



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda

City Council

Tuesday, February 14, 2017

6:30 PM

Community Room

Study Session

1. Study Session Items

- a) [ID# 17-35](#) Study session - ordinance review: approving an Interceptor Transfer Agreement between the city and the Roxborough Water and Sanitation District regarding ownership of a gravity interceptor sewer, terminating easements to Roxborough Water and Sanitation District and granting an access easement to Roxborough Water and Sanitation District

Attachments: [2017 City Council Questions re: acceptance of Roxborough Interceptor Ordinance 03-2017 - 1ST Reading](#)

- b) [ID# 17-34](#) Discussion of the physical needs assessment report and vacancies/rent at Geneva Village Apartments

Attachments: [Exec Summary - pna littleton co - Geneva Village](#)
[PNA Complete Report Littleton CO Project 361640](#)
[A Brown Summary - Geneva Village - revised - study session](#)
[GenevaVillage.rentalcomparison REVISED 02.08.17](#)
[City-SMHO - Geneva Village Agreement - 1975](#)
[Geneva Village mgmt agreement2009](#)
[2014 Geneva Village Council Communication](#)

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Staff Communication

File #: ID# 17-35, **Version:** 1

Agenda Date: 02/14/2017

Subject:

Study session - ordinance review: approving an Interceptor Transfer Agreement between the city and the Roxborough Water and Sanitation District regarding ownership of a gravity interceptor sewer, terminating easements to Roxborough Water and Sanitation District and granting an access easement to Roxborough Water and Sanitation District

Presented By: Mark Relph, Public Works and Utilities Director

POLICY QUESTION:

Does city council support an agreement transferring ownership of the Roxborough gravity interceptor sewer, terminating easements, and granting an access easement to Roxborough Water and Sanitation District (RW&S)?

BACKGROUND:

In 2005, RW&S constructed a lift station, force main and gravity sewer to convey wastewater from its customers to the city's sewer collection system.

In 2006, the city, RW&S and Platte Canyon Water & Sanitation (PCW&S) entered into an agreement regarding the sewer pipeline. This agreement (section 9, page 6) waived any financial contribution of the city in the shared pipeline, stating that the city would eventually assume the ownership of the entire sewer pipeline.

In order to transfer ownership of the sewer pipe line to the city, a series of easements must be granted as well as a License Agreement to the city. Several easements will be voided across property the city owns.

STAFF ANALYSIS:

The transfer of ownership of the RW&S sewer pipeline will have the city as the sole owner, which is a typical practice.

PCW&S approved the Interceptor Transfer Agreement in May 2016. Operation and maintenance of the gravity sewer will be the responsibility of the city. New sewer pipeline of this type require relatively little routine maintenance.

Odor from the sewer pipeline has occasionally been an issue. RW&S has installed odor control facilities on the lift station and force main, which RW&S will continue to own, operate and maintain on Army Corps of Engineers property. Maintenance access will be granted across park space owned by the city and maintained by South Suburban Park and Recreation District.

FISCAL IMPACTS:

Transfer of the RW&S sewer pipeline to Littleton is proposed at no cost to either party. RW&S has paid its obligations under its Loan Agreement dated May 1, 2005 with the Colorado Water Resources and Power Development Authority.

Terminating the easements by the city is proposed at no cost to RW&S.

STAFF RECOMMENDATION:

Staff recommends approval.

**Roxborough Pipeline Transfer
City Council Questions
February 14, 2017
Study Session**

Mayor Pro Tem Brinkman

Q1 – Have we identified the need to connect in the next 5 to 10 years?

A1 – Roxborough, Platte Canyon and Littleton expect a nominal number of new connections to their systems which might be served by the shared pipeline. New connections directly to the gravity pipeline are not considered likely as adjacent areas are mostly built out. The first (approximately) 1,000 units of Sterling Ranch will connect to Roxborough's lift station, on a temporary basis.

Q2 – Did we connect during Reynolds Landing?

A2 – No. Reynolds Landing connected to SW Metro.

Q3 – What do you expect maintenance costs will be going forward?

A3 – Littleton maintenance of interceptor sewers consists of inspection about 3 times a year and minor spot cleaning. The siphon will be flushed about twice a year. Cost of this type maintenance is estimated at about \$4,000 annually. (Roxborough believes that \$4,000 annually is high as Roxborough currently spends less than \$1,500 annually for maintenance costs).

Q4 – Can I see a 50 year projection of maintenance costs?

A4 – Estimated costs are anticipated to remain constant for most of this period, increasing as the pipeline ages. Since the pipe is PVC, Roxborough would expect little increase in maintenance with age compared to the city's existing concrete pipes.

Q5 – Is this the same line that was relined a few years back? It went through the Park and down through Reynolds Landing. Was this the Roxborough line?

A5 – No. SW Metro relined their sewer about 2 years ago.

Q6 – Can I have a timeline for worst case scenario for a line that age and what could be expected?

A6 – Roxborough sewer is PVC pipe which has an estimated design life of 75 years. Some manhole replacement or rehabilitation is anticipated during the period due to concrete corrosion. Manholes downstream of the pressure force main, along with siphon structures, have been lined with a corrosion resistant coating. Roxborough is keeping ownership of the first 13 manholes; downstream manholes are on the Army Corp of Engineer property. These are the manholes that are most susceptible to damage from sewer gases. In addition, a blower was added to remove sewer gases from moving downstream. The blower will remain in service and will be owned and maintained by Roxborough. Damage to sewer by construction activity could occur but cannot be predicted.

Council Member Cernanec

Q7 – What kind of engineering analysis has been done that indicates we are satisfied with the gravity component (flow and odor)?

A7 – A design report was done which analyzed existing and future flow conditions. The sewer has capacity for ultimate buildout of service area and exceeds connector agreement requirements. The city approved all plans, inspected construction of the sewer, participated in all progress meetings and accepted as-built drawings. Several reports have been prepared for odor control which the city has received with no exceptions taken. Odor was noticeable when pipeline was first put in service. Initially carbon filters were tried with limited success. Roxborough has gone to chemical addition at its lift station, sealed manholes and a vent system downstream of the transition vault to the gravity pipeline. Hydrogen sulfide readings have been taken and now show very low level readings which appear to have kept odors in control. Roxborough has spent over \$1,000,000 on odor control and hydrogen sulfide reduction in the first two years after initial construction. Chemical injection will remain in service moving forward and will be owned and maintained by Roxborough.

Council Member Clark

Q8 – Did council pass an IGA in 2006?

A8 – Yes.

Q9 – Does the agreement call for us to take ownership?

A9 – (From Ken Fellman, City Attorney) – In 2006, it required the city to take ownership and maintenance.

Council Member Hopping

Q10 – Regarding the letter (Exhibit A), who absorbs the cost savings?

A10 – Savings referenced in the letter from the Colorado Water Resources & Power Authority will be realized by Roxborough as they will no longer be responsible for maintenance costs. Savings will be minimal due to the small amount of maintenance currently required on the pipeline.

Council Member Cernanec

Q11 – The 2006 IGA does not imply the city will take on the cost of maintenance.

A11 – Paragraph 29 of the cost sharing agreement states Littleton will be responsible for maintenance. The IGA allows maintenance costs to be allocated between the city, Roxborough and Platte Canyon in proportion to the amount of capacity each party has reserved in the shared pipeline. The city has 7.4% of the capacity in the shared pipeline. It could bill the others for almost all maintenance costs if it so decides. A very small part of annual sewer service charges to all customers, both inside and outside the city, is allocated to Littleton interceptor sewer maintenance.

Mayor Pro Tem Brinkman

Q12 – What would be the value to the city? Would this would be an asset to the city?

A12 – The shared pipeline eliminated the Platte Canyon lift station which the city had been paying its share of operating costs to Platte Canyon at an average of about \$6,000 a

year for over 45 years. That lift station would have eventually had to be replaced which the city would have had to pay a share. The city's capacity in the shared pipeline was paid for by Roxborough at a cost of \$163,242.36. The gravity pipeline has a flow capacity exceeding connector agreement requirements so infrastructure is already in place to serve future customers if the need arises without future cost. In addition to the capital cost savings for capacity in the shared pipeline, the city has already saved an average of \$6,000 in payments to Platte Canyon since 2006 for an operating cost savings of \$60,000 to date. The total savings to the City of Littleton as of today is \$223,242.36.

Council Member Cole

Q13 – Have we been sharing any of the cost for maintenance with Roxborough? There seems to be some cost to the city. In 2005-2006, construction was to eliminate the lift station.

A13 – Roxborough has not billed the city for any of its share of the pipeline maintenance since it was put in service since the cost has been minimal even though the IGA does allow it to do so. City cost to maintain the sewer is expected to be minimal for the near future. Littleton does not pay anything for maintenance of the Roxborough lift station, force main, chemical addition, odor control, or gravity pipeline on Army Corps of Engineers property. Roxborough's current maintenance activity amounts to flushing the siphon 2 times per year which amounts to 2 Field Techs and about 4 hours per year. Roxborough's estimated cost is less than \$1,500 per year. The pipeline is large and has enough flow that cleaning and video inspections are not normally required.

1 **CITY OF LITTLETON, COLORADO**

2
3 **ORDINANCE NO. 03**

4
5 **Series, 2017**

6
7 **INTRODUCED BY COUNCILMEMBERS: CLARK AND COLE**

8
9 **AN ORDINANCE OF THE CITY OF LITTLETON,**
10 **COLORADO, AUTHORIZING AN**
11 **INTERGOVERNMENTAL AGREEMENT, CONVEYING**
12 **OWNERSHIP OF A GRAVITY INTERCEPTOR SEWER,**
13 **BETWEEN THE CITY AND THE ROXBOROUGH WATER**
14 **AND SANITATION DISTRICT, TERMINATING**
15 **EASEMENTS TO ROXBOROUGH WATER AND**
16 **SANITATION DISTRICT, AND GRANTING AN ACCESS**
17 **EASEMENT TO ROXBOROUGH WATER AND**
18 **SANITATION DISTRICT**

19
20 **WHEREAS,** the Council may, by ordinance, enter into contracts with other
21 government bodies to furnish or receive governmental services, to make or pay for charges for
22 such services and to enter into cooperative or joint activities with other government bodies; and
23

24 **WHEREAS,** the Roxborough Water and Sanitation District desires to enter into
25 an Interceptor Transfer Agreement (the "Agreement"), which references Easement for Pipeline
26 Right of Way, License Agreements, Assignment of Easement Agreements, Assignment of
27 Maintenance License Agreements to the City of Littleton, for a gravity interceptor sewer pipeline
28 and related facilities, located from approximately Colorado State Highway No. C-470 to West
29 Belleview Avenue; and
30

31 **WHEREAS,** the South Platte Park is natural open space property owned by the
32 City of Littleton; and
33

34 **WHEREAS,** the City shall assume ownership and maintenance responsibilities
35 for the sewer, as set forth in the Agreement and its referenced documents; and
36

37 **WHEREAS,** easements for the gravity sanitary sewer pipeline being acquired by
38 the City were previously dedicated to the Roxborough Water and Sanitation District upon the
39 South Platte Park, and adjacent to the Colorado Water Conservation Board property; and
40

41 **WHEREAS,** upon conveyance of said gravity sewer pipeline, easements to
42 Roxborough Water and Sanitation District on city owned property will no longer be necessary;
43 and
44

45 **WHEREAS,** termination of said easements will release Roxborough Water and
46 Sanitation District of responsibilities as stated in said easements; and
47

48
49 **WHEREAS,** upon conveyance of said gravity sewer pipeline, Roxborough Water

1 and Sanitation District requires access across a part of South Platte Park, to its gravity and force
2 main pipelines located along Colorado State Highway No. C-470 on United States Army Corps
3 of Engineers property; and
4

5 **WHEREAS**, Pursuant to Section 60 of the Littleton City Charter, easements
6 across city owned property may be conveyed by an ordinance adopted in regular procedure.
7
8

9 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
10 **THE CITY OF LITTLETON, COLORADO, THAT:**
11

12 **Section 1:** The Interceptor Transfer Agreement Conveying Ownership of
13 Gravity Interceptor Sewer Agreement is hereby approved.
14

15 **Section 2:** The City of Littleton, Colorado does hereby approve terminating
16 easements to Roxborough Water and Sanitation District upon the South Platte Park property and
17 adjacent to Colorado Water Conservation Board property, as described in Reception Numbers
18 B6143901 and B6143904 of the records of the Arapahoe County Clerk and Recorder.
19

20 **Section 3:** The City of Littleton, Colorado does hereby approve granting an
21 access easement to Roxborough Water and Sanitation District, upon the South Platte Park
22 property, as described in Parcel 4, attached hereto.
23

24 **Section 4:** Severability. If any part, section, subsection, sentence, clause or
25 phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the
26 validity of the remaining sections of this ordinance. The City Council hereby declares that it
27 would have passed this ordinance, including each part, section, subsection, sentence, clause or
28 phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences,
29 clauses or phrases may be declared invalid.
30

31 **Section 5:** Repealer. All ordinances or resolutions, or parts thereof, in
32 conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the
33 repealer clauses of such ordinance nor revive any ordinance thereby.
34

35 **INTRODUCED AS A BILL** at a regularly scheduled meeting of the City Council
36 of the City of Littleton on the 17th day of January, 2017, passed on first reading by a vote of 6
37 **FOR** and 0 **AGAINST**; and ordered published by posting at Littleton Center, Bemis Library, the
38 Municipal Courthouse and on the City of Littleton Website.

39 **PUBLIC HEARING** on the Ordinance to take place on the 21st day of February,
40 2017, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado,

41 at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

42 PASSED on second and final reading, following public hearing, by a vote of _____FOR and

43 _____ AGAINST on the 21st day of February, 2017 and ordered published by posting at

44 Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

45 ATTEST:

46 _____
47 Wendy Heffner
48 CITY CLERK

Bruce O. Beckman
MAYOR

49
50 APPROVED AS TO FORM:

51
52 _____
53 Kenneth S. Fellman
54 ACTING CITY ATTORNEY

55
56



Staff Communication

File #: ID# 17-34, **Version:** 1

Agenda Date: 02/14/2017

Subject:

Discussion of the physical needs assessment report and vacancies/rent at Geneva Village Apartments

Presented By: Mike Braaten, Deputy City Manager

PURPOSE: Overview of property issues and recent needs assessment findings. Staff requests council guidance on rents as vacancies occur.

BACKGROUND:

Geneva Village is a 28-unit housing complex that has been owned by the city since 1975. The complex consists of studio, one-bedroom, and two-bedroom rental units for residents who are 55 years of age or older. The city contracts with South Metro Housing Options (SMHO) to manage the property, including screening applicants, maintaining a waiting list, turning over vacant units and re-leasing them, and ongoing general maintenance. The city manages the grounds and coordinates with SMHO on major improvements to the property.

Tenants are not “income-qualified” to be eligible to rent at Geneva Village. The only criteria that tenants must meet are 1) pass the screening criteria; and 2) be 55 years of age or older. By contrast, all tenants at other properties owned/managed by SHMO must qualify based on a percentage of area median income.

There is a wait list of 148 applicants for Geneva Village. There is little turnover, however, there is currently one vacant unit.

The rents at Geneva Village are significantly lower than fair market rents for the area; subsidized by the city. The table below shows current rents at Geneva Village and contrasts those rents at what was considered market rents in September, 2016. According to city records the rents at Geneva Village have not increased for 38 years, since 1979.

Bedroom Size	Number of Units	Current Geneva Village Rents	Market Rent (Sept. '16) for Littleton properties
Studio	10	\$300	\$990
1 Bdrm	10	\$390	\$1,147
2 Bdrm	8	\$450	\$1,245
Average market rent for properties constructed 1960-69 in Littleton			\$950

The property currently generates \$126,000 per year at full occupancy. The management agreement, signed in

1975 with SMHO, allows them to invoice the city monthly for a ten percent management fee. In 2009, former city manager Jim Woods and then SMHO Director Dan Burnham agreed upon a monthly professional service fee of \$2,500 payable by the city to SMHO for custodial/maintenance staff costs (that were formerly paid as professional services) for Geneva Village. The city also reimburses maintenance charges based on actual invoices, paid monthly, for maintenance performed at Geneva Village.

In 2016, in cooperation with the SMHO, a physical needs assessment was completed for Geneva Village to determine and better estimate maintenance and repair needs and costs for the aging property. Alan Brown, the city's fleet and facilities manager, managed this process in cooperation with SMHO and has provided a review of the major findings and recommended improvements as an attachment to this document. Additionally, staff has provided both the executive summary and the entire Physical Needs Analysis Report.

STAFF ANALYSIS:

Physical Needs Assessment (PNA):

The attached summary states, "The standard useful life of [Geneva Village] is assumed to be 60 years. The complex's actual age is 52 years. Based upon observations, in combination with known previous capital repairs, [the PNA consultant] AEI estimates the revised useful life of Geneva Village to be at least 48 additional years. This estimate assumes sound maintenance practices will continue and that recommended repairs will be completed according to the suggested timeline."

The 20 year estimate of costs and reserves needed totals \$462,000 (adjusted for inflation). That represents an average of \$23,000 per year. Much of this cost is routine repairs/replacements that are addressed when units turnover, but there are some large, single cost projects.

Major repairs recently completed or underway:

Gas Line Replacement (2016)	\$90,000
Installation of Backflow Prevention (2016)	\$24,000
Roofing Replacement (2015)	\$163,600
Jetting of Sewer Lines (2017)	\$4,500
TOTAL	\$282,100

Major repairs recommended in 2017:

Water Line & Parking Lot Replacement	\$100,000
Upgrade Remaining Electrical Panels	\$38,000
Landscape Timber Replacement	\$7,000
TOTAL	\$145,000

Vacancies & Rent:

In 2014, council rejected a proposal to raise the rental rates on current tenants at Geneva Village by \$50 per year per unit for three years citing concerns that some of the residents likely could not afford the increase.

As noted earlier, there is currently one unit vacant. Given that vacancies are infrequent, staff asked SMHO to hold the unit to allow for a discussion with city council pertaining to vacancies and rents.

Given the concern discussed in 2014 and assuming it remains a concern in 2017, staff has another proposal to raise rents, but only as units are vacated. This proposal does not harm those currently renting at Geneva Village, but allows the city to slowly realize a rent increase and some cost recovery.

SMHO has provided a 2017 rental comparison of similar units in Littleton. Note that all example properties are renting for considerably more than the city is charging at Geneva Village. From the information provided, Powers Circle Apartments is the closest property in age and unit offering, while South View Place Towers is a decade newer, but similar to Geneva Village in that it serves tenants 55 years of age or older.

Bedroom Size	Current Geneva Village Rents	Powers Circle Apartments Rents (LIHTC property)	South View Place Towers Rents (Market rate, 55+)
Studio	\$300	\$618@50% AMI	\$551
1 Bdrm	\$390	\$722@50% AMI	\$829
2 Bdrm	\$450	\$864@50% AMI	\$1,247

To bring Geneva Village rents in line with other similar Littleton properties but still maintain affordability, staff recommends that Geneva Village rents be raised for new residents by \$200 per month for a studio, \$300 per month for a one-bedroom, and \$400 per month for a two-bedroom unit. Although these increases may seem very steep, rents have not increased at Geneva Village for 38 years (since 1979) and the proposal still puts Geneva Village rents below a similar federally-subsidized tax-credit unit.

Proposed rent increase for new tenants:

Bedroom Size	Current Geneva Village Rents	Proposed Geneva Village Rents FOR NEW TENANTS ONLY
Studio	\$300	\$500
1 Bdrm	\$390	\$690
2 Bdrm	\$450	\$850

Because of the slow turn-over of units at Geneva Village, even if rents are addressed as proposed and recommended repairs are made, the city will still need to transfer additional general funds to cover Geneva Village expenses. Of note, this most recently occurred in 2016 - the council approved a transfer of \$75,000 of general funds to pay for the emergency gas line replacement at Geneva Village.

FISCAL IMPACTS:

Fiscal impacts of the proposed rent increase are difficult to determine and are dependent upon vacancies for the city to realize the increase. Given the slow phase-in, it could be 20 or more years before some units would be converted to the proposed increase.

STAFF RECOMMENDATION:

In addition to the proposed rent increase, staff recommends council adopt an amendment to the management agreement formalizing the 2009 agreement allowing SMHO to charge the professional service fee in addition to the management fee.

If council approves, a resolution will be drafted based upon staff recommendations.

1.0 EXECUTIVE SUMMARY

1.1 General Description

AEI Consultants (AEI) was retained by *South Metro Housing Options* to conduct a Capital Needs Assessment (CNA), in conformance with the scope and limitations of ASTM Standard Practice E2018-08 for the property located at 5444 South Prince Street in the City of Littleton, Arapahoe County, Colorado.

The Property, known as Geneva Village is located at 5444 South Prince Street in the City of Littleton, Arapahoe County, Colorado totaling approximately 2.8120 acres. The Property was reportedly constructed in 1964 with isolated renovations completed on an as needed basis. The Property consists of a 28-unit, 19,400-gross square foot with a reported 15,600-net rentable square foot apartment community comprised of eight, single-story apartment buildings. The gross building area was not identified and was estimated the net rentable information was obtained from the client provided rent roll. The property is an irregularly-shaped parcel located on the eastern side of the intersection of South Prince Street and West Crestline Avenue in a commercial and residential area of Littleton, Colorado.

1.2 General Physical Condition

The subject property appears to be in “excellent, good, average, fair, poor” overall condition for its age and usage and is comparable to other properties in the area. Assuming the level of maintenance currently being provided at the subject site is continued, and deferred maintenance of the specified discussed herein is corrected, the property should continue to retain its ability to compete in the local market in the future.

According to the ownership representatives and property contact, in 2016 approximately \$75,000 was expended for the replacement of the exterior gas lines and meters at the site. No additional large capital infusions were reported; with the property being maintained with general maintenance on an as needed basis.

It is AEI’s professional opinion that the standard useful life for the buildings of this type is approximately 60 years. This estimate is based on published typical building life expectancy data and AEI’s observations of the Subject Property. The Actual Age of the Subject Property is approximately 52 years; however, the RUL of a property can be extended through regular maintenance, repairs, and replacements of major building systems and components.

Based on the consideration of the observed physical conditions of the Subject Property, and the reported capital improvements, repairs, and replacements completed, the RUL of the Subject Property is estimated to be at least **48 years**. This estimate is also based on the assumption that sound property maintenance practices will continue, and that all maintenance, repair, and replacement recommendations as provided in this *Report* will be completed. Please see the Executive Summary Table on the prior page for a summation of recommended repairs and/or Replacement Reserves.

AEI’s building RUL estimate is a subjective opinion based on observed and reported conditions obtained as part of the CNA assessment, and is not an estimate of the Remaining Economic Life (REL) of the property.

No documentation regarding the differentiation between operating expenses and capital replacements was provided by the borrower.

1.3 Opinions of Probable Cost

This section provides estimates for the repair items noted within this report. See the *Critical Repairs*, *Corrective Action Plan*, *Non-Critical Repairs*, and *Replacement Reserves* tables for items which AEI recommends immediate actions and actions recommended over the term of this assessment.

Cost Calculation Methodology

Estimates are based on construction costs developed by construction resources such as *Marshall & Swift*, *RS Means*, AEI's Commercial Inspectors' experience with past costs for similar projects, city cost indexes, consulting with local specialty contractors, client provided information, and assumptions regarding future economic conditions.

Actual costs may differ from AEI's cost estimates. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. Costs are solely based on material replacement and do not account for soft costs.

Critical Repairs

Items which will need to be performed as Critical Repairs (before loan closing) are included in the Critical Repairs Cost Estimate Table 1.1. Critical Repairs are defined as repairs that may be identified during the survey that are typically limited to life, safety, health, building code violation or building or property stabilization issues observed at a subject property.

Non-Critical Repairs

Each of the Non-Critical (Short Term 12-Month) Repair items noted during the survey is listed within the Non-Critical Repairs table. Non-Critical Repairs are recommended for deferred maintenance that could result in physical depreciation or loss of property value. Non-Critical Repairs must be completed within 12 months after the initial/final endorsement of the mortgage.

Replacement Reserves

Items that will most likely need to be performed over the length of the evaluation period (20 years) such as repairs, replacements and significant maintenance items are listed in the Replacement Reserves Table.

Items included in the Replacement Reserve Table are determined based upon the estimated useful life (EUL) of a system or component, the effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age. Routine maintenance costs are not included as part of this assessment.

1.4 Deviations from the Guide

Tasks completed as part of the CNA assessment that are beyond the scope of ASTM E 2018-08 are presented in *Section 4 – Additional Considerations*, and *Section 7 – Out of Scope Considerations*. There are no other notable deviations from the standard.

1.5 Recommendations

AEI's findings are presented *Critical Repairs*, *Corrective Action Plan*, *Non-Critical Repairs*, and *Replacement Reserves* tables and discussed in the body of the PIR.

It is assumed that the repair items identified herein will be completed using generally accepted good construction practices. Repairs may require the preparation of plans, specifications, or other design documents by a qualified professional, depending upon the scope of the issue. In general, standard maintenance/repair items which could be completed in-house without the use of outside contractors would not typically be expected to require plans or specifications, while those of a more complex scope may require such documents to complete the work.



CRITICAL REPAIRS COST ESTIMATES

Geneva Village
5444 South Prince St.
Littleton, CO
AEI Project#:361640

Number of buildings:8
Number of units:28
Date of construction:1964
Date of renovation:Not reported

Item	Comments	Quantity	Unit	Unit Cost	Total Cost
Section 3.2 Site Improvements					
Sectional concrete replacement	Settled concrete flatwork at western side of Building #3 and the southern end of Building #2	120	SF	\$18.00	\$2,160
Section 3.3 Building Envelope					
Building column repair / replace	Repair or replace northern roof overhang supports on Building #3	1	Allow	\$1,800.00	\$1,800

Site Visit Date:September 13, 2016
Report Date:September 30, 2016
Gross Square Footage:19400
Net Rentable Square Footage:15600

Total Critical Repair Costs: \$3,960



NON-CRITICAL REPAIRS

Geneva Village
 5444 South Prince St.
 Littleton, CO
 AEI Project#:361640

Number of buildings:8
 Number of units:28
 Date of construction:1964
 Date of renovation:Not reported

Item	Comments	Quantity	Unit	Unit Cost	Total Cost
Section 3.2 Site Improvements					
Landscape timbers, replace	Landscape timbers were noted to be deteriorated due to age and moisture	420	LF	\$16.00	\$6,720
Sanitary sewer line - cleaning and scoping	Reportedly, portions of the underground main system present beneath the road and walkways back up. This was reported to occur more than once a year. AEI recommends hydro-jetting the sewer lines clean, the scoping of the lines to look for issues.	1	LS	\$4,500.00	\$4,500
Site Visit Date:September 13, 2016 Report Date:September 30, 2016 Gross Square Footage:19400 Net Rentable Square Footage:15600					Total Non-Critical Repair Costs: \$11,220



Item	EUL	Eff. Age	RUL	Quantity	Unit	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum Year 1-10
Section 3.2 Site Improvements																		
Patching, crack sealing, sealing and striping	5	5	0	14,600	LS	\$0.20	\$2,920	\$2,920					\$2,920					\$5,840
Asphalt pavement, mill and overlay	25	19	6	14,600	LS	\$2.25	\$32,850						\$32,850					\$32,850
Concrete curbing, sectional replace / repair	20	19	1	250	LF	\$9.00	\$2,250	\$2,250					\$2,250					\$4,500
Concrete flatwork, sectional replacement	30	24	6	250	SF	\$18.00	\$4,500						\$4,500					\$4,500
Tree pruning	5	3	2	1	LS	\$3,000.00	\$3,000			\$3,000					\$3,000			\$6,000
Landscape timber replacement	10	0	10	400	LF	\$18.00	\$7,200											\$0
Section 3.3 Building Envelope																		
Exterior painting & maintenance	10	8	2	28	Unit	\$200.00	\$5,600		\$5,600									\$5,600
Section 3.4 Mechanical and Electrical Systems																		
Replace water heaters	12	9	3	20	Ea	\$600.00	\$12,000	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$8,000
Replace gas heater units	25	15	10	29	Ea	\$950.00	\$27,550									\$6,888	\$6,888	\$13,775
Replace original building main distribution panels	40	40	0	5	Ea	\$1,800.00	\$9,000	\$9,000										\$9,000
Replace apartment unit breaker panels	40	40	0	29	Ea	\$850.00	\$24,650	\$24,650										\$24,650
Section 3.5 Vertical Transportation																		
Not applicable							\$0											\$0
Section 3.6 Life Safety and Fire Protection																		
Not applicable							\$0											\$0
Section 3.7 Common Areas and Dwelling Units																		
Common area function room remodel	10	6	4	1	LS	\$10,000.00	\$10,000				\$10,000							\$10,000
Common area vinyl flooring (Laundry rooms)	15	13	2	800	SF	\$1.25	\$1,000			\$1,000								\$1,000
Dwelling unit - carpet replacement	7	6	1	28	Unit	\$1,050.00	\$29,400	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$42,000
Dwelling unit - vinyl flooring replacement	15	14	1	28	Unit	\$450.00	\$12,600	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$8,400
Dwelling unit - refrigerators replace	15	14	1	29	Ea	\$700.00	\$20,300	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$13,533
Dwelling unit - range replace	15	14	1	29	Ea	\$525.00	\$15,225	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$10,150
Kitchen cabinets and countertpps - replace	25	22	3	28	Unit	\$1,300.00	\$36,400			\$9,100	\$9,100	\$9,100	\$9,100					\$36,400

[illegible]



Geneva Village
5444 South Prince St.
Littleton, CO
AEI Project#:361640

Item	EUL	Eff. Age	RUL	Quantity	Unit	Unit Cost	Total Cost	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Sum Year 11-20	Total Years 1-20	
Section 3.2 Site Improvements																				
Patching, crack sealing, sealing and striping	5	5	0	14,600	LS	\$0.20	\$2,920	\$2,920					\$2,920					\$5,840	\$11,680	
Asphalt pavement, mill and overlay	25	19	6	14,600	LS	\$2.25	\$32,850											\$0	\$32,850	
Concrete curbing, sectional replace / repair	20	19	1	250	LF	\$9.00	\$2,250	\$2,250					\$2,250					\$4,500	\$9,000	
Concrete flatwork, sectional replacement	30	24	6	250	SF	\$18.00	\$4,500	\$4,500					\$4,500					\$9,000	\$13,500	
Tree pruning	5	3	2	1	LS	\$3,000.00	\$3,000			\$3,000					\$3,000			\$6,000	\$12,000	
Landscape timber replacement	10	0	10	400	LF	\$18.00	\$7,200	\$7,200										\$7,200	\$7,200	
Section 3.3 Building Envelope																				
Exterior painting & maintenance	10	8	2	28	Unit	\$200.00	\$5,600		\$5,600									\$5,600	\$11,200	
Section 3.4 Mechanical and Electrical Systems																				
Replace water heaters	12	9	3	20	Ea	\$600.00	\$12,000	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$8,000	\$16,000	
Replace gas heater units	25	15	10	29	Ea	\$950.00	\$27,550	\$6,888	\$6,888									\$13,775	\$27,550	
Replace original building main distribution panels	40	40	0	5	Ea	\$1,800.00	\$9,000											\$0	\$9,000	
Replace apartment unit breaker panels	40	40	0	29	Ea	\$850.00	\$24,650											\$0	\$24,650	
Section 3.5 Vertical Transportation																				
Not applicable							\$0											\$0	\$0	
Section 3.6 Life Safety and Fire Protection																				
Not applicable							\$0											\$0	\$0	
Section 3.7 Common Areas and Dwelling Units																				
Common area function room remodel	10	6	4	1	LS	\$10,000.00	\$10,000				\$10,000							\$10,000	\$20,000	
Common area vinyl flooring (Laundry rooms)	15	13	2	800	SF	\$1.25	\$1,000						\$1,000					\$1,000	\$2,000	
Dwelling unit - carpet replacement	7	6	1	28	Unit	\$1,050.00	\$29,400	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$42,000	\$84,000	
Dwelling unit - vinyl flooring replacement	15	14	1	28	Unit	\$450.00	\$12,600	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$8,400	\$16,800	
Dwelling unit - refrigerators replace	15	14	1	29	Ea	\$700.00	\$20,300	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$13,533	\$27,067	
Dwelling unit - range replace	15	14	1	29	Ea	\$525.00	\$15,225	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$10,150	\$20,300	
Kitchen cabinets and counterptps - replace	25	22	3	28	Unit	\$1,300.00	\$36,400											\$0	\$36,400	
Total								\$381,197	\$31,966	\$20,696	\$11,208	\$18,208	\$8,208	\$18,878	\$8,208	\$11,208	\$8,208	\$8,208	\$144,998	\$381,197
Inflation Rate Factor (2.5%)									1.2801	1.3121	1.3449	1.3785	1.4130	1.4483	1.4845	1.5216	1.5597	1.5987		
Annual Reserve Requirements (Inflated)									\$40,919	\$27,155	\$15,074	\$25,100	\$11,598	\$27,341	\$12,185	\$17,055	\$12,802	\$13,122	\$202,352	\$462,212
Average Annual Cost Per Unit 20 Years (uninflated)					\$159															
Average Annual Cost Per Unit 20 Years (inflated)					\$193															



AEI Consultants

Environmental & Engineering Services

September 30, 2016

CAPITAL NEEDS ASSESSMENT

Property Identification:
Geneva Village
5444 South Prince Street
Littleton, CO 80120

AEI Project No. 361640

Prepared for:
South Metro Housing Options
5745 South Bannock Street
Littleton, CO 80120

Prepared by:
AEI Consultants
112 Water Street, 5th Floor
Boston, MA 02109
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San Francisco HQ

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Irvine

Los Angeles

Miami

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National Presence

Regional Focus

Local Solutions



AEI Consultants

Environmental & Engineering Services

September 30, 2016

South Metro Housing Options
5745 South Bannock Street
Littleton, CO 80120

Subject: Capital Needs Assessment (CNA), Geneva Village
5444 South Prince Street, Littleton CO
AEI Project #361640

Ms. Julie Foyle:

AEI's Capital Needs Assessment (CNA) (the *Physical Inspection Report*) has been prepared for the above-mentioned asset (the Property). During the property assessment and research, our needs assessor met with agents representing the Property, or agents of the owner, and reviewed the property and its history. This assessment and *Physical Inspection Report* have been prepared in accordance with ASTM-2018 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the Client and AEI.

The CNA was performed at the Client's request using the methods and procedures consistent with good commercial or customary practice designed to conform to acceptable industry standards. The Report may be relied upon by *South Metro Housing Options*, and their respective successors and assigns.

In expressing the opinions stated in this report, AEI has exercised the degree of skill and care ordinarily exercised by a reasonably prudent architect or engineer in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that AEI assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. AEI's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations and conditions that existed on the date of the on-site visit.

Should you have any questions or require additional information, please contact the National Client Manager listed below.

Matthew Youngblood
Author / Senior Project Manager

Matthew Wasson
(740) 363-0717
Reviewer/ National Client Manager
mwasson@aeiconsultants.com

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1.0 EXECUTIVE SUMMARY

1.1 General Description

AEI Consultants (AEI) was retained by *South Metro Housing Options* to conduct a Capital Needs Assessment (CNA), in conformance with the scope and limitations of ASTM Standard Practice E2018-08 for the property located at 5444 South Prince Street in the City of Littleton, Arapahoe County, Colorado.

The Property, known as Geneva Village is located at 5444 South Prince Street in the City of Littleton, Arapahoe County, Colorado totaling approximately 2.8120 acres. The Property was reportedly constructed in 1964 with isolated renovations completed on an as needed basis. The Property consists of a 28-unit, 19,400-gross square foot with a reported 15,600-net rentable square foot apartment community comprised of eight, single-story apartment buildings. The gross building area was not identified and was estimated the net rentable information was obtained from the client provided rent roll. The property is an irregularly-shaped parcel located on the eastern side of the intersection of South Prince Street and West Crestline Avenue in a commercial and residential area of Littleton, Colorado.

1.2 General Physical Condition

The subject property appears to be in “excellent, good, average, fair, poor” overall condition for its age and usage and is comparable to other properties in the area. Assuming the level of maintenance currently being provided at the subject site is continued, and deferred maintenance of the specified discussed herein is corrected, the property should continue to retain its ability to compete in the local market in the future.

According to the ownership representatives and property contact, in 2016 approximately \$75,000 was expended for the replacement of the exterior gas lines and meters at the site. No additional large capital infusions were reported; with the property being maintained with general maintenance on an as needed basis.

It is AEI’s professional opinion that the standard useful life for the buildings of this type is approximately 60 years. This estimate is based on published typical building life expectancy data and AEI’s observations of the Subject Property. The Actual Age of the Subject Property is approximately 52 years; however, the RUL of a property can be extended through regular maintenance, repairs, and replacements of major building systems and components.

Based on the consideration of the observed physical conditions of the Subject Property, and the reported capital improvements, repairs, and replacements completed, the RUL of the Subject Property is estimated to be at least 48 years. This estimate is also based on the assumption that sound property maintenance practices will continue, and that all maintenance, repair, and replacement recommendations as provided in this *Report* will be completed. Please see the Executive Summary Table on the prior page for a summation of recommended repairs and/or Replacement Reserves.

AEI’s building RUL estimate is a subjective opinion based on observed and reported conditions obtained as part of the CNA assessment, and is not an estimate of the Remaining Economic Life (REL) of the property.

No documentation regarding the differentiation between operating expenses and capital replacements was provided by the borrower.

1.3 Opinions of Probable Cost

This section provides estimates for the repair items noted within this report. See the *Critical Repairs*, *Corrective Action Plan*, *Non-Critical Repairs*, and *Replacement Reserves* tables for items which AEI recommends immediate actions and actions recommended over the term of this assessment.

Cost Calculation Methodology

Estimates are based on construction costs developed by construction resources such as *Marshall & Swift*, *RS Means*, AEI's Commercial Inspectors' experience with past costs for similar projects, city cost indexes, consulting with local specialty contractors, client provided information, and assumptions regarding future economic conditions.

Actual costs may differ from AEI's cost estimates. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. Costs are solely based on material replacement and do not account for soft costs.

Critical Repairs

Items which will need to be performed as Critical Repairs (before loan closing) are included in the Critical Repairs Cost Estimate Table 1.1. Critical Repairs are defined as repairs that may be identified during the survey that are typically limited to life, safety, health, building code violation or building or property stabilization issues observed at a subject property.

Non-Critical Repairs

Each of the Non-Critical (Short Term 12-Month) Repair items noted during the survey is listed within the Non-Critical Repairs table. Non-Critical Repairs are recommended for deferred maintenance that could result in physical depreciation or loss of property value. Non-Critical Repairs must be completed within 12 months after the initial/final endorsement of the mortgage.

