



**PLANNING AND DEVELOPMENT DEPARTMENT MEMORANDUM
#33-2020**

DATE: September 14, 2020

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager 

FROM: Brook Svoboda, Director of Planning and Development 
Eric Ensey, Senior Planner
Ashley McFarland, Planner I

SUBJECT: CR-120 – Permanent Access Easement for the 104th and Irma Convenience Minor Subdivision

PURPOSE

To consider CR-120, a resolution approving a permanent access easement to provide access to the East 104th Avenue right of way associated with the development of the property commonly known as Charlie’s Auto and the 104th and Irma Convenience Minor Subdivision Plat by 41581 Northglenn CO, LLC (7-Eleven).

BACKGROUND

The subject site is located on the north side of East 104th Avenue and east of Irma Drive. Attachment 1 is a vicinity map showing the location. The property is currently owned by Charlie Ehmka. 41581 Northglenn CO, LLC is acting on behalf of Ehmka.

The proposed development includes the subdivision of the property from one lot into two lots. The subdivision is titled “104th and Irma Convenience Minor Subdivision” and is included as Attachment 2. The City’s Unified Development Ordinance outlines the approval of a minor subdivision application as an administrative process approved by the Planning and Development Department Director.

In addition to the minor subdivision, a minor site plan is pending approval subject to the approval of the three associated agreements. Minor site plans are approved administratively, subject to compliance with the requirements of the Unified Development Ordinance. Attachment 3 includes the Irma Convenience Minor Site Plan for reference purposes.

The proposed development includes the construction of a new 7-Eleven gas station and convenience store on the western portion of the property (Lot 1 of the plat), which will be developed by 41581 Northglenn CO, LLC. Ehmka will retain the eastern lot (Lot 2 of the plat).

The plat has been reviewed and is ready for approval. There are three agreements associated with the plat that require approval by City Council that are on the Sept. 14, 2020, agenda for Council’s consideration. They are as follows:

Agenda Item	Agreement Name	Brief Description
CR-119	Subdivision Improvement Agreement	An agreement between the City and the developer to ensure that the required public sanitary sewer mainline is constructed to provide sanitary sewer access to the property.

CR-120	Permanent Access Easement	An agreement between the City and the developer to grant access to East 104 th Avenue over a tract of City-owned land.
CR-124	License Agreement	An agreement between the City and the developer to allow for certain improvements to be placed within the City-owned tract of land between the subject property and the East 104 th Avenue right of way.

All three agreements are presented as exhibits to separate resolutions for consideration, with City Council taking action on each resolution. This memorandum focuses on CR-120, which is a request for approval of a permanent access easement. This is necessary to provide the development site with access to East 104th Avenue over a tract of City-owned land. This tract is identified as Tract 41 of the North Glenn 14th Filing subdivision plat. Attachment 4 is the North Glenn 14th Filing subdivision plat, which shows the location of Tract 41. Additionally, staff labeled Tract 41 on the aerial vicinity map included as Attachment 1. Tract 41 is adjacent to the East 104th Avenue right of way and runs from Irma Drive to the City boundary. The tract is not a street right of way, but a separate parcel of City-owned land located between privately-owned land and the East 104th Avenue right of way. Therefore, in order to provide access to East 104th Avenue, the City can provide a permanent access easement to grant the right to access the parcels on the north side of Tract 41. This permanent access easement would provide the necessary access to allow for development of the site. The permanent access easement would allow for two access areas, one on Parcel A (which is tied to Lot 1 of the minor subdivision plat) and the other on Parcel B (which is tied to Lot 2 of the minor subdivision plat). Both have been included as exhibits to the permanent access easement.

STAFF RECOMMENDATION

Attached to this memorandum is CR-120, a resolution that, if approved, would grant a permanent access easement to provide access to the East 104th Avenue right of way for the 104th and Irma Convenience Minor Subdivision. Staff recommends approval of CR-120.

BUDGET/TIME IMPLICATIONS

There are no financial impacts to the City. The agreement outlines that the property owners are responsible for the maintenance of the access area.

STAFF REFERENCE

If Council members have any questions they may contact Planning and Development Director Brook Svoboda at 303.450.8937 or bsvoboda@northglenn.org.

ATTACHMENTS

1. Aerial vicinity map
2. 104th and Irma Convenience Minor Subdivision Plat
3. Irma Convenience Minor Site Plan
4. North Glenn 14th Filing Subdivision Plat

CR-120 – Permanent Access Easement for the 104th and Irma Convenience Minor Subdivision
 Permanent Access Easement

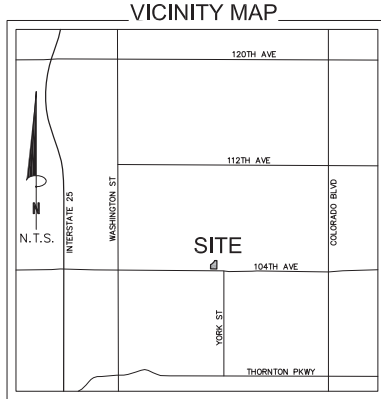


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104TH AND IRMA CONVENIENCE MINOR SUBDIVISION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

Sheet 1 of 2



NOTES:

- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by Fidelity National Title, Commitment No. 100-N0023034-030-TH with an effective date of July 23, 2019.
- Basis of bearings is the West line of the property, monumented on the North end with a Found No. 4 Rebar with a 1" yellow plastic cap, PLS "6973", 0.3 feet below grade, and on the South end with a found No. 5 rebar, flush with grade, measured to bear N00°03'21"W, a distance of 212.50 feet.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMeTte published July 23, 2019, referencing Flood Insurance Rate Map, Map Number 08001C0314H effective date March 05, 2007, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
- The lineal units used in this drawing are U.S. Survey Feet.
- Parcel is subject to the plat of North Glenn Fourteenth Filing, recorded August 2, 1961 in Plat Book F11, Page 22.
- Parcel is subject to the terms, conditions, provisions, agreements and obligations contained in the Utility Agreement, recorded November 13, 1964 in Book 1191, Page 384. Addendum recorded February 25, 1974 in Book 1914, Page 936.
- Parcel is subject to the terms, conditions, provisions, agreements and obligations contained in the easement as set forth in Deed Recorded November 22, 1960 in Book 879, Page 440.

LEGAL DESCRIPTION:

Known all men by these presents that Charles W Ehmka, DBA Charlies Auto & Truck Sales, LLC being the owner of the real property of 20292 acres, more or less, described as follows:

BEGINNING at the Southwest corner of said Tract 43; Thence Northerly along the Westerly line of said Tract 43, a distance of 212.41 feet to a point on curve; Thence Northeasterly along the Northeasterly line of said Tract 43 on a curve to the left with radius of 310.00 feet and the long chord of said curve being deflected 58 degrees 54 minutes 48 seconds to the right, and arc distance of 338.01 feet to a point; Thence Easterly and parallel with the south line of said Tract 43, a distance of 75.09 feet to a point; Thence Southerly and perpendicular to the South line of said Tract 43, a distance of 379.14 feet to a point on the South line of said Tract 43; Thence Westerly along the South line of said Tract 43, a distance of 350.00 feet to the POINT OF BEGINNING.

containing 99,852 square feet, 2.292 acres, more or less

OWNERSHIP AND DEDICATION CERTIFICATE:

The undersigned certifies to and for the benefit of the City Council of Northglenn City, Colorado, that as of the date set forth below, we Charles W Ehmka, DBA Charlies Auto & Truck Sales, LLC being the owner of the land described above, have good right and full power to convey, encumber and subdivide same, and that the property is free and clear of all liens, encumbrances, easements and rights-of-way except the easements and rights-of-way depicted on this plat. In the event of a defect in said title which breaches the warranties in this certificate, the undersigned, jointly and severally, agree(s) to remedy such defect upon demand by Northglenn City, which remedy shall not be deemed exclusive.

A part of Tract 43, North Glenn-Fourteenth Filing, Adams County, Colorado, described as follows:

KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned, being the owners, mortgagees or lien holders of the land described above, have caused the land to be laid out and platted under the name of 104TH AND IRMA CONVENIENCE MINOR SUBDIVISION and do hereby dedicate and grant to the public forever and in fee simple the roads and other public ways and lands shown hereon, and do hereby dedicate to Northglenn City, and appropriate utility companies and emergency assistance entities, the easements as shown hereon for the purposes stated in compliance with the City of Northglenn Subdivision Regulations and the landowners shall bear all expense involved in planning, design, and construction of all public improvements except to the extent expressly stated in any City-approved and recorded subdivision improvement agreement. Dedication shall be final upon adoption by the City Council accepting the property dedicated by this plat. Except as otherwise stated on this plat, there shall be no limitation or restriction upon the purpose or public use of property dedicated by this plat.

