



Request for Comments

Case Name: Complete Containers

Case Number: RCU2023-00053

September 7, 2023

The Adams County Planning Commission is requesting comments on the following application: **Conditional use Permit to allow a heavy retail use (storage container sales and rental) within the Industrial-2 zone district.** This request is located at 6515 Delaware St. The Assessor's Parcel Number is 0182503304011.

Applicant Information: Christine Francescani
1801 California St., Ste 2600
Denver, CO 80202

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **Wednesday, October 4, 2023 COB** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to EGleason@adcogov.org.

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

Thank you for your review of this case.

Ella Gleason, AICP
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Christine Francescani
(303) 894-4435
cfrancescani@fwlaw.com

August 31, 2023

Adams County
Community and Economic Development Department
CPD ePermit Center
epermitcenter@adcogov.org

**Re: Conditional Use Permit Application
6515 Delaware, Denver, CO 80221
Parcel # 0182503304011**

I am pleased to submit this Conditional Use Permit application, pursuant to §§ 2-02-09 and 4-11-02-04-09:2 of the County's Development Standards and Regulations, on behalf of Abigail Brauer and Julie Vetos, owners of Complete Container Services, Inc., and property owner William Vetos.

Written Project Explanation

Complete Container provides sale and rental of shipping containers for both commercial and residential use. The business has been present at the site since the 1980s, and the site and adjacent properties have been in use for storage of shipping containers since that time. The area demand for containers is considerable, and this application for a five-year Conditional Use Permit to allow stacking of shipping containers to be stored onsite up to three containers high will enable Complete Container to better serve the community and to operate more efficiently within its limited space. This proposed use is permitted within the I-2 zone district and is compatible with the surrounding area, which is mainly zoned industrial with industrial uses, and long-time site operations demonstrate that site access is suitable for the use.

Application Submittal Items

Water and Sewer Services

The site is served by well water and a leech field.

The following items are enclosed with this application as Exhibits:

A. *Site Plan*

B. *Proof of Ownership*

- Title Report



August 31, 2023

Page 2

C. Proof of Utilities
- Xcel Bill

D. Legal Description

E. Certificate of Taxes Paid

F. Certificate of Notice to Mineral Estate Owners

We look forward to staff's questions and comments. Thank you for your consideration.

Sincerely,

s/ Christine M. Francescani

Fairfield and Woods, P.C.

CMF/kh

Enclosures



CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked 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. 5)
- * 2. Application Fees (see pg. 2) *Will be paid upon receipt of invoice
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Proof of Ownership (warranty deed or title policy)
- 6. Proof of Water and Sewer Services
- 7. Proof of Utilities (e.g. electric, gas)
- 8. Legal Description
- 9. Certificate of Taxes Paid
- 10. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7)
- * 11. Certificate of Surface Development (pg. 8-10) *Not applicable

Supplemental Items (if applicable) *Contact County staff for supplemental forms

- 1. Traffic Impact Study
- 2. Neighborhood Meeting Summary
- 3. Solid waste transfer station*
- 4. Solid waste composting facility*
- 5. Scrap tire recycling facility*
- 6. Inert fill*

Application Fees	Amount	Due
Conditional Use Permit	\$1,100 (\$400 per additional residential request/ \$600 per additional non-residential)	After complete application received
Adams County Health Dept.	\$360 (Level 3) For Solid Waste Use Only	After 1st Staff Review is Completed



DEVELOPMENT APPLICATION FORM

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 checked="" type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Christine Francescani, Fairfield and Woods,

Name(s): Phone #:
Address:

City, State, Zip:
2nd Phone #: Email:

PROPERTY

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

Exhibit A

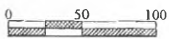
SITE PLAN

VETOS INDUSTRIAL TRACT

A RESUBDIVISION OF A PORTION OF PLOTS 9, 10, 31 AND 32, NORTH BROADWAY GARDENS, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO

