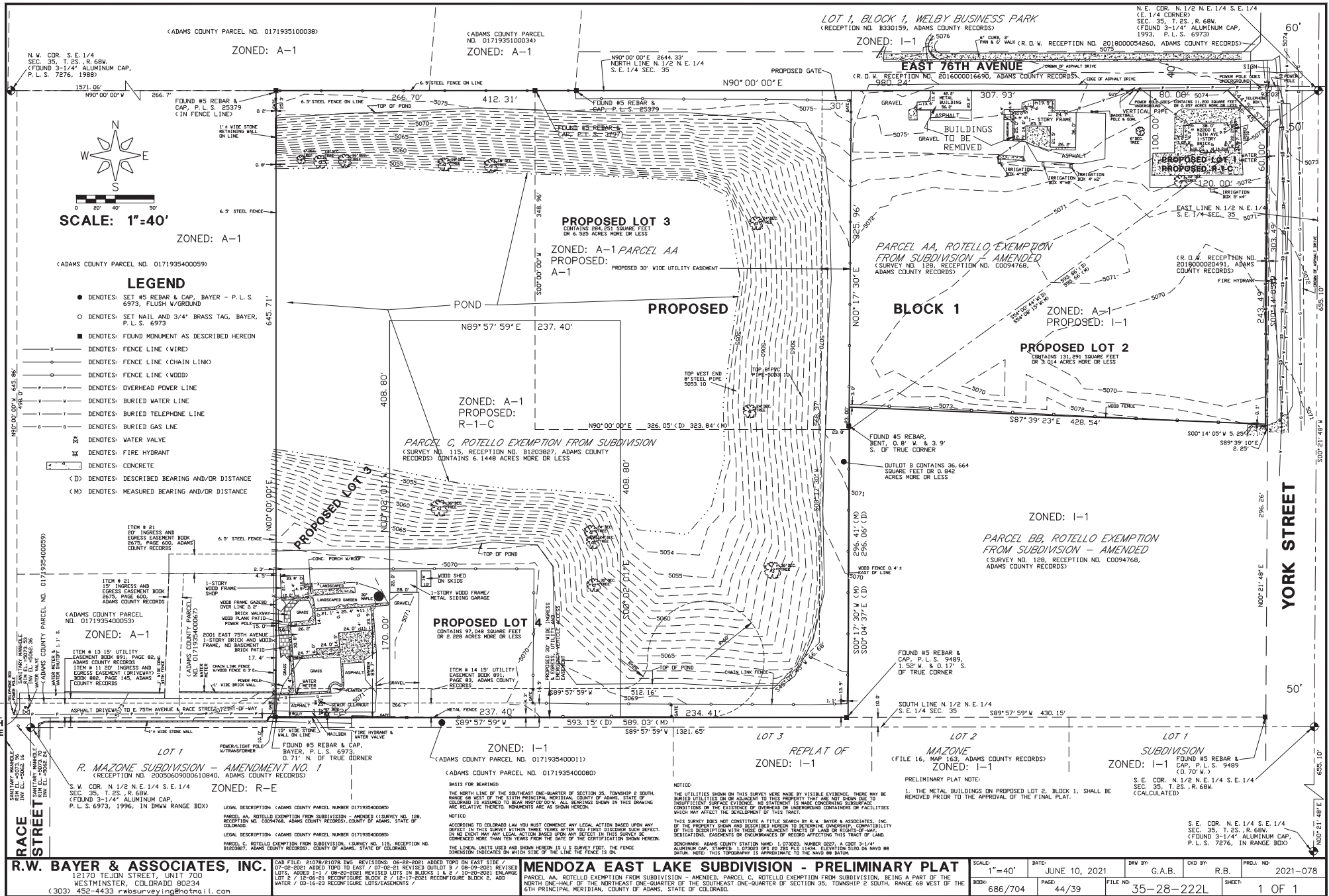
Enclosures: Table 1  
Site Plan

**Table 1**  
**ESTIMATED TRAFFIC GENERATION**  
**Mendoza Minor Subdivision**  
**Adams County, CO**  
**LSC #230610; July, 2023**

Trip Generating Category	Quantity	Trip Generation Rates <sup>(1)</sup>				Vehicle-Trips Generated						
		Average	AM Peak-Hour		PM Peak-Hour		Average	AM Peak-Hour		PM Peak-Hour		
		Weekday	In	Out	In	Out	Weekday	In	Out	In	Out	
<b>CURRENTLY PROPOSED LAND USE</b>												
Single-Family Detached Housing <sup>(2)</sup>	1 DU <sup>(3)</sup>	9.43	0.175	0.525	0.592	0.348	9	0	1	1	0	

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021
- (2) ITE Land Use No. 210 - Single-Family Detached Housing
- (3) DU = dwelling units



**R.W. BAYER & ASSOCIATES, INC.**  
 12170 TEJON STREET, UNIT 700  
 WESTMINSTER, COLORADO 80234  
 (303) 452-4433 rwsurveying@hotmail.com

**MENDOZIA EAST LAKE SUBDIVISION - PRELIMINARY PLAT**  
 PARCEL AA, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED, PARCEL C, ROTELLO EXEMPTION FROM SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SCALE:	DATE:	DRW BY:	CKD BY:	PROJ. NO.
1"=40'	JUNE 10, 2021	G.A.B.	R.B.	2021-078
BOOK:	PAGE:	FILE NO.	SHEET	
686/704	44/39	35-28-222L	1 OF 1	

LEGAL DESCRIPTION (ADAMS COUNTY PARCEL NUMBER 0171935400059)  
 PARCEL AA, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED (SURVEY NO. 128, RECEPTION NO. C0094768, ADAMS COUNTY RECORDS)  
 PARCEL C, ROTELLO EXEMPTION FROM SUBDIVISION (SURVEY NO. 115, RECEPTION NO. B1203982, ADAMS COUNTY RECORDS)  
 PARCEL BB, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED (SURVEY NO. 128, RECEPTION NO. C0094768, ADAMS COUNTY RECORDS)

NOTICE:  
 THE UTILITIES SHOWN ON THIS SURVEY WERE MADE BY VISIBLE EVIDENCE. THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS PROPERTY THAT ARE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND UTILITIES OR FACILITIES WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT.  
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP, COMPATIBILITY OF THIS DESCRIPTION WITH THESE OFF-ALIGNED TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS, ENCUMBRANCES OR RECORD AFFECTING THIS TRACT OF LAND.  
 BEGINNING: ADAMS COUNTY STATION NAME: 1. 075233 UPS 20 225 PLS 11244. ELEVATION: 5102.00 MVS 88 DATUM. NOTE: THIS TOWNSHIP IS APPROXIMATE TO THE 1928-29 DATUM.

PRELIMINARY PLAT NOTICE:  
 1. THE METAL BUILDINGS ON PROPOSED LOT 2, BLOCK 1, SHALL BE REMOVED PRIOR TO THE APPROVAL OF THE FINAL PLAT.  
 S.E. COR. N. 1/2 N.E. 1/4 S.E. 1/4 SEC. 35, T. 2S., R. 68W. (FOUND 3-1/4" ALUMINUM CAP, P.L.S. 7276, IN RANGE BOOK)





# Final Drainage Report

---

## Mendoza East Lake Subdivision

### Prepared for:

Rafael Mendoza  
1955 E. 75<sup>th</sup> Ave  
Denver, CO 80229

### Prepared by:

IMEG  
7600 E. Orchard Road, Suite 250-S  
Greenwood Village, CO 80111  
Rick Rome P.E. LEED AP  
303-796-6067  
Rick.a.rome@imegcorp.com

Date:  
August 22, 2022

IMEG #22003209

## TABLE OF CONTENTS

A.	General Location and Description .....	1
	1. Location.....	1
	2. Description of Property. ....	1
B.	Objectives .....	2
C.	Drainage Basins .....	2
D.	Drainage Design Criteria .....	3
	1. Hydrological Criteria .....	3
	2. Hydraulic Criteria .....	3
	3. Adaptations from Criteria .....	<b>Error! Bookmark not defined.</b>
E.	Drainage Facility Design.....	4
	1. General Concept .....	4
	2. Specific Details.....	4
F.	Summary .....	4
G.	References .....	4
H.	Appendices .....	<b>Error! Bookmark not defined.</b>

Engineers Certification

I hereby certify that this report (plan) for the Preliminary Drainage design of Mendoza East lake Subdivision was prepared by me or under my direct supervision in accordance with the provisions of Adams County Storm Drainage Design and Technical Criteria for the owners thereof. I understand that Adams County does not and will not assume liability for drainage facilities designed by others.”

\_\_\_\_\_  
date

\_\_\_\_\_  
Rick Rome, PE  
Colorado 35103  
Registered Professional Engineer

Owners Certification

Mendoza East Lake Subdivision hereby certifies that the drainage facilities for Mendoza East Lake Subdivision shall be constructed according to the design presented in this report. I understand that Adams County does not and will not assume liability for the drainage facilities designed and/ or certified by my engineer. I understand that Adams County reviews drainage plans pursuant to Colorado Revised Statues Title 30, Article 28; but cannot, on behalf of Mendoza East Lake Subdivision, guarantee that final drainage design review will absolve (Name of Developer) and/ or their successors and/ or assigns the future liability for improper design. I further understand that approval of the Final Plat and/ or Final Development Plan does not imply approval of my engineer’s drainage design.

\_\_\_\_\_  
date

\_\_\_\_\_  
Rafael Mendoza

\_\_\_\_\_  
Authorized Signature



## Final Drainage Report Mendoza East Lake Subdivision

### A. General Location and Description

#### Location

This project is in the SE ¼ Section 35, Township 2 South Range 68 West of the 6<sup>th</sup> PM, Adams County, Colorado. The property is identified as Parcel AA Rotello Subdivision – Amended Parcel C Rotello Subdivision. The site is bounded on the south by a private road being an extension of 75<sup>th</sup> Avenue. York Street is located approximately 400 feet east of the project. The north boundary is an extension of 76<sup>th</sup> Avenue

#### Description of Property.

The site being evaluated contains approximately 9.0 acres of which 0.3 acres is a proposed ROW dedication for 76<sup>th</sup> Ave.

This area includes a private lake together with overbank regions along the south and western boundary of the property. There are no previous drainage reports identified with the property. The site is currently partially developed with private drive access located along the south side of the property and existing residential homes. The north and west bank of the pond area is protected with an existing rock wall and landscape area. The eastern and southern banks are covered with bunch grasses and isolated trees and shrubs.

The site generally slopes to the existing lake area that serves as a retention area for locally generated stormwaters. This proposed drainage pattern will be maintained consistent with the existing drainage. There are no major Drainageways adjacent to the site.

Surrounding uses include a combination of residential and light industrial developments. Clear Creek is located approximately 0.4 miles south of the site. The South Platte River is located approximately 0.7 miles east of the site. The regional land forms generally slope to the south on and adjacent to the site.

Soil type on site is a Nunn Clay Loam which is consistent with Hydrologic soil group C. The site is in a Zone X flood area which represents an area of minimal flood hazard.

B. Objectives

This project is proposed as residential development for seven lots being approximately 0.5 acres each and developed as lakefront property. A private drive will be provided along the south and east sides of the development with an extension of 76<sup>th</sup> Avenue serving as a secondary connection for emergency services at York Street.

Stormwater runoff for the project will be directed to the existing lake that currently serves as a local retention facility for stormwater runoff exclusive to the site.

The ultimate development of the site will progress as a phased development with the private drive extension comprising 0.5 acres of new pavement all draining to the existing lake. Individual lots will include impervious coverage including rooftops, driveways, patios and sidewalks at an estimate 50% lot coverage.

C. Drainage Basins

Major Basin Descriptions

The larger site is in the lower reaches of the Clear Creek Drainage Basin. Runoff from this site is tributary to a local retention area that was historically a gravel mine. The York Street drainage improvements are addressed as part of the Drainage Report for York Street Improvements prepared by Drexel Barrell dated February 14, 2019.

Sub Basin Descriptions

The drainage system is presented as two on site basins (A and B) which flow along two general paths. Basin A continues along its historic path and is tributary to the outfall system in York Street. This system is tributary to Clear Creek south of the project area. Improvement in the basin include the south half of the 76<sup>th</sup> Ave Improvements. This area is described as Basins A8 and A9 in the York Street Drainage report which is tributary to design point W4 located at the southeast corner of Mendoza East Lake Subdivision Lots 1 and 2 of Block 1 in the York Street Right of Way

Basin B represents the proposed pad sites and retention area that will be a phased development of single family lots over time. These are planned as 0.5 acre lots with Pond frontage.

Impervious coverage for the site is based on an assumed 50% coverage for the residential lots that includes the frontage road for service access to the property. Paved areas and water surface are estimated at 100% impervious coverage. Landscape and slope areas are estimated at 2% impervious coverage.



D. Drainage Design Criteria  
Development Criteria Reference Constraints

This project is proposed in conformance with the Adams County Storm Drainage Design and Stormwater Quality Regulations and supporting information from the Mile High Flood District Drainage Criteria Manuals Volumes 1, 2 and 3.

Runoff summary table

Basin	%I	C5	C100	Q5	Q100
A1	100	0.86	0.89	1.1	2.0
B1	50	0.45	0.69	0.4	1.2
B2	50	0.45	0.69	0.4	1.2
B3	50	0.45	0.69	0.4	1.2
B4	50	0.45	0.69	0.5	1.5
B5	50	0.45	0.69	0.5	1.5
B6	50	0.45	0.69	0.4	1.2
B7	50	0.45	0.69	0.4	1.0
B8	50	0.45	0.69	0.4	1.0
B9	59.2	0.52	0.73	12.8	32.5

The comparison table documents locally generated runoff specific to the proposed development. Future development on Block 1 will include a site-specific drainage analysis at the time of development.

Hydrological Criteria

The design events storms for the project are 5 year for minor event conveyance and 100 year for major event conveyance. The Basin B area is retained in the existing pond region. Based on ultimate development total runoff, the total 100-year volume generated in the basin is 1.48 ac ft. The existing pond water surface encompasses approximately 4 acres. The 100-year retention volume would result in an approximate 0.37 foot rise in water surface elevation.

Hydraulic Criteria

Storm system hydraulics for the onsite system is based on surface conveyance to the pond area. Lot line areas are grades such that a swale will direct surface flow to the pond area. These channels are estimated with a maximum 100-year flow rate of 1.5 cfs. Channel Geometry is presented for non-erosive conditions that includes a 1.5% longitudinal slope with 4:1 side slope allowing for 5.1 inches of flow depth. Under these conditions, Froude number is 0.8, velocity is 2.1 fps, representing a non-erosive subcritical flow regime. The shallow nature of the drainage channel may warrant a perforated sub drain installed at the invert



of the channel to promote a more controlled path for smaller event and nuisance flows. This feature can be added as warranted for individual areas.

#### E. Drainage Facility Design

##### General Concept

Drainage design for development in the Mendoza Subdivision respects existing drainage patterns that are associated with the site and builds on the assumptions presented with the York Street Drainage design at 76<sup>th</sup> Ave. The system is divided along two general outfall paths identified as Basin A and Basin B.

##### Specific Details

The Basin A drainage path is accounted for as part of the York Street improvement design. The area tributary from Basin A represents the proposed south half of 76<sup>th</sup> Avenue that is collected in a proposed curb and gutter that is extended from the York Street Improvements. Surface flows are directed south in York Street where they are intercepted at an existing 5' Type 'R' Inlet at York Street design point W4.

The Basin B drainage path represents a series of drainage channels constructed along the proposed lot lines directing surface runoff to the existing retention pond. Each individual lot will include an evaluation of channel operation where landscape and nuisance flows are considered as part of the individual site development. The typical alternative presented with this design includes a triangular channel approximately 1 foot deep with 4:1 side slopes. Variations on this concept can be developed that could include a hardened pan, cobble or rock drainage, underdrain or similar solution that is a function of the site plan.

#### F. Summary

The proposed development is presented in compliance with the Adams County Design Standards and specification for site development. The existing pond has adequate available volume to accommodate fully developed runoff tributary to the pond. Basin areas and flow patterns are generally respected with the proposed drainage design.

#### G. References

1. Adams County Storm Drainage Design and water Quality Manual
2. Mile High Flood District Volumes 1, 2 & 3
3. Drainage Report for York Street Improvements Drexel Barrell & Co February 14, 2019





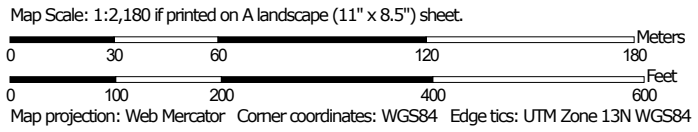
# Appendix A



Soil Map—Adams County Area, Parts of Adams and Denver Counties, Colorado




Soil Map may not be valid at this scale.



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado

Survey Area Data: Version 18, Aug 31, 2021

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

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

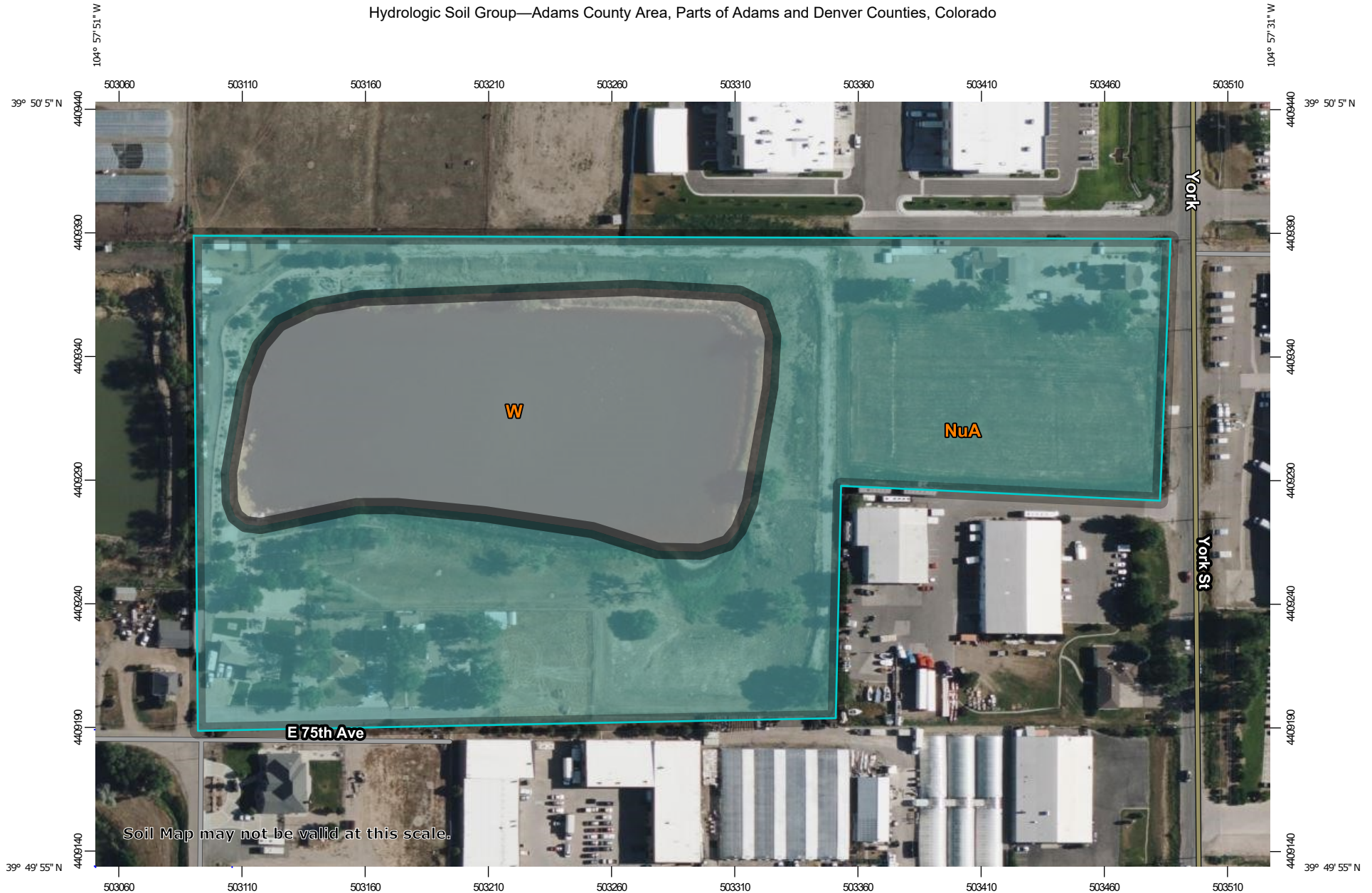
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

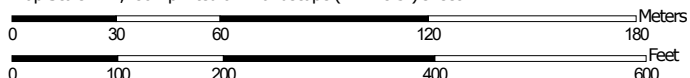
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NuA	Nunn clay loam, 0 to 1 percent slopes	11.4	70.2%
W	Water	4.8	29.8%
<b>Totals for Area of Interest</b>		<b>16.2</b>	<b>100.0%</b>



Hydrologic Soil Group—Adams County Area, Parts of Adams and Denver Counties, Colorado



Map Scale: 1:2,180 if printed on A landscape (11" x 8.5") sheet.



