

Community & Economic Development Department  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601  
PHONE 720.523.6800  
EMAIL [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org)  
[adcogov.org](http://adcogov.org)

## Request for Comments

Case Name: Rocky Mountain Iron Park Conditional Use  
Case Number: RCU2025-00014

June 13, 2025

The Adams County Planning Commission is requesting comments on the following application : **Request for conditional use permit to allow for the storage and disassembly of vehicles and the re-assembly of various parts within the Agricultural-3 zone district. Portions of the site are located within the Natural Resources Conservation Overlay and the Airport Influence Zone.** This request is located at . The Assessor's Parcel Number is 018150000097. The applicant is Hamid Saadatkah.

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 July 9, 2025 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 [GJBarnes@adcogov.org](mailto:GJBarnes@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](http://www.adcogov.org/current-land-use-cases).

*Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adcogov.org](mailto:cedespanol@adcogov.org) para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.*

Thank you for your review of this case.

Greg Barnes  
Principal Planner



# CONDITIONAL USE PERMIT

Conditional uses are those uses which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, will require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions to ensure the number and type of conditional uses and their location, design, and configuration are appropriate at a particular location.

### Required Checklist Items

- Development Application Form (pg. 5)
- Written Explanation
- Site Plan
- Landscape Plan
- Proof of Ownership (warranty deed or title policy)
- Proof of Water, Sewer Services, and Utilities
- Legal Description
- Statement of Taxes Paid
- Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. **\*Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day ([CEDD-Plan@adcogov.org](mailto:CEDD-Plan@adcogov.org)) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day ([CEDD-ENG@adcogov.org](mailto:CEDD-ENG@adcogov.org)) to determine whether a Level 1 Storm Drainage Study is necessary

If you are applying for any of the following applications, please contact the Planner of the Day:

- Solid waste transfer station
- Scrap tire recycling facility
- Inert fill

Fees Due When Application is Deemed Complete	
Conditional Use Permit	Residential Use: \$1,200 (Additional Requests: \$400) Non-Residential Use: \$1,400 (Additional Requests: \$600)

## Conditional Use - Guide to Development Application Submittal

This application shall be submitted electronically to [epermitcenter@adcgov.org](mailto:epermitcenter@adcgov.org). If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft 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, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcgov.org](http://www.permits.adcgov.org).

### Written Explanation

- A clear and concise description of the proposal. Please include description of use, time frame, purpose of project, proposed improvements, and all other relevant details.

### Site Plan

- A detailed drawing of existing and proposed improvements, including:
  - Streets, roads, and intersections
  - Driveways, access points, and parking areas
  - Existing and proposed structures, wells, and septic systems,
  - Easements, utility lines, and no build or hazardous areas
  - Scale, north arrow, and date of preparation
- Parking: must meet the quantity, dimensional standards and other requirements outlined in Section 4-15
- An Improvement Location Certificate or Survey may be required during the official review
- Elevations

### Landscape Plan

- Landscaping must meet the requirements outlined in Section 4-19 of the Adams County Development Standards and Regulations
- Landscape plan must include:
  - Number, installation size, and location of each plant type
  - Landscape maintenance plan
  - Bufferyards: identify the uses of adjacent properties and incorporate the correct bufferyard between existing and proposed use

### Proof of Ownership

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.

### Proof of Water/Sewer/Utilities

#### Water

- A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

#### Sewer

- A written statement from the appropriate sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

#### Utilities (Gas, Electric, etc.)

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

### Legal Description

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcgov.org/quicksearch/> to find the legal description for your property.

**Statement of Taxes Paid**

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office or visit ADCOTAX.COM

**Trip Generation Analysis (TGA)**

- This analysis should be conducted by a traffic engineer and should include total vehicle trips per day and peak hour volumes generated by the proposed development.
- A Traffic Impact Study may be required after the first review.

**SUPPLEMENTAL:****Neighborhood Meeting Summary**

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

**Level 1 Storm Drainage Study**

- If the proposed conditional use permit involves paving, construction of any structures, grading of property, outdoor storage of materials (gravel piles included) or otherwise increasing the impervious area of a site, a Level 1 Storm Drainage Study will be required.
- This plan should be prepared in accordance with the "Level 1 Storm Drainage Plan" criteria as defined in Appendix item B-3 of the Adams County Development Standards and Regulations. Most importantly, it needs to clearly identify a viable storm outfall location, and floodplain/floodway boundaries.



### DEVELOPMENT APPLICATION FORM

#### APPLICANT

Name(s):  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

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#### OWNER

Name(s):  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

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

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

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**DESCRIPTION OF SITE**

Address: I-70 & SHUMAKER RD

City, State, Zip: BENNET, COLORADO

Area (acres or square feet): 288.87 ACRES

Tax Assessor Parcel Number: R0082221

Existing Zoning: AGRICULTURAL

Existing Land Use: AGRICULTURAL

Proposed Land Use: CONDITIONAL USE PERMIT

Have you attended a Conceptual Review? YES  NO

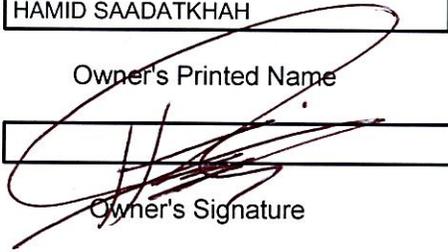
If Yes, please list PRE#: 2024-00075

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: HAMID SAADATKHAH

Date: 05-28-2025

Owner's Printed Name

Name: 

Owner's Signature

# **Written Explanation**

## **Business Process Manual**

### **Hamid Saadat**

2424 E 40th Avenue  
Denver, CO 80205  
(303) 901-9844

### **Adams County, Colorado**

Community & Economic Development Department  
Planning & Development  
4430 S Adams County Pkwy, Suite 2000  
Adams County, CO

**March 11, 2025**

### **Subject: Rezoning/Zoning Application – Written Narrative**

To Whom It May Concern,

I am writing to provide a detailed overview of the business activities we plan to undertake on the recently acquired land at **I-70 & Schumacher Road, Brighton, CO 80102**. Our objective is to utilize this property efficiently to support our operational needs while enhancing our service offerings.