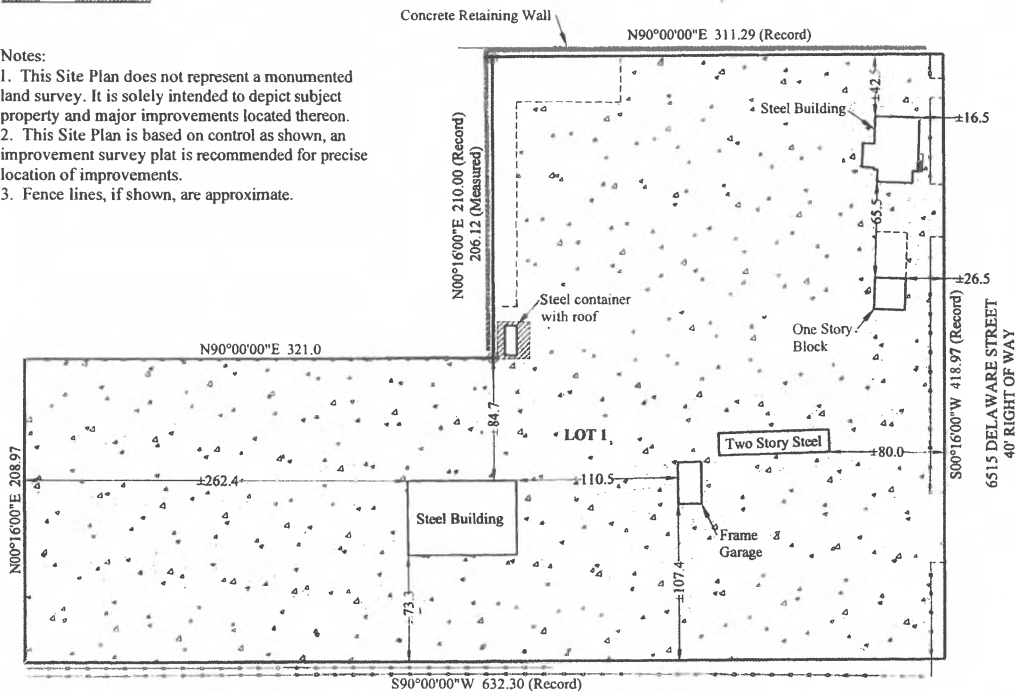


Scale: 1"=100'



Notes:

1. This Site Plan does not represent a monumented land survey. It is solely intended to depict subject property and major improvements located thereon.
2. This Site Plan is based on control as shown, an improvement survey plat is recommended for precise location of improvements.
3. Fence lines, if shown, are approximate.



LEGEND

- Fence Line
- Concrete/Asphalt
- Found Rebar/Cap

PREPARED BY



5460 Ward Road, Suite 160
 Arvada, Colorado 80002
 Phone: (303)420-4788
 Fax: (303)420-0459
 info@reportlandsurvey.com

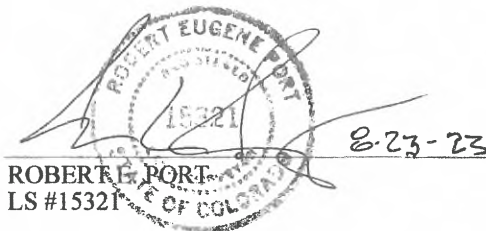


Exhibit B

08/22/2023 10:18 AM Title Report No.: 00500639-201-T21-ES

Fidelity National Title Insurance Company TITLE REPORT

SCHEDULE A

Title Report No: 00500639-201-T21-ES

1. **Effective Date:** August 16, 2023 at 8:00 A.M.
2. The estate or interest in the land described or referred to in this Title Report is:

FEE SIMPLE

3. Title to the estate or interest in the land is at the Effective Date [vested in](#):

William L. Vetos and The Heirs, legatees or devisees of the Estate of Rosemary L. Vetos, deceased

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

See Attached Legal Description

(for informational purposes only) 6515 Delaware St, Denver, CO 80221-2846

Attached Legal Description

Lot 1,
Vetos Industrial Tract,
as per the plat thereof recorded April 17, 1984 at Reception No. [B498428](#),
EXCEPTING therefrom, that portion as conveyed to Adams County in the Deed recorded January 13, 1992 in
[Book 3855 at Page 295](#),
County of Adams, State of Colorado.

Note: For informational purposes only, the above property is covered by tax parcel number [0182503304011](#).

SCHEDULE B

Exceptions

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

NOTE: The above exception will not appear on policies where closing and settlement has been performed by the Company.

