



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input checked="" type="checkbox"/> Other: <i>Comprehensive Plan Amendment</i>

PROJECT NAME:

APPLICANT

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

OWNER

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

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

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

DESCRIPTION OF SITE

Address:	25280 E. 168th Avenue
City, State, Zip:	Brighton, CO 80602
Area (acres or square feet):	37.169 Acres
Tax Assessor Parcel Number	0156700000310
Existing Zoning:	A-3
Existing Land Use:	Agricultural
Proposed Land Use:	Estate Residential

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: 2021-00089

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Richard Klinker

Date: 10/25/2022

Owner's Printed Name

Name: 

Owner's Signature

**Written Narrative for Comprehensive Plan Amendment with Adams County
Klinker Subdivision
June 2022**

Summary of Rezoning:

Mr. Richard Klinker owns a 37 acre parcel along the south side of 168th Avenue that is currently zoned for A-3 Agricultural zoning. The property currently includes a residence and the remainder of the acreage is used for hay as an agricultural use.

The applicant seeks to subdivide the existing 37 acre parcel into three parcels, in order to provide agricultural lots for use by other members of his family. The current zoning of the property is A-3. The applicant requests that three lots (each of greater than 10 acres) be created, thus resulting in the rezoning of the property to an A-2 designation. All of the properties will retain active agricultural operations (including horses and hay). No greater than one dwelling unit may be created on each of the three resulting lots.

Two of the lots would be located to the south of the existing drainage channel and would be accessed using a new driveway extending south from 168th Avenue. The third lot, to the north of the drainage channel, would be accessed directly off of 168th Avenue.

The applicant does not have a precise timetable in mind for the construction of the additional residential units on the lots created through this rezoning and the subsequent subdivision platting process.

This rezoning request will not result in any additional public improvements. The two lots located south of the drainage channel will be accessed through a private driveway from 168th Avenue and any additional residential units will be serviced through existing water and sanitary services. The applicant will dedicate the required right of way along 168th Avenue for the eventual expansion of 168th Avenue in the future.

The applicant is seeking a Comprehensive Plan Amendment to change the Future Land Use designation for the 37 acre parcel (to be subdivided as outlined above) from Agricultural to Estate Residential.

This request is consistent with Policy 11.1 of the Adams County Comprehensive Plan, which states *"Allow Estate Residential only where a similar land use pattern is already established or where such patterns may be appropriately extended."* The proposed change in land use to Estate Residential is consistent with the Future Land Use designation (of Estate Residential) that currently applies to the parcels to the west of Mr. Klinker's, encompassing all of the frontage on the south side of 168th Avenue, between Mr. Klinker's property and Harvest Road. This request represents an appropriate extension of the Estate Residential land use to the east of Harvest Road, along 168th Avenue. In addition, other areas of Estate Residential land use designation are located to the east of Mr. Klinker's property, along the south side of 168th Avenue and west of Hayesmount Road.

This request is also consistent with Policy 11.1.c “Preserve Character and Quality of Area”, which states *“Any location of Estate Residential development within areas otherwise designated for agriculture production should not unduly impinge upon the agriculture / rural character of the environmental quality of the area.”*

As noted above, the applicant plans to retain agricultural uses on the lots to be created through the subdivision process, including hay and horses. Thus, the agricultural and rural character of the surrounding area will be retained going forward. The retention of agricultural uses on the subdivided lots will not impinge upon any agricultural uses in the surrounding areas of unincorporated Adams County.

We request that the Future Land Use Map for Mr. Klinker’s property be changed to Estate Residential, as this proposed land use is consistent with the surrounding area and helps to reinforce the rural character of the 168th Avenue corridor, to the east of Harvest Road.