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



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado  
 Survey Area Data: Version 18, Aug 31, 2021

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

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
NuA	Nunn clay loam, 0 to 1 percent slopes	C	11.4	70.2%
W	Water		4.8	29.8%
<b>Totals for Area of Interest</b>			<b>16.2</b>	<b>100.0%</b>

### Description

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

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

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

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

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

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

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

### Rating Options

*Aggregation Method:* Dominant Condition



*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*

# National Flood Hazard Layer FIRMette

104°58'2"W 39°50'5"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS OF FLOOD HAZARD**

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**OTHER AREAS**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**GENERAL STRUCTURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**OTHER FEATURES**

- Digital Data Available
- No Digital Data Available
- Unmapped

**MAP PANELS**

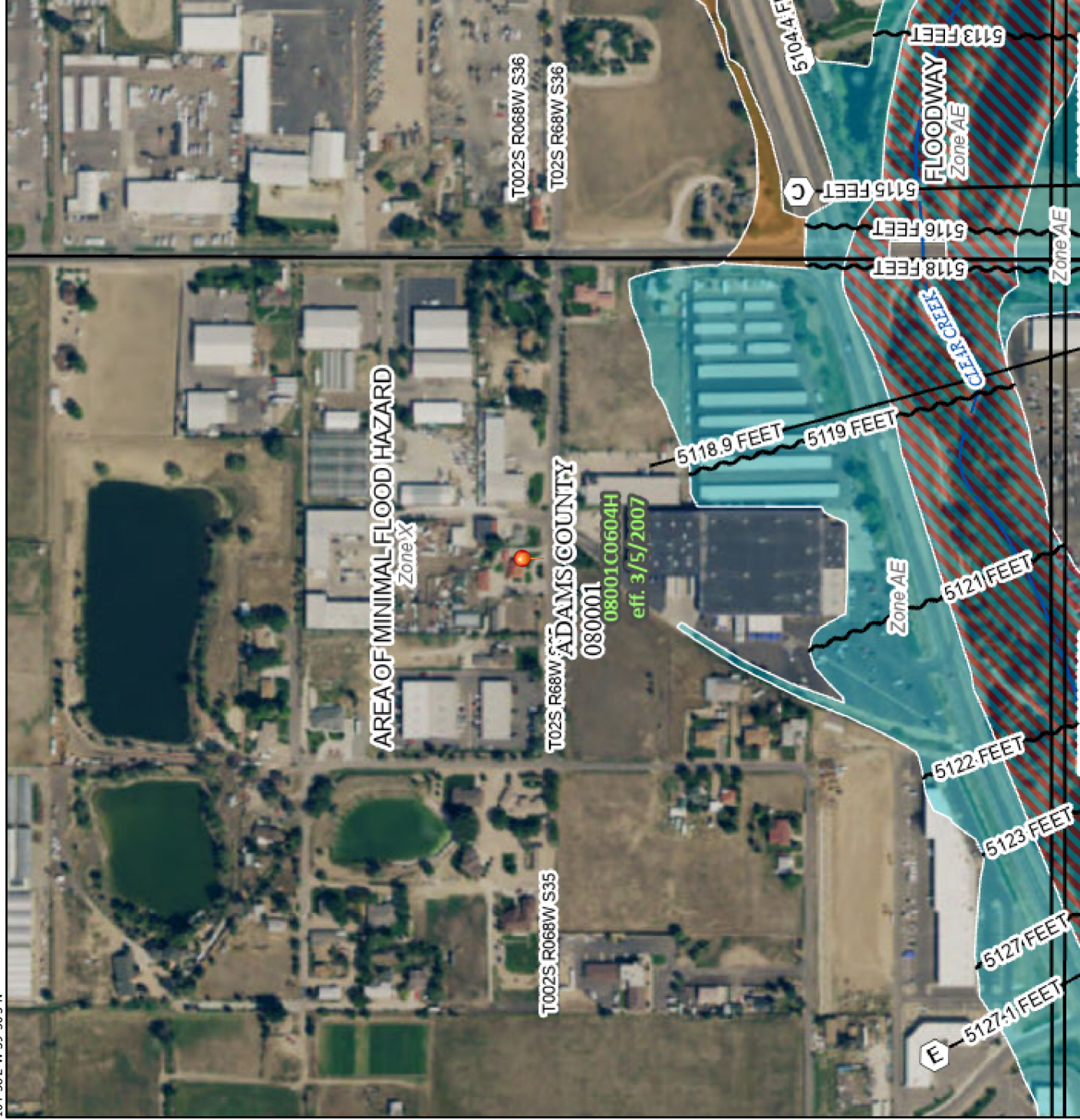


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

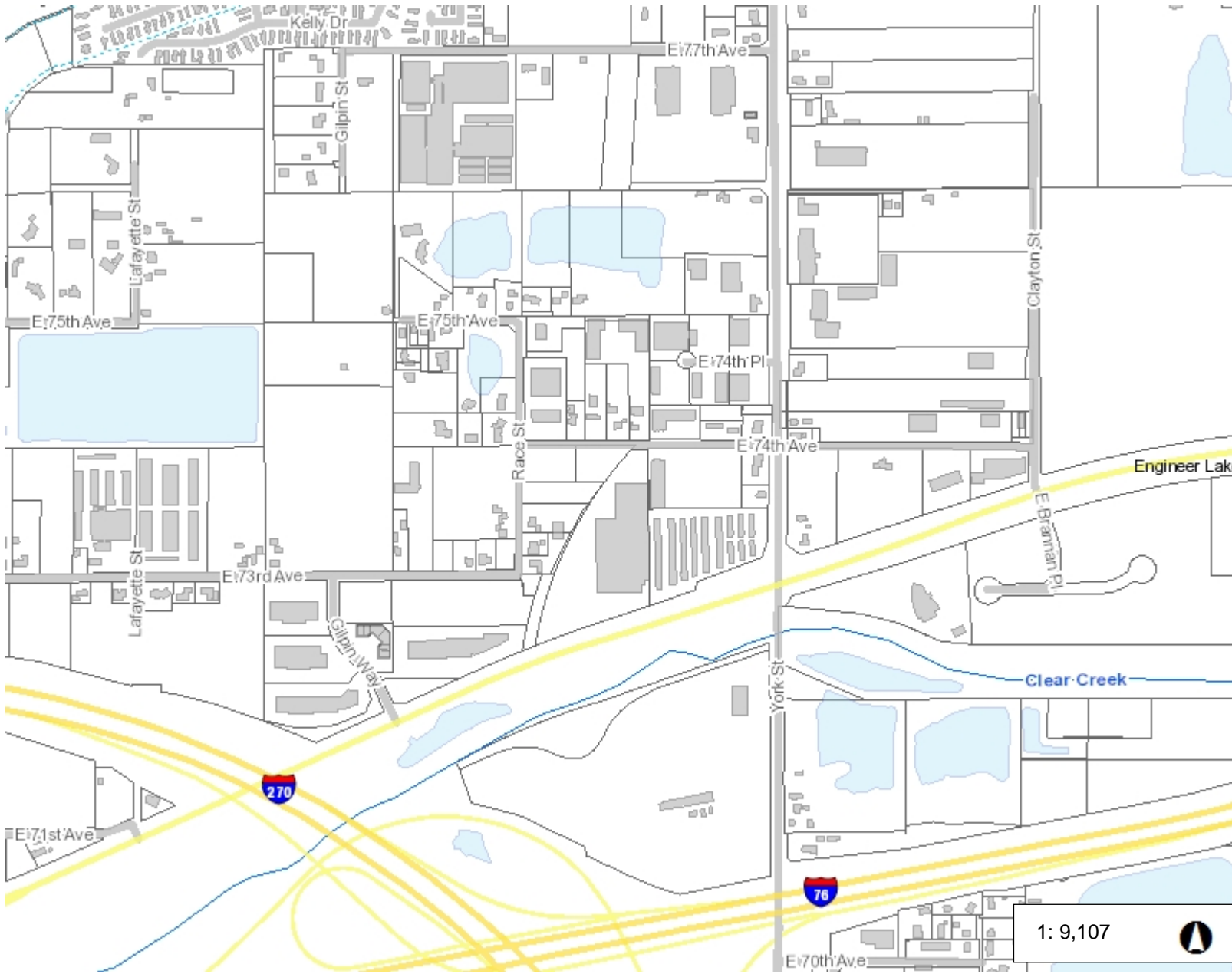
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/18/2022 at 6:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
 Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020



### Legend

- Highways (5,000 - 10,000)
  - Interstate
  - Highway
  - Tollway
- Building
- County Parks and Open Space
- Cities
  - Arvada
  - Aurora
  - Bennett
  - Brighton
  - Commerce City
  - Federal Heights
  - Lochbuie
  - Northglenn
  - Thornton
  - Westminster
- Small Lakes
- Major Lakes
- Rivers
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream
- Parcels
- County Boundary

1: 9,107



0.3 0 0.14 0.3 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

# Appendix B



**Mendoza East Lake Subdivision  
Final Drainage Report**



**STANDARD FORM SF-2**

*REFERENCE MHFD TABLE 6-2*

**Runoff Calculations**

**Time of Concentration**

Watercourse Coefficient

Heavy Meadow 2.5

Short Grass Pasture & Lawns 7.0

Grassed Waterway 15.0

Tillage/field 5.0

Nearly Bare Ground 10.0

Paved Area & Shallow Gutter 20.0

DESIGN POINT	SUB-BASIN DATA				INITIAL / OVERLAND TIME			TRAVEL TIME T(t)				T(t) min.	T(c) CHECK (URBANIZED BASINS)			FINAL T(c)
	DRAIN BASIN	AREA ac.	% I	C(5)	Length ft.	Slope %	T(i) min	Length ft.	Slope %	Coeff.	Velocity fps		COMP. T(c)	TOTAL LENGTH	EQ 6-5	min.
1	A1	0.29	100.0%	0.86	70	2.0	3.0	240	10.0	2.5	0.8	5.1	8.1	310	9.1	8.1
2	B1	0.30	50.0%	0.45	200	10.0	7.9	400	10.0	2.5	0.8	8.4	16.3	600	17.7	16.3
3	B2	0.24	50.0%	0.45	70	2.0	8.0	250	10.0	7.0	2.2	1.9	9.9	320	17.6	9.9
4	B3	0.24	50.0%	0.45	200	10.0	7.9	400	10.0	10.0	3.2	2.1	10.0	600	17.7	10.0
5	B4	0.37	50.0%	0.45	300	10.0	9.6	800	1.0	20.0	2.0	6.7	16.3	1100	18.6	16.3
6	B5	0.37	50.0%	0.45	100	2.0	9.5	800	1.0	20.0	2.0	6.7	16.2	900	18.4	16.2
7	B6	0.24	50.0%	0.45	100	2.0	9.5	100	5.0	20.0	4.5	0.4	9.9	200	17.6	9.9
8	B7	0.23	50.0%	0.45	100	2.0	9.5	550	5.0	20.0	4.5	2.0	11.5	650	17.8	11.5
9	B8	0.23	50.0%	0.45	100	2.0	9.5	550	5.0	20.0	4.5	2.0	11.5	650	17.8	11.5
10	B9	6.47	59.2%	0.52	100	2.0	8.4	550	5.0	20.0	4.5	2.0	10.4	650	16.2	10.4

**Mendoza East Lake Subdivision  
Final Drainage Report**



**STANDARD FORM SF-3**

*REFERENCE: MHFD Volume 1*

**Runoff Calculations**

*Rainfall Depth-Duration-Frequency (1-hr) = 1.43*

*(Rational Method Procedure)*

**Design Storm 5 Year**

BASIN INFORMATON				DIRECT RUNOFF				TOTAL RUNOFF				REMARKS
DESIGN POINT	DRAIN BASIN	AREA ac.	RUNOFF COEFF	T(c) min	C x A	I in/hr	Q cfs	T(c) min	SUM C x A	I in/hr	Q cfs	
1	A1	0.29	0.86	8.1	0.25	4.19	1.1					
2	B1	0.30	0.45	16.3	0.14	3.12	0.4	16.3	0.39	3.12	1.2	A1, A2
3	B2	0.24	0.45	9.9	0.11	3.89	0.4	16.3	0.49	3.12	1.5	A1 thru A3
4	B3	0.24	0.45	10.0	0.11	3.87	0.4					
5	B4	0.37	0.45	16.3	0.17	3.12	0.5	16.3	0.27	3.12	0.9	B1, B2
6	B5	0.37	0.45	16.2	0.16	3.13	0.5	16.3	0.44	3.12	1.4	B1 thru B3
7	B6	0.24	0.45	9.9	0.11	3.89	0.4					
8	B7	0.23	0.45	11.5	0.10	3.65	0.4	11.5	0.21	3.65	0.8	B4, B5
9	B8	0.23	0.45	11.5	0.10	3.65	0.4	11.5	0.31	3.65	1.1	B4, B5
10	B9	6.47	0.52	10.4	3.37	3.80	12.8	11.5	3.68	3.65	13.4	B4, B5

**Mendoza East Lake Subdivision  
Final Drainage Report**



**STANDARD FORM SF-3**

*REFERENCE: MHFD Volume 1*

**Runoff Calculations**

*Rainfall Depth-Duration-Frequency (1-hr) = 2.60*

*(Rational Method Procedure)*

**Design Storm 100 Year**

BASIN INFORMATON				DIRECT RUNOFF				TOTAL RUNOFF				REMARKS
DESIGN POINT	DRAIN BASIN	AREA ac.	RUNOFF COEFF	T(c) min	C x A	I in/hr	Q cfs	T(c) min	SUM C x A	I in/hr	Q cfs	
1	A1	0.29	0.89	8.1	0.26	7.62	2.0					
2	B1	0.30	0.69	16.3	0.21	5.67	1.2	16.3	0.47	5.67	2.7	A1, A2
3	B2	0.24	0.69	9.9	0.17	7.07	1.2	16.3	0.64	5.67	3.6	A1 thru A3
4	B3	0.24	0.69	10.0	0.17	7.03	1.2					
5	B4	0.37	0.69	16.3	0.26	5.68	1.5	16.3	0.42	5.68	2.4	B1, B2
6	B5	0.37	0.69	15.6	0.25	5.79	1.5	16.3	0.68	5.68	3.8	B1 thru B3
7	B6	0.24	0.69	9.9	0.16	7.07	1.2					
8	B7	0.23	0.69	11.5	0.16	6.63	1.0	11.5	0.32	6.63	2.1	B4, B5
9	B8	0.23	0.69	11.5	0.16	6.63	1.0	11.5	0.48	6.63	3.2	B4, B5
10	B9	6.47	0.73	10.4	4.70	6.91	32.5	11.5	5.18	6.63	34.4	B4, B5



# Appendix C

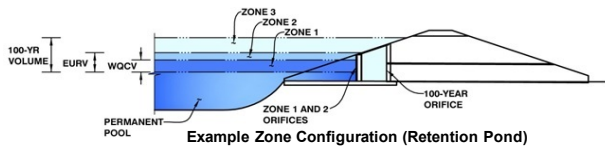


# DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: **MENDOZA EAST LAKE SUBDIVISION**

Basin ID: **RETENTION POND BASIN B**



Example Zone Configuration (Retention Pond)

## Watershed Information

Selected BMP Type =	<b>RP</b>
Watershed Area =	8.69 acres
Watershed Length =	1,000 ft
Watershed Length to Centroid =	500 ft
Watershed Slope =	0.005 ft/ft
Watershed Imperviousness =	57.00% percent
Percentage Hydrologic Soil Group A =	0.0% percent
Percentage Hydrologic Soil Group B =	0.0% percent
Percentage Hydrologic Soil Groups C/D =	100.0% percent
Target WQCV Drain Time =	12.0 hours
Location for 1-hr Rainfall Depths =	Commerce City - Civic Center

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

Water Quality Capture Volume (WQCV) =	0.131	acre-feet
Excess Urban Runoff Volume (EURV) =	0.474	acre-feet
2-yr Runoff Volume (P1 = 0.84 in.) =	0.319	acre-feet
5-yr Runoff Volume (P1 = 1.12 in.) =	0.476	acre-feet
10-yr Runoff Volume (P1 = 1.37 in.) =	0.644	acre-feet
25-yr Runoff Volume (P1 = 1.75 in.) =	0.948	acre-feet
50-yr Runoff Volume (P1 = 2.08 in.) =	1.194	acre-feet
100-yr Runoff Volume (P1 = 2.43 in.) =	1.480	acre-feet
500-yr Runoff Volume (P1 = 3.35 in.) =	2.185	acre-feet
Approximate 2-yr Detention Volume =	0.297	acre-feet
Approximate 5-yr Detention Volume =	0.456	acre-feet
Approximate 10-yr Detention Volume =	0.546	acre-feet
Approximate 25-yr Detention Volume =	0.655	acre-feet
Approximate 50-yr Detention Volume =	0.714	acre-feet
Approximate 100-yr Detention Volume =	0.831	acre-feet

## Optional User Overrides

<input type="text"/>	acre-feet
<input type="text"/>	acre-feet
<input type="text"/>	inches
<input type="text"/>	inches
<input type="text"/>	inches
<input type="text"/>	inches
<input type="text"/>	inches
<input type="text"/>	inches
<input type="text"/>	inches

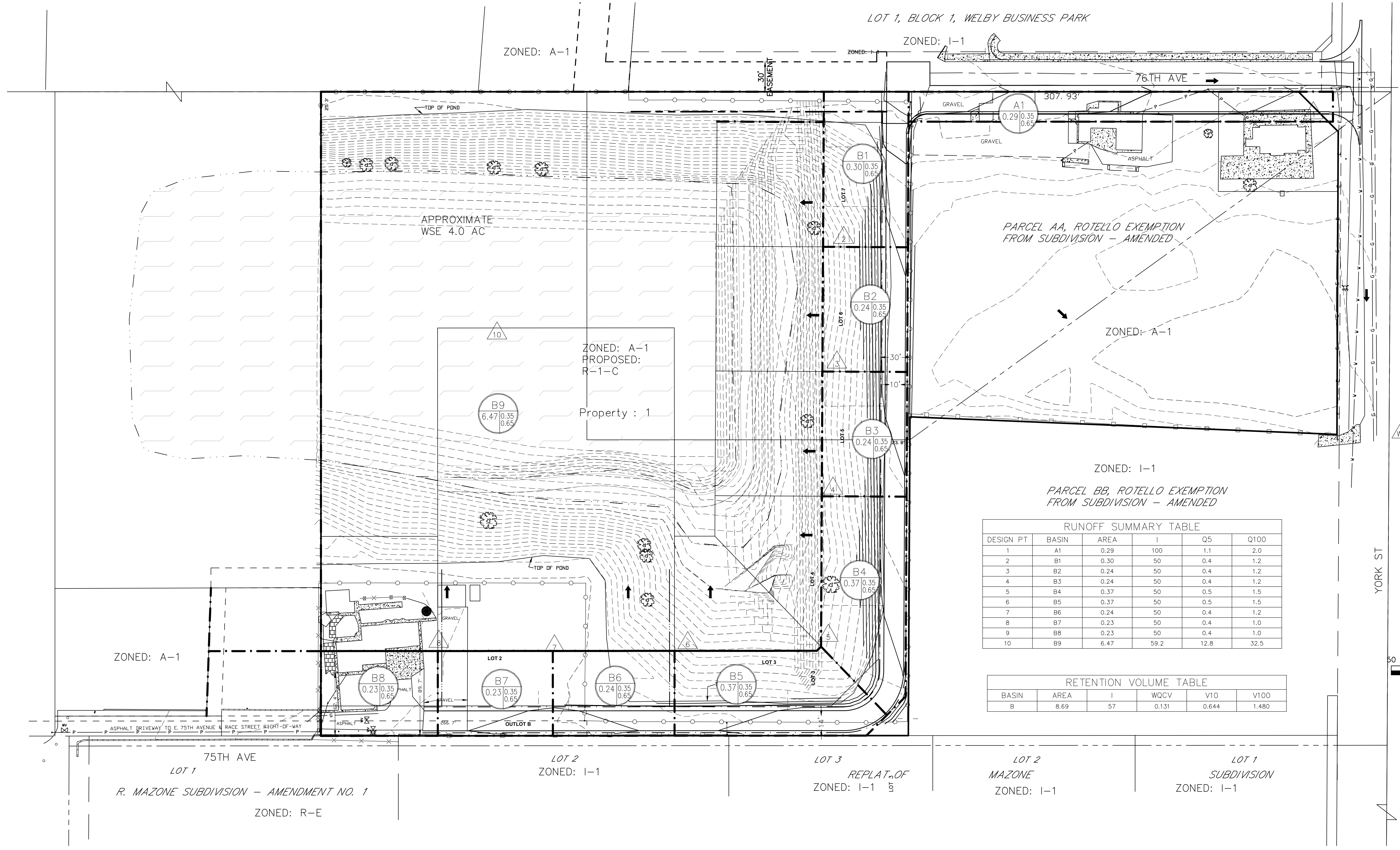
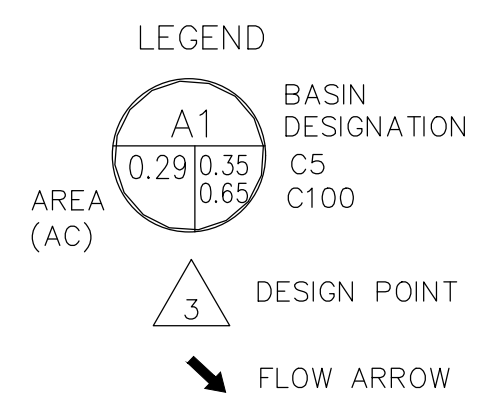
Depth Increment = <input type="text"/> ft									
Stage - Storage Description	Stage (ft)	Optional Override Stage (ft)	Length (ft)	Width (ft)	Area (ft <sup>2</sup> )	Optional Override Area (ft <sup>2</sup> )	Area (acre)	Volume (ft <sup>3</sup> )	Volume (ac-ft)
<b>Permanent Pool</b>									