In Witness Whereof; we do hereunto set our hands and seals this _____ day of _____,

Charles W Ehmka, DBA Charlies Auto & Truck Sales, LLC

NOTARIAL:

State of _____ }
County of _____ } SS
City of _____

The forgoing dedication was acknowledged before me this _____ day of _____, 20_____

by _____

My commission expires: _____

Notary Public: _____

CITY APPROVAL CERTIFICATE:

This is to hereby certify on _____ day of _____, 20_____, the City of Northglenn, Colorado, has approved this site plan for the development of 104TH AND IRMA CONVENIENCE MINOR SUBDIVISION in conformance with the ordinances of the City of Northglenn.

By: _____
Director, Planning and Development

Director, Public Works

RECORDATION CERTIFICATE:

STATE OF COLORADO }
COUNTY OF ADAMS } SS

I hereby certify that this instrument was filed of record at my office at _____ o'clock ____M., this _____ day of _____, 20_____.

Reception No. _____, File _____, Map _____

By: _____
Clerk and Recorder

SURVEYOR'S STATEMENT:

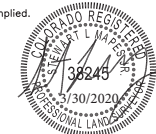
I, Stewart L. Mapes, Jr., do hereby certify that the survey of the boundary of 104TH AND IRMA CONVENIENCE MINOR SUBDIVISION was made under my supervision and the accompanying plat accurately represents said survey.

The undersigned Colorado Registered Professional Land Surveyor does hereby state that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a warranty nor guarantee, either expressed or implied.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38248
For and on behalf of Clark Land Surveying, Inc.

This survey plat is null and void without surveyor's original signature and seal.



No.	Description	By	Date
2	Added easement	DWC	03/30/2020
1	Address attorney comments	NJM	01/15/2020

Notice: According to Colorado law you must return this plat to the surveyor within three years after you first discover such defect. In no event may the statute of limitations be commenced more than ten years from the date of the certification shown hereon.

104TH AND IRMA CONVENIENCE MINOR SUBDIVISION
A PORTION OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF NORTHGLENN, ADAMS COUNTY, STATE OF COLORADO
Date: 12/09/2019
Drawn By: NJM
Checked By: SJM
Project No: 190886
Sheet 1 of 2

IRMA CONVENIENCE
 MINOR SITE PLAN
 104TH AND IRMA CONVENIENCE MINOR SUBDIVISION
 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11,
 TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
 2205 E. 104th AVENUE



VICINITY MAP
 1" = 1,000'

LEGAL DESCRIPTION

LOT 1, EHMKA SUBDIVISION, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

OWNER'S CERTIFICATE

IN TESTIMONY WHEREOF, THE CHARLIE'S AUTO AND TRUCK SALES HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHARLIE EHMKA, ITS PRESIDENT THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER), _____ AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS _____ DAY OF _____, 20__.

BY: _____
 CHARLIE EHMKA
 CHARLIE'S AUTO AND TRUCK SALES
 PRESIDENT

ATTEST:
 BY: _____
 (NAME OF SECRETARY OR AUTHORIZED TRUST OFFICER)
 (TITLE)

(AFFIX CORPORATE SEAL)

CITY APPROVAL CERTIFICATE

THIS IS TO HEREBY CERTIFY THAT ON _____ DAY OF _____, 20__ THE CITY OF NORTHGLENN, COLORADO, HAS APPROVED THIS SITE PLAN FOR THE DEVELOPMENT OF _____ IRMA CONVENIENCE _____ IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF NORTHGLENN.

BY: _____
 DIRECTOR, PLANNING AND DEVELOPMENT

BY: _____
 DIRECTOR, PUBLIC WORKS

NOTE:

1. SIGNAGE IS NOT REVIEWED AS PART OF THIS SITE PLAN APPROVAL. ALL SIGNAGE REQUIRES A SEPARATE REVIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE SIGN CODE.

PROJECT BENCHMARK:

NGS MONUMENT KK1403. ELEVATION: 5286.40 (NAVD 88)

TBM: TOP WESTERLY FLANGE BOLT OF FIRE HYDRANT ALONG SOUTH PROPERTY LINE. ELEVATION: 5247.57 (NAVD 88)

PROJECT BASIS OF BEARING:

WEST LINE OF THE PROPERTY, MONUMENTED ON THE NORTH END WITH A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP, PL#8 6973, 0.3 FEET BELOW GRADE, AND ON THE SOUTH END WITH A FOUND #6 REBAR, FLUSH WITH GRADE, MEASURED TO BEAR NORTH 00°02'21" WEST.

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 UTILITY PLAN
- 4 GRADING PLAN
- 5 LANDSCAPE PLAN
- 6 PHOTOMETRIC PLAN
- 7 PHOTOMETRIC DETAILS
- 8 BUILDING ELEVATIONS

ZONING		IN, INDUSTRIAL
SITE ACREAGE		42,910.56 SQ. FT.
COVERAGE	BUILDING	3,521.87 SQ. FT.
	PARKING	21,651.40 SQ. FT.
	LANDSCAPING IMPERVIOUS	15,543.30 SQ. FT.
PARKING SPACES	REQUIRED	11
	PROVIDED	14
Automotive Fuel Sales Min. Parking Requirements:	BICYCLE	2
	1 space per 350 sq. ft., fuel pump spaces and any parking spaces under the canopy shall not count toward meeting the minimum required parking	
Automotive Fuel Sales Max. Parking Requirements:		Up to 25% additional parking space allowance. Calculation: Max. Spaces = round(1.25 * 11 (Min. Spaces)) = 14 Total Spaces
SETBACKS	FRONT REQUIRED	40 FEET
	FRONT PROVIDED	45.50 FEET
	SIDE REQUIRED	15 FEET
	SIDE PROVIDED	30.27 FEET
	REAR REQUIRED	15 FEET
	REAR PROVIDED	27.63 FEET
BUILDING HEIGHT	CANOPY REQUIRED	15 FEET
	CANOPY PROVIDED	53 FEET
MAXIMUM ALLOWED PROPOSED		65 FEET 24 FEET

COVER SHEET
 IRMA CONVENIENCE
 2205 E. 104TH AVE., NORTHGLENN, CO
 LOT 1, 104th & IRMA CONVENIENCE
 MINOR SUBDIVISION
 July 21, 2020
 SHEET 1 OF 8

OWNER:
 CHARLIE'S AUTO AND TRUCK SALES
 14640 COLORADO BOULEVARD
 BRIGHTON, CO 80602
 (303) 520-4235
 CHARLIE EHMKA

DEVELOPER:
 CREIGHTON COMMERCIAL DEVELOPMENT
 900 SW PINE ISLAND ROAD, SUITE 202
 CAPE CORAL, FLORIDA 33991
 (239) 210-0455
 CHUCK PRINCE

ARCHITECT:
 THE DIMENSION GROUP
 5600 S. QUEBEC STREET
 SUITE 325C
 GREENWOOD VILLAGE, COLORADO 80111
 (720) 536-3180
 STAYTON R. WOOD, AIA

CIVIL ENGINEER:
 THE DIMENSION GROUP
 5600 S. QUEBEC STREET
 SUITE 325C
 GREENWOOD VILLAGE, COLORADO 80111
 (720) 536-3180
 CHAD A. WHEELER, PE

LANDSCAPE ARCHITECT:
 EVERGREEN DESIGN GROUP, INC.
 1755 TELSTAR DR., SUITE 300
 COLORADO SPRINGS, COLORADO 80920
 (800) 680-6630
 CHRIS ROSE, PLA