Replacement Reserves

Items that will most likely need to be performed over the length of the evaluation period (20 years) such as repairs, replacements and significant maintenance items are listed in the Replacement Reserves Table.

Items included in the Replacement Reserve Table are determined based upon the estimated useful life (EUL) of a system or component, the effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age. Routine maintenance costs are not included as part of this assessment.

1.4 Deviations from the Guide

Tasks completed as part of the CNA assessment that are beyond the scope of ASTM E 2018-08 are presented in *Section 4 – Additional Considerations*, and *Section 7 – Out of Scope Considerations*. There are no other notable deviations from the standard.

1.5 Recommendations

AEI's findings are presented *Critical Repairs*, *Corrective Action Plan*, *Non-Critical Repairs*, and *Replacement Reserves* tables and discussed in the body of the PIR.

It is assumed that the repair items identified herein will be completed using generally accepted good construction practices. Repairs may require the preparation of plans, specifications, or other design documents by a qualified professional, depending upon the scope of the issue. In general, standard maintenance/repair items which could be completed in-house without the use of outside contractors would not typically be expected to require plans or specifications, while those of a more complex scope may require such documents to complete the work.



CRITICAL REPAIRS COST ESTIMATES

Geneva Village
5444 South Prince St.
Littleton, CO
AEI Project#:361640

Number of buildings:8
Number of units:28
Date of construction:1964
Date of renovation:Not reported

Item	Comments	Quantity	Unit	Unit Cost	Total Cost
Section 3.2 Site Improvements					
Sectional concrete replacement	Settled concrete flatwork at western side of Building #3 and the southern end of Building #2	120	SF	\$18.00	\$2,160
Section 3.3 Building Envelope					
Building column repair / replace	Repair or replace northerm roof overhang supports on Building #3	1	Allow	\$1,800.00	\$1,800
Total Critical Repair Costs:					\$3,960
Site Visit Date:September 13, 2016 Report Date:September 30, 2016 Gross Square Footage:19400 Net Rentable Square Footage:15600					



NON-CRITICAL REPAIRS

Geneva Village
5444 South Prince St.
Littleton, CO
AEI Project#:361640

Number of buildings:8
Number of units:28
Date of construction:1964
Date of renovation:Not reported

Item	Comments	Quantity	Unit	Unit Cost	Total Cost
Section 3.2 Site Improvements					
Landscape timbers, replace	Landscape timbers were noted to be deteriorated due to age and moisture	420	LF	\$16.00	\$6,720
Sanitary sewer line - cleaning and scoping	Reportedly, portions of the underground main system present beneath the road and walkways back up. This was reported to occur more than once a year. AEI recommends hydro-jetting the sewer lines clean, the scoping of the lines to look for issues.	1	LS	\$4,500.00	\$4,500

Site Visit Date:September 13, 2016
Report Date:September 30, 2016
Gross Square Footage:19400
Net Rentable Square Footage:15600

Total Non-Critical Repair Costs: **\$11,220**



Item	EUL	Eff. Age	RUL	Quantity	Unit	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum Year 1 - 10
Section 3.2 Site Improvements																		
Patching, crack sealing, sealing and striping	5	5	0	14,600	LS	\$0.20	\$2,920	\$2,920					\$2,920					\$5,840
Asphalt pavement, mill and overlay	25	19	6	14,600	LS	\$2.25	\$32,850						\$32,850					\$32,850
Concrete curbing, sectional replace / repair	20	19	1	250	LF	\$9.00	\$2,250	\$2,250					\$2,250					\$4,500
Concrete flatwork, sectional replacement	30	24	6	250	SF	\$18.00	\$4,500						\$4,500					\$4,500
Tree pruning	5	3	2	1	LS	\$3,000.00	\$3,000			\$3,000					\$3,000			\$6,000
Landscape timber replacement	10	0	10	400	LF	\$18.00	\$7,200											\$0
Section 3.3 Building Envelope																		
Exterior painting & maintenance	10	8	2	28	Unit	\$200.00	\$5,600		\$5,600									\$5,600
Section 3.4 Mechanical and Electrical Systems																		
Replace water heaters	12	9	3	20	Ea	\$600.00	\$12,000	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$8,000
Replace gas heater units	25	15	10	29	Ea	\$950.00	\$27,550									\$6,888	\$6,888	\$13,775
Replace original building main distribution panels	40	40	0	5	Ea	\$1,800.00	\$9,000	\$9,000										\$9,000
Replace apartment unit breaker panels	40	40	0	29	Ea	\$850.00	\$24,650	\$24,650										\$24,650
Section 3.5 Vertical Transportation																		
Not applicable							\$0											\$0
Section 3.6 Life Safety and Fire Protection																		
Not applicable							\$0											\$0
Section 3.7 Common Areas and Dwelling Units																		
Common area function room remodel	10	6	4	1	LS	\$10,000.00	\$10,000				\$10,000							\$10,000
Common area vinyl flooring (Laundry rooms)	15	13	2	800	SF	\$1.25	\$1,000			\$1,000								\$1,000
Dwelling unit - carpet replacement	7	6	1	28	Unit	\$1,050.00	\$29,400	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$42,000
Dwelling unit - vinyl flooring replacement	15	14	1	28	Unit	\$450.00	\$12,600	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$8,400
Dwelling unit - refrigerators replace	15	14	1	29	Ea	\$700.00	\$20,300	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$13,533
Dwelling unit - range replace	15	14	1	29	Ea	\$525.00	\$15,225	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$10,150
Kitchen cabinets and countertpps - replace	25	22	3	28	Unit	\$1,300.00	\$36,400			\$9,100	\$9,100	\$9,100	\$9,100					\$36,400

[illegible]



ACEMENT RESERVES

Geneva Village
5444 South Prince St.
Littleton, CO
AEI Project#:361640

Item	EUL	Eff. Age	RUL	Quantity	Unit	Unit Cost	Total Cost	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Sum Year 11-20	Total Years 1-20
Section 3.2 Site Improvements																			
Patching, crack sealing, sealing and striping	5	5	0	14,600	LS	\$0.20	\$2,920	\$2,920					\$2,920					\$5,840	\$11,680
Asphalt pavement, mill and overlay	25	19	6	14,600	LS	\$2.25	\$32,850											\$0	\$32,850
Concrete curbing, sectional replace / repair	20	19	1	250	LF	\$9.00	\$2,250	\$2,250					\$2,250					\$4,500	\$9,000
Concrete flatwork, sectional replacement	30	24	6	250	SF	\$18.00	\$4,500	\$4,500					\$4,500					\$9,000	\$13,500
Tree pruning	5	3	2	1	LS	\$3,000.00	\$3,000			\$3,000					\$3,000			\$6,000	\$12,000
Landscape timber replacement	10	0	10	400	LF	\$18.00	\$7,200	\$7,200										\$7,200	\$7,200
Section 3.3 Building Envelope																			
Exterior painting & maintenance	10	8	2	28	Unit	\$200.00	\$5,600		\$5,600									\$5,600	\$11,200
Section 3.4 Mechanical and Electrical Systems																			
Replace water heaters	12	9	3	20	Ea	\$600.00	\$12,000	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$8,000	\$16,000
Replace gas heater units	25	15	10	29	Ea	\$950.00	\$27,550	\$6,888	\$6,888									\$13,775	\$27,550
Replace original building main distribution panels	40	40	0	5	Ea	\$1,800.00	\$9,000											\$0	\$9,000
Replace apartment unit breaker panels	40	40	0	29	Ea	\$850.00	\$24,650											\$0	\$24,650
Section 3.5 Vertical Transportation																			
Not applicable							\$0											\$0	\$0
Section 3.6 Life Safety and Fire Protection																			
Not applicable							\$0											\$0	\$0
Section 3.7 Common Areas and Dwelling Units																			
Common area function room remodel	10	6	4	1	LS	\$10,000.00	\$10,000				\$10,000							\$10,000	\$20,000
Common area vinyl flooring (Laundry rooms)	15	13	2	800	SF	\$1.25	\$1,000						\$1,000					\$1,000	\$2,000
Dwelling unit - carpet replacement	7	6	1	28	Unit	\$1,050.00	\$29,400	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$42,000	\$84,000
Dwelling unit - vinyl flooring replacement	15	14	1	28	Unit	\$450.00	\$12,600	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$8,400	\$16,800
Dwelling unit - refrigerators replace	15	14	1	29	Ea	\$700.00	\$20,300	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$13,533	\$27,067
Dwelling unit - range replace	15	14	1	29	Ea	\$525.00	\$15,225	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$10,150	\$20,300
Kitchen cabinets and countertpps - replace	25	22	3	28	Unit	\$1,300.00	\$36,400											\$0	\$36,400
Total																			
							\$381,197	\$31,966	\$20,696	\$11,208	\$18,208	\$8,208	\$18,878	\$8,208	\$11,208	\$8,208	\$8,208	\$144,998	\$381,197
Inflation Rate Factor (2.5%)																			
								1.2801	1.3121	1.3449	1.3785	1.4130	1.4483	1.4845	1.5216	1.5597	1.5987		
Annual Reserve Requirements (Inflated)																			
Average Annual Cost Per Unit 20 Years (uninflated)						\$159													
Average Annual Cost Per Unit 20 Years (inflated)						\$193													

2.0 Purpose and Scope

The purpose of this survey and related report is to assist *South Metro Housing Options* in the evaluation of the physical aspects of the subject property and how its condition may affect the soundness of their financial decisions over time. For this assessment, the Project Manager has performed a reconnaissance assessment of the subject property and its improvements, evaluated the apparent physical conditions, reviewed available documentation, assessed the expected useful life (EUL), and estimated the cost for repairs, replacements, and significant maintenance items. The Project Manager assessed a representative sample of the building/s; the assessment typically included roofs, operational components, parking structures, and all common areas and exteriors.

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. This investigation was prepared for the sole use and benefit of *South Metro Housing Options*. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than *South Metro Housing Options*.

We have performed our services and prepared this Report in accordance with applicable, generally accepted engineering, environmental or appraisal consulting practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

3.0 System Description and Observations

3.1 General Description

On September 13, 2016, AEI's Project Manager performed a property condition assessment on the subject property known as the Geneva Village is located at 5444 South Prince Street in the City of Littleton, Arapahoe County, Colorado.

The Property, known as Geneva Village is located at 5444 South Prince Street in the City of Littleton, Arapahoe County, Colorado totaling approximately 2.8120 acres. The Property was reportedly constructed in 1964 with isolated renovations completed on an as needed basis. The Property consists of a 28-unit, 19,400-gross square foot with a reported 15,600-net rentable square foot apartment community comprised of eight, single-story apartment buildings. The gross building area was not identified and was estimated from aerial take-offs. The net rentable information was obtained from the client provided via rent roll. The property is an irregularly-shaped parcel located on the eastern side of the intersection of South Prince Street and West Crestline Avenue in a commercial and residential area of Littleton, Colorado.

The Subject Property is additionally improved with a centrally located clock tower building consisting of a wood framed tower and inoperable clock. Apartment building #4 houses a community room, with men's and women's restrooms and apartment buildings #3 and #7 containing small community laundry rooms. There is no on-site leasing office.

The interior spaces of the Subject Property are finished with average-quality materials typical of multi-family residential properties of this vintage.

The standard studio apartment unit layout includes a kitchen, living/bedroom/dining room and bathroom. The standard one and two bedroom one bath apartment unit layout includes a kitchen, living room/dining room, bedroom and bathroom. The unit type breakdown and bedroom/bathroom distributions is described in the table below. The units have efficiency kitchen appliances, including refrigerators and stoves with exhaust hoods. Some of the apartment unit main living areas have cathedral ceilings.

The Project Manager assessed 25 percent of the resident dwelling units. The assessment also included the roof, parking areas and structures, building operational and structural components, and all exterior and common areas.

For the purposes of this report, the Buildings will be referred with letter designations, as shown below with salient information about each:

BUILDING	ADDRESS	UNITS	GROSS AREA (SF)	RENTABLE AREA (SF)
1	5444 South Prince Str.	(4) One Br/One Bath	3,200	2,400
2	Same	(2) One Br/One Bath & (3) Two Br/ One Ba	3,300	3,300
3	Same	(3) Studio/One Bath & Laundry	2,000	1,200
4	Same	(3) One Br/One Bath & Function Room	2,500	1,800

5	Same	(5) Studio/One Bath	2,000	2,000
6	Same	(2) Studio/One Bath & (1) One Br/One Bath	1,400	1,400
7	Same	(2) Two Br/ One Ba & Laundry	2,900	1,400
8	Same	(3) Two Br/ One Ba	2,100	2,100
Total			19,400	15,600

The Property dwelling unit breakdown is as follows:

PROPERTY DATA			
Unit Breakdown	Total No. of Units	Size (s.f.)	Average Size
Studio (studio w/ separate kitchen area)	10	400	400
1 Bedroom/1 Bathroom	10	600	600
2 Bedroom/1 Bathroom	8	700	700
Total	28	15,600	--
# Occupied	27	15,200	
# Vacant	1	400	
# Office (former 1BR/1BA)	0		
# Down	0		
# Models	0		

The Project Manager assessed a representative sample of the tenant spaces. The assessment also included the roof, parking areas and structures, building operational and structural components, and all exterior and common areas.

3.2 Site

3.2.1 Topography

The subject property is relatively flat with a gentle grade towards the onsite access drive and away from the onsite buildings for drainage. The northern proportion of the site drains into the adjacent body of water. The site sits slightly above grade with respect to the western adjacent S. Prince Street.

Field Observations/Recommendations

- The property topography was observed to be in good overall condition. The site did not appear to present conditions detrimental to the property. No significant areas of erosion were observed affecting the property. Routine maintenance is recommended during the term.

3.2.2 Storm Water Drainage

Site storm water from the roofs of the buildings, landscaped areas, and paved areas is directed via sheet flow to the perimeter surrounding adjacent property areas, including the western adjacent roadway, the southern landscaped area and the northeastern body of water.

Site storm water lines are not present.

Field Observations/Recommendations

- No evidence of storm water runoff from adjacent properties onto the subject property was noticed. No significant signs of ponding or silt deposits were observed on the paving. Drainage for the site appears to be adequate and no problems were reported. Routine maintenance is recommended during the term.

3.2.3 Access and Egress

The property is accessed via a single access drive from the western side of the site from South Prince Street. The entrance apron is constructed with asphalt pavement.

No signalization or traffic pattern signage is provided.

Field Observations/Recommendations

- Site access drive and entrance paving was observed to be in good condition with no significant deficiencies. The entrance drives appeared to be generally adequate in terms of location and accessibility. No modifications to the site entrance and egress are recommended at this time. Maintenance of pavement is further discussed in the Paving and Parking Section of this report.
- Fire truck access is available to the site via the main central access drive with apartment buildings positioned on both sides of the drive.
- Access to the site does not appear to be restricted by shared entrances, easements, or alley ways.

3.2.4 Paving, Curbing, and Parking

Parking is provided in small isolated pull in parking spaces positioned along the site access drive, in the vicinity of the apartment buildings.

Drive aisles and parking areas are paved with asphalt paving. Uncovered parking is provided for approximately 33 cars. No covered parking is provided on-site.

There are a total of seven (7) handicap-designated parking stalls, none of which are reserved for vans. Please refer to the Accessibility Observations Section of this report for discussion and recommendations pertaining to handicapped-accessibility and the Americans with Disabilities Act (ADA).

Concrete curbing is present bordering the majority of the onsite asphalt paving, including an integral gutter.

Field Observations/Recommendations

- The asphalt paved drive lanes and parking areas appeared to be in good to fair overall condition.
- Minor alligatoring and isolated patches in the pavement were noted throughout the parking area. The parking area sealant and striping is faded and in fair condition, with indications of heavy wear. The asphalt paving was reported to undergo isolated replacements on a periodic basis. Based on the observed condition of the parking and drive areas, and the average effective useful life of pavement and pavement sealants, seal coating, and striping, isolated full depth replacement and the application of sealants, seal coating, and striping of the parking and/or lane markings is anticipated during the analysis term. A cost allowance for this work is included in the Replacement Reserves Cost Estimates.

Asphalt pavement systems typically have a 20 to 25 year EUL, depending on weathering and maintenance activities. The asphalt pavement serviceable life can be extended with pro-active maintenance. Based on AEI's observations and the estimated age, milling and overlay of the asphalt pavement systems is anticipated during the term. An opinion of probable cost is included in the Replacement Reserves Cost Estimate.

- The concrete paved curbs and gutters are in fair overall condition with areas of cracking and significant vegetative growth in concrete expansion joints. The concrete curbing is additionally replaced on an as needed periodic basis. Based on the observed condition and EUL of the concrete curbing; isolated curbing will be required over the evaluation period. An estimate periodic concrete replacement cost is provided in the Replacement Reserves Cost Estimates.

3.2.5 Flatwork

The sidewalks throughout the Property are primarily constructed of cast-in-place concrete. Concrete pedestrian walks provide access to each apartment building. Concrete pedestrian walks are provided along the driveways. Concrete pedestrian walks are along the adjacent public thoroughfare.

Field Observations/Recommendations

- The flatwork appeared to be generally in good to fair condition. Issues with concrete flatwork settling was observed between the western side of Building #3 and the southern end of Building #2. The tenants in this area complained of standing water and the resulting mud and ice buildup throughout the year. Based on the observed and reported conditions, replacement of the settled concrete in this area is recommended as a Critical Repair due to the potential for slip/trip hazards. The opinion of probable cost is included in the Critical Repairs Cost Estimates.

Concrete flatwork typically has a 30+ year EUL depending on weathering and maintenance activities. Based on the age of the Property and the observed conditions, AEI recommends budgeting for sectional replacement over the evaluation term. A cost allowance for this work is included in the Replacement Reserves Cost Estimates.

3.2.6 Landscaping and Appurtenances

The landscaping consists of an extensive number of mature trees, shrubs, and grasses. Flowerbeds are concentrated around the entrance drive. Landscaped areas are irrigated by an in-ground sprinkler system that consisted of underground piping, shut-off valves, pop-up sprinkler heads, and automatic timers.

Landscaping beds at some building perimeters are restricted by small landscaping timber walls.

Site lighting is provided by small building mounted fixtures at the apartment entries throughout the site. Recessed light fixtures are located in the exterior soffits. No overhead lighting is provided.

Property identification signage is provided by one monument sign provided at the main entrance drive to the site. In addition, each building is identified by a wood façade mounted sign and apartment units are identified by unit numbers at each exterior apartment entryway.

A single dumpster is positioned onsite on the asphalt paving. Trash enclosures are not provided onsite.

Field Observations/Recommendations

- The landscaping components appeared to be generally in good condition with no significant observed or reported deficiencies. Routine maintenance of the landscaping is expected to be sufficient to maintain the landscaping in good condition over the evaluation period. No repair or reserve funding is recommended.

The onsite trees were observed to be large and mature, which will require maintenance pruning during the evaluation term. A periodic cost estimate for tree pruning is included in the Replacement Reserves Cost Estimates.

- Although not tested by AEI, the underground irrigation system appeared and was reported to be in good working order having been completely replaced in 2015, though a cost was not provided, with no unusual problems noted. Replacement of irrigation sprinkler heads, winterizing of the system, and minor repairs can be handled by routine maintenance during the evaluation period covered by this report.
- The landscaping timbers were observed to be rotting and in various states of decay. Replacing of the deteriorated landscaping timbers is recommended. A cost allowance for this work is included in the Non-Critical Repair Cost Estimates. Based on the EUL and observed conditions, replacement of the remaining wood timber landscaping walls is anticipated during the term. An estimate of the timber replacement costs is provided in the Replacement Reserves Cost Estimates.
- The limited onsite exterior lighting was observed to be in overall good condition. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property. No unusual problems or concerns were observed or

reported. Although not observed after dark, lighting appears adequate. The remaining useful life of the exterior lighting is expected to exceed the evaluation period. Due to the limited scope and low estimated cost, AEI anticipates that any repairs to the Property lighting can be accomplished as part of routine maintenance.

- The property identification signage was observed to be sufficient and in good condition. Routine maintenance is recommended during the term.

3.2.7 Recreational Facilities

There are no onsite recreational facilities.

Field Observations/Recommendations

- Not Applicable.

3.2.8 Utilities

3.2.8.1 Water

Utility	Provider
Water	Denver Water, Via the City of Littleton

Domestic water and sanitary sewer service is provided by the municipality via underground mains.

Field Observations/Recommendations

- The utilities provided are reportedly satisfactory, per property management.

3.2.8.2 Electricity

Utility	Provider
Electricity	Xcel Energy

Electrical service is provided from underground cables to building mounted main distribution panels on apartment unit exteriors. The apartment units are not individually metered.

Field Observations/Recommendations

- The utilities provided are reportedly satisfactory, per property management.

3.2.8.3 Natural Gas

Utility	Provider
Natural Gas / Propane	Xcel Energy

Natural gas service is provided to the Property via an underground main.

Field Observations/Recommendations

- The utilities provided are reportedly satisfactory, per property management. According to the ownership representatives and property contact, in 2016 approximately \$75,000 was expended for the replacement of the exterior gas lines and meters at the site. This work was underway at the time of the site visit and was scheduled for completion by the end of September.

3.2.8.4 Sanitary Sewer

Utility	Provider
Sanitary Sewer	City of Littleton

The site sanitary lines are connected to each building via underground piping which discharge into the municipal sanitary sewer lines.

Field Observations/Recommendations

- The utilities provided are reportedly satisfactory, per property management. However, aspects of the underground main system present beneath the road and walkways was reported to on occasion, back up. This was reported to occur more than once a year. The integrity of the sewer mains was in question by the onsite maintenance staff interviewed. A map of the sewer system at the site was provided. The map showed four sewer lines appearing to have been installed in 1985, 1987, 1999 and 2000. The date on the map indicated it was created in June, 2000. The map appears to indicate that the majority of the onsite sewer lines have been replaced with various sized PVC, with the original lined having been abandoned. AEI recommends hydro-jetting the sanitary line, then completing and sewer evaluation by scoping the problem areas of the sewer system in an effort to assess condition. A cost allowance for this work is included in the Non-Critical Repair Cost Estimates.

3.2.8.5 Storm Sewer

Utility	Provider
Storm Sewer	

On-site storm water is conveyed via sheetflow and discharged to the nearby roadway and/or the northeastern adjacent pond.

Field Observations/Recommendations

- The utilities provided are reportedly satisfactory, per property management.

3.2.8.6 Special Utility Services

Utility	Provider
None	Not applicable

Field Observations/Recommendations

- Not applicable.

3.3 Structural Frame and Building Envelope

3.3.1 Foundation

Structural drawings were not provided to AEI for review. The entire foundation systems for the buildings were not visible during the site visit. The two apartment buildings with laundry rooms are finished with basement areas and the CMU foundation walls in these areas were viewed. The remaining six onsite building foundations are presumed to consist of cast-in-place, reinforced concrete slabs-on-grade with reinforced concrete continuous footings supporting load-bearing walls.

Field Observations/Recommendations

- The building foundations appeared be performing adequately. No signs of significant cracking or displacement that would indicate settlement were observed. Routine maintenance is recommended during the term.

3.3.2 Building Frame

The subject buildings are all single-story, wood and concrete masonry unit (CMU) framed structures constructed with CMU perimeter load-bearing and demising walls with wood-framed roof system. The ground floors are concrete slabs-on-grade or wood joist at the buildings with basements.

Field Observations/Recommendations

- The superstructures of the buildings were observed where possible. Based on the areas viewed, the structure and floors of the subject property buildings are in good overall condition. Observed floors appeared to be level with no significant signs of deflection or movement were observed. Routine maintenance is recommended during the term.

3.3.3 Facades or Curtainwall

3.3.3.1 Sidewall System

The exterior wall finishes consist of brick veneer with wood trim on all sides of the buildings; with areas of the buildings having extended roof lines, often at the entry side of the building creating a covered concrete paved seating area. These roof overhangs are supported by exposed 4x4 posts, supported by the concrete flatwork small patio.

The soffits along and under the roof overhangs are concealed and finished plywood with wood fascia. The buildings have a low level of detail. Approximately 10% of the overall brick veneer façade was finished with painted plywood accents at the window and door penetrations.

Sealant was typically observed around windows and doors.

Field Observations/Recommendations

- The exterior finishes were in good condition. Based on our at grade view points, the wall systems appeared to be in good condition for the present age and material type. The sealants were noted to be flexible, smooth, and in good condition. No significant items of deferred maintenance were observed. Management was unaware of the last time the buildings were painted. Exterior paint typically has a EUL of approximately 10 years. Based on the EA and RUL, the painted surfaces of the exterior walls will need to be painted during the evaluation period. The cost to paint the buildings is included in the Replacement Reserves.
- The brick masonry veneer was observed to be in overall good condition. There was no unusual evidence of significant cracking or efflorescence. Brick should typically be reassessed for mortar deterioration every year. The brick mortar will require cleaning and repointing as part of the property management's routine maintenance program. The estimated cost of this work is not included in the cost tables.
- The concrete pad supporting the 4x4 posts under the roof overhang on the northern side of Building #3 was observed to be settling and the posts were observed to have separated from the roof overhang. AEI recommends the separating 4x4 roof overhang supports be replaced or repaired to support the roof area. A cost allowance for this work is included in the Critical Repair Cost Estimates.

3.3.3.2 Fenestration System

The subject building is provided with operable, horizontal sliding window systems with larger windows having a fixer center panel, separating two sliding operable units. The windows were finished with insulating, double-glazed glass set in extruded vinyl frames.

The front exterior entrance doors consist of residential grade, painted steel doors set in wood frames.

Field Observations/Recommendations

- Exterior windows were observed to be in good condition, reportedly having been completely replaced in 2011. No signs of window leaks or condensation were evident during the assessment. Window caulking was observed to be intact, with no signs of deterioration. Routine maintenance is recommended during the term.
- The age of the building entry doors was not provided; however, all but the entry to the two laundry rooms appeared to have had upgraded doors, including the instillation of an exterior storm door installed within the last eight years. All of the doors appeared to be in good overall condition. The two laundry room main entrance doors will need to be replaced when deemed necessary as apart of routine maintenance. Routine maintenance is recommended during the term is anticipated to be adequate to maintain the remaining exterior doors in good condition during the evaluation term. Painting of the doors can be completed in conjunction with the aforementioned exterior painting.

3.3.3.3 Parapets

The roofs are not constructed with parapet walls.

Field Observations/Recommendations

- Not applicable.

3.3.4 Roofing

The subject buildings have sloped roofs finished with three-tab asphalt shingles. The roofs are constructed on a plywood deck set on wood rafters. Areas of the buildings include small attic spaces, with electrical and water conveyance lines.

Roof drainage is accomplished by means of a perimeter gutter and downspout systems on all sides of the buildings. The gutter systems discharge onto landscaping and hardscaping at the base of the buildings.

Field Observations/Recommendations

- The roof and gutter systems were observed to be in good condition, reportedly having undergone a complete tear off and replacement 2015. Roofing systems of this type typically have an EUL of 25 years. Based on the limited observed conditions, replacement of the roofing system can be anticipated following the analysis term. Routine maintenance, including the seasonal gutter and downspout cleaning will be required during the evaluation period.

3.4 Mechanical and Electrical Systems

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

Domestic water piping risers and horizontal distribution piping was reported and where observable was copper. Observable areas of piping were present in the laundry room basements, under lavatories and in the exposed areas of the mechanical room present beneath the laundry rooms. No evidence of polybutylene piping was observed or reported.

The buildings are reported to have cast iron waste and venting lines. Observable areas of piping were present in the laundry room basements, under lavatories and in the exposed areas of the mechanical room present beneath the laundry rooms.

Field Observations/Recommendations

- The domestic water plumbing system appeared to be good condition and well maintained. According to building management representatives the supply water piping systems were functional and in good overall condition, with adequate supply water pressure. No items of deferred maintenance were observed. The RUL of the piping systems should exceed the evaluation period with no major expenditures anticipated. Routine maintenance of the plumbing system will be required over the evaluation period. No repair or reserve funding is recommended at this time.
- The sanitary waste plumbing systems appeared to be good condition and well maintained. According to building management representatives is in good overall condition; with no unusual problems or concerns noted. No items of deferred maintenance were observed with exception of the underground service discussed in Section 3.2.8.4 of this Report. The

RUL of the waste water piping systems should exceed the evaluation period with no major expenditures anticipated. Routine maintenance of the plumbing system will be required over the evaluation period. No repair or reserve funding is recommended at this time. The site waste systems are further discussed in the Utilities Section, Segment 3.2.8.4 Sanitary Sewer above.

3.4.1.2 Domestic Hot Water Production

Domestic hot water is provided by natural gas water heaters installed in each apartment unit, with some units sharing water heaters. There were reported to be approximately 20 units in total at the complex. Each domestic water heater is typically of 40-gallon capacity with the shared units being of a larger size at 50-gallon in capacity. The water heaters were reported to vary in age, with 20% reported to have been replaced with in the last 5 years and 50% replaced within the last 6-10 years and 30% 11-15 years old.

Field Observations/Recommendations

- The water heater were reported to be operational and generally noted to be in good overall condition. Water heaters of this type and size typically have an EUL of 10 to 15 years. Based on the EUL of the water heaters, reserves are included for a phased replacement during the evaluation period. An opinion of probable cost is included in the Replacement Reserves.

3.4.1.3 Fixtures

Please refer to Sections 3.7.2.3 and 3.7.2.4 of this Property Inspection Report for a discussion of plumbing fixtures.

3.4.2 Heating

3.4.2.1 Heat Generating Equipment

Heating is provided by 29 localized forced hot air natural gas-fired ducted furnaces located within the tenant spaces with one serving the function room. Units are operated via wall mounted thermostats in the functional spaces, with heated air conveyed via enclosed ducting.

Field Observations/Recommendations

- The gas fired unit heaters were reported to vary in age, with 95% reported to have been replaced approximately 11-15 years ago old. The gas fired heated units were observed to be operational and in good overall condition. The EUL of heaters of this type is considered to be around 25 years. Based on the EUL of the equipment replacement of the gas fired unit heaters can be anticipated during the evaluation term. An opinion of probable cost is included in the Replacement Reserves.

3.4.2.2 Distribution System

Heated air is distributed via insulated supply and return ductwork.

Field Observations/Recommendations

- Based on the observed condition and estimated age of the distribution equipment, the distribution systems can be expected to last through the evaluation term.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

The tenant spaces are not cooled; however, tenants are permitted to have their own window unit air conditioners if desired.

Bathrooms are provided with electric exhaust fans. Ranges are provided with range hoods in the dwelling unit kitchens as well as in the kitchen in the function room. The kitchen and bathroom exhaust fans were reported to vent to the exterior of the buildings.

Field Observations/Recommendations

- Bathroom exhaust fans and range hoods were observed to be in generally good condition, and will be maintained by the property as an operational expense during the analysis term.

3.4.3.2 Distribution

The units do not have an additional distribution system associated with HVAC systems.

Field Observations/Recommendations

- Not applicable.

3.4.3.3 Control Systems

Wall-mounted thermostats are provided for localized internal temperature control.

There are no central HVAC control systems present.

Field Observations/Recommendations

- The HVAC internal temperature controls were observed to be in generally good condition and the site contact indicated the control systems are in good operational condition. Replacement of the thermostats will be completed by the property as an operational expense during the analysis term or will be replaced as the equipment is replaced.

3.4.4 Electrical

3.4.4.1 Service and Metering

Electricity to the subject property is provided via utility owned mains from a local pad-mounted transformer presumed to be offsite on the southern side of the property. Each apartment building is provided with a central main distribution panel with metering only on select panels. The original main distribution panels were manufactured by Zinsco and distribute power to the individual apartment units and functional spaces. The main breaker for each apartment unit is 70-amps in size. The following buildings are equipped with Zinsco main distribution breaker

panels: Buildings #2, #3, #4, #6 and #7. Buildings #1, #5 and #8 have undergone main distribution breaker panel replacements with modern GE panels.

The individual apartment units and the function room are equipped with 29 Zinsco individual sub breaker panels. The buildings were reported to have copper two-wire 120/208-Volt electrical lines, encased in metal conduit with the conduit functioning as the third wire ground. The electrical wiring was reported to be copper.

Field Observations/Recommendations

- The electrical power was reported adequate for the building's demands. The original switchgear, circuit breaker panels and electrical meters appeared to be in poor condition. Based on the age and EUL of the Zinsco main and sub electrical panel equipment AEI is of the opinion that the equipment has exceeded its effective useful life. AEI recommends the original Zinsco electrical equipment be replaced. A cost allowance for this work is included early in the Replacement Reserves.
- GFCI receptacles were observed consistently in the dwelling units observed.

3.5 Vertical Transportation

The facility is not equipped with a vertical transportation system.

Field Observations/Recommendations

- Not Applicable.

3.6 Life Safety and Fire Protection

3.6.1 Sprinklers and Standpipes

The facility is not equipped with a fire suppression system.

Field Observations/Recommendations

- Not applicable.

3.6.2 Alarm Systems

The facility is not equipped with a fire alarm system.

Field Observations/Recommendations

- Not applicable. No fire alarm systems provided.

3.6.3 Other Systems

The fire protection systems at the subject property consist of portable fire extinguishers present in the laundry and basement rooms.

Smoke and fire detectors and carbon monoxide detectors were observed in the laundry and basement rooms, the function room and in each of the apartment units entered. The detectors

are all battery powered and individually mounted on the ceiling in the common hall of the apartment units.

Field Observations/Recommendations

- The fire extinguishers were last inspected in June 2015, by Integrated Safety Service LLC. Fire extinguishers should be inspected annually. Routine maintenance is recommended during the term.
- Smoke and heat detectors were generally noted to be in good condition and reportedly are inspected annually and at tenant turnover. Continued routine maintenance including battery replacement and equipment replacement are recommended.

3.7 Interior Element

3.7.1 Common Areas

The laundry rooms and function room at the property are non-public accessible common areas.

Interior finishes in the laundry rooms include vinyl tile flooring, painted gypsum board walls and ceilings.

Interior finishes in the function room include vinyl plank flooring with, painted gypsum board walls and ceilings and tile walls in the men's and women's restrooms. The room is additionally equipped with an efficiency kitchen with similar equipment and finishes to the apartment units.

A total of two washers and two dryers are provided in the two laundry rooms.

Field Observations/Recommendations

- The function room area finishes were observed to be overall good to fair condition. The vinyl plank flooring appeared to be around five years old and was in good condition. Based on the EUL of the kitchen appliances (Efficiency stove and vent hood and refrigerator) vinyl plank and wall finishes within the leasing office/community room will need to be replaced during the evaluation period. The appliance replacements are included with the apartment unit appliance replacements. The function room remodel is included as a lump sum cost during the evaluation term. Costs are included in the Replacement Reserves.
- The laundry room finishes were observed to be in fair overall condition. Based on the EUL, vinyl tile flooring and wall finishes will need to be updated/replaced during the evaluation period. Costs are included in the Replacement Reserves.
- The washing machines and dryers were observed to be in condition condition and are maintained on a service contract with Mac Gray. Routine maintenance is recommended during the term.

3.7.2 Dwelling Units

AEI observed 25 percent of the dwelling units present at the subject Property.

APARTMENT UNITS OBSERVED			
BUILDING	UNIT #	APARTMENT TYPE	COMMENTS
2	6	2 Bdrm / 1 Bath	Occupied. Good condition.
2	9	1 Bdrm / 1 Bath	Occupied. Good condition.
3	11	0 Bdrm / 1 Bath	Occupied. Good condition.
3	12	0 Bdrm / 1 Bath	Vacant. Poor condition. <i>-Unit needs to be turned, newly vacated with significant tenant damage to unit</i>
4	14	1 Bdrm / 1 Bath	Occupied. Good condition.
5	19	0 Bdrm / 1 Bath	Occupied. Good condition.
6	24	1 Bdrm / 1 Bath	Occupied. Good condition.
8	27	2 Bdrm / 1 Bath	Occupied. Good condition.

Interior wall finishes typically consist of painted gypsum board on wood studs. The ceilings consist painted gypsum board. Flooring consists of carpet in most bedrooms and living rooms with various types of resilient flooring mostly consisting of vinyl tile in the kitchen and bathrooms. Interior lighting consists of center positioned ceiling mounted light fixtures in the bedrooms, living rooms and kitchen with vanity lighting in the bathrooms.

The appliances provided in each apartment include an efficiency sized electric oven range combo with a vented range hood and efficiency sized refrigerator and a stainless steel double basin sink equipped with a garbage disposal. The appliances appear to be standard-grade units.

Kitchen cabinets are stained, finish plywood boxes and doors with solid-surface laminate over particle board counter tops and chrome faucet fixtures. Bathroom vanities are wood vanity and medicine cabinets with a solid surface including an integrated sink on the vanity with residential grade chrome faucet fixtures.

Window treatments in the dwelling units consist of retractable vinyl vertical blinds on the main window and vinyl mini-blinds on smaller windows. Draperies and curtains are owned by the residents.

Field Observations/Recommendations

- Carpet and vinyl flooring appeared to be in fair overall condition with multiple long term tenants with aging flooring materials. EUL of carpet is seven years; of vinyl flooring 15 years. Based on the EUL of the interior finishes, capital reserves for flooring have been included in the Replacement Reserves Cost Estimates. Repainting apartment units occurs at change of tenants and is considered routine maintenance.
- The appliances varied in age and are generally in good overall condition, with the majority of the stoves being older and the majority of the refrigerators being newer; all appliances in occupied units were on operational and good to fair condition. Based on their observed condition and the RUL, replacement of the appliances is anticipated during the analysis term. Costs for this work are included in the Replacement Reserves.

- It was not known to the onsite staff if the kitchen cabinets had been replaced since the date of construction. Some units had dissimilar cabinets indicating a more recent replacement of the cabinet units. Based on their observed condition and the RUL, replacement of the kitchen cabinets is anticipated during the analysis term. Costs for this work are included in the Replacement Reserves.
- The bathroom vanities appeared to have been replaced, within the last ten years with oak panel units. Based on their observed condition and the RUL, replacement of the bathroom cabinet/vanities is not anticipated during the analysis term. Continued routine maintenance is recommended at this time.

4.0 Other Considerations

4.1 WATER INTRUSION AND MOLD

Molds are simple, microscopic organisms, which can often be seen in the form of discoloration, frequently Geneva, gray, white, brown or black. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or is not addressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting often play host to such growth. Mold spores primarily cause health problems through the inhalation of mold spores or the toxins they emit when they are present in large numbers. This can occur primarily when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Capital Needs Assessment should not be construed as a mold/moisture intrusion survey or inspection.

This activity was not designed to discover all areas which may be affected by water damage and/or mold growth on the Property. Rather, it is intended to give the client an indication if significant (based on observed areas) water damage and mold growth is present at the Property. Additional areas of water damage or mold not observed as part of this limited assessment, possibly in pipe chases, HVAC systems and behind enclosed walls and ceilings, may be present on the Property.

