



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-4421
FAX (303) 567-4955

NOTICE AND AGENDA
VARIANCE BOARD OF ADJUSTMENTS
Idaho Springs City Hall
1711 Miner Street
Wednesday, February 15, 2023 – 6:00 p.m.

Call to Order

Roll Call

Approve Minutes of September 21, 2022

New Business- Public hearing

- 1. Variance request from Igadi LTD of the off-street parking requirement of sections 21-125 and 21-127 of the ISMC.**

Adjourn

IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION INSTRUCTIONS

The Public is able to view and hear this meeting remotely at the following address on the City's website:
<https://www.colorado.gov/pacific/idahosprings/city-council-live>

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83506000349?pwd=REk5TFBZMS95NXhseFJoOUVzZlBoUT09>

Passcode: 242095

Or One tap mobile :

US: +17193594580

Webinar ID: 835 0600 0349

Passcode: 242095

For in-person Unscheduled Public Comment, please sign-in at the entrance to the Council Chambers.

Each individual that is providing public comment is limited to three (3) minutes.



**VARIANCE BOARD OF ADJUSTMENTS
MINUTES
September 21, 2022**

CALL TO ORDER

Chair Doug Smith called the meeting to order at 5:31 PM.

Board members present were Chairperson Doug Smith, John Hatch, and Dru Van Doren. Board member Ann Zimmerman was absent. City staff present was Deputy City Clerk Wonder Martell and Community Development Planner Jerad Chipman. City Attorney Carmen Beery joined the meeting via ZOOM.

APPROVAL OF MINUTES

Board member Dru Van Doren moved to approve the minutes of August 17, 2022.

NEW BUSINESS

Public Hearing

Variance request to the Side and Rear Yard Setbacks for a Shed (Accessory Structure) at 2122 Virginia Street.

Chair Doug Smith opened the public hearing at 5:32 pm.

Jerad Chipman presented the staff report outlining the request and advised the board that the city had received no negative comments back on this variance. Mr. Chipman did advise the board that SAFEBuilt did state that the new shed would need to have a 1-hour fire restricted wall being the shed was going to be placed so close to the retaining wall of Wall Street. Mr. Chipman also made note that Xcel Energy's only comment was that the shed needed to be a minimum of 3 feet from the above ground power lines.

Applicant testimony – Deputy City Clerk Wonder Martell swore in the applicant, Donald Phillips. Mr. Phillips said that the needed to replace this shed because the old one has rotted out and that they could adhere to the conditions of the variance with no trouble.

PUBLIC COMMENT

There was no public comment for this public hearing.

DISCUSSION

The board had no issues with this proposed variance.

Doug Smith moved to approve a variance at 2122 Virginia street to allow the location of a shed within the rear and side yard setbacks with conditions of

1. The new shed shall be located as close as possible to the existing retaining wall to the south without undermining the stability of that wall; and
2. The new shed shall be located a minimum of three (3) feet from the western lot line.

Board member Dru Van Doren seconded followed by an all-in favor roll call vote. Variance passes 3-0.

ADJOURN

With no further business before the board, Chair Doug Smith adjourned the meeting at 5:47 p.m.

TO: THE VARIANCE BOARD
CC: ANDREW MARSH, CITY ADMINISTRATOR
FROM: JONATHAN CAIN, ASSISTANT CITY ADMINISTRATOR,
INTERIM COMMUNITY DEVELOPMENT PLANNER
DATE: February 16, 2023
SUBJECT: VARIANCE FROM OFF-STREET PARKING REQUIREMENTS
FOR 2820 COLORADO BLVD
ATTACHMENTS: NONE



PROPOSAL

Igadi, Ltd. (the applicant), and Pennell & Associates (the property owner) of 2820 Colorado Boulevard (the property) requests approval of a variance from the off-street parking requirements of Sections 21-125 and 21-127 of the Idaho Springs Municipal Code (the Code). The Code requires five off-street parking spaces for this project, and the applicant is proposing to provide no off-street parking.

BACKGROUND

The Applicant and Property Owner are planning to reconstruct the cultivation facility that previously existed at 2820 Colorado Boulevard. The previously existing 2,750 square foot house and garage will be replaced with a 7,215 square foot facility as depicted in the Concept Plan of the application. The size of this facility will increase by 4,465 square feet.