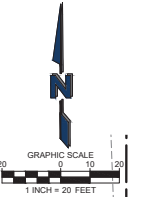
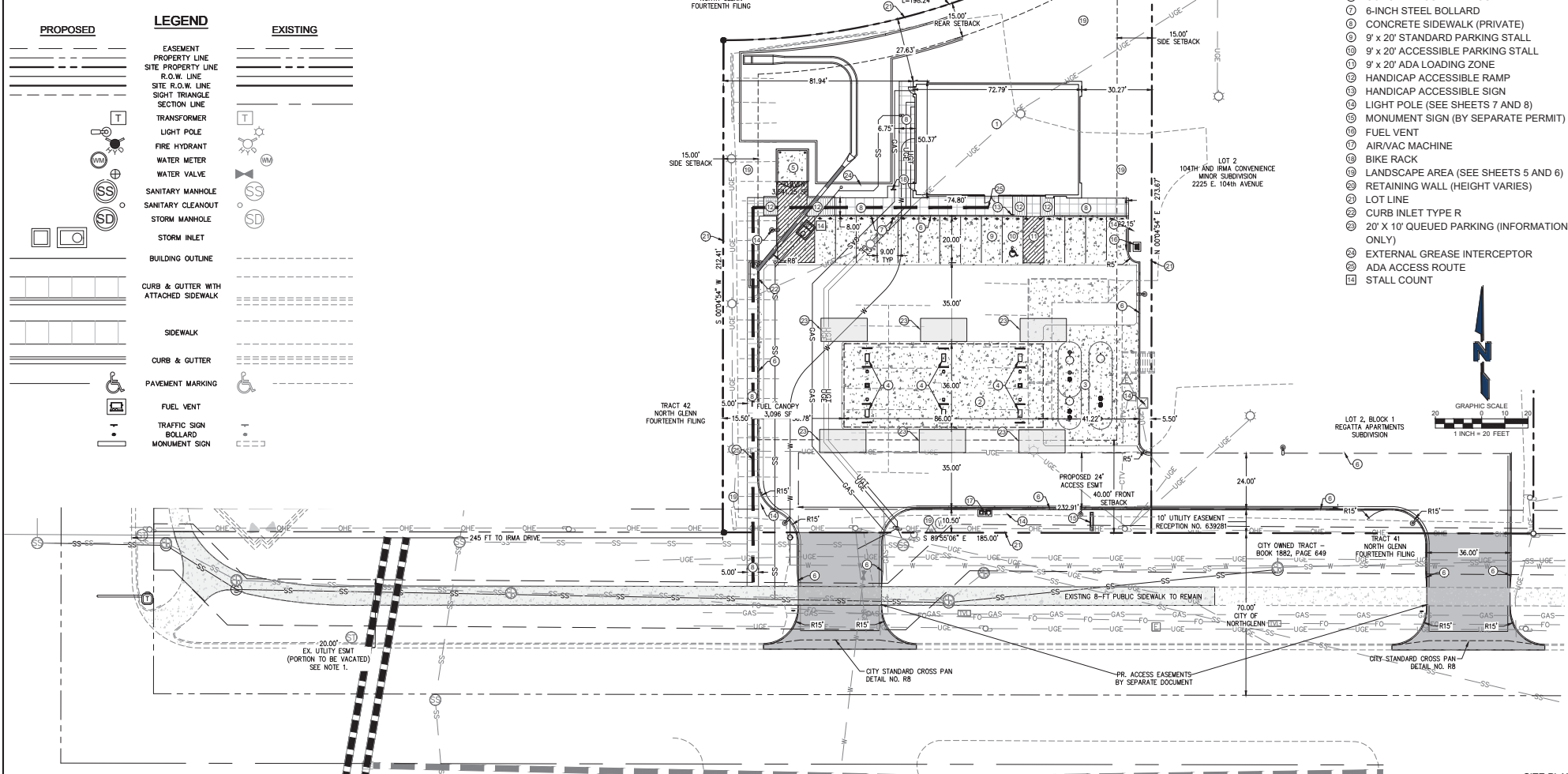
SURVEYOR:
 CLARK LAND SURVEYING, INC.
 177 S. TIFFANY DRIVE, UNIT 1
 PUEBLO, COLORADO 81007
 (719) 582-1270
 STEWART MAPES, PLS



IRMA CONVENIENCE
 MINOR SITE PLAN
 104TH AND IRMA CONVENIENCE MINOR SUBDIVISION
 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11,
 TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
 2205 E. 104th AVENUE
 TRACT 2, NORTH GLENN
 FOURTEENTH FILING

PROPOSED	LEGEND	EXISTING
	EASEMENT	
	PROPERTY LINE	
	SITE PROPERTY LINE	
	R.O.W. LINE	
	SITE R.O.W. LINE	
	SIGHT TRIANGLE	
	SECTION LINE	
	TRANSFORMER	
	LIGHT POLE	
	FIRE HYDRANT	
	WATER METER	
	WATER VALVE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM MANHOLE	
	STORM INLET	
	BUILDING OUTLINE	
	CURB & GUTTER WITH ATTACHED SIDEWALK	
	SIDEWALK	
	CURB & GUTTER	
	PAVEMENT MARKING	
	FUEL VENT	
	TRAFFIC SIGN	
	BOLLARD	
	MONUMENT SIGN	

- NOTES**
- ① CONVENIENCE STORE (SEE SHEET 9)
 - ② GASOLINE CANOPY (SEE SHEET 9)
 - ③ UNDERGROUND FUEL STORAGE TANKS
 - ④ FUEL PUMP
 - ⑤ TRASH ENCLOSURE
 - ⑥ CONCRETE CURB AND GUTTER
 - ⑦ 6-INCH STEEL BOLLARD
 - ⑧ CONCRETE SIDEWALK (PRIVATE)
 - ⑨ 9' x 20' STANDARD PARKING STALL
 - ⑩ 9' x 20' ACCESSIBLE PARKING STALL
 - ⑪ 9' x 20' ADA LOADING ZONE
 - ⑫ HANDICAP ACCESSIBLE RAMP
 - ⑬ HANDICAP ACCESSIBLE SIGN
 - ⑭ LIGHT POLE (SEE SHEETS 7 AND 8)
 - ⑮ MONUMENT SIGN (BY SEPARATE PERMIT)
 - ⑯ FUEL VENT
 - ⑰ AIR/VAC MACHINE
 - ⑱ BIKE RACK
 - ⑲ LANDSCAPE AREA (SEE SHEETS 5 AND 6)
 - ⑳ RETAINING WALL (HEIGHT VARIES)
 - ㉑ LOT LINE
 - ㉒ CURB INLET TYPE R
 - ㉓ 20' X 10' QUEUED PARKING (INFORMATION ONLY)
 - ㉔ EXTERNAL GREASE INTERCEPTOR
 - ㉕ ADA ACCESS ROUTE
 - ㉖ STALL COUNT



PROJECT BENCHMARK:
 NGS MONUMENT KK1403. ELEVATION: 5286.40 (NAVD 88)
 TBM: TOP WESTERLY FLANGE BOLT OF FIRE HYDRANT ALONG SOUTH PROPERTY LINE. ELEVATION: 5247.57 (NAVD 88)

NOTE:
 1. RECORDED NOVEMBER 13, 1964 IN BOOK 1191 PAGE 384, ADDENDUM RECORDED FEBRUARY 25, 1974 IN BOOK 1914 PAGE 936.

PROJECT BASIS OF BEARING:
 WEST LINE OF THE PROPERTY, MONUMENTED ON THE NORTH END WITH A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP, PLS# 6973, 0.3 FEET BELOW GRADE, AND ON THE SOUTH END WITH A FOUND #6 REBAR, FLUSH WITH GRADE, MEASURED TO BEAR NORTH 00°32'1" WEST.

RECORDED NOVEMBER 13, 1964
 BOOK 1191 PAGE 384
 ADDENDUM RECORDED FEBRUARY 25, 1974
 BOOK 1914 PAGE 936

SITE PLAN
 IRMA CONVENIENCE
 2205 E. 104TH AVE., NORTHGLENN, CO
 LOT 1, 104TH & IRMA CONVENIENCE
 MINOR SUBDIVISION
 July 21, 2020
 SHEET 2 OF 8

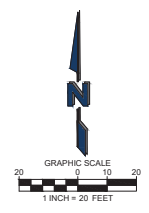
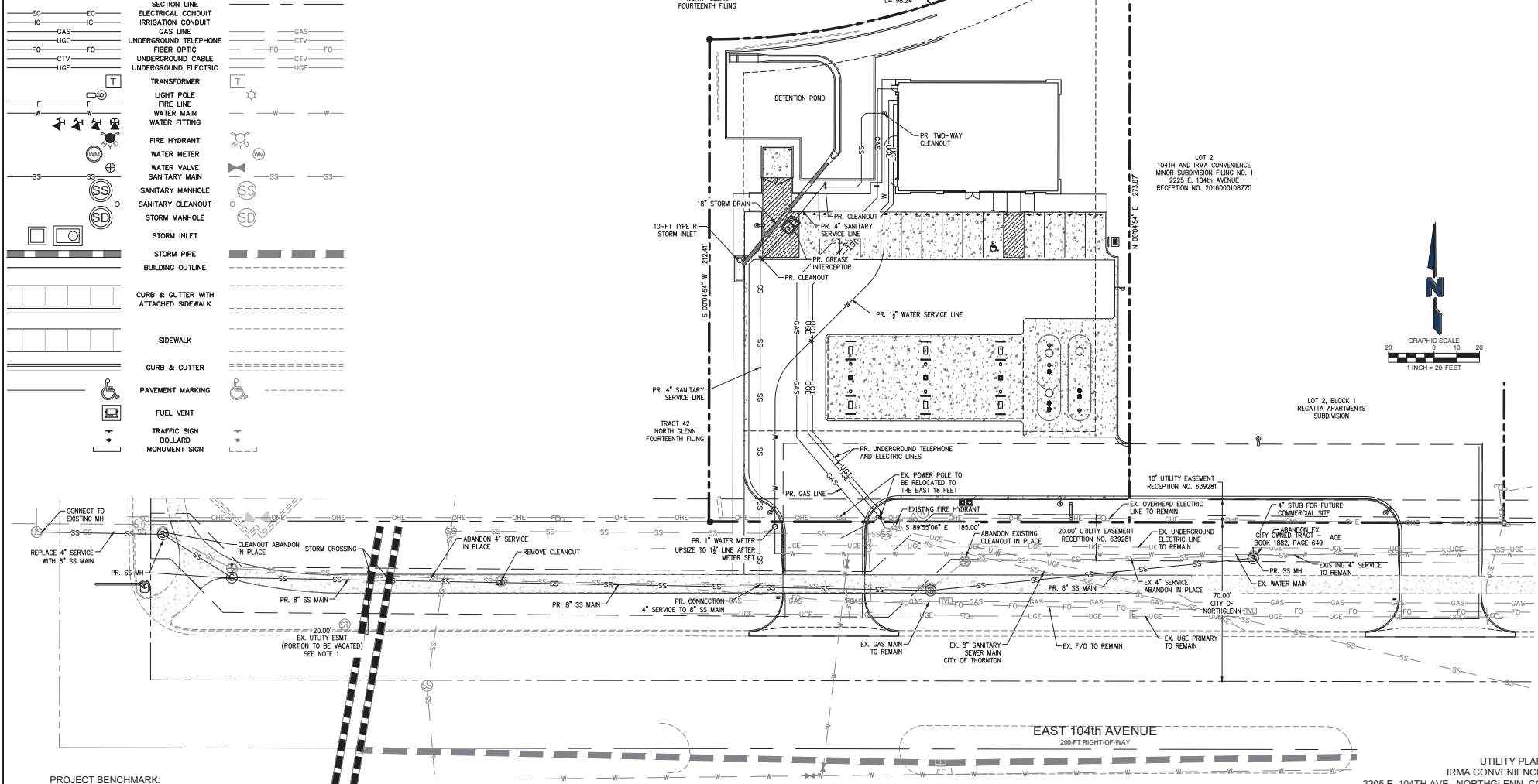