Field Observations/Recommendations

- Representative Subject Property observations and interviews revealed no obvious visual or olfactory indications of the presence of active moisture or suspect mold activity. No recommendations concerning moisture or mold are made at this time.
- Representative Subject Property observations and interviews revealed no obvious visual or olfactory indications of the presence of suspect mold activity.

4.2 WOOD DESTROYING INSECTS

As part of our site and property assessment, AEI conducted limited, visual, non-intrusive observations to ascertain if there was evidence of wood destroying organism (WDO) activity on the physical structures at the site, during our site visit. Our WDO assessment process include visual observation of select interior and exterior building systems for noticeable signs of WDO activity; such as damaged or deteriorated wood, noticeable remnants of deceased WDO's (termites, beetles, ants, bees, etc.), and applying hand pressure (with a hard object tool) to reachable areas where these types of organisms generally attack to determine if there is any hidden damage to such surfaces (surfaces generally limited to trim work along baseboards and around windows). Our WDO assessment process also included a limited visual and physical assessment of easily accessible and observable site conditions. The visual assessment included looking for noticeable signs of WDO activity on the site, such as mud tubes on walls, round or oval holes, mounded soil around building perimeters, trace insect residue, and damaged wood. Our observations of exterior materials also include the application of hand pressure to reachable areas where these types of organisms generally attack, to determine if there is any hidden

damage to such surfaces. This information is provided incidental to our standard PCA assessment. WDO observations, conducted by AEI, are not intended, and may not be interpreted as a professional pest inspection, and AEI makes no representation or warranty as to these activities or observations.

Field Observations/Recommendations

- Our assessment did not identify current WDO activity or damage during our site visit. No significant evidence of termites or other wood boring insects was observed by reported by management. AEI requested a copy of the most recent termite inspection report. According to the {PropertyContact}, no inspections have been performed.

4.3 SEISMIC ZONE

Chapter 16 of the 1997 edition of the *Uniform Building Code (UBC)* was reviewed to determine the seismic zone of the Subject Property. Chapter 16 includes calculations for, and mapping of, earthquake (seismic) loads on structures. Figure 16-2, *Seismic Zone Map of the United States* delineates differing ratings of seismic load. These ratings indicate the severity of how horizontal ground motion and sub-surface soil types affect a structure.

Field Observations/Recommendations

- According to the 1997 Uniform Building Code, the Property is located in Zone 1, which is an area of low probability of damaging ground motion.

4.4 Flood Zone

The Federal Emergency Management Agency (FEMA) maps and rates flood hazard zones throughout the United States. These zones are depicted on a Flood Insurance Rate Map (FIRM), designated by Community Map and Panel numbers. The flood hazard zones range from Zone A or AE (A1 – A130), with Base Flood Elevations (BFE) determined, to Zone X (unshaded), areas outside the 500-year floodplain.

Field Observations/Recommendations

- A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel 08059C0410F, dated February 5, 2014, the Property is located in Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.

4.5 Building Code Compliance

The local building department was consulted for open material violations, and to obtain, readily available, reasonably ascertainable and publicly viewable documents regarding the Subject Property.

Field Observations/Recommendations

- AEI submitted requested for information on any potential code enforcement violations on the site with the City of Littleton, Building Inspection Division, Office of Community Development. The Department indicated that there are no open violations on record for the Subject Property.

4.6 Zoning Code Compliance

The local zoning department was consulted for open material violations, and to obtain, readily available, reasonably ascertainable and publicly viewable documents regarding the Subject Property.

Field Observations/Recommendations

- AEI inquired as to the current zoning designation of the property area and if the use was in general compliance. AEI contacted the City of Littleton Planning Department. Department representative indicated that the Subject Property is located within a (CA) *Central Area* district, which is reportedly a legal, conforming use.

4.7 Fire Code Compliance

AEI consulted with the Littleton Fire Rescue regarding open material violations.

Field Observations/Recommendations

- Assistant Fire Marshal Mr. Hank Carter, indicated in a letter that there were no known violations at the site, though there were no inspection records for the site. Reportedly the occupancy classification does not require fire department inspections.

4.8 Phase I ESA Recommendations

A Phase I Environmental Site Assessment was not completed as part of AEI's due diligence services for the Subject Property.

5.0 Document Review and Interviews

In the process of conducting the on-site observation and follow-up telephone calls, the following personnel from the subject facility and government agencies were interviewed. Information obtained from these entities is incorporated into the appropriate sections of this report.

Individual	Affiliation	Telephone Number
Ms. Colleen L. Norton, Deputy City Clerk	City Clerk's Office	(303) 795-3780
Ms. Andrea Minaugh	City Planning Department	(303) 795-3754
Ms. Rebecca Thompson, Code Enforcement Supervisor	City Code Enforcement	(303) 795-3831
Mr. Hank Carter, Assistant Fire Marshal	City Fire Department	(303) 795-3805

6.0 Opinions of Probable Cost to Remedy Physical Deficiencies

Cost estimates included in AEI's Repair tables presented in *Property Inspection Report* are based on data obtained from the Owner for items already planned, quotes from contractors, AEI's in-house estimating database and AEI's experience with costs and estimates for similar issues, property and building types, city cost indexes, and assumptions regarding future economic conditions. These projected costs are augmented by cost estimate resource documents such as the *National Construction Estimator*, *R. S. Means Building Construction Cost Data*, and *Marshall Valuation Service* publications.

7.0 Out of Scope Considerations

7.1 Accessibility

7.1.1 Uniform Federal Accessibility Standards

Section 504 of the Rehabilitation Act of 1973 requires that any public or private entity that has or is currently receiving federal funds be fully accessible and usable as defined by the *Uniform Federal Accessibility Standards* (UFAS) 24 CFR part 40 or other comparable standards. The minimum requirements are that 5 percent of the units be accessible by those individuals with mobility impairments and 2 percent of the units accessible by individuals with hearing/visual impairments. If the property was constructed prior to implementation of the standards, the property must be made fully accessible during substantial alteration. Substantial alteration is defined as a property with 15 or more units and the cost of alteration is at least 75 percent of the value of the property. Further, Section 504 requires that reasonable accommodations be implemented during other alterations to the maximum extent feasible.

According to information provided by the owner's representative, the Subject Property is not a federally-owned facility, nor was it built with or is currently receiving project-based federal assistance. Therefore, the Subject Property is not subject to Section 504/UFAS. Additionally, no accessible dwelling units are present at the Subject Property. Accordingly, no recommendations are made for the addition of accessible dwelling units at the Subject Property.

There are no accessible units present at the Subject Property.

Field Observations/Recommendations

- UFAS does not apply to the Property.

7.1.2 Fair Housing Act Amendment

The Fair Housing Amendments Act of 1988 governs accessibility for persons with disabilities. In general the standards provide for accessible accommodations and access to facilities that are equal or similar to those available to the general public. Residential buildings built for first occupancy after March 13, 1991, or for which the final permit was issued after June 15, 1990, should be designed and constructed to have at least one entrance on an accessible route, unless it is impractical to do so because of terrain or unusual site characteristics. Such dwellings must provide for accessibility in all common and public areas. The *FHA Design Manual* incorporates the accessibility design standards of ANSI A117.1. FHA has established seven accessibility design and construction standards for covered multi-family properties. These standards are:

1. Accessible building entrances on accessible routes
2. Accessible public and common use areas
3. Usable doors
4. Accessible route into and through the covered dwelling unit
5. Accessible light switches, electrical outlets, thermostats, and environmental controls
6. Reinforced walls in bathrooms
7. Usable kitchens and bathrooms

According to the *FHA*, the Subject Property owner is not specifically required to complete modifications to an older unit or units in accordance with *FHA* accessibility design specifications. Existing or prospective tenants must be permitted to make modifications to their units and/or the common areas at their own expense, but these modifications can be completed only to meet their individual needs, and may not be required to conform to the *FHA* design specifications. New multi-family housing with four or more units must have provisions to allow access for persons with disabilities in both common areas and apartments. *FHA* requires that certain "covered multi-family buildings" be accessible, and that "covered" dwelling units be "adaptable" to accommodate persons that are mobility impaired. The elements as defined by the *FHA's* accessibility design guidelines are outlined in the *Accessibility Compliance Checklist* included in *Appendix D* of this *Report*.

Field Observations/Recommendations

- *FHA* does not apply to the Subject Property as the Property.

7.1.3 American's with Disability Act

The *Americans with Disabilities Act (ADA)*, *Title III, 28 CFR Part 36*, enacted July 26, 1990 and effective January 26, 1992, governs public accommodation and commercial properties. *Title III* of the *ADA* divides facilities into two basic categories: places of *public accommodation* and *commercial facilities*, with different obligations for each facility type. The provisions of *Title III* provide that persons with disabilities should have accommodations and access to public facilities that are equal, or similar, to those available to the general public. Assessment of any other *Titles*, or their provisions of the *ADA*, including those that govern employer and/or tenant responsibilities, is specifically excluded from this Scope of Work and *Report*. Since tenants and employers at properties are usually responsible for making their leased areas *ADAAG*-compliant, assessment for *ADAAG* compliance in these areas was not completed.

Regardless of a property's age, these areas and facilities must be maintained and operated to comply with the *Americans with Disabilities Act Accessibility Guidelines (ADAAG)*. Facilities initially occupied after the effective date are required to fully comply with the *ADAAG*. Existing facilities constructed prior to this date are held to the lesser standard of compliance as *Title III* calls for owners of buildings occupied prior to the effective date to expend "reasonable" sums, and make "reasonable efforts", to make "practicable" or "readily achievable" modifications to remove barriers, unless said modification would create an undue financial burden on the property or is structurally infeasible. When renovating buildings occupied prior to the effective date, the area renovated, and the path of travel accessing the renovated area, must comply with the *ADAAG*. As an alternative, a *reasonable accommodation* pertaining to the deficiency must be made. The definitions of "reasonable," "reasonable efforts," "practicable," and "readily achievable," are site dependent and vary based on the owner's financial status.

There are no *areas of public accommodation* at the Subject Property. Therefore, the *Americans with Disabilities Act (ADA)*, *Title III, 28 CFR Part 36* is not applicable to the Subject Property.

Field Observations/Recommendations

- Not applicable

8.0 Qualifications

Matthew Youngblood – Senior Project Manager

B.S. - Environmental Science, Colorado Mesa University, Grand Junction, CO
AAS – Forest Technology, University of NH, Durham, NH

Colorado Certified Asbestos Inspector Certification #14697
US HUD LP Visual Assessment Course
OSHA 40-Hour Hazardous Waste Operations and Emergency Response Training

Mr. Youngblood has been performing environmental services including: Phase I Environmental Site Assessments, Property Condition Assessments, Environmental Transaction Screens, Spill Reports and Investigations, Subsurface Remediation System Installation and Monitoring as well as Phase II soil and groundwater investigations since 2003.

Project experience for Mr. Youngblood includes:

- Phase I Environmental Site Assessments, Environmental Transaction Screens, – preparation of reports
- Property Condition Assessments on a wide range of properties, including multi-tenant residential housing buildings, commercial office buildings, retail buildings and malls, industrial and warehousing facilities.
- The design and implementation of Phase II soil sampling investigations for a variety of suspected contaminants for due diligence purposes
- Asbestos Inspections and Lead Based Paint Inspections

Mr. Youngblood provides project management to ensure ASTM compliance and satisfaction of client requirements for Property Condition Assessments and Reports, Phase I Environmental Site Assessments, Environmental Transaction Analyses, Transaction Screens, and Database Reviews. Mr. Youngblood's management and technical experience has allowed AEI's projects to be performed in a cost effective and timely manner to the satisfaction of AEI's clients and regulatory agencies.

BS – Bachelors of Science, Civil and Environmental Engineering, University of Cincinnati

Mr. Wasson has in excess of 17 years of experience with engineering and environmental assessments. He has performed hundreds of site surveys and directed thousands of due diligence assessments for HUD clients, Federal and State Agencies, Higher Learning clientele, Capital Market entities, and Equity Investors.

Mr. Wasson is knowledgeable with ASTM Standard Guide for Property Condition Assessments and Phase I Environmental Site Assessments, HUD's Multifamily Accelerated Processing Guide, accessibility standards including UFAS, FHAA, ADA, and Section 504

Mr. Wasson's due diligence consulting includes:

- Assessments of over 800 properties in 48 states
- Environmental reconnaissance of over 300 properties
- Experience in managing large portfolios of various building types
- Extensive experience with assessing existing healthcare, assisted living, retail, office, industrial, multifamily residential, state and federal buildings

Mr. Wasson's experience includes expertise in building systems and supervision of other professionals including:

- Program development and implementation to comply with the General Services Administration Building Engineering Report program evaluating 40 facilities and over 15 million square feet utilizing architectural, engineering, and specialty service personnel
- Directing teams of specialized engineers/architects on evaluations for multiple municipal agencies in the development of reserve analysis and budgeting
- Project lead on multiple public housing authority entities managing collection of data, review of technical reports, and managing client expectations
- Providing training and supervision for evaluation of multiple property types including accessibility requirements
- Training clientele on HUD MAP requirements and the evolution of the program
- Management and training of teams comprised of 60 engineers, architects, and specialty service personnel tasked on multiple projects.

9.0 Limiting Conditions

Property Condition Assessments performed by AEI Consultants are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-08. Our review of the subject property consisted of a visual inspection of the site, the structures and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment. No destructive or invasive testing was included in the scope of this review with exception of any Intrusive Evaluations.

Where quantities cannot be determined from information provided or physical takeoffs, lump sum estimates or allowances are used. The costs shown are based on professional judgment and the apparent or actual extent of the observed defect, including the cost to design, procure, construct, and manage the repair or replacement. Where property-unique or specialty equipment is present, AEI relies solely on data regarding maintenance and/or replacement costs provided by the designated site contact or on-site individuals with first-hand knowledge of the specific equipment.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

AEI provides Pre-Survey Questionnaires for completion by the designated site or property contact, as provided by Client or their agent. The information requested in the questionnaire assists in AEI's research of the Subject Property to obtain pertinent property data, discover existing physical deficiencies, chronic problems, the extent of repairs, if any, and their costs, and pending repairs and improvements. If the completed Pre-Survey Questionnaire is not returned as of this Report, this is a limiting factor in AEI's analysis. If the questionnaire is returned at a later date showing a material difference from information provided in the Report, AEI will forward the questionnaire under separate cover. If no response is received, or no material difference is observed in the questionnaire, AEI's Property Inspection Report will not be modified.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warrantee or guarantee compliance with any Federal, state or local stature, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the subject property was developed and the subject building was constructed. The subject property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

AEI Consultants has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered. Please refer to below for a description of limiting conditions.

AEI Consultants' findings and conclusions were based primarily on the visual assessment of the property at the time the site visit. In addition, the assessment value is based upon comparative judgments with similar properties in the property observer's experience. The Client is herewith

advised that the conditions observed by AEI are subject to change. AEI's property observations included areas that were readily accessible without opening or dismantling secure areas or components. AEI's conclusions did not include any destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

It is possible that there may be areas of the exterior building facade covered in exterior insulation and finish system (EIFS), such as wall panels, trim and decorative finishes. Water intrusion problems are commonly associated with EIFS exterior. All observations of the exterior walls were made from the ground level at standard vantage points. As-built building plans were not available for review to confirm all of the exterior components. According to ASTM E-2018-08, the Property Condition Assessment is a visual assessment of the building systems and components. EIFS, modified EIFS systems and stucco can be similar in appearance. Without as-built plans indicating all of the locations of EIFS or without performing intrusive testing AEI cannot be held accountable for any unobserved or unreported damage associated with EIFS exteriors.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a property condition assessment is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful of the building system or components.

Assessments, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

Information for the subject property is obtained from but is not limited to the following sources: a site assessment, government records review, interviews and client, tenant or property owner provided documents. The site inspection of the subject property, building, and building systems is limited to visual observations. No equipment testing or sampling is performed.

The performance of this Property Condition Assessment was limited by the following conditions:

- Roof access was not provided due to the pitch and unsafe access. This limitation is not anticipated to alter the conclusions of this report.
- Construction plans and/or as-built plans were not provided for review.

10.0 Appendices

PHOTOGRAPH LOG



1. Main entry drive signage



2. Typical entry paving



3. Typical onsite Apartment building exterior



4. Typical onsite Apartment building exterior



5. Typical onsite Apartment building exterior



6. Typical onsite Apartment building exterior



7. Typical onsite Apartment building exterior



8. Typical onsite Apartment building exterior



9. Typical onsite Apartment building exterior



10. Typical onsite Apartment building exterior



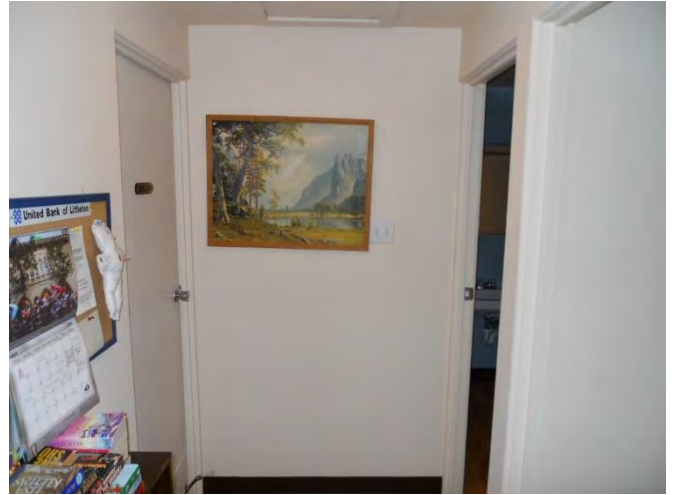
11. Typical onsite Apartment building exterior



12. Function room interior (Building #4)



13. Function room interior



14. Function room interior restroom access



15. Function room kitchen



16. Function room kitchen



17. Function room kitchen appliances



18. Restroom interior finishes



19. Restroom interior finishes



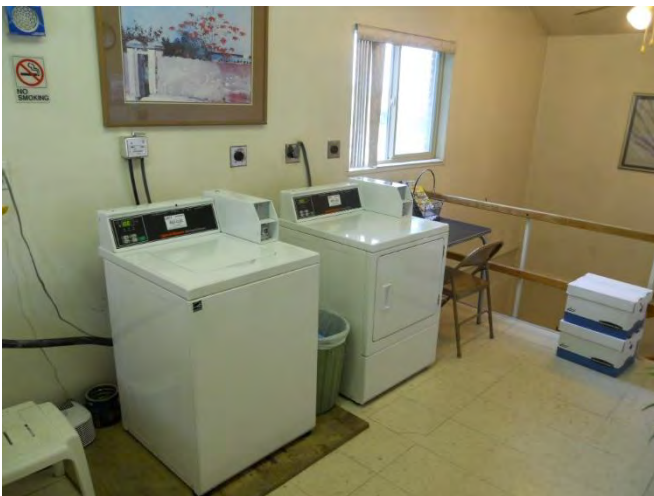
20. Restroom interior finishes



21. Restroom interior finishes



22. Southern laundry room entrance, on Building #7



23. Ground level typical laundry room interior



24. Northern laundry room basement access



25. Northern laundry room basement storage area



26. Northern laundry room HVAC and building water heater equipment



27. Exterior maintenance storage shed



28. Vacant apartment unit interior (Unit 12 shown)



29. Vacant apartment unit interior (Unit 12 shown)



30. Vacant apartment unit interior (Unit 12 shown)



31. Vacant apartment unit interior (Unit 12 shown)



32. Vacant apartment unit interior (Unit 12 shown)



33. Vacant apartment unit interior (Unit 12 shown)



34. Vacant apartment unit interior (Unit 12 shown)



35. Vacant apartment unit interior (Unit 12 shown)



36. Vacant apartment unit interior (Unit 12 shown)



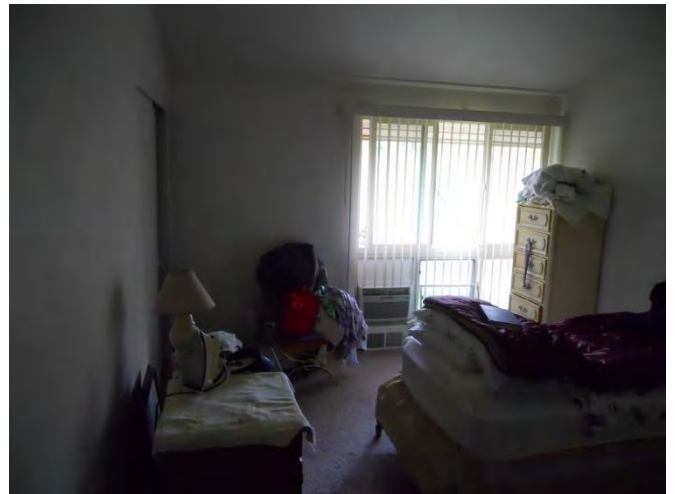
37. Occupied apartment unit interior (Unit 14 shown)



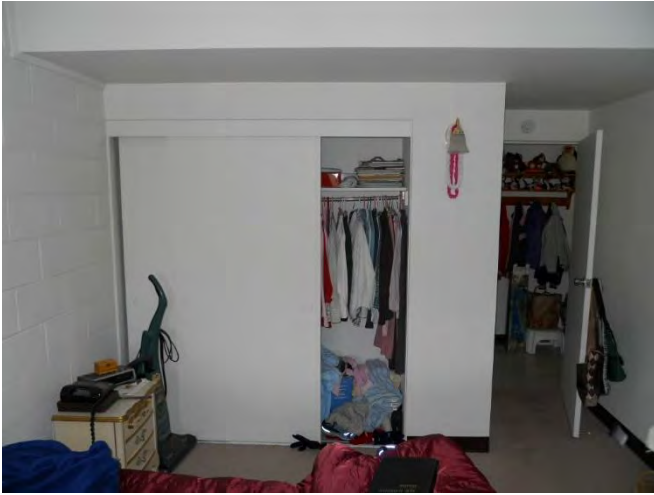
38. Occupied apartment unit interior (Unit 14 shown)



39. Occupied apartment unit interior (Unit 14 shown)



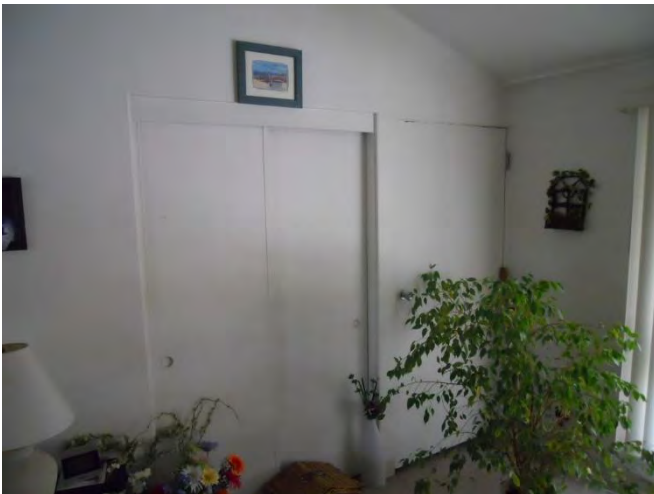
40. Occupied apartment unit interior (Unit 14 shown)



41. Occupied apartment unit interior (Unit 14 shown)



42. Occupied apartment unit interior (Unit 14 shown)



43. Occupied apartment unit interior (Unit 14 shown)



44. Representative exterior landscaping timber condition



45. Paving entry from South Prince Street



46. Onsite asphalt condition



47. Onsite asphalt condition



48. Onsite asphalt condition



49. Onsite asphalt condition and drainage swale



50. Typical Accessible parking space



51. Typical Accessible parking space



52. Typical Accessible parking space



53. Onsite landscaping



54. Typical paving curbing



55. Typical paving curbing



56. Typical onsite flatwork



57. Typical onsite flatwork



58. Typical onsite flatwork



59. Typical onsite flatwork



60. Typical onsite flatwork



61. Area of settling concrete located between Building #3 and Building #2



62. Covered exterior seating area roof overhang on Building #5



63. Deteriorating sitting area bench



64. Typical newly replaced sitting bench



65. Representative foundation detail



66. Representative foundation detail



67. Typical attic roof framing, sheathing and insulation detail



68. Typical attic roof framing, sheathing and insulation detail



69. Typical attic roof framing, sheathing and insulation detail



70. Building #3 rear roof overhang supports where detached from slumping concrete pad



71. Building #3 rear roof overhang supports where detached



72. Building #3 rear roof overhang supports where detached



73. Building façade detail



74. Building façade detail



75. Typical unit window



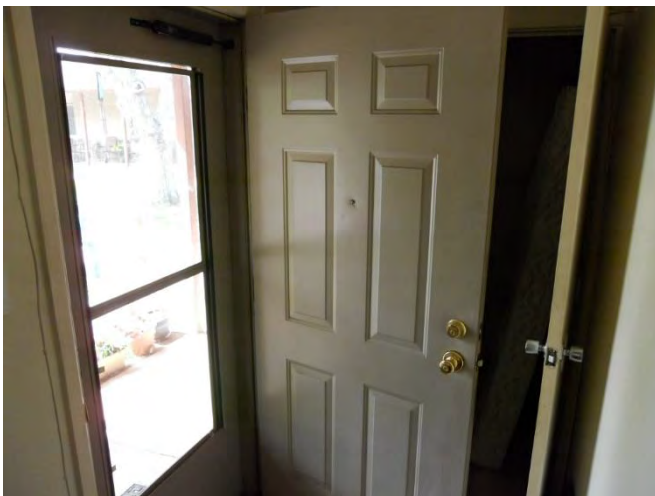
76. Damaged unit window on the upper window in the Function Room



77. Rear building small window detail at the function room, (Building #4)



78. Typical apartment entrance facade



79. Typical entry door



80. Delaminating apartment interior closet door



81. Apartment building facade



82. Apartment unit window and entry



83. Apartment building facade



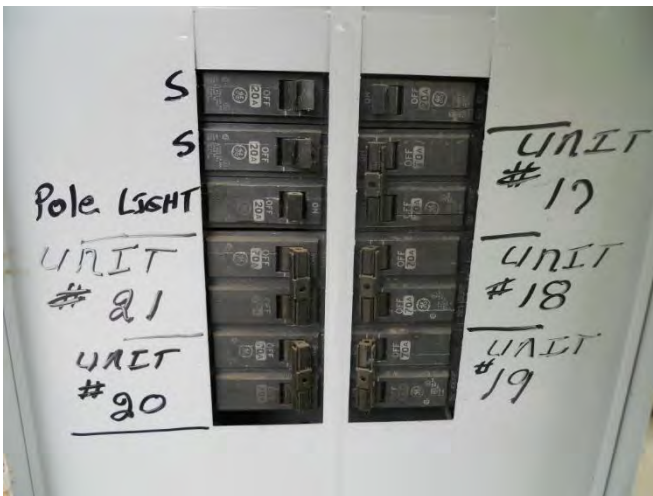
84. Electrical connection meter and main service connection



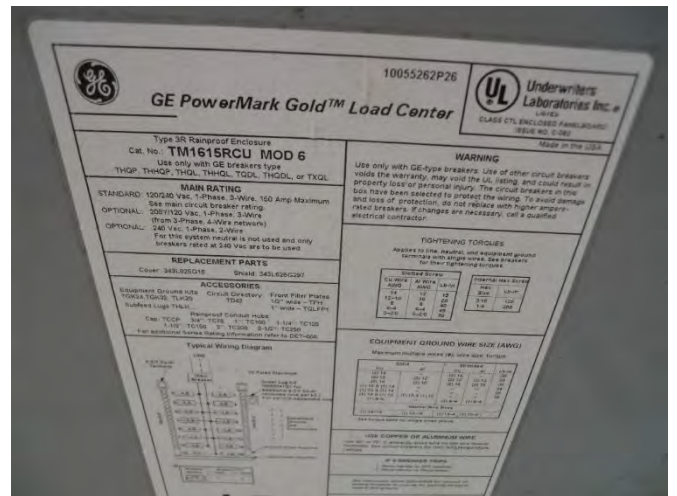
85. Zinsco main service electrical connection box labeling



86. Typical upgraded apartment building General Electric electrical main service panel



87. Apartment building General Electric electrical main service panel, 70 amps to each unit



88. Apartment building General Electric electrical main service panel labeling



89. Typical apartment unit breaker panel



90. Typical apartment unit breaker panel manufacturer information



91. Typical apartment unit breaker



92. Typical apartment unit GFCI outlet



93. Typical apartment building Zinsco Electrical main service



94. Typical apartment building Zinsco Electrical main service, 70 amps to each unit



95. Exposed cast iron waste plumbing



96. Exposed copper supply plumbing



97. Typical under-sink disposal and plumbing



98. Apartment unit HVAC, shown in basement laundry room



99. Apartment thermostat



100. Apartment thermostat



101. Tenant owned thru window AC unit



102. Typical domestic water heater



103. Typical carbon monoxide detector



104. Typical carbon monoxide detector



105. Typical onsite extinguisher



106. Natural gas line service replacement



107. Natural gas line service replacement



108. Natural gas line service replacement



109. Natural gas line service replacement



110. Natural gas line service replacement

SITE LOCATION MAPS



Legend: Approximate Property Boundary —

Source: USGS Topographic Map *Denver West, Colorado (1983)*

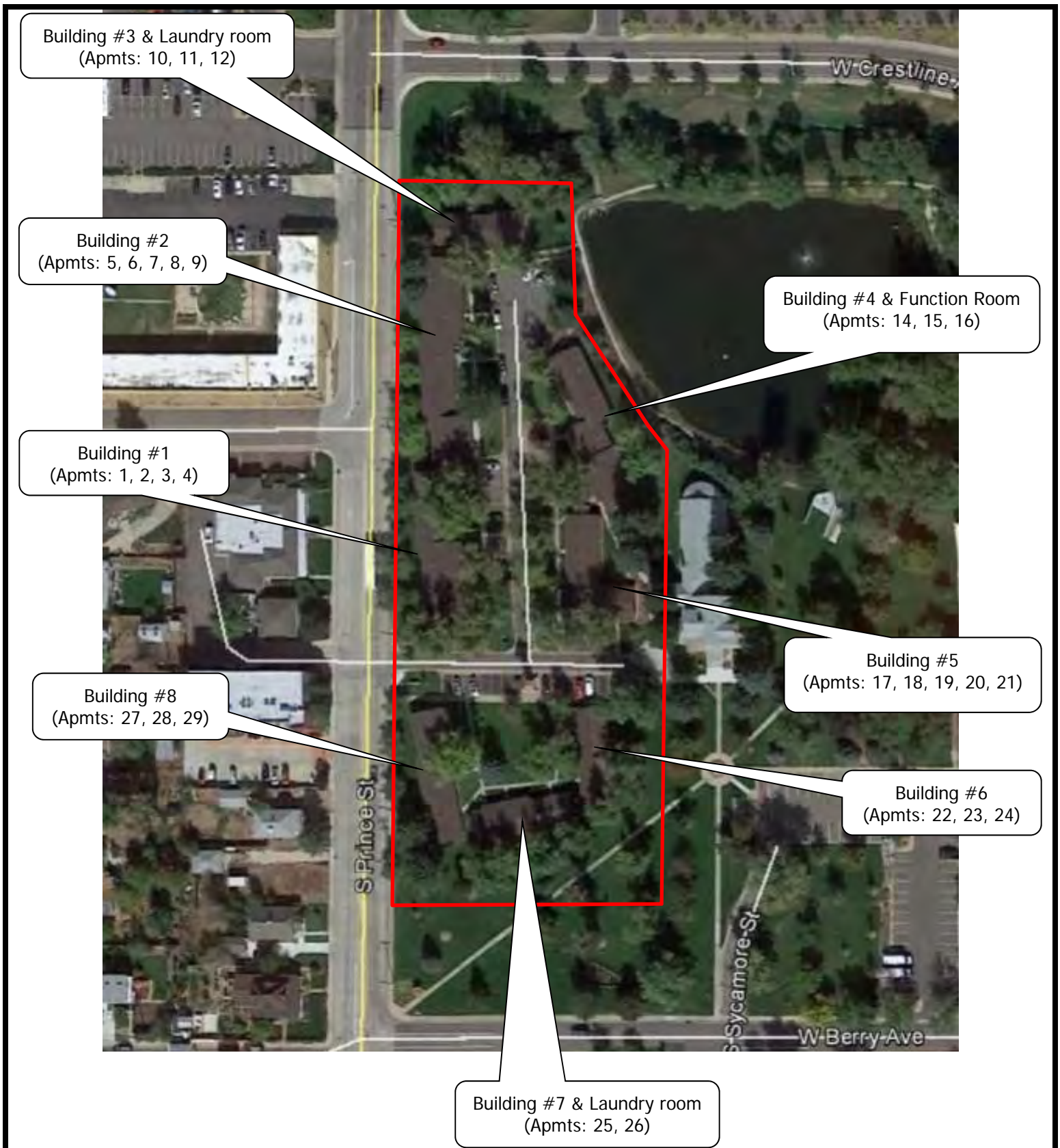


Figure 1: TOPOGRAPHIC MAP

5444 South Prince Street, Littleton, Colorado 80120

Project Number: 361640

AEI
Consultants

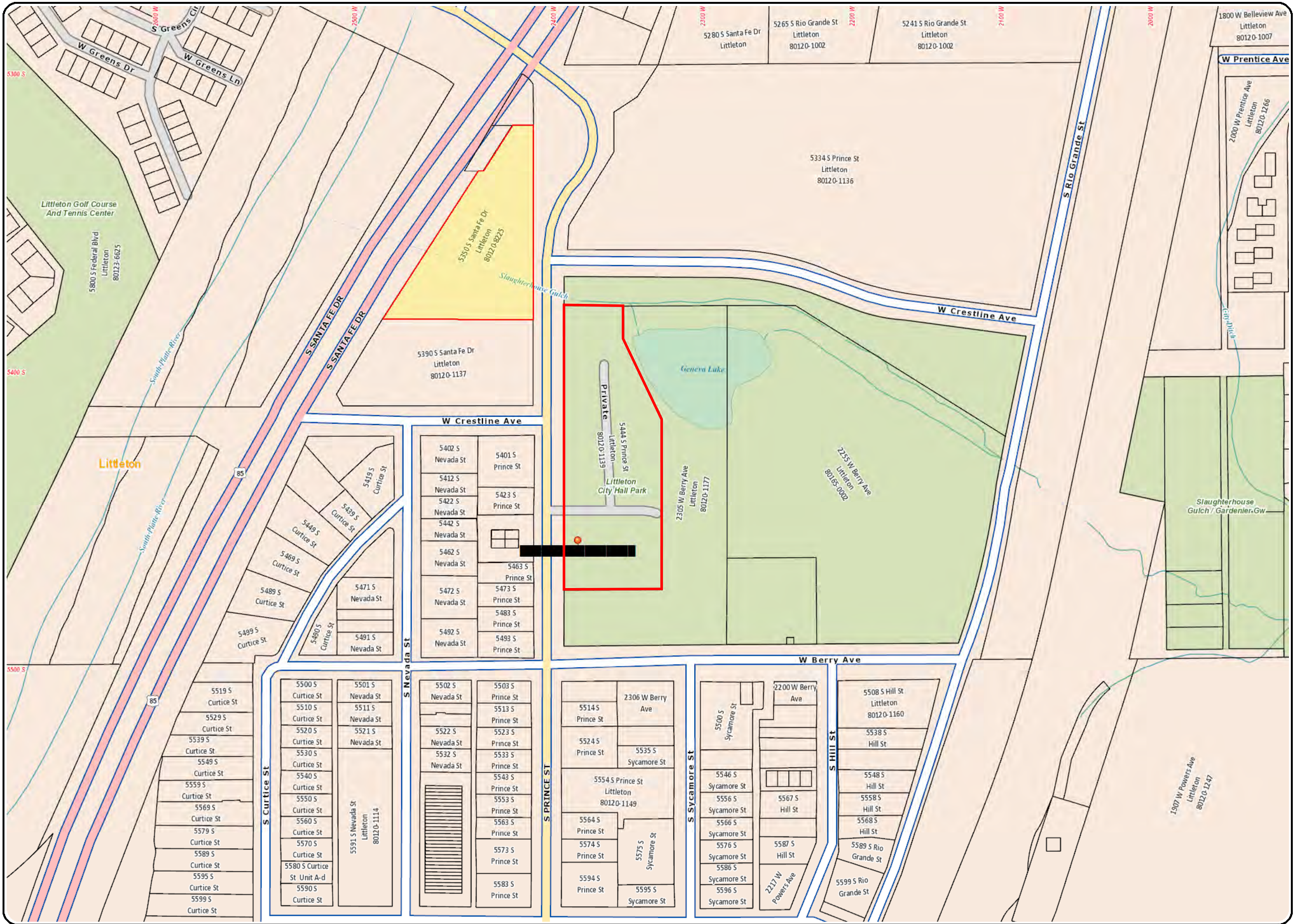


Legend
Approximate Property Boundary ———



Figure 2: SITE MAP
5444 South Prince Street, Littleton, Colorado 80120
Project Number: 361640

SUPPORTING DOCUMENTATION



5444 S PRINCE ST

0 0.01 0.02 0.04 0.06 0.08 mi



ARAPAHOE COUNTY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THIS MAP OR THE DATA THAT IT DISPLAYS. ARAPAHOE COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY USER. THIS MAP IS NOT A LEGAL DOCUMENT. IT IS INTENDED TO SERVE AS AN AID IN GRAPHIC REPRESENTATION ONLY.