## Worksheet for Side lot Channel

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	0.015 ft/ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	1.50 cfs
Results	
Normal Depth	5.1 in
Flow Area	0.7 ft <sup>2</sup>
Wetted Perimeter	3.5 ft
Hydraulic Radius	2.5 in
Top Width	3.38 ft
Critical Depth	4.7 in
Critical Slope	0.024 ft/ft
Velocity	2.11 ft/s
Velocity Head	0.07 ft
Specific Energy	0.49 ft
Froude Number	0.809
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	5.1 in
Critical Depth	4.7 in
Channel Slope	0.015 ft/ft
Critical Slope	0.024 ft/ft

# Appendix D





RUNOFF SUMMARY TABLE

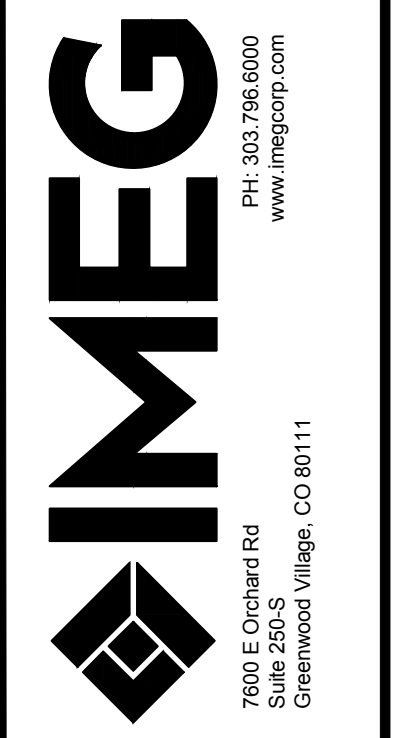
DESIGN PT	BASIN	AREA	I	Q5	Q100
1	A1	0.29	100	1.1	2.0
2	B1	0.30	50	0.4	1.2
3	B2	0.24	50	0.4	1.2
4	B3	0.24	50	0.4	1.2
5	B4	0.37	50	0.5	1.5
6	B5	0.37	50	0.5	1.5
7	B6	0.24	50	0.4	1.2
8	B7	0.23	50	0.4	1.0
9	B8	0.23	50	0.4	1.0
10	B9	6.47	59.2	12.8	32.5

RETENTION VOLUME TABLE

BASIN	AREA	I	WQCV	V10	V100
B	8.69	57	0.131	0.644	1.480

REVISIONS

No.	DESCRIPTION	DATE



MENDOZA EAS T LAKE SUBDIVISION  
FINAL DRAINAGE EXHIBIT

IMEG Project No:  
22003209.00  
File Name:  
Drainage Exhibit.dwg  
© COPYRIGHT 2022  
ALL RIGHTS RESERVED  
Field Book No:  
Drawn By: DDD  
Checked By: RAR  
Date: 8/1/2022  
**1**  
Sheet 1 of 1

Monday, August 22, 2022 4:36:59 PM  
C:\2022\22003209.00\DESIGN\DWG\320\320 SHEET SETS\DRAINAGE EXHIBIT.DWG



TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071084

Certificate Number 2023-234595

Parcel 0171935400086

Order Number

Assessed To

Vendor ID

MENDOZA RAFAEL AND
C/O:MENDOZA FLORENCE
1955 E 75TH AVE
DENVER, CO 80229-6513

MARK ANDREW MOLEN

Table with 2 columns: Legal Description, Situs Address. Includes parcel details and address 2001 E 75TH AVE.

Table with 6 columns: Year, Tax, Interest, Fees, Payments, Balance. Shows 2022 tax charge of \$5,601.28 and a grand total due of \$0.00 as of 08/10/2023.

Tax Billed at 2022 Rates for Tax Area 085 - 085

Table with 6 columns: Authority, Mill Levy, Amount, Values, Actual, Assessed. Lists various tax authorities like Rangeview Library District and Adams County Fire Protection.

\* 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 TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

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





**TREASURER & PUBLIC TRUSTEE  
ADAMS COUNTY, COLORADO  
Certificate Of Taxes Due**

Account Number R0071083  
Parcel 0171935400085  
Assessed To  
MENDOZA RAFAEL AND  
C/O:MENDOZA FLORES  
1955 E 75TH AVE  
DENVER, CO 80229-6513

Certificate Number 2023-234596  
Order Number  
Vendor ID  
MARK ANDREW MOLEN

Legal Description	Situs Address
SECT,TWN,RNG:35-2-68 DESC: PARCEL AA THAT PART OF ROTELLO EXEMPTION FROM SUBDIVISION DESC AS BEG AT THE SE COR OF PARC A OF ROTELLO EXEMPTION FROM SUBD TH N 00D 02M 35S W 5 FT TO THE TRUE POB TH N 87D 36M 28S W 431/23 FT TO A PT TH S 00D 01M 53S E 23 FT TH N 90D 00M 00S W 326/08 FT TH N 00D 00M 00S E 343/20 FT TH N 89D 35M 27S E 756/69 FT TH S 00D 02M 35S E 343/61 FT TO TRUE POB EXC RD (REC NO 201800020491) 5/871A	7591 YORK ST

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$3,430.20	\$0.00	\$0.00	(\$3,430.20)	\$0.00
<b>Total Tax Charge</b>					\$0.00
<b>Grand Total Due as of 08/10/2023</b>					\$0.00

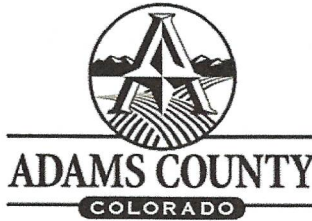
Tax Billed at 2022 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$115.03	RES IMPRV LAND	\$168,000	\$11,680
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$558.57	SINGLE FAMILY RES	\$289,800	\$20,140
ADAMS COUNTY	26.9670000	\$858.09	Total	\$457,800	\$31,820
NORTH WASHINGTON WATER & SA	0.7750000	\$24.66			
SD 1	57.8890000	\$1,842.03			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$3.18			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$28.64			
<b>Taxes Billed 2022</b>	<b>107.8000000</b>	<b>\$3,430.20</b>			

\* 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 TREASURY 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





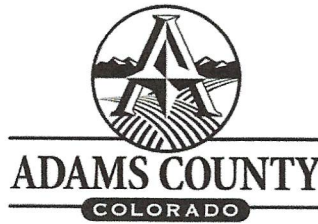
## REZONING (Zoning Map Amendment)

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

All applications shall be submitted electronically to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org). If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

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

Applications Fees	Amount	Due
Application	\$1,600	After complete application received



**Application Type:**

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

**PROJECT NAME:**

**APPLICANT**

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

**OWNER**

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

**DESCRIPTION OF SITE**

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES  NO

If Yes, please list PRE#:

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

## Explanation of Project

RE: MENDOZA REPLAT – 2001 E 75<sup>th</sup> and 7591 York Street  
PARCELS 171935400086 (6.1657 acres) and 171935400085 (5.8316 acres)  
APPLICATION FOR REZONING 7591 YORK STREET AND ADJOINING LOT  
BLOCK 1 LOT 2 MENDOZA EAST LAKE SUBDIVISION

This is an additional application to change the zoning associated with the replat of two Mendoza properties combining them into one parcel then subdividing the parcel into four lots. The re-zoning will create an R-1-C zoning for the residential structure and I-1 zoning for the 3.014-acre vacant lot. The property is currently listed in Adams County records as Rotello Subdivision as shown on the County Map. The legal descriptions of the two parcels are also attached. Both parcels are owned by Ralph and Florence Mendoza. A conceptual review meeting PRE2021-00019 was held on April 7, 2021.

The proposed new lots are:

- 1 PROPOSED LOT 1, BLOCK 1 – ±0.257 acres existing structure 7591 York Street residential lot.
- 2 PROPOSED LOT 2, BLOCK 1 – ±3.014 acres undeveloped land with existing buildings to be removed.

All the lots have existing utilities gas, sewer, water, and electricity and a “will serve” letter is provided by North Washington Water and Sanitation District for the new lot.

Process description:

1. Under a PLAT CORRECTION - Combine two agricultural zoned parcels 171935400086 (± 6.1657 acres) and 171935400085 (± 5.8316 acres) into one parcel approximately ±11.9973 acres in size and titled Mendoza East Lake Subdivision. The two parcels are both owned by Rafael and Florence Mendoza who are part of the application process.
2. Under a MINOR SUBDIVISION - Subdivide the newly created ± 11.9973-acre parcel into the four (4) proposed lots listed above.
3. Under a CHANGE IN ZONING (Attachment 7 - Application submitted separately) convert the current A-1 zoning of three lots.
  - a. Proposed Lot 1, Block 1 existing residential structure at 7591 York Street change from A-1 zoning to R-1-C zoning.
  - b. Proposed Lot 2, Block 1 undeveloped land change from A-1 zoning to I-1 zoning.

The included map titled Mendoza East Lake Subdivision – Final Plat displays the combined property and lots. The owners and a professional land surveyor sign the map.

Attachment 1 is the Rotello Subdivision shown on the Adams County Map of the parcels submitted for a Plat Correction and includes the legal descriptions. Attachment 2 includes the new Plat, Mendoza East Lake Subdivision – Final Plat.

The Mendoza East Lake Subdivision – Final Plat shows the neighboring zoning, a mix of agriculture, industrial and residential. Approximately 20-25% of the adjoining or nearby property is industrial and the rest is residential and agricultural. Zoning for this area is described in the Adams County Comprehensive Plan is “Mixed Use – Employment Area.” The proposed replat and subdivision complies with the Comprehensive Plan which states that “some additional residential uses may be appropriate” is described as it pertains to the town of Welby.

The existing residential structure 7591 York Street is currently on A-1 zoned property and is proposed as Block 1, Lot 1 on the Mendoza East Lake Subdivision Plat. The ± 0.275 acres residence is proposed to be zoned R-1-C. Proposed Block 1, Lot 2 is ± 3.014 acres and would be zoned Industrial (I-1) and is compatible with other properties along York Street.

Emergency access is readily available on York Street and on 75<sup>th</sup> Avenue. A traffic study should not be needed based on the current proposed uses, an existing residence and vacant land. Water and sewer utilities will be installed by the applicant to a proposed new Block 1, Lot 2 and the residence on Block 1, Lot 1 (7591 York Street) has power. Water is provided in accordance with the North Washington Water and Sanitation District and electrical power and gas is provided by Xcel Energy.

Drainage for the proposed Block 1, Lot 4 is sloped to drain to the lake. Erosion controls will be provided when development plans are submitted for approval in accordance with Adams County building permit applications.

A neighborhood meeting was held on August 31, 2022. Copies of the neighborhood meeting sign in sheet, the certificates of Surface Development and Mineral Estate Owners, utility information, and property deeds and tax payment certificates have been previously submitted.

Questions can be answered by contacting the owner agent and/or land development consultant below.

OWNER AGENT MAIN CONTACT: Rafael Mendoza – 303-910-5172

OWNER: Ralph Mendoza – 303-598-4002

LAND DEVELOPMENT CONSULTANT: Mark Molen – 303-450-1600

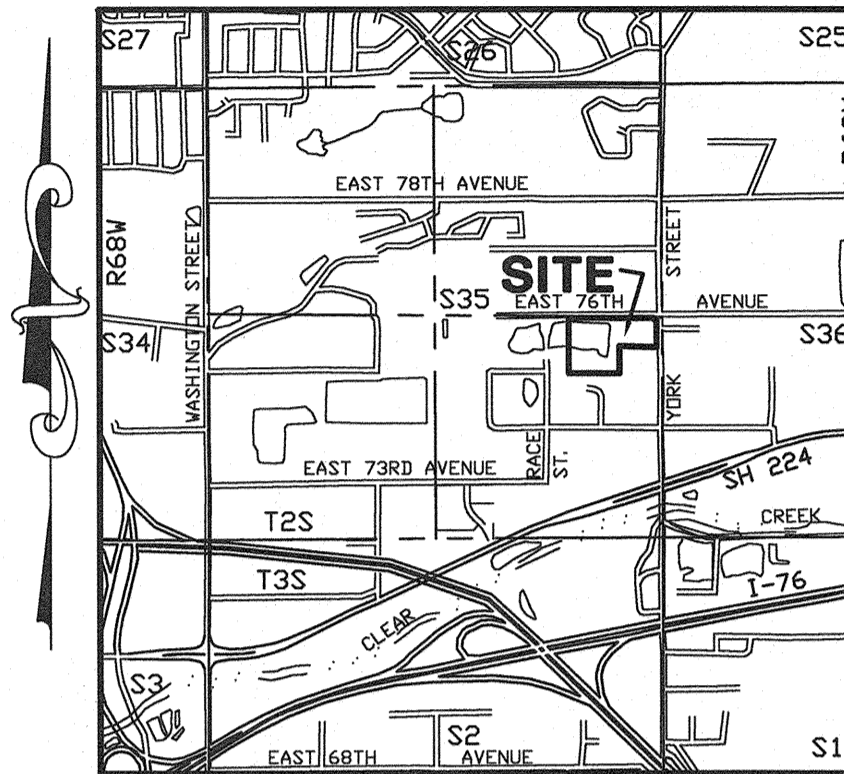


# MENDOZA EAST LAKE SUBDIVISION

PARCEL AA, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED, PARCEL C, ROTELLO CASE NO. \_\_\_\_\_  
 EXEMPTION FROM SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE NORTHEAST  
 ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68  
 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

## SHEET 1 OF 2 VICINITY MAP

SCALE: 1"=2000'



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF PARCEL AA, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED AS RECORDED IN SURVEY NO. 128, RECEPTION NO. C0094768, AND PARCEL C, ROTELLO EXEMPTION FROM SUBDIVISION AS RECORDED IN SURVEY NO. 115, RECEPTION NO. B1203827, ADAMS COUNTY RECORDS, BEING A PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35; THENCE SOUTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 93.03 FEET TO THE NORTHWEST CORNER OF THE WEST RIGHT-OF-WAY LINE DESCRIBED IN RECEPTION NO. 201800020491, ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;  
 THENCE SOUTH 44°52'57" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 56.45 FEET; THENCE SOUTH 00°14'05" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 303.49 FEET TO THE SOUTH LINE OF PARCEL AA SAID ROTELL EXEMPTION FROM SUBDIVISION - AMENDED; THENCE NORTH 87°39'23" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 428.54 FEET TO THE EAST LINE OF SAID PARCEL C, ROTELLO EXEMPTION FROM SUBDIVISION; THENCE SOUTH 00°17'30" WEST ALONG SAID EAST LINE, A DISTANCE OF 319.41 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL C; THENCE SOUTH 89° 57'59" WEST ALONG THE SOUTH LINE OF SAID PARCEL C, A DISTANCE OF 589.03 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL C; THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID PARCEL C, A DISTANCE OF 645.71 FEET TO THE NORTHWEST CORNER OF SAID PARCEL C; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID PARCEL C AND THE NORTH LINE OF SAID PARCEL AA, A DISTANCE OF 980.24 FEET TO THE POINT OF BEGINNING  
 CONTAINS 523,791 SQUARE FEET OR 12.025 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOTS, BLOCKS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MENDOZA EAST LAKE SUBDIVISION, AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR PUBLIC USE, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, WATER LINES, AND SEWER LINES TOGETHER WITH RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT IN INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAIS EASEMENTS AND RIGHTS TO BE USED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS 10<sup>th</sup> DAY OF August, 2023

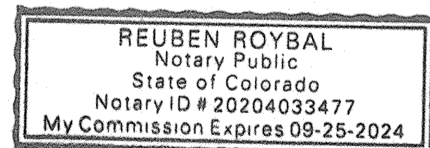
Rafael Mendoza RAFAEL MENDOZA  
Florence Mendoza FLORENCE MENDOZA

**ACKNOWLEDGEMENT:**

STATE OF COLORADO)  
 COUNTY OF ADAMS )

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS 10<sup>th</sup> DAY OF August, 2023, BY RAFAEL MENDOZA AND FLORENCE MENDOZA.

Reuben Roybal  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 09-25-2024  
 MY ADDRESS IS: 9110 N Washington St.  
Thornton, CO 80229



**PLAT NOTES:**

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.

**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

**APPROVALS:**

PLANNING COMMISSION APPROVAL:

APPROVED BY THE 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 \_\_\_\_\_, 20\_\_\_\_\_.

CHAIR

CERTIFICATE OF THE CLERK AND RECORDER:

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

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ COUNTY CLERK AND RECORDER

**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.

**BASIS FOR BEARINGS:**

THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (THE WEST END BEING A 3-1/4" ALUMINUM CAP, P.L.S. 7276, 1988 AND THE EAST END BEING A 3-1/4" ALUMINUM CAP, 1993, P.L.S. 6973) OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS, NORTH 90°00'00" EAST.

**SURVEY NOTES:**

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 FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY ACROSS THESE PREMISES.

EXCEPT AS SHOWN OR SPECIFICALLY STATED, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.

THIS PARCEL OF LAND LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED IN THE F.E.M.A., FLOOD INSURANCE RATE MAP, MAP NUMBER 08001C0604H, MAP REVISED MARCH 05, 2007.

THE LINEAL UNITS USED AND SHOWN HEREON IS U. S. SURVEY FOOT. THE BEARINGS AND DISTANCES SHOWN HEREON ARE AS MEASURED.