IRMA CONVENIENCE

MINOR SITE PLAN

104TH AND IRMA CONVENIENCE MINOR SUBDIVISION
 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11,
 TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
 2205 E. 104th AVENUE
 TRACT 205 E. 104th AVENUE
 NORTH GLENN
 FOURTEENTH FILING

PROPOSED	LEGEND	EXISTING
---	EASEMENT	---
---	PROPERTY LINE	---
---	SITE PROPERTY LINE	---
---	R.O.W. LINE	---
---	SITE R.O.W. LINE	---
---	SIGHT TRIANGLE	---
---	SECTION LINE	---
EC	ELECTRICAL CONDUIT	EC
IC	IRRIGATION CONDUIT	IC
GAS	GAS LINE	GAS
UGC	UNDERGROUND TELEPHONE	UGC
FO	FIBER OPTIC	FO
CTV	UNDERGROUND CABLE	CTV
UGE	UNDERGROUND ELECTRIC	UGE
T	TRANSFORMER	T
LP	LIGHT POLE	LP
FL	FIRE LINE	FL
WM	WATER MAIN	WM
WF	WATER FITTING	WF
FH	FIRE HYDRANT	FH
WM	WATER METER	WM
SS	WATER VALVE	SS
SS	SANITARY MAIN	SS
SS	SANITARY MANHOLE	SS
SS	SANITARY CLEANOUT	SS
SD	STORM MANHOLE	SD
SD	STORM INLET	SD
SP	STORM PIPE	SP
BO	BUILDING OUTLINE	BO
CG	CURB & GUTTER WITH ATTACHED SIDEWALK	CG
SW	SIDEWALK	SW
CG	CURB & GUTTER	CG
PM	PAVEMENT MARKING	PM
FV	FUEL VENT	FV
TS	TRAFFIC SIGN	TS
BS	BOLLARD	BS
MS	MONUMENT SIGN	MS



LOT 2
 104TH AND IRMA CONVENIENCE
 MINOR SUBDIVISION FILING NO. 1
 2225 E. 104th AVENUE
 RECEPTION NO. 2016000108775

LOT 2, BLOCK 1
 REGATTA APARTMENTS
 SUBDIVISION

PROJECT BENCHMARK:
 NGS MONUMENT KK1403. ELEVATION: 5286.40 (NAVD 88)
 TBM. TOP WESTERLY FLANGE BOLT OF FIRE HYDRANT ALONG SOUTH
 PROPERTY LINE. ELEVATION: 5247.57 (NAVD 88)

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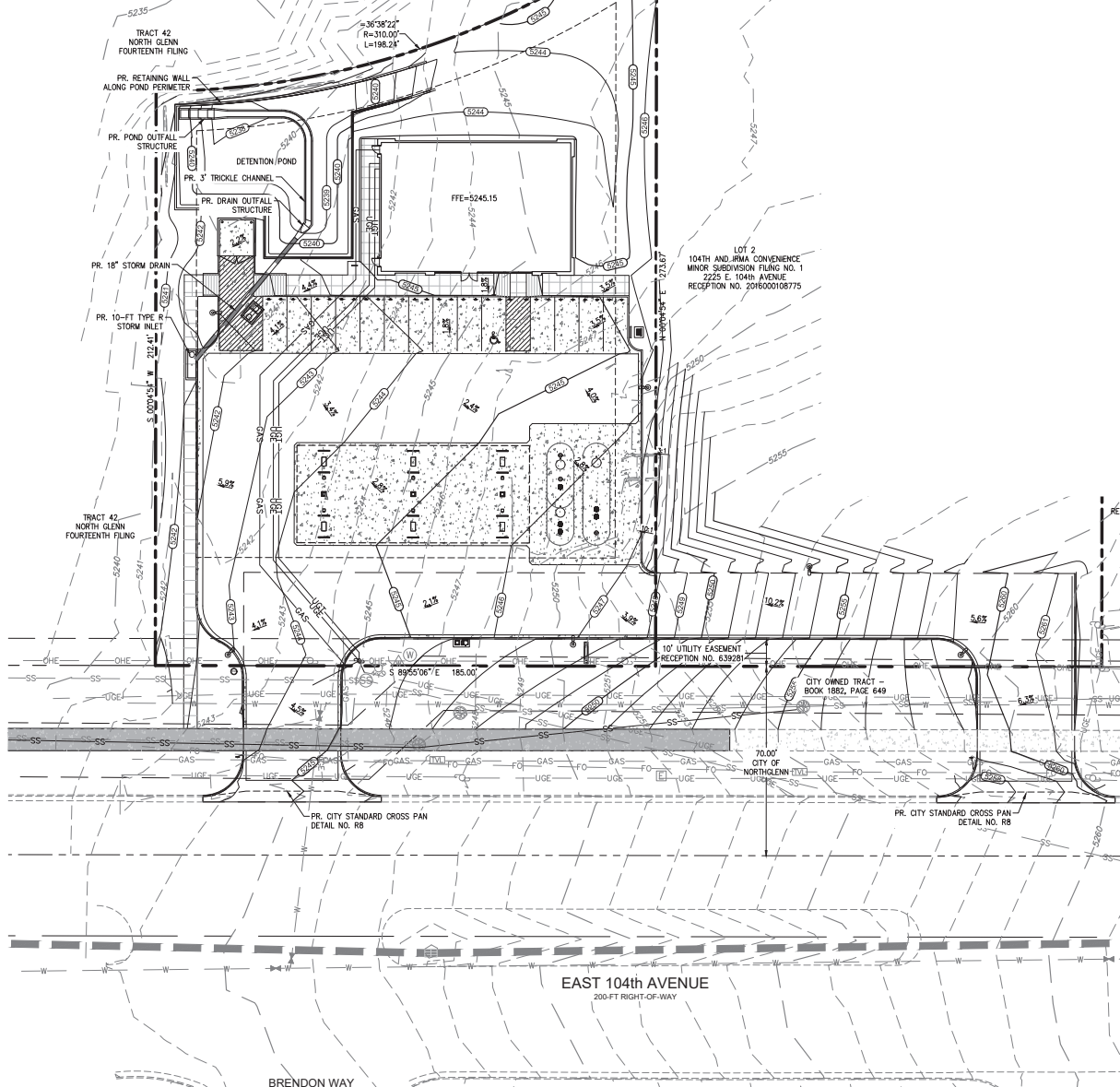
NOTE:
 1. RECORDED NOVEMBER 13, 1964 IN BOOK 1191 PAGE 304. ADDENDUM
 RECORDED FEBRUARY 25, 1974 IN BOOK 1914 PAGE 936.