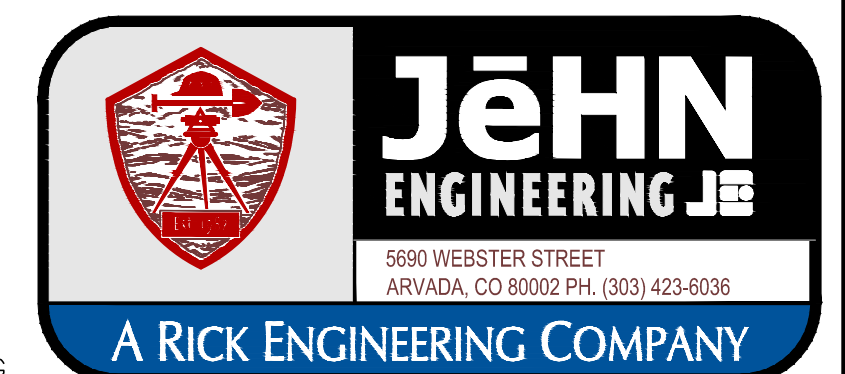
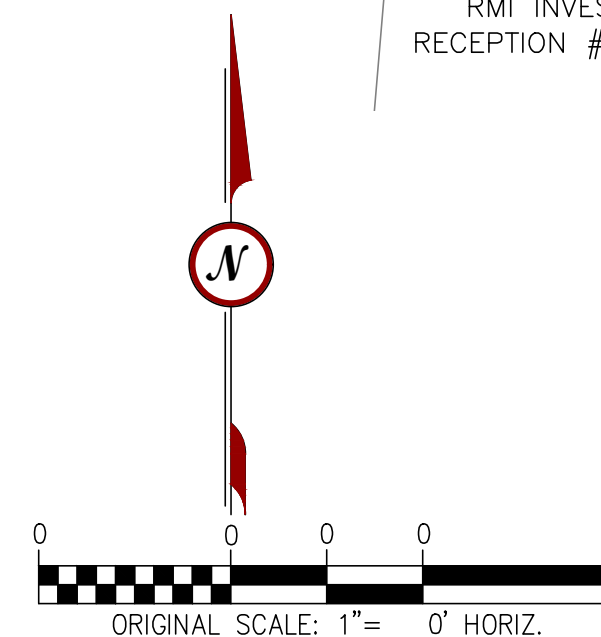
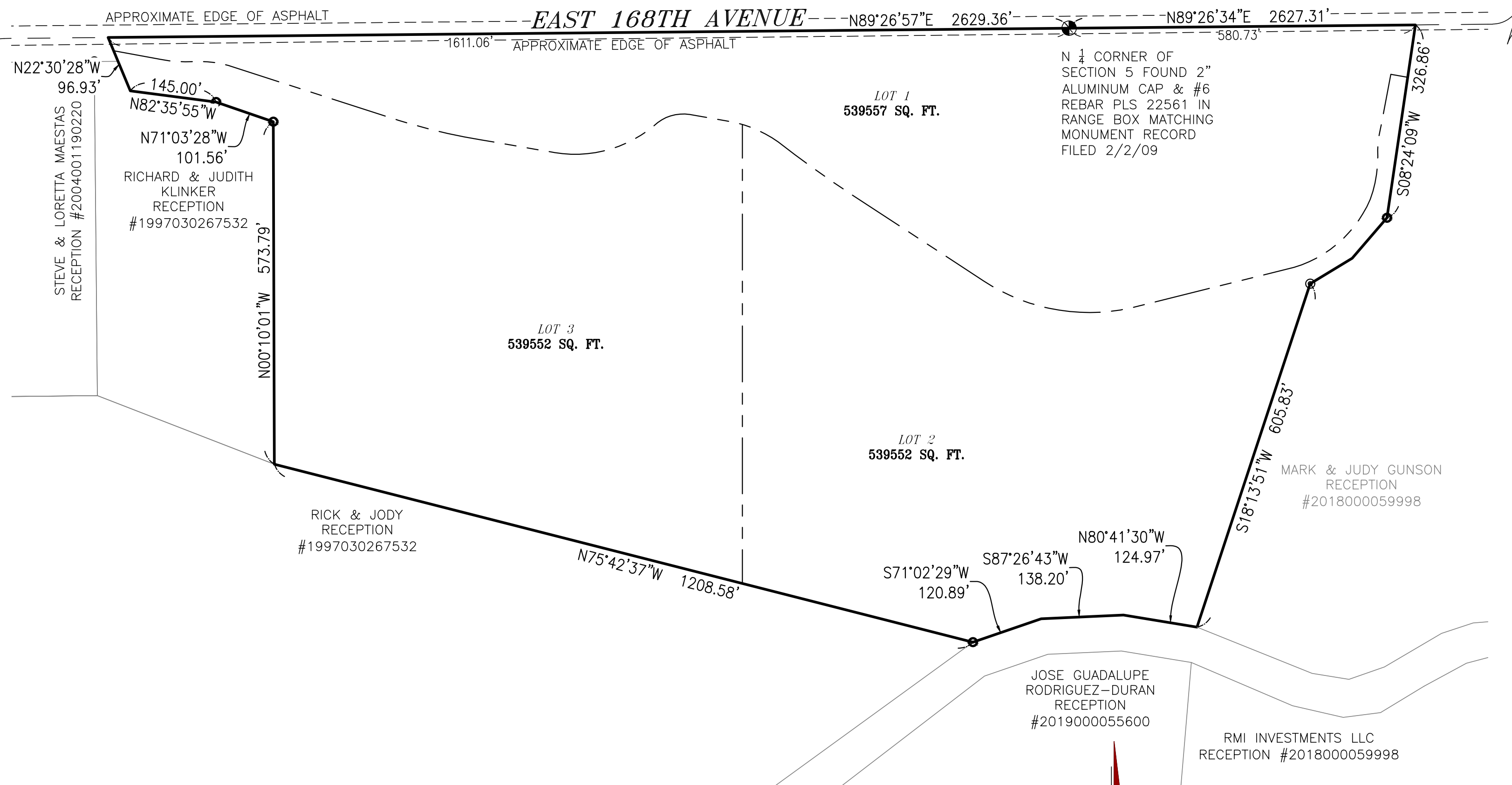
KLINKER SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 65 WEST, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2