**Prepared By:**

R. W. BAYER & ASSOCIATES, INC.  
 12170 TEJON STREET, UNIT 700  
 WESTMINSTER, COLORADO 80234  
 (303) 452-4433 rwbbsurveying@hotmail.com  
 CAD FILE: 21078P/21078P.dwg

Date Prepared: JUNE 15, 2021  
 REVISED: 07-21-23 RECDNF1G LDTS

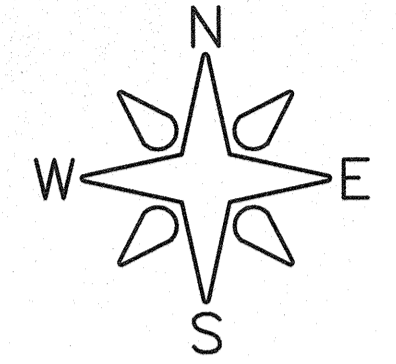
RECEPTION NO.: \_\_\_\_\_

# MENDOZA EAST LAKE SUBDIVISION

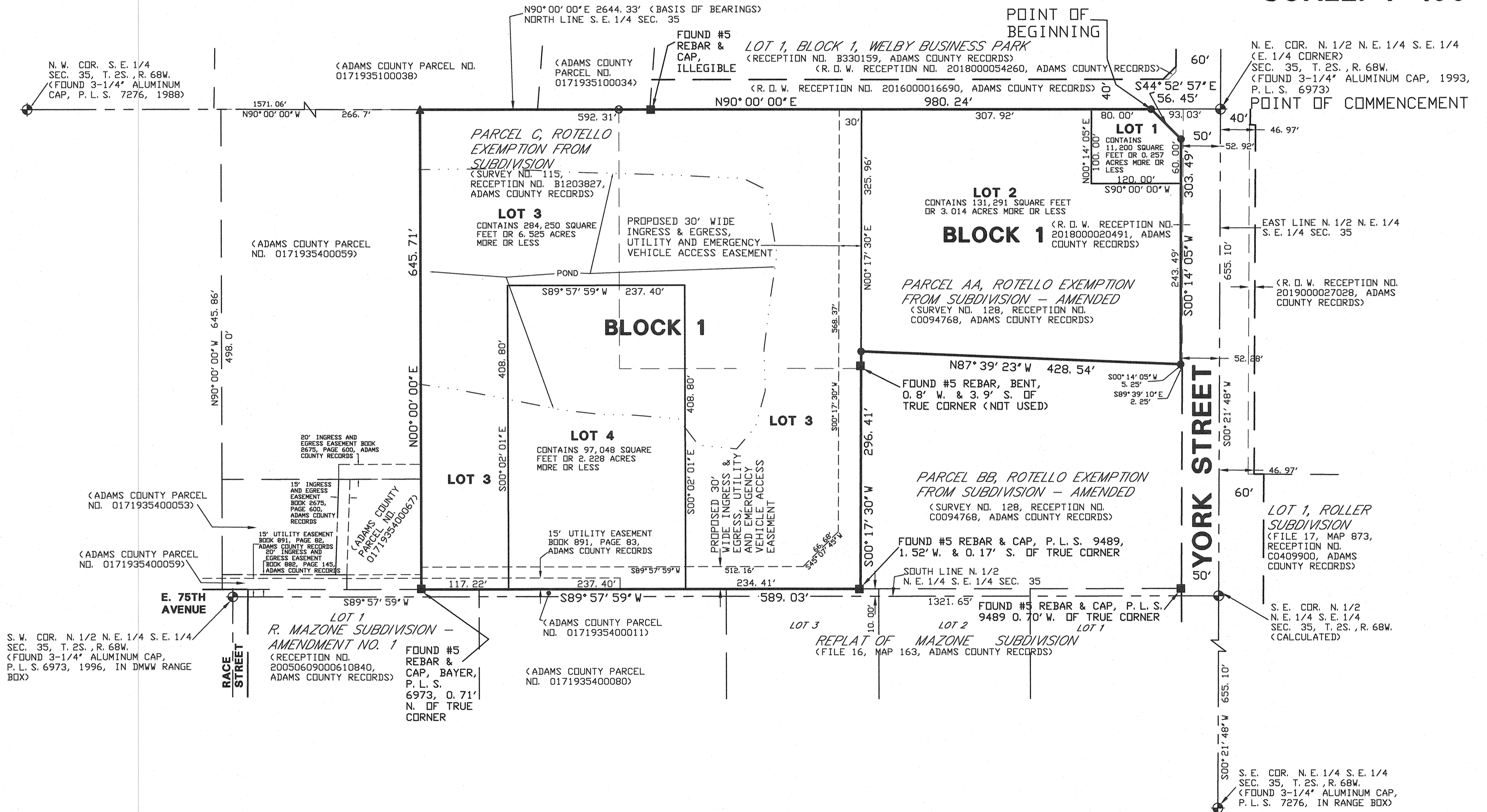
PARCEL AA, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED, PARCEL C, ROTELLO EXEMPTION FROM SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
SHEET 2 OF 2

## LEGEND

- DENOTES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH W/GROUND
- ⊗ DENOTES: FOUND #5 REBAR & CAP, P. L. S. 37971, FLUSH W/GROUND
- DENOTES: FOUND MONUMENT AS DESCRIBED HEREON
- ▲ DENOTES: FOUND #5 REBAR & CAP, P. L. S. 25379, FLUSH W/GROUND



0 50' 100' 200'  
**SCALE: 1"=100'**



Prepared By:  
R. W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, UNIT 700  
WESTMINSTER, COLORADO 80234  
(303) 452-4433 rwbosurveying@hotmail.com  
CAD FILE: 21078P/21078P.dwg

Date Prepared: JUNE 15, 2021  
REVISED: 07-21-23 RECONFIG LOTS



1889 York Street  
Denver, CO 80206  
(303) 333-1105  
FAX (303) 333-1107  
E-mail: [lsc@lscdenver.com](mailto:lsc@lscdenver.com)



July 31, 2023

Mr. Mark A. Molen  
Molen & Associates  
2090 E. 104<sup>th</sup> Avenue, #205  
Thornton, CO 80233

Re: Mendoza Minor Subdivision  
Adams County, CO  
LSC #230610

Dear Mr. Molen:

Per your request, we have completed this trip generation letter for the proposed Mendoza Minor Subdivision development to be located in Adams County, Colorado.

### **INTRODUCTION**

The purpose of this letter is to estimate the trip generation potential for the currently proposed land use.

### **LAND USE AND ACCESS**

The site is proposed to include one single-family dwelling unit. Full movement access is proposed to Race Street. The conceptual site plan is attached.

### **TRIP GENERATION**

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed site based on the rates from Trip Generation, 11<sup>th</sup> Edition, 2021 by the Institute of Transportation Engineers (ITE).

The site is projected to generate about 9 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., no vehicles would enter and about 1 vehicle would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 1 vehicle would enter and no vehicles would exit the site.

**CONCLUSION**



The impact of the proposed Mendoza Minor Subdivision development will be well below 20 trips on a typical weekday so should have a minimal impact on the surrounding roadway network. No additional analysis should be needed.

\* \* \*

We trust this information will assist you in planning for the proposed Mendoza Minor Subdivision development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:  

Christopher S. McGranahan, P.E.  
Principal/Professional Engineer

CSM/wc      7-31-23

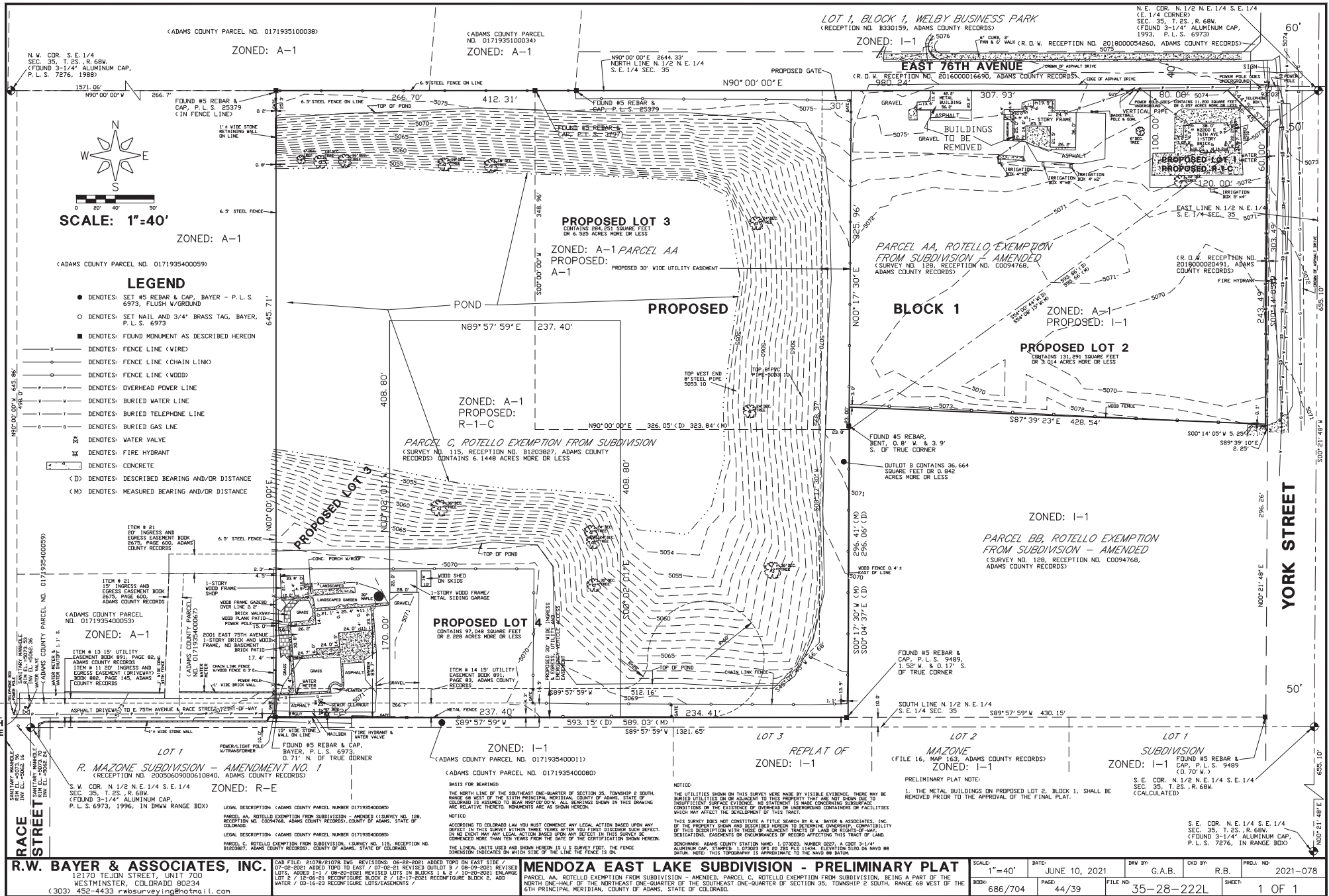
Enclosures: Table 1  
Site Plan

**Table 1**  
**ESTIMATED TRAFFIC GENERATION**  
**Mendoza Minor Subdivision**  
**Adams County, CO**  
**LSC #230610; July, 2023**

Trip Generating Category	Quantity	Trip Generation Rates <sup>(1)</sup>				Vehicle-Trips Generated						
		Average	AM Peak-Hour		PM Peak-Hour		Average	AM Peak-Hour		PM Peak-Hour		
		Weekday	In	Out	In	Out	Weekday	In	Out	In	Out	
<b>CURRENTLY PROPOSED LAND USE</b>												
Single-Family Detached Housing <sup>(2)</sup>	1 DU <sup>(3)</sup>	9.43	0.175	0.525	0.592	0.348	9	0	1	1	0	

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021
- (2) ITE Land Use No. 210 - Single-Family Detached Housing
- (3) DU = dwelling units



(ADAMS COUNTY PARCEL NO. 0171935100038)

(ADAMS COUNTY PARCEL NO. 0171935100034)

**LOT 1, BLOCK 1, WELBY BUSINESS PARK**  
(RECEPTION NO. 8300159, ADAMS COUNTY RECORDS)

N.E. COR. N. 1/2 N.E. 1/4 S.E. 1/4  
(E. 1/4 CORNER)  
SEC. 35, T. 2S., R. 68W.  
(FOUND 3-1/4" ALUMINUM CAP,  
P.L.S. 6973)

N.W. COR. S.E. 1/4  
SEC. 35, T. 2S., R. 68W.  
(FOUND 3-1/4" ALUMINUM CAP,  
P.L.S. 7276, 1988)

ZONED: A-1

ZONED: A-1

ZONED: I-1

**EAST 76TH AVENUE**

(R. D. W. RECEPTION NO. 2016000014690, ADAMS COUNTY RECORDS)



SCALE: 1"=40'

(ADAMS COUNTY PARCEL NO. 0171935400059)

**LEGEND**

- DENOTES: SET #5 REBAR & CAP, BAYER - P.L.S. 6973, FLUSH W/GROUND
- DENOTES: SET NAIL AND 3/4" BRASS TAG, BAYER, P.L.S. 6973
- DENOTES: FOUND MONUMENT AS DESCRIBED HEREIN
- - - DENOTES: FENCE LINE (WIRE)
- - - DENOTES: FENCE LINE (CHAIN LINK)
- - - DENOTES: FENCE LINE (WOOD)
- - - DENOTES: OVERHEAD POWER LINE
- - - DENOTES: BURIED WATER LINE
- - - DENOTES: BURIED TELEPHONE LINE
- - - DENOTES: BURIED GAS LINE
- - - DENOTES: WATER VALVE
- - - DENOTES: FIRE HYDRANT
- DENOTES: CONCRETE
- (D) DENOTES: DESCRIBED BEARING AND/OR DISTANCE
- (M) DENOTES: MEASURED BEARING AND/OR DISTANCE

ZONED: A-1

**PROPOSED LOT 3**  
CONTAINS 97,048 SQUARE FEET  
OR 2.22 ACRES MORE OR LESS

ZONED: A-1 PARCEL AA  
PROPOSED: A-1

**PARCEL AA, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED**  
(SURVEY NO. 128, RECEPTION NO. C0094768, ADAMS COUNTY RECORDS)

**PROPOSED LOT 2**  
CONTAINS 131,291 SQUARE FEET  
OR 3.04 ACRES MORE OR LESS

ZONED: A-1  
PROPOSED: I-1

**PARCEL BB, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED**  
(SURVEY NO. 128, RECEPTION NO. C0094768, ADAMS COUNTY RECORDS)

**PARCEL C, ROTELLO EXEMPTION FROM SUBDIVISION**  
(SURVEY NO. 115, RECEPTION NO. B1203882, ADAMS COUNTY RECORDS) CONTAINS 6,148 ACRES MORE OR LESS

**PROPOSED LOT 4**  
CONTAINS 97,048 SQUARE FEET  
OR 2.22 ACRES MORE OR LESS

ZONED: A-1  
PROPOSED: R-1-C

(ADAMS COUNTY PARCEL NO. 0171935400053)

ZONED: A-1

(ADAMS COUNTY PARCEL NO. 0171935400067)

ZONED: A-1

(ADAMS COUNTY PARCEL NO. 0171935400011)

ZONED: I-1

(ADAMS COUNTY PARCEL NO. 0171935400080)

ZONED: I-1

(FILE 16, MAP 163, ADAMS COUNTY RECORDS)

ZONED: I-1

(FOUND #5 REBAR & CAP, P.L.S. 9489 (0.70' W.))

ZONED: I-1

(S.E. COR. N. 1/2 N.E. 1/4 S.E. 1/4 SEC. 35, T. 2S., R. 68W. (CALCULATED))

S.W. COR. N. 1/2 N.E. 1/4 S.E. 1/4  
SEC. 35, T. 2S., R. 68W.  
(FOUND 3-1/4" ALUMINUM CAP,  
P.L.S. 6973, 1996, IN DMW RANGE BOX)

ZONED: R-E

**PARCEL AA, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED** (SURVEY NO. 128, RECEPTION NO. C0094768, ADAMS COUNTY RECORDS), COUNTY OF ADAMS, STATE OF COLORADO.

**PARCEL C, ROTELLO EXEMPTION FROM SUBDIVISION** (SURVEY NO. 115, RECEPTION NO. B1203882, ADAMS COUNTY RECORDS), COUNTY OF ADAMS, STATE OF COLORADO.

**PARCEL BB, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED** (SURVEY NO. 128, RECEPTION NO. C0094768, ADAMS COUNTY RECORDS), COUNTY OF ADAMS, STATE OF COLORADO.

**PARCEL C, ROTELLO EXEMPTION FROM SUBDIVISION** (SURVEY NO. 115, RECEPTION NO. B1203882, ADAMS COUNTY RECORDS), COUNTY OF ADAMS, STATE OF COLORADO.

THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR N90°00'00"W. ALL BEARINGS SHOWN IN THIS DRAWING ARE RELATIVE THERE TO, MONUMENTS ARE AS SHOWN HEREON.

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

THE LINEAL UNITS USED AND SHOWN HEREON IS U.S. SURVEY FOOT; THE FENCE DIMENSION INDICATED ON WHICH SIDE OF THE LINE THE FENCE IS ON.

NOTICE: THE UTILITIES SHOWN ON THIS SURVEY WERE MADE BY VISIBLE EVIDENCE. THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS PROPERTY THAT ARE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND UTILITIES OR FACILITIES WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT.

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

BEARING: ADAMS COUNTY STATION NAME: 1. 075229 GPS 20 426 PLS 11244. ELEVATION: 5102.00 MWS 88 DATA. NOTE: THIS TOWNSHIP IS APPROXIMATE TO THE 1928-29 DATUM.

**R.W. BAYER & ASSOCIATES, INC.**  
12170 TEJON STREET, UNIT 700  
WESTMINSTER, COLORADO 80234  
(303) 452-4433 rwsurveying@hotmail.com

**MENDOZA EAST LAKE SUBDIVISION - PRELIMINARY PLAT**  
PARCEL AA, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED, PARCEL C, ROTELLO EXEMPTION FROM SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SCALE:	DATE:	DRW BY:	CHK BY:	PROJ. NO.
1"=40'	JUNE 10, 2021	G.A.B.	R.B.	2021-078
BOOK:	PAGE:	FILE NO.	SHEET:	
686/704	44/39	35-28-222L	1 OF 1	



# Final Drainage Report

---

## Mendoza East Lake Subdivision

### Prepared for:

Rafael Mendoza  
1955 E. 75<sup>th</sup> Ave  
Denver, CO 80229

### Prepared by:

IMEG  
7600 E. Orchard Road, Suite 250-S  
Greenwood Village, CO 80111  
Rick Rome P.E. LEED AP  
303-796-6067  
Rick.a.rome@imegcorp.com

Date:  
August 22, 2022

IMEG #22003209

## TABLE OF CONTENTS

A.	General Location and Description .....	1
	1. Location.....	1
	2. Description of Property. ....	1
B.	Objectives .....	2
C.	Drainage Basins .....	2
D.	Drainage Design Criteria .....	3
	1. Hydrological Criteria .....	3
	2. Hydraulic Criteria .....	3
	3. Adaptations from Criteria .....	<b>Error! Bookmark not defined.</b>
E.	Drainage Facility Design .....	4
	1. General Concept .....	4
	2. Specific Details.....	4
F.	Summary .....	4
G.	References .....	4
H.	Appendices .....	<b>Error! Bookmark not defined.</b>

Engineers Certification

I hereby certify that this report (plan) for the Preliminary Drainage design of Mendoza East lake Subdivision was prepared by me or under my direct supervision in accordance with the provisions of Adams County Storm Drainage Design and Technical Criteria for the owners thereof. I understand that Adams County does not and will not assume liability for drainage facilities designed by others.”

\_\_\_\_\_  
date

\_\_\_\_\_  
Rick Rome, PE  
Colorado 35103  
Registered Professional Engineer

Owners Certification

Mendoza East Lake Subdivision hereby certifies that the drainage facilities for Mendoza East Lake Subdivision shall be constructed according to the design presented in this report. I understand that Adams County does not and will not assume liability for the drainage facilities designed and/ or certified by my engineer. I understand that Adams County reviews drainage plans pursuant to Colorado Revised Statues Title 30, Article 28; but cannot, on behalf of Mendoza East Lake Subdivision, guarantee that final drainage design review will absolve (Name of Developer) and/ or their successors and/ or assigns the future liability for improper design. I further understand that approval of the Final Plat and/ or Final Development Plan does not imply approval of my engineer’s drainage design.

\_\_\_\_\_  
date

\_\_\_\_\_  
Rafael Mendoza

\_\_\_\_\_  
Authorized Signature





## Final Drainage Report Mendoza East Lake Subdivision

### A. General Location and Description

#### Location

This project is in the SE ¼ Section 35, Township 2 South Range 68 West of the 6<sup>th</sup> PM, Adams County, Colorado. The property is identified as Parcel AA Rotello Subdivision – Amended Parcel C Rotello Subdivision. The site is bounded on the south by a private road being an extension of 75<sup>th</sup> Avenue. York Street is located approximately 400 feet east of the project. The north boundary is an extension of 76<sup>th</sup> Avenue

#### Description of Property.

The site being evaluated contains approximately 9.0 acres of which 0.3 acres is a proposed ROW dedication for 76<sup>th</sup> Ave.

This area includes a private lake together with overbank regions along the south and western boundary of the property. There are no previous drainage reports identified with the property. The site is currently partially developed with private drive access located along the south side of the property and existing residential homes. The north and west bank of the pond area is protected with an existing rock wall and landscape area. The eastern and southern banks are covered with bunch grasses and isolated trees and shrubs.

The site generally slopes to the existing lake area that serves as a retention area for locally generated stormwaters. This proposed drainage pattern will be maintained consistent with the existing drainage. There are no major Drainageways adjacent to the site.

Surrounding uses include a combination of residential and light industrial developments. Clear Creek is located approximately 0.4 miles south of the site. The South Platte River is located approximately 0.7 miles east of the site. The regional land forms generally slope to the south on and adjacent to the site.

Soil type on site is a Nunn Clay Loam which is consistent with Hydrologic soil group C. The site is in a Zone X flood area which represents an area of minimal flood hazard.

B. Objectives

This project is proposed as residential development for seven lots being approximately 0.5 acres each and developed as lakefront property. A private drive will be provided along the south and east sides of the development with an extension of 76<sup>th</sup> Avenue serving as a secondary connection for emergency services at York Street.

Stormwater runoff for the project will be directed to the existing lake that currently serves as a local retention facility for stormwater runoff exclusive to the site.

The ultimate development of the site will progress as a phased development with the private drive extension comprising 0.5 acres of new pavement all draining to the existing lake. Individual lots will include impervious coverage including rooftops, driveways, patios and sidewalks at an estimate 50% lot coverage.

C. Drainage Basins

Major Basin Descriptions

The larger site is in the lower reaches of the Clear Creek Drainage Basin. Runoff from this site is tributary to a local retention area that was historically a gravel mine. The York Street drainage improvements are addressed as part of the Drainage Report for York Street Improvements prepared by Drexel Barrell dated February 14, 2019.

Sub Basin Descriptions

The drainage system is presented as two on site basins (A and B) which flow along two general paths. Basin A continues along its historic path and is tributary to the outfall system in York Street. This system is tributary to Clear Creek south of the project area. Improvement in the basin include the south half of the 76<sup>th</sup> Ave Improvements. This area is described as Basins A8 and A9 in the York Street Drainage report which is tributary to design point W4 located at the southeast corner of Mendoza East Lake Subdivision Lots 1 and 2 of Block 1 in the York Street Right of Way

Basin B represents the proposed pad sites and retention area that will be a phased development of single family lots over time. These are planned as 0.5 acre lots with Pond frontage.