UTILITY PLAN
 IRMA CONVENIENCE
 2205 E. 104TH AVE., NORTHGLENN, CO
 LOT 1, 104TH & IRMA CONVENIENCE
 MINOR SUBDIVISION
 July 21, 2020
 SHEET 3 OF 8



IRMA CONVENIENCE
 MINOR SITE PLAN
 104TH AND IRMA CONVENIENCE MINOR SUBDIVISION
 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11
 TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
 2205 E. 104th AVENUE

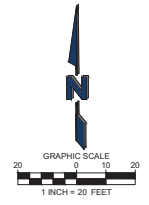
PROPOSED	LEGEND	EXISTING
	EASEMENT PROPERTY LINE	
	SITE PROPERTY LINE	
	R.O.W. LINE	
	SITE R.O.W. LINE	
	SIGHT TRIANGLE	
	SECTION LINE	
	ELECTRICAL CONDUIT	
	IRRIGATION CONDUIT	
	GAS LINE	
	UNDERGROUND TELEPHONE	
	FIBER OPTIC	
	UNDERGROUND CABLE	
	UNDERGROUND ELECTRIC	
	TRANSFORMER	
	LIGHT POLE	
	FIRE LINE	
	WATER MAIN	
	WATER FITTING	
	FIRE HYDRANT	
	WATER METER	
	WATER VALVE	
	SANITARY MAIN	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM MANHOLE	
	STORM INLET	
	STORM PIPE	
	BUILDING OUTLINE	
	CURB & GUTTER WITH ATTACHED SIDEWALK	
	SIDEWALK	
	CURB & GUTTER	
	PAVEMENT MARKING	
	FUEL VENT	
	TRAFFIC SIGN	
	BOLLARD	
	MONUMENT SIGN	



NOTE:
 1. RECORDED NOVEMBER 13, 1964 IN BOOK 1191 PAGE 384. ADDENDUM RECORDED FEBRUARY 25, 1974 IN BOOK 1914 PAGE 936.

PROJECT BENCHMARK:
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 TBM. TOP WESTERLY FLANGE BOLT OF FIRE HYDRANT ALONG SOUTH PROPERTY LINE. ELEVATION: 5247.57 (NAVD 88)

PROJECT BASIS OF BEARING:
 WEST LINE OF THE PROPERTY, MONUMENTED ON THE NORTH END WITH A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP. PLS# 6973, 0.3 FEET BELOW GRADE, AND ON THE SOUTH END WITH A FOUND #6 REBAR, FLESH WITH GRADE, MEASURED TO BEAR NORTH 00°32'1" WEST.



GRADING PLAN
 IRMA CONVENIENCE
 2205 E. 104TH AVE., NORTHGLENN, CO
 LOT 1, 104th & IRMA CONVENIENCE
 MINOR SUBDIVISION
 July 21, 2020
 SHEET 4 OF 8



IRMA CONVENIENCE MINOR SITE PLAN LOT 1, 104TH AND IRMA CONVENIENCE MINOR SUBDIVISION FILING NO. 1 2205 E. 104th AVENUE NORTHGLENN, CO 80233

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE
	GS	2	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM SHADEMASTER LOCUST	CONT.	1.5" CAL MIN	
	MS	4	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	CONT.	1.5" CAL MIN	
	PH	3	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	CONT.	6" HT MIN	
	PN	3	PINUS INGRA AUSTRAN BLACK PINE	CONT.	6" HT MIN	
	TG	5	TILIA CORDATA 'GLENLEVEN' GLENLEVEN LITTLELEAF LINDEN	CONT.	1.5" CAL MIN	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
	BR	8	BERBERIS THUNBERGII 'ROSE GLOW' ROSY GLOW BARBERRY	5 GAL	3' OC	
	EG	18	EUONYMUS FORTUNEI 'GOLDEN PRINCE' TM GOLDEN PRINCE EUONYMUS	5 GAL	3' OC	
	JB	12	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL		
	PF	10	POTENTILLA FRUTICOSA BUSH CINQUEFOIL	5 GAL		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.		
	FE	32	FESTUCA GLAUCA 'ELLIAH BLUE' ELLIAH BLUE FESCUE	1 GAL		
			RIVER ROCK RIVER ROCK MULCH OVER WEED FILTER FABRIC 2" DIA. MULTI-COLOR RIVER ROCK COBBLE			
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	CONT.		
	BL	19,046 SF	BUCHLOE DACTYLOIDES 'LEGACY' LEGACY BUFFALO GRASS WATER CONSERVING, WARM SEASON	SEED		

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE RESGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER, PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOB SITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	42,864 SF
LANDSCAPE AREA REQUIRED:	8,539 SF (20% OF AREA)
LANDSCAPE AREA PROVIDED:	15,193 SF (35% OF SITE AREA)

SECTION 11-4.7 LANDSCAPE, SCREENING, AND FENCING
STREET TREES REQUIRED (1 PER 50 LF): 4 (195 LF / 50 = 3.7)
STREET TREES PROVIDED: 4

ADDITIONAL SHRUBS & GROUND COVER PROVIDED PER CITY COMMENTS

SITE TREES REQUIRED (1 PER 500 SF): 18 (8,539 / 500 = 17.08)
SITE TREES PROVIDED: 18

SECTION 11-4.7 PARKING AREA LANDSCAPING
TREES REQUIRED (1 PER 12 SPACES): 2 (14 SPACES) AT ROW ENDS
TREES PROVIDED: 2 AT ROW ENDS
SHRUBS / GRASSES REQUIRED (5 PER TREE): 10
SHRUBS / GRASSES PROVIDED: 10

* ORNAMENTAL STREET TREES PROPOSED UNDER EXISTING OVERHEAD ONE, STREET TREES PROPOSED OUTSIDE PROPERTY LINE DUE TO EXISTING 10' UTILITY EASEMENT.

ROOT BARRIERS

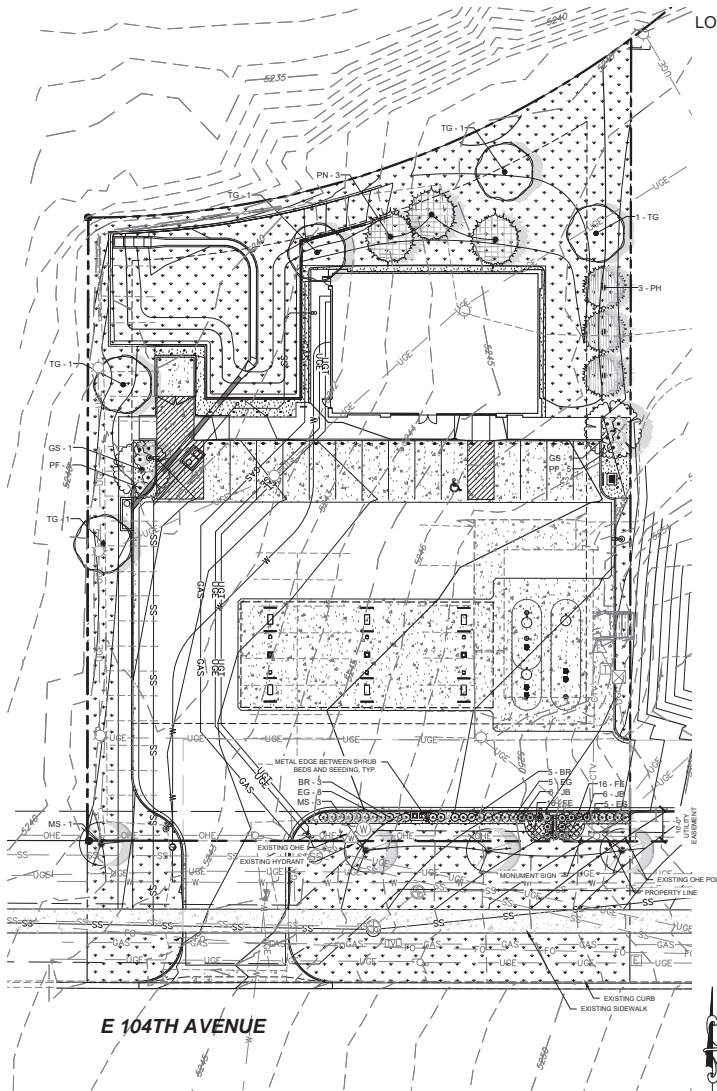
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF RIVER ROCK MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.



E 104TH AVENUE

Scale 1" = 20'

NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT ALL APPROPRIATE UTILITY COMPANIES AT LEAST 12 HOURS BEFORE ANY EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

IRMA CONVENIENCE
2205 E. 104TH AVE., NORTHGLENN, CO
LOT 1, 104th & IRMA CONVENIENCE
MINOR SUBDIVISION FILING NO. 1
July 15, 2020
SHEET 5 OF 8



IRMA CONVENIENCE
 MINOR SITE PLAN
 LOT 1, 104TH AND IRMA CONVENIENCE MINOR SUBDIVISION FILING NO. 1
 2205 E. 104th AVENUE
 NORTHGLENN, CO 80233

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number	BUC Rating
■	18	CPV-FLAT-B	SINGLE	1.000	12000	56	CPV250-B-DM-F-B-UL-WH-57K-HZ	B0-U0-G1
■	4	CPV-FLAT-C	SINGLE	1.000	4500	31	CPV250-B-DM-F-C-UL-WH-57K-HZ	B0-U0-G1
○	2	XSPGL-2ME-BLS	SINGLE	1.000	18300	184	XSPG-D-HT-2ME-24L-57K-UL-BZ-N_W_XA-SP2BL5	B0-U0-G2
○	1	XSPGL-3ME-BLS	SINGLE	1.000	16900	184	XSPG-D-HT-3ME-24L-57K-UL-BZ-N_W_XA-SP2BL5	B0-U0-G2
○	3	XSPGL-4ME-BLS	SINGLE	1.000	17400	184	XSPG-D-HT-4ME-24L-57K-UL-BZ-N_W_XA-SP2BL5	B0-U0-G2
■	12	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-BZ	B1-U0-G1