The property that this new cultivation facility will sit on is at the corner of Colorado Boulevard and Gilson Street. It is bounded to the North by Clear Creek.

ZONING AND LAND USE

The property is zoned Commercial 2 (C2) and is in the East End Overlay District. It is classed as an industrial use, "Light Manufacturing", for which the code requires 1 parking space per 1,500 SF of Gross Floor Area. The Idaho Springs Municipal Code (Sections 21-125 and 21-127) required 3 off-street parking spaces for the previously existing cultivation facility that was demolished. The Code requires 5 Spaces for the new facility.

ROLE OF THE VARIANCE BOARD AND STAFF ANALYSIS OF VARIANCE CRITERIA

Per Section 21-109 of the Land Development Regulations (LDR), the Variance Board may authorize variances from the requirements of the Municipal Code. A variance shall be considered an extraordinary remedy. When considering a variance from the requirements of this Chapter, the Variance Board may prescribe appropriate conditions and safeguards in conformity with this Chapter and the Comprehensive Plan and shall apply the criteria set forth below:

1. *The Applicant would suffer hardship as a result of the strict application of these regulations, which hardship is not generally applicable to other lands or structures in the same zone district because of considerations relating to the preservation of historic structures, the unusual configuration of the Applicant's' property boundaries, or unique circumstances related to existing structures or topographic conditions.*

Staff Analysis: The Applicant states that he cannot reasonably meet the requirements of these regulations as construction of off-street parking on the lot is limited by steep slopes on the east side of the Property along Gilson Road, steep slopes and limited access on the north side to Clear Creek, and limited setbacks and existing public parking on Colorado Boulevard to the south. Adding additional off-street parking to this site would require a significant reduction in the size of the proposed building, rendering development of the project economically unfeasible, according to the Applicant.

2. *There are no reasonable design alternatives or alternative locations for structures that would eliminate or reduce the need for the requested variance or decrease the scope or extent of the variance required, that do not involve unreasonable expense under the circumstances.*

Staff Analysis: As stated in #1, the only way to comply with parking regulations would involve the reduction in size of the proposed building, rendering development of the project economically unfeasible, according to the Applicant.

3. *The need for the variance does not result from the intentional, reckless, or negligent actions of the Applicant or his or her agent, a violation of any provision of this Chapter, this Code, any other code, or ordinance adopted and in effect in the City or a previously granted variance.*

Staff Analysis: The need for the variance is the result of an intentional action by the applicant, to demolish the previous building utilized for this business and to construct a new facility that is 2.6 times larger. The Applicant stated a belief in the application that this is an "expansion", however the previous building was demolished over a year ago. This is a new construction project, meaning it is subject to the parking requirements in 21-125 and 21-127. This is not, however not a reckless, or negligent action.

4. *Reasonable protection is afforded adjacent properties.*

Staff Analysis: The proposed variance is unlikely to have a large impact on neighboring properties as the new cultivation facility will be operated by the same number (3) of employees as the previous facility and the same use will continue. The applicant operates a dispensary to the west of this cultivation facility, and the property owner operates a liquor store adjacent to the dispensary. All parties have been utilizing the 13 public parking spaces on the north side of Colorado Boulevard since its reconstruction several years ago.

5. *The variance is the minimum variance that will make possible the reasonable use of the land or structure.*

Staff Analysis: According to the Applicant, it is not feasible to place off-street parking on this site without reducing the economic feasibility of the project. The previous cultivation facility required the same number of employees as the new facility.

6. *The granting of the variance will:*
 - a. *Observe the spirit of this Chapter;*

Staff Analysis: The proposed variance does not reflect the spirit of this chapter. Parking inventory is constrained in the City, and the Municipal Code makes it very clear that providing parking inventory is a critical piece of the development process to ensure limited impact on residents and visitors as they access commercial and residential property.

In the application, the Applicant calculated the parking requirements for this facility as if it were an “expansion” instead of New Construction. This is an important distinction because if it were an expansion it would only require 3 new spaces (that which is required by the expanded floor area) instead of 5 (new construction after 2018 is required to provide 1 space per 1500 SF. This building was demolished over a year ago, meaning that it is not reasonable to consider this an expansion of an existing building.