6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Any existing leases or tenancies, and any and all parties claiming by, through or under said leases.
9. Subject to the reservation notes regarding utilities as set forth on the plat for Vetos Industrial Tract, as set forth in the instrument:

Recording Date: April 17, 1984
Recording No.: [Reception No. B498428](#)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Metropolitan Denver Sewage Disposal District No. 1
Purpose: sewer lines
Recording Date: July 18, 1983
Recording No.: [Book 2768 at Page 887](#)

11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

Note: For informational purposes, the vesting as shown in Schedule A is vested based on the following matters found of public record and which are contained in [the vesting documents](#):

1. Original vesting for the within described property were acquired under the underlying property to the Subdivision shown in Schedule A in the names of William Vetos and Rosemary Vetos as Joint Tenants in three deeds recorded in 1981.

2. In 1984, William and Rosemary Vetos recorded the Vetos Industrial Tract plat based on the three deeds shown in item 1 above.
3. In 1990, three deeds were recorded from William and Rosemary Vetos to William G. Vetos and Rosemary L. Vetos using the underlying legals to the Subdivision, said Deeds were recorded for Photographic Record which for all intents and purposes, severed the Joint Tenancy that was created in the original Deeds.

END OF EXCEPTIONS

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

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

LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

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

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

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

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

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

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

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.

LIMITATIONS OF LIABILITY

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

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

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

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

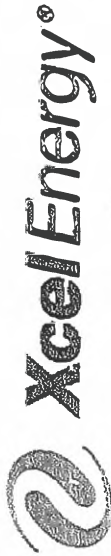
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THE TITLE OR STATUS OF TITLE. APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

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

Exhibit C



RESPONSIBLE BY NATURE®

PUBLIC SERVICE COMPANY OF COLORADO

MAILING ADDRESS		ACCOUNT NUMBER	DUPLICATE
COMPLETE CCNIA NEF SERVICES 6515 DELAWARE ST DENVER CO 80221-2846		53-0165951-8	07/27/2023
STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE	
835398455	07/07/2023	\$1,096.80	

RECEIVED JUL 14 2023

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Email us at: Customerservice@xcelenergy.com
 Please Call: 1-800-481-4700
 Hearing Impaired: 1-800-895-4949
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

ACCOUNT BALANCE *(Balance de su cuenta)*

Previous Balance As of 06/02 \$1,019.64
 Payment Received Check 06/20 -\$1,019.64 **CR**
 Balance forward \$0.00
 Current Charges \$1,096.80
Amount Due *(Cantidad a pagar)* **\$1,096.80**

PREMISES SUMMARY

PREMISES NUMBER	PREMISES IDENTIFIER	PREMISES DESCRIPTOR	CURRENT BILL
300771799	6515 DELAWARE ST		\$1,079.52
303981850	# GATE 6500 DELAWARE ST GATE		\$17.28
Total			\$1,096.80

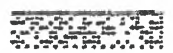
INFORMATION ABOUT YOUR BILL

Thank you for your payment.

✓ #109175

Continuance of your service. Do not stop bills electronically. Fast and accurate.

014373 1/5



MAILING ADDRESS		ACCOUNT NUMBER	DUE DATE
COMPLETE CONTAINER SERVICES 6515 DELAWARE ST DENVER CO 80221-2846		53-0165951-8	07/27/2023
STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE	
835398455	07/07/2023	\$1,095.80	



SERVICE ADDRESS: 6515 DELAWARE ST DENVER, CO 80221-2846
 NEXT READ DATE: 08/07/23

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 300771799
 INVOICE NUMBER: 1047577045

METER READING INFORMATION			
Read Dates: 06/05/23 - 07/05/23 (30 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	242439 Actual	240566 Actual	1873 kWh
Demand	Actual		9.961 kW
Billable Demand			10 kW

ELECTRICITY CHARGES		USAGE UNITS	RATE: C Commercial Service	CHARGE
DESCRIPTION			RATE	
Service & Facility				\$11.68
Commercial Service	1873 kWh		\$0.088520	\$165.80
Trans Cost Adj	1873 kWh		\$0.000860	\$1.61
Elec Commodity Adj	1560.83 kWh		\$0.032810	\$51.21
Elec Commodity Adj	312.17 kWh		\$0.029560	\$9.23
Demand Side Mgmt Cost	1560.83 kWh		\$0.001570	\$2.45
Demand Side Mgmt Cost	312.17 kWh		\$0.001860	\$0.58
Purch Cap Cost Adj	1873 kWh		\$0.003210	\$6.01
	1873 kWh		\$0.011847	\$22.19