Map Generated On: 8/29/2016

Generated by Arapahoe County's ArapaMAP



Map Location

v 1.0

PIN: 032049570
AIN: 2077-16-2-17-004
Situs Address: 5444 S Prince St
Situs City: Littleton

Full Owner List: Littleton City Of
Ownership Type: Fee Simple Ownership
Owner Address: 2255 W Berry Ave
City/State/Zip: Littleton, CO 80165-0002

Neighborhood: Littleton #1/W Litt Apartments
Neighborhood Code: 3016.00
Acreage: 2.8120
Land Use: Senior Low Rise 1 - 3
Legal Desc: Lot 4 Blk 1 Littleton Center Sub

	Total	Building	Land
2016 Appraised Value	1,800,000	1,380,000	420,000
2016 Assessed Value	522,000	400,200	121,800

2015 Mill Levy: 84.204

Building	Building	Attributes	Recorded
	1	Quality Grade Improvement Type Bathrooms Architectural Floors Year Built Exterior Wall Construction Type	Fair Senior Low Rise 1 - 3 5.00 Apartment (Low Rise) - Senior Citizen 1.00 1964 Masonry Veneer D - Wood or Steel Studs Frame
	2	Quality Grade Improvement Type Bathrooms Architectural Floors Year Built Exterior Wall Construction Type	Fair Senior Low Rise 1 - 3 5.00 Home for the Elderly 1.00 1964 Masonry Veneer D - Wood or Steel Studs Frame
	3	Quality Grade Improvement Type Bathrooms Architectural Floors Year Built Exterior Wall Construction Type	Fair Senior Low Rise 1 - 3 3.00 Home for the Elderly 1.00 1964 Masonry Veneer D - Wood or Steel Studs Frame
	4	Quality Grade Improvement Type Architectural Floors Year Built Construction Type	Fair Senior Low Rise 1 - 3 Home for the Elderly 2.00 1964 D - Wood or Steel Studs Frame
	5	Quality Grade Improvement Type Bathrooms Architectural Floors Year Built Exterior Wall	Fair Senior Low Rise 1 - 3 5.00 Home for the Elderly 1.00 1964 Masonry Veneer

		Construction Type	D - Wood or Steel Studs Frame
6	Quality Grade	Fair	
	Improvement Type	Senior Low Rise 1 - 3	
	Bathrooms	4.00	
	Architectural	Home for the Elderly	
	Floors	1.00	
	Year Built	1964	
	Exterior Wall	Masonry Veneer	
	Construction Type	D - Wood or Steel Studs Frame	
7	Quality Grade	Fair	
	Improvement Type	Senior Low Rise 1 - 3	
	Bathrooms	3.00	
	Architectural	Home for the Elderly	
	Floors	1.00	
	Year Built	1964	
	Exterior Wall	Masonry Veneer	
	Construction Type	D - Wood or Steel Studs Frame	
8	Quality Grade	Fair	
	Improvement Type	Senior Low Rise 1 - 3	
	Bathrooms	2.00	
	Architectural	Home for the Elderly	
	Floors	1.00	
	Year Built	1964	
	Exterior Wall	Masonry Veneer	
	Construction Type	D - Wood or Steel Studs Frame	
9	Quality Grade	Fair	
	Improvement Type	Senior Low Rise 1 - 3	
	Architectural	Home for the Elderly	
	Floors	2.00	
	Year Built	1964	
	Construction Type	D - Wood or Steel Studs Frame	
10	Quality Grade	Fair	
	Improvement Type	Senior Low Rise 1 - 3	
	Bathrooms	3.00	
	Architectural	Home for the Elderly	
	Floors	1.00	
	Year Built	1964	
	Exterior Wall	Masonry Veneer	
	Construction Type	D - Wood or Steel Studs Frame	
Area	Building	Description	SqFt
	1	Covered Porch	1228
		Gross Building Area (Commercial)	2310
		Bldg Total Area:	2310
2		Covered Porch	1236
		Gross Building Area (Commercial)	2970
		Bldg Total Area:	2310
3		Covered Porch	750
		Gross Building Area (Commercial)	1034
		Bldg Total Area:	2310
4		Basement Total	572
		Gross Building Area (Commercial)	1144
		Bldg Total Area:	2310
5		Covered Porch	1956
		Gross Building Area (Commercial)	3784

Bldg Total Area:	2310
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6	Covered Porch	1356
	Gross Building Area	2750
	(Commercial)	
	Bldg Total Area:	2310
7	Covered Porch	1089
	Gross Building Area	2398
	(Commercial)	
	Bldg Total Area:	2310
8	Covered Porch	966
	Gross Building Area	1254
	(Commercial)	
	Bldg Total Area:	2310
9	Basement Total	572
	Gross Building Area	1144
	(Commercial)	
	Bldg Total Area:	2310
10	Covered Porch	855
	Gross Building Area	1628
	(Commercial)	
	Bldg Total Area:	2310

Land Line	Units	Land Value	Land Use
	30.0000 UB	420,000	APT Multi-Units (9+)

Note: Land Line data above corresponds to the initial appraised value and does not reflect subsequent appeal related adjustments, if any.

* Not all parcels have available photos / sketches.

In some cases a sketch may be difficult to read. Please contact the Assessors Office for assistance. Measurements taken from the exterior of the building.

The Arapahoe County Assessors Office does not warranty the accuracy of any sketch, nor assumes any responsibility or liability to any user.

Although some parcels may have multiple buildings and photos, at this time our system is limited to 1 sketch and 1 photo per parcel number. Sorry for any inconvenience.

[New Search](#)



PCNA PRE-SURVEY QUESTIONNAIRE

SITE INFORMATION					
NAME OF COMPLEX	GENEVA VILLAGE				
Site Address	5444 S. Prince	City	Littleton	State	CO
Building Area (gross)	23100 sq. ft.	Building area (net Rentable)	sq. ft.	# of Units	26
Lot Size	2.812 acres	Date of Construction	1964		
Site Contact and Title	Alan Brown, Public Works Operations Director		Site Contact phone #	303-795-3982	

PROJECT CAPITAL NEEDS ASSESSMENT PRE-SURVEY QUESTIONNAIRE

Additional plans and documentation must be forwarded to the site for the Project manager during the survey. For questions not applicable please respond "N/A." Attach additional pages if necessary. This questionnaire and your responses will be included as an exhibit in the Engineer's report. Accurate and full completion is critical to a timely completion of our reports, and timely loan closing.

LOCAL JURISDICTIONAL INFORMATION

- What is the property ID #, Lot and Block, or Township/Range ID #? 2077-16-2-17-004
- What is the legal Municipality or County that has jurisdiction over the property? Arapahoe County

PROPERTY INFORMATION

- What is the size of the subject property lot or lots, in acres? 2.812
- How many parking spaces (and HCP parking spaces) are present at the property? 26 regular spaces and 7 Handicap spaces
- How many buildings comprise the subject property? 8

- What is the gross and net rentable square footage of the building(s)? 23100 gross
- Was the property federally subsidized during new construction or substantial rehabilitation, or does it currently receive federal assistance under one of the following programs?

Yes No

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Section 221(d)(3) BMIR Program |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Existing HUD Loan (HUD Sections 232, 223(f), 236, 208/811, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Low Income Housing Tax Credit (aka Section 42 credits) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | HUD HOPE VI |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | HUD HOME Investment Partnership Program |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project-based Section 8 Assistance |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Section 202 (direct loan to non-profits) |

a. If property receives other federal assistance, or additional detail is warranted, please describe: _____

- What is the date of construction of the building(s)? When was the building(s) first occupied? 1964
- How many resident rooms or dwelling units are at the Subject Property? 28



Environmental & Engineering Services

10. Please list, to the best of your knowledge, any deficiencies or problems with the site, parking area, amenities or utilities. Deteriorated gas lines but being replaced. Only one entry exit driveway. Inadequate parking. Water main condition in unknown. Backflow preventers per Denver Water.
11. Please list, to the best of your knowledge, any structural, water infiltration, mold, roof, plumbing, HVAC, Fire Alarm or electrical deficiencies or problems. Several dated standing pilot light furnaces need replacement. Several annual main line back up occurring. We may need a fire panel/ hardwired smoke detectors due to we only have battery operated smoke detectors.
12. During the last five years, have any major capital improvements been made to the site or building(s)? If so, please explain, with the approximate cost and provide copies of all recent receipts, HUD Fund Authorization Forms, or bills for work completed. Roof Replacements, Replaced Windows, Replaced underground gas lines

Does the property have	Y or N	Does the property have	Y or N
Polybutylene piping	N	Compressed wood or composite board siding	N
Galvanized steel water lines	N	EIFS exterior finishes	N
ABS sanitary lines	N	Fire Retardant Treated plywood	N
Aluminum branch wiring	N	Cadet/Encore electric heaters installed 1982-99	N
Omega (Central or CSC) brand sprinkler heads	N	GE or Hotpoint dishwashers installed 1983-89	N

13. Please list any deficiencies noted during any Building, Fire or Health Department inspections in the last three years. Not to my knowledge.
14. When were the fire alarm systems and/or sprinkler system (if any) last tested? N/A
15. Are all swimming pools and/or spas at the property in compliance with the *Virginia Graeme Baker Pool and Spa Safety Act*, which requires installation of safety equipment designed to prevent entrapment? ☐ Yes ☒ No
16. Carbon monoxide detectors:
- a) Are carbon monoxide (CO) detectors present in each dwelling unit? ☒ Yes ☐ No ☐ NA
- b) If CO detectors are present, are they either hard-wired or plug-in type devices? ☐ Yes ☒ No ☐ NA
17. Please list the following utility providers:
- Electricity: Xcel Energy
- Water: Denver Water
- Sanitary Sewer: _____
- Storm Drainage: _____
- Natural Gas or Oil: Xcel
18. If you are performing or planning any repairs or replacement work to the property that will exceed an aggregate cost of \$2,000 please explain, with the approximate cost and provide copies of bids. In the process of replacing gas lines from meter to units at an expected cost of about \$75K. Main Water line and backflow preventer. No cost estimates at this time.
19. Please list the responsible party for tenant improvements and maintenance of major systems (if applicable). South Metro Housing Options

20. Please list any energy efficiency upgrades that have been completed at your property (i.e., *Energy Star* appliances, HVAC equipment with improved SEER ratings, higher R-value insulation, etc.) Energy efficient windows in 2011. Energy efficient doors but unknown of the year installed. _____
- _____

21. Please list the approximate age (in years) of the following, as applicable: (Indicate "ORIG", if from original building construction OR, if applicable, give an estimated range, i.e. approx. 50% are 3 yrs. in age, 25% are 10 yrs. in age, etc.)

Paving: >13 Yrs. Sealant/stripping: >10 Yrs. Exterior paint: 10 Yrs. Roof: 1 Yrs.
 Windows: 5 Yrs. Doors: >13 Yrs. Sewer Lines: Orig Yrs. Electric panels: orig Yrs.
 Fire alarm panel: N/A Yrs. Common area carpet: N/A Yrs. Common area flooring: <5 Yrs. Elevators: N/A Yrs.

Please indicate age of building systems/components in estimate of percentages. Select all that apply to the Property.					
Building components	0-5 Yrs. of age	6-10 Yrs. of age	11-15 Yrs. of age	16-20 Yrs. of age	21 + Yrs. of age
Furnace(s)	5%		95%		5%
Condenser(s)	N/A				
PTAC unit(s)	N/A				
Rooftop unit(s)	N/A				
Boiler(s):	N/A				
Water heater(s)	20%	50%	30%		
Refrigerator(s)	25%	75%			
Stove(s)	25%	75%			
Dishwasher(s)	N/A				
Microwave(s)	N/A				
Clothes washer(s)	N/A				
Clothes dryer(s)	N/A				
Kitchen cabinetry					100%
Bathroom cabinetry			100%		

22. Please complete the unit breakdown table for your property as accurately as possible:

Unit Designation (if any)	Unit Layout (bedrooms/baths)	Unit Size (Sq. ft.)	Total # Units at Site
Number 1	Efficiency\studio	400	10
Number 2	1 Bedroom	600	9
Number 3	2 Bedroom	700	9

23. Does the property have designated handicap-accessible units? ☐ Yes ☒ No

a) If yes, list in the table below all designated handicap-accessible units.

LIST ALL HANDICAP-ACCESSIBLE UNITS			
N/A			

24. Please complete a unit distribution table for each building at your property. You may list multiple buildings in the “Building ID” field using one table if those buildings share identical unit distributions. Copy the following pages as necessary to complete. (See Map)

Building Name / Number	Unit Layout (bedrooms/baths)	Unit Size (Sq. ft.)	# Units in Bldg.
Building #1	#1) 1 Bedroom 1 Bath	600	
	#2) 1 Bedroom 1 Bath	600	
	#3) 1 Bedroom 1 Bath	600	
	#4) 1 Bedroom 1 Bath	600	
			4 Units Total

Building Name / Number	Unit Layout (bedrooms/baths)	Unit Size (Sq. ft.)	# Units in Bldg.
Building #2	#5) 1 Bedroom 1 Bath	600	
	#6) 2 Bedroom 1 Bath	700	
	#7) 2 Bedroom 1 Bath	700	
	#8) 2 Bedroom 1 Bath	700	
	#9) 1 Bedroom 1 Bath	600	
			5 Units Total

Building Name / Number	Unit Layout (bedrooms/baths)	Unit Size (Sq. ft.)	# Units in Bldg.
Building #3	#10) Efficiency 1 Bath	400	
	#11) Efficiency 1 Bath	400	
	#12) Efficiency 1 Bath	400	
	#13) No Unit		
			3 Units Total

Building Name / Number	Unit Layout (bedrooms/baths)	Unit Size (Sq. ft.)	# Units in Bldg.
Building #4	#14) 1 Bedroom 1 Bath	600	
	#15) 1 Bedroom 1 Bath	600	
	#16) 1 Bedroom 1 Bath	600	
	Recreation Room 2 Bathrooms		4 Units Total
	Kitchen		

Building Name / Number	Unit Layout (bedrooms/baths)	Unit Size (Sq. ft.)	# Units in Bldg.
Building #5	#17) Efficiency 1 Bath	400	
	#18) Efficiency 1 Bath	400	
	#19) Efficiency 1 Bath	400	
	#20) Efficiency 1 Bath	400	
	#21) Efficiency 1 Bath	400	
			5 Units Total

Building Name / Number	Unit Layout (bedrooms/baths)	Unit Size (Sq. ft.)	# Units in Bldg.
Building #6	#22) Efficiency 1 Bath	400	
	#23) Efficiency 1 Bath	400	
	#24) 1 Bedroom 1 Bath	600	
			3 Units Total

Building Name / Number	Unit Layout (bedrooms/baths)	Unit Size (Sq. ft.)	# Units in Bldg.
Building #7	#25) 2 Bedroom 1 Bath	700	
	#26) 2 Bedroom 1 Bath	700	
			2 Units Total

Building Name / Number	Unit Layout (bedrooms/baths)	Unit Size (Sq. ft.)	# Units in Bldg.
Building #8	#27) 2 Bedroom 1 Bath	700	
	#28) 2 Bedroom 1 Bath	700	
	#29) 2 Bedroom 1 Bath	700	
			3 Units Total

25. REPLACEMENT COST DATA. Please provide typical average per unit replacement cost data for the following items at your property. This information should be based on recent cost data (i.e., from within the last 3 years).

Appliances and Components

+ - \$700.00 Refrigerators	N/A__	Condenser units/heat pumps
+ - \$500.00 Ranges	_____	Apartment unit furnaces/air handlers
_____ N/A Microwave ovens	N/A__	PTAC Units
_____ N/A Dishwashers	\$600.00__	Water heaters
_____ N/A Washers	N/A__	Dryers
_____ N/A Boilers	N/A__	Window AC

Interior Finishes

_____ Carpet (per unit)	_____ Kitchen cabinet replacement refurbishment (per unit)
_____ Vinyl floor (per unit)	_____ Countertop refurbishment / replacement (per unit)

Exterior Components

_____ Roofing (per building)	_____ Doors (each per type: sliding, wood, metal, etc.)
_____ Windows (each)	_____ Paving/Asphalt (sealcoat/stripe & overlay price)
_____ Siding (SF price or per bldg)	_____ Other (per unit price)

DOCUMENT AND INFORMATION CHECKLIST

Please provide the following information for each property (as much as possible in electronic format) so the Project Manager can proceed with the survey of the property. Asterisk (*) items are critical to report completion. The documents will become exhibits in the Consultant's report.

A. Plans
<input type="checkbox"/> ALTA Survey or site plan* <input type="checkbox"/> Architectural building plans* (plans, elevations, wall section, foundation, MEP, etc.) <input type="checkbox"/> Reduced scale site and building plans
B. Municipal Documents
<input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Building Permit <input type="checkbox"/> Façade inspection compliance (if applicable in your municipality) <input type="checkbox"/> Copy of tax cards <input type="checkbox"/> Copy of violations <input type="checkbox"/> Most recent fire inspection <input type="checkbox"/> Most recent building code inspection
C. Additional Information
<input type="checkbox"/> Facility license* <input type="checkbox"/> Most recent state health survey (SNF and/or ALF properties) and associated plan of correction* <input type="checkbox"/> Most recent REAC inspection / HUD Fund Authorization Forms* <input type="checkbox"/> Completed REAC Repair Certification Form (attached), for existing HUD loans only* <input type="checkbox"/> Certificate of Occupancy* <input type="checkbox"/> Capital expense report for 5 years* <input type="checkbox"/> Tenant Rent Roll or Census Report* <input type="checkbox"/> Roof warranty <input type="checkbox"/> History of recent improvements <input type="checkbox"/> Schedule of floor area measurements (Gross and Rentable Square Feet per building) <input type="checkbox"/> Copy of most recent appraisal <input type="checkbox"/> Previous Due Diligence or Building Component Reports, including, but not limited to façade, roof, MEP, elevators, sprinklers, fire alarm, or life safety equipment, and pavement <input type="checkbox"/> <u>Detailed</u> list of owner-proposed repairs/improvements, including unit description, location, quantity, and cost.

AEI ACCESS REQUIREMENTS

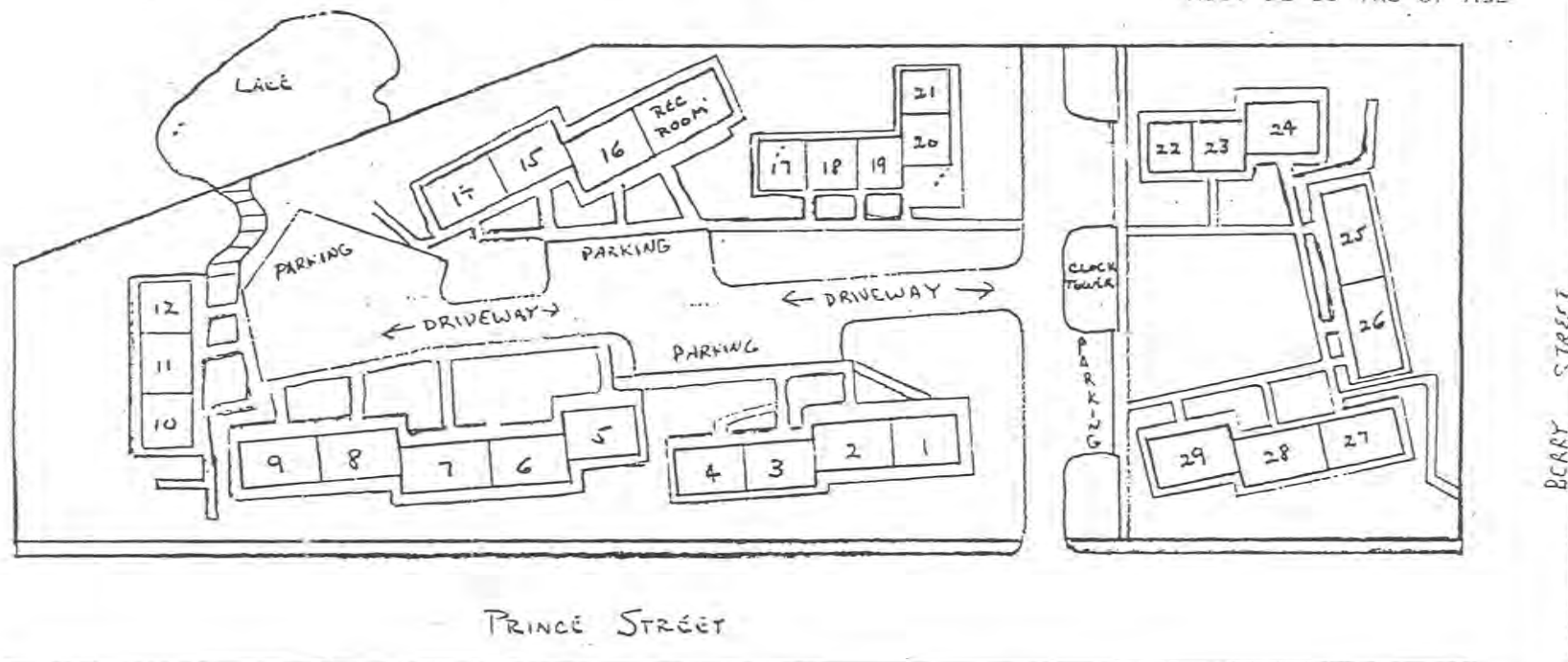
At the time of the site visit the Consultant is required to gain access to all areas of the property. This includes:

- All building roofs, unless pitched asphalt shingles. This may require you to obtain and provide a ladder.
- All building perimeters
- All site amenities
- All vacant, down, and handicap-accessible units
- All building interiors, including as applicable, common areas, lobbies, a representative sampling of offices, retail spaces, manufacturing or assembly areas, or apartments, community rooms, exercise rooms, pool areas, storage rooms, attics and basements, garages.
- All mechanical, electric, sprinkler, HVAC, utility, service, elevator, storage and equipment rooms

LAST UPDATED 9/15/16 Julie Foyle

GENEVA VILLAGE SENIOR CITIZEN HOUSING
5444 S. Prince St.
Littleton, CO,

MUST BE 55 YRS OF AGE

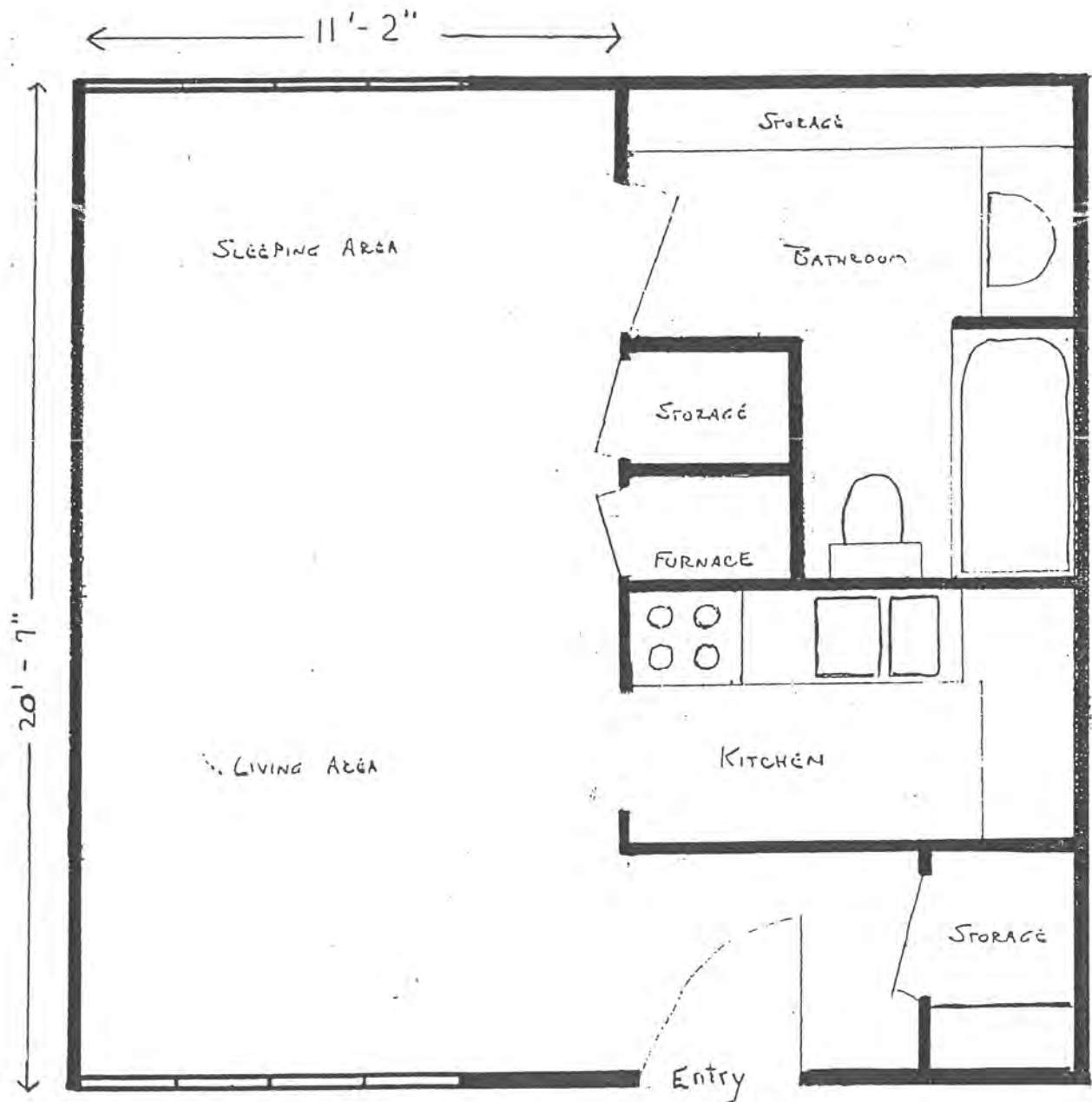


Geneva Village is a complex comprising of 10-Efficiency, 10-One bedroom, and 8-Two bedroom apartments. The rents are a flat rate, per unit size: \$300.00 \$390.00 \$450.00 per month. Utilities are all included (all electric) except for telephone. Units are draped, carpeted floors. Each unit has it's own entrance directly to the "outside world". There are two community laundry facilities. There is a small storage area desingated for each apartment, and a community room is available for parties, gatherings, tenant functions and activities. Currently there are NO PETS at Geneva Village.

The village is a beautiful park setting complete with a pond, walking path, and fountain. On a bus line, and near Police, Fire, City and County Administrations, and convenient to shopping, it is an ideal location.

To have your name placed on the waiting list for Geneva Village, call Littleton Housing Authority: 794-9608

~~\$300.00~~
includes
utilities

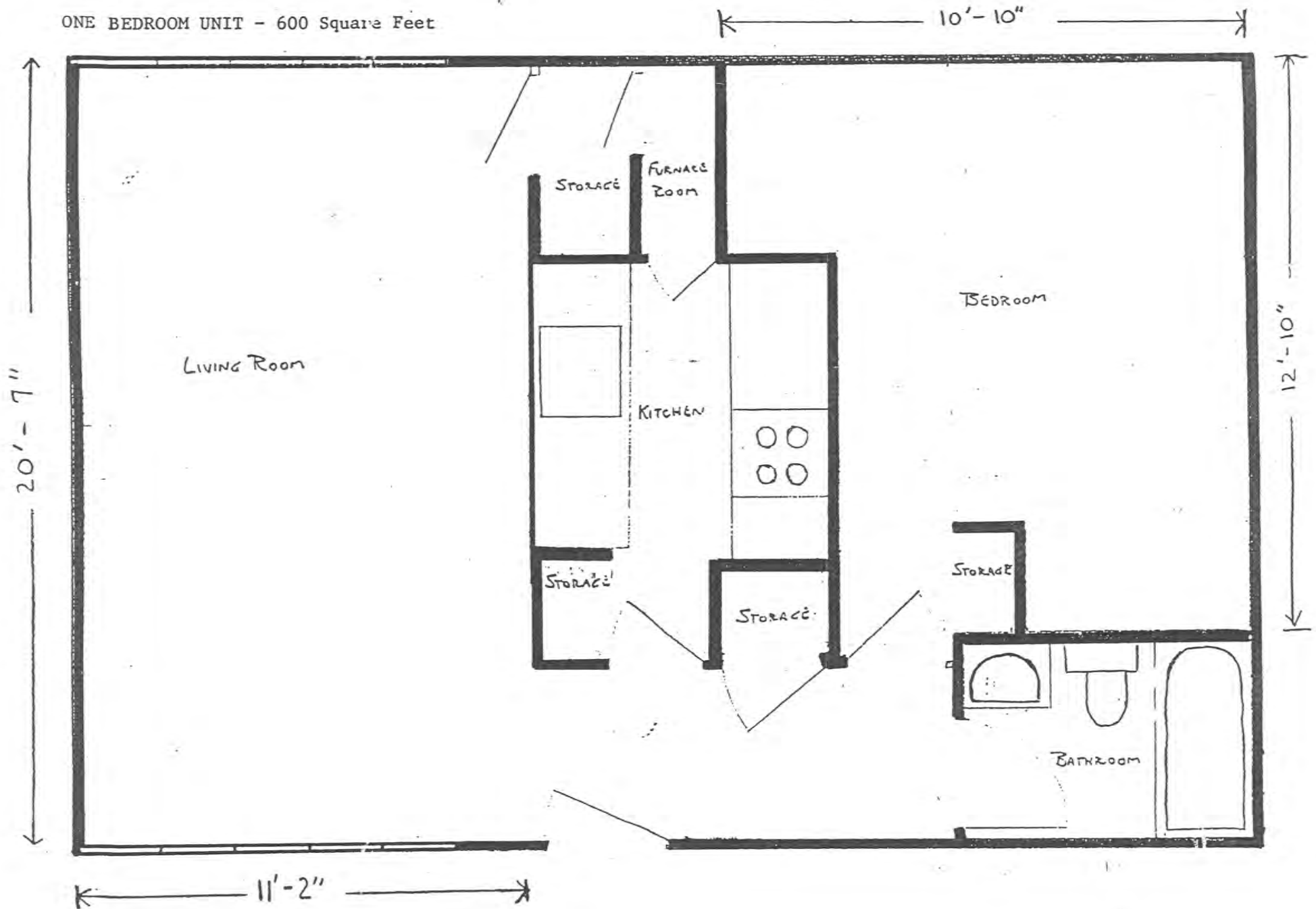


GENEVA VILLAGE

EFFICIENCY UNIT - 400 Square Feet

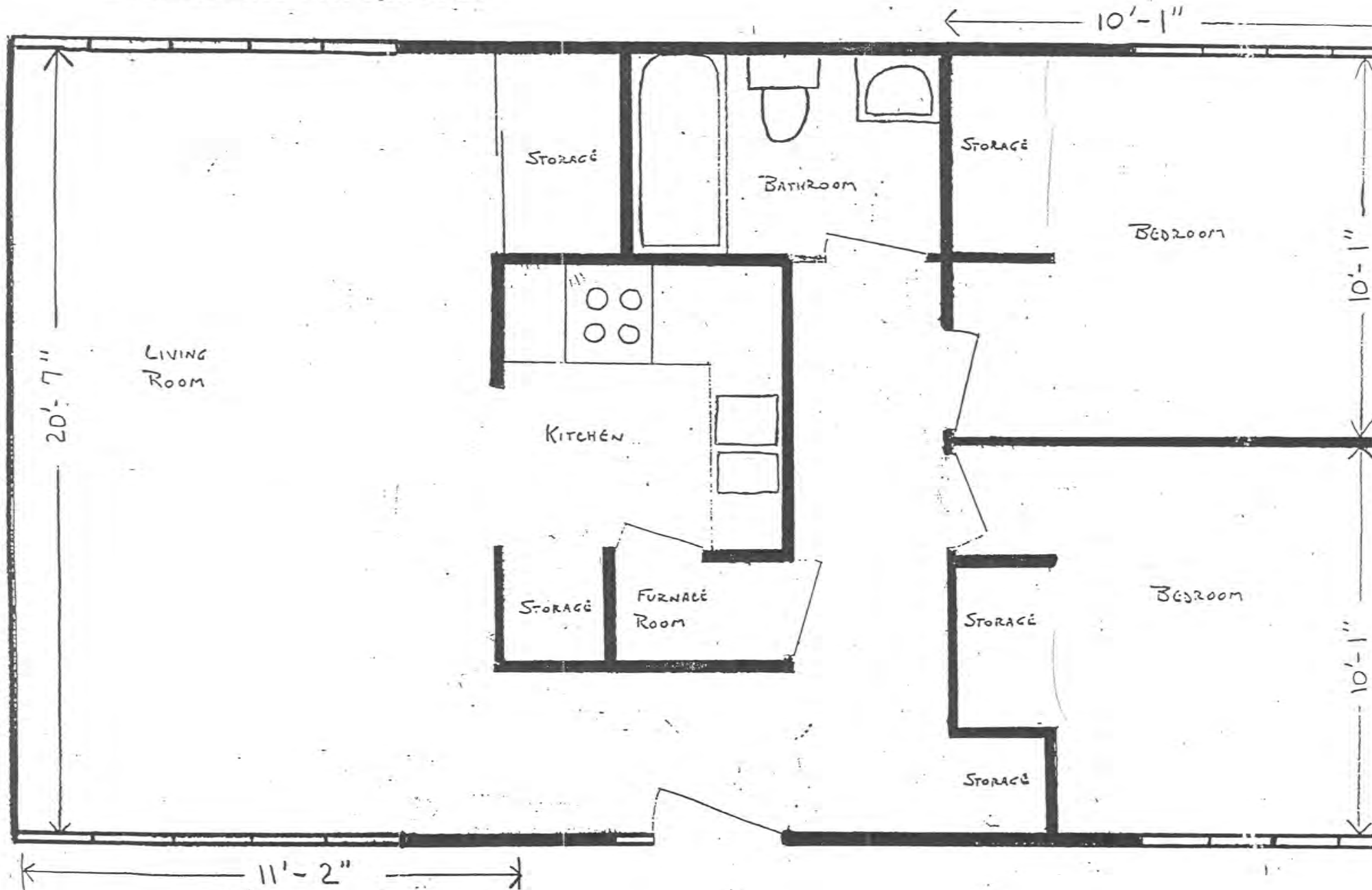
GENEVA VILLAGE

ONE BEDROOM UNIT - 600 Square Feet



IVA VILLAGE

TWO BEDROOM UNIT - 700 Square Feet



ACCESSIBILITY CHECKLIST

AEI ACCESSIBILITY COMPLIANCE WORKSHEET

Green Village
5444 South Prince St.
Littleton, CO
AEI Project#:361640

Legend:

UFAS: Uniform Accessibility Design Standards
ADA: Americans with Disabilities Design Standards
FHA: Fair Housing Accessibility Design Manual

	Yes	No	Not Applicable	Referenced Standard(s)	Description/Location of Deficiency	Recommended Corrective Action	Quantity	Unit Price	Units	Total Cost				
A. SCOPE OF THE ASSESSMENT														
UFAS	Yes	No	Not Applicable	Applicability of Standard		Assessor Comments								
A.1	Does property receive federal project-based assistance?	✓		Section 504/UFAS do not apply; however, a UFAS assessment is required if accessible units are present. Go to next question.										
A.2	Does the property have accessible dwelling units?	✓		No UFAS assessment required.										
FHA	Yes	No	Not Applicable	Applicability of Standard		Assessor Comments								
A.3	Were any of the residential buildings constructed for first occupancy after March 13, 1991, or was the last building permit issued or renewed after June 15, 1990?	✓		FHA does not apply based on construction date. STOP HERE.										
A.4	Were all apartment buildings originally constructed for residential use?													
A.5	Does at least one of the residential buildings have four or more dwelling units ?													
A.6	Are any of the residential buildings comprised of 100% townhouse units (two or more stories)?													
ADAAG	Yes	No	Not Applicable	Applicability of Standard		Assessor Comments								
A.7	Is a leasing / business office present at the Subject Property?	✓		No leasing office present. Go to next question.										
A.8	Are there any commercial operations at the Subject Property, such as day care centers, retail spaces, restaurants, etc.?	✓		ADA does not apply to the property. STOP HERE.										
A.9	If present, are commercial spaces leased and operated by a party other than the property owner?		✓											
I.0 General Information														
I.1	Are there accessible dwelling units at the property?	✓												
I.2	If accessible units are present, how many are there?	0												
I.3	Accessible units / Total units:	0%	Do not enter value.											
I.4	List number of standard accessible parking spaces present:	7												
I.5	List number of van-accessible parking spaces present:	0												
I.6	List number of universal accessible parking spaces present:	0												
Total Accessible parking spaces:		7												
2.0 ADAAG - Parking and Exterior Accessible Routes														
2.1	Is at least one van-accessible parking space provided adjacent to each area of public accommodation (typically a leasing office) present?		✓	ADA 4.6										
2.2	Do the existing ADA spaces have compliant marked access aisles (60" for standard and universal spaces, 96" for van-accessible spaces), with no ramp or other obstruction protruding into the aisle?			ADA 4.6.3										
2.3	Are the existing accessible ADA parking spaces on an accessible pathway to the entrance of the area of public accommodation? (Curb cuts/ramps present at access aisles, or access aisles flush with sidewalks)			ADA 4.6.3										
2.4	Do the existing ADA spaces appear to be marked with the International Symbol of Accessibility on a vertically-mounted sign that is mounted at least 60 inches from ground level as measured from the bottom of the			ADA 4.6.4										
2.5	Do the existing van-accessible spaces appear to be marked with a sign reading "Van-Accessible"?			ADA 4.6.4										

2.6	Is the entrance to each <i>area of public accommodation</i> on an accessible route?				ADA 4.3						
2.7	Are all exterior accessible routes a minimum of 36" wide?				ADA 4.3						
2.8	Are accessible routes free from barriers, such as stairs, steps, or objects that protrude more than 4 inches into the accessible pathway?				ADA 4.4						
2.9	Do exterior doorways on exterior routes appear to be at least 32 inches wide, with sufficient clear space ?				ADA 4.13.5						
2.10	Is the door hardware on exterior access doors to <i>areas of public accommodation</i> easy to operate (lever/push type hardware, no twisting required)?				ADA 4.13.9						
2.11	Is the door threshold height less than 3/4 inch for sliding doors, or less than 1/2 inch for other door types, and have a beveled slope < 1:2?				ADA 4.13.8						
2.12	Does the accessible route feature a stable and firm walking surface?				ADA 4.3						
2.13	Are accessible building entrances designated by signage with the International Symbol of Accessibility?				ADA 4.1.2(7)(c)						
2.14	Do all ramps on accessible pathways serving <i>areas of public accommodation</i> (including curb ramps) appear to have a slope not exceeding 1:12?				ADA 4.8.2						
2.15	Do depressed curb ramps on accessible pathways serving <i>areas of public accommodation</i> have flared sides with a slope not exceeding 1:10?				ADA 4.7.5						
2.16	Are ramps on accessible pathways serving <i>areas of public accommodation</i> that exceed 1:20 slope provided with handrails on both sides of the ramp?				ADA 4.8.5						
2.17	Does the width between railings for ramps on accessible pathways serving <i>areas of public accommodation</i> appear to be at least 36 inches?				ADA 4.3						
2.18	Is there a level landing at the top and bottom of each ramp run?				ADA 4.8.4						
3.0 ADAAG - Interior Accessible Routes		Yes	No	Not Applicable	Referenced Standard(s)	Description/Location of Deficiency	Recommended Corrective Action	Quantity	Units	Unit Price	Total Cost
3.1	Are all accessible routes at least 36" wide (32" wide through doorways)?				ADA 4.3						
3.2	Do floor surfaces appear to be firm, stable, and slip resistant ?				ADA 4.3						
3.3	If carpeting is present, is it securely fastened, with a maximum pile height of 1/2 inch?				ADA 4.5.3						
3.4	Are accessible pathways free from obstacles (phones, fountains, etc.) that appear to protrude more than four inches into walkways or corridors?				ADA 4.4						
3.5	Is the door hardware easy to operate (lever/push type hardware, no twisting required)?				ADA 4.13.9						
3.6	Is the door threshold height less than 3/4 inch for sliding doors, or less than 1/2 inch for other door types, and have a beveled slope < 1:2?				ADA 4.13.8						
3.7	For elevators in areas of public accommodation only: Does the elevator interior appear to provide sufficient wheelchair turning area (51" x 68")?				ADA 4.10.9						
3.8	For elevators in areas of public accommodation only: Do elevator controls appear to be low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?				ADA 4.10.12(3)						
3.9	For elevators in areas of public accommodation only: Do elevator control buttons appear to be designated by both Braille and by raised standard alphabet characters (mounted to the left of the button)?				ADA 4.10.12(2)						
3.10	For elevators in areas of public accommodation only: If provided, is the two-way emergency communication system within the elevator cab usable without voice communication, and does it provide both audio and visual indicators that a rescue is on the way?				ADA 4.10.4						