The Applicant also argued that the City imposed a hardship on their business due to the project to reconstruct Colorado Boulevard, taking “their” parking away from them. It is important to note that the Colorado Boulevard property mentioned by the Applicant was never *owned* by the applicant but was rather in the City Right of Way that was used to construct a new sidewalk/greenway with the formalization of 13 parking spaces with curb and gutter. During the construction process, the Applicant chose to include a drive aisle granting them access to their on-site dumpsters on the east side of the property. This additionally limited the availability of public parking spaces in front of their businesses.

Finally, it is not clear that the economic hardship that will be encountered by the Applicant if the Variance is not passed is not self-imposed. The applicant has chosen to reconstruct the cultivation facility and to increase its size by a factor of 2.6. It is likely that off-street parking could be provided with construction of a smaller building.

b. *Secure the public safety and welfare; and,*

Staff Analysis: The proposed variance will have little effect on the public safety and welfare of the residents and visitors of Idaho Springs.

c. *Ensure that substantial justice is done.*

Staff Analysis: The applicant is constrained in the future use of their property because of its boundaries and geographic constraints.

PUBLIC NOTICE

As required by the Code, A notice of the Variance Board meeting for this project was posted on the property on January 31, 2023, and the Applicant mailed letters to the owners of properties within 300 feet of this property, using information from the Assessor listed on the County’s “Clear Map” website.

PUBLIC COMMENT

No public comments have been received.

PLANNING STAFF SUMMARY AND RECOMMENDATION:

While there are some questions about whether or not this application for variance fully complies with ALL of the criteria listed in section 21-109 of the Municipal Code, **City Staff** recommends approval of the requested variance. The proposed condition would result in new construction on a prominent corner of the City, and the project will meet all other zoning and land development regulations of the City. The use of public parking spaces (3) in front of this property will remain consistent with that associated with the previous cultivation facility. This is not a retail location meaning traffic to this building will be minimal. It is City Staff opinion that this is the minimum required variance to allow reasonable use of this property.

PROPOSED MOTION AND FINDINGS:

To Render a Decision: Based on the findings made on the record of this matter and in the Resolution, I move to **[APPROVE – APPROVE WITH CONDITIONS - DENY]** a Variance at 2820 Colorado Boulevard from the off-street parking requirements in Sections 21-125 and Section 21-127 of the Idaho Springs Municipal Code.

IDAHO SPRINGS VARIANCE BOARD

RESOLUTION NO. VB 23 - 01

A RESOLUTION APPROVING AN APPLICATION FOR A VARIANCE AT 2820 COLORADO BOULEVARD TO REDUCE THE NUMBER OF REQUIRED OFF-STREET PARKING SPACES FROM FIVE (5) TO ZERO (0)

WHEREAS, the Idaho Springs Variance Board (the "Board") has received an application (the "Application") requesting approval of a variance for a reduction in required off-street parking spaces at 2820 Colorado Boulevard, Idaho Springs, Colorado (the "Property"); and

WHEREAS, the Property is the proposed location of a new 7,215 square foot marijuana cultivation facility, a "light manufacturing" use under the City's parking regulations, which requires 1 off-street parking space per 1,500 SF of gross floor area; and

WHEREAS, the proposed new facility therefore requires a minimum of five (5) off-street parking spaces under Idaho Springs Municipal Code ("Code") Sections 21-125 and 21-127; and

WHEREAS, after conducting a public hearing on the Application after due and proper notice of the same was given, and after reviewing all the evidence and testimony given at the hearing, the Board finds that the proposed reduction in required off-street parking spaces meets the relevant variance criteria on balance and would not do substantial harm to neighboring properties or the City in general, as further set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE VARIANCE BOARD OF THE CITY OF IDAHO SPRINGS, COLORADO, THAT:

Section 1. Findings: The application filed by Igadi Ltd. and Pennell & Associates (collectively, the "Applicant"), for the property known as 2820 Colorado Boulevard, Idaho Springs, Colorado, proposing a reduction in required off-street parking spaces to serve the proposed new marijuana cultivation facility thereupon, from five (5) to zero (0), as reflected and specifically proposed on the plans filed with the Application, largely meets the Code criteria for variances found at Code Section 21-109.