Impervious coverage for the site is based on an assumed 50% coverage for the residential lots that includes the frontage road for service access to the property. Paved areas and water surface are estimated at 100% impervious coverage. Landscape and slope areas are estimated at 2% impervious coverage.



D. Drainage Design Criteria  
Development Criteria Reference Constraints

This project is proposed in conformance with the Adams County Storm Drainage Design and Stormwater Quality Regulations and supporting information from the Mile High Flood District Drainage Criteria Manuals Volumes 1, 2 and 3.

Runoff summary table

Basin	%I	C5	C100	Q5	Q100
A1	100	0.86	0.89	1.1	2.0
B1	50	0.45	0.69	0.4	1.2
B2	50	0.45	0.69	0.4	1.2
B3	50	0.45	0.69	0.4	1.2
B4	50	0.45	0.69	0.5	1.5
B5	50	0.45	0.69	0.5	1.5
B6	50	0.45	0.69	0.4	1.2
B7	50	0.45	0.69	0.4	1.0
B8	50	0.45	0.69	0.4	1.0
B9	59.2	0.52	0.73	12.8	32.5

The comparison table documents locally generated runoff specific to the proposed development. Future development on Block 1 will include a site-specific drainage analysis at the time of development.

Hydrological Criteria

The design events storms for the project are 5 year for minor event conveyance and 100 year for major event conveyance. The Basin B area is retained in the existing pond region. Based on ultimate development total runoff, the total 100-year volume generated in the basin is 1.48 ac ft. The existing pond water surface encompasses approximately 4 acres. The 100-year retention volume would result in an approximate 0.37 foot rise in water surface elevation.

Hydraulic Criteria

Storm system hydraulics for the onsite system is based on surface conveyance to the pond area. Lot line areas are grades such that a swale will direct surface flow to the pond area. These channels are estimated with a maximum 100-year flow rate of 1.5 cfs. Channel Geometry is presented for non-erosive conditions that includes a 1.5% longitudinal slope with 4:1 side slope allowing for 5.1 inches of flow depth. Under these conditions, Froude number is 0.8, velocity is 2.1 fps, representing a non-erosive subcritical flow regime. The shallow nature of the drainage channel may warrant a perforated sub drain installed at the invert



of the channel to promote a more controlled path for smaller event and nuisance flows. This feature can be added as warranted for individual areas.

#### E. Drainage Facility Design

##### General Concept

Drainage design for development in the Mendoza Subdivision respects existing drainage patterns that are associated with the site and builds on the assumptions presented with the York Street Drainage design at 76<sup>th</sup> Ave. The system is divided along two general outfall paths identified as Basin A and Basin B.

##### Specific Details

The Basin A drainage path is accounted for as part of the York Street improvement design. The area tributary from Basin A represents the proposed south half of 76<sup>th</sup> Avenue that is collected in a proposed curb and gutter that is extended from the York Street Improvements. Surface flows are directed south in York Street where they are intercepted at an existing 5' Type 'R' Inlet at York Street design point W4.

The Basin B drainage path represents a series of drainage channels constructed along the proposed lot lines directing surface runoff to the existing retention pond. Each individual lot will include an evaluation of channel operation where landscape and nuisance flows are considered as part of the individual site development. The typical alternative presented with this design includes a triangular channel approximately 1 foot deep with 4:1 side slopes. Variations on this concept can be developed that could include a hardened pan, cobble or rock drainage, underdrain or similar solution that is a function of the site plan.

#### F. Summary

The proposed development is presented in compliance with the Adams County Design Standards and specification for site development. The existing pond has adequate available volume to accommodate fully developed runoff tributary to the pond. Basin areas and flow patterns are generally respected with the proposed drainage design.

#### G. References

1. Adams County Storm Drainage Design and water Quality Manual
2. Mile High Flood District Volumes 1, 2 & 3
3. Drainage Report for York Street Improvements Drexel Barrell & Co February 14, 2019



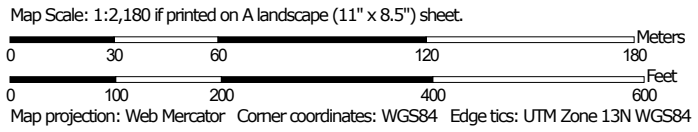
# Appendix A



Soil Map—Adams County Area, Parts of Adams and Denver Counties, Colorado



Soil Map may not be valid at this scale.





## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado  
Survey Area Data: Version 18, Aug 31, 2021

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

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

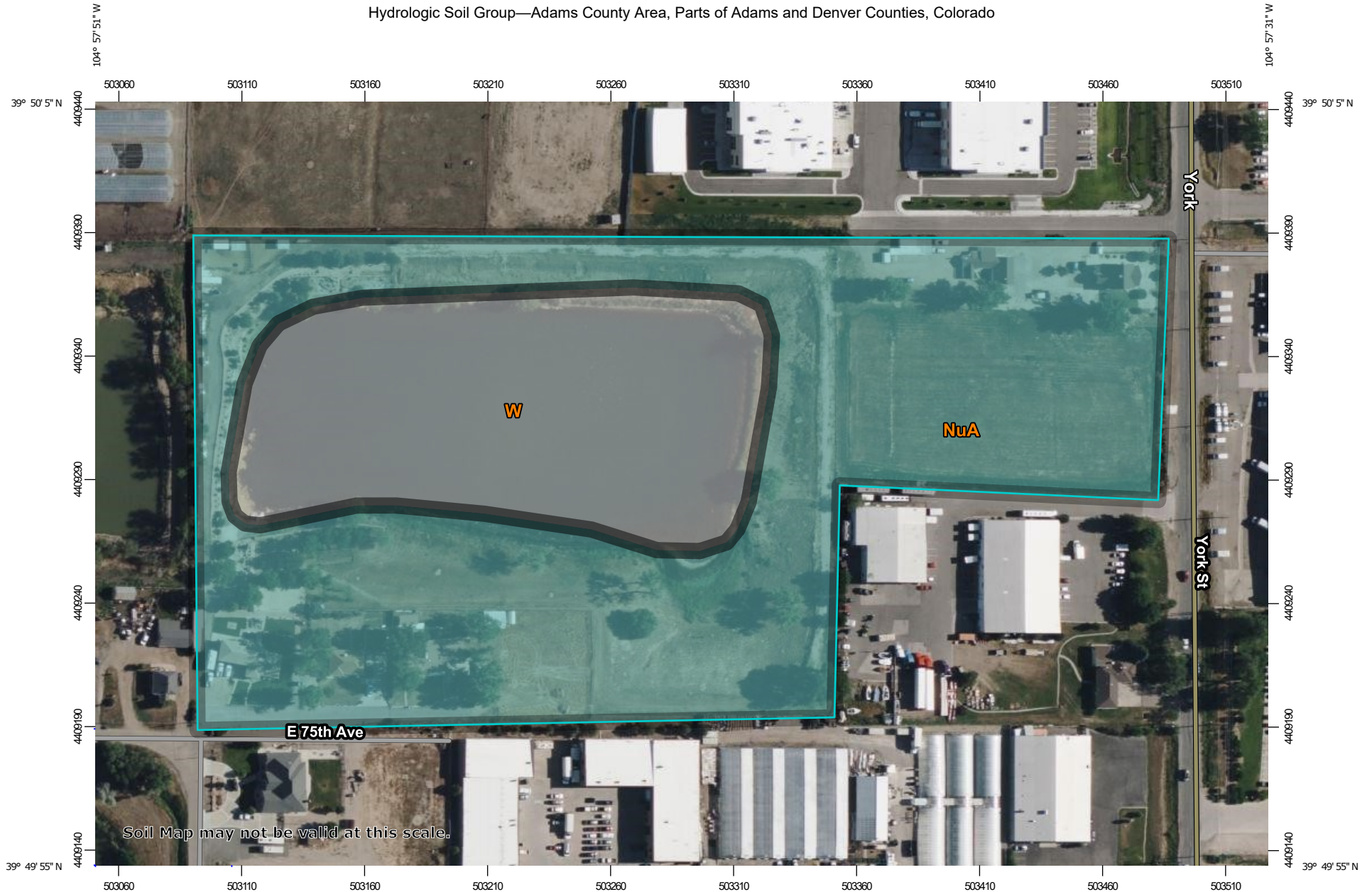
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

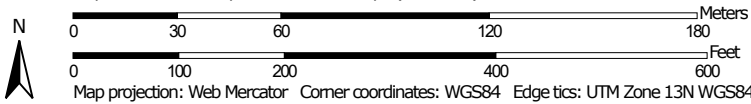
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NuA	Nunn clay loam, 0 to 1 percent slopes	11.4	70.2%
W	Water	4.8	29.8%
<b>Totals for Area of Interest</b>		<b>16.2</b>	<b>100.0%</b>

Hydrologic Soil Group—Adams County Area, Parts of Adams and Denver Counties, Colorado




Soil Map may not be valid at this scale.

Map Scale: 1:2,180 if printed on A landscape (11" x 8.5") sheet.



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado  
 Survey Area Data: Version 18, Aug 31, 2021

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

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
NuA	Nunn clay loam, 0 to 1 percent slopes	C	11.4	70.2%
W	Water		4.8	29.8%
<b>Totals for Area of Interest</b>			<b>16.2</b>	<b>100.0%</b>

### Description

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

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

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

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

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

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

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

### Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*



# National Flood Hazard Layer FIRMette

104°58'2"W 39°50'5"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

### SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

### OTHER AREAS OF FLOOD HAZARD

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs *Zone D*
- Area of Undetermined Flood Hazard *Zone D*

### OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

### GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

### OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

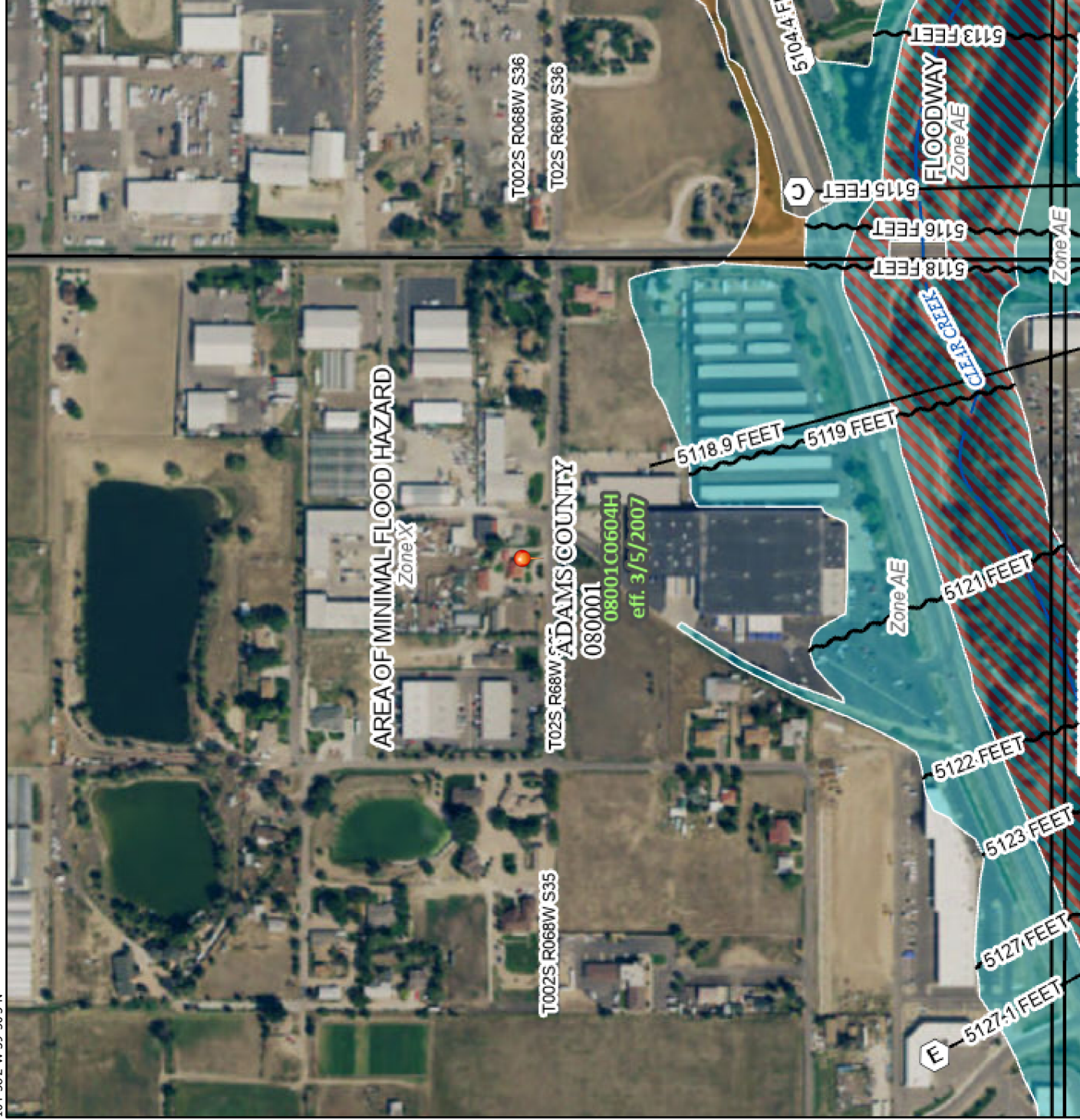
### MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

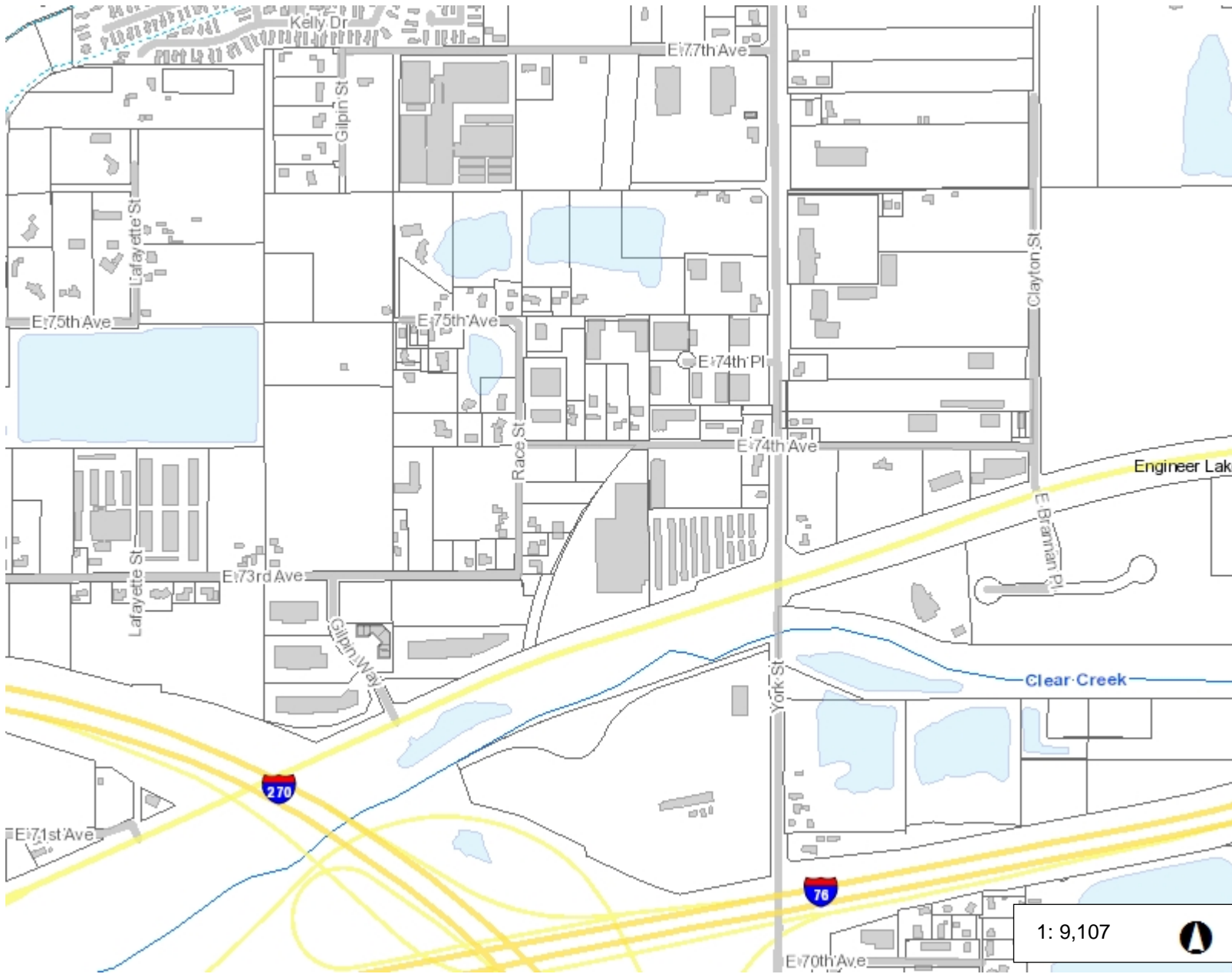
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/18/2022 at 6:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



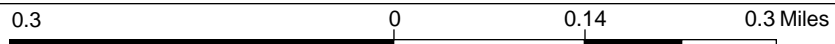
Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020



### Legend

- Highways (5,000 - 10,000)**
  - Interstate
  - Highway
  - Tollway
- Building
- County Parks and Open Space
- Cities**
  - Arvada
  - Aurora
  - Bennett
  - Brighton
  - Commerce City
  - Federal Heights
  - Lochbuie
  - Northglenn
  - Thornton
  - Westminster
- Small Lakes
- Major Lakes
- Rivers**
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream
- Parcels
- County Boundary

1: 9,107



### Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION



# Appendix B



**Mendoza East Lake Subdivision  
Final Drainage Report**



**STANDARD FORM SF-2**

*REFERENCE MHFD TABLE 6-2*

**Runoff Calculations**

**Time of Concentration**

Watercourse Coefficient

Heavy Meadow 2.5      Short Grass Pasture & Lawns 7.0      Grassed Waterway 15.0

Tillage/field 5.0      Nearly Bare Ground 10.0      Paved Area & Shallow Gutter 20.0

DESIGN POINT	SUB-BASIN DATA				INITIAL / OVERLAND TIME			TRAVEL TIME T(t)				T(c) CHECK (URBANIZED BASINS)			FINAL T(c)	
	DRAIN BASIN	AREA ac.	% I	C(5)	Length ft.	Slope %	T(i) min	Length ft.	Slope %	Coeff.	Velocity fps	T(t) min.	COMP. T(c)	TOTAL LENGTH	EQ 6-5	min.
1	A1	0.29	100.0%	0.86	70	2.0	3.0	240	10.0	2.5	0.8	5.1	8.1	310	9.1	8.1
2	B1	0.30	50.0%	0.45	200	10.0	7.9	400	10.0	2.5	0.8	8.4	16.3	600	17.7	16.3
3	B2	0.24	50.0%	0.45	70	2.0	8.0	250	10.0	7.0	2.2	1.9	9.9	320	17.6	9.9
4	B3	0.24	50.0%	0.45	200	10.0	7.9	400	10.0	10.0	3.2	2.1	10.0	600	17.7	10.0
5	B4	0.37	50.0%	0.45	300	10.0	9.6	800	1.0	20.0	2.0	6.7	16.3	1100	18.6	16.3
6	B5	0.37	50.0%	0.45	100	2.0	9.5	800	1.0	20.0	2.0	6.7	16.2	900	18.4	16.2
7	B6	0.24	50.0%	0.45	100	2.0	9.5	100	5.0	20.0	4.5	0.4	9.9	200	17.6	9.9
8	B7	0.23	50.0%	0.45	100	2.0	9.5	550	5.0	20.0	4.5	2.0	11.5	650	17.8	11.5
9	B8	0.23	50.0%	0.45	100	2.0	9.5	550	5.0	20.0	4.5	2.0	11.5	650	17.8	11.5
10	B9	6.47	59.2%	0.52	100	2.0	8.4	550	5.0	20.0	4.5	2.0	10.4	650	16.2	10.4