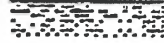


MAILING ADDRESS		ACCOUNT NUMBER	DUE DATE
COMPLETE CONTAINER SERVICES 6515 DELAWARE ST DENVER CO 80221-2846		53-0165951-8	07/27/2023
		STATEMENT NUMBER	STATEMENT DATE
		835398455	07/07/2023
			AMOUNT DUE
			\$1,096.80

METER READING INFORMATION			
METER W50194T - Multiplier x 40			
Read Dates: 06/07/23 - 07/07/23 (30 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	MEASURED USAGE
Total Energy	37137 Actual	37071 Actual	66
Demand	Actual		2040 kWh
Billable Demand			17.2 kW
			17 kW

ELECTRICITY CHARGES RATE: SG Secondary General

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$59.21
Secondary General	2640 kWh	\$0.007910	\$20.88
Elec Commodity Adj	2024 kWh	\$0.032810	\$66.41
Elec Commodity Adj	616 kWh	\$0.029560	\$18.21
GRSA E	2640 kWh	\$0.003230	\$8.53
EGCRR	2640 kWh	\$0.004530	\$11.96
Distribution Demand	17 kW	\$6.170000	\$104.89
Gen & Transm Demand	17 kW	\$15.150000	\$257.55
Trans Cost Adj	17 kW	\$0.250000	\$4.25
Demand Side Mgmt Cost	13.03 kW	\$0.490000	\$6.38
Demand Side Mgmt Cost	3.97 kW	\$0.610000	\$2.42
Purch Cap Cost Adj	17 kW	\$0.930000	\$15.81
Trans Elec Plan	17 kW	\$0.030000	\$0.51
Renew. Energy Std Adj			\$6.17
Coln Energy Plan Adj			\$0.17





MAILING ADDRESS		ACCOUNT NUMBER		DUEDATE	
COMPLETE CONTAINER SERVICES 6515 DELAWARE ST DENVER CO 80221-2846		53-0165951-8		07/27/2023	
		STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE	
		835398455	07/07/2023	\$1,096.80	

NATURAL GAS CHARGES		RATE: CSG Commercial	
DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$98.88
Usage Charge	11 therms	\$0.250770	\$2.76
Interstate Pipeline	11 therms	\$0.050900	\$0.56
DSMCA			\$2.57
GRSA-P			-\$1.19 CR
Natural Gas 2 Qtr	9.18 therms	\$0.367900	\$3.38
Natural Gas 3 Qtr	1.82 therms	\$0.283000	\$0.52
EGCRR	11 therms	\$0.072210	\$0.79
GRSA			\$0.02
Energy Assistance Chg			\$0.75
Subtotal			\$109.04
Sales Tax			\$5.14
Total			\$114.18
Premises Total			\$1,079.52

DAILY AVERAGES	Last Year	This Year
Temperature	72° F	66° F
Electricity kWh	184.7	141.0
Electricity Cost	\$33.78	\$30.17

YOUR MONTHLY NATURAL GAS USAGE



MAILING ADDRESS		ACCOUNT NUMBER		DUE DATE	
COMPLETE CONTAINER SERVICES 6515 DELAWARE ST DENVER CO 80221-2846		53-0165951-8		07/27/2023	
		STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE	
		835398455	07/07/2023	\$1,096.80	

SERVICE ADDRESS: # GATE 6500 DELAWARE ST GATE DENVER, CO 80221
NEXT READ DATE: 08/04/23

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 303981850
INVOICE NUMBER: 1047577343

METER READING INFORMATION

Read Dates: 06/02/23 - 07/05/23 (33 Days)		
METER 1010569	PREVIOUS READING	USAGE
Total Energy	3996 Actual	27 kWh

ELECTRICITY CHARGES

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$11.68
Commercial Service	27 kWh	\$0.088520	\$2.39
Trans Cost Adj	27 kWh	\$0.000860	\$0.02
Elec Commodity Adj	22.91 kWh	\$0.032810	\$0.75
Elec Commodity Adj	4.09 kWh	\$0.029560	\$0.12
Demand Side Mgmt Cost	22.91 kWh	\$0.001570	\$0.04
Demand Side Mgmt Cost	4.09 kWh	\$0.001860	\$0.01
Purch Cap Cost Adj	27 kWh	\$0.003210	\$0.09
GRSA E	27 kWh	\$0.011852	\$0.32
Trans Elec Plan	27 kWh	\$0.000100	\$0.00
RDA	27 kWh	-\$0.001310	-\$0.04 CR
FGCRR	27 kWh	\$0.004530	\$0.12