The Board finds that the Property has physical limitations in the form of steep slopes on the east side of the Property along Gilson Road, as well as steep slopes and limited access on the north side to Clear Creek, which reduce the potential buildable and usable area of the Property. Additionally, the Board is relying upon the veracity of the Applicant's statements that the new cultivation facility will be automated in such a way that it will not require any more employees (3) to operate than the previous smaller facility did. If that statement is true, the Board finds that it is unlikely that the new facility will increase parking demand or parking space scarcity in the area of the Property even if no additional off-street parking is provided.

As such, the Board finds that the variance criteria of Code Sec. 21-109 are met, on

balance, and that approval of the requested variance would not do substantial harm to the City as a whole or to neighboring properties specifically.

Section 2. Decision: Based on the findings set forth in Section 1 above, the Board hereby APPROVES the Application.

Section 3. Scope; Expiration: The variance granted hereby applies only to the specific new marijuana cultivation facility for which it was originally sought. This variance is effective for a period of one (1) year from the date it is granted by the Variance Board. Failure to obtain a building permit for the structure for which this variance is granted prior to the expiration of said period will cause lapse of the variance.

DONE and ORDERED by a vote of ____ to ____ , on February 15, 2023.

Doug Smith, Chair

ATTEST:

Wonder Martell, Clerk to the Board

APPLICATION FOR REQUEST FOR VARIANCE

APPLICANT NAME: Igadl, Ltd.

APPLICANT ADDRESS: 4891 Independence St., Ste. 270, Wheat Ridge CO 80033

LEGAL DESCRIPTION OF THE PROPERTY: (Must attach legal from Clear Creek County) See The Legal Description And Property Card attached As Exhibit D.

CITATION TO OR COPY OF ORDINANCE FROM WHICH THE VARIANCE IS BEING REQUESTED, OR A COPY OF THE BUILDING OFFICIAL'S ORDER, REQUIREMENT, DECISION OR DETERMINATION FROM WHICH AN APPEAL IS TAKEN:

Variance From Code Section 21-109.

REASON FOR FILING AN APPEAL OR RQUEST FOR VARIANCE: (Requests for variances must describe the evidence supporting each of the conditions required in order for a variance to be granted)

See Cover Letter Attached As Exhibit A.

A LIST OF NAMES AND ADDRESSED OF THE OWNERS OF ALL PROPERTIES WITHIN ONE HUNDRED (100) FEET OF ANY PART OF THE AFFECTED PROPERTY:

See Attached As Exhibit E.

Exhibit A – Cover Letter



January 31, 2023

Jonathan Cain
Assistant City Administrator
City of Idaho Springs
1711 Miner St.
Idaho Springs, CO 80466

Re: Variance from Off-Street Parking Requirements for 2820 Colorado Blvd., Idaho Springs, CO (the “Property”) requested by Igadi, Ltd. (the “Applicant”)

Dear Mr. Cain:

The Applicant and Property owner, Pennell & Associates, LLC, are reconstructing the cultivation located on the Property to be a state-of-the-art marijuana cultivation facility. The Project will take the former approximately 2,750± square foot house and garage turned cultivation and replace it with a 7,215 square foot cultivation facility as depicted on the attached Concept Plan (the “Project”). Prior to the re-construction of Colorado Blvd., the Property had 16 off-street parking spaces. The re-construction of Colorado Blvd. replaced the 16 off street parking spaces with 13 public on-street parking spaces and a large sidewalk. As we will be increasing the square footage of the grow by 4,465± square feet, Sections 21-125 and 21-127 of the Idaho Springs Municipal Code (the “Code”) require an additional 3 off street parking spaces (the “Parking Requirements”). We request a variance pursuant to Section 21-109 of the Code from the Parking Requirements of adding 3 additional off-street parking spaces.

Factual Circumstances

The state-of-the-art cultivation facility to be constructed will include a tremendous amount of automation requiring the same amount of workers to operate the facility, 3 workers, as originally required to operate the smaller 2750± square foot facility that will be replaced. This is accounted for by adding a fertigation system that automatically mixes nutrients and an automated watering system that reduces the heavy labor needs of hand watering. Finally, all of the product will be sent to Igadi’s newly designed centralized trimming center dramatically reducing the staffing

requirements associated with that activity. As a result, IgadI will be able to operate the larger facility with the same number of staff as the prior, smaller cultivation operation.