**Mendoza East Lake Subdivision  
Final Drainage Report**



**STANDARD FORM SF-3**

*REFERENCE: MHFD Volume 1*

**Runoff Calculations**

*Rainfall Depth-Duration-Frequency (1-hr) = 1.43*

*(Rational Method Procedure)*

**Design Storm 5 Year**

BASIN INFORMATON				DIRECT RUNOFF				TOTAL RUNOFF				REMARKS
DESIGN POINT	DRAIN BASIN	AREA ac.	RUNOFF COEFF	T(c) min	C x A	I in/hr	Q cfs	T(c) min	SUM C x A	I in/hr	Q cfs	
1	A1	0.29	0.86	8.1	0.25	4.19	1.1					
2	B1	0.30	0.45	16.3	0.14	3.12	0.4	16.3	0.39	3.12	1.2	A1, A2
3	B2	0.24	0.45	9.9	0.11	3.89	0.4	16.3	0.49	3.12	1.5	A1 thru A3
4	B3	0.24	0.45	10.0	0.11	3.87	0.4					
5	B4	0.37	0.45	16.3	0.17	3.12	0.5	16.3	0.27	3.12	0.9	B1, B2
6	B5	0.37	0.45	16.2	0.16	3.13	0.5	16.3	0.44	3.12	1.4	B1 thru B3
7	B6	0.24	0.45	9.9	0.11	3.89	0.4					
8	B7	0.23	0.45	11.5	0.10	3.65	0.4	11.5	0.21	3.65	0.8	B4, B5
9	B8	0.23	0.45	11.5	0.10	3.65	0.4	11.5	0.31	3.65	1.1	B4, B5
10	B9	6.47	0.52	10.4	3.37	3.80	12.8	11.5	3.68	3.65	13.4	B4, B5

**Mendoza East Lake Subdivision  
Final Drainage Report**



**STANDARD FORM SF-3**

REFERENCE: MHFD Volume 1

**Runoff Calculations**

Rainfall Depth-Duration-Frequency (1-hr) = 2.60

(Rational Method Procedure)

**Design Storm 100 Year**

BASIN INFORMATON				DIRECT RUNOFF				TOTAL RUNOFF				REMARKS
DESIGN POINT	DRAIN BASIN	AREA ac.	RUNOFF COEFF	T(c) min	C x A	I in/hr	Q cfs	T(c) min	SUM C x A	I in/hr	Q cfs	
1	A1	0.29	0.89	8.1	0.26	7.62	2.0					
2	B1	0.30	0.69	16.3	0.21	5.67	1.2	16.3	0.47	5.67	2.7	A1, A2
3	B2	0.24	0.69	9.9	0.17	7.07	1.2	16.3	0.64	5.67	3.6	A1 thru A3
4	B3	0.24	0.69	10.0	0.17	7.03	1.2					
5	B4	0.37	0.69	16.3	0.26	5.68	1.5	16.3	0.42	5.68	2.4	B1, B2
6	B5	0.37	0.69	15.6	0.25	5.79	1.5	16.3	0.68	5.68	3.8	B1 thru B3
7	B6	0.24	0.69	9.9	0.16	7.07	1.2					
8	B7	0.23	0.69	11.5	0.16	6.63	1.0	11.5	0.32	6.63	2.1	B4, B5
9	B8	0.23	0.69	11.5	0.16	6.63	1.0	11.5	0.48	6.63	3.2	B4, B5
10	B9	6.47	0.73	10.4	4.70	6.91	32.5	11.5	5.18	6.63	34.4	B4, B5

# Appendix C





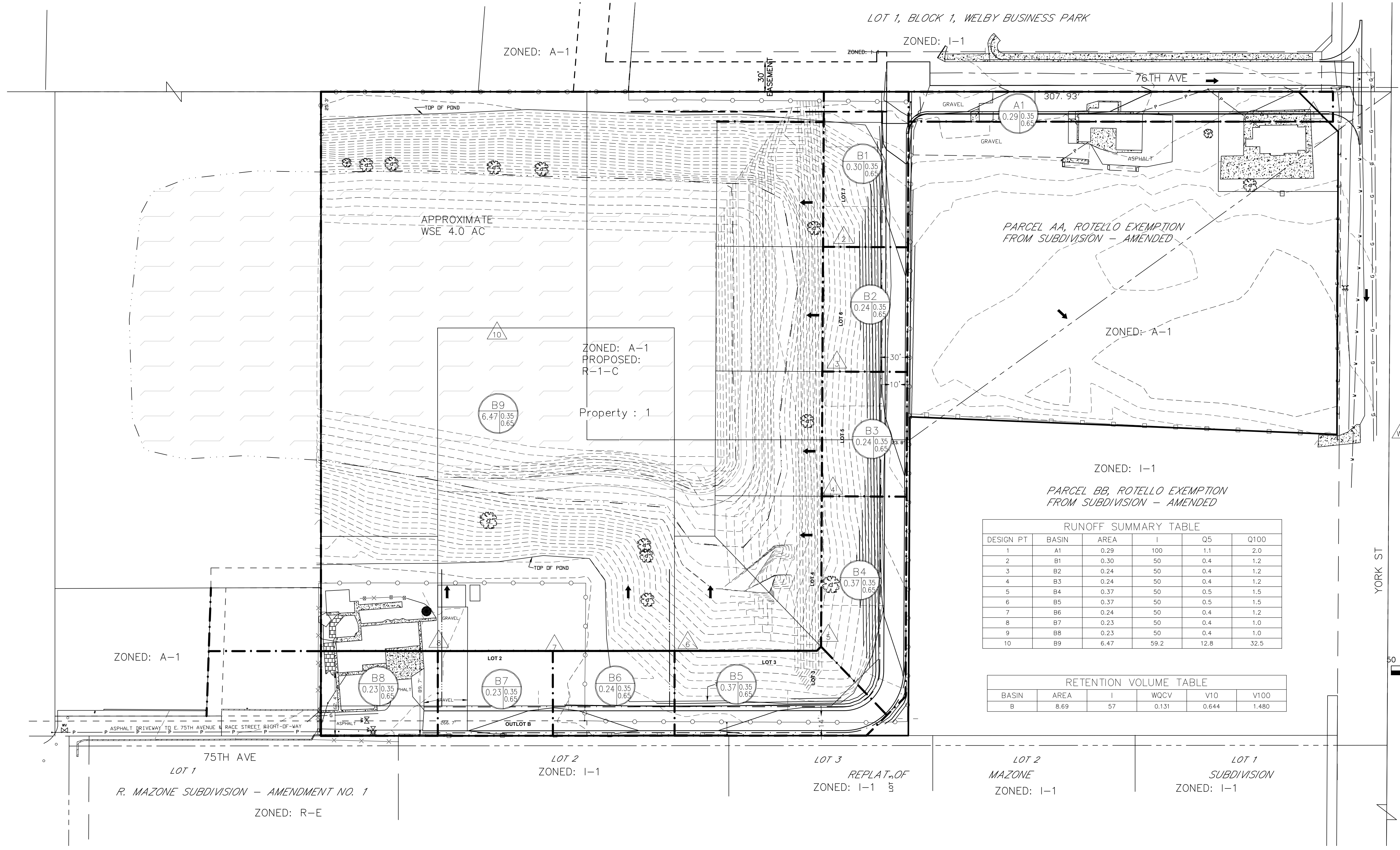
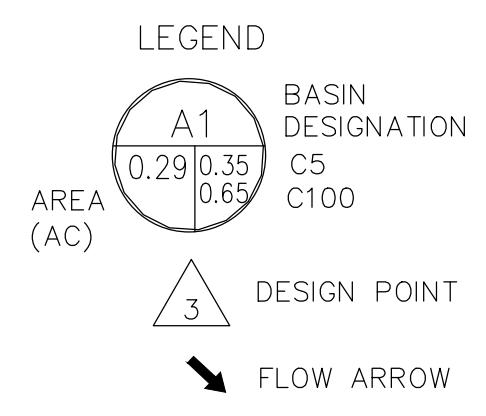
## Worksheet for Side lot Channel

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	0.015 ft/ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	1.50 cfs
Results	
Normal Depth	5.1 in
Flow Area	0.7 ft <sup>2</sup>
Wetted Perimeter	3.5 ft
Hydraulic Radius	2.5 in
Top Width	3.38 ft
Critical Depth	4.7 in
Critical Slope	0.024 ft/ft
Velocity	2.11 ft/s
Velocity Head	0.07 ft
Specific Energy	0.49 ft
Froude Number	0.809
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	5.1 in
Critical Depth	4.7 in
Channel Slope	0.015 ft/ft
Critical Slope	0.024 ft/ft



# Appendix D



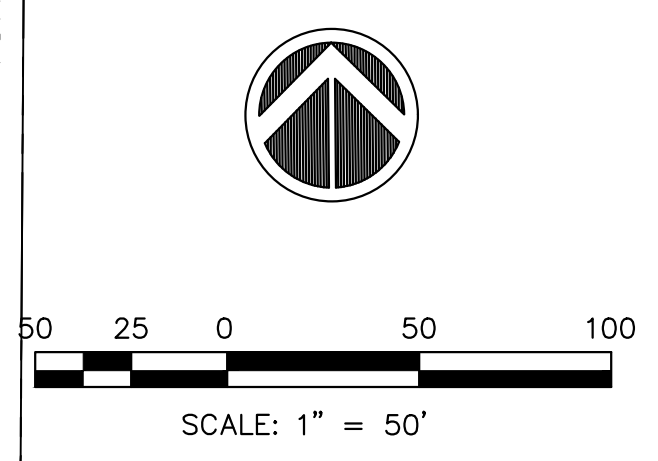


RUNOFF SUMMARY TABLE

DESIGN PT	BASIN	AREA	I	Q5	Q100
1	A1	0.29	100	1.1	2.0
2	B1	0.30	50	0.4	1.2
3	B2	0.24	50	0.4	1.2
4	B3	0.24	50	0.4	1.2
5	B4	0.37	50	0.5	1.5
6	B5	0.37	50	0.5	1.5
7	B6	0.24	50	0.4	1.2
8	B7	0.23	50	0.4	1.0
9	B8	0.23	50	0.4	1.0
10	B9	6.47	59.2	12.8	32.5

RETENTION VOLUME TABLE

BASIN	AREA	I	WQCV	V10	V100
B	8.69	57	0.131	0.644	1.480



NO.	REVISIONS DESCRIPTION	DATE

**IMEG**  
7600 E Orchard Rd  
Suite 250-S  
Greenwood Village, CO 80111  
PH: 303.796.6000  
www.imegcorp.com

MENDOZA EAST LAKE SUBDIVISION  
FINAL DRAINAGE EXHIBIT

IMEG Project No:  
22003209.00

File Name:  
Drainage Exhibit.dwg

© COPYRIGHT 2022  
ALL RIGHTS RESERVED

Field Book No:

Drawn By: DDD

Checked By: RAR

Date: 8/1/2022

**1**

Sheet 1 of 1

Monday, August 22, 2022 4:36:59 PM  
C:\2022\22003209\00 DESIGN\DWG\3202 SHEET SETS\DRAINAGE EXHIBIT.DWG

## Mendoza East Lake Subdivision – Re-Plat and Zoning Changes

1955 E 75<sup>th</sup> Avenue, Denver, CO

August 31, 2022 Neighborhood Meeting Summary

### Attendance:

Rafael Mendoza  
Ralph and Florence Mendoza  
Mark Molen, Molen & Associates, LLC  
Rick Rome, P.E., IMEG Corp  
Neighbors listed on Sign-in Sheet

### Discussion items:

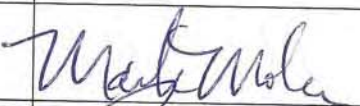
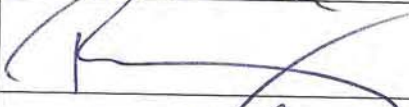
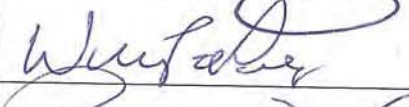
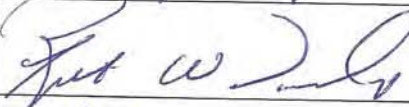

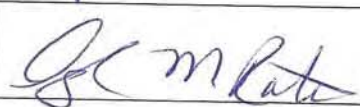
- General conceptual proposed changes to provide opportunity to develop the property.
- Extension and improvements to 75<sup>th</sup> Ave and Claude Court where the road will dead end at 76<sup>th</sup>.
- Changes to the zoning were discussed allowing for residential homes along 75<sup>th</sup> and along Claude Court backing up to the lake.
- Additional zoning changes creating an industrial lot on York Street were also discussed.
- Civil engineering plans were available for review, and no one observed the plans but they were discussed.
- Rafael discussed the proposed lot he wants to construct his residence on.
- Plans to keep the road a dead end were appreciated by those in attendance. Discussions of lost or rogue vehicle and truck traffic were common.
- Traffic was the greatest concern, and local residents wanted to know that there were not plans to extend a through road that would increase traffic as a thoroughfare.

The meeting lasted about 1.5 to 2 hours and was attended by the people listed on the sign-in sheet.

# Mendoza East Lake Subdivision Neighborhood Meeting

August 31, 2022

## Attendance List

Printed Name	Signature
Mark Molen	
Rafael Mendoza Jr.	
Wayne & Jan Porzio	
Angela R. & Robert D.	
Fred Orr	
Angela Kotelnik	

1941 75TH LLC  
5040 ACOMA ST  
DENVER CO 80216-2010

ARMOS GROUP LLC THE  
1570 E 66TH AVE  
DENVER CO 80229

2061 EAST 74TH AVE LLC  
14333 MEAD ST  
LONGMONT CO 80504-9649

BARNES TONY L  
7450 WILLIAMS ST  
DENVER CO 80229-6503

2071 EAST 74TH AVE LLC  
14333 MEAD ST  
LONGMONT CO 80504-9649

BARNES TONY L AND O CONNOR-BARNES EILEEN P U  
ND  
80% INT AND BARNES TONY L UND 20% INT  
7450 WILLIAMS ST  
DENVER CO 80229-6503

2081 EAST 74TH AVE LLC  
14333 MEAD ST  
LONGMONT CO 80504-9649

BEST SARA K AND JORDAN DONNA M AND  
STRINGFELLOW BYRON E  
7656 YORK STREET UNIT A  
DENVER CO 80229

6625 INVESTMENTS LLC  
80 E 62ND AVE  
DENVER CO 80216-1280

CENTER EAST LLC  
7285 GILPIN WAY UNIT 100  
DENVER CO 80229-6507

74TH AVENUE LIMITED  
PARTNERSHIP  
270 SAINT PAUL ST STE 300  
DENVER CO 80206-5133

CHAVEZ MARIO AND  
CHAVEZ MARGARET  
739 WCR 47  
HUDSON CO 80642

74TH AVENUE LIMITED PARTNERSHIP  
270 SAINT PAUL ST STE 300  
DENVER CO 80206-5133

EDC LLC  
3755 E 151ST AVE  
BRIGHTON CO 80602-7786

7501 YORK STREET LLC  
910 W 8TH AVE  
DENVER CO 80204-4350

GENUINE PARTS COMPANY  
2999 WILDWOOD PARKWAY  
ATLANTA GA 30339

AMERCO REAL ESTATE COMPANY  
PO BOX 29046  
PHOENIX AZ 85038-9046

GGRG LLC  
3755 E 151ST AVE  
BRIGHTON CO 80602-7786

ANDERSON JOSEPH A REVOCABLE TRUST  
11849 SALEM ST  
HENDERSON CO 80640-9138

LYK WELBY LLC  
80 N KING ST  
HONOLULU HI 96817-5109

MADERA ROBERTO  
2540 E 76TH AVE  
DENVER CO 80229-6616

MISSOURI IMPROVEMENT COMPANY  
C/O PROPERTY TAX DEPT  
1400 DOUGLAS ST STOP 1640  
OMAHA NE 68179-1001

MAZZOTTI GEORGE V  
PO BOX 29443  
DENVER CO 80229-0443

MOLINARO MARIO AND  
MOLINARO RACHEL  
7451 HIGH ST  
DENVER CO 80229-6511

MAZZOTTI GEORGE VICTOR ET AL  
PO BOX 29443  
DENVER CO 80229-0443

NORVIC PROPERTIES LLC  
7402 RACE ST  
DENVER CO 80229-6527

MCMILLAN ED AND  
MCMILLAN JOY  
8790 W PHILLIPS RD  
BOULDER CO 80301-5502

NORVIC PROPERTIES LLC  
7401 RACE ST  
DENVER CO 80229-6502

MENDOZA FLORENCE AND  
MENDOZA RAFAEL  
1955 E 75TH AVE  
DENVER CO 80229-6513

ORR FRED J  
5040 ACOMA ST  
DENVER CO 80216-2010

MENDOZA RAFAEL AND  
MENDOZA FLORENCE  
1955 E 75TH AVENUE  
DENVER CO 80229

ORR FRED J  
5040 ACOMA ST  
DENVER CO 80216

MENDOZA RAFAEL AND  
MENDOZA FLORENCE  
1955 E 75TH AVE  
DENVER CO 80229-6513

SIMS FREDRIC M TRUSTEE  
3032 ALBION ST  
DENVER CO 80207

MENDOZA RAFAEL AND  
MENDOZA FLORENCE  
1955 E 75TH AVE  
DENVER CO 80229

SPERA SHARON K  
4785 EASLEY ROAD  
GOLDEN CO 80403

MENDOZA RAFAEL AND  
MENDOZA FLORES  
1955 E 75TH AVE  
DENVER CO 80229-6513

STRAFACE LOUIS T LLC  
3235 W 112TH COURT  
WESTMINSTER CO 80031

MENDOZA RAFAEL AND MENDOZA FLORENCE  
1955 E 75TH AVE  
DENVER CO 80229

SUN ENTERPRISES INC  
8877 WASHINGTON ST  
DENVER CO 80229



TANAS DMITRIY  
7656 YORK STREET UNIT B  
DENVER CO 80229

DUNLAP ROBERT W AND  
ROTELLO ANGELA M  
OR CURRENT RESIDENT  
1841 E 75TH AVE  
DENVER CO 80229

TERRACE ENTERPRISES LLC  
1661 E 77TH AVE  
DENVER CO 80229

FRANK CHRISTOPHER C AND  
FRANK NORMA J  
OR CURRENT RESIDENT  
7405 RACE ST  
DENVER CO 80229-6502

TRIPLE C PROPERTY LLC  
6911 LEE ST  
ARVADA CO 80004-1550

FRANK NORMA AND  
FRANK VICTOR  
OR CURRENT RESIDENT  
7401 RACE ST  
DENVER CO 80229-6502

WELBY BACKYARD LLC  
C/O CHRISTOPHER C FRANK  
7405 RACE ST  
DENVER CO 80229-6502

FRANK VICTOR H JR/NORMA J 1/2 INT (JT) A  
O DORISIO STEVEN J/ROBIN R 1/2 INT (JT)  
OR CURRENT RESIDENT  
7403 RACE ST  
DENVER CO 80229-6502

WELBY DEVELOPMENT LLC  
14143 DENVER WEST PKWY STE 450  
LAKEWOOD CO 80401-3370

GRAVES BERNICE  
OR CURRENT RESIDENT  
1921 E 75TH AVE  
DENVER CO 80229

WELBY FARM LLC  
2200 E 104TH AVE STE 105  
THORNTON CO 80233-4402

IMPROVISE LLC  
OR CURRENT RESIDENT  
2180 E 74TH PLACE  
DENVER CO 80229

BARNES TONY L  
OR CURRENT RESIDENT  
7450 WILLIAMS ST  
DENVER CO 80229-6503

MADERA ROBERTO  
OR CURRENT RESIDENT  
2540 E 76TH AVE  
DENVER CO 80229-6616

BEST SARA K AND JORDAN DONNA M AND  
STRINGFELLOW BYRON E  
OR CURRENT RESIDENT  
7656 YORK STREET UNIT A  
DENVER CO 80229