## **Planned Improvements & Business Uses**

### **Dismantling Area – Outdoor Space**

We will establish a **structured dismantling yard** designed for the efficient disassembly and recycling of vehicles. This area will be equipped with the necessary infrastructure, including specialized tools and safety equipment, to ensure that the dismantling process adheres to **industry standards and environmental regulations**. Our focus is on responsible recycling and waste management practices.

### **Warehouse & Storage Facility**

We plan to construct a **15,000 sq. ft. warehouse** dedicated to storage. This facility will primarily be used for **storing car parts** in an organized and secure environment, supporting our dismantling and recycling operations.

We are committed to operating in **full compliance** with all applicable local, state, and federal regulations. Additionally, we prioritize **safety, environmental stewardship, and community engagement** in all aspects of our business activities.

ROCKY MOUNTAIN IRON PARK

If you require any further details or have questions regarding our plans, please feel free to contact me.

Thank you for your time and consideration. We look forward to contributing positively to the community through our planned business initiatives.

Best regards,

**Hamid Saadat**

bestautosales.co@gmail.com

(303) 901-9844

# Site Plan



# PROOF OF OWNERSHIP



CHICAGO TITLE COMPANY

TAX, WATER AND ASSESSMENT AGREEMENT

Order No.: 598-CSD615752-057
Closing Date: June 24, 2024
Property: 170 & Schumaker Road, Bennett, CO 80102

THE UNDERSIGNED, have read and understand the following, and by their signatures below, agree to the following:

I. REAL AND PERSONAL PROPERTY TAXES AND TAX PRO-RATIONS

Purchaser has received, as of this date June 24, 2024, a credit from Seller for the taxes for the current year as disclosed on the Purchaser and Seller settlement statements. This proration is based on:

Estimate of taxes for the current year based on most current mill levy and assessment.

Seller warrants that the above property IS NOT subject to a pending tax protest or appeal. Seller further warrants that special assessments, if any, affecting subject property are paid in full, except as reflected on the statement of settlement.

SELLER AND PURCHASER AGREE THAT THE ABOVE REFERENCED PRORATION SHALL BE CONSIDERED A FINAL SETTLEMENT, AND AS SUCH, PURCHASER AGREES TO PAY ALL TAXES FOR THE CURRENT YEAR.

II. WATER, SEWER AND STORM DRAINAGE

VACANT LAND

Closing Agent has NOT collected funds for final billing. CLOSING AGENT IS HEREBY RELIEVED OF AND HELD HARMLESS FROM ANY LIABILITY WITH REGARD TO SAID ITEMS.

Transfer fees to be paid by the [ ] Seller [ ] Purchaser [X] Not applicable.

III. IRRIGATION / DITCH WATER

Not Applicable

IV. OWNER'S / CONDOMINIUM ASSOCIATION / METRO DISTRICT

Seller and Purchaser hereby agree that there is NO active Owner's Association/Metro District and/or the Owner's Association/Metro District is voluntary. Chicago Title of Colorado - LoDo has not collected or prorated any dues or assessments for this transaction. CLOSING AGENT IS HEREBY RELIEVED OF AND HELD HARMLESS FROM ANY LIABILITY WITH REGARD TO SAID ITEMS.

V. PROPANE

Not Applicable

VI. WEED ABATEMENT / TRASH / REFUSE REMOVAL

Not Applicable

With regards to the closing of 170 & Schumaker Road, Bennett, CO 80102 (Property Address), both the Buyer(s) and Seller(s) fully understand that the telephone company, gas, electric, propane and the present hazard insurance agency will not be notified by the escrow agent.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

BUYER(S):

Countersigned
Hamid Saadalkhah

Date

SELLER(S):

Charles and Joan Hickey Trust dated May 7, 2021

BY: Jennifer R. Martin, Trustee

6/24/2024
Date



**CHICAGO TITLE  
COMPANY**

**CONTACT SHEET  
BUYER**

On occasion Chicago Title of Colorado - LoDo may need to contact you after your closing to obtain additional signatures or some other information. Please complete the information listed below. Any information contained in the closing documents is to be considered Personal and Confidential by all parties involved.

Buyer: Hamid Saadatkhan

\* Forwarding Address: 2424 E 40th Ave Denver CO 80205

Phone No.: \_\_\_\_\_

\* Cell No.: 303-901-9844

Email: bestautosales.co@gmail.com

Special Instructions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Closing Documents will be delivered via secure email after closing is finalized.

