

1. What was the original vision for the property when built? Are there original plans or architectural plans still available? Were there any other plans for possible finishing of the basement area or the other 2 bare rooms on the first floor?

***The property initially was going to be a health club. That's the reason for the 2 racquetball courts in the basement. Our more recent plan was to add a floor in both racquetball courts to double the square footage. We were thinking about changing this basement area into 4 apartments. This would make approximately 9-foot ceilings.***

***The 2 bare rooms on the walk-in level were also going to be apartments or divided for offices.***

***The changes would have made space for 7-8 apartments and/or possibly some office space.***

2. What kind of a response, permissions, permits have/were discussed/submitted/proposed to the local planning department? Any restrictions besides what's stated in Jefferson County Zoning documents?

***The pre-application also included another larger property. The responses from Jefferson county zoning and the case manager were positive.***

3. In regard to the well permit/design and septic system, there are the 2 current units now, what is the potential for expansion with the existing well pumps/septic systems? The property has been well designed and planned for and thought out, what are the potential or expansion possibilities for what we can't see?? Noticed the double boiler with extra zones available, for example.

***There are water rights that permit additional wells to be drilled. The water right amount needs to be discussed and are negotiable with the sale. We would like to keep a small amount of the water right for the other property we have.***

***The septic system was designed and permitted as a commercial system for 1599 gallons per day. There was was a safety factor of 1.25 or up to 1999 gpd. The system was installed with extra tank capacity. Half of the system has never been used. The other half has had light use. We have a copy of the sewer design and permit.***

***The boiler is large enough for a second building. There are pipes stubbed off for future expansion.***

4. Any restrictions provided by Conifer or County Zoning on the # of vehicles or parking spots and if they would allow a parking structure for our tenants?

***In the pre-Application we showed a large amount of parking spaces. The parking we had did not include any covered parking in the lowest levels. This would be optional if desired. There were no problems mentioned about parking on the pre-app. There should be enough space for parking.***

5. Listing states 10.35 Acres. According to County maps from what I can tell, Parcel #00-002 6 Acres (which the house sits on) & #00-028 1.45 Acres, #00-011 1.14 Acres for the driveway.... what other parcel is included to get the 10.35 total? Those 3 add up to only 8.59 Acres.

***The square footage we stated continues down to Highway 73 according to a professional survey. I am certain that this is shown on county maps. The county lists 6 acres but it is 7.765 acres. This would be an advantage with future zoning because the county would like that extra space for highway 73 easement. I'm fairly certain that's why they have it listed at 6 acres. I should be able to find some survey maps if needed.***

6. What has been the rental history that they have experienced with the property in the last 3-5 years?

***We have had really good renters over the years. The rental market and location is very good with the High School Teacher jobs and local service people needing housing in the area. Renters have been easy to find when the leases are coordinated with the school year. The recommended county use for this area is RIO (residential, light industrial, and office). It is a good rental area within walking distance of local amenities and employment. Please feel free to ask any more questions as they arise. Thanks, John H.***