4.0 ADAAG - Public Restrooms		Yes	No	Not Applicable	Referenced Standard(s)	Description/Location of Deficiency	Recommended Corrective Action	Quantity	Units	Unit Price	Total Cost
4.2	Do public restrooms appear to be located on an accessible route?				ADA 4.13.3(11)						
4.3	Do public restrooms appear large enough to accommodate a wheelchair turnaround (60" turning diameter)?				ADA 4.22.3						
4.4	If present, are toilet stalls at least 36" wide (32" minimum doorway)?				ADA 4.17.3						
4.5	Do sink/toilet handles appear to be operable with one hand without grasping, pinching or twisting?				ADA 4.19.5						
4.6	Is the top of the toilet seat(s) between 17 and 19 inches from the floor?				ADA 4.16.3						
4.7	Do the sinks appear to be provided with clearance for a wheelchair to roll under (minimum 27" clearance)?				ADA 4.24.3						
4.8	Are the sinks/lavatories mounted with a counter surface no more than 34" from the floor?				ADA 4.19.2						
4.9	Do exposed pipes under sink appear to be sufficiently insulated against contact?				ADA 4.19.4						
4.10	Do soap dispensers, towel dispensers and other accessories appear to be reachable (48" from floor for frontal approach, 54" for side approach)?				ADA 4.27.2						
4.11	Does the base of one mirror appear to be mounted no more than 40" from the floor?				ADA 4.19.6						
4.12	Are compliant toilet grab bars provided in toilet rooms (minimum 36" rear and 42" side)?				ADA 4.17.6						
5.0 UFAS - Parking and Exterior Accessible Routes		Yes	No	Not Applicable	Referenced Standard(s)	Description/Location of Deficiency	Recommended Corrective Action	Quantity	Units	Unit Price	Total Cost
5.1	If parking is provided for 100% of the residents, is one accessible parking space provided for each accessible dwelling unit?				UFAS 4.1.1(5)(d)						
5.2	Do the existing accessible parking spaces have compliant marked access aisles (60" for standard and universal spaces, 96" for van-accessible spaces), with no ramp or other obstruction protruding into the aisle?				UFAS 4.6.3						
5.3	Are the existing accessible parking spaces on an accessible pathway with an accessible entrance to the building which they serve? (Curb cuts/ramps present at access aisles, or access aisles flush with sidewalks).				UFAS 4.6.3						
5.4	Do the existing accessible spaces appear to be marked with the International Symbol of Accessibility on a vertically-mounted sign that is of sufficient height that it is not obstructed by a parked vehicle?				UFAS 4.6.4						
5.5	Do the existing van-accessible spaces appear to be marked with a sign reading "Van-Accessible"?				UFAS 4.6.4						
5.6	If accessible dwelling units are present: Is at least one type of each common area amenity provided for residents at the property accessible, and on an accessible pathway with all accessible dwelling units?				UFAS 4.3.2(1)						
5.7	Do accessible routes link all site elements, including accessible/adaptable dwelling units, common spaces, accessible parking, and site amenities ?				UFAS 4.3.2(1)						
5.8	Are all exterior accessible routes a minimum of 36" wide?				UFAS 4.3.3						
5.9	Are accessible routes free from barriers, such as stairs, steps, or objects that protrude more than 4 inches into the accessible pathway?				UFAS 4.4.1						
5.10	Do exterior doorways on exterior routes appear to be at least 32 inches wide, with sufficient clear space ?				UFAS 4.13.5						
5.11	Is the door hardware on exterior access doors to residential buildings, common use areas, and other site amenities easy to operate (lever/push type hardware, no twisting required)?				UFAS 4.13.9						
5.12	Is the door threshold height less than 3/4 inch for sliding doors, or less than 1/2 inch for other door types, and have a beveled slope that is less than 1:2?				UFAS 4.13.8						
5.13	Do the accessible routes feature a stable and firm walking surface?				UFAS 4.5.1						

5.14	Do all ramps on accessible pathways (including curb ramps) appear to have a slope not exceeding 1:12?				UFAS 4.8.2						
5.15	Do depressed curb ramps have flared sides with a slope not exceeding 1:10?				UFAS 4.7.5						
5.16	Are ramps that exceed 1:20 slope provided with handrails on both sides of the ramp?				UFAS 4.8.5						
5.17	Does the width between railings appear to be at least 36 inches?				UFAS 4.3.3						
5.18	Is there a level landing at the top and bottom of each ramp run?				UFAS 4.8.4						
6.0 UFAS - Interior Accessible Routes		Yes	No	Not Applicable	Referenced Standard(s)	Description/Location of Deficiency	Recommended Corrective Action	Quantity	Units	Unit Price	Total Cost
6.1	Are all accessible routes at least 36" wide (32" wide through doorways)?				UFAS 4.3.3 UFAS 4.13.5						
6.2	Do floor surfaces appear to be firm, stable, and slip resistant?				UFAS 4.5.1						
6.3	If carpeting is present, is it securely fastened, with a maximum pile height of 1/2 inch?				UFAS 4.5.3						
6.4	Are accessible pathways free from obstacles (phones, fountains, etc.) that appear to protrude more than four inches into walkways or corridors?				UFAS 4.4.1						
6.5	Is the door hardware easy to operate (lever/push type hardware, no twisting required)?				UFAS 4.13.9						
6.6	Is the door threshold height less than 3/4 inch for sliding doors, or less than 1/2 inch for other door types, and have a beveled slope < 1:2?				UFAS 4.13.8						
6.7	Does the elevator interior appear to provide sufficient wheelchair turning area (51" x 68")?				UFAS 4.10.9 FHA 2.12						
6.8	Do elevator controls appear to be low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?				UFAS 4.10.12(3) FHA 2.12						
6.9	Do elevator control buttons appear to be designated by both Braille and by raised standard alphabet characters (mounted to the left of the button)?				UFAS 4.10.12(2) FHA 2.12						
6.10	<u>If the elevator travels more than 60 vertical feet</u> , is the two-way emergency communication system within the elevator cab usable without voice communication, and does it provide both audio and visual indicators that a rescue is on the way?				UFAS 4.10.4 ASME A17.1 FHA 2.12						
6.11	Is an emergency notification present in the common areas?				UFAS 4.1.2 (13)						
7.0 UFAS - Common Restrooms and Laundry Facilities		Yes	No	Not Applicable	Referenced Standard(s)	Description/Location of Deficiency	Recommended Corrective Action	Quantity	Units	Unit Price	Total Cost
7.1	Do common restrooms (e.g., at swimming pools, clubhouses, etc.) appear to be located on an accessible route?				UFAS 4.1.2(10)						
7.2	Do common restrooms appear large enough to accommodate a wheelchair turnaround (60" turning diameter)?				UFAS 4.22.3						
7.3	If present, are toilet stalls at least 36" wide (32" minimum doorway)?				UFAS 4.17.3						
7.4	Do sink/toilet handles appear to be operable with one hand without grasping, pinching or twisting?				UFAS 4.19.5						
7.5	Is the top of the toilet seat(s) between 17 and 19 inches from the floor?				UFAS 4.16.3						
7.6	Do the sinks appear to be provided with clearance for a wheelchair to roll under (minimum 27" clearance)?				UFAS 4.19.2						
7.7	Are the sinks/lavatories mounted with a counter surface no more than 34" from the floor?				UFAS 4.19.2						
7.8	Do exposed pipes under sink appear to be sufficiently insulated against contact?				UFAS 4.19.4						
7.9	Do soap dispensers, towel dispensers and other accessories appear to be reachable (48" from floor for frontal approach, 54" for side approach)?				UFAS 4.27.2						
7.10	Does the base of one mirror appear to be mounted no more than 40" from the floor?				UFAS 4.19.6						

7.11	Are compliant toilet grab bars provided in toilet rooms (minimum 36" rear and 42" side)?				UFAS 4.17.6						
7.12	Are common laundry facilities on an accessible route?				UFAS 4.1.1(2) UFAS 4.34.7.1						
7.13	Is a 30 x 48 inch clear floor space provided at the machines which allows either a forward or parallel approach?				UFAS 4.27.2						
7.14	Are controls reachable by the seated user?				UFAS 4.27.3						
7.15	Are the machine controls operable with one hand?				UFAS 4.27.4						
7.16	Are front-loading washing machines and clothes dryers present in common laundries?				UFAS 4.34.7.2						
8.0 UFAS - Accessible Dwelling Units (General)		Yes	No	Not Applicable	Referenced Standard(s)	Description/Location of Deficiency	Recommended Corrective Action	Quantity	Units	Unit Price	Total Cost
8.1	If Section 504 applies, are at least 5% of the total units at the property accessible dwelling units?				HUD PIH 99-52 (HA)						
8.2	If Section 504 applies, are at least 2% of the total units equipped to accommodate persons with hearing or visual impairments?				HUD PIH 99-52 (HA)						
8.3	Do accessible dwelling units appear to be located on an accessible route?				UFAS 4.3.2(4)						
8.4	Is the dwelling unit entry door provide a minimum of 32" clear width?				UFAS 4.34(6)						
8.5	Are the doorways within the accessible dwelling units a minimum of 32" clear width?				UFAS 4.34(6)						
8.6	Is an audible/visual visitor indicator provided at the accessible unit?										
8.7	If Section 504/UFAS applies: Do primary entrance/egress doors that open inward feature a maneuvering clear space at least 60" deep, with a minimum 18" clearance to the side of the door opposite the hinge?				UFAS 4.13.6						
8.8	Do dwelling unit entrance doors and interior doors feature hardware easy to operate (lever/push type hardware, no twisting required)?				UFAS 4.13.9						
8.9	If provided, are patios, terraces, balconies, carports, garages or other "outdoor spaces" accessible and on an accessible route?				UFAS 4.34.2(15)(d)						
8.10	Are light switches, outlets and thermostats accessible from a wheelchair (<48" for front approach & <54" for side approach)?				UFAS 4.27.3						
8.11	Are emergency notifiers (audible/visual) present in the accessible units?				UFAS 4.28.4						
9.0 UFAS - Accessible Dwelling Units (Bathrooms)		Yes	No	Not Applicable	Referenced Standard(s)	Description/Location of Deficiency	Recommended Corrective Action	Quantity	Units	Unit Price	Total Cost
9.1	Is a clear space of at least 30" x 48" for forward approach present at the sink, and does the sink provide either open knee clearance or removable base cabinetry?				UFAS 4.19.3 UFAS 4.34.5.3						
9.2	If lavatories are provided with knee clearance, is the bottom of the sink at least 27" from the floor?				UFAS 4.34.5.3(1) UFAS 4.19.2						
9.3	Are the sinks/lavatories mounted with a counter surface no more than 34" from the floor?				UFAS 4.34.5.3(1) UFAS 4.19.2						
9.4	Is compliant clear floor space provide at bathtubs (minimum 60" long along the tub, and either 30" wide when tub approach from bathroom entry is parallel to the tub, or 48" wide when tub approach is perpendicular from the entry)?				UFAS 4.20						
9.5	Is compliant clear floor space provided at shower stalls (48" wide and 36" deep for 36"x36" stalls, or 60" wide by 36" deep for 30"x60" stall)?				UFAS 4.21						
9.6	Are the clear floor spaces for all fixtures in the bathroom outside of the door swing?				UFAS 4.34.5.1						
9.7	Do sink, tub, and/or shower handles appear to be operable with one hand without grasping, pinching or twisting?				UFAS 4.27.4						
9.8	Is the top of the toilet seat(s) between 17 and 19 inches from the floor?				UFAS 4.16.3						
9.9	Do exposed pipes under sink appear to be sufficiently insulated against contact?				UFAS 4.19.4						

	Total number of parking spaces:		Do not manually enter value.								
	How many accessible spaces for residents are required to meet the FHA 2% rule?	0									
11.1	Are a minimum of 2% of the parking spaces serving "covered" dwelling units accessible parking spaces?				Guidelines Req. 2						
11.2	If carport parking is provided, is at least one carport space accessible?				Guidelines FAQ, Question 14(b)						
11.3	If common garage parking is provided, is does at least one garage meet FHA dimension requirements? (14'-2" interior width, with a 10'-wide vehicle passage door)				Guidelines FAQ, Question 14(c)						
11.4	If parking is provided at common use facilities (e.g., swimming pools, playgrounds, etc.), is at least one of the parking spaces at each facility accessible?				Guidelines Req. 2						
11.5	Do the existing accessible spaces for residents and common facilities have compliant marked access aisles (60" for standard and universal spaces, 96" for van-accessible spaces), with no ramp or other obstruction protruding into the aisle?				ANSI 4.6.2						
11.6	Do the existing accessible parking spaces for residents and common facilities appear to be marked with the International Symbol of Accessibility on a vertically-mounted sign that is of sufficient height that it is not obstructed by a parked vehicle?				ANSI 4.6.2						
11.7	Are the existing accessible parking spaces for residents and common facilities on an accessible pathway to the entrance of the building/facility that they serve? (Curb cuts/ramps present at access aisles, or access aisles flush with sidewalks)				ANSI 4.6.2						
11.8	Is an unobstructed accessible route present into each building that includes covered dwelling units, and are accessible routes present to the entrance of each covered dwelling unit?				Guidelines Req. 2						
11.9	Are accessible routes free from barriers or objects that protrude more than 4 inches into the accessible pathway?				ANSI 4.4						
11.10	Are site facilities and amenities connected to covered dwelling units by an accessible route?				Guidelines Req. 2						
11.11	If dumpsters are provided, are they on an accessible route?				Guidelines Req. 2						
11.12	Are all exterior accessible routes a minimum of 36" wide?				ANSI 4.3.3						
11.13	Is the door hardware on exterior access doors to residential buildings, common use areas, and other site amenities easy to operate (lever/push type hardware, no twisting required)?				Guidelines Req. 3						
11.13	Is the door threshold height less than 3/4 inch for sliding doors, or less than 1/2 inch for other door types, and have a beveled slope < 1:2?				ANSI 4.13.8						
11.14	Do all ramps on accessible pathways (including curb ramps) appear to have a slope not exceeding 1:12?				Guidelines Req. 1						
11.15	Do depressed curb ramps have flared sides with a slope not exceeding 1:10?				ANSI 4.7.2						
11.16	If a ramp run has a rise of greater than 6 inches, is it provided with handrails on both sides of the ramp run?				ANSI 4.8.5						
11.17	Are stairways on accessible routes equipped with cane protection barriers for the visually impaired where vertical clearance is less than 80 inches?				ANSI 4.4.2						
12.0 FHA - Interior Accessible Routes		Yes	No	Not Applicable	Referenced Standard(s)	Description/Location of Deficiency	Recommended Corrective Action	Quantity	Units	Unit Price	Total Cost
12.1	Are all accessible routes at least 36" wide (32" wide through doorways)?				ANSI 4.3.3						
12.2	Are accessible pathways free from obstacles (phones, fountains, etc.) that appear to protrude more than four inches into walkways or corridors?				ANSI 4.4						

12.3	Does the elevator interior appear to provide sufficient wheelchair turning area (51" x 68")?				ANSI 4.10.9						
12.4	Do elevator controls appear to be low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?				ANSI 4.10.12						
12.5	Do elevator control buttons appear to be designated by both Braille and by raised standard alphabet characters (mounted to the left of the button)?				ANSI 4.10.12						
12.6	If provided, is the two-way emergency communication system within the elevator cab usable without voice communication, and does it provide both audio and visual indicators that a rescue is on the way?				ANSI 4.10.14						
12.7	Are common laundry facilities on an accessible route?				ANSI 4.32.6.1						
12.8	Are laundry machine controls reachable by the seated user?				ANSI 4.25						
13.0 FHA - Covered Dwelling Units		Yes	No	Not Applicable	Referenced Standard(s)	Description/Location of Deficiency	Recommended Corrective Action	Quantity	Units	Unit Price	Total Cost
13.1	Do the entrance doors to covered dwelling units feature compliant door hardware (exterior side of door only)?				Guidelines Req. 3						
13.2	Are kitchens, bathrooms, and bedrooms in the covered dwelling unit on an accessible route?				Guidelines Req. 4						
13.3	If vertical floor level changes are present, are they compliant? (1/4" maximum, unless tapered threshold is utilized, in which case 1/2" maximum is acceptable).				ANSI 4.5.2						
13.4	Do all dwelling unit doors, including interior doors, primary entry doors, and doors exiting to decks, patios, or balconies, feature thresholds that are no higher than 1/2"? Outdoor patios/decks may be maximum of 4" below door if patio/deck is impervious material.				Guidelines Req. 4						
13.5	Do all doors intended for passage within each covered dwelling unit, including at bedrooms, bathrooms, walk-in closets, and walk-in laundry rooms, dwelling have a minimum 32" clear opening?				Guidelines Req. 3						
13.6	Are light switches, outlets and thermostats mounted in an accessible location? (at least one receptacle in each living area must be mounted a minimum of 15" from floor; switches and environmental controls may be mounted no higher than 48" above floor)				Guidelines Req. 5						
14.0 FHA - Usable Bathrooms		Yes	No	Not Applicable	Referenced Standard(s)	Description/Location of Deficiency	Recommended Corrective Action	Quantity	Unit Price	Units	Total Cost
14.1	Are both accessible and adaptable dwelling unit bathrooms equipped with grab bar structural reinforcement behind and beside toilets, and in tub and/or shower enclosures? (applies to all bathrooms in unit)				Guidelines Req. 6						
14.2	Does the bathroom door have a minimum opening width of 32"?				Guidelines Req. 4						
14.3	Is compliant 30" x 48" clear floor space provided at and centered on each fixture? For parallel clear floor space, centerline of sink must be at least 24" from adjoining wall. For frontal approach (sinks with knee space/removable base cabinetry), centerline of sink must be at least 15" from adjoining wall.				Guidelines Req. 7						
14.4	Is a 30" x 48" clear floor space provided that is outside the swing of the door? This clear floor space may overlap clear floor spaces for sinks/vanities, toilets, and tubs.				Guidelines Req. 7						
14.5	If a frontal rather than a parallel 30" x 48" clear space is provided at the sink/lavatory, is removable base cabinetry or knee clearance provide to allow a close frontal approach to the sink?				Guidelines Req. 7						
14.6	For 36" x 36" shower stall, does any fixture (e.g., toilet, sink, etc.) protrude into the 30" x 48" clear floor space of the shower?				Guidelines Req. 7						

[illegible]

MUNICIPAL DOCUMENTATION

CITY OF LITTLETON
PUBLIC RECORDS REQUEST

PLEASE PRINT

Name: _____	 AEI Consultants Environmental & Engineering Services <small>An Employee Owned Company</small>	Request _____
Address _____		_____
City: _____		_____
Phone: _____		_____
Email: _____		_____
Instruct _____	Matthew Youngblood <i>Senior Project Manager</i>	2420 West 26th Ave, Ste 400-D Denver, CO 80211 O: 720.238.4582 C: 970.210.4275 F: 303.524.3401 myoungblood@aeiconsultants.com www.aeiconsultants.com

List each requested document and/or record. Please be as specific as possible. Allow three (3) working days for a search of the records. Per the State of Colorado Open Records Act (C.R.S. 24-72-203), if the request is substantially large or is maintained off-site, an extension of seven (7) working days is permitted. You will be notified within three (3) days of any extension and all estimated costs.

Please see attached sheet

Please select the format in which you would like to receive materials:

- ☒ View only, no copies requested
Appropriate personnel will be scheduled to accompany you during viewing.
- ☐ Hard copies/printouts
- ☐ CD*
- ☒ Email*

Note: information is not released in its native format.

*Not all documents are available electronically. Data manipulation fees may apply.

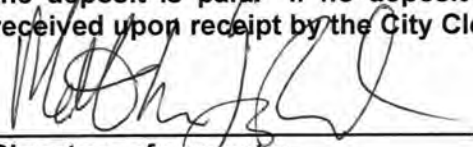
Please select the method you prefer for notification when records are available:

- ☐ U.S. First Class Mail
- ☐ I will pick up the records. Contact me by (circle one) mail phone email
- ☒ Email (if records are available electronically)

- I am hoping to obtain any and All permit history documentation for the following property.
- I would like to know if the fire Department has any outstanding Code Enforcement Violations listed for the Complex and when the last inspection occurred.
- I would like to know if the office of Code Enforcement has any outstanding Code enforcement Violations listed for the Complex

Geneva Village
5444 S Pine Street
Littleton, CO

I have read the records request instructions and agree to pay the charges incurred in processing this request pursuant to the schedule of fees and charges currently in place, including, if necessary, any amounts exceeding the estimates set forth above. This request will be considered received when this form is complete and the deposit is paid. If no deposit is required, the request shall be considered received upon receipt by the City Clerk or her designee.


Signature of requester

9/13/16 @ 1:55 pm
Date and time of request

OFFICE USE BELOW
Received by: _____ Date/Time _____

Estimated charges:

Hard Copy: _____ Copies @ 25 cents per page _____

CD: _____ Copies @ \$5.00 each _____

Other _____

Retrieval and Research: _____ hours X \$ _____ per hour = \$ _____

Deposit required \$ _____

One-half of estimate, if in excess of \$10.00

100% if a large request

CITY OF LITTLETON OPEN RECORDS REQUEST STANDARD FEES AND CHARGES

Photocopies or printouts 25 cents per 8 ½ "x 11" standard black and white page or actual cost for documents larger than standard size \$1.00 per 8 ½ "x 11" standard sized color page

Document Certification \$2.00 per document (in addition to the per page copy charge)

Duplication of audio or video files to disk \$5.00 per media

Transcriptions prepared by third party transcribers Actual cost incurred.

Research, Retrieval and Data Manipulation Fees \$ 30.00 per hour

- The first hour of research and retrieval is provided at no cost. All subsequent hours, or fractions thereof, will be charged at a rate of \$30.00 per hour.

Littleton **does not** charge for public records requests from the following groups:

- Members of City Council, the city's boards and commissions, and other staff (EXCEPTION: The city will charge for election materials requested by incumbent officials who are running for office).
- Students requesting documents for a specific class project (within reason)



Building & Development Services
2255 West Berry Avenue
Littleton, Colorado 80120
303-795-3751 * FAX 303-795-3707

September 14, 2016

RE: Records request for Geneva Village 5444 S Prince St. Littleton CO 80120

There are no open or outstanding code enforcement violations at the above referenced property.

Sincerely,

Rebecca Thompson
Code Enforcement Supervisor

City of Littleton

Littleton Fire Rescue

2255 West Berry Avenue
Littleton, Colorado 80120
303-795-3800
FAX: 303-795-3929



Proudly serving the communities of:

*City of Littleton
Metro Districts of Highlands Ranch
Littleton Fire Protection District*

9-14-2016

Matthew Youngblood
AIE Consultants
2420 W. 26th Ave, Suite 400-D
Denver, CO 80211

Re: 5444 S. Prince St, Littleton, CO 80120 Geneva Village

There are currently no known fire code violations at this address. There are no inspection records for this property. This occupancy classification does not require fire department inspections.

Hank Carter, Assistant Fire Marshal
303-795-3805
hcarter@littletongov.org

STREET ADD. 5444 S. Prince St. #10

PERMIT RECORD

LOT		BLOCK	SUBDIV.		ZONING DIST.	TYPE CONST.	OCCUP.	
TYPE OF PERMIT	PERMIT NO.	PLAN NO.	DATE ISSUED	REMARKS				
2	203055		12-9-86					

INSPECTION RECORD

BUILDING APPROVALS

PERMIT NUMBER		CALIBRONS & FOOTINGS	CONCRETE FORMS & STEEL	DAMP PROOFING	FRAMING	MASONRY & VENEER	FIREPLACE WOOD STOVE	INSULATION (C) CAVITY (R) BLOWN IN	DRYWALL BEFORE TAPING	ROOFING	FINAL BUILDING
	SIG										
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MECHANICAL & PLUMBING APPROVALS

PERMIT NUMBER	SIG	DATE	SIG	DATE	SIG	DATE	SIG	DATE	SIG
GROUND PLUMBING									
ROUGH PLUMBING									
GAS PIPING									
FINAL PLUMBING									
ROUGH MECHANICAL									
FINAL MECHANICAL	<i>ALV</i>	12-17-86							

ELECTRICAL APPROVALS

PERMIT NUMBER	SIG	DATE	SIG	DATE	SIG	DATE	SIG	DATE	SIG
CONSTRUCTION METER									
ROUGH ELECTRICAL									
FINAL ELECTRICAL									

MISCELLANEOUS APPROVALS

PERMIT NUMBER	SIG	DATE	SIG	DATE	SIG	DATE	SIG	DATE	SIG
DESIGNATION									

SPECIAL INSPECTOR REPORTS

PERMIT NO.	TYPE	REC'D FINAL

OTHER FINAL APPROVALS

PERMIT NO.	FIRE	ENG.	PLAN.

BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.

203055

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT	
DATE <u>12-9-86</u>		ADDRESS OF JOB <u>5444 S. Duncle St. #10</u>	
CONTRACTOR <u>Littleton Hg & A/B</u>		STATE LICENSE NO. <u>D-11080</u>	ESTIMATED COST OF JOB <u>\$980.00</u>
OWNER <u>Littleton Housing Authority</u>			
WHEN SIGNED AND VALIDATED BY BUILDING DEPT, THIS PERMIT AUTHORIZES THE ELECTRICAL WORK DESCRIBED BELOW			
NO. OF UNITS	DESCRIPTION OF WORK	FEE	
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS		
	REFRIGERATORS		
	LAUNDRY APPLIANCES		
	INCINERATORS, FREE-STANDING DOMESTIC		
	ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE F 2 FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM	UNIFORM BUILDING CODE 19 _____	FIRE DEPT. APPROVAL _____
	BOILER ELEVATOR		
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE		
	STEAM		
	HOT WATER		
	FORCED AIR		
	AIR COND.		
	OTHER Describe Below		
	SOLAR SYSTEM	GALS. OF WATER OR TONS OF ROCK	NO. OF COLLECTORS
INSTALLATION PER THE 1985 EDITION UNIFORM MECHANICAL CODE			
			TOTAL FEE \$ <u>0</u>

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED

BUILDING DEPT. APPROVAL BY <u>12/9/86 [Signature]</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.		USE TAX DEPOSIT #3315
DATE <u>12/9/86</u>	CONTRACTOR <u>Littleton Hg & A/B</u>	ADDRESS <u>5444 S. Duncle St.</u>	Rec'd Finance 12-09-86
ENGINEERING DEPT. APPROVAL BY	CONTRACTOR'S PHONE NO. <u>798-3280</u>	BY <u>[Signature]</u>	



THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE

STREET ADD.

PERMIT RECORD

[illegible]

INSPECTION RECORD

BUILDING APPROVALS

PERMIT NUMBER		CAISSONS & FOOTINGS	CONCRETE FORMS & STEEL	DAMP PROOFING	FRAMING	MASONRY & VENEER	FIREPLACE WOOD STOVE	INSULATION (C) CAVITY (R) BLOWN IN	BRICKL. BEFORE TAPING	ROOFING	FINAL BUILDING
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MECHANICAL & PLUMBING APPROVALS

PERMIT NUMBER	SIG	DATE	SIG	DATE	SIG	DATE	SIG	DATE	SIG
GROUND PLUMBING									
ROUGH PLUMBING									
GAS PIPING									
FINAL PLUMBING									
ROUGH MECHANICAL									
FINAL MECHANICAL	<i>24</i>	<i>52788</i>							

ELECTRICAL APPROVALS

PERMIT NUMBER	SIG	DATE	SIG	DATE	SIG	DATE	SIG	DATE	SIG
CONSTRUCTION METER									
ROUGH ELECTRICAL									
FINAL ELECTRICAL									

MISCELLANEOUS APPROVALS

PERMIT NUMBER	SIG	DATE	SIG	DATE	SIG	DATE	SIG	DATE	SIG
DESIGNATION									

SPECIAL INSPECTOR REPORTS

PERMIT NO.	TYPE	REC'D FINAL

OTHER FINAL APPROVALS

PERMIT NO.	FIRE	ENG.	PLAN.

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

203321

R

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT	
DATE <i>5-27-88</i>	ADDRESS OF JOB <i>5416 S. Prince St. #15</i>	2	
CONTRACTOR <i>Southglenn Htg & Plc</i>	EXACTLY AS NAME APPEARS ON LICENSE	LICENSE NO. <i>D-11087</i>	ESTIMATED COST OF JOB <i>\$760⁰⁰ KX</i>
OWNER <i>City of Littleton / General Village</i>	WHEN SIGNED AND VALIDATED BY BUILDING DEPT., THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW.		
NO. OF UNITS	DESCRIPTION OF WORK	FEE	
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM } UNIFORM BUILDING CODE 19 _____ FIRE DEPT. APPROVAL _____ BOILER } ELEVATOR } PLAN REVIEW FEE		
1	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR — GRAVITY TYPE STEAM HOT WATER FORCED AIR AIR COND. OTHER Describe Below	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS } UNIFORM BUILDING CODE 19 _____ <div style="text-align: center; font-size: 1.5em; font-weight: bold; transform: rotate(-5deg);"> RECEIVED MAY 23 1988 Office of the City Treasurer Littleton, Colo. </div>	
	SOLAR SYSTEM GALS. OF WATER OR TONS OF ROCK INSTALLATION PER THE 1985 EDITION UNIFORM MECHANICAL CODE		
		TOTAL FEE <div style="text-align: center; font-size: 1.5em;">⇓</div> \$ <i>0</i>	

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 795-3751

BUILDING DEPT. APPROVAL BY <i>[Signature]</i> DATE <i>5/27/88</i> ENGINEERING DEPT. APPROVAL BY <i>[Signature]</i> DATE _____	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES. CONTRACTOR <i>Southglenn Htg & Plc</i> ADDRESS <i>3143 E. Weaver Pl Littleton 80121</i> CONTRACTOR'S PHONE N.O. <i>798-7436</i> BY <i>Ralph Kanengister</i>	USE TAX DEPOSIT <i>0</i> TOTAL PERMIT FEE <i>0</i>
--	---	---

Engineer of Public Works and Water Supply
1/10/64 57 and release 4/80

Geneva Village

Small Shop App on Bldg #4, 5, 6 2/80
Small Shop App on Bldg #7-3-7 3/80
Small Shop App on Bldg #8, 1 2/80

STREET ADD. 5444 SO. PRINCE ST.

PERMIT RECORD

SEE MEMO FOR DISC.			ZONING DIST.		FINE ZONE		OCCUP.		11 Geneva Village	
TYPE OF PERMIT	PERMIT NO.	DATE ISSUED	TYPE OF PERMIT	PERMIT NO.	PLAN NO.	DATE ISSUED	REMARKS			
A	1118	A-53			GENEVA VILLAGE		RESIDENCE	\$200,000		
T	0627						PLUMBING	\$19,562		
D	0865						ELECTRICAL	\$14,000.00		
C 2	0428						HEATING	\$12,000.00		
0-2	1866	3/20/64					ALTERATION	2,500.00		
0-4	0788	3/26/64					PLBG.	1,000.00		
4-2	4232	2-1-79	Replacement (furnace)				Heating	\$550.00		
			Final 2-2-79. H-211							

PERMIT DESIGNATION: B—Building P—Plumbing E—Electrical U—Use Permit V—Variance HM—House Moving EP—Encroachment

BUILDING APPROVALS

[illegible]

PLUMBING APPROVALS

[illegible]

ELECTRICAL APPROVALS

PERMIT NUMBER:		SIG.	DATE	SIG.	DATE	SIG.	DATE	SIG.	DATE	SIG.	DATE
<i>Ind Workshop</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>7/10/97</i>	<i>[Signature]</i>	<i>7/10/97</i>	<i>[Signature]</i>	<i>7/10/97</i>	<i>[Signature]</i>	<i>7/10/97</i>	<i>[Signature]</i>	<i>7/10/97</i>
ROUGH-IN	<i>[Signature]</i>	<i>[Signature]</i>	<i>7/10/97</i>	<i>[Signature]</i>	<i>7/10/97</i>	<i>[Signature]</i>	<i>7/10/97</i>	<i>[Signature]</i>	<i>7/10/97</i>	<i>[Signature]</i>	<i>7/10/97</i>
FINAL	<i>[Signature]</i>	<i>[Signature]</i>	<i>7/10/97</i>	<i>[Signature]</i>	<i>7/10/97</i>	<i>[Signature]</i>	<i>7/10/97</i>	<i>[Signature]</i>	<i>7/10/97</i>	<i>[Signature]</i>	<i>7/10/97</i>

MISCELLANEOUS APPROVALS			
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[illegible]

CITY OF LITTLETON
BUILDING DEPARTMENT

Nº 592

Certificate of Occupancy

THIS IS TO CERTIFY that the (description of building or structure):

GENEVA VILLAGE, BLDG. # 7, 3, & 2.

erected on Lot No.: Block No.: SEE SHEET ATTACHED

Addition: Fire Zone:

Street & No. 5444 S. PRINCE ST. Occ. Group: H

Owner: GENEVA HOMES Use Zone: R-4

Architect:

Contractor: R. W. MIER CONSTRUCTION CO.

Building Permit No.: A-1148 Plan No.: A-53

has been inspected and the following occupancy thereof is hereby authorized:

Occupancies:	Max. allowable floor loads, lbs. per sq. ft.
Basement:	
1st Floor:	40 lbs.
2nd " :	
3rd " :	
4th " :	
5th " :	
6th " :	
7th " :	
8th " :	
Add Floors as necessary	
Roof :	

City of Littleton, MARCH 10, 1964

Building Inspector.

This Certificate must be posted and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.

CITY OF LITTLETON
BUILDING DEPARTMENT

Nº 588

Certificate of Occupancy

THIS IS TO CERTIFY that the (description of building or structure):

GENEVA VILLAGE - BLDG. #6

erected on Lot No.: Block No.: See attached sheet

Addition: Fire Zone: 3

Street & No. 5444 S. PRINCE ST. Occ. Group: H

Owner: GENEVA HOMES Use Zone: R-4

Architect:

Contractor: R. W. HIER CONSTRUCTION CO.

Building Permit No.: A-1148 Plan No.: A-53

has been inspected and the following occupancy thereof is hereby authorized:

Occupancies:	Max. allowable floor loads, lbs. per sq. ft.
Basement:	
1st Floor:	40 lbs.
2nd " :	
3rd " :	
4th " :	
5th " :	
6th " :	
7th " :	
8th " :	
Add Floors as necessary	
Roof :	

City of Littleton, February 18, 1964

Walter Fowler by *WJ*

Building Inspector.

This Certificate must be posted and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.

CITY OF LITTLETON
BUILDING DEPARTMENT

Nº 587

Certificate of Occupancy

THIS IS TO CERTIFY that the (description of building or structure):

GENEVA VILLAGE - BLDG. #5

erected on Lot No.: Block No.: See attached sheet
Addition: Fire Zone: 3
Street & No. 5444 S. PRINCE ST. Occ. Group: H
Owner: GENEVA HOMES Use Zone: R-4
Architect:
Contractor: R. W. Mier Construction Co.
Building Permit No.: A-1148 Plan No.: A-53
has been inspected and the following occupancy thereof is hereby authorized:

Occupancies:	Max. allowable floor loads, lbs. per sq. ft.
Basement:	40 lbs.
1st Floor:	40 lbs.
2nd " :	
3rd " :	
4th " :	
5th " :	
6th " :	
7th " :	
8th " :	
Add Floors as necessary	
Roof :	

City of Littleton, February 18, 1964

Victor Smith

Building Inspector.

This Certificate must be posted and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.

CITY OF LITTLETON
BUILDING DEPARTMENT

No 586

Certificate of Occupancy

THIS IS TO CERTIFY that the (description of building or structure):

GENEVA VILLAGE - BLDG. #4

erected on Lot No.: See sheet attached Block No.: See sheet attached

Addition: Fire Zone: 3

Street & No. 5444 S. PRINCE ST. Occ. Group: H

Owner: GENEVA HOMES Use Zone: R-4

Architect:

Contractor: R. W. MIER CONSTRUCTION CO.

Building Permit No.: A-1148 Plan No.: A-53

has been inspected and the following occupancy thereof is hereby authorized:

Occupancies:	Max. allowable floor loads, lbs. per sq. ft.
Basement:	
1st Floor:	40 lbs.
2nd " :	
3rd " :	
4th " :	
5th " :	
6th " :	
7th " :	
8th " :	
Add Floors as necessary	
Roof :	

City of Littleton, February 18, 1949

Victor Fowler
Building Inspector.

This Certificate must be posted and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.

CITY OF LITTLETON
BUILDING DEPARTMENT

Nº 596

Certificate of Occupancy

THIS IS TO CERTIFY that the (description of building or structure):

GENEVA VILLAGE - BUILDINGS # 1, 2, 3, 7, & 8

erected on Lot No.: Block No.:

Addition: Fire Zone:

Street & No. 5444 S. Prince St. Occ. Group: H

Owner: Geneva Homes Use Zone: R-4

Architect:

Contractor: R.W. Mier Construction Company

Building Permit No.: A-1148 Plan No.: A-53

has been inspected and the following occupancy thereof is hereby authorized:

Occupancies:	Max. allowable floor loads, lbs. per sq. ft.
Basement:	40 lbs.
1st Floor:	
2nd " :	
3rd " :	
4th " :	
5th " :	
6th " :	
7th " :	
8th " :	
Add Floors as necessary	
Roof :	

City of Littleton March 25, 1964 19

Victor Fowler
Building Inspector.

This Certificate must be posted and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.

CITY OF LITTLETON
BUILDING DEPARTMENT

Nº 592

Certificate of Occupancy

THIS IS TO CERTIFY that the (description of building or structure):

GENEVA VILLAGE BLDG. # 7, 3, & 2.

erected on Lot No.: Block No.: SEE SHEET ATTACHED

Addition: Fire Zone:

Street & No. 5444 S. PRINCE ST. Occ. Group: H

Owner: GENEVA HOMES Use Zone: R-4

Architect:

Contractor: R. W. MIER CONSTRUCTION CO.