YOUR MONTHLY ELECTRICITY USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	71° F	65° F
Electricity kWh	0.9	0.8
Electricity Cost	\$0.55	\$0.52



014373 3/5

IMPORTANT PHONE NUMBERS

Electric Emergencies	800-895-1999	24 hours, 7 days a week
Natural Gas Emergencies:	800-895-2999	24 hours, 7 days a week
Residential Customer Service:	800-895-4999	7 a.m. - 7 p.m., Mon.-Fri. 9 a.m. - 5 p.m., Sat
Business Solutions Center:	800-481-4700	8 a.m. - 5 p.m., Mon.-Fri.
TDD/TTY	800-895-4949	24 hours, 7 days a week
Call Before You Dig	811	24 hours, 7 days a week

IMPORTANT ADDRESSES

General Inquiries:
Xcel Energy
PO Box 8
Eau Claire, WI 54602-0008
xcelenergy.com

Payments
Xcel Energy
PO Box 9477
Minneapolis, MN 55418-19477

Please include stub
for faster processing.

*Register any inquiry or complaint at the above address or phone number.

ABOUT YOUR ELECTRIC AND NATURAL GAS RATES** Learn more at xcelenergy.com/MyBill

Demand-Side Management Cost Adjustment (DSMCA)

This charge recovers the costs associated with gas and electric demand side management (DSM) programs. DSM programs help customers manage their consumption of energy to optimize available and planned generation transmission and distribution resources.

Franchise Fee

Xcel Energy has obtained franchises from incorporated cities and towns within our service territory. As part of each franchise, Xcel Energy pays a fee for the use of alleys, streets and rights-of-way where electrical equipment is located. The franchise fee is a percentage of your bill, if applicable.

General Rates (Large Commercial, Secondary, Primary, and Transmission)

General Base rates include the Service and Facility Charge, a Production Meter Charge (if applicable), a Load Meter Charge (if applicable), plus either an Energy Charge and a Demand Charge for electric service or a Capacity Charge and a Usage Charge for gas service, as applicable.

General Rates (Residential, Small Commercial)

General Base rates include the Service and Facility Charge, a Production Meter Charge (if applicable), a Load Meter Charge (if applicable), a Demand Charge (if applicable), plus either an Energy Charge for electric service or the Usage Charge for gas service, as applicable.

General Rate Schedule Adjustments (GRSA)

General Rate Schedule Adjustments are positive or negative percentage amounts that apply to all base rates, including the Service and Facility Charge, the Energy or Usage Charge and the Demand or Capacity Charge.

Late Payment Charge

Xcel Energy will assess a late payment charge on any unpaid balance exceeding \$50.00 in accordance with the applicable customer rate schedule. For residential customers, a late payment charge of one percent per month is applied to any balance not paid by the bill date for the next month's bill. For residential customers, Xcel Energy will remove the assessment of a late payment charge for one billing period in any twelve month period upon a customer's request. For commercial customers, a one and one-half percent late payment charge will be assessed each month on any balance not paid on or before three business days after the due date of the bill.

Service and Facility Charge

The Service and Facility Charge is a flat monthly charge. The "Service" portion of this charge recovers the cost of meter reading, billing, customer accounting and customer service. The "Facility" portion of this charge recovers the fixed costs associated with Xcel Energy's investment in customer-related facilities such as meters and service laterals.

Energy Assistance Charge (EAC)

Required by House Bill 21-1105, we collect and remit this monthly charge to Energy Outreach Colorado for bill assistance for income-qualified customers. If you're struggling to pay your utility bills, you might qualify for exemption from a monthly charge related to energy assistance and be eligible for utility bill payment assistance. Please call 1-866-HEAT-HELP to see if you qualify. You may request opt out of this charge by calling 800-895-4999. Si tiene dificultades para pagar sus facturas de energía, es posible que reúna los requisitos para recibir asistencia para el pago de facturas. Y que sea elegible para la exención del cargo por asistencia energética. Llame al 1-866-HEAT-HELP (1-866-432-8335) para ver si califica para recibir asistencia.

ABOUT YOUR ELECTRIC RATES** Learn more at xcelenergy.com/MyBill

Colorado Energy Plan Adjustment (CEPA)

This charge represents 1% of an electric bill and funds the early voluntary retirement for Xcel Energy's Conanche coal units in order to deliver a cleaner energy mix. This charge applies to all base rates, including the Service and Facility Charge, the Energy or Usage Charge and the Demand or Capacity Charge, base rate adjustments and non-base rate adjustments, but excludes the EGRR.