It should be noted that the Property is subject to steep grades on the north side of the Property down to Clear Creek and the east side of the Property down to Gilson Rd. making it difficult if not impossible to add parking on those sides of the Property without tremendous expense. Additionally, the west side of the Property abuts the dispensary and liquor store building. Finally, the front of the Property was part of the substantial Colorado Blvd. reconstruction that does not allow for the construction of a parking lot in the front of the Property. Any parking lot within the buildable area of the Property would result in losing at a minimum 22% of the structure rendering the Project economically unfeasible.

Additionally, the Property lost 3 parking spots with the re-construction of Colorado Blvd., the precise amount of off-street parking spaces that the Code would now be asking us to add back to the Property pursuant to the Parking Requirements. The southern boundary of the Property is in the public parking along Colorado Blvd., but the right of way for Colorado Blvd. goes to the sidewalk and therefore the on street parking is not officially considered off street parking even though a portion of it is on the Property itself. Furthermore, the on-street parking has been sufficient for the uses on the Property and neighboring dispensary and liquor store and the Project will not be open to the public nor require any additional staff to operate it. Finally, there exists additional on-street public parking across Colorado Blvd. and east of the Property that are lightly used and would offer sufficient, adjacent overflow parking to the Property in the rare instances, if any, that all the parking spots are in use.

Legal Standard for Granting Variance

Pursuant to Section 21-109(G) of the Code a variance from the Parking Requirements is appropriate and should be granted if this request meets the following criteria:

1. The applicant would suffer hardship as a result of the strict application of these regulations, which hardship is not generally applicable to other lands or structures in the same zone district because of considerations relating to the preservation of historic structures, the unusual configuration of the applicant's property boundaries, unique circumstances related to existing structures or topographic conditions.
2. There are no reasonable design alternatives or alternative locations for structures that would eliminate or reduce the need for the requested variance, or decrease the scope or extent of the variance required, that do not involve unreasonable expense under the circumstances.

3. The need for the variance does not result from the intentional, reckless or negligent actions of the applicant or his or her agent, a violation of any provision of this Chapter, this Code, any other code or ordinance adopted and in effect in the City or a previously granted variance.
4. Reasonable protections are afforded adjacent properties.
5. The variance is the minimum variance that will make possible the reasonable use of the land or structure.
6. The granting of the variance will: (1) Observe the spirit of this Chapter; (2) Secure the public safety and welfare; and (3) Ensure that substantial justice is done.

Reasons the Variance is Appropriate in These Circumstances

1. *The Applicant will suffer undue hardship as a result of the unusual configuration of the applicant's property boundaries and unique circumstances related to existing structures or topographic conditions.*

A variance is appropriate from the Parking Requirements as Applicant does not have the ability to reasonably construct off-street parking on the Property as a result of being bordered by: a) steep slopes on the east side of the Property along Gilson Rd.; b) steep slopes on the north side of the Property that slopes down into Clear Creek; c) the inability to put parking on the south side of the Property along Colorado Blvd. as it once had 16 off-street spots in its own parking lot off Colorado Blvd. that was reduced to 13 on-street parking spots as a result of the reconstruction of Colorado Blvd.; and d) there is currently an existing building along the west side of the Property. Further, the East End Overlay District wants the building to front the sidewalk on Colorado Blvd. and any other parking that could be added would render the project economically unfeasible as a result of massive exporting of material and construction of retaining walls or losing necessary building space within the buildable portion of the Property. Accordingly, a variance is appropriate as a result of the undue hardship created by the unusual configuration and unique circumstances related to the boundary locations, adjacent structures, and topographic conditions on the Property.

2. *The Applicant has no reasonable design alternatives or alternative locations for parking that would eliminate or reduce the need for the requested variance, or decrease the scope or extent of the variance required, that do not involve unreasonable expense under the circumstances.*

A variance is appropriate for this Project as there are no reasonable design alternative or alternative locations for off-street parking that would remove or reduce the need for a variance without rendering the project economically unfeasible. The Applicant looked at placing parking along

Gilson Rd. or along the rear of the Property and the slopes, grades, and need for retaining walls was unduly expensive and dramatically reduced the size of the building. To place a parking lot with proper turn radiuses for pulling in and out would require, **at a minimum**, approximately 1600± square feet, which would be approximately 22% of the buildable area on the Property. The Project will not add any additional parking needs as a result of the new construction as the automation that the Applicant is utilizing will not require any additional employees for the larger cultivation facility. The current on-street parking has worked well with the current situation and we do not believe that the additional 3 spaces required under the Parking Requirements are necessary to have sufficient parking for the proposed Project. Accordingly, the variance should be granted as there are no alternatives for off-street parking on the Property that are not unreasonably burdensome and expensive.