MENDOZA PHILLIP  
OR CURRENT RESIDENT  
7480 RACE STREET  
DENVER CO 80229

CALDERON LUIS/ROSIE AND  
MENDOZA RAFAEL/FLORENCE  
OR CURRENT RESIDENT  
1975 E 75TH AVE  
DENVER CO 80229

MENDOZA RAFAEL AND  
MENDOZA FLORENCE  
OR CURRENT RESIDENT  
1955 E 75TH AVE  
DENVER CO 80229-6513

CIANCIO JANICE DORIS AND  
JONES ALLEN W  
OR CURRENT RESIDENT  
2251 E 77TH AVE  
DENVER CO 80229

METCALFE DEREK R AND  
LAMOS LAURA  
OR CURRENT RESIDENT  
7701 YORK ST  
DENVER CO 80229-6612

MOLINARO LAURA FAMILY TRUST  
OR CURRENT RESIDENT  
1840 E 75TH AVE  
DENVER CO 80229-6515

CURRENT RESIDENT  
1760 E 77TH AVE  
DENVER CO 80229-6504

MOLINARO MARIO AND  
MOLINARO RACHEL  
OR CURRENT RESIDENT  
7451 HIGH ST  
DENVER CO 80229-6511

CURRENT RESIDENT  
1990 E 77TH AVE  
DENVER CO 80229-6508

MOLINARO RANDALL L AND  
MOLINARO DEANNA R  
OR CURRENT RESIDENT  
7411 RACE ST  
DENVER CO 80229-6502

CURRENT RESIDENT  
2000 E 77TH AVE  
DENVER CO 80229-6509

PONZIO WAYNE F AND  
PONZIO JANICE K  
OR CURRENT RESIDENT  
7470 YORK ST  
DENVER CO 80229-6607

CURRENT RESIDENT  
2001 E 75TH AVE  
DENVER CO 80229-6512

ROLLER INVESTMENT CO LLC  
OR CURRENT RESIDENT  
7500 YORK ST  
DENVER CO 80229-6609

CURRENT RESIDENT  
1941 E 75TH AVE  
DENVER CO 80229-6513

TANAS DMITRIY  
OR CURRENT RESIDENT  
7656 YORK STREET UNIT B  
DENVER CO 80229

CURRENT RESIDENT  
1811 E 75TH AVE  
DENVER CO 80229-6514

TERRACE ENTERPRISES LLC  
OR CURRENT RESIDENT  
1661 E 77TH AVE  
DENVER CO 80229

CURRENT RESIDENT  
1875 E 75TH AVE  
DENVER CO 80229-6514

CURRENT RESIDENT  
1770 E 75TH AVE UNIT A  
DENVER CO 80229-6500

CURRENT RESIDENT  
1875 E 75TH AVE  
DENVER CO 80229-6514

CURRENT RESIDENT  
1770 E 75TH AVE UNIT B  
DENVER CO 80229-6500

CURRENT RESIDENT  
1800 E 75TH AVE  
DENVER CO 80229-6515

CURRENT RESIDENT  
7470 WILLIAMS ST  
DENVER CO 80229-6503

CURRENT RESIDENT  
2200 E 77TH AVE UNIT 100  
DENVER CO 80229-6526

CURRENT RESIDENT  
2200 E 77TH AVE UNIT 200  
DENVER CO 80229-6526

CURRENT RESIDENT  
7640 YORK ST  
DENVER CO 80229-6611

CURRENT RESIDENT  
2200 E 77TH AVE UNIT 300  
DENVER CO 80229-6526

CURRENT RESIDENT  
7680 YORK ST  
DENVER CO 80229-6611

CURRENT RESIDENT  
2200 E 77TH AVE UNIT 400  
DENVER CO 80229-6526

CURRENT RESIDENT  
7700 YORK ST  
DENVER CO 80229-6613

CURRENT RESIDENT  
2200 E 77TH AVE UNIT 500  
DENVER CO 80229-6537

CURRENT RESIDENT  
2560 E 76TH AVE  
DENVER CO 80229-6616

CURRENT RESIDENT  
2300 E 77TH AVE UNIT 500  
DENVER CO 80229-6538

CURRENT RESIDENT  
2645 E 74TH AVE  
DENVER CO 80229-6619

CURRENT RESIDENT  
7395 YORK ST  
DENVER CO 80229-6604

CURRENT RESIDENT  
2505 E 74TH AVE  
DENVER CO 80229-6621

CURRENT RESIDENT  
7411 YORK ST  
DENVER CO 80229-6606

CURRENT RESIDENT  
2185 E 74TH PL  
DENVER CO 80229-6633

CURRENT RESIDENT  
7450 YORK ST  
DENVER CO 80229-6607

CURRENT RESIDENT  
2265 E 74TH PL  
DENVER CO 80229-6657

CURRENT RESIDENT  
7480 YORK ST  
DENVER CO 80229-6607

CURRENT RESIDENT  
7656 YORK ST UNIT A  
DENVER CO 80229-6662

CURRENT RESIDENT  
7645 YORK ST  
DENVER CO 80229-6610

CURRENT RESIDENT  
7656 YORK ST UNIT B  
DENVER CO 80229-6662

CURRENT RESIDENT  
7501 YORK ST UNIT B  
DENVER CO 80229-6664

CURRENT RESIDENT  
2181 E 74TH AVE  
DENVER CO 80229-6911

CURRENT RESIDENT  
7501 YORK ST UNIT C1  
DENVER CO 80229-6664

CURRENT RESIDENT  
2041 E 74TH AVE  
DENVER CO 80229-6912

CURRENT RESIDENT  
7501 YORK ST UNIT C2  
DENVER CO 80229-6664

CURRENT RESIDENT  
2071 E 74TH AVE  
DENVER CO 80229-6912

CURRENT RESIDENT  
7501 YORK ST UNIT C3  
DENVER CO 80229-6664

CURRENT RESIDENT  
2081 E 74TH AVE  
DENVER CO 80229-6912

CURRENT RESIDENT  
7591 YORK ST UNIT A  
DENVER CO 80229-6666

CURRENT RESIDENT  
2222 E 74TH AVE UNIT 1  
DENVER CO 80229-6939

CURRENT RESIDENT  
7591 YORK ST UNIT B  
DENVER CO 80229-6667

CURRENT RESIDENT  
2222 E 74TH AVE UNIT 2  
DENVER CO 80229-6939

CURRENT RESIDENT  
2220 E 74TH PL  
DENVER CO 80229-6699

CURRENT RESIDENT  
2222 E 74TH AVE UNIT 3  
DENVER CO 80229-6939

CURRENT RESIDENT  
7341 RACE ST  
DENVER CO 80229-6908

CURRENT RESIDENT  
2222 E 74TH AVE UNIT 4  
DENVER CO 80229-6939

CURRENT RESIDENT  
2101 E HIGHWAY 224  
DENVER CO 80229-6910

CURRENT RESIDENT  
2222 E 74TH AVE UNIT 5  
DENVER CO 80229-6939

CURRENT RESIDENT  
2171 E 74TH AVE  
DENVER CO 80229-6911

CURRENT RESIDENT  
2222 E 74TH AVE UNIT 6  
DENVER CO 80229-6939

CURRENT RESIDENT  
2222 E 74TH AVE UNIT 7  
DENVER CO 80229-6939

CURRENT RESIDENT  
2091 E 74TH AVE UNIT C  
DENVER CO 80229-6944

CURRENT RESIDENT  
2222 E 74TH AVE UNIT 8  
DENVER CO 80229-6939

CURRENT RESIDENT  
2091 E 74TH AVE UNIT D  
DENVER CO 80229-6944

CURRENT RESIDENT  
2001 E 74TH AVE UNIT A  
DENVER CO 80229-6940

CURRENT RESIDENT  
2091 E 74TH AVE UNIT E  
DENVER CO 80229-6944

CURRENT RESIDENT  
2001 E 74TH AVE UNIT B  
DENVER CO 80229-6940

CURRENT RESIDENT  
2091 E 74TH AVE UNIT M  
DENVER CO 80229-6944

CURRENT RESIDENT  
2001 E 74TH AVE UNIT C  
DENVER CO 80229-6940

CURRENT RESIDENT  
2091 E 74TH AVE UNIT O  
DENVER CO 80229-6944

CURRENT RESIDENT  
2001 E 74TH AVE UNIT D  
DENVER CO 80229-6940

CURRENT RESIDENT  
2061 E 74TH AVE STE B  
DENVER CO 80229-6946

CURRENT RESIDENT  
2001 E 74TH AVE UNIT E  
DENVER CO 80229-6940

CURRENT RESIDENT  
2091 E 74TH AVE UNIT F  
DENVER CO 80229-6948

CURRENT RESIDENT  
2001 E 74TH AVE UNIT F  
DENVER CO 80229-6940

CURRENT RESIDENT  
2091 E 74TH AVE UNIT G  
DENVER CO 80229-6948

CURRENT RESIDENT  
2091 E 74TH AVE UNIT A  
DENVER CO 80229-6944

CURRENT RESIDENT  
2091 E 74TH AVE UNIT H  
DENVER CO 80229-6948

CURRENT RESIDENT  
2091 E 74TH AVE UNIT B  
DENVER CO 80229-6944

CURRENT RESIDENT  
2091 E 74TH AVE UNIT I  
DENVER CO 80229-6948

CURRENT RESIDENT  
2091 E 74TH AVE UNIT J  
DENVER CO 80229-6948

CURRENT RESIDENT  
2091 E 74TH AVE UNIT K  
DENVER CO 80229-6948

CURRENT RESIDENT  
2091 E 74TH AVE UNIT L  
DENVER CO 80229-6948

CURRENT RESIDENT  
2091 E 74TH AVE UNIT N  
DENVER CO 80229-6948



WHEN RECORDED RETURN TO:  
**Rafael Mendoza and Florence  
Mendoza**  
1955 East 75th Avenue  
Denver, CO 80229



**First American**

File Number: 5531-2599288

**WARRANTY DEED**

*Doc Fee 42.50*

**THIS DEED**, Made this Fifteenth day of April, 2016, between **The Elizabeth Lorraine Robello Trust** a Trust duly organized and existing under and by virtue of the laws of the State of Colorado, grantor, and **Rafael Mendoza and Florence Mendoza** whose legal address is 1955 East 75th Avenue, Denver, CO 80229 of the County of Adams and State of Colorado, grantee:

**WITNESSETH**, That the grantor, for and in consideration of the sum of **FOUR HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$425,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs, successors and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

**PARCEL C**

**A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35**



## **AFFIDAVIT AND INDEMNITY AGREEMENT**

RE: File No. 5531-2599288

1. This is written evidence to you that there are no unpaid bills for materials or labor furnished for the construction and erection, repairs or improvements on property located at 2001 East 75th Avenue, Denver, CO 80229

and legally described as:  
PARCEL C

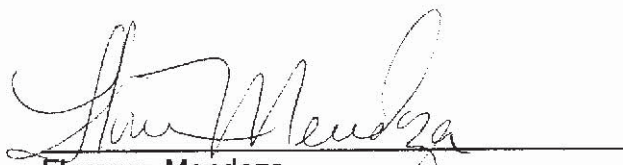
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 35 BEARS N 54°00'44" E A DISTANCE OF 593.86 FEET; THENCE SOUTH 00°04'37" E A DISTANCE OF 296.06 FEET; THENCE S 90°00'00" W A DISTANCE OF 593.15 FEET; THENCE N 00°00'00" E A DISTANCE OF 645.00 FEET; THENCE N 90°00'00" E A DISTANCE OF 266.70; THENCE S 00°00'00" E A DISTANCE OF 348.96 FEET; THENCE N 90°00'00" E A DISTANCE OF 326.08 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO

2. We further represent that there are no public improvements affecting the property prior to the date of closing that would give rise to a special property tax assessment against the property after the date of closing.
3. We further represent that there are no pending proceedings or unsatisfied judgments of record, in any Court, State, or Federal, nor any tax liens filed against us. That if there are any judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, they are not against us.
4. We further represent that there are no unrecorded contracts, leases, easements, or other agreements or interests relating to said premises of which we have knowledge.
5. We further represent that we are in sole possession of the real property described herein.
6. We further represent that there are no unpaid charges and assessments that could result in a lien in favor of any association of homeowners which are provided for in any document referred to in Schedule B of Commitment referenced above.

The undersigned affiant(s) know the matters herein stated are true and indemnifies First American Title Insurance Company against loss, costs, damages and expenses of every kind incurred by it by reason of its reliance on the statements made herein.

This agreement is executed with and forms a part of the sale and/or financing of the above described premises, and is given in addition to the conveyance and/or financing of the premises in consideration for the conveyance and/or financing and forms a complete agreement by itself for any action thereon.

  
Rafael Mendoza

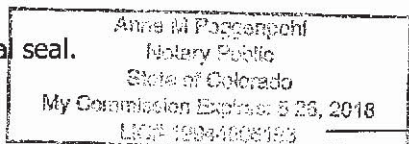
  
Florence Mendoza

State of **Colorado**

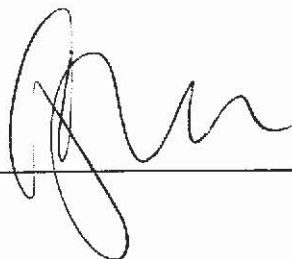
County of **Adams**

The foregoing instrument was acknowledged to before me this Fifteenth day of April, 2016 by Rafael Mendoza and Florence Mendoza.

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_




Notary Public




The Elizabeth Lorraine Rotello Trust

  
\_\_\_\_\_

Roxanne M Turner, Co-Trustee

  
\_\_\_\_\_

Rhonda J Olson, Co-Trustee

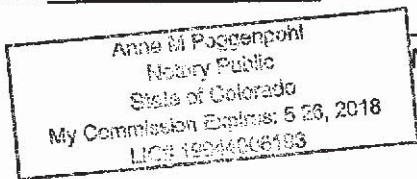
  
\_\_\_\_\_

Nancy L Herbstreith, Co-Trustee


State of **Colorado** )  
)ss  
County of **Jefferson** )

The foregoing instrument was subscribed and sworn to before me this Fifteenth day of April, 2016 by **Roxanne M Turner, Rhonda J. Olson, Nancy S Rotello II all as Co-Attorneys in fact**, the of **The Elizabeth Lorraine Rotello Trust, dated July 1, 2013** .

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_



Notary Public



WARRANTY DEED

THIS DEED, Made this 9th day of July, 2018 between  
The Rotello Family Trust dated April 3, 2012  
of the COUNTY OF ADAMS and State of Colorado, grantor, and  
Rafael Mendoza and Florence Mendoza  
whose legal address is 7591 York Street, Denver, CO 80229-6665  
of the COUNTY OF ADAMS, State of Colorado, grantee(s);

*Acc Fee  
\$85.00*

WITNESS, That the grantor, for and in consideration of the sum of Eight Hundred Fifty Thousand And No/100 Dollars (\$850,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of Adams, and State of COLORADO, described as follows:

PART OF THE NE1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

THAT PART OF ROTELLO EXEMPTION FROM SUBDIVISION, SURVEY NO. 115, RECEPTION NO. B1205127, CASE NO. 115-93-E, ADAMS COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL A OF SAID ROTELLO EXEMPTION FROM SUBDIVISION; THENCE N89°02'35" W A DISTANCE OF 5.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE N87°36'21" W, A DISTANCE OF 431.23 FEET TO A POINT; THENCE S00°01'53"E A DISTANCE OF 23.88 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL A; THENCE N90°00'00"W ALONG SAID SOUTH LINE A DISTANCE OF 326.08 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL A; THENCE N00°00'00"E ALONG SAID WEST LINE A DISTANCE OF 343.20 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL A; THENCE N89°35'27"E ALONG SAID NORTH LINE A DISTANCE OF 756.69 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF YORK STREET; THENCE S00°02'35"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 343.61 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPTING THEREFROM A TRACT OF LAND DEDICATED FOR ADDITIONAL RIGHT-OF WAY FOR YORK STREET AS FURTHER DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED MARCH 13, 2018 AT RECEPTION NUMBER 2018000020491.

Also known by street and number as: 7591 York Street, Denver, CO 80229-6665

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the sealing and delivery of these presents, he is well seized of the premises above conveyed, has a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a (Title Review), of the contract dated 12th day of June, 2018, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders BY WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:

The Rotello Family Trust dated April 3, 2012

BY: *Rocco G. Rotello, Trustee*  
Rocco G. Rotello, Trustee

BY: *Helen A. Rotello - Trustee*  
Helen A. Rotello, Trustee

After Recording Return To:  
NTC - KEY WEST  
2704 ALT 19 N  
PALM HARBOR, FL 34683  
ATTN: HOME POINT FINAL DOCUMENTS

Prepared By:  
YAZMIN RIVERA  
HOME POINT FINANCIAL CORPORATION  
9 ENTIN ROAD, SUITE 200  
PARSIPPANY, NJ 07054  
866-901-3425

[Space Above This Line For Recording Data]

## DEED OF TRUST

MENDOZA  
Loan #: 7000621681  
MIN: 100661190005404295  
MERS Phone: 1-888-679-6377  
PIN: 171935400085

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **AUGUST 27, 2020**, together with all Riders to this document.

(B) "Borrower" is **RAFAEL MENDOZA AND FLORENCE MENDOZA, HUSBAND AND WIFE**. Borrower is the trustor under this Security Instrument. Borrower's current mailing address is **1955 E 75TH AVE, DENVER, CO 80229**.

(C) "Lender" is **HOME POINT FINANCIAL CORPORATION**. Lender is a **NEW JERSEY CORPORATION** organized and existing under the laws of **NEW JERSEY**. Lender's address is **9 ENTIN ROAD, SUITE 200, PARPIPPANY, NJ 07054**.

(D) "Trustee" is the Public Trustee of **ADAMS** County, Colorado.

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument**. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated **AUGUST 27, 2020**. The Note states that Borrower owes Lender **FOUR HUNDRED THOUSAND AND 00/100 Dollars (U.S. \$400,000.00)**





**First American**

First American Title Insurance Company  
1499 West 120th Avenue, Suite 220  
Westminster, CO 80234  
Phn - (303)465-3148  
Fax - (877)859-7841

## **AFFIDAVIT AND INDEMNITY AGREEMENT**

RE: File No. 5511-3528368

1. This is written evidence to you that there are no unpaid bills for materials or labor furnished for construction and erection, repairs or improvements contracted by or on behalf of the undersigned and, to the extent that there may be such unpaid bills, that the undersigned undertakes and agrees to cause the same to be paid such that there shall be no mechanic's or materialmen's liens affecting the property located at 7591 York Street, Denver, CO 80229 and legally described as:

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

THAT PART OF ROTELLO EXEMPTION FROM SUBDIVISION, SURVEY NO. 115, RECEPTION NO. B1203827, CASE NO. 118-93-E, ADAMS COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL A OF SAID ROTELLO EXEMPTION FROM SUBDIVISION; THENCE N00°02'35"W A DISTANCE OF 5.00 FEET TO THE TRUE POINT BEGINNING; THENCE N87°36'28"W, A DISTANCE OF 431.23 FEET TO A POINT; THENCE S00°01'53"E A DISTANCE OF 23.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL A; THENCE N90°00'00"W ALONG SAID SOUTH LINE A DISTANCE OF 326.08 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL A; THENCE N00°00'00"E ALONG SAID WEST LINE A DISTANCE OF 343.20 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL A; THENCE N89°35'27"E ALONG SAID NORTH LINE A DISTANCE OF 756.69 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF YORK STREET; THENCE S00°02'35"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 343.61 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPTING THEREFROM A TRACT OF LAND DEDICATED FOR ADDITIONAL RIGHT-OF-WAY FOR YORK STREET AS FURTHER DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED MARCH 13, 2018 AT RECEPTION NUMBER 2018000020491, COUNTY OF ADAMS, STATE OF COLORADO.

2. We further represent that there are no public improvements affecting the property prior to the date of closing that would give rise to a special property tax assessment against the property after the date of closing.
3. We further represent that there are no pending proceedings or unsatisfied judgments of record, in any Court, State, or Federal, nor any tax liens filed against us. That if there are any judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, they are not against us.
4. We further represent that there are no unrecorded contracts, leases, easements, or other agreements or interests relating to said premises of which we have knowledge.
5. We further represent that we are in sole possession of the real property described herein.
6. We further represent that there are no unpaid charges and assessments that could result in a lien in favor of any association of homeowners which are provided for in any document referred to in Schedule B of Commitment referenced above.



The undersigned affiant(s) know the matters herein stated are true and indemnifies First American Title Insurance Company against loss, costs, damages and expenses of every kind incurred by it by reason of its reliance on the statements made herein.

This agreement is executed with and forms a part of the sale and/or financing of the above described premises, and is given in addition to the conveyance and/or financing of the premises in consideration for the conveyance and/or financing and forms a complete agreement by itself for any action thereon.

---

Rafael Mendoza

---

Florence Mendoza

<b>Account</b>	<b>As of Date</b>	<b>Parcel Number</b>	<b>Owner</b>
R0071083	05/09/2023	0171935400085	MENDOZA RAFAEL AND
<b>Legal:</b>	SECT,TWN,RNG:35-2-68 DESC: PARCEL AA THAT PART OF ROTELLO EXEMPTION FROM SUBDIVISION DESC AS BEG AT THE SE COR OF PARC A OF ROTELLO EXEMPTION FROM SUBD TH N 00D 02M 35S W 5 FT TO THE TRUE POB TH N 87D 36M 28S W 431/23 FT TO A PT TH S 00D 01M 53S E 23 FT TH N 90D 00M 00S W 326/08 FT TH N 00D 00M 00S E 343/20 FT TH N 89D 35M 27S E 756/69 FT TH S 00D 02M 35S E 343/61 FT TO TRUE POB EXC RD (REC NO 2018000020491) 5/871A		

**Situs Address:** 7591 YORK ST

<b>Year</b>	<b>Tax</b>	<b>Total Due</b>
2022	\$1,715.10	\$1,715.10
<b>Total</b>	<b>\$1,715.10</b>	<b>\$1,715.10</b>

---

<b>Account</b>	<b>As of Date</b>	<b>Parcel Number</b>	<b>Owner</b>
R0071058	05/09/2023	0171935400053	MENDOZA RAFAEL AND
<b>Legal:</b>	SECT,TWN,RNG:35-2-68 DESC: PT OF N2 SE4 SEC 35 DESC AS FOL BEG AT A PT ON E/W C/L SD SEC 1340 FT W OF E4 COR TH S 498 FT TO TRUE POB TH CONT S 127 FT TH E ON AN ANG TO RT OF 90D 152 FT TH NLY ON AN ANG TO LEFT OF 88D 01M 127/08 FT TH W ON AN ANG TO LEFT OF 91D 59M 156/40 FT TO TRUE POB 0/45A		
<b>Situs Address:</b>	1955 E 75TH AVE		

<b>Year</b>	<b>Tax</b>	<b>Total Due</b>
2022	\$1,242.39	\$1,242.39
<b>Total</b>	<b>\$1,242.39</b>	<b>\$1,242.39</b>

---

# North Washington Street Water and Sanitation District

3172 E. 78<sup>th</sup> Avenue, Denver, CO 80229 303 / 288 – 6664

March 22, 2021

To: MENDOZA SUB DIVISION

The property located at Mendoza Sub Division, is in the North Washington Street Water and Sanitation District service area boundaries.