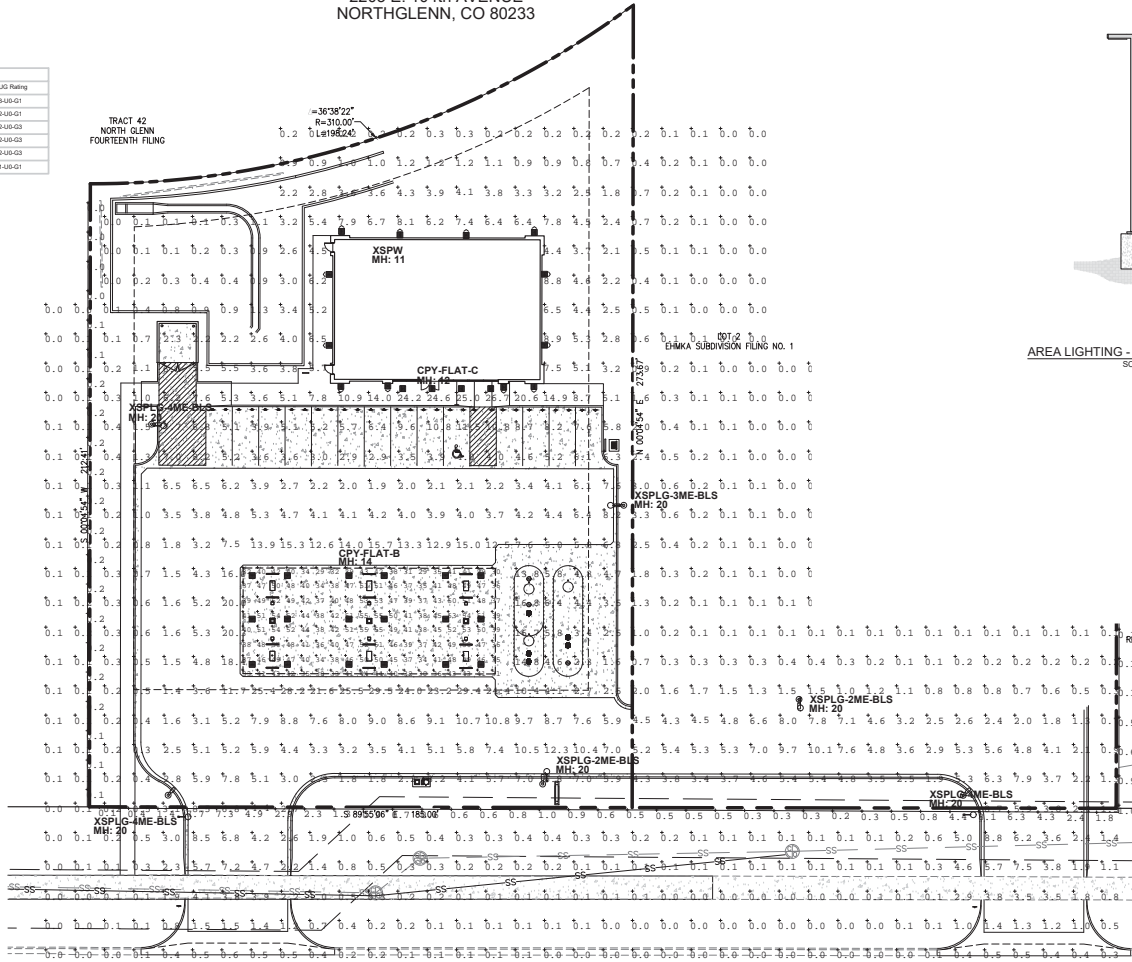
Calculation Summary: 1.00 LLF						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy	Fc	43.10	55	29	1.49	1.90
PAVEMENT	Fc	6.31	29.5	1.0	6.31	29.50
PROPERTY LINE	Fc	0.94	8.1	0.0	N.A.	N.A.
SITE	Fc	1.02	26.7	0.0	N.A.	N.A.

FIXTURE MOUNTING HEIGHTS AS SHOWN
 18' POLES MOUNTED ON Z BASE
 ADDITIONAL EQUIPMENT REQUIRED:
 (B) SSS-4-11-17-CW-6S-OT-N-BZ (17" x 4" x 1/2" STEEL SQUARE POLE, TENON MOUNT)
 (C) PD-1H4BZ SINGLE HORIZONTAL TENON
 (D) XA-SP2BL5 (BACK LIGHT SHIELD)

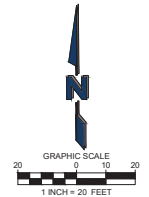
PROPOSED POES MEET 140MPH SUSTAINED WIND LOADS
 *** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

BOM: Complete Part Description

- 18-CPV250-B-DM-F-B-UL-WH-57K-HZ
- 4-CPV250-B-DM-F-C-UL-WH-57K-HZ
- 2-XSPGL-D-HT-2ME-24L-57K-UL-BZ-N
- 1-XSPGL-D-HT-3ME-24L-57K-UL-BZ-N
- 3-XSPGL-D-HT-4ME-24L-57K-UL-BZ-N
- 12-XSPW-B-WM-3ME-4L-57K-UL-BZ
- 6-SSS-4-11-17-CW-6S-OT-N-BZ
- 6-PD-1H4BZ
- (8) XA-SP2BL5



AREA LIGHTING - SINGLE TENON POLE
 SCALE: 1/8"



PROJECT BENCHMARK:

NGS MONUMENT KK1403. ELEVATION: 5286.40 (NAVD 88)
 TRM. TOP WESTERLY FLANGE BOLT OF FIRE HYDRANT ALONG SOUTH PROPERTY LINE. ELEVATION: 5247.57 (NAVD 88)

PROJECT BASIS OF BEARING:

WEST LINE OF THE PROPERTY, MONUMENTED ON THE NORTH END WITH A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP. PLS# 6973, 0.3 FEET BELOW GRADE, AND ON THE SOUTH END WITH A FOUND #5 REBAR, FLUSH WITH GRADE, MEASURED TO BEAR NORTH 00°32'1" WEST.

EAST 104th AVENUE
 200-FT RIGHT-OF-WAY

BRENDON WAY

PHOTOMETRIC PLAN
 IRMA CONVENIENCE
 2205 E. 104TH AVE., NORTHGLENN, CO
 LOT 1, 104th & IRMA CONVENIENCE
 MINOR SUBDIVISION FILING NO. 1
 July 14, 2020
 SHEET 6 OF 8



NORTH GLENN-FOURTEENTH FILING
 PART OF THE S.E. 1/4 OF SEC. 11, T.2 S., R.68W. OF THE 6TH P.M.
 ADAMS COUNTY, COLORADO
 SHEET 1 OF 2

Attachment 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that JORDON PERLMUTTER, SAMUEL PRIMACK, WILLIAM J. MORRISON, ABE PERLMUTTER, BERNARD BERNSTEIN and ALBERT RUDDFSKY, being the owners of all that part of the Southeast One-Quarter (S.E. 1/4) of Section 11, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado described as follows, to wit:

Beginning at the Southeast corner of said Section 11; thence N00°02'15" E along the East line of said Section 11 a distance of 30.00 feet to the True Point of Beginning; thence N89°35'30" W parallel to and 30.00 feet from the South line of said Section 11 a distance of 1547.97 feet more or less to the Southeast corner of Lot 14, Block 53, North Glenn-Thirteenth Filing; thence N00°24'30" E along the East line of said North Glenn-Thirteenth a distance of 1475.27 feet to the Northeast corner of Lot 16, Block 33, North Glenn-Thirteenth Filing; thence N85°13'37" W along the northerly line of said Lot 16 a distance of 308.17 feet; thence S63°24'30" W along the northerly line of said Lot 16 a distance of 200.00; thence N51°45'30" W a distance of 225.00 feet to the most northerly corner of Lot 15, Block 33, North Glenn-Eleventh Filing; thence N38°24'30" E along the southeasterly line of Leroy Drive, North Glenn-Eleventh Filing a distance of 154.05 feet to a point of curve; thence on a curve to the right and along said southeasterly line of Leroy Drive having a radius of 298.11 feet an arc distance of 130.08 feet to a point of tangent; thence N63°24'30" E along said tangent and said southeasterly line of Leroy Drive a distance of 202.28 feet; thence N26°35'30" W along the easterly line of North Glenn-Eleventh Filing a distance of 860.32 feet more or less to the Southwest corner of Tract 10, North Glenn-Seventh Filing; said corner lying on the North line of said Southeast One-Quarter (S.E. 1/4) of Section 11; thence S89°28'08" E along said North line and along the South line of North Glenn-Seventh Filing a distance of 2110.07 feet to the East One-Quarter corner of said Section 11; thence S00°02'15" W along the East line of said Section 11 a distance of 2598.25 feet more or less to the True Point of Beginning, containing 104.948 Acres net, have by these presents, laid out, platted and subdivided into TRACTS, as shown on this plat, under the name and style of "NORTH GLENN-FOURTEENTH FILING," and do hereby grant to the County of Adams, State of Colorado, for the use of the public, the Avenues, Drives and Place hereon shown. Also, the easements are reserved, as shown for public utility purposes, irrigation, gas pipe line maintenance, and drainage.