- 3. The need for the variance does not result from the intentional, reckless or negligent actions of the Applicant or its agent, a violation of any provision of this Chapter, this Code, any other code or ordinance adopted and in effect in the City or a previously granted variance.*

The Applicant has been operating in Idaho Springs since 2016 without any incident of any kind and has obeyed all rules, regulations, and ordinances pertaining to its business operations and use of the Property. Accordingly, a variance is appropriate as the conditions requiring the variance were in no way caused by Applicant, but rather by the unique topography of the Property and the reconstruction of Colorado Blvd. resulting in the loss of the Property's off-street parking.

- 4. The requested variance will have no effect on neighboring Property owners.*

A variance from the Parking Requirements is appropriate in this situation as there exists sufficient parking already to accommodate the new proposed construction as it will not add any additional employees to operate the state-of-the-art cultivation. It should be noted that the Applicant operates a dispensary adjacent to the Property and the owner of the Property operates a liquor store adjacent to the dispensary. All parties believe that there will be appropriate public parking to accommodate all of these uses together as it has worked harmoniously thus far. Accordingly, the variance is appropriate as the neighbors are properly protected.

- 5. The variance is the minimum variance that will make possible the reasonable use of the land or structure.*

The variance from the Parking Requirements is appropriate as there is no place on the Property to add additional off-street parking. The proposed Project is a reasonable use of the land and the variance from the Parking Requirements should be granted to allow the Project to go forward as it is the minimum variance that will make the project economically viable.

6. The granting of the variance will: (1) observe the spirit of this Chapter; (2) secure the public safety and welfare; and (3) ensure that substantial justice is done.

The variance should be granted as the current situation is a result of the Colorado Blvd. reconstruction project. All of the off-site parking was taken from the Property and converted to a sidewalk and public on-street parking. The loss of 3 parking spaces is the exact amount of additional parking for which the Applicant now seeks a variance. The variance will not cause any public safety or welfare concerns, is in the spirit of the variance requested, and will ensure substantial justice is done as the Applicant and Property owner are not suffering undue hardship as a result of the re-construction of Colorado Blvd.

In conclusion, the Applicant requests the Variance Board grant the requested variance from the Parking Requirements for the reasons stated above. Please do not hesitate to contact me with any questions, concerns, or to discuss the requested variance or the Project further.

Sincerely,



David P. Michel
Founder and General Counsel

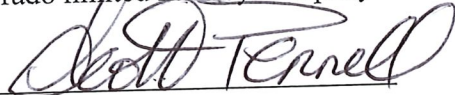
Exhibit B – Concept Plan

Exhibit C – Proof of Onwership

PERMISSOIN TO APPLY FOR VARIANCE

Pennell & Associates, LLC, a Colorado limited liability company, hereby consents to and designates Igadi, Ltd. to apply on its behalf for a variance from Idaho Springs Municipal Code Section 21-109 with the City of Idaho Springs for 2820 Colorado Blvd., Idaho Springs, CO 80466 (the "Property"). Pennell & Associates, LLC is the owner of the Property.