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

Very truly yours,



Mike DeMattee,  
District Manager



**North Washington Street  
Water & Sanitation District**  
3172 E. 78th Avenue  
Denver, CO 80229 • 303-288-6664  
<http://nwsbsd.colorado.gov/>  
Pay By Phone 1-855-939-2113

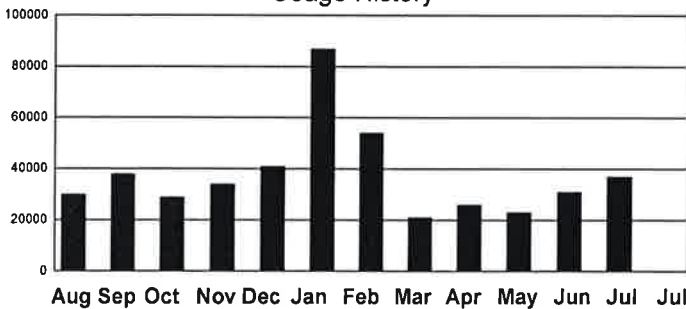
ACCOUNT NUMBER		
303050110.02		
SERVICE ADDRESS		
7591 YORK STREET		
BILL DATE	CURRENT CHARGES	TOTAL AMOUNT DUE
07/27/2023	\$ 0.00	\$ 423.94

RAFAEL MENDOZA  
701 W. 64TH AVENUE  
DENVER, CO 80221

**FINAL BILL**  
**AUTO DRAFT - DO NOT PAY**

READ DATE		BILLING DAYS	METER READING		USAGE GALLONS
PREVIOUS	PRESENT		PREVIOUS	PRESENT	
7/26/2023	07/27/2023				

Usage History



Billing Summary

Utility Service	Total
Water	\$0.00
Sewer	\$0.00

To obtain a 2023 Water Quality Report refer to the link below:  
<https://www.denverwater.org/sites/default/files/water-quality-report-2023.pdf>

Current Charges	\$0.00
Previous Balance	\$423.94
Payments we processed	\$0.00
Adjustments	\$0.00
Miscellaneous Fee	\$0.00
Balance Forward	\$423.94
<b>Total payment now due...</b>	<b>\$423.94</b>

**NO OTHER NOTICE WILL BE SENT**

Failure to receive bills or notices shall not prevent such bills from becoming delinquent nor relieve the customer from payment.

↓ PLEASE CUT HERE AND RETURN WITH YOUR PAYMENT ↓

**PLEASE PAY PAST DUE BALANCE IMMEDIATELY**

RAFAEL MENDOZA  
701 W. 64TH AVENUE  
DENVER, CO 80221

ACCOUNT NUMBER	303050110.02
CURRENT CHARGES DUE	08/04/2023
CURRENT CHARGES	\$0.00
<b>FINAL BILL AUTO DRAFT - DO NOT PAY</b>	
TOTAL AMOUNT DUE (including past due amount)	<b>\$423.94</b>

Amount Enclosed \$ \_\_\_\_\_

THE BALANCE FORWARD AMOUNT ON THIS BILL IS NOW PAST DUE. IF THIS AMOUNT IS NOT PAID BY 9 A.M. ON 08/04/2023 SERVICE WILL BE DISCONTINUED. IF PAYMENT HAS BEEN MADE, WE THANK YOU AND ASK THAT YOU DISREGARD THIS MESSAGE.

Please Include Your Account Number and Make Checks Payable To:

**North Washington St. Water & Sanitation District**  
3172 E. 78th Avenue  
Denver, CO 80229

**Customer:**  
 303050110.02  
 RAFAEL MENDOZA  
 701 W. 64TH AVENUE  
 DENVER, CO 80221

**Final**

Balance: U \$0.00  
 Shutoff: \$0.00  
 Last billed: 7/27/2023 \$423.94  
 Due date: 8/4/2023  
 Last pmnt: 8/15/2023 U \$423.94

**Location:**  
 003030501101  
 7591 YORK STREET  
 DENVER, CO 80229

Cycle: Cycle 3  
 Route: 301 - 301  
 Class: Residential  
 Desc:  
 Parcel No.:  
 Owner: RAFAEL MENDOZA

Customer Contacts Location Owner Notes History Usage Service Orders

View:  
 Transaction History

Tran. Date	Tran. Type	Posted	Reference	Reason	Amount	Balance
8/15/2023	Payment	No		Draft	(\$423.94)	\$0.00
7/27/2023	Charge	Yes	Final Date - 7/27/2023		\$0.00	\$423.94
7/26/2023	Charge	Yes			\$423.94	\$423.94
7/17/2023	Payment	Yes		Draft	(\$382.00)	\$0.00
6/26/2023	Charge	Yes			\$382.00	\$382.00
6/14/2023	Payment	Yes		Draft	(\$326.08)	\$0.00
5/25/2023	Charge	Yes			\$326.08	\$326.08
5/17/2023	Payment	Yes		Draft	(\$347.05)	\$0.00
4/27/2023	Charge	Yes			\$347.05	\$347.05
4/17/2023	Payment	Yes		Draft	(\$312.10)	\$0.00
3/27/2023	Charge	Yes			\$312.10	\$312.10
3/20/2023	Payment	Yes		Draft	(\$800.76)	\$0.00
2/27/2023	Charge	Yes			\$542.77	\$800.76
2/16/2023	Payment	Yes		Draft	(\$400.00)	\$257.99
1/27/2023	Charge	Yes			\$657.99	\$657.99
1/17/2023	Payment	Yes		Draft	(\$348.87)	\$0.00
12/28/2022	Charge	Yes			\$348.87	\$348.87

Print Print Receipt Email Receipt Delete Unposted Payment Change Batch

Back Refresh Add Move Payment Misc Fee Transfer Balance Process Bills Save Clear



**North Washington Street  
Water & Sanitation District**  
3172 E. 78th Avenue  
Denver, CO 80229 • 303-288-6664  
<http://nwsbsd.colorado.gov/>  
Pay By Phone 1-855-939-2113

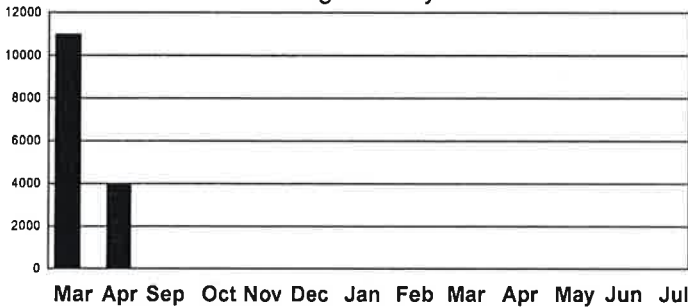
ACCOUNT NUMBER		
302030330.02		
SERVICE ADDRESS		
2001 E. 75TH AVENUE		
BILL DATE	CURRENT CHARGES	TOTAL AMOUNT DUE
07/26/2023	\$ 80.77	\$ 80.77

RAFAEL MENDOZA  
1955 E. 75TH AVENUE  
DENVER, CO 80229

**AUTO DRAFT - DO NOT PAY**

READ DATE		BILLING DAYS	METER READING		USAGE GALLONS
PREVIOUS	PRESENT		PREVIOUS	PRESENT	
6/26/2023	07/26/2023	30	91	91	0

Usage History



Billing Summary

Utility Service	Total
Water	\$39.42
Sewer	\$41.35

To obtain a 2023 Water Quality Report refer to the link below:  
<https://www.denverwater.org/sites/default/files/water-quality-report-2023.pdf>

Current Charges	\$80.77
Previous Balance	\$80.77
Payments we processed	\$-80.77
Adjustments	\$0.00
Miscellaneous Fee	\$0.00
Balance Forward	\$0.00
<b>Total payment now due...</b>	<b>\$80.77</b>

**NO OTHER NOTICE WILL BE SENT**

Failure to receive bills or notices shall not prevent such bills from becoming delinquent nor relieve the customer from payment.

↓ PLEASE CUT HERE AND RETURN WITH YOUR PAYMENT ↓

RAFAEL MENDOZA  
1955 E. 75TH AVENUE  
DENVER, CO 80229

ACCOUNT NUMBER	302030330.02
CURRENT CHARGES DUE	08/26/2023
CURRENT CHARGES	\$80.77
<b>AUTO DRAFT - DO NOT PAY</b>	
TOTAL AMOUNT DUE (including past due amount)	<b>\$80.77</b>

Amount Enclosed \$ \_\_\_\_\_

Please Include Your Account Number and Make Checks Payable To:

**North Washington St. Water & Sanitation District**  
3172 E. 78th Avenue  
Denver, CO 80229



**Customer:**  
 302030330.02  
 RAFAEL MENDOZA  
 1955 E. 75TH AVENUE  
 DENVER, CO 80229

**Current**

Balance:	U	\$0.00
Shutoff:		\$0.00
Last billed:	7/26/2023	\$80.77
Due date:	8/26/2023	
Last pmnt:	8/15/2023 U	\$80.77

**Location:**  
 003020303301  
 2001 E. 75TH AVENUE  
 DENVER, CO 80229

Cycle:	Cycle 3
Route:	301 - 301
Class:	Residential
Desc:	
Parcel No.:	
Owner:	RAFAEL MENDOZA

Customer Contacts Location Notes History Usage Service Orders

View:

Transaction History

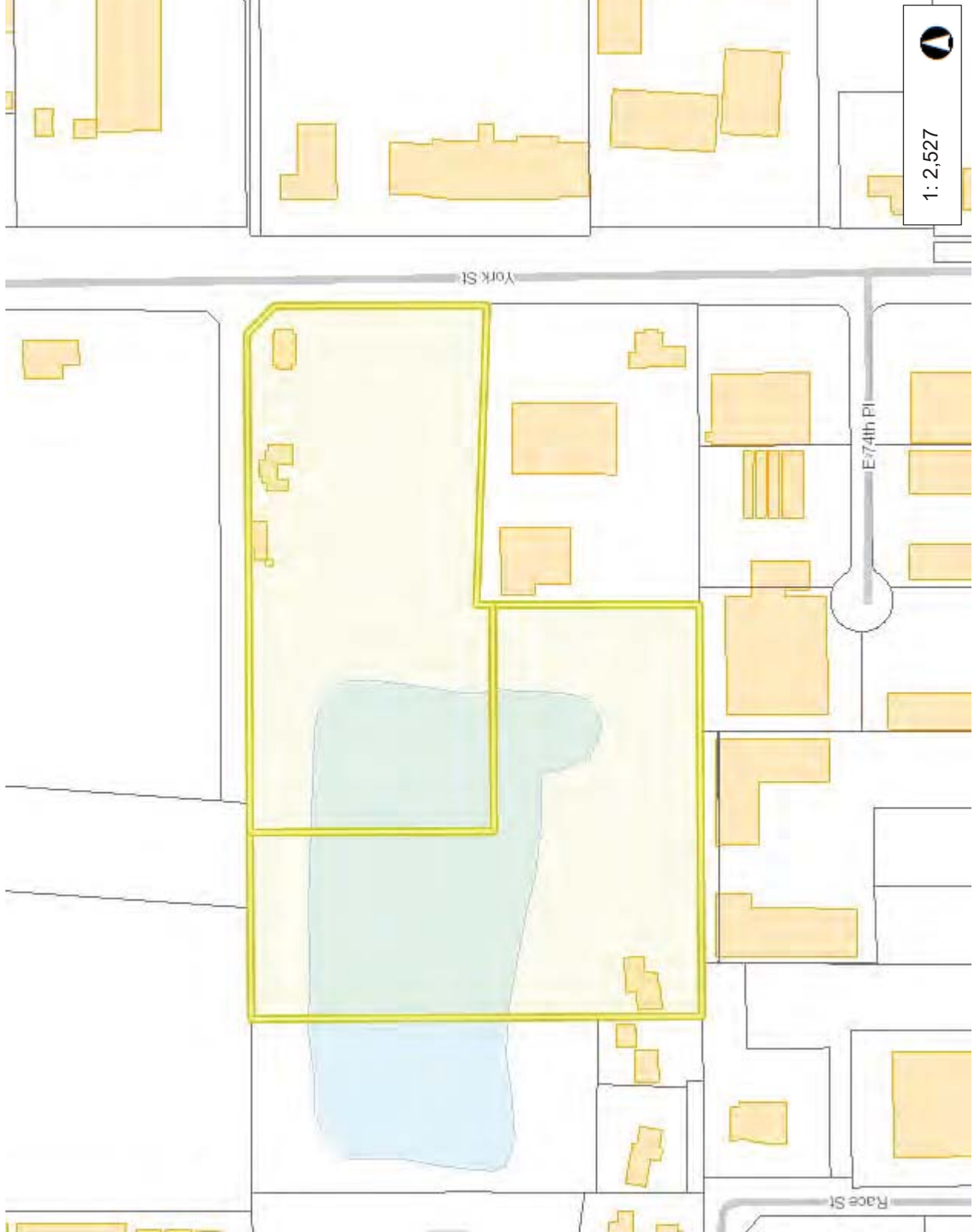
Tran. Date	Tran. Type	Posted	Reference	Reason	Amount	Balance
8/15/2023	Payment	No		Draft	(\$80.77)	\$0.00
7/26/2023	Charge	Yes			\$80.77	\$80.77
7/17/2023	Payment	Yes		Draft	(\$80.77)	\$0.00
6/26/2023	Charge	Yes			\$80.77	\$80.77
6/14/2023	Payment	Yes		Draft	(\$80.77)	\$0.00
5/25/2023	Charge	Yes			\$80.77	\$80.77
5/17/2023	Payment	Yes		Draft	(\$80.77)	\$0.00
4/27/2023	Charge	Yes			\$80.77	\$80.77
4/17/2023	Payment	Yes		Draft	(\$80.77)	\$0.00
4/11/2023	Payment	Yes	6934	Check	(\$80.77)	\$80.77
3/27/2023	Charge	Yes			\$80.77	\$161.54
2/27/2023	Charge	Yes			\$80.77	\$80.77
2/9/2023	Payment	Yes	6922	Check	(\$76.91)	\$0.00
1/27/2023	Charge	Yes			\$76.91	\$76.91
1/17/2023	Payment	Yes	6915	Check	(\$76.91)	\$0.00
12/28/2022	Charge	Yes			\$76.91	\$76.91
12/12/2022	Payment	Yes	6908	Check	(\$76.91)	\$0.00

Print Adjust Bill Adjust Print Statement Email Statement Print Statement Duplicate For Contacts

Back Refresh Add Move Payment Misc Fee Transfer Balance Schedule Final Process Bills Save Clear



# Rotello Subdivision Adams County Map



### Legend

- Lake
- Lake
- River
- Parks and Open Space
- Highways (2,000 - 3,000)
- Interstate
- Highway
- Tollway
- Parcels
- Building
- County Boundary
- City
- Avada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thornton
- Westminster

1: 2,527



### Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Combine the two parcels into one. Subdivide the new parcel into map to be provided - Mendoza Ease Lake Subdivision

MENDOZA EAST LAKE SUBDIVISION

LEGAL DESCRIPTIONS

PARCEL 0171935400086

SECT, TWN, RNG: 35-2-68 DESC: PARCEL C PARC IN THE NE4 SE4 OF SEC 35 DESC AS FOLS BEG AT A PT FROM WHENCE THE E4 COR OF SD SEC BRS N 54D 00M 44S E 593/86 FT TH S 00D 04M 37S E 296/06 FT TH S 90D 00M 00S W 593/15 FT TH N 00D 00M 00S E 645 FT TH N 90D 00M 00S E 266/70 FT TH S 00D 00M 00S E 348/96 FT TH N 90D 99M 99S E 326/08 FT TO THE POB 6/1657A

PARCEL 0171935400085

SECT, TWN, RNG: 35-2-68 DESC: PARCEL AA THAT PART OF ROTELLO EXEMPTION FROM SUBDIVISION DESC AS BEG AT THE SE COR OF PARC A OF ROTELLO EXEMPTION FROM SUBD TH N00D 02M 35S W 5 FT TO THE TRUE POB TH N 87D 36M 28S W 431/23 FT TO A PT TH S 00D 01M53S E 23 FT TH N 90D 00M 00S W 326/08 FT TH N 00D 00M 00S E 343/20 FT TH N 89D 35M 27S E756/69 FT TH S 00D 02M 35S E 343/61 FT TO TRUE POB EXC RD (REC NO 2018000020491) 5/871A



TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

Account Number R0071084
Parcel 0171935400086
Assessed To
MENDOZA RAFAEL AND
C/O:MENDOZA FLORENCE
1955 E 75TH AVE
DENVER, CO 80229-6513

Certificate Number 2023-234595
Order Number
Vendor ID
MARK ANDREW MOLEN

Legal Description Situs Address
SECT,TWN,RNG:35-2-68 DESC: PARCEL C PARC IN THE NE4 SE4 OF SEC 35 DESC AS FOLS BEG AT A PT 2001 E 75TH AVE
FROM WHENCE THE E4 COR OF SD SEC BRS N 54D 00M 44S E 593/86 FT TH S 00D 04M 37S E 296/06 FT
TH S 90D 00M 00S W 593/15 FT TH N 00D 00M 00S E 645 FT TH N 90D 00M 00S E 266/70 FT TH S 00D 00M
00S E 348/96 FT TH N 90D 99M 99S E 326/08 FT TO THE POB 6/1657A

Table with columns: Year, Tax, Interest, Fees, Payments, Balance. Rows include 2022 tax charge and Grand Total Due as of 08/10/2023.

Tax Billed at 2022 Rates for Tax Area 085 - 085

Table with columns: Authority, Mill Levy, Amount, Values, Actual, Assessed. Lists various tax authorities and their respective amounts.

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 TREASURY 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



**TREASURER & PUBLIC TRUSTEE  
ADAMS COUNTY, COLORADO  
Certificate Of Taxes Due**

Account Number R0071083  
Parcel 0171935400085  
Assessed To  
MENDOZA RAFAEL AND  
C/O:MENDOZA FLORES  
1955 E 75TH AVE  
DENVER, CO 80229-6513

Certificate Number 2023-234596  
Order Number  
Vendor ID  
MARK ANDREW MOLEN

Legal Description	Situs Address
SECT,TWN,RNG:35-2-68 DESC: PARCEL AA THAT PART OF ROTELLO EXEMPTION FROM SUBDIVISION DESC AS BEG AT THE SE COR OF PARC A OF ROTELLO EXEMPTION FROM SUBD TH N 00D 02M 35S W 5 FT TO THE TRUE POB TH N 87D 36M 28S W 431/23 FT TO A PT TH S 00D 01M 53S E 23 FT TH N 90D 00M 00S W 326/08 FT TH N 00D 00M 00S E 343/20 FT TH N 89D 35M 27S E 756/69 FT TH S 00D 02M 35S E 343/61 FT TO TRUE POB EXC RD (REC NO 201800020491) 5/871A	7591 YORK ST

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$3,430.20	\$0.00	\$0.00	(\$3,430.20)	\$0.00
<b>Total Tax Charge</b>					<b>\$0.00</b>
<b>Grand Total Due as of 08/10/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$115.03	RES IMPRV LAND	\$168,000	\$11,680
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$558.57	SINGLE FAMILY RES	\$289,800	\$20,140
ADAMS COUNTY	26.9670000	\$858.09	Total	\$457,800	\$31,820
NORTH WASHINGTON WATER & SA	0.7750000	\$24.66			
SD 1	57.8890000	\$1,842.03			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$3.18			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$28.64			
<b>Taxes Billed 2022</b>	<b>107.8000000</b>	<b>\$3,430.20</b>			

\* 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 TREASURY 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





APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,  
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I, Rafael & Florence Mendoza (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address: 7591 York St. Denver, CO 80229

Legal Description: Sec 7, T11N-35-2 68 Desc: Parcel AA

Parcel # (s): R0071083 (#0171935400085)

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a "\_\_\_\_\_" area as recorded in Reception # R0071083 on \_\_\_\_\_.

Date: 2/9/22 Applicant: Rafael & Florence Mendoza  
By: Rafael Mendoza  
Address: 1955 E. 75<sup>th</sup> Ave. Denver, CO 80229

STATE OF COLORADO )  
  )  
COUNTY OF ADAMS )

Subscribed and sworn to before me this 9<sup>th</sup> day of February, 2022, by Rafael & Florence Mendoza.

Witness my hand and official seal.



My Commission expires: 8.27.24 Michael P O'Gara  
Notary Public

After Recording Return To: \_\_\_\_\_ Name and Address of Person Preparing Legal Description:

**A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.**