Executed this 13th day of June A.D. 1961

Jordan Perlmutter Samuel Primack William J. Morrison
 JORDON PERLMUTTER SAMUEL PRIMACK WILLIAM J. MORRISON

Abe Perlmutter Bernard Bernstein Albert Rudofsky
 ABE PERLMUTTER BERNARD BERNSTEIN ALBERT RUDDFSKY

STATE OF COLORADO
 CITY AND COUNTY OF DENVER } S.S.

The foregoing dedication was acknowledged before me this 13th day of June A.D. 1961, by JORDON PERLMUTTER, SAMUEL PRIMACK, WILLIAM J. MORRISON, ABE PERLMUTTER, BERNARD BERNSTEIN and ALBERT RUDDFSKY.

My commission expires January 30, 1964

Witness my hand and seal.

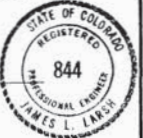


Joyce C. Murray
 NOTARY PUBLIC

ENGINEERS CERTIFICATE

I, JAMES L. LARSH, a registered engineer 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 said property except as shown on the accompanying plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey. Steel pins were set at all boundary corners.

James L. Larsh
 JAMES L. LARSH, P.E. & L.S. #844



APPROVALS

Approved by the Adams County Planning Commission this 27th day of July A.D. 1961

Henry J. Traubert
 CHAIRMAN

Approved by the Adams County Board of Commissioners this 31st day of July A.D. 1961

Neil H. Ringott
 CHAIRMAN

RECORDERS CERTIFICATE

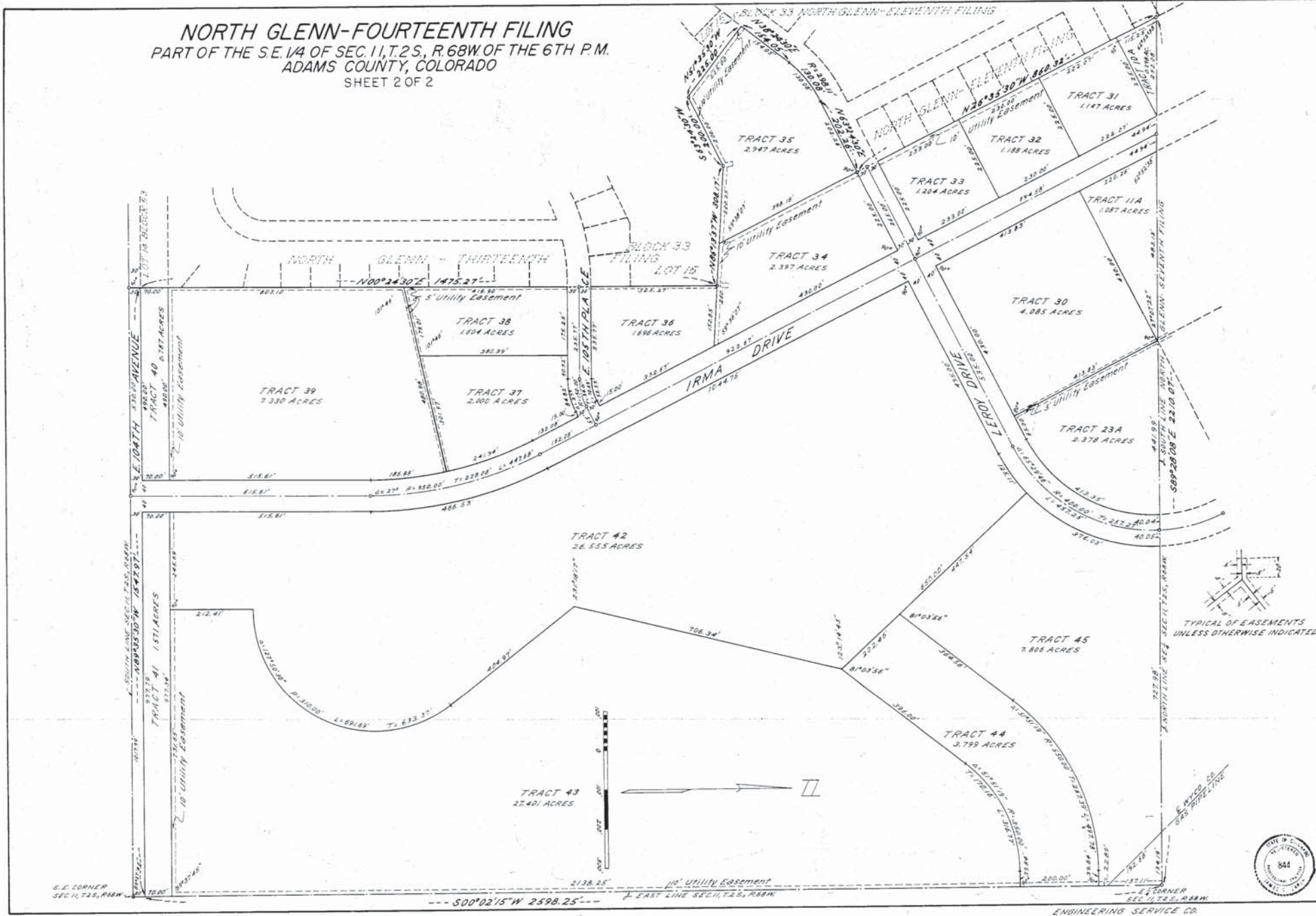
This plat was filed for record in the office of the County Clerk and Recorder of Adams County, Colorado, at 3:50 P.M. on the 24th day of August A.D. 1961, Book 7 Page 22 File 11 Map 22 Reception 639281



Frank H. Carlson
 CLERK AND RECORDER

by: June D. Forst
 DEPUTY

NORTH GLENN-FOURTEENTH FILING
PART OF THE S.E. 1/4 OF SEC. 11, T.2S, R. 68W OF THE 6TH P.M.
ADAMS COUNTY, COLORADO
SHEET 2 OF 2



SPONSORED BY: MAYOR LEIGHTY

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-120
Series of 2020

Series of 2020

A RESOLUTION APPROVING A PERMANENT ACCESS EASEMENT AGREEMENT BETWEEN THE CITY OF NORTHGLENN, 41581 NORTHGLENN CO, LLC, AND CHARLES EHMKA

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City Council hereby approves the Permanent Access Easement Agreement between the City of Northglenn, 41581 Northglenn CO, LLC, and Charles Ehmka, attached hereto as **Exhibit 1**, and authorizes the Mayor to execute the same on behalf of the City.

DATED at Northglenn, Colorado, this _____ day of _____, 2020.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

PERMANENT ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the City of Northglenn, owner of Tract Forty-One (41), North Glenn Fourteenth Filing, County of Adams, State of Colorado, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations to it in hand paid by 41581 Northglenn CO, LLC, a Florida limited liability company ("Developer") and Charles Ehmka ("Ehmka") (Ehmka and Developer may be hereinafter collectively called "Grantee"), receipt of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the said Grantee, its heirs, successor or assign a non-exclusive PERPETUAL EASEMENT on, under, over and across the following described premises, to-wit:

See attached Legal Description ("Burdened Property").

For the purpose of providing vehicular and pedestrian access from 104th Irma Avenue to that certain real property described in Exhibit B attached hereto and incorporated herein by reference (the "Benefitted Property").

Subject to the following terms and conditions:

1. Developer shall construct at Developer's expense, all improvements necessary to provide vehicular and pedestrian access over the Burdened Property to the Benefitted Property from 104th Avenue. Said improvements shall be constructed in conformity with plans approved by the Northglenn Planning Commission.

2. Developer shall install at Developer's expense all landscaping, signage, and trail improvements within said easement area as specified and illustrated on the approved Irma Convenience Minor Site Plan.

3. Developer shall perpetually maintain in good condition and at Developer's sole expense, all improvements within said easement area noted in 1 above, subject to Developer's right to enter into a maintenance agreement with Ehmka and any other concurrent or successor owner of the Benefitted Property.

4. Grantor reserves the right to access the Benefitted Property by means of the access improvements noted in 1 above.

IN WITNESS WHEREOF, I have hereunto set _____ hand and seal this _____ day of _____ 2020.

GRANTOR: CITY OF
NORTHGLENN

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

STEVEN CRUMER
Print/Typed Witness Name

[Signature]
Witness Signature

Robby Sene
Print/Typed Witness Name

Ehmka:

[Signature]
Charles Ehmka

STATE OF COLORADO

COUNTY OF ADAMS

The foregoing instruction was acknowledged before me on AUGUST 11, 2020, by Charles Ehmka, [] who is personally known to me or [] who has produced CDL as identification.