NW CORNER OF
SECTION 5 FOUND
2.5" ALUMINUM CAP
& #6 REBAR PLS
38512 IN RANGE
BOX MATCHING
MONUMENT RECORD
FILED 4/30/18

NE CORNER OF
SECTION 5 FOUND 2"
ALUMINUM CAP & #6
REBAR PLS 25937 IN
RANGE BOX MATCHING
MONUMENT RECORD
FILED 10/31/17





July 8, 2022

Mr. Richard Klinker
25280 East 168th Avenue
Brighton, CO 80602

SUBJECT: KLINKER SUBDIVISION — COUNTY OF ADAMS, COLORADO TRIP
GENERATION LETTER (JOB NUMBER 19459/D2182)

Dear Mr. Klinker:

The following Trip Generation Letter has been prepared to quantify the expected traffic generation for the above-referenced project located along the south side of East 168th Avenue, east of Harvest Road in the County of Adams, Colorado.

INTRODUCTION

The project consists of subdividing the existing 37-acre parcel into three (3) parcels, in order to provide new agricultural lots. Per the *Adams County Development Standards and Regulations*, the current zoning of the property is A-3. The project proposes the creation of three (3) lots, each of greater than 10 acres, thus resulting in the rezoning of the property to an A-2 designation. All properties will retain active agricultural operations, and no greater than one (1) dwelling unit may be created on each of the three (3) resulting lots.

Attachment A shows the Vicinity Map and **Attachment B** shows a map of the proposed subdivision.

PROJECT ACCESS

Two of the lots would be located to the south of an existing drainage channel and would be accessed using a new driveway extending south from 168th Avenue. The third lot, to the north of the drainage channel, would be accessed directly off 168th Avenue.

168th Avenue (Weld County Road 2) is a 2-lane rural highway that runs along the county line between Adams and Weld Counties. 168th Avenue is classified as a Collector in the *Weld County 2045 Transportation Plan*. The roadway currently provides one travel lane in each direction in the vicinity of the project site and the posted speed limit is 55 MPH.

PROJECT TRAFFIC GENERATION

The Single-Family Detached Housing trip rate (ITE Land Use Code 210) was used to calculate the project's trip generation, assuming one (1) dwelling unit will be constructed on each new lot. Based on the ITE *Trip Generation* (11th Edition), trip rate for Land Use Code 210, the project is estimated to generate 29 average daily trips (ADT), with 2 trips during the AM peak hour (1 inbound/1 outbound) and 3 trips during the PM peak hour (2 inbound/1 outbound) during a typical weekday.

Table 1 shows the net traffic generation calculations for the proposed project.

Table 1
KLINKER SUBDIVISION TRIP GENERATION

Land Use	Unit	Daily (per unit)	AM Peak Hour			PM Peak Hour			
			Total (per unit)	Inbound (% AM)	Outbound (% AM)	Total (per unit)	Inbound (% PM)	Outbound (% PM)	
Trip Generation Rates (ITE)									
Single-Family Detached Housing (ITE Code 210)	DU	9.43	0.70	26%	74%	0.94	63%	37%	
Forecast Project Generated Trips									
Land Use	Size	Unit	Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	Inbound	Outbound	Total	Inbound	Outbound
Single-Family Detached Housing (ITE Code 210)	3	DU	29	2	1	1	3	2	1
Total Project Trips			29	2	1	1	3	2	1

SOURCE: ITE 11th Edition *Trip Generation Manual* (2021)

Attachment C contains the ITE (Institute of Transportation Engineer's) *Trip Generation* publication (11th Edition, 2021) rate sheets.

PROPOSED RECOMMENDATIONS IMPROVEMENTS/CONCLUSIONS

Table 1 shows that the proposed project is anticipated to generate 29 average daily trips (ADT), with 2 trips during the AM peak (1 inbound/1 outbound) and 3 trips during the PM peak (2 inbound/1 outbound) during a typical weekday. It is anticipated that this generated traffic will have minimal impacts on intersections and roadways in the vicinity of the project. When the project driveways are constructed, they shall be designed to ensure that adequate sight distance is provided per County standards.

Should you have any questions, please contact either Phil Johnson at (303) 423-6036 or Brian Stephenson at (619) 291-0707.

Sincerely,

Y

Phil Johnson, PE, PTOE

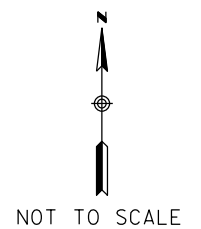
Brian R. Stephenson, PE, PTOE
 Associate Principal

K:\Files\19459\text\19459.2182_Klinker_TripGenStudy.006.doc

Attachments

- Attachment A** – Project Vicinity Map
- Attachment B** – Project Subdivision Map
- Attachment C** – ITE Trip Generation Manual Rate Sheets

ATTACHMENT A



RICKTM
ENGINEERING COMPANY

ATTACHMENT A

PROJECT VICINITY MAP

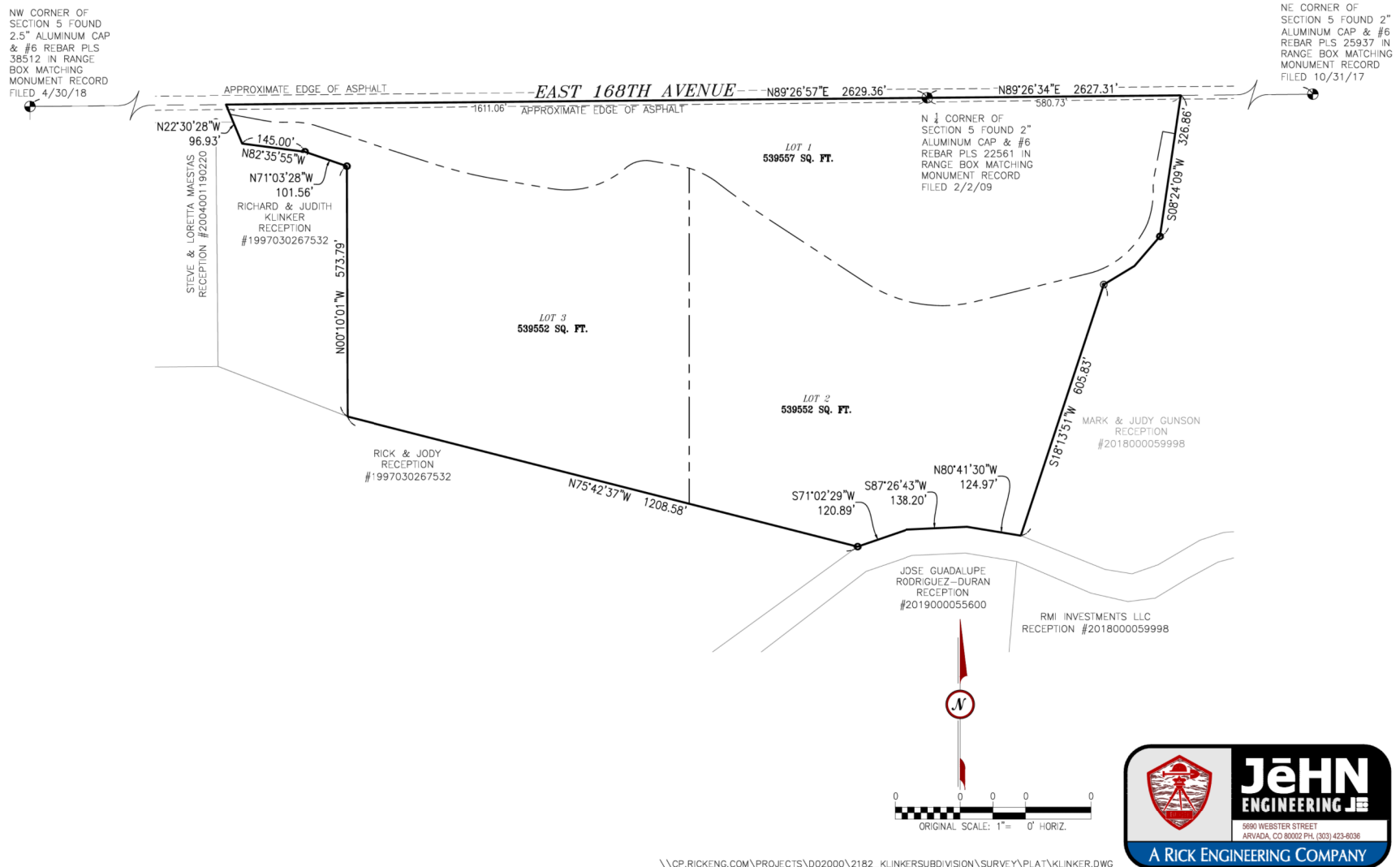
KLINKER SUBDIVISION

ATTACHMENT B

KLINKER SUBDIVISION

**LOCATED IN THE NORTH HALF OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 65 WEST, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO**

SHEET 2 OF 2



\\cp.rickeng.com\projects\02000\2182_KlinkerSubdivision\SURVEY\PLAT\KLINKER.DWG

RICK
ENGINEERING COMPANY

ATTACHMENT B
PROJECT SUBDIVISION MAP

KLINKER SUBDIVISION



ATTACHMENT C

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