Building Permit No.: A-1148 Plan No.: A-53

has been inspected and the following occupancy thereof is hereby authorized:

Occupancies:	Max. allowable floor loads, lbs. per sq. ft.
Basement:
1st Floor:	40 lbs.
2nd " :
3rd " :
4th " :
5th " :
6th " :
7th " :
8th " :
Add Floors as necessary
Roof :

City of Littleton, MARCH 10, 1964

Building Inspector.

This Certificate must be posted and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.

Nº 1148

BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.

A.52 N

THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT

CONSTRUCTION
PERMIT
DATEADDRESS
OF JOB

5444 So Quince St.

1

PERMIT EXPIRES 60 DAYS FROM DATE UNLESS WORK IS STARTED BY THAT TIME

EXACTLY AS NAME APPEARS ON LICENSE

CONTRACTOR

R. W. Mier Const Co

LICENSE
NUMBER

OWNER

Hyma Villiger

ESTIMATED COST OF JOB

LEGAL DESCRIPTION
OF PROPERTY

LOT #

BLOCK #

ADDN.

See attached sheet

\$200.000

WHEN SIGNED AND VALIDATED BY CASHIER, THIS PERMIT AUTHORIZES THE CONSTRUCTION
WORK DESCRIBED BELOWCLASS OF WORK: NEW ☒ ALTERATION ☐ ADDITION ☐ REPAIR ☐ MOVE ☐ DEMOLISH ☐USE OF
BUILDING

Residence

USE
ZONE

R-4

FIRE
ZONE

3

TOTAL NUMBER
DWELLING UNITS

8

TOTAL ROOMS

28 units

SET-BACKS
IN FEET: N

S

E

W

SURVEYOR
& SURVEY #OCCUPANCY GROUP
AND DIVISION

H.

CONSTRUCTION
TYPE

D

SPECIFICATIONS

GROUND AREA OF
BUILDING IN SQ. FT.BASEMENT: YES ☐ NO ☐NUMBER
OF STORIESHEIGHT OF
BUILDINGFOUNDATION
DEPTH BELOW
FINISHED GRADEFLOOR JOISTS
FIRST STORY

SIZE

SPACING

SPAN

EXTERIOR
WALL THICKNESS☐ CONCRETE
☐ MASONRY

CEILING JOIST

EXTERIOR WALL
FOOTINGS, SIZE

ROOF RAFTERS

SIZE OF GRADE
BEAM, IF ANY

ROOFING MATERIAL

EXTERIOR WALLS
THICKNESS, MASONRY1st Floor
2nd Floor

GARAGE

EXTERIOR WALLS
STUD SIZES1st Floor
2nd FloorARCHITECT OR ENGR.
NAME & LICENSE #

REMARKS:

all work to be according to city code
& Specification

FEE

\$365.50

SEPARATE PERMITS MUST BE OBTAINED FOR PLUMBING, HEATING, ELECTRICAL AND DOMESTIC APPLIANCE WORK.

Pay 1000.00

APPLY FOR CERTIFICATE OF OCCUPANCY BEFORE OCCUPYING STRUCTURE

BUILDING DEPT. APPROVAL BY

H-11-63
DATE

ENGINEERING DEPT. APPROVAL BY

DATE

FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS
FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILD-
ING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.

CONTRACTOR'S

ADDRESS

EXACTLY AS NAME APPEARS ON LICENSE

CONTRACTOR'S

PHONE NO.

BY

4757-6455

R. W. Mier

THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE

1 APR

11C 3655

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

C 004232

THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT

**MISC.
PERMIT**

**ADDRESS
OF JOB**

5444 S. Prince St

2

DATE

CONTRACTOR

EXACTLY AS NAME APPEARS ON LICENSE

**LICENSE
NUMBER**

ESTIMATED COST OF JOB

OWNER

*Jim's Heating & Cooling
Littleton Housing Authority*

\$ 550.00

WHEN SIGNED AND VALIDATED BY BUILDING DEPARTMENT, THIS PERMIT AUTHORIZES THE ELECTRICAL WORK DESCRIBED BELOW

No. of Units	DESCRIPTION OF WORK	FEE
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER	
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS (LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.	
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____	
	AUTOMATIC SPRINKLER SYSTEM } UNIFORM BUILDING CODE BOILER } ELEVATOR } 1970 Edition Vol. II	
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR-GRAVITY TYPE STEAM SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS HOT WATER FORCED AIR AIR COND. OTHER Describe Below	
	UNIFORM BUILDING CODE 1970 Edition Vol. II <i>80,000 BTU Replacement</i>	
	<i>As per 1976. U.M.C. requirements</i>	TOTAL FEE <div style="border: 1px solid black; width: 20px; height: 20px; margin: 5px auto;"></div> \$60.00

CALL THE BUILDING DEPARTMENT ONE DAY BEFORE INSPECTION IS WANTED

BUILDING DEPT. APPROVAL BY <i>2-1-79 Mgy</i> DATE	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	
ENGINEERING DEPT. APPROVAL BY	CONTRACTOR <i>[Signature]</i>	EXACTLY AS NAME APPEARS ON LICENSE
DATE	ADDRESS <i>5732 S. Grille</i>	
	CONTRACTOR'S PHONE NO. <i>7983880</i>	BY <i>[Signature]</i>

License # 1231

**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE →**

D 0865BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**ELECTRICAL
PERMIT**

THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT

ADDRESS
OF JOB**3**

DATE

CONTRACTOR

EXACTLY AS NAME APPEARS ON LICENSE

LICENSE
NUMBER

ESTIMATED COST OF JOB

OWNER

\$

WHEN SIGNED AND VALIDATED BY BUILDING DEPARTMENT, THIS PERMIT AUTHORIZES THE ELECTRICAL WORK DESCRIBED BELOW

INSPECTOR'S COPY

No. of Units	DESCRIPTION OF WORK AND COST PER UNIFORM BUILDING CODE 1958 EDITION VOL. I	FEE
1	TEMPORARY METER	
81	CIRCUITS	
8	LIGHTING	
	HEATING	
	POWER SUB-CIRCUITS	
54	UTILITY (RANGE, DISPOSER, DISHWASHER, COOLER, FAN, DRYER, ETC.)	
221	FIXTURES	
	NUMBER OVER FIVE	
	NEW SERVICE ENTRANCE	
	NUMBER OF AMPS	
	CHANGE SERVICE ENTRANCE	
	NUMBER OF AMPS	
	WIRING MOTORS & CONTROLS	
	NUMBER OF OIL BURNERS, STOKERS, FORCED AIR SYSTEMS, ETC.	
	SIGNS	
	NEON EXTERIOR SIGN AND ONE TRANSFORMER	
	NEON INTERIOR SIGN AND ONE TRANSFORMER	
	ADDITIONAL TRANSFORMERS, EXTERIOR OR INTERIOR	
	INCANDESCENT EXTERIOR SIGN OF 25 LIGHTS OR LESS	
	NUMBER OF LIGHTS OVER 25	
	TRANSFORMERS & RECTIFIERS , BANKS OF 1/2 KVA	
	ADDITION TO OLD WORK	
	MOTORS 1 HP OR LESS	
	MOTORS OVER 1 HP LIST UNDER REMARKS	
	ADDITIONAL HP PER MOTOR,	

REMARKS:

**TOTAL
FEE**WHEN JOB IS READY, CALL
THE BUILDING DEPT. ONE
WORKING DAY BEFORE
INSPECTION IS WANTED

BUILDING DEPT. APPROVAL BY

5-29-63

DATE

ENGINEERING DEPT. APPROVAL BY

FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS
FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILD-
ING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.

CONTRACTOR

ADDRESS

CONTRACTOR'S

PHONE NO.

BY

DATE

THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE

722 \$45.00

CASH 98.00

TH 3.00

45.00

29 A

BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.PLUMBING
PERMIT

THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT

ADDRESS
OF JOB

4

DATE

CONTRACTOR

EXACTLY AS NAME APPEARS ON LICENSE

LICENSE
NUMBER

ESTIMATED COST OF JOB

OWNER

WHEN SIGNED AND VALIDATED BY BUILDING DEPARTMENT, THIS PERMIT AUTHORIZES THE WORK DESCRIBED BELOW.

FLOOR	Basmt.	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	15th	16th	17th
WATER CLOSET		30																
WASH BOWL		30																
BATH TUB		28																
SHOWER																		
SINK ONLY																		
GARBAGE DISP. ONLY																		
SINK AND GARB. DISP.		29																
WATER HEATER <small>includes Gas Fit's To Unit</small>		20																
WASH TUBS		3																
AUTO. WASHER		4																
DISH WASHER																		
SLOP HOPPER																		
FLOOR DRAIN		2																
URINAL		1																
DRINKING FTN.																		
SAND TRAP																		
SEWER																		
OTHER																		
GREASE TRAP																		
Total Fixtures By Floors																		

FEE
SCHEDULE:

PER
UNIFORM
BUILDING
CODETotal Fixtures
On Job

TOTAL FEE

REMARKS:

CALL THE BUILDING DEPARTMENT ONE DAY BEFORE INSPECTION IS WANTED

BUILDING DEPT. APPROVAL BY

DATE

ENGINEERING DEPT. APPROVAL BY

DATE

FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.

CONTRACTOR

ADDRESS

CONTRACTOR'S

PHONE NO.

BY

THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE →

MAY

B C

6300

\$ 63.00
107.62
170.62

INSPECTOR'S COPY

STREET ADD. 5444 S. Prince St

PERMIT RECORD

LOT	BLOCK	SURDIV.	ZONING DIST.	OCCUP.	REMARKS
TYPE OF PERMIT	PERMIT NO.	PLAN NO.	DATE ISSUED		
3	30-0259		12/9/90	FINALED 12/27/90	
2	20-0247	#2	12/10/90	FINALED 12/27/90	FURNACE
2	20-0255	#3	" "		* WATERHEATER
2	20-0248	#4	" "		
2	20-0249	#5	" "		
2	20-0257	#6	" "		* WATERHEATER
2	20-0250	#7	" "		
2	20-0262	#8	" "		+ WATERHEATER
2	20-0264	#9	" "		* WATERHEATER
2	20-0252	#11	" "		
2	20-0253	#12	" "		
2	20-0258	#14	" "		
2	20-0257	#16	" "		
2	20-0244	#18	" "		+ WATERHEATER
2	20-0265	#19	" "		
2	20-0295	#20	" "		+ WATERHEATER
2	20-0296	#21	" "		
2	20-0266	#23	" "		
2	20-0269	#24	" "		+ WATERHEATER
2	20-0261	#25	" "		
2	20-0262	#26	" "		
2	20-0259	#27	" "		
2	20-0260	#28	" "		
2	20-0256	REC ROOM			

INSPECTION RECORD

BUILDING APPROVALS

PERMIT NUMBER		CAISSONS & FOOTINGS	CONCRETE FORMS & STEEL	DAMP PROOFING	FRAMING	MASTORY & VENEER	FIREPLACE WOOD STOVE	INSULATION (C) CAVITY (B) BLOWN IN	DRYWALL BEFORE TAPING	ROOFING	FINAL BUILDING
	SIG										
	DATE										
	SIG										
	DATE										
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	SIG										
	DATE										
	SIG										
	DATE										

MECHANICAL & PLUMBING APPROVALS

PERMIT NUMBER	SIG	DATE	SIG	DATE	SIG	DATE	SIG	DATE	SIG
GROUND PLUMBING									
ROUGH PLUMBING									
GAS PIPING									
FINAL PLUMBING									
ROUGH MECHANICAL									
FINAL MECHANICAL									

ELECTRICAL APPROVALS

PERMIT NUMBER	SIG	DATE	SIG	DATE	SIG	DATE	SIG	DATE	SIG
CONSTRUCTION METER									
ROUGH ELECTRICAL									
FINAL ELECTRICAL									

MISCELLANEOUS APPROVALS

PERMIT NUMBER	SIG	DATE	SIG	DATE	SIG	DATE	SIG	DATE	SIG
DESIGNATION									

SPECIAL INSPECTOR REPORTS

PERMIT NO.	TYPE	REC'D FINAL

OTHER FINAL APPROVALS

PERMIT NO.	FIRE	ENG.	PLAN.

INSPECTION CARD

PERMIT ISSUED FOR Furnace

FINAL INSPECTIONS		
<input type="checkbox"/>	ELECTRICAL SERVICE	_____
<input type="checkbox"/>	FINAL ELECTRICAL	_____
<input type="checkbox"/>	FINAL PLUMBING	_____
<input type="checkbox"/>	FINAL MECHANICAL	12/27/98 <i>[Signature]</i>

*** PLEASE CALL (303) 795-3728 TO
SCHEDULE INSPECTIONS**

**TO BE VISIBLE FROM THE STREET
AND ACCESSIBLE FOR SIGNATURES**

ADDRESS 5444 S. Prince St #3



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90

PERMIT NO. 20-0255

CONTRACTOR Schumacher's

PERMIT ISSUED FOR Water heater & furnace

REQUIRED INSPECTIONS		APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/>	UNDERSLAB PLUMBING		<input type="checkbox"/>
<input type="checkbox"/>	UNDERSLAB ELECTRICAL		<input type="checkbox"/>
<input type="checkbox"/>	GAS PIPING		<input type="checkbox"/>
<input type="checkbox"/>	ROUGH PLUMBING		<input type="checkbox"/>
<input type="checkbox"/>	ROUGH MECHANICAL		<input type="checkbox"/>
<input type="checkbox"/>	ROUGH ELECTRICAL		<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

FINAL INSPECTIONS		
<input type="checkbox"/>	ELECTRICAL SERVICE	<input type="checkbox"/>
<input type="checkbox"/>	FINAL ELECTRICAL	<input type="checkbox"/>
<input type="checkbox"/>	FINAL PLUMBING WATERHEATER	<u>12/22/90</u>
<input type="checkbox"/>	FINAL MECHANICAL FURNACE	<u>12/27/90</u>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

*PLEASE CALL (303) 795-3738 TO
SCHEDULE INSPECTIONS

POST THIS CARD

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ADDRESS 5444 S Prince St #4



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90
PERMIT NO. 20-0248
CONTRACTOR Schuman's
PERMIT ISSUED FOR Furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL MECHANICAL	<u>12/27/90</u> <i>sf</i>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

* PLEASE CALL (303) 795-3738 TO
SCHEDULE INSPECTIONS

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ADDRESS 5444 S Price #5



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90

PERMIT NO. 20-0249

CONTRACTOR Schumacher's

PERMIT ISSUED FOR Furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL MECHANICAL	<u>12/27/90</u>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

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ADDRESS 5444 S. Price St #6



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90
PERMIT NO. 20-0257
CONTRACTOR Schuman's
PERMIT ISSUED FOR Water Heater + furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>

FINAL INSPECTIONS

<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING WATERHEATER	<u>12/27/90</u> <i>[Signature]</i>	<input type="checkbox"/>
<input type="checkbox"/> FINAL MECHANICAL FURNACE	<u>12/27/90</u> <i>[Signature]</i>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

* PLEASE CALL (303) 795-3738 TO
SCHEDULE INSPECTIONS

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ADDRESS 5444 S. Price St. #7



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90
PERMIT NO. 20-0250
CONTRACTOR Schuman's
PERMIT ISSUED FOR Furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL MECHANICAL	<u>12/27/90</u> <i>[Signature]</i>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

* PLEASE CALL (303) 795-3738 TO
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ADDRESS 5444 S. Price St #8



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90

PERMIT NO. 20-0263

CONTRACTOR Schuman's

PERMIT ISSUED FOR Water Heater + Furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>

FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING <u>WATER HEATER</u>	<u>12/27/90</u>	<input type="checkbox"/>
<input type="checkbox"/> FINAL MECHANICAL <u>FURNACE</u>	<u>12/27/90</u>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE



PLEASE CALL (303) 795-3738 TO
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ADDRESS 5444 S. Prince St. #9



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90

PERMIT NO. 20-0264

CONTRACTOR Schumacher's

PERMIT ISSUED FOR Water Heater & Furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/> FINAL PLUMBING WATER HEATER	<u>12/27/90</u> <i>[Signature]</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/> FINAL MECHANICAL FURNACE	<u>12/27/90</u> <i>[Signature]</i>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

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ADDRESS 5444 S. Price St #11



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90

PERMIT NO. 20-0252

CONTRACTOR Schumacher's

PERMIT ISSUED FOR Furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL MECHANICAL	<u>2/27/90</u> <i>[Signature]</i>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

[Signature]
PLEASE CALL (303) 795-3730 TO
SCHEDULE INSPECTIONS

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AND ACCESSIBLE FOR SIGNATURES

ADDRESS 5444 S. Price St #12



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90
PERMIT NO. 30-0253
CONTRACTOR Schuman's
PERMIT ISSUED FOR Furnace

REQUIRED INSPECTIONS		APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/>	UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/>	UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/>	GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/>	ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/>	ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/>	ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
FINAL INSPECTIONS			
<input type="checkbox"/>	ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/>	FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/>	FINAL PLUMBING	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/>	FINAL MECHANICAL	<u>12/27/90</u> <i>[Signature]</i>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

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ADDRESS 5444 S Price #14



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90
PERMIT NO. 20-0258
CONTRACTOR Schuman's Services
PERMIT ISSUED FOR Furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/> FINAL MECHANICAL	<u>12/21/90</u> <i>[Signature]</i>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE



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ADDRESS 5444 S. Price St #16



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90
PERMIT NO. 20-0251
CONTRACTOR Schumacher
PERMIT ISSUED FOR Furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING		<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL		<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING		<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING		<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL		<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE		<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL		<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING		<input type="checkbox"/>
<input checked="" type="checkbox"/> FINAL MECHANICAL	<u>12/27/90</u>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE



PLEASE CALL (303) 795-3738 TO
SCHEDULE INSPECTIONS

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ADDRESS 5444 S. Prince #18



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90

PERMIT NO. 20-0244

CONTRACTOR Schumacher

PERMIT ISSUED FOR Water heater & furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING		<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL		<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING		<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING		<input type="checkbox"/>
<input checked="" type="checkbox"/> ROUGH MECHANICAL		<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE		<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL		<input type="checkbox"/>
<input checked="" type="checkbox"/> FINAL PLUMBING	<u>12/10/90</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/> FINAL MECHANICAL	<u>12/27/90</u>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE



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ADDRESS 5444 S. Puice St #19



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90
PERMIT NO. 20-6265
CONTRACTOR Schumacher's
PERMIT ISSUED FOR Furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING		<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL		<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING		<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING		<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL		<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE		<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL		<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING		<input type="checkbox"/>
<input checked="" type="checkbox"/> FINAL MECHANICAL	<u>12/17/90</u>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

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ADDRESS 5444 S. Price St #20



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90

PERMIT NO. 20-0245

CONTRACTOR Schuman's

PERMIT ISSUED FOR Water heater & furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING		<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL		<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING		<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING		<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL		<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE		<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL		<input type="checkbox"/>
<input checked="" type="checkbox"/> FINAL PLUMBING	<u>12/10/90</u>	<input type="checkbox"/>
<input type="checkbox"/> FINAL MECHANICAL		<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

* PLEASE CALL (303) 795-3738 TO
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ADDRESS 5444 S. Price St #21



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90

PERMIT NO. 20-0246

CONTRACTOR Schuman's

PERMIT ISSUED FOR Forced air furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>

FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL MECHANICAL	<u>12/21/90</u> <i>[Signature]</i>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

* PLEASE CALL (303) 795-3738 TO
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ADDRESS 5444 S Prince St #23



**LITTLETON BUILDING
INSPECTION CARD**

DATE ISSUED 12/10/90
PERMIT NO. 20-0266
CONTRACTOR Schuman's
PERMIT ISSUED FOR Furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/> FINAL MECHANICAL	<u>12/27/90</u> <i>[Signature]</i>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

* PLEASE CALL (303) 795-3738 TO
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ADDRESS 5444 S. Price #24



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90
PERMIT NO. 20-0254
CONTRACTOR Schuman's
PERMIT ISSUED FOR Water heater & furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>

FINAL INSPECTIONS

<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING WATER HEATER	<u>12/27/90</u> <i>[Signature]</i>	<input type="checkbox"/>
<input type="checkbox"/> FINAL MECHANICAL FURNACE	<u>12/27/90</u> <i>[Signature]</i>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE



PLEASE CALL (303) 795-3738 TO
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ADDRESS 5444 S. Prince St #25



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90
PERMIT NO. 20-0261
CONTRACTOR Schuman's
PERMIT ISSUED FOR Furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL MECHANICAL	<u>12/27/90</u> <i>[Signature]</i>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE



PLEASE CALL (303) 795-3738 TO
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ADDRESS 5444 S. Price St #27



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90
PERMIT NO. 20-0259
CONTRACTOR Schuman's
PERMIT ISSUED FOR Furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL MECHANICAL	<u>12/27/90</u> <i>[Signature]</i>	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

* PLEASE CALL (303) 795-3738 TO
SCHEDULE INSPECTIONS

POST THIS CARD

TO BE VISIBLE FROM THE STREET
AND ACCESSIBLE FOR SIGNATURES

ADDRESS 5444 S Prince St #28



LITTLETON BUILDING

INSPECTION CARD

DATE ISSUED 12/10/90
PERMIT NO. 20-0260
CONTRACTOR Schuman's
PERMIT ISSUED FOR Furnace

REQUIRED INSPECTIONS	APPROVAL/DATE	REINSPECTION REQUIRED
<input type="checkbox"/> UNDERSLAB PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> UNDERSLAB ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> GAS PIPING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH MECHANICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> ROUGH ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
<input type="checkbox"/> _____	_____	<input type="checkbox"/>
FINAL INSPECTIONS		
<input type="checkbox"/> ELECTRICAL SERVICE	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL ELECTRICAL	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL PLUMBING	_____	<input type="checkbox"/>
<input type="checkbox"/> FINAL MECHANICAL	_____	<input type="checkbox"/>

ALL INSPECTIONS REQUIRE 24 HOURS
ADVANCE NOTICE

* PLEASE CALL (303) 795-3738 TO
SCHEDULE INSPECTIONS

POST THIS CARD

TO BE VISIBLE FROM THE STREET
AND ACCESSIBLE FOR SIGNATURES

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0247

MECHANICAL PERMIT DATE <u>12/7/90</u>		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT	
		ADDRESS OF JOB <u>Geneva Village</u> <u>5444 S. Prince St.</u> <u>Littleton, Co</u>	Unit # <u>2</u>
CONTRACTOR <u>Schuman's Services</u>		LICENSE NO. <u>D11-194</u>	ESTIMATED COST OF JOB <u>\$ 660.08</u>
OWNER <u>Littleton Housing Authority</u>			
WHEN SIGNED AND VALIDATED BY BUILDING DEPT., THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW			
NO. OF UNITS	DESCRIPTION OF WORK		FEE
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS		
	REFRIGERATORS		
	LAUNDRY APPLIANCES		
	INCINERATORS, FREE-STANDING DOMESTIC		
	ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM		FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE: _____
	BOILER		
	ELEVATOR		
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE		
	STEAM		
	HOT WATER		
<u>1</u>	FORCED AIR		
	AIR COND.		
	OTHER Describe Below		
	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS UNIFORM BUILDING CODE 19____		
	SOLAR SYSTEM GALS. OF WATER OR TONS OF ROCK NO. OF COLLECTORS		
INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE			
			TOTAL FEE ↓ \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 795-3738

BUILDING DEPT. APPROVAL BY <u>D. Sergio</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	USE TAX DEPOSIT <u>\$ 10.40</u>
DATE <u>12/10/90</u>	CONTRACTOR <u>Schuman's Services</u>	Fee Waived
ENGINEERING DEPT. APPROVAL BY	ADDRESS <u>5810 S. Cherokee</u> <u>Littleton, Co</u>	
DATE	CONTRACTOR'S PHONE NO. <u>797-6551</u> BY _____	



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE**

TOTAL PERMIT FEE

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0255

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT	
DATE <u>12/7/90</u>		ADDRESS OF JOB <u>Geneva Village Unit # 3</u> <u>5444 S. Prince St.</u> <u>Littleton, CO</u>	
CONTRACTOR <u>Schuman's Services</u>		LICENSE NO. <u>D11-194</u>	ESTIMATED COST OF JOB \$ <u>1104.89</u>
OWNER <u>Littleton Housing Authority</u>			
WHEN SIGNED AND VALIDATED BY BUILDING DEPT., THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW.			
NO. OF UNITS	DESCRIPTION OF WORK	FEE	
<u>1</u>	DOMESTIC APPLIANCES AS DEFINED IN CODE <input checked="" type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM } BOILER } ELEVATOR }	UNIFORM BUILDING CODE 19_____ FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE _____	
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE STEAM <u>1</u> HOT WATER FORCED AIR AIR COND. OTHER Describe Below	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS } UNIFORM BUILDING CODE 19_____ NO. OF COLLECTORS _____	
	SOLAR SYSTEM GALS. OF WATER OR TONS OF ROCK INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE		
			TOTAL FEE ↓ \$ _____

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 798-3738

BUILDING DEPT. APPROVAL BY <u>D. Leago</u> DATE <u>12/10/90</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES. CONTRACTOR <u>Schuman's Services</u> ADDRESS <u>5810 S. Cherokee St. Littleton, CO 80120</u> EXACTLY AS NAME APPEARS ON LICENSE CONTRACTOR'S PHONE NO. <u>197-6551</u> BY _____	USE TAX DEPOSIT \$ <u>17.40</u> TOTAL PERMIT FEE
ENGINEERING DEPT. APPROVAL BY _____	DATE _____	

Fee waived



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE**

TOTAL PERMIT FEE

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0248

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT	
DATE <u>12/7/90</u>	ADDRESS OF JOB <u>Geneva Village 5444 S. Prince St. Littleton, CO</u>	UNIT # <u>4</u>	2
CONTRACTOR <u>Schuman's Services</u> EXACTLY AS NAME APPEARS ON LICENSE		LICENSE NO. <u>D11-194</u>	ESTIMATED COST OF JOB <u>\$ 660.08</u>
OWNER <u>Littleton Housing Authority</u>			
WHEN SIGNED AND VALIDATED BY BUILDING DEPT., THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW.			
NO. OF UNITS	DESCRIPTION OF WORK	FEE	
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM } BOILER } ELEVATOR }	UNIFORM BUILDING CODE 19 _____	FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE _____
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE STEAM HOT WATER FORCED AIR AIR COND. OTHER Describe Below	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS } UNIFORM BUILDING CODE 19 _____	
	SOLAR SYSTEM	GALS. OF WATER OR TONS OF ROCK _____	NO. OF COLLECTORS _____
	INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE		
			TOTAL FEE \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 788-3738

BUILDING DEPT. APPROVAL BY _____	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	USE TAX DEPOSIT \$ 10.40
DATE <u>12/10/90</u> <u>AL Seay</u>	CONTRACTOR <u>Schuman's Services</u>	 <i>Fee waived</i>
ENGINEERING DEPT. APPROVAL BY _____	ADDRESS EXACTLY AS NAME APPEARS ON LICENSE <u>5810 S. Cherokee St. Littleton, CO</u>	
DATE _____	CONTRACTOR'S PHONE NO. <u>797-6551</u> BY _____	
THIS FORM IS AN APPLICATION UNTIL VALIDATED HERE		TOTAL PERMIT FEE



**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0249

MECHANICAL PERMIT	THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT		
DATE <u>12/7/90</u>	ADDRESS OF JOB <u>Geneva Village Unit #5</u> <u>5444 S. Prince</u> <u>Littleton, Co</u>	Unit # <u>5</u>	2
CONTRACTOR	EXACTLY AS NAME APPEARS ON LICENSE <u>Schuman's Services</u>	LICENSE NO. <u>D11-194</u>	ESTIMATED COST OF JOB \$ <u>660.08</u>
OWNER	<u>Littleton Housing Authority</u>		
WHEN SIGNED AND VALIDATED BY BUILDING DEPT., THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW.			
NO. OF UNITS	DESCRIPTION OF WORK	FEE	
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM } BOILER } ELEVATOR }	UNIFORM BUILDING CODE 19 _____	FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE _____
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE STEAM HOT WATER FORCED AIR AIR COND. OTHER Describe Below	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS } UNIFORM BUILDING CODE 19 _____	
	SOLAR SYSTEM	GALS. OF WATER OR TONS OF ROCK NO. OF COLLECTORS	
	INSTALLATION PER THE 19 _____ EDITION UNIFORM MECHANICAL CODE		
			TOTAL FEE ↓ \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 798-3738

BUILDING DEPT. APPROVAL BY <u>D. Sergio</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	USE TAX DEPOSIT \$10.40 <i>Fee Waived</i>
DATE <u>12/10/90</u>	CONTRACTOR <u>Schuman's Services</u>	
ENGINEERING DEPT. APPROVAL BY	ADDRESS EXACTLY AS NAME APPEARS ON LICENSE <u>5810 S. Cherokee St. Littleton, Co</u>	
DATE	CONTRACTOR'S PHONE NO. <u>797-6551</u> BY _____	



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE** →

TOTAL PERMIT FEE

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0257

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT		
DATE <u>12/7/90</u>		ADDRESS OF JOB <u>Geneva Village 5444 S. Prince St. Littleton, CO</u>		2
CONTRACTOR <u>Schuman's Services</u>		LICENSE NO. <u>D11-194</u>		ESTIMATED COST OF JOB \$ <u>1104.89</u>
OWNER <u>Littleton Housing Authority</u>				
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW				
NO. OF UNITS	DESCRIPTION OF WORK			FEE
<u>1</u>	DOMESTIC APPLIANCES AS DEFINED IN CODE <input checked="" type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER			
	GAS FITTING			
	DOMESTIC RANGES & PLATES			
	<input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS			
	REFRIGERATORS			
	LAUNDRY APPLIANCES			
	INCINERATORS, FREE-STANDING DOMESTIC			
	ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.			
	REFRIGERATION SYSTEM (SEE CODE FOR FEES)			
	REFRIGERANT GROUP _____ POUNDS CHARGE _____			
	AUTOMATIC FIRE SPRINKLER SYSTEM			
	UNIFORM BUILDING CODE 19 _____			
	BOILER ELEVATOR			
	FIRE DEPT. APPROVAL _____			
	PLAN REVIEW FEE _____			
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING)			
	WARM AIR - GRAVITY TYPE			
	STEAM			
<u>1</u>	HOT WATER FORCED AIR AIR COND. OTHER Describe Below			
	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS UNIFORM BUILDING CODE 19 _____			
	SOLAR SYSTEM			
	GALS. OF WATER OR TONS OF ROCK			
	NO. OF COLLECTORS			
	INSTALLATION PER THE 19 _____ EDITION UNIFORM MECHANICAL CODE			
				TOTAL FEE ↓ \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 798-3738

BUILDING DEPT. APPROVAL BY <u>N. Seago</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	USE TAX DEPOSIT \$17.40
DATE <u>12/10/90</u>	CONTRACTOR <u>Schuman's Services</u>	
ENGINEERING DEPT. APPROVAL BY	ADDRESS EXACTLY AS NAME APPEARS ON LICENSE <u>5810 S. Cherokee St Littleton, CO 80120</u>	
	CONTRACTOR'S PHONE NO. <u>777-6551</u> BY _____	
DATE		

Fee Waived



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE**

TOTAL PERMIT FEE

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0250

MECHANICAL PERMIT DATE <u>12/10/90</u>	THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT		
ADDRESS OF JOB <u>Geneva Village</u> <u>5444 S. Prince St.</u> <u>Littleton, Co</u>	Unit # <u>7</u>	2	
CONTRACTOR <u>Schuman's Services</u> OWNER <u>Littleton Housing Authority</u>	EXACTLY AS NAME APPEARS ON LICENSE LICENSE NO. <u>DLI-194</u>	ESTIMATED COST OF JOB \$ <u>660.08</u>	
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW			
NO. OF UNITS	DESCRIPTION OF WORK		FEE
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM } BOILER } ELEVATOR }		FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE _____
	UNIFORM BUILDING CODE 19_____ SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS		
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE STEAM HOT WATER FORCED AIR AIR COND. OTHER Describe Below		
	UNIFORM BUILDING CODE 19_____ GAL. OF WATER OR TONS OF ROCK ND. OF COLLECTORS		
	INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE		
			TOTAL FEE ↓ \$ _____

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 795-3730

BUILDING DEPT. APPROVAL BY <u>[Signature]</u> DATE <u>12/10/90</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	USE TAX DEPOSIT \$ <u>10.40</u>
ENGINEERING DEPT. APPROVAL BY _____ DATE _____	CONTRACTOR <u>Schuman's Services</u> ADDRESS <u>5810 S. Cherokee St Littleton, CO 80120</u> CONTRACTOR'S PHONE NO. <u>797-6551</u> BY _____	Fee Waived



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE**

TOTAL PERMIT FEE

20-0263

Fee
Waived

**TOTAL
PERMIT
FEE**

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0264

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT		
DATE <u>12/7/90</u>		ADDRESS OF JOB <u>Geneva Village 5444 S. Prince & Littleton, Co</u>		2
CONTRACTOR <u>Schuman's Services</u>		EXACTLY AS NAME APPEARS ON LICENSE		LICENSE NO. <u>D11-194</u>
OWNER <u>Littleton Housing Authority</u>		ESTIMATED COST OF JOB \$ <u>1104.89</u>		
WHEN SIGNED AND VALIDATED BY BUILDING DEPT., THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW.				
NO. OF UNITS	DESCRIPTION OF WORK	FEE		
<u>1</u>	DOMESTIC APPLIANCES AS DEFINED IN CODE <input checked="" type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER			
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.			
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____			
	AUTOMATIC FIRE SPRINKLER SYSTEM	UNIFORM BUILDING CODE 19 _____	FIRE DEPT. APPROVAL _____	
	BOILER ELEVATOR		PLAN REVIEW FEE _____	
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE STEAM <u>1</u> HOT WATER FORCED AIR AIR COND. OTHER Describe Below	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS UNIFORM BUILDING CODE 19 _____		
	SOLAR SYSTEM	GALS. OF WATER OR TONS OF ROCK NO. OF COLLECTORS		
INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE				
				TOTAL FEE ↓ \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 795-3730

BUILDING DEPT. APPROVAL BY <u>[Signature]</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	
DATE <u>12/10/90</u>		
ENGINEERING DEPT. APPROVAL BY	CONTRACTOR <u>Schuman's Services</u>	USE TAX DEPOSIT \$ <u>17.40</u>
	ADDRESS <u>5810 S. Cherokee St. Littleton, Co 80120</u>	
DATE	CONTRACTOR'S PHONE NO. <u>797-6551</u> BY _____	

Fee Waived



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE**

TOTAL PERMIT FEE

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0252

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT	
DATE <u>12/7/90</u>		ADDRESS OF JOB <u>Geneva Village Unit #11</u> <u>5444 S. Prince St</u> <u>Littleton, Co</u>	
CONTRACTOR <u>Schuman's Services</u>		LICENSE NO. <u>D11-194</u>	ESTIMATED COST OF JOB \$ <u>660.08</u>
OWNER <u>Littleton Housing Authority</u>			
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW			
NO. OF UNITS	DESCRIPTION OF WORK	FEE	
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM } BOILER } ELEVATOR }	UNIFORM BUILDING CODE 19_____ FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE: _____	
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE STEAM HOT WATER FORCED AIR AIR COND. OTHER Describe Below	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS } UNIFORM BUILDING CODE 19_____ GALS. OF WATER OR TONS OF ROCK NO. OF COLLECTORS	
	SOLAR SYSTEM INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE		
			TOTAL FEE \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 798-3738

BUILDING DEPT. APPROVAL BY <u>D. Seago</u> DATE <u>12/10/90</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	
ENGINEERING DEPT. APPROVAL BY	CONTRACTOR <u>Schuman's Services</u>	
	ADDRESS <u>5810 S. Cherokee St, Htn, Co 80120</u>	
	CONTRACTOR'S PHONE NO. <u>797-6551</u>	BY _____
DATE		

USE TAX DEPOSIT \$ 10.40

Fee Waived

TOTAL PERMIT FEE



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE**

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-1253

MECHANICAL PERMIT	THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT		
DATE <u>12/7/90</u>	ADDRESS OF JOB <u>Geneva Village</u> <u>5444 S. Prince St.</u> <u>Littleton, CO</u>	Unit # <u>12</u>	2
CONTRACTOR	<small>EXACTLY AS NAME APPEARS ON LICENSE</small> <u>Schumann's Services</u>	<small>LICENSE NO.</small> <u>D11-194</u>	<small>ESTIMATED COST OF JOB</small> <u>\$ 660.08</u>
OWNER	<u>Littleton Housing Authority</u>		
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW			
NO. OF UNITS	DESCRIPTION OF WORK		FEE
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM		
	UNIFORM BUILDING CODE 19 _____		
	FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE _____		
	BOILER ELEVATOR		
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE STEAM		
1	HOT WATER FORCED AIR AIR COND. OTHER Describe Below		
	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS		
	UNIFORM BUILDING CODE 19 _____		
	SOLAR SYSTEM		
	GALS. OF WATER OR TONS OF ROCK _____ NO. OF COLLECTORS _____		
INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE			
			TOTAL FEE \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 798-3738

BUILDING DEPT. APPROVAL BY <u>N. Leago</u> DATE <u>12/10/90</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	
ENGINEERING DEPT. APPROVAL BY	CONTRACTOR <u>Schumann's Services</u> ADDRESS <u>5810 S. Cherokee St Littleton, Co 80120</u> <small>EXACTLY AS NAME APPEARS ON LICENSE</small> CONTRACTOR'S PHONE NO. <u>797-6551</u> BY _____	
DATE		

USE TAX DEPOSIT 10.40

TOTAL PERMIT FEE

**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE**



Fee Waived

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-1258

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT		
DATE <u>12/1/90</u>		ADDRESS OF JOB <u>Geneva Village 5444 S. Prince Littleton, CO</u>		Unit # <u>14</u>
CONTRACTOR <u>Schuman's Services</u>		EXACTLY AS NAME APPEARS ON LICENSE		LICENSE NO. <u>DL-194</u>
OWNER <u>Littleton Housing Authority</u>				ESTIMATED COST OF JOB \$ <u>666.08</u>
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW				
NO. OF UNITS	DESCRIPTION OF WORK			FEE
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input checked="" type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER			
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.			
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____			
	AUTOMATIC FIRE SPRINKLER SYSTEM		UNIFORM BUILDING CODE 19 _____ FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE _____	
	BOILER ELEVATOR			
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE STEAM HOT WATER FORCED AIR AIR COND. OTHER Describe Below			
<u>1</u>	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS		UNIFORM BUILDING CODE 19 _____	
	SOLAR SYSTEM GALS. OF WATER OR TONS OF ROCK NO. OF COLLECTORS			
INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE				
				TOTAL FEE ↓ \$ _____

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 795-3730

BUILDING DEPT. APPROVAL BY D. Seago
 DATE 12/10/90
 ENGINEERING DEPT. APPROVAL BY _____
 DATE _____

FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.