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (BS1-10-19) (Mandatory 1-20)

**BILL OF SALE  
(CONTRACT TO BUY AND SELL REAL ESTATE)**

KNOW ALL MEN BY THESE PRESENTS, that Charles and Joan Hickey Trust dated May 7, 2021 (Seller), for and in consideration of Ten And No/100 Dollars (\$10.00) paid to Seller by Hamid Saadatkah (Buyer), the receipt of which is hereby acknowledged, does sell, assign, transfer and convey to Buyer the following personal property located at 170 & Schumaker Road, Bennett, CO 80102 (Property):

1. Inclusions - Attached. If checked, the following personal property:  None  Solar Panels  Water Softeners  Security Systems  Satellite Systems (including satellite dishes).
2. Inclusions - Not Attached. Whether attached or not on May 29, 2024 (the date of the Contract to Buy and Sell Real Estate between the Buyer and Seller), for the property: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors, NONE garage door remote controls and all keys.
3. Other Inclusions. The following personal property is also conveyed by Seller to Buyer:  
VACANT LAND
4. Exclusions. If listed below, the following items are EXCLUDED from this Bill of Sale and are NOT being conveyed to Buyer, even if stated in Sections #1 or 2 above:  
VACANT LAND
5. Conveyance. The above personal property is being conveyed by Seller to Buyer free and clear of all taxes (except personal property taxes for the current year), liens and encumbrances, except:  
None

The personal property is in an "As Is" condition, "Where Is" and "With All Faults" without any representations or warranties of any kind except:

None

TO HAVE AND TO HOLD the same unto Buyer, forever. Seller covenants and agrees to and with the Buyer, to WARRANT AND DEFEND the sale of said personal property against all and every person or persons whomsoever.

IN WITNESS WHEREOF, Seller has executed this Bill of Sale on June 24, 2024 (date).

Charles and Joan Hickey Trust dated May 7, 2021

BY:

Jennifer R. Martin, Trustee

## AFFIDAVIT AND INDEMNITY AGREEMENT TO CHICAGO TITLE OF COLORADO - LODO

Order No.: 598-CS0615752-057

Property: 170 & Schumaker Road, Bennett, CO 80102

The undersigned Owner(s) ("Owner") of the above described property, makes the following statements and representations to Chicago Title of Colorado - LoDo:

The Owner signing this affidavit and the settlement statement hereby acknowledge and agree that Chicago Title of Colorado - LoDo is acting as the Owner's closing and settlement agent. The Owner further instruct and authorize Chicago Title of Colorado - LoDo to disburse all funds related to this transaction according to the approved settlement statement, to comply with the closing instructions of the Owner's lender, and to prepare all documents necessary to complete, and to issue title insurance for this loan transaction.

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

170 & Schumaker Road, Bennett, CO 80102

and legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

2. We further represent that there are no public improvements affecting the property prior to the date of closing that would give rise to a special property tax assessment against the property after the date of closing.
3. We further represent that there are no pending proceedings or unsatisfied judgments of record, in any Court, State, or Federal, nor any tax liens filed or taxes assessed against us which may result in liens, and that if there are judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, that they are not against us.
4. We further represent that there are no unrecorded contracts, leases, easements, or other agreements or interests relating to said premises of which we have knowledge.
5. We further represent that we are in sole possession of the real property described herein other than leasehold estates reflected as recorded items under the subject commitment for title insurance.
6. We further represent that there are no unpaid charges and assessments that could result in a lien in favor of any association of homeowners which are provided for in any document referred to in Schedule B of Commitment referenced above.
7. We further understand that any payoff figures shown on the settlement statement have been supplied to Chicago Title of Colorado - LoDo as settlement agent by the Owner's lender and are subject to confirmation upon tender of the payoff to the lender. If the payoff figures are inaccurate, we hereby agree to immediately pay any shortage(s) that may exist.
8. **NEW CONSTRUCTION:** There has been no new construction on the property in the past six (6) months, nor are there any plans for the commencement of any new construction unless indicated below:
9. **EXCEPTIONS:** The only exceptions to the above statements are:
10. The undersigned affiant(s) know the matters herein stated are true and indemnifies Chicago Title of Colorado - LoDo and Chicago Title Insurance Company, a Florida Corporation, against loss, costs, damages and expenses of every kind incurred by it by reason of its reliance on the statements made herein.

**AFFIDAVIT AND INDEMNITY AGREEMENT  
TO CHICAGO TITLE OF COLORADO - LODO**  
(continued)

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

OWNER(S):

Charles and Joan Hickey Trust dated May 7, 2021

BY: *Jennifer R. Martin*  
Jennifer R. Martin, Trustee

6/24/2024  
Date

State of Colorado )

)ss

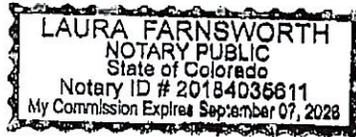
County of Douglas

The foregoing instrument was acknowledged before me this 24th day of June, 2024, by Jennifer R. Martin, Trustee, of the Charles and Joan Hickey Trust dated May 7, 2021.

*Laura Farnsworth*  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)



**EXHIBIT "A"**  
Legal Description

The West one-half (1/2) of Section 31, Township 3 South, Range 63 West of the 6th P.M.,  
Except that portion conveyed to the Department of Highways, State of Colorado in Instrument recorded June 9,  
1958 in Book 714 at Page 372,  
County of Adams, State of Colorado.