[Signature]

(Notary Official Signature)

ANASTASIA STEELE
Notary Public
State of Colorado
Notary ID: 20204023117
My Commission Expires 7/6/2024

NOTARY PUBLIC

(Title of Office)

EXPIRES 7/6/2024

(Commission Expiration)

Exhibit A

Legal description for burdened property

(See Attached)

EXHIBIT A
ACCESS EASEMENT

July 24, 2020

A portion of the land described in that Warranty Deed recorded July 17, 1973 in Book 1882 at Page 649 in the Official Records of Adams County, Colorado, being more particularly described as follows:

Parcel A:

COMMENCING at the southwest corner of the parcel in that Warranty Deed January 27, 2000 in Book 6019 at Page 951 in the Official Records of Adams County, Colorado; thence, S89°55'56"E, (Bearings are relative to the west line of said land, monumented on the north end with a found No. 4 Rebar with a 1" yellow plastic cap, PLS "6973", 0.3 feet below grade, and on the South end with a found No. 5 rebar, flush with grade, measured to bear S00°03'21"E, a distance of 212.50 feet), along the south line of said parcel, a distance of 32.02 feet, to the **POINT OF BEGINNING**, said point hereafter known as Point A; thence S89°55'56"E, continuing along said south line, a distance of 37.38 feet; thence leaving said south line along the following nine (9) courses:

1. along the arc of a non-tangent curve to the left, whose center bears S72°28'29"E, having a radius of 15.00 feet, a central angle of 17°27'27", a distance of 4.57 feet;
2. S00°04'04"W, a distance of 28.84 feet;
3. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°03'49", a distance of 23.58 feet;
4. S00°00'15"W, a distance of 2.00 feet;
5. N89°59'45"W, a distance of 66.00 feet;
6. N00°00'15"E, a distance of 2.00 feet;
7. along the arc of a non-tangent curve to the left, whose center bears N00°00'15"E, having a radius of 15.00 feet, a central angle of 89°56'11", a distance of 23.55 feet;
8. N00°04'04"E, a distance of 28.92 feet;
9. along the arc of a curve to the left, with a radius of 15.00 feet, a central angle of 17°27'27", a distance of 4.57 feet, to the **POINT OF BEGINNING**.

Containing 1,972 Sq. Ft. or 0.045 acres, more or less.

TOGETHER WITH:

Parcel B:

COMMENCING at aforementioned Point A; thence S89°55'56"E, along the south line of said parcel, a distance of 233.98 feet, to the **POINT OF BEGINNING**; thence S89°55'56"E, continuing along said south line, a distance of 36.69 feet; thence leaving said south line along the following eight (8) courses:

1. S00°04'04"W, a distance of 33.28 feet;
2. along the arc of a curve to the left, with a radius of 15.00 feet, a central angle of 90°03'15", a distance of 23.58 feet;
3. S00°00'48"W, a distance of 2.00 feet;
4. S89°59'12"W, a distance of 66.00 feet;

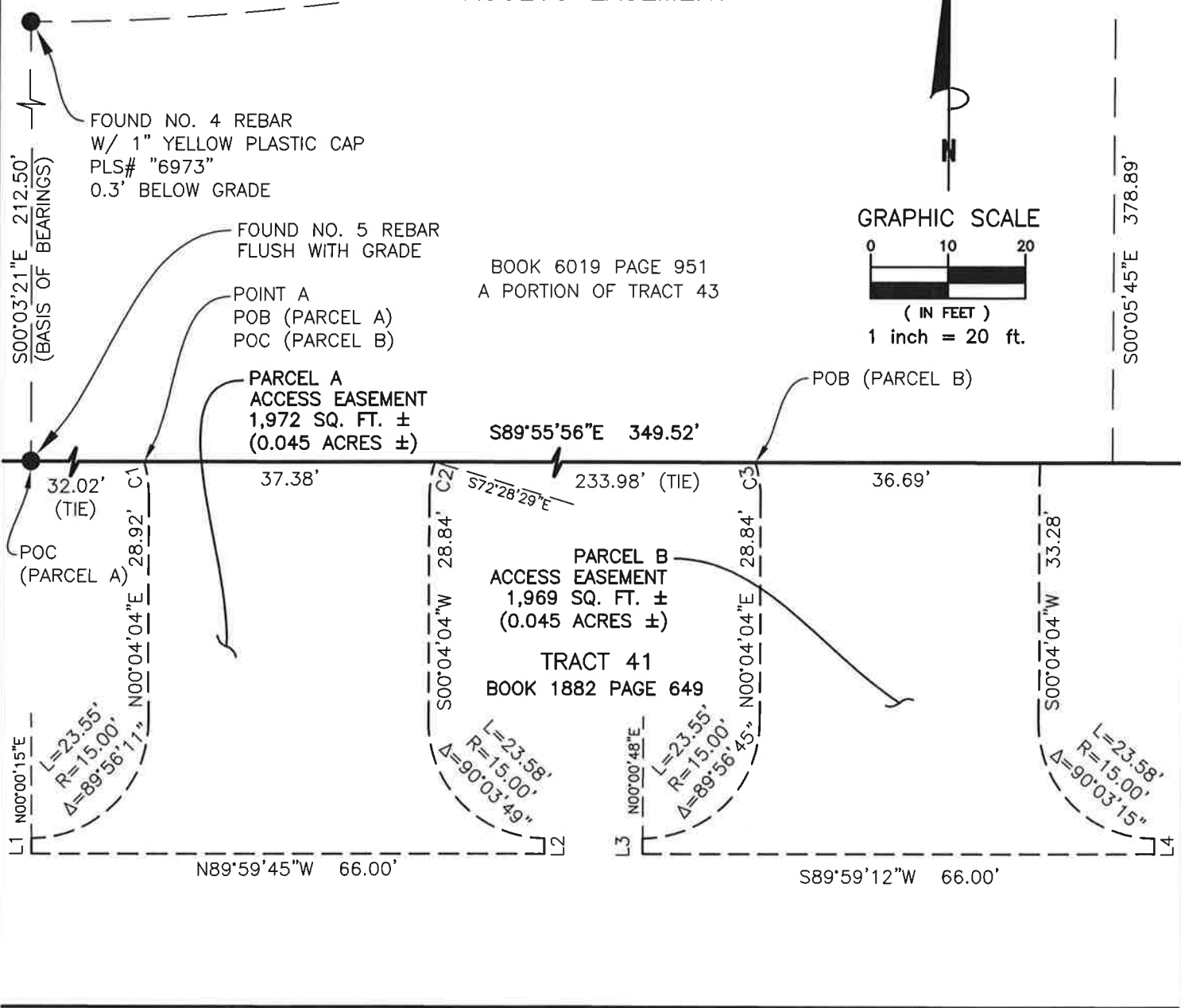
5. N00°00'48"E, a distance of 2.00 feet;
6. along the arc of a non-tangent curve to the left, whose center bears N00°00'48"E, having a radius of 15.00 feet, a central angle of 89°56'45", a distance of 23.55 feet;
7. N00°04'04"E, a distance of 28.84 feet;
8. along the arc of a curve to the left, with a radius of 15.00 feet, a central angle of 17°27'15", a distance of 4.57 feet to the **POINT OF BEGINNING**.

Containing 1,969 Sq. Ft. or 0.045 acres, more or less.



Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

EXHIBIT A ACCESS EASEMENT



104TH AVENUE (PUBLIC R.O.W. WIDTH VARIES)

LINE	BEARING	DISTANCE
L1	N00°00'15"E	2.00'
L2	S00°00'15"W	2.00'
L3	N00°00'48"E	2.00'
L4	S00°00'48"W	2.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	15.00'	4.57'	17°27'27"	N89°55'56"W
C2	15.00'	4.57'	17°27'27"	S72°28'29"E
C3	15.00'	4.57'	17°27'31"	N89°55'52"W

NOTE:

This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

Project No: 190886	Drawn: CJW	Date: 07/24/2020
	Check: SLM	Sheet 3 of 3

Clark
Land Surveying, Inc.

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Exhibit B

Legal description for benefitted property

A part of Tract 43, North Glenn-Fourteenth Filing, Adams County, Colorado, described as follows:

Beginning at the Southwest corner of said Tract 43;
Thence Northerly along the Westerly line of said Tract 43, a distance of 212.41 feet to a point of curve;
Thence Northeasterly along the Northeasterly line of said Tract 43 on a curve to the left with radius of 310.00 feet and the long chord of said curve being deflected 58 degrees 54 minutes 48 seconds to the right, and arc distance of 338.01 feet to a point;
Thence Easterly and parallel with the South line of said Tract 43, a distance of 75.09 feet to a point;
Thence Southerly and perpendicular to the South line of said Tract 43, a distance of 379.14 feet to a point on the South line of said Tract 43;
Thence Westerly along the South line of said Tract 43, a distance of 350.00 feet to the Point of Beginning,
County of Adams,
State of Colorado