CONTRACTOR Schuman's Services
 ADDRESS 5810 S. Cherokee St Littleton, CO
 EXACTLY AS NAME APPEARS ON LICENSE
 CONTRACTOR'S PHONE NO. 797-6551 BY _____

USE TAX DEPOSIT \$ 10.40

Fee Waived



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE**

TOTAL PERMIT FEE

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0250

THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT	
MECHANICAL PERMIT DATE <u>12/10/90</u>	ADDRESS OF JOB <u>Geneva Village</u> <u>5444 S. Prince St.</u> <u>Littleton, CO</u>
Unit # <u>16</u>	
2	
CONTRACTOR <u>Schuman's Services</u>	EXACTLY AS NAME APPEARS ON LICENSE LICENSE NO. <u>D11-194</u>
OWNER <u>Littleton Housing Authority</u>	ESTIMATED COST OF JOB \$ <u>660.08</u>
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW	
NO. OF UNITS	DESCRIPTION OF WORK
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS
	REFRIGERATORS
	LAUNDRY APPLIANCES
	INCINERATORS, FREE-STANDING DOMESTIC
	ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____
	AUTOMATIC FIRE SPRINKLER SYSTEM } UNIFORM BUILDING CODE 19 _____
	BOILER } FIRE DEPT. APPROVAL _____
	ELEVATOR } PLAN REVIEW FEE _____
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE
	STEAM
	HOT WATER
<u>1</u>	FORCED AIR
	AIR COND.
	OTHER Describe Below
	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS } UNIFORM BUILDING CODE 19 _____
	SOLAR SYSTEM GALS. OF WATER OR TONS OF ROCK NO. OF COLLECTORS
	INSTALLATION PER THE 19 _____ EDITION UNIFORM MECHANICAL CODE
	TOTAL FEE \$ _____

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 795-3738

BUILDING DEPT. APPROVAL BY <u>[Signature]</u> DATE <u>12/10/90</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES. CONTRACTOR <u>Schuman's Services</u> ADDRESS <u>5810 S. Cherokee St. Ltn, CO80427</u> EXACTLY AS NAME APPEARS ON LICENSE CONTRACTOR'S PHONE NO. <u>797-6551</u> BY _____	USE TAX DEPOSIT <u>10.40</u> <u>Fee Waived</u>
ENGINEERING DEPT. APPROVAL BY DATE _____		

TOTAL PERMIT FEE



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE**

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0244

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT	
DATE <u>12/1/90</u>	ADDRESS OF JOB	Geneva Village 5444 S. Prince Littleton, Colo.	Unit #18 2
CONTRACTOR <u>Schuman's Services</u>		EXACTLY AS NAME APPEARS ON LICENSE D11-194	ESTIMATED COST OF JOB \$ 1105.20
OWNER <u>Littleton Housing Authority</u>			
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW			
NO. OF UNITS	DESCRIPTION OF WORK		FEE
1	DOMESTIC APPLIANCES AS DEFINED IN CODE <input checked="" type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM } UNIFORM BUILDING CODE 19____ FIRE DEPT. APPROVAL _____ BOILER } ELEVATOR } PLAN REVIEW FEE _____		
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE STEAM HOT WATER 1 FORCED AIR } SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS } UNIFORM BUILDING CODE 19____ AIR COND. } OTHER Describe Below }		
	SOLAR SYSTEM GALS. OF WATER OR TONS OF ROCK NO. OF COLLECTORS		
INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE			
			TOTAL FEE ↓ \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 793-3738

BUILDING DEPT. APPROVAL BY <u>D. Seago</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	USE TAX DEPOSIT \$17.41
DATE <u>12-1-90</u>	CONTRACTOR <u>Schuman's Services</u>	
ENGINEERING DEPT. APPROVAL BY <u>10</u>	ADDRESS EXACTLY AS NAME APPEARS ON LICENSE <u>5810 S. Cherokee St. Littleton, Co</u>	
DATE	CONTRACTOR'S PHONE NO. <u>797-1551</u> BY _____	



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE** →

TOTAL PERMIT FEE

Fee waived

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0265

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT	
DATE <u>12/7/90</u>		ADDRESS <u>Geneva Village</u> OF JOB <u>5444 S. Prince St.</u> <u>Littleton, Co</u>	
CONTRACTOR <u>Schuman's Services</u>		LICENSE NO. <u>D11-194</u>	ESTIMATED COST OF JOB <u>\$ 660.08</u>
OWNER <u>Littleton Housing Authority</u>			
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW			
NO. OF UNITS	DESCRIPTION OF WORK	FEE	
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM	FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE _____	
	BOILER ELEVATOR		
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) V/LRM AIR - GRAVITY TYPE STEAM HOT WATER FORCED AIR AIR COND. OTHER Describe Below	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS UNIFORM BUILDING CODE 19_____ FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE _____	
	SOLAR SYSTEM	GALS. OF WATER OR TONS OF ROCK _____ NO. OF COLLECTORS _____	
INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE			
			TOTAL FEE \$ _____

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 799-3738

BUILDING DEPT. APPROVAL BY <u>D. Sergio</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	
DATE <u>12/10/90</u>		
ENGINEERING DEPT. APPROVAL BY _____	CONTRACTOR <u>Schuman's Services</u>	USE TAX DEPOSIT <u>\$10.40</u> <i>Fee Waived</i>
	ADDRESS <u>5810 S. Cherokee St</u> EXACTLY AS NAME APPEARS ON LICENSE <u>LTN, CO 80120</u>	
DATE _____	CONTRACTOR'S PHONE NO. <u>797-6551</u> BY _____	



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE**

TOTAL PERMIT FEE

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0245

MECHANICAL PERMIT	THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT		
DATE <u>12/7/90</u>	ADDRESS OF JOB <u>Geneva Village</u> <u>5444 S. Prince St.</u> <u>Littleton, Co</u>	Unit # <u>20</u>	2
CONTRACTOR	<small>EXACTLY AS NAME APPEARS ON LICENSE</small> <u>Schuman's Services</u>	<small>LICENSE NO.</small> <u>D11-194</u>	<small>ESTIMATED COST OF JOB</small> <u>\$ 1105.20</u>
OWNER	<u>Littleton Housing Authority</u>		
WHEN SIGNED AND VALIDATED BY BUILDING DEPT., THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW			
NO. OF UNITS	DESCRIPTION OF WORK	FEE	
1	DOMESTIC APPLIANCES AS DEFINED IN CODE <input checked="" type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM	UNIFORM BUILDING CODE 19 _____	FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE _____
	BOILER ELEVATOR		
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE STEAM HOT WATER FORCED AIR AIR COND. OTHER Describe Below	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS	UNIFORM BUILDING CODE 19 _____
1			
	SOLAR SYSTEM	GALS. OF WATER OR TONS OF ROCK _____	NO. OF COLLECTORS _____
INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE			
			TOTAL FEE \$ _____

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 798-3738

BUILDING DEPT. APPROVAL BY <u>D. Seago</u> DATE <u>12/8/90</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	USE TAX DEPOSIT <u>\$17.41</u>
ENGINEERING DEPT. APPROVAL BY DATE _____	CONTRACTOR <u>Schuman's Services</u> ADDRESS <u>5810 S. Cherokee St Littleton, CO</u> <small>EXACTLY AS NAME APPEARS ON LICENSE</small> CONTRACTOR'S PHONE NO. <u>797-0551</u>	 <i>Fee Waived</i>



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE** →

TOTAL PERMIT FEE

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0246

MECHANICAL PERMIT DATE <u>12/7/90</u>		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT	
		ADDRESS OF JOB <u>Geneva Village</u> <u>5444 S. Prince St.</u> <u>Littleton, CO</u>	
		2	
CONTRACTOR <u>Schuman's Services</u> EXACTLY AS NAME APPEARS ON LICENSE		LICENSE NO. <u>D11-194</u> ESTIMATED COST OF JOB \$ <u>660.39</u>	
OWNER <u>Littleton Housing Authority</u>			
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW.			
NO. OF UNITS	DESCRIPTION OF WORK		FEE
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM		
	BOILER		
	ELEVATOR		
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE		
	STEAM		
1	HOT WATER		
	FORCED AIR		
	AIR COND.		
	OTHER Describe Below		
	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS		
	UNIFORM BUILDING CODE 19 _____		
	SOLAR SYSTEM		
	GALS. OF WATER OR TONS OF ROCK		
	NO. OF COLLECTORS		
INSTALLATION PER THE 19 _____ EDITION UNIFORM MECHANICAL CODE			
			TOTAL FEE <div style="text-align: center;">⇓</div> \$
CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 788-3738			
BUILDING DEPT. APPROVAL BY <u>D. Leago</u> DATE <u>12/8/90</u>		FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	
ENGINEERING DEPT. APPROVAL BY _____ DATE _____		CONTRACTOR <u>Schuman's Services</u> ADDRESS <u>5810 S. Cherokee St. Littleton, CO</u> EXACTLY AS NAME APPEARS ON LICENSE CONTRACTOR'S PHONE NO. <u>797-6551</u> BY _____	
		USE TAX DEPOSIT \$ <u>10.40</u> <i>Fee Waived</i>	



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE** →

TOTAL PERMIT FEE

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0266

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT	
DATE <u>2/10/90</u>	ADDRESS OF JOB <u>Geneva Village 5444 S. Prince St. Littleton, Co</u>	UNIT # <u>23</u>	2
CONTRACTOR <u>Schuman's Services</u>		LICENSE NO. <u>D11-194</u>	ESTIMATED COST OF JOB <u>\$ 660.08</u>
OWNER <u>Littleton Housing Authority</u>			
WHEN SIGNED AND VALIDATED BY BUILDING DEPT., THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW			
NO. OF UNITS	DESCRIPTION OF WORK		FEE
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM } UNIFORM BUILDING CODE 19 _____ FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE _____		
	BOILER ELEVATOR }		
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE		
<u>1</u>	STEAM HOT WATER FORCED AIR AIR COND. OTHER Describe Below		
	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS } UNIFORM BUILDING CODE 19 _____		
	SOLAR SYSTEM GALS. OF WATER OR TONS OF ROCK NO. OF COLLECTORS		
	INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE		
			TOTAL FEE ↓ \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 798-3738

BUILDING DEPT. APPROVAL BY <u>[Signature]</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.		USE TAX DEPOSIT <u>\$10.40</u>
DATE <u>[Signature]</u>	CONTRACTOR <u>Schuman's Services</u>		
ENGINEERING DEPT. APPROVAL BY <u>[Signature]</u>	ADDRESS <u>5810 S. Cherokee St. Littleton, Co</u>		
DATE	CONTRACTOR'S PHONE NO. <u>797-6551</u>	BY	

Fee waived



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE** →

TOTAL PERMIT FEE

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0254

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT		
DATE <u>12/10/90</u>		ADDRESS OF JOB <u>Geneva Village 5444 S. Prince Littleton, CO</u>		Unit # <u>24</u> 2
CONTRACTOR <u>Schuman's Services</u>		EXACTLY AS NAME APPEARS ON LICENSE		LICENSE NO. <u>D11-194</u>
OWNER <u>Littleton Housing Authority</u>		ESTIMATED COST OF JOB <u>\$ 1104.89</u>		
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW				
NO. OF UNITS	DESCRIPTION OF WORK			FEE
<u>1</u>	DOMESTIC APPLIANCES AS DEFINED IN CODE <input checked="" type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER			
	GAS FITTING			
	DOMESTIC RANGES & PLATES			
	<input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS			
	REFRIGERATORS			
	LAUNDRY APPLIANCES			
	INCINERATORS, FREE-STANDING DOMESTIC			
	ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.			
	REFRIGERATION SYSTEM (SEE CODE FOR FEES)			
	REFRIGERANT GROUP _____ POUNDS CHARGE _____			
	AUTOMATIC FIRE SPRINKLER SYSTEM		UNIFORM BUILDING CODE 19 _____	FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE _____
	BOILER ELEVATOR			
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING)			
	WARM AIR - GRAVITY TYPE			
	STEAM			
<u>1</u>	HOT WATER		SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS UNIFORM BUILDING CODE 19 _____	
	FORCED AIR			
	AIR COND.			
	OTHER Describe Below			
	SOLAR SYSTEM			
	GALS. OF WATER OR TONS OF ROCK			
	NO. OF COLLECTORS			
	INSTALLATION PER THE 19 _____ EDITION UNIFORM MECHANICAL CODE			
				TOTAL FEE \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 798-3738

BUILDING DEPT. APPROVAL BY <u>12/10/90</u> DATE ENGINEERING DEPT. APPROVAL BY <u>[Signature]</u> DATE	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES. CONTRACTOR <u>Schuman's Services</u> ADDRESS EXACTLY AS NAME APPEARS ON LICENSE <u>5810 S. Cherokee St. Littleton, CO 80120</u> CONTRACTOR'S PHONE NO. <u>717-6551</u> BY _____	USE TAX DEPOSIT \$17.40 <u>Fee waived</u>
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**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE _____**

TOTAL PERMIT FEE

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0261

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT		2
DATE <u>12/1/90</u>		ADDRESS OF JOB <u>Geneva Village Unit #25</u> <u>5444 S. Prince St</u> <u>Littleton, CO</u>		
CONTRACTOR <u>Schuman's Services</u>		LICENSE NO. <u>D11-194</u>	ESTIMATED COST OF JOB \$ <u>660.08</u>	
OWNER <u>Littleton Housing Authority</u>				
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW				
NO. OF UNITS	DESCRIPTION OF WORK	FEE		
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER			
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS			
	REFRIGERATORS			
	LAUNDRY APPLIANCES			
	INCINERATORS, FREE-STANDING DOMESTIC			
	ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.			
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____			
	AUTOMATIC FIRE SPRINKLER SYSTEM } UNIFORM BUILDING CODE 19 _____	FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE _____		
	BOILER ELEVATOR }			
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE			
	STEAM			
	HOT WATER			
<u>I</u>	FORCED AIR	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS	UNIFORM BUILDING CODE 19 _____	
	AIR COND.			
	OTHER Describe Below			
	SOLAR SYSTEM	GALS. OF WATER OR TONS OF ROCK	NO. OF COLLECTORS	
	INSTALLATION PER THE 19 _____ EDITION UNIFORM MECHANICAL CODE			
				TOTAL FEE ↓ \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 795-3738

BUILDING DEPT. APPROVAL BY <u>D. Sergio</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	USE TAX DEPOSIT \$ <u>10.40</u>
DATE <u>12/10/90</u>	CONTRACTOR <u>Schuman's Services</u>	Fee Waived
ENGINEERING DEPT. APPROVAL BY	ADDRESS <u>5810 S. Cherokee St. Ltn, Co 80120</u>	
DATE	CONTRACTOR'S PHONE NO. <u>797-6551</u> BY _____	

TOTAL PERMIT FEE



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE →**

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0262

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT		
DATE <u>12/10/90</u>		ADDRESS OF JOB <u>Geneva Village 5444 S. Prince St. Littleton, CO</u>		Unit # <u>26</u> 2
CONTRACTOR <u>Schuman's Services</u>		LICENSE NO. <u>D11-194</u>		ESTIMATED COST OF JOB \$ 1807.10
OWNER <u>Littleton Housing Authority</u>				
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW.				
NO. OF UNITS	DESCRIPTION OF WORK			FEE
<u>1</u>	DOMESTIC APPLIANCES AS DEFINED IN CODE <input checked="" type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER			
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS REFRIGERATORS LAUNDRY APPLIANCES INCINERATORS, FREE-STANDING DOMESTIC ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.			
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____			
	AUTOMATIC FIRE SPRINKLER SYSTEM		UNIFORM BUILDING CODE 19 _____	FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE
	BOILER ELEVATOR			
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE			
	STEAM HOT WATER FORCED AIR AIR COND. OTHER Describe Below			
<u>1</u>	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS		UNIFORM BUILDING CODE 19 _____	
	SOLAR SYSTEM			
	GALS. OF WATER OR TONS OF ROCK _____ NO. OF COLLECTORS _____			
INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE				
				TOTAL FEE \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 795-3738

BUILDING DEPT. APPROVAL BY <u>[Signature]</u> DATE <u>12/10/90</u>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES. CONTRACTOR <u>Schuman's Services</u> ADDRESS <u>5810 S. Cherokee St. Littleton, CO 80120</u> CONTRACTOR'S PHONE NO. <u>797-6551</u> BY _____	USE TAX DEPOSIT \$ 28.46 <i>Fee Waived</i>
ENGINEERING DEPT. APPROVAL BY DATE		

TOTAL PERMIT FEE

**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE**



**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0253

MECHANICAL PERMIT	THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT		
DATE	ADDRESS OF JOB <i>Geneva Village 5444 S. Prince St. Littleton, CO</i>	Unit # <i>27</i>	2
CONTRACTOR <i>Schuman's Services</i>		LICENSE NO. <i>D11-194</i>	ESTIMATED COST OF JOB \$ <i>660.08</i>
OWNER <i>Littleton Housing Authority</i>			
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW.			
NO. OF UNITS	DESCRIPTION OF WORK		FEE
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS		
	REFRIGERATORS		
	LAUNDRY APPLIANCES		
	INCINERATORS, FREE-STANDING DOMESTIC		
	ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM } UNIFORM BUILDING CODE 19 _____ FIRE DEPT. APPROVAL _____ BOILER } ELEVATOR } PLAN REVIEW FEE _____		
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE		
	STEAM		
<i>1</i>	HOT WATER		
	FORCED AIR		
	AIR COND.		
	OTHER Describe Below		
	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS } UNIFORM BUILDING CODE 19 _____		
	SOLAR SYSTEM GALS. OF WATER OR TONS OF ROCK NO. OF COLLECTORS		
INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE			
			TOTAL FEE ↓ \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 705-3730

BUILDING DEPT. APPROVAL BY <i>[Signature]</i> DATE <i>12/10/92</i>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES. CONTRACTOR <i>Schuman's Services</i> ADDRESS <i>5810 S. Cherokee St. Littleton, CO 80120</i> EXACTLY AS NAME APPEARS ON LICENSE CONTRACTOR'S PHONE NO. <i>719-6551</i> BY _____	USE TAX DEPOSIT \$ <i>10.40</i> <div style="text-align: right; font-style: italic; font-size: 1.5em;">Fee Waived</div>
ENGINEERING DEPT. APPROVAL BY DATE		



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE** →

TOTAL PERMIT FEE

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

20-0260

MECHANICAL PERMIT	THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT		
DATE	ADDRESS OF JOB <i>Geneva Village 5444 S. Prince St. Littleton, Co</i>	UNIT # <i>28</i>	2
CONTRACTOR <i>Schuman's Services</i>		LICENSE NO. <i>D11-194</i>	ESTIMATED COST OF JOB <i>\$ 660.08</i>
OWNER <i>Littleton Housing Authority</i>			
WHEN SIGNED AND VALIDATED BY BUILDING DEPT. THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW			
NO. OF UNITS	DESCRIPTION OF WORK		FEE
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS		
	REFRIGERATORS		
	LAUNDRY APPLIANCES		
	INCINERATORS, FREE-STANDING DOMESTIC		
	ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM		FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE _____
	BOILER ELEVATOR		
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE		
	STEAM		
<i>1</i>	HOT WATER		
	FORCED AIR		
	AIR COND.		
	OTHER Describe Below		
	SOLAR SYSTEM GALS. OF WATER OR TONS OF ROCK _____ NO. OF COLLECTORS _____		
	INSTALLATION PER THE 19____ EDITION UNIFORM MECHANICAL CODE		
			TOTAL FEE ↓ \$

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED 795-3730

BUILDING DEPT. APPROVAL BY <i>[Signature]</i>	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.		USE TAX DEPOSIT <i>10.40</i>
DATE <i>1/10/90</i>	CONTRACTOR <i>Schuman's Services</i>		<i>Fee waived</i>
ENGINEERING DEPT. APPROVAL BY	ADDRESS EXACTLY AS NAME APPEARS ON LICENSE <i>5810 S. Cherokee St Ltn, Co 80120</i>		
DATE	CONTRACTOR'S PHONE NO. <i>797-6551</i>	BY _____	



**THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE** →

TOTAL PERMIT FEE



BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.

30-0259

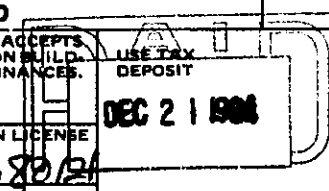
ELECTRICAL PERMIT	THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT	
	ADDRESS OF JOB 5444 S. PRINCE	3
DATE 12-4-90		
CONTRACTOR EXACTLY AS NAME APPEARS ON LICENSE RIGGINS ELECTRIC CO.	LICENSE NUMBER 3275 E-00176	ESTIMATED COST OF JOB \$ 1450.00
OWNER CITY OF LITTLETON		
WHEN SIGNED AND VALIDATED BY BUILDING DEPARTMENT, THIS PERMIT AUTHORIZES THE ELECTRICAL WORK DESCRIBED BELOW		
NO. OF UNITS		FEE
TEMPORARY METER		
CIRCUITS		
LIGHTING		
HEATING		
POWER SUB-CIRCUITS		
UTILITY (RANGE, DISPOSER, DISHWASHER, COOLER, FAN, DRYER, ETC.)		
FIXTURES		
NUMBER OVER FIVE		
NEW SERVICE ENTRANCE		
NUMBER OF AMPS		
CHANGE SERVICE ENTRANCE		
NUMBER OF AMPS		
WIRING MOTORS & CONTROLS		
NUMBER OF OIL BURNERS, STOKERS, FORCED AIR SYSTEMS, ETC.		
SIGNS		
NEON EXTERIOR SIGN AND ONE TRANSFORMER		
NEON INTERIOR SIGN AND ONE TRANSFORMER		
ADDITIONAL TRANSFORMERS, EXTERIOR OR INTERIOR		
INCANDESCENT EXTERIOR SIGN OF 25 LIGHTS OR LESS		
NUMBER OF LIGHTS OVER 25		
TRANSFORMERS & RECTIFIERS, BANKS OF 1/2 KVA		
ADDITION TO OLD WORK		
MOTORS 1 HP OR LESS		
MOTORS OVER 1-HP LIST UNDER REMARKS		
ADDITIONAL HP PER MOTOR,		
SQUARE FOOTAGE	AS PER NATIONAL ELECTRIC CODE	
	REMARKS CHANGE 20 AMP BREAKER TO 15 AMP	
	AND INSTALL SSU'S FOR 23 FURNACES.	
	TX # 8904177002	
WHEN JOB IS READY, CALL BUILDING DEPT. ONE WORKING DAY BEFORE INSPECTION IS WANTED 786-3761		
BUILDING DEPT. APPROVAL BY DATE 12/4/90 ENGINEERING DEPT. APPROVAL BY	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES. CONTRACTOR RIGGINS ELECTRIC CO ADDRESS EXACTLY AS NAME APPEARS ON LICENSE 11013 E. LINVALE DR. AURORA, CO 80014 CONTRACTOR'S PHONE NO. 696-7162 BY William W. Riggins	USE TAX DEPOSIT TOTAL FEE \$ 1400
DATE		TOTAL PERMIT FEE 1400
USE TAXES PAID VIA #1 PERMIT NO.	THIS FORM IS AN APPLICATION UNTIL VALIDATED HERE	

[illegible]

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

24-0391
~~24-0391~~

MECHANICAL PERMIT		THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT	
DATE		ADDRESS OF JOB 5444 S. Prince St	
		2	
CONTRACTOR		EXACTLY AS NAME APPEARS ON LICENSE	LICENSE NO.
		Southglenn Htg & A/C	D-11087
OWNER		ESTIMATED COST OF JOB	
		\$1235.00	
City of Littleton / Geneva Village		E00046	
WHEN SIGNED AND VALIDATED BY BUILDING DEPT., THIS PERMIT AUTHORIZES THE MECHANICAL WORK DESCRIBED BELOW.			
NO. OF UNITS	DESCRIPTION OF WORK	FEE	
	DOMESTIC APPLIANCES AS DEFINED IN CODE <input type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> AUTO. WASHER <input type="checkbox"/> DISH WASHER <input type="checkbox"/> OTHER		
	GAS FITTING DOMESTIC RANGES & PLATES <input type="checkbox"/> COMMERCIAL RANGES <input type="checkbox"/> FRYERS <input type="checkbox"/> BROILERS <input type="checkbox"/> OVENS		
	REFRIGERATORS		
	LAUNDRY APPLIANCES		
	INCINERATORS, FREE-STANDING DOMESTIC		
	ALL OTHER GAS FITTING OR GAS CONTROLS DESCRIBE ON NEXT LINE.		
	REFRIGERATION SYSTEM (SEE CODE FOR FEES) REFRIGERANT GROUP _____ POUNDS CHARGE _____		
	AUTOMATIC FIRE SPRINKLER SYSTEM } BOILER } ELEVATOR }	UNIFORM BUILDING CODE 19 _____	FIRE DEPT. APPROVAL _____ PLAN REVIEW FEE
	HEATING & VENTILATING (FEE INCLUDES GAS FITTING) WARM AIR - GRAVITY TYPE STEAM HOT WATER FORCED AIR AIR COND. OTHER Describe Below	SUBMIT TWO SETS OF PLANS ON COMMERCIAL JOBS UNIFORM BUILDING CODE 19 _____	
	SOLAR SYSTEM GALS. OF WATER OR TONS OF ROCK NO. OF COLLECTORS		
INSTALLATION PER THE 19 _____ EDITION UNIFORM MECHANICAL CODE			
replace existing furnace in Laundry room North in basement • Joel Fisher Voice pager 461-9047 Hale Elec.			TOTAL FEE \$ _____
CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED			
BUILDING DEPT. APPROVAL BY		FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	
DATE 12/21/94		CONTRACTOR Southglenn Htg & A/C	
ENGINEERING DEPT. APPROVAL BY		ADDRESS 3143 S. Weaver Pl	
		EXACTLY AS NAME APPEARS ON LICENSE	
DATE		CONTRACTOR'S PHONE NO. 798-7436	
		BY Jarla Kelley	



THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE _____

TOTAL PERMIT FEE **waived**

24-0391

City of Littleton

PERMIT CARD

POST THIS SIDE OF CARD TO THE STREET

ADDED COMMENTS[illegible]

FIREWALL INSPECTIONS

The diagram shows a house with three levels. The top level is a triangle labeled "GABLE END" with a small square in the center. Below it is a rectangular section labeled "2ND FLOOR". Below that is another rectangular section labeled "1ST FLOOR". At the bottom, a line extends from the "1ST FLOOR" section, labeled "BASEMENT".

LEFT SIDE FROM STREET

GABLE END _____

2ND FLOOR _____

1ST FLOOR _____

BASEMENT _____

RIGHT SIDE FROM STREET

DATE ISSUED**PERMIT #**

City of Littleton

ONLY CHECKED BOXES PERTAIN TO THIS PERMIT

All inspections must be scheduled the day before you want them. Please call our inspection request line at 795-3738

ADDRESS**CONTRACTOR****PERMIT ISSUED FOR**

OCCUPANCY GROUP

CONSTRUCTION TYPE

PERMIT CARD AND CITY APPROVED PLANS MUST BE ACCESSIBLE TO INSPECTOR OR INSPECTION WILL NOT BE DONE

REQUIRED INSPECTIONS	APPROVED	DISAPPROVED	FEE	COMMENTS
CONSTRUCTION METER				
CAISSONS & FOOTINGS				
CONCRETE FORMS & STEEL				
UNDERGROUND PLUMBING				
UNDERGROUND ELECTRICAL				
WATERPROOFING				
FIREWALLS				
SHEARWALLS				
GAS PIPING				
ROUGH PLUMBING				
ROUGH MECHANICAL				
ROUGH ELECTRICAL				
ROUGH FRAMING				
MASONRY & VENEER				
INSULATION				
DRYWALL FASTENING				
PREROOF				
ROOF				
TEMP. HEAT METER				
FENCE				
HOT TUB				
SIGN				
FINAL ELECTRICAL				
✓ FINAL PLUMBING	11/2/95			
FINAL MECHANICAL				
FINAL BUILDING				

☐ **WATER TAP FEE PAID** _____

**IT IS YOUR RESPONSIBILITY TO CHECK WITH THE
FOLLOWING CITY OF LITTLETON DEPARTMENTS FOR
THEIR CERTIFICATE OF OCCUPANCY REQUIREMENTS**

	FIRE DEPARTMENT 795-3800
	PLANNING DEPARTMENT 795-3748
	ENGINEERING DEPARTMENT 795-3865
	ZONING DEPARTMENT 795-3767
	LANDSCAPING 795-3766
	TRAFFIC ENGINEER 795-3867

SPECIAL REQUIREMENTS

	FIRE SPRINKLERS	_____
	AREA SEPARATION	_____
	OCCUPANCY SEPARATION	_____
	SPECIAL INSPECTOR	_____

PERMITS INCLUDED

CONTRACTOR

	#1 BUILDING	
	#2 MECHANICAL	
	#3 ELECTRICAL	
	#4 PLUMBING	
	#5 MISCELLANEOUS	

NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THEREFOR.

ZONING APPROVAL

Date: _____

Int.: _____

ADDRESS: 5444 1/2 Minc StPERMIT NO.: BP 1997-951

Plan Review No.: _____

Reviewer: _____

Date Due: _____

Date Rec.: _____

PERMIT REQUIREMENTS

Needed		Have	Needed		Have	Does this job require a Certificate of Occupancy?	
						Yes	No
	Permit Application			Sewer Tap			
	Permit			Permit Issuance Completed Routing Slip			
	Orange Card			Soils Report			
	Site Plan						
	Water Tap						

C.O. ISSUANCE

Needed		Have	Needed		Have	Needed	ENGINEER LETTERS	Have
	Permit Application						Improvement Survey	
	Permit							
	Orange Card			ENGINEER LETTERS				
	Site Plan			Soils Report				
	Permit Issuance Completed Routing Slip			Caissons/Footers				
	Completed C.O. Routing Slip			Forms/Steel				

COMMENTS: _____

City of Littleton

Building Permit

Issue Date: 10/30/97

Building Dept: 795-3751

Inspection Line: 795-3738

2255 W Berry Avenue
Littleton Co 80185

Permit Number : BP1997-951

Job Type :

Zoning: R5

Job Address: 5444 PRINCE ST
LOT 4 BLK 1 LITTLETON CENTER SUB
geneva

LTN, CO

Construction Type:

Occupancy Group:

Parcel #: 2077-16-2-17-004

Job Description:

sq. ft.

Owner: LITTLETON, CITY OF

Address : 2255 W BERRY AVE
LITTLETON, CO 80120-1151

B - Light Commercial NAIL BUILDERS

5808 S RAPP ST #100

B00101

LITTLETON, CO 80120

303/795-5333

ALL MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THE ADOPTED CODES OF THE CITY OF LITTLETON. THIS PERMIT IS NULL AND VOID IF WORK AUTHORIZED HAS NOT COMMENCED WITHIN 180 DAYS OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. THIS ISSUANCE OF THIS PERMIT DOES NOT VERIFY COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OR OTHER FEDERAL OR STATE LAWS OR REGULATIONS CONCERNING CONSTRUCTION REQUIREMENTS FOR PERSONS WITH DISABILITIES.

CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Water Tap Size: _____

Sewer Tap #: _____

Building Valuation Data

Building:

Mechanical:

Electrical:

Plumbing:

Total Valuation: **\$0.00**

Permit Fees

demolition

\$16.50

Total Fees:

\$16.50

NOBLY MAIL
2255 W BERRY AVE
LITTLETON, CO
10-30-1997/01:04 PM

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS PERMIT AND STATE THAT THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL CITY ORDINANCES, STATE LAWS AND REGULATIONS REGARDING BUILDING CONSTRUCTION AND WORK AUTHORIZED BY THIS PERMIT.

OWNER / CONTRACTOR / AUTHORIZED AGENT: _____

DATE: 10-30-97

BUILDING DEPT APPROVAL: _____

DATE: 10-30-97

City of Littleton

Building Permit

Issue Date : 1/21/05

2255 W Berry Avenue
Littleton Co 80165

Permit Number : 25-11

Building Dept: 795-3751

Job Type :

Inspection Line: 795-3738

Zoning: R5

Job Address: 5444 S PRINCE ST LITTLETON, CO 80120-1151
LOT 4 BLK 1 LITTLETON CENTER SUB
REPLACING 7 FURNACES ON UNITS 8,9,11,12,27,25,29 & WATER
HEATER @ UNIT 27

Construction Type:

Occupancy Group:

Parcel # : 2077-16-2-17-004

Job Description: ALL FEES WAIVED FOR CITY PROJECT AT GENEVA VILLAGE

Owner: LITTLETON, CITY OF

2255 W BERRY AVE

LITTLETON, CO 80165-0002

D11441 100 % SERVICE
303-933-6054 7648 S EATON WAY
D-11 HVAC LITTLETON, CO 80128
License Exp: 11/29/05 GEN LIABILITY-02/01/05 COMP-WAIVED

ALL MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THE ADOPTED CODES OF THE CITY OF LITTLETON. THIS PERMIT IS NULL AND VOID IF WORK AUTHORIZED HAS NOT COMMENCED WITHIN 180 DAYS OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. THIS ISSUANCE OF THIS PERMIT DOES NOT VERIFY COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OR OTHER FEDERAL OR STATE LAWS OR REGULATIONS CONCERNING CONSTRUCTION REQUIREMENTS FOR PERSONS WITH DISABILITIES.

CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Water Tap Size: _____

Sewer Tap #: _____

Building Valuation Data

Permit Fees

Building:

Mechanical: \$9,925.00

Electrical:

Plumbing:

Total Valuation: \$9,925.00

NO FEES

Total Fees :

\$0.00

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS PERMIT AND STATE THAT THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL CITY ORDINANCES, STATE LAWS AND REGULATIONS REGARDING BUILDING CONSTRUCTION AND WORK AUTHORIZED BY THIS PERMIT.

OWNER / CONTRACTOR / AUTHORIZED AGENT: J. Hayden

DATE: _____

BUILDING DEPT APPROVAL: Smith

DATE: 1-21-05

Inspection Record

Page 1 of 1
Printed 2/9/2005

Address : 5444 S PRINCE ST

Applicant : FRANK HAYDEN

Permit Number : 25-11

Date : <u>1/28/2005</u>	Type : <u>Final Mechanical</u>	Inspector : <u>Rich Beckman</u>	PassFail : <u>False</u>
Date : <u>2/9/2005</u>	Type : <u>Final Mechanical</u>	Inspector : <u>Leonard Straub</u>	PassFail : <u>True</u>
Date : <u>2/9/2005</u>	Type : <u>Final</u>	Inspector : <u>Leonard Straub</u>	PassFail : <u>True</u>

City of Littleton

Building Permit

Issue Date : 2/7/05

2255 W Berry Avenue
Littleton Co 80165

Permit Number : 25-18

Building Dept: 795-3751

Inspection Line: 795-3738

Job Type :

Zoning: R5

Job Address: 5444 S PRINCE ST
LOT 4 BLK 1 LITTLETON CENTER SUB
REPLACE FURNACES IN ALL 14 UNITS

LITTLETON, CO 80120-1151

Construction Type:

Occupancy Group:

Parcel # : 2077-16-2-17-004

Job Description:

PAX ID 147-40-0000

Owner: LITTLETON, CITY OF

2255 W BERRY AVE

LITTLETON, CO 80165-0002

D11105

J J LAY COMPANY

303-761-2021

P O BOX 1745

D-11 HVAC

ENGLEWOOD, CO 80150

License Exp: 5/24/05

GENL LIABILITY-09/12/05 COMP-07/01/05

BONDED EFFECTIVE 1/25/05

ALL MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THE ADOPTED CODES OF THE CITY OF LITTLETON. THIS PERMIT IS NULL AND VOID IF WORK AUTHORIZED HAS NOT COMMENCED WITHIN 180 DAYS OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. THIS ISSUANCE OF THIS PERMIT DOES NOT VERIFY COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OR OTHER FEDERAL OR STATE LAWS OR REGULATIONS CONCERNING CONSTRUCTION REQUIREMENTS FOR PERSONS WITH DISABILITIES.

CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Water Tap Size: _____

Sewer Tap #: _____

Building Valuation Data

Building:

Mechanical: \$14,500.00

Electrical:

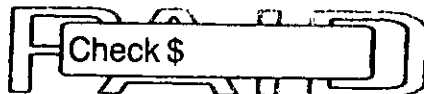
Plumbing:

Total Valuation: \$14,500.00

Permit Fees

Use Tax Fee

\$220.50



FEB 07 2005

City of Littleton
Building Department

#14899

Total Fees :

\$220.50

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS PERMIT AND STATE THAT THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL CITY ORDINANCES, STATE LAWS AND REGULATIONS REGARDING BUILDING CONSTRUCTION AND WORK AUTHORIZED BY THIS PERMIT.