Order No.: 598-CS0615752-057

Doc Fee: \$140.00

**SPECIAL WARRANTY DEED**

THIS DEED, Made this 24th day of June, 2024, between

Charles and Joan Hickey Trust dated May 7, 2021

grantor(s), and

Hamid Saadatkhah, a Tenant In Severalty

whose legal address is 2424 E. 40th Ave. Denver, CO 80205

grantee(s);

WITNESS, That the grantor(s), for and in consideration of the sum of One Million Four Hundred Thousand And No/100 Dollars (\$1,400,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of COLORADO, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

also known by street and number as 170 & Schumaker Road, Bennett, CO 80102

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

GRANTOR:

Charles and Joan Hickey Trust dated May 7, 2021

BY: Jennifer R. Martin Hec  
Jennifer R. Martin, Trustee

SPECIAL WARRANTY DEED  
(continued)

State of Colorado )

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County of Douglas

The foregoing instrument was acknowledged before me this 24th day of June, 2024, by Jennifer R. Martin, Trustee, of the Charles and Joan Hickey Trust dated May 7, 2021.

  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)



**EXHIBIT "A"**  
Legal Description

The West one-half (1/2) of Section 31, Township 3 South, Range 63 West of the 6th P.M.,  
Except that portion conveyed to the Department of Highways, State of Colorado in Instrument recorded  
June 9, 1958 in Book 714 at Page 372,  
County of Adams, State of Colorado.

TD-1000  
Confidential Document

Escrow No.: 598-CS0615752-057

This form provides essential market information to the county assessor to ensure accurate, fair and uniform assessments for all property. This document is not recorded, is kept confidential, and is not available for public inspection.

This declaration must be completed and signed by either the grantor (seller) or grantee (buyer). Questions 1, 2, 3, and 4 may be completed (prefilled) by a third party, such as a title company or closing agent, familiar with details of the transaction. The signatory should confirm accuracy before signing.

This form is required when conveyance documents are presented for recording. If this form is not completed and submitted, the county assessor may send notice. If the completed and signed form is not returned to the assessor within thirty (30) days of notice, the assessor may impose a penalty of Twenty-Five And No/100 Dollars (\$25.00) or 0.025% (0.00025) of the sale price, whichever is greater.

Additional information as to the purpose, requirements, and level of confidentiality regarding this form are outlined in Colorado Revised Statutes, sections 39-14-102, 39-5-121.5, and 39-13-102.

1. Physical Address and/or legal description of real property sold: Please do not use P.O. Box numbers.  
170 & Schumaker Road, Bennett, CO 80102

2. Type of property purchased:  Single Family Residential  Townhome  Condominium  
 Multi-Unit Residential  Commercial  Industrial  Agricultural  Mixed Use  Vacant Land  
 Other

3. 06/24/2024 Date of closing: mm/dd/yyyy  
05/29/2024 Date of contract: mm/dd/yyyy

4. \$ 1,400,000.00 Total sale price: Include all real and personal property  
\$ Contracted price (if different from final sale price)

5. List any personal property included in the transaction that materially impacts the total sale price. Personal property may include, but is not limited to: machinery or equipment, vehicles, exceptional appliances, electronic devices, furniture, or anything that would not typically transfer with the real property (attach additional pages if necessary).

Description	Approximate Value
MIA	\$ 0
	\$
	\$
	\$
Personal Property Total: \$	

If no personal property is listed, the entire purchase price will be assumed to be for the real property.

6. Did the total sale price include a trade or exchange of additional real or personal property?  No  Yes

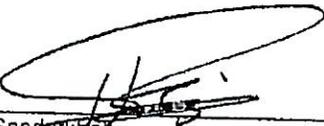
If Yes, approximate value of the goods or services as of the date of closing: \$

If Yes, does this transaction involve a trade under IRS Code Section 1031?  No  Yes

7. Was One Hundred Percent (100%) interest in the real property purchased?  No  Yes

Mark "No" if only a partial interest is being purchased. If No, interest purchased \_\_\_\_\_ %

8. Is this a transaction between related parties or acquaintances? This includes persons connected by blood or marriage, or business affiliates, or those acquainted prior to the transaction.  No  Yes
9. Please mark type of sale:  Bulder (new constructions)  Public (MLS or Broker Representation)  
 Private (For Sale By Owner)  Other (describe) \_\_\_\_\_
10. Mark any of the following that apply to the condition of the improvements at the time of purchase.  
 New  Excellent  Good  Average  Fair  Poor  Salvage
11. Type of financing: (mark all that apply)  
 None (all cash or cash equivalent)  
 New/Mortgage Lender (government-backed or conventional bank loan)  
 New/Private Third Party (nonconventional lender, e.g., relative, friend, or acquaintance)  
 Seller (buyer obtained a mortgage directly from the seller)  
 Assumed (buyer assumed an existing mortgage)  
 Combination or Other; Please explain \_\_\_\_\_
12. Total amount financed \$0.00 \_\_\_\_\_
13. Terms:  
 Variable; Starting interest rate \_\_\_\_\_ %  Fixed; interest rate \_\_\_\_\_ %  
 Length of time \_\_\_\_\_ years  
 Balloon payment?  No  Yes If yes, amount \$ \_\_\_\_\_ Due date: \_\_\_\_\_
14. Mark any that apply:  Seller assisted down payments  Seller concessions  Seller terms or financing  
 If marked, please specify terms: \_\_\_\_\_
15. Was an Independent appraisal obtained in conjunction with this transaction?  No  Yes
- For properties OTHER THAN Residential (Residential is defined as: single family detached, townhomes, apartments and condominiums) please complete questions 16-18 if applicable.
16. Did the purchase price include a franchise or license fee?  No  Yes  
 If Yes, franchise or license fee value \$ \_\_\_\_\_
17. Did the purchase price involve an installment land contract?  No  Yes  
 If Yes, date of contract \_\_\_\_\_
18. If this is vacant land, was an on-site inspection conducted by the buyer prior to the closing:  No  Yes  
 Please include any additional information concerning the transaction and price paid that you feel is important:  
 \_\_\_\_\_  
 \_\_\_\_\_

  
\_\_\_\_\_  
Hamid Saadatkhani

6,24,24  
\_\_\_\_\_  
Date

Buyer Mailing Address: Future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

2424 E 40th Ave Denver CO 80205  
\_\_\_\_\_  
Address (mailing) City State Zip Code

\_\_\_\_\_  
Daytime Phone Email address

Contact Information is kept confidential, for County Assessor and Treasurer use only, to contact buyer with questions regarding this form, property valuation, or property tax information.

# PROOF OF WATER AND SEWER SERVICES



**ORIGINAL PERMIT APPLICANT(S)**

HAMID SAADATKHAH

**APPROVED WELL LOCATION**

Water Division: 1      Water District: 1  
 Designated Basin:    LOST CREEK  
 Management District: LOST CREEK  
 County:                ADAMS  
 Parcel Name:         N/A  
 Physical Address:    N/A

NW 1/4 NW 1/4 Section 31 Township 3.0 S Range 63.0 W Sixth P.M.

**UTM COORDINATES (Meters, Zone:13, NAD83)**

Easting:      543841.0      Northing:      4400340.0

**PERMIT TO CONSTRUCT A NEW WELL**

**ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT**  
**CONDITIONS OF APPROVAL**

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-105 for a well on a tract of land of 289.356 acres described as a portion of the West 1/2 of Section 31, Township 3 South, Range 63 West, 6th P.M., Adams County, for one well to be used in one commercial business described as Hamid Investments, LLC. The business must meet the qualifications as described in CRS 37-90-105(1)(c)(II). Use of this well in a commercial business having another small capacity commercial well is prohibited unless a new permit to use this well is granted.
- 4) Production from this well is restricted to the Upper Arapahoe aquifer, which corresponds to the interval between 655 feet and 815 feet below the ground surface. This well will be completed in a Type 1 aquifer penetrating only one confining layer and must be constructed in accordance with Well Construction Rule 10.4.5.1 (2 CCR 402-2).
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) The annual withdrawal of groundwater from this well shall not exceed 1 acre-foot.
- 7) This well shall be constructed within 300 feet of the location specified on this permit.
- 8) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Lost Creek Ground Water Management District and the Division of Water Resources upon request.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: This well is located within the Lost Creek Ground Water Management District where local District Rules apply which may further limit the withdrawal and use of designated groundwater as authorized under this permit.

NOTE: Noncompliance with the procedures outlined in the attached information sheet (form GWS-5) may void your well permit.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: [dwr.colorado.gov](http://dwr.colorado.gov)

NOTICE: This permit has been approved for changes from the original application (as discussed with the Applicant). You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

WELL PERMIT NUMBER 336302-

RECEIPT NUMBER 10038555



Issued By MICHAEL MATZ

Date Issued: 10/29/2024

Expiration Date: 10/29/2026

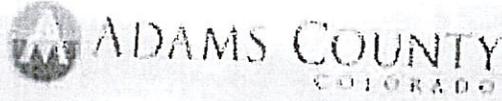
# LEGAL DESCRIPTION

ROCKY MOUNTAIN IRON PARK

Legal Description

THE WEST ONE-HALF OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE  
6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

STATEMENT OF TAXES  
PAID



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Adams County Treasurer, CO  
Real Property Tax

**Confirmation Number**

**FNW1VLYRA**

**Date & Time**

**Friday, February 28, 2025 09:31AM MT**

Successful completion of the payment transaction is conditioned upon accurate and complete information being entered by you and is subject to financial institution and biller acceptance, approval and authorization of the payment. Electronic check payments may take up to seven business days to be returned by your Financial Institution if incorrect information is entered when a payment is submitted.

**Payment Method**

**Amount**



Ending in \*\*\*33

**\$608.62**

**Account Information**

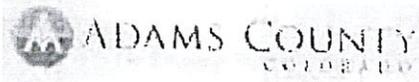
<b>Name</b>	Hamid Saadatkah
<b>Street Address</b>	2424 E 40th Ave
<b>City</b>	Denver
<b>State</b>	CO
<b>Zip code</b>	80205
<b>Country</b>	United States
<b>Daytime phone</b>	(303) 901 - 0844
<b>Email</b>	bestautosales.co@gmail.com
<b>Property Tax Account Number</b>	R0082221

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Adams County Treasurer, CO  
Real Property Tax

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Your payment has been completed successfully. Thank you.



Please click continue.

[Continue](#)

**Confirmation Number**  
FNW1VLYRA

**Date & Time**  
Friday, February 28, 2025 09:31AM MT

Payment Method	Amount
Ending In ***33	\$608.62

Account Information	Name	Value
	Name	Hamid Saadalkhah
	Street Address	2424 E 40th Ave
	City	Denver
	State	CO
	Zip code	80205
	Country	United States
	Daytime phone	303-901-4344
	Email	bestautocoles.co@gmail.com
	Property Tax Account Number	R0082721

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# TRIP GENERATION ANALYSIS



March 18, 2025

Adams County, Development Engineering  
4430 S Adams County Parkway  
Brighton, CO 80601

Re: **Rocky Mountain Iron Park Rezone –Trip Generation  
Adams County, Colorado**

Dear reviewer:

## **INTRODUCTION**

Rocky Mountain Iron Park is proposing to rezone a 289± acre parcel located along the east side of Schumaker Road, south of Colfax Avenue (Highway 36), in unincorporated Adams County to accommodate a proposed automotive storage facility to support an existing auto salvage facility in Denver. As part of the rezone application, this trip generation and distribution analysis has been prepared. This document includes a description of the proposed project, trip generation characteristics for the current proposal, anticipated trip distribution and a determination of whether additional traffic analysis should be required per Adams County standards.