Pennell & Associates, LLC,
a Colorado limited liability company

By: 
Scott Pennell, Member

Property Record Card

Clear Creek County Assessor

PENNELL AND ASSOCIATES LLC

PO BOX 1142
IDAHO SPRINGS, CO 80452

Account: R001223

Tax Area: Idaho Springs - 030
Acres: 0.000

Parcel: 1833-313-00-202

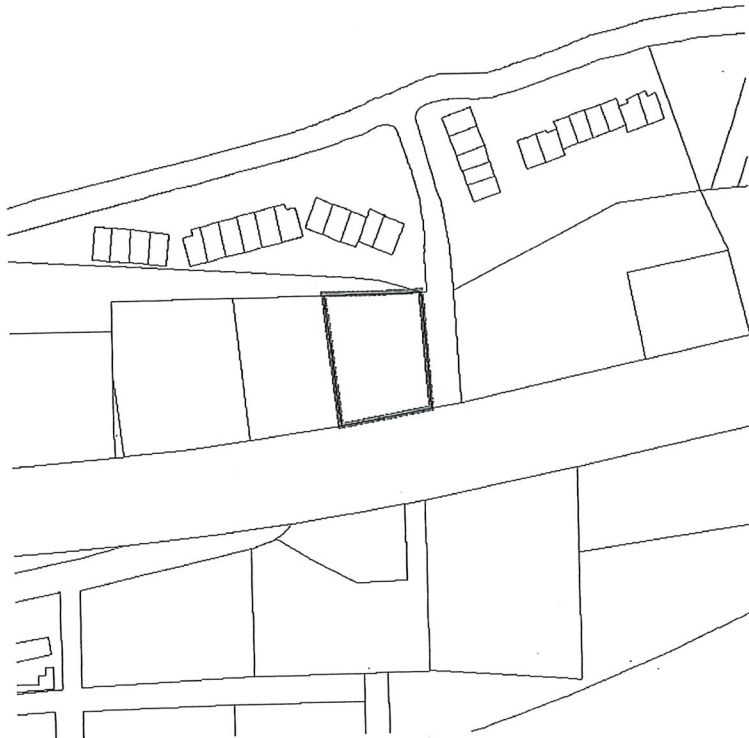
Situs Address:
2820 COLORADO BLVD
IDAHO SPRINGS, 80452

Value Summary

Value By:	Market	Override
Land Com (1)	\$57,010	N/A
Total	\$57,010	\$57,010

Legal Description

Subdivision: IDAHO SPRINGS EAST END ANNEX TR 549/586
492/88 594/46 CORR 595/849
- 649/97, SURV #242589 765/618



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
300070	03/29/2021	QCD	UI	Y	\$0	N/A	\$0	N/A	\$0	N/A
175027	11/03/1995	WDJT		Y	\$135,000	42.23	\$136,200	41.86	\$136,200	41.86

Land Com Occurrence 1

Square Feet	14253	Location Rating	LOCATION RATING - GOOD
Improvement	1	Use Code	COMMERCIAL
Road Type	PRIMARY PAVED	Road Maintained	Yes
Topog Front	TOPOGRAPHY FRONT - LEVEL	Topog Middle	TOPOGRAPHY MIDDLE - LEVEL
Topog Back	TOPOGRAPHY BACK - LEVEL	Not Buildable	No
Property View	No	Southern Exposure	No
Creek Front	No	Shape	TYPICAL
Water	Yes	Natural Gas	Yes
Sewer	SEWER - PUBLIC	Water	WATER - PUBLIC
Base Value	BASE VALUE	Abstract Code	2130 - SPEC.PURPOSE-LAND

SubArea	ACTUAL	SFLA	BSMT_FIN	FOOTPRINT	UNITS_BUILDIN
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Property Record Card

Clear Creek County Assessor

Land Com Occurrence 1

						GS
Units		14253		14253		1
Square Feet		14,253.00		14,253.00		1.00
Total	Value	Rate	Rate	Rate	Rate	Rate
	\$57,010	4.00		4.00		57,010.00

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
2130	SPEC.PURPOSE-LAND	\$57,010	\$16,530	NA	NA
Total		\$57,010	\$16,530	NA	NA

Exhibit D – Legal Description of Property

Legal Description

A parcel of land lying in the Southwest $\frac{1}{4}$ of Section 31, Township 3 South, Range 72 West of the 6th P.M., City of Idaho Springs, being more particularly described as follows:

Beginning at the Northeast corner of property described in Book 319 at Page 75, Clear Creek County records; thence South $89^{\circ}05'$ West, 109.6 feet; thence South $04^{\circ}12'$ East along the East line of said property a distance of 142.04 feet more or less, to a point on the North right of way of Colorado Boulevard; thence South $78^{\circ}04'$ West, along said North right of way a distance of 10.00 feet, more or less, to a point of tangency, thence continuing along said North right of way 93.62 feet, more or less, along a curve to the right having a central angle of $02^{\circ}49'50''$ and a radius of 1895.02 feet; thence North $06^{\circ}31'$ West, a distance of 150.70 feet to the Point of Beginning.