Demand Charge

This charge recovers the fixed costs associated with the system capacity necessary to produce and deliver power to you. This includes the fixed costs associated with Xcel Energy's investment in production, transmission and distribution facilities.

Electric Commodity Adjustment (ECA)

All rate schedules are subject to the ECA, which recovers the cost of fuel and purchased energy used to supply electric service. Commercial and Industrial Primary, Transmission and Special Contract Service customers shall be billed under the appropriate Time-Of-Use ECA rate. The ECA is subject to changes no less frequently than quarterly.

Energy Charge

Production Meter Charge

The Production Meter measures the output of a customer's on-site generator. The Production Meter Charge is a flat monthly charge and is applicable to customers that have customer-owned generation in parallel with Xcel Energy's system and recovers the cost of the meter.

Purchased Capacity Cost Adjustment (PCCA)

All rate schedules are subject to the PCCA. The PCCA recovers the cost to purchase electric generation capacity from other suppliers and is subject to annual changes to be effective on January 1 of each year.

Revenue Decoupling Adjustment (RDA) is a pilot applicable for all electric service under Schedules R, RE-TOU, R-OO, C and C-TOU, and the rates shown are effective during summer months. The RDA Pilot terminates Dec. 31, 2023.

Renewable Energy Standard Adjustment (RESA)

This charge represents 1% of an electric bill and funds the renewable energy program as required by Colorado law under which utilities must generate or purchase increasing portions of their electricity from sun, wind or biomass. This charge applies to all base rates, including the Service and Facility Charge, the Energy or Usage Charge and the Demand or Capacity Charge, base rate adjustments



 Xcel Energy®

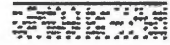


Exhibit D
Legal Description

Lot 1,
Vetos Industrial Tract,
as per the plat thereof recorded April 17, 1984 at Reception No. B498428,
EXCEPTING therefrom, that portion as conveyed to Adams County in the Deed recorded January 13,
1992 in Book 3855 at Page 295,
County of Adams, State of Colorado.

Also known as 6515 Delaware St, Denver, CO 80221



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

Account Number R0098568
 Parcel 0182503304011
 Assessed To
 VETOS WILLIAM
 5473 SECREST COURT
 GOLDEN, CO 80403

Certificate Number 2023-234658
 Order Number
 Vendor ID
 Christine M Francescani
 1801 California Street, suite 2600, denver, co 80202

Legal Description **Situs Address**
 SUB:VETOS INDUSTRIAL TRACT LOT:1 DESC: EXC HIWAY 6515 DELAWARE ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$22,678.60	\$0.00	\$0.00	(\$22,678.60)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 08/14/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 038 - 038

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$766.02	COMM LND SPEC	\$628,550	\$182,280
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$3,719.69	PURPOS		
ADAMS COUNTY	26.9670000	\$5,714.31	SPECIAL PURPOSE	\$102,140	\$29,620
SD 1	57.8890000	\$12,266.68	Total	\$730,690	\$211,900
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$21.19			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$190.71			
Taxes Billed 2022	107.0250000	\$22,678.60			

* 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.

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

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

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

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY,

Alexander L Villagran

4430 S. Adams County Parkway

Brighton, CO 80601

Exhibit F

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Christine Francesceni, Fairfield and Woods
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 6515 Delaware St, Denver, CO 80221

Legal Description: Lot 1, Vetos Industrial Tract, as per the plat thereof recorded April 17, 1984 at Reception No. B498428, EXCEPTING therefrom, that portion as conveyed to Adams County in the Deed recorded January 13, 1992 in Book 3855 at Page 295, County of Adams, State of Colorado

Parcel #(s): 01.8250330011

(PLEASE CHECK ONE):

 On the day of , 20 , which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

 X or
I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: August 29, 2023

Applicant: 

By: On behalf of Bill Vetos, Owner

Print Name: Christine Francesceni, Fairfield and Woods

Address: 1801 California St, Suite 2600
Denver, CO 80202

STATE OF COLORADO)

Denver)
COUNTY OF ~~ADAMS~~)

Subscribed and sworn to before me this 29 day of August, 2023, by Christine Francesceni.

Witness my hand and official seal.

My Commission expires: 9/17/2024


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.