## **PROJECT DESCRIPTION**

The site is currently vacant agricultural land. A rezone of the parcel from Agricultural-3 (A-3) to Industrial-2 (I-2) is proposed to accommodate a 15,000± square foot workshop facility and outdoor vehicle storage. The proposed workshop will be used for disassembling and recycling vehicles, storing car parts in a secure environment and support offices. The facility and storage will be operated by two employees. Access to the site is planned from the adjacent Schumaker Road, which provides full-movement access to Colfax Avenue (State Highway 36). Schumaker Road is an unpaved two-way roadway that extends approximately ¾ mile south of Highway 36 serving agriculture land and an oil well. I-70 borders the site to the south. The nearest accesses to I-70 are two miles to the west at Manila Road and three miles to the east at Highway 79 through Bennett.

Properties around the site are predominantly agricultural uses. A solar farm is located approximately one mile to the east along the north side of Highway 36 and an air strip is located approximately one mile to the west. A larger vehicle recycle part facility (LKQ) is located approximately 1.5 miles west of the site. The Town of Bennett lies approximately two miles to the east. A vicinity map is included as **Exhibit 1** and a conceptual development plan is included as **Exhibit 2** at the end of this document. An aerial of the immediate vicinity is included as **Exhibit 3**.

## TRIP GENERATION

The proposed project will include up to 15,000 square feet for a workshop facility and over 200-acres of outdoor vehicle/material storage. The *Trip Generation Manual, 11<sup>th</sup> Edition* published by the Institute of Transportation Engineers (ITE) is typically used to determine the number of trips generated by a proposed land use. The purpose of the Trip Generation Manual (TGM) is to compile and quantify empirical trip generation rates for specific land uses within the US, UK and Canada. Generally, the Trip Generation Manual is the industry standard accepted reference for estimating trip generation. However, there is not a closely matching land use category for the proposed use, which will primarily be vehicle storage with two employees. Approximately three to four vehicle drop offs per day by tow truck are anticipated. One vehicle entering and exiting the site results in two trips, one ingress and one egress. With other miscellaneous trips to and from the site (postal service, etc.), the site is unlikely to generate more than 20 vehicles trips per day with less than five (5) occurring during peak hours.

### *Trip Types*

Nearly all developments are made up of the following six trip types: new (destination) trips, pass-by trips, diverted trips, shared (internal) trips, multi-modal (non-vehicular) trips, and transit-oriented trips. To better understand the trip types available for land access and how they relate to this project, a description of each specific type follows.

**New (Destination) Trips** – These types of trips occur to access a specific land use such as a new retail development or a new residential subdivision. These types of trips will travel to and from the new site and a single other destination such as home or work. This is the only trip type that will result in a net increase in the total amount of traffic within the study area. The reason primarily is that these trips represent planned trips to a specific destination that never took trips to that part of the City prior to the development being constructed and occupied. This project will develop new trips.

**Pass-by Trips** – These trips represent vehicles which currently use adjacent roadways providing primary access to new land uses or projects. These trips, however, have an ultimate destination other than the project in question. They should be viewed as drop-in customers who stop in on their way home from work. A good example is a quick stop at the grocery store to pick up an ingredient for dinner on the way home from work or at a latte stand to grab a coffee on the way to work. This can make this trip pre-determined, but the stop is still on the way by. Another example would be on payday, where an individual generally drives by their bank every day without stopping, except on payday. On that day, this driver would drive into the bank, perform the prerequisite banking and then continue home. In this example, the trip started from work with a destination of home, however on the way, the driver stopped at the grocery store/latte stand and/or bank directly adjacent to their path. Pass-by trips are most always associated with commercial/retail types of developments. Therefore, no pass-by trips are anticipated for this project.

**Diverted (Linked) Trips** - Diverted trips are like pass-by trips, but diverted trips occur from roadways that do not provide direct access to the site. Instead, one or more streets must be utilized to get to and from the site. For this project, diverted trips could occur from Ward Road, I-70, or any other street that does not provide direct access for the site. Due to the multiple routes that could be taken and the inability to verify this type of trip, diverted trips

were not accounted for within this analysis.

**Shared (Internal) Trips** - Internal trips are the portion of trips generated by a mixed-use development that both begin and end within the development. When estimating trip generation for a development with several uses, each use will generate its own trips. If those trips occur between two of the onsite uses without using the external roadway system, it is considered a shared or internal trip. This trip type reduces the number of new trips generated on the public road system and is most commonly used for commercial or mix-use developments. Determining these trip types is more difficult to quantify and without specific guidance are usually determined by engineering judgment on a project-by-project basis. For this project, the light-industrial facility is the only use on site and no shared trips will occur.

**Multi-Modal (Non-Vehicular) Trips** - These are non-vehicular trips to and from the site, mostly comprised of pedestrian and bicycle trips. Generally, they are local trips from the surrounding neighborhood or adjacent businesses. If a development is in an area with a high amount of bicycle and pedestrian activity, such as a downtown setting or college campus, a reduction of vehicular trips would be anticipated. Pedestrian and bicycle trips are unlikely to occur for this site due to its location, the distance to other use, and the lack of pedestrian and bicycle facilities in the vicinity.

**Transit Trip** - The Denver Metro area is served by Regional Transportation District (RTD) with public bus and light rail. This site lies well outside of the RTD service area and no transit trips are anticipated for the project.

## TRIP DISTRIBUTION

As shown on the site plan, the site will be accessed by a full-movement driveway Schumaker Road, which connects to Colfax Avenue (State Highway 36). The proposed project will draw regionally and most of the traffic to/from the site will utilize I-70. The interchange at Manila Road is the nearest access to I-70 and is most likely to be utilized for employees and tow trucks that travel between the site and the Denver metro area, which is estimated to be 80%+ of the vehicles accessing the site. Highway 79 to the east also provides access to I-70 and the Town of Bennett.

## CONCLUSIONS/RECOMMENDATIONS

It is anticipated that this project will generate less than 20 vehicle trips per day with less than five (5) trips during peak hours. Per Table 8.15 within the Adams County Development Standards and Regulations, a level 1 traffic impact study may be required for rezoning applications that will generate between 20 and 50 daily trips. Since the proposed project is estimated to generate fewer than 20 daily trips per day, no traffic further traffic analysis should be necessary as the project's impacts on the surrounding transportation system is anticipated to be negligible. Highway 36 currently carries approximately 250 per hour in both directions during the PM peak hour (per CDOT Online Transportation Information System). There is almost no traffic currently utilizing Schumaker Road during peak hours. Therefore, with less than 5 generated by the site during peak hours, accessing Highway 36 via Schumaker Road, there should be adequate capacity to accommodate the additional trips from the site. Furthermore, Highway 36 is classified by CDOT as a rural highway (R-B). Per the CDOT State Highway Access Code, auxiliary turn lanes are unlikely to be required as the projected left turns are anticipated to

be below the 10 vehicle per hour threshold for requiring a left turn deceleration lane and the projected right turns are anticipated to be below the 25 vehicles per hour threshold for requiring a right turn deceleration lane.

Should you have any questions regarding this document or the information contained herein, please do not hesitate to contact me at 303-653-9200 or via email at [craig@civtrans.com](mailto:craig@civtrans.com)

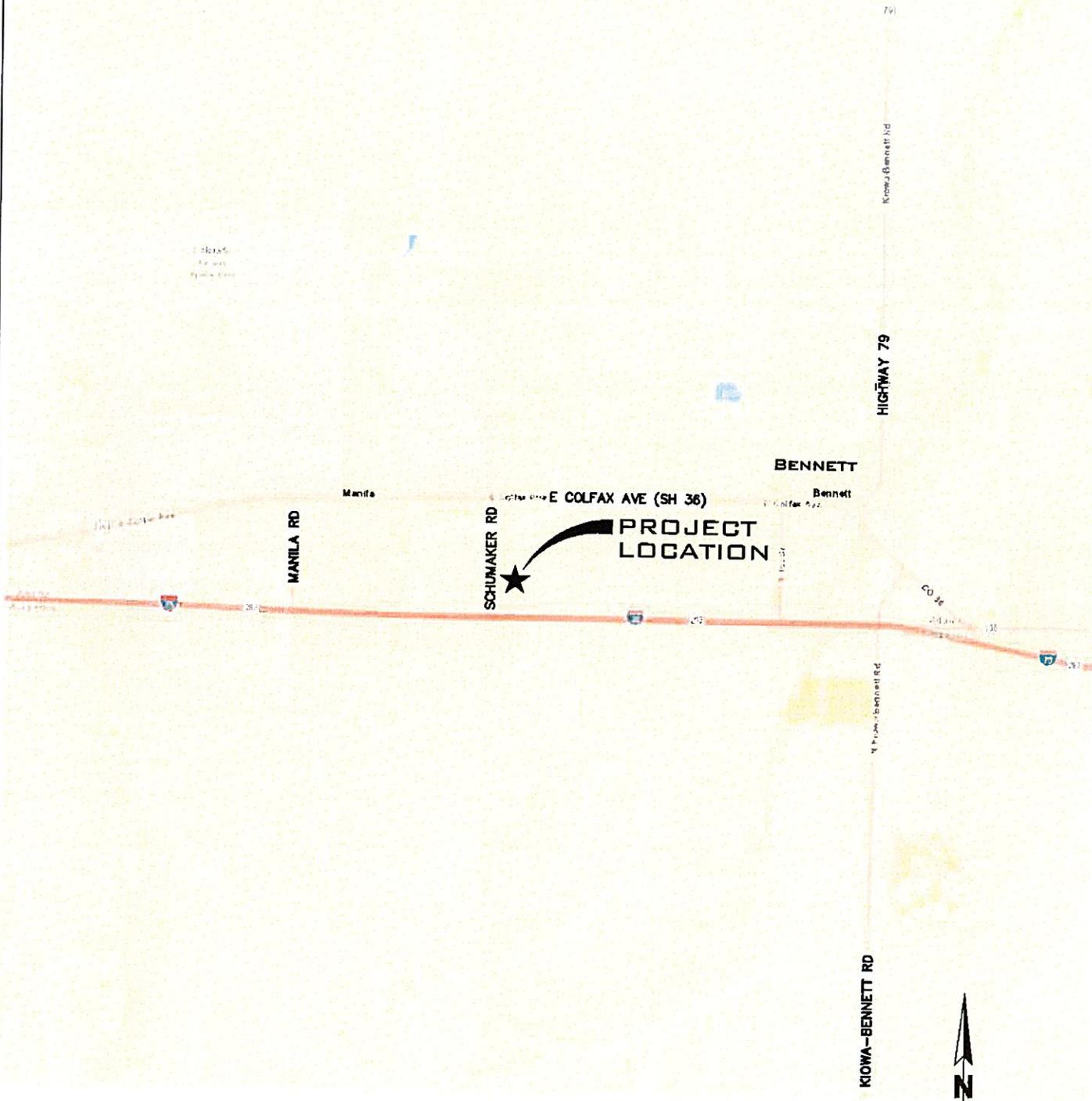
Sincerely,



Digitally signed by  
Craig MacPhee  
Reason: I am the  
author of this  
document  
Date: 2025.03.18  
09:56:59-06'00'

Craig A. MacPhee, PE, PTOE

encl. appendix (vicinity map, site plan, aerial map)



**EXHIBIT 1**  
VICINITY MAP

NOT TO SCALE  
MARCH 18, 2025



# SITE PLAN

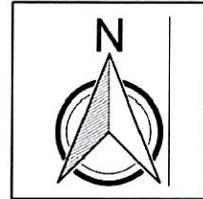
I-70 & Shumaker Rd

Bennet, CO 80102

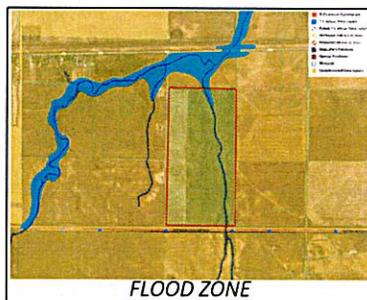
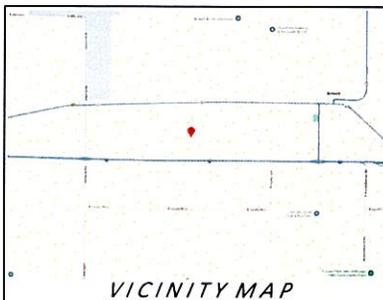
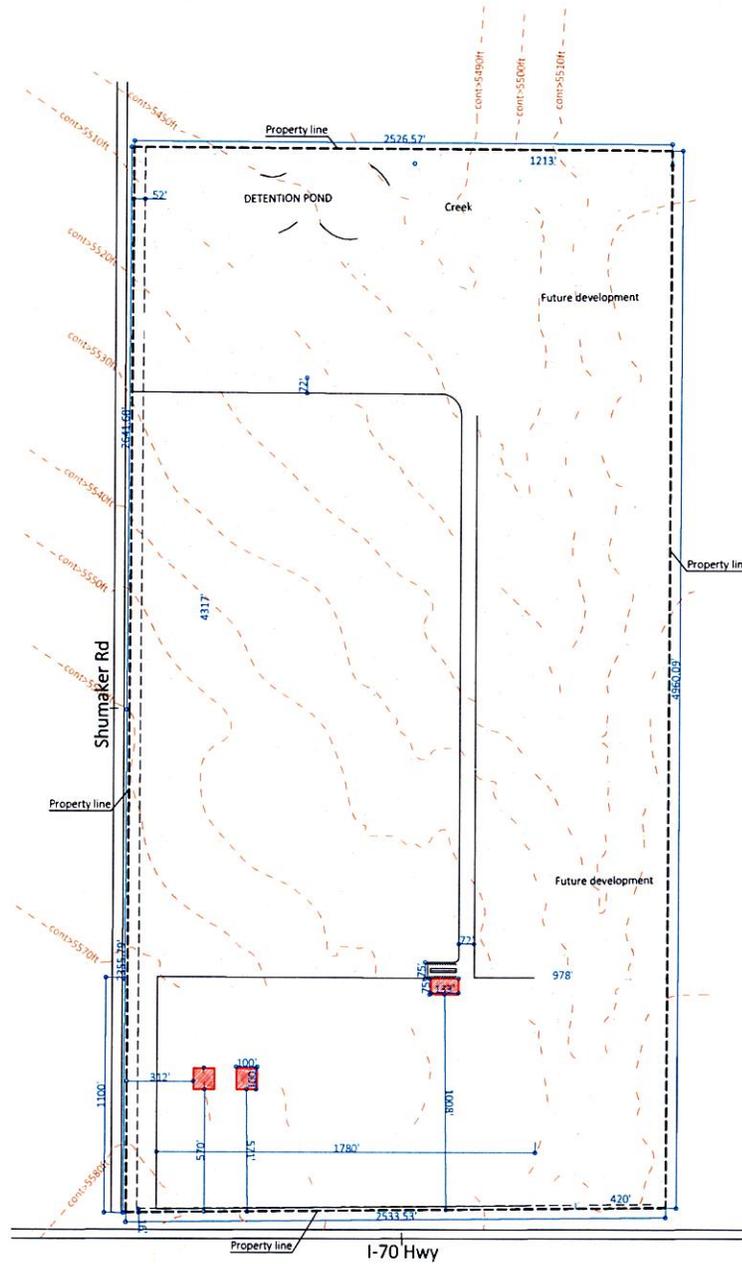
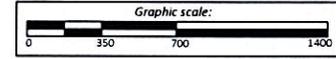
Parcel ID: R0082221

Lot area: 288.87 Acres

Paper Size: 11"x17"



scale 1"=560'



**Disclaimer**  
This is not a Legal Survey, nor is it intended to be or replace one.  
These measurements are approximate and are for illustrative purposes only.  
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.



COLFAX AVE

SCHUMAKER RD

PROJECT SITE

INTERSTATE 70

SOURCE: NEARMAP (MARCH 2025)

NOT TO SCALE  
MARCH 18, 2025



**EXHIBIT 3**  
CURRENT AERIAL