Property Record Card

Clear Creek County Assessor

PENNELL AND ASSOCIATES LLC

PO BOX 1142
IDAHO SPRINGS, CO 80452

Account: R001223

Tax Area: Idaho Springs - 030

Acres: 0.000

Parcel: 1833-313-00-202

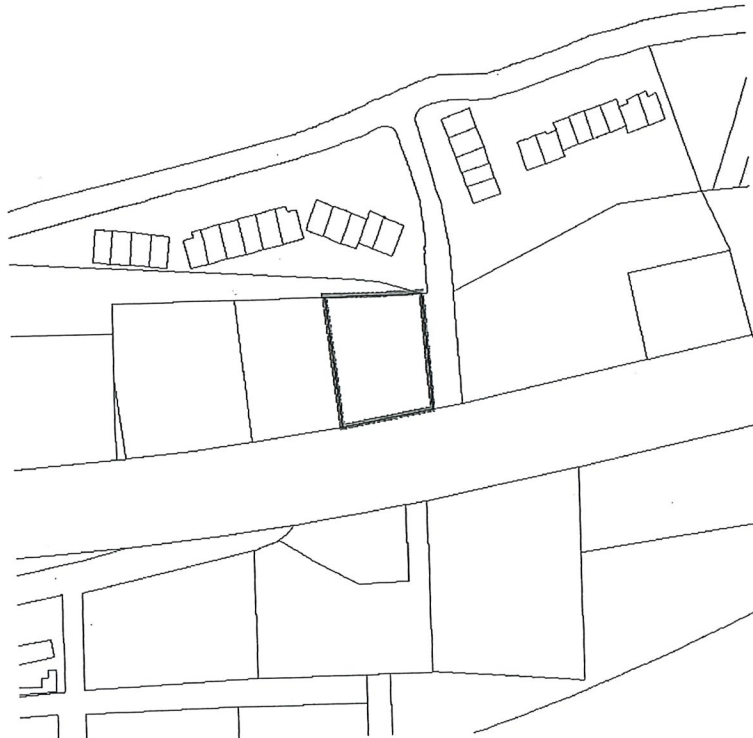
Situs Address:
2820 COLORADO BLVD
IDAHO SPRINGS, 80452

Value Summary

Value By:	Market	Override
Land Com (1)	\$57,010	N/A
Total	\$57,010	\$57,010

Legal Description

Subdivision: IDAHO SPRINGS EAST END ANNEX TR 549/586
492/88 594/46 CORR 595/849
- 649/97, SURV #242589 765/618



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
300070	03/29/2021	QCD	UI	Y	\$0	N/A	\$0	N/A	\$0	N/A
175027	11/03/1995	WDJT		Y	\$135,000	42.23	\$136,200	41.86	\$136,200	41.86

Land Com Occurrence 1

Square Feet	14253	Location Rating	LOCATION RATING - GOOD
Improvement	1	Use Code	COMMERCIAL
Road Type	PRIMARY PAVED	Road Maintained	Yes
Topog Front	TOPOGRAPHY FRONT - LEVEL	Topog Middle	TOPOGRAPHY MIDDLE - LEVEL
Topog Back	TOPOGRAPHY BACK - LEVEL	Not Buildable	No
Property View	No	Southern Exposure	No
Creek Front	No	Shape	TYPICAL
Water	Yes	Natural Gas	Yes
Sewer	SEWER - PUBLIC	Water	WATER - PUBLIC
Base Value	BASE VALUE	Abstract Code	2130 - SPEC.PURPOSE-LAND

SubArea	ACTUAL	SFLA	BSMT_FIN	FOOTPRINT	UNITS_BUILDIN
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Property Record Card

Clear Creek County Assessor

Land Com Occurrence 1

						GS
Units		14253		14253		1
Square Feet		14,253.00		14,253.00		1.00
Total	Value	Rate	Rate	Rate		Rate
	\$57,010	4.00		4.00		57,010.00

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
2130	SPEC.PURPOSE-LAND	\$57,010	\$16,530	NA	NA
Total		\$57,010	\$16,530	NA	NA

Exhibit E – List of Names and Addresses of Property Owners Within One Hundred Feet