OWNER / CONTRACTOR / AUTHORIZED AGENT: _____

DATE: _____

BUILDING DEPT APPROVAL: _____

DATE: *2-7-05*

ZONING APPROVAL

Date: _____

Int.: _____

ADDRESS: _____

PERMIT NO.: _____

*5444 N. Prince**25-18*

Plan Review No.: _____

Reviewer: _____

Date Due: _____

Date Rec.: _____

PERMIT REQUIREMENTS

Needed		Have	Needed		Have	Does this job require a Certificate of Occupancy?	
	Permit Application			Sewer Tap		Yes	No
	Permit			Permit Issuance Completed Routing Slip			
	Orange Card			Soils Report			
	Site Plan						
	Water Tap						

C.O. ISSUANCE

Needed		Have	Needed		Have	Needed	ENGINEER LETTERS	Have
	Permit Application						Improvement Survey	
	Permit							
	Orange Card			ENGINEER LETTERS				
	Site Plan			Soils Report				
	Permit Issuance Completed Routing Slip			Caissons/Footers				
	Completed C.O. Routing Slip			Forms/Steel				

COMMENTS: _____

Inspection Record

Page 1 of 1
Printed 3/10/2005

Address : 5444 S PRINCE ST

Applicant : ROBERT PARKS

Permit Number : 25-18

Date : <u>2/16/2005</u>	Type : <u>Final Mechanical</u>	Inspector : <u>Leonard Straub</u>	PassFail : <u>False</u>
Date : <u>2/23/2005</u>	Type : <u>Final Mechanical</u>	Inspector : <u>Leonard Straub</u>	PassFail : <u>False</u>
Date : <u>3/7/2005</u>	Type : <u>Final Mechanical</u>	Inspector : <u>Leonard Straub</u>	PassFail : <u>False</u>
Date : <u>3/10/2005</u>	Type : <u>Final Mechanical</u>	Inspector : <u>Leonard Straub</u>	PassFail : <u>True</u>
Date : <u>3/10/2005</u>	Type : <u>Final</u>	Inspector : <u>Leonard Straub</u>	PassFail : <u>True</u>

City of Littleton

Building Permit

Issue Date : 4/1/04

2255 W Berry Avenue
Littleton Co 80165

Permit Number : 34-63

Building Dept: 795-3751

Job Type :

Inspection Line: 795-3738

Zoning: R5

Job Address: 5444 S PRINCE ST LTN, CO 80120-1151
LOT 4 BLK 1 LITTLETON CENTER SUB
NEW PANEL FEEDS FOR UNITS 1,2,3,4 (GENEVA VILLAGE)

Construction Type:

Occupancy Group:

Parcel # : 2077-16-2-17-004

Job Description:

CITY PROJECT ALL FEES WAIVED

Owner: LITTLETON, CITY OF

2255 W BERRY AVE

LITTLETON, CO 80120-1151

E00699 SANTA FE ELECTRIC
303-291-1388 2054 BROADWAY
E - Electrical DENVER, CO 80205
License Exp: 8/11/04 GEN LIABILITY-08/11/04 COMP-08/11/04

Closed Without Finals

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CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Water Tap Size: _____

Building Valuation Data

Permit Fees

Sewer Tap #: _____

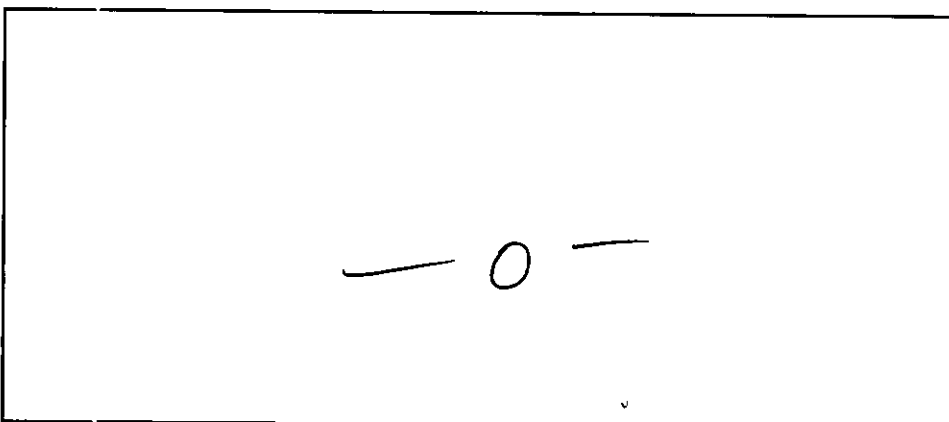
Building:

Mechanical:

Electrical: \$1,200.00

Plumbing:

Total Valuation: \$1,200.00



Total Fees :

\$0.00

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS PERMIT AND STATE THAT THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL CITY ORDINANCES, STATE LAWS AND REGULATIONS REGARDING BUILDING CONSTRUCTION AND WORK AUTHORIZED BY THIS PERMIT.

OWNER / CONTRACTOR / AUTHORIZED AGENT: _____

DATE: _____

BUILDING DEPT APPROVAL: _____

DATE: _____

3/4/2009
2:55:20PM

City of Littleton

Page 1

INSPECTION ACTIVITY REPORT

Permit No. 34-63

Site Address 5444 S PRINCE ST

Applied 4/1/2004
Approved 4/1/2004
Issued 4/1/2004
Parent Permit

Applicant SANTA FE ELECTRIC
Owner LITTLETON, CITY OF
Contractor SANTA FE ELECTRIC
Description NEW PANEL FEEDS FOR UNITS 1,2,3,4 (GENEVA VILLAGE)
Notes

Lot
Block
Tract

Scheduled	Completed	Type	Inspector	Result	Remarks	Inspector's Comments
	4/16/2004	Temp Heat/Service	Jean F	PASS		

City of Littleton

Building Permit

2255 W Berry Avenue

Littleton, CO 80120

Permit Number: **M13-0010**

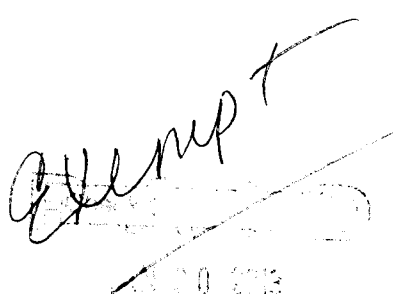
Receipt: **P7035**

Date Issued: 1/30/2013

Building Dept: (303) 795-3751

Inspection Line: (303) 795-3738

<http://permit.littletongov.org/etrakit2> Etrakit Contractor Login Password:

Job Address: 5444 S Prince St		Construction Type:	
Parcel #: 2077-16-2-17-004	Zoning: CA	Occupancy Group:	
Job Description: #7 & #12 FURNACE REPLACEMENTS 80% EFFIC		Square Footage: 0	
Owner: Littleton City Of.			
Contractor:		Plumbing:	
Exp:	Liab Exp:	Comp Exp:	Exp: Liab Exp: Comp Exp:
Mechanical: SQUIRES HEATING & AIR CONDITIONING		Electrical:	
(303) 932-2506 7810 S LAMAR CT			
D11254 LITTLETON CO 80128			
Exp: 1/30/2014 Liab Exp: 5/24/2013 Comp Exp: Waived		Exp: Liab Exp: Comp Exp:	
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CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE			
Valuations:		Fees:	
Building	\$0.00	EXEMPT	Arap Cnty Open Space Tax \$4.50
Mechanical	\$3,600.00	EXEMPT	Bldg - Use Tax Deposit \$56.70
Electrical	\$0.00	EXEMPT	Mechanical Only \$97.25
Plumbing	\$0.00		
Misc	\$0.00		
Total	\$3,600.00		
Utilities:			
Water Tap			
Date Paid			
Sewer Tap			
Date Paid			
Fire	Landscaping		
Planning	Engineering		
Traffic	Zoning		
		TOTAL FEES DUE \$158.45	
<div> Jeffery Squires City of Littleton Building Department <i>City Owned</i></div>			

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS PERMIT AND STATE THAT THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL CITY ORDINANCES, STATE LAWS AND REGULATIONS REGARDING BUILDING CONSTRUCTION AND WORK AUTHORIZED BY THIS PERMIT.

OWNER / CONTRACTOR / AUTHORIZED AGENT:

DATE: **1-30-13**

BUILDING DEPARTMENT APPROVAL:

DATE: **1/30/13**

2/6/2013
9:03:46AM

City of Littleton

Page 1

INSPECTION ACTIVITY REPORT

Permit No. M13-0010

Site Address 5444 S Prince St

Applied 1/30/2013

Applicant TEVOR SQUIRES

Lot

Approved 1/30/2013

Owner Littleton City Of,

Block

Issued 1/30/2013

Contractor

Tract

Parent Permit No.

Description #7 & #21 REPLACE FURNACE 80% EFFIC

Scheduled	Completed	Type	Inspector	Result	Remarks
-----------	-----------	------	-----------	--------	---------

1/31/2013 9:30	1/31/2013 9:30	Final Mechanical **	WS	Not Approved	
----------------	----------------	---------------------	----	--------------	--

(1/31/2013 9:49 AM WS)

:SEAL SUPPLY DUCT CONNECTION AT FURNACE UNIT #7 (# 21 OK)

2/1/2013 9:00	2/1/2013 9:00	Final Mechanical **	WS	Approved	UNIT 7 AND # 21
---------------	---------------	---------------------	----	----------	-----------------

City of Littleton

Building Permit

Issue Date : 4/1/04

2255 W Berry Avenue
Littleton Co 80165

Permit Number : 34-64

Building Dept: 795-3751

Job Type :

Inspection Line: 795-3738

Zoning: R5

Job Address: 5444 S PRINCE ST LTN, CO 80120-1151 LOT 4 BLK 1 LITTLETON CENTER SUB INSTALL NEW PANEL FEEDS FOR UNITS 17,18,19,20, 21 (GENEVA VILLAGE)		Construction Type: Occupancy Group: Parcel # : 2077-16-2-17-004
Job Description: <i>all fees waived</i>		
Owner: LITTLETON, CITY OF	2255 W BERRY AVE	LITTLETON, CO 80120-1151

E00699	SANTA FE ELECTRIC
303-291-1388	2054 BROADWAY
E - Electrical	DENVER, CO 80205
License Exp: 8/11/04	GEN LIABILITY-08/11/04 COMP-08/11/04

Closed Without Finals

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CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Water Tap Size: _____

Sewer Tap #: _____

Building Valuation Data

Permit Fees


Building:

Mechanical:

Electrical: \$1,200.00

Plumbing:

Total Valuation: \$1,200.00



Total Fees :

\$0.00

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS PERMIT AND STATE THAT THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL CITY ORDINANCES, STATE LAWS AND REGULATIONS REGARDING BUILDING CONSTRUCTION AND WORK AUTHORIZED BY THIS PERMIT.

OWNER / CONTRACTOR / AUTHORIZED AGENT: _____

DATE: *4-1-04*

BUILDING DEPT APPROVAL: _____

DATE: *4-1-04*

3/4/2009
2:55:06PM

City of Littleton

Page 1

INSPECTION ACTIVITY REPORT

Permit No. 34-64

Site Address 5444 S PRINCE ST

Applied	4/1/2004	Applicant	SANTA FE ELECTRIC	Lot
Approved	4/1/2004	Owner	LITTLETON, CITY OF	Block
Issued	4/1/2004	Contractor	SANTA FE ELECTRIC	Tract
Parent Permit		Description	INSTALL NEW PANEL FEEDS FOR UNITS 17,18,19,20, 21 (GE	
		Notes	INSTALL NEW PANEL FEEDS FOR UNITS 17,18,19,20, 21 (GENEVA VILLAGE)	

Scheduled	Completed	Type	Inspector	Result	Remarks	Inspector's Comments
	4/15/2004	Temp Heat/Service	Jean F	PASS		

[illegible]

**BUILDING DEPARTMENT
CITY OF LITTLETON, COLO.**

54-0461

MISC. PERMIT	THIS PERMIT VALID ONLY WHEN NUMBERED AND DATED AT BOTTOM BY CASH REGISTER IMPRINT		
DATE	ADDRESS OF JOB 5444 S. Prince St.		5
CONTRACTOR Drury Bros. Roofing	EXACTLY AS NAME APPEARS ON LICENSE LIC. NO. NUMBER	ESTIMATED COST OF JOB \$ 900 ⁰⁰	
OWNER City of Littleton	WHEN SIGNED AND VALIDATED BY BUILDING DEPARTMENT, THIS PERMIT AUTHORIZES THE WORK DESCRIBED BELOW		
NO. OF UNITS	DESCRIPTION OF WORK--		FEE
	SIGNS SEE SIGN CODE FOR FEES. DRAW SKETCH OF SIGN BELOW		ELEC. PERMIT #
	FENCE FEE PER UNIFORM BLDG. CODE AND CITY CODES DRAW PLOT PLAN BELOW		ZONE APPROVAL BY
	ANTENNA SPECIFY HEIGHT OF MAST		FEET
X	ROOFING NO. OF SQUARES 3		
	LAWN SPRINKLER SYSTEM		VACUUM BREAKER
	SIDING TYPE		NUMBER OF HEADS
			LINEAR / SQ. FT.
			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> TOTAL FEE \$23.00 </div>

DRURY BROS ROOFING
81-22268
37.18
37.18 PM

CALL THE BUILDING DEPT. ONE DAY BEFORE INSPECTION IS WANTED

BUILDING DEPT. APPROVAL BY	FOR ALL WORK DONE UNDER THIS PERMIT THE PERMITTEE ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE WITH THE LITTLETON BUILDING CODE AND ALL OTHER APPLICABLE LITTLETON ORDINANCES.	USE TAX DEPOSIT
DATE 09/24/94 J. Congdon	CONTRACTOR Drury Bros. R.E.G.	# 14.18
ENGINEERING DEPT. APPROVAL BY	ADDRESS 761 S. Broadway	
	CONTRACTOR'S PHONE NO.	
DATE	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> TOTAL PERMIT FEE \$ 37.18 </div>	

THIS FORM IS AN APPLICATION
UNTIL VALIDATED HERE →



City of Littleton

PERMIT

- ☐ Fence
- ☒ Roofing
- ☐ Lawn Sprinkler
- ☐ Signs
- ☐ Siding

ADDRESS 5444 S Prince St

PERMIT # 54-0461

CONTRACTOR Harvey Brothers

THIS CARD REMAINS THE PROPERTY OF
THE CITY OF LITTLETON AND MUST BE
ACCESSIBLE TO THE INSPECTOR

☐ See Attached Correction Notice

Comments PRE-ROOF AND FINAL

INSPECTIONS

ARE REQUIRED

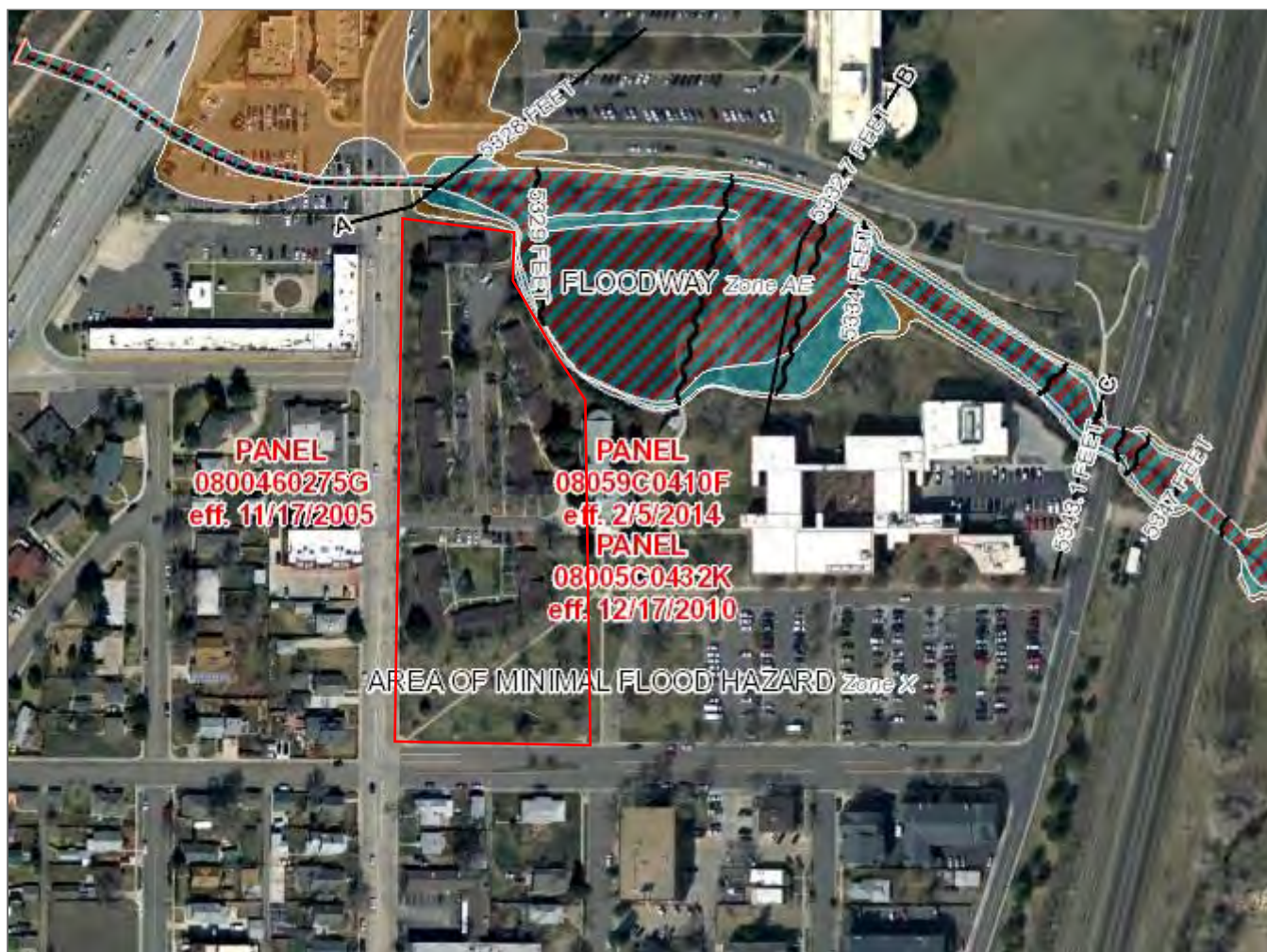
Call for inspections upon completion

Building Department

795-3738

FEMA's National Flood Hazard Layer (Official)

Data from Flood Insurance Rate Maps (FIRMs) where available digitally. New NFHL FIRMette Print app available: <http://tinyurl.com/j4xwp5e>



National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | scott.mcafee@fema.dhs.gov

Geneva Village, 2016 Physical Needs Assessment

Summary Statement prepared by Alan Brown, City of Littleton, Fleet and Facilities Manager

General

AEI Consultants conducted a Physical Needs Assessment (PNA) of the Geneva Village property located at 5444 S. Prince, Littleton. A copy of the Executive Summary and cost estimations provided by AEI is accompanying this document. The standard useful life of such buildings like these is assumed to be 60 years. The actual age is 52 years. Based upon observations, in combination with known previous capital repairs, AEI estimates the revised useful life of Geneva Village to be at least 48 additional years. This estimate assumes sound maintenance practices will continue and that recommended repairs will be completed according to the suggested timeline.

The 20 year estimate of costs and reserves required totals \$462K (adjusted for inflation). That represents an average of \$23K per year. While much of that is routine repairs/replacements that get handled when units turn, there are some large, single cost projects.

Major Repairs Completed in 2016 and Previously

- In 2016, the underground gas lines running from each of 5 meters and feeding each unit individually were found to be severely deteriorated and leaking badly. The replacement of all these lines was undertaken in an emergent fashion and at an approximate cost of \$90,000.
- Also in 2016, to answer the mandate of Denver Water, multiple backflow prevention devices were installed on the domestic water lines to satisfy cross connection requirements of the District. These costs were approximately \$24,000.
- All roofing was replaced in 2015. I do not have cost information for that project.
- Most, if not all, sanitary sewer lines were replaced during several projects ranging from 1985 - 2000. Associated costs are unknown to me. This assessment is calling for immediate cleaning (jetting) of all those lines at an estimated cost of \$4,500.

Major Repairs Needed Soon

- Noticeably absent in the needs assessment is the main domestic water line feeding the property from Prince Ave. and running directly through the middle of the parking lot. AEI abstains from judgement about that which they cannot directly evaluate. However, because there have been several necessary repairs to this 4" line in the recent past, we know it to be in poor condition and recommend a complete replacement. Once excavated, this project could expand. Staff estimates this project to cost approximately \$100,000 and includes the water line replacements and repaving of the parking lot.
- The PNA does call for the milling and overlay of the parking lot in six years at an estimated cost of \$32K. Since replacement of the water main would tear up much of the parking lot, we are

recommending that the mill and overlay be done concurrently and is addressed in the immediately preceding bullet. It should be noted that the assessment also calls for some asphalt patching, crack sealing and striping that would be redundant. Some concrete curbing concerns could also be addressed during the process.

- AEI is calling for the replacement, in 2017, of all electrical panels that have not been previously upgraded. This is not mandated by code by advisable based upon year and brand of manufacture. The city's contract electrician agrees and feels that AEI's estimate for the work (\$34,000) is probably about 10% low. Therefore, staff estimates the cost of this project at \$38,000.
- As stated above, AEI is recommending the jetting of all sanitary sewer lines, ASAP, due to repeated concerns (backups). The cost estimate of \$4500 is being reviewed.
- AEI is also calling for the 2017 replacement of all landscape timbers on the property at an estimated cost of about \$7,000. The City's Landscape Engineer is not necessarily in agreement and may be able to provide alternative ideas.

Most, if not all other immediate needs can be assimilated into current maintenance budgets.

Rental Comparison (Square Footage and Rents)

Subject Property #1)	<u>Geneva Village Apartments</u> 55-Over, Market /Owner - City of Littleton Address: 5444 S Prince Street, Littleton, Co 80120	Studio/400', 1 bdrm/600', 2 bdrm/700'
Property #2)	<u>Powers Circle Apartments</u> LIHTC, Multifamily /Owner PCLLLP Address: 123, 163, 183 W Powers Circle, Littleton, CO 80120	Studio/465', 1 bdrm/618', 2 bdrm/875'
Property #3)	<u>South Creek Apartments</u> LIHTC, Multifamily, Market/Private Owner Address: 5780 S Curtice Street, Littleton, CO 80220	Studio/589', 1 bdrm/760', 2 bdrm/1035'
Property #4)	<u>Windermere Apartments</u> Multifamily, Market/Private Owner Address: 5599 S Windermere Street, Littleton, CO 80120	No Studio's, 1 bdrm/600'-800', 2 bdrm/700'/900'
Property #5	<u>South View Place Towers</u> 55-Over, Market/Private Owner Address: 5820 S Windermere Street, Littleton, CO 80120	Studio/589', 1 bdrm/755'-760', 2 bdrm/1035'
Property #6)	<u>Courtyards of Olde Littleton Apartments</u> Multifamily, Market/Private Owner Address: 2100 W Berry Ave, Littleton, CO 80120	Studio/500', 1 bdrm/625'-740', 2 bdrm/840'

Geneva Village Apartments #1	Powers Circle Apartments #2	South Creek Apartments #3	Windermere Apartments #4	South View Place Towers #5	Courtyards of Olde Littleton #6
10 -0/1bath- \$300 10 -1/1 bath - \$390 8 -2/1bath - \$450	0/1 bath -\$618-\$640 1/1 bath -\$722-\$827 2/1 bath \$864-\$997 3/1 bath-\$994-\$1,097	12 -1/1 bath -\$598-\$827 13 -2/2 bath - \$721-\$991 11 -3/2 bath - \$831-\$1,144	___0/No Studio's ___1/1 bath - \$895 -\$995 ___2/1bath- \$1,075 - \$1,225	11- 0/1 bath - \$551- 93- 1/1 bath - \$829 30- 2/1 bath -\$1,247	17-1/1bath - \$950-\$1,000 44-1/1 bath-\$1,050-\$1,100 36-2/1 bath- \$1,250-\$1,350
Property Built: 1964	1969	1996	1965	1973	1983
Mgmt. Fee: 10%+\$2500/MO	6%/Total Revenue	8%-10% Monthly Gross*	8%-10% Monthly Gross*	8%-10% Monthly Gross*	8%-10% Monthly Gross*
28 Units/ 1 Story	69 units / 3 stories	36 units / 3 stories	76 units / 3 stories	125 units / 5 stories	97 units/3 stories
Parking, Laundry room, All utilities Included, Accessible.	Parking, Laundry room, Heat paid, Not accessible.	Parking, Laundry room, Heat Paid, Not accessible.	Parking, Laundry room, Heat paid, Accessible.	Parking, Laundry room, No Utilities Included, Accessible.	Parking, Laundry room, Heat paid, Accessible.

* On average management agents are paid one month rent for all new leases plus an ongoing 5% - 10% of monthly gross.

RENTS TRENDS

LITTLETON	1 QTR/2016	3 QTR/2016
Studio/Efficiency	\$616	\$990
One Bdrm/One Bath	\$1,120	\$1,147
Two Bdrm/One Bath	\$1,216	\$1,245
Constructed from 1960-1969	\$832	\$950
Constructed from 1970-1979	\$947	\$1,025
Average Market Rent Per Unit	\$1,217	\$1,416

100-01-00550 2085

AGREEMENT

THIS AGREEMENT, made and entered into this 15th day of September, 1975, by and between the City of Littleton, hereinafter sometimes referred to as "Littleton", and the Housing Authority of the City of Littleton, hereinafter sometimes referred to as "Housing Authority".

WITNESSETH:

WHEREAS, the City of Littleton is the owner of certain real property situate in the City of Littleton known as "Geneva Village" and that it is desirous of entering into a management agreement with the Littleton Housing Authority to handle the management of certain apartment units located thereon; and

WHEREAS, the Housing Authority has agreed that it would manage said units according to the terms hereof;

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the parties hereto as follows:

1. Premises. Upon and subject to the conditions and limitations set forth below, the Housing Authority shall manage certain improvements consisting of twenty-eight (28) apartment units comprised of ten buffet units, ten one-bedroom units and eight two-bedroom units located on the following real property situate in the City of Littleton, County of Arapahoe, State of Colorado, more particularly described as follows:

Part of the SW1/4 NW1/4 of Section 16, Township 5 South, Range 68 West, described as follows:

Beginning at a point 30 feet East and 155 feet North of the Southwest corner of NW1/4 of Section 16, Township 5 South, Range 68 West of the 6th P.M., thence North parallel to the West line of said NW1/4 a distance of 620 feet; thence East on an angle of 90° a distance of 130 feet; thence South on an angle of 90° a distance of 75 feet; thence on an angle of 26°33'58" to the left a distance of 190 feet; thence on an angle of 26°33'58" to the right a distance of 375.07 feet; thence on an angle of 90° to the right a distance of 215 feet to the point of beginning;

hereinafter referred to as the "premises".

2. Use of premises. The premises shall be used for the purpose of providing housing for elderly citizens, and for such other persons as may be subsequently agreed to by Littleton and the Housing Authority. The Housing Authority shall make every reasonable effort to retain as tenants those parties currently residing on the premises described hereinabove. The Housing Authority shall also make use of a waiting list currently in the

possession of the City of Littleton to acquire additional tenants as the premises become vacant. In making use of said waiting list, the following priorities shall prevail:

FIRST PRIORITY: Residents of the City of Littleton

SECOND PRIORITY: Residents of Arapahoe County

THIRD PRIORITY: Others. It shall be the responsibility of the Authority to advertise vacancies which occur in the units. All costs of advertising for the vacancies which occur shall be borne by the City of Littleton.

3. Term of Agreement. The term of this agreement shall be for a period of one year, beginning on October 1, 1975, and shall be automatically renewable each year thereafter unless the other party is notified in writing thirty days prior to expiration of this Agreement.

4. Rent. It is understood by the parties hereto that the current monthly rental is as follows:

Buffet Unit - \$113.50

One-bedroom Unit - \$138.50

Two-bedroom Unit - \$160.00

It is agreed by the parties hereto that there shall be no alteration in the monthly rentals to be paid by the tenants to the Housing Authority without prior written consent of the City of Littleton.

5. Management. The Housing Authority shall be responsible for the renting of vacant units, the collection of security deposits, the collection of monthly rents, the inspection of any vacated premises, together with the return of any remaining security deposit to the previous tenant, with an analysis of use made of the withheld deposits. Any liability resulting from the retention of any security deposit beyond thirty days after termination of a lease or surrender and acceptance of the premises, whichever occurs last, shall be the sole responsibility of the Housing Authority. The Housing Authority shall also be responsible for the collection and submission to the City of Littleton of all bills incidental to the operation of Geneva Village. No bill shall be paid by Littleton without prior approval of the Executive Director of the Housing Authority. It is understood between the parties that certain accounts for the exclusive use of Geneva Village transactions shall be set up as a separate part of the operating budget of the City of Littleton. All revenues received by the Housing Authority shall be forwarded to the City Treasurer of Littleton on a monthly basis.

6. Maintenance. It is understood between the parties that the Housing Authority shall be solely responsible for all maintenance to be done on those premises described hereinabove, together with those premises immediately to the east known as the "Geneva Home", unless the City gives notification to the Housing Authority to cease maintenance of the Geneva Home premises. The Housing Authority shall have the responsibility to make all repairs necessary to the premises, and further agrees that it shall keep the premises in good repair and that it shall keep the sidewalks, private roadways, and parking lots in front of and around said premises free from ice and snow, litter, dirt, debris and obstructions; and shall keep the premises and grounds in a clean and orderly condition as required by the ordinances and health and police regulations of the City of Littleton.

The Housing Authority further agrees it shall be responsible for the keeping of all lawns, gardens, and trees in good health and repair; and shall be responsible for the removal of any dead growth of same.

The Housing Authority shall keep interior areas of the apartment units in good repair and shall be responsible for minor repair of electrical appliances, electrical fixtures, plumbing fixtures and similar items. The Housing Authority agrees that should a furnace, water heater, plumbing fixtures, stove or refrigerator be declared inoperable and beyond repair, it shall submit a request to the City of Littleton to replace same. Furthermore, should any major repairs be necessary to the premises, the Housing Authority shall submit the request to the City of Littleton in writing for approval of same. All maintenance costs shall be borne by the City of Littleton through the Geneva Village account.

All maintenance personnel shall be supervised by the Littleton Housing Authority, shall be paid through the City of Littleton's Geneva Village account but shall not be employees of the City of Littleton.

7. Liability. The City of Littleton shall acquire necessary insurance for the premises. The Housing Authority shall hold the City of Littleton harmless for any of the acts or omissions of the Housing Authority, its agents, officers or employees. The City shall in turn hold the Authority harmless for any of the acts or omissions of the City, its agents or employees.

8. Unlawful Conduct. The Housing Authority agrees not to use or cause to be used any part of the premises for any unlawful conduct or purpose including, but not limited to, the creation of any nuisances thereon.

9. Rules and Regulations. The Housing Authority agrees that it shall abide with the current rules and regulations promulgated by the City of Littleton and which are currently in effect at Geneva Village.

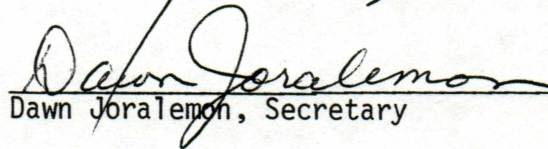
10. Applicable Laws. This contract shall be governed by the laws of the State of Colorado as to both interpretation and performance, insofar as such laws are not in conflict with the applicable laws and regulations of the United States of America.

11. Management fee to Housing Authority. The Housing Authority shall receive from the City of Littleton 10 per cent of the gross monthly rents from the property described hereinabove or \$300.00 per month, whichever is greater.

EXECUTED THIS 11TH DAY OF SEPTEMBER, 1975.

LITTLETON HOUSING AUTHORITY

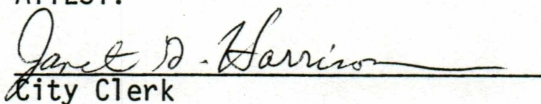

Libby Bortz, Chairperson


Dawn Joralemon, Secretary

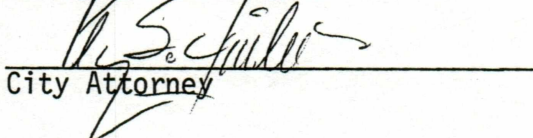
CITY OF LITTLETON


F. Vaughn Gardinier

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

Littleton Housing Authority

5745 South Bannock Street
Littleton, CO 80120
(303) 794-9608

May 19, 2009

Mr. Jim Woods
City Manager
City of Littleton
2255 West Berry Avenue
Littleton, CO 80165

Dear Jim:

Attached please find a copy of the Professional Services Agreement between the City of Littleton and Littleton Housing Authority (LHA.) This agreement details the maintenance services provided to the residents of Geneva Village and the responsibilities of the Housing Authority in maintaining the property.

In talking with Doug Farmen, the auditors requested that a formal agreement between the City and LHA outline the services provided and the amount to be paid for these services. Approximately six years ago, during the budget preparations, Kevin Burke and I determined it would be beneficial to both parties to revise the budget by eliminating the maintenance salary and benefits and provide a line item for professional services. Prior to that, there was one full-time maintenance staff person assigned to Geneva Village. This was later reduced to a 60% staff person. However, with salary and benefits, the cost exceeded \$40,000. It was not cost effective to assign one staff person to a 28-unit complex.

After researching what was actually needed and what LHA could provide, the recommendation was made to include a \$2,500 per month charge for professional services. These services include, but are not necessarily limited to, maintenance of the complex, the units and common areas. We have custodial staff at the complex several times each week for the common areas. Maintenance staff picks up work orders daily and is on call for after hours emergencies. Snow removal is provided. At times, there may be several LHA maintenance staff on site completing work orders or making units ready for re-rental.

The professional service line item covers the maintenance and custodian services. The management fee covers rent collection, lease enforcement, renting of units, tenant screening and home visits, and budget preparation.

5745 South Bannock

Littleton, CO 80120

Letter to Jim Woods – Geneva Village

May 19, 2009

Page 2

Please let me know if you need anything else or have any additional questions. LHA appreciates the opportunity to work with the City and the residents of Geneva Village.

Sincerely,



**Dan Burnham
Executive Director**

Geneva Village

Littleton Housing Authority

Professional Services Agreement

The following encompasses the professional services provided to the City of Littleton by the Littleton Housing Authority as part of the overall management of Geneva Village. It does not include management duties related to leasing and rent collection, which is covered by the Management Agreement.

Littleton Housing Authority provides the following including, but not limited to:

- Checks, repairs and maintains mechanical, plumbing, and electrical systems in housing units according to established procedures and practices and instructions contained in written work orders. Work includes, but is not limited to, repairing or replacing faucets, garbage disposals and clearing clogged drains; replacing electrical outlets and light fixtures; and repairing windows and screens.
- Repairs and refurbishes vacant units prior to occupancy including, but not limited to: cleaning floors, carpets and drapes; repainting walls and ceilings; cleaning fixtures; and making necessary repairs to mechanical, plumbing and electrical systems as described above.
- Responds, as necessary, to emergency calls after normal working hours to make temporary or permanent repairs or adjustments to mechanical, plumbing or electrical systems in units.
- Sweeping, mopping, dusting, washing and polishing of laundry rooms and community room surfaces and other cleanable objects.
- Emptying trash containers in community room and laundry rooms.
- Provides snow removal services on exterior sidewalks, as needed.

Littleton Housing Authority will insure that maintenance employees possess the following knowledge, skills, and abilities:

- Basic knowledge of the principles, practices, materials and methods of plumbing, mechanical and electrical system maintenance and repair; general building and facilities maintenance and repair, and the skill and ability to apply that knowledge to perform the essential functions of the job duties.
- Basic knowledge of the principles and practices of equipment operation and use; hand and power tool operation.

COST OF SERVICES:

\$2,500 PER MONTH



Littleton

City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Staff Communication

File #: Resolution 38-2014, **Version:** 1

Agenda Date: 07/15/2014

Subject:

Resolution to increase the Geneva Village apartment rental rates

Presented By: Doug Farnen, finance director

POLICY QUESTION

Does council want to adopt new Geneva Village apartment rental rates for 2015-2017?

BACKGROUND

Geneva Village is a 28-unit housing complex that has been owned by the city since 1975. The complex consists of studio, one-bedroom and two-bedroom rental units for residents who are 55 years of age or older. The city contracts with South Metro Housing Options (SMHO) to manage the property, including screening applicants and maintaining a waiting list, turning over vacant units and re-leasing them, and ongoing general maintenance. The city manages the grounds.

An analysis of the current rates indicates that Geneva Village (GV) rents are far below the prevailing market in the community, including fair market rents (FMR) that are established by the Department of Housing and Urban Development (HUD) on an annual basis to determine rent amounts for subsidized rentals (Section 8 Housing Choice Voucher Program) in Arapahoe County and the City of Littleton. For Section 8 subsidized properties, tenants pay approximately 30% of their income and the remainder (or roughly 70%), is the subsidized amount the landlord receives from SMHO. The total rent is typically equal to the FMR. Tenants for this program must be income-qualified at 30% -- 50% of Area Median Income (AMI). These amounts are also determined on an annual basis by HUD.

Geneva Village tenants are not "income-qualified" to be eligible to rent at the development. The only eligibility criteria that they must meet are: 1) pass the screening criteria; and 2) be 55 years of age or older. In contrast, tenants for all housing programs owned and managed by SMHO must qualify at a certain percentage of AMI. The table below shows that current rents at Geneva Village are approximately half of the 2013 FMRs.

Bedroom Size	Fair Market Rents December 2013	Current Geneva Village Rents	GV % of Fair Market Rents (FMR)
0	\$600.00	\$300.00	50%
1	\$742.00	\$395.00	53%
2	\$960.00	\$450.00	46%

SMHO has recently renovated studio, 1, 2 and 3 bedroom units at the Powers Circle Apartments (PCA) in the north neighborhood. For these units, tenants must qualify by having incomes at 50% - 60% of AMI for each bedroom size. These units are not subsidized, but are considered “affordable.” A comparison of the rents at Powers Circle Apartments and Geneva Village is shown in the table below.

Bedroom Size	PCA rents (targeting incomes at 50% of AMI)	PCA rents (targeting incomes at 60% of AMI)	Current Geneva Village Rents	% of Powers Circle Rents	
				50% of AMI	60% of AMI
0	\$542.00	\$562.00	\$300.00	55%	53%
1	\$674.00	\$724.00	\$395.00	58%	55%
2	\$777.00	\$827.00	\$450.00	57%	54%

DISCUSSION

The two comparisons above are illustrative of the fact that the Geneva Village rents are considerably lower than subsidized and affordable rents in the Littleton community. Subsidized and affordable rentals are typically offered to families whose incomes are too low for them to comfortably afford market rentals. While an argument can be made that Geneva Village tenants may have lower incomes due to its age-restricted status, this information has never been verified and the incomes of Geneva Village tenants is unknown. Still, even without this data, the rents are nearly 50% lower than some of the lowest rents in the city. The rents have not increased since 1979.

The vacancy rate for Littleton as of December 2013 was 3.8%, which was the lowest in the DU, Englewood/Sheridan, South Federal corridor, Arapahoe and Douglas County areas. There are currently 464 active applications for Geneva Village. SMHO is currently updating the waiting list and, once this is done, SMHO will likely close the waiting list, as these units are infrequently vacated.

Geneva Village was built in 1964. The complex has been well-maintained over the years, and has not experienced extraordinary expenses or repairs. Due to its age, such expenses could occur at any time and could require a substantial reserve to cover such costs. Furthermore, consideration should be given to an exterior renovation of the project to improve curbside appeal and upgrades to the buildings. The current value of the property is diminished with the low rents that currently exist.

RECOMMENDATION

For the reasons stated above, it is recommended that the Geneva Village rents be increased by \$50 per month in 2015. This increase will continue to maintain the project rents below the FMR and well below the current market rents. It will improve the value to the complex and establish a healthy reserve for future improvement needs. Assuming rents continue to increase in the market and vacancy rates remain constant for 2016 and

2017, similar increases for these years are recommended. Future rents would be as follows:

Bedroom Size	Current Rents	2015 Rents	2016 Rents	2017 Rents
0	\$300.00	\$350.00	\$400.00	\$450.00
1	\$395.00	\$445.00	\$495.00	\$545.00
2	\$450.00	\$500.00	\$550.00	\$600.00

Motion to approve Resolution 38-2014 increasing Geneva Village apartment rental rates for 2015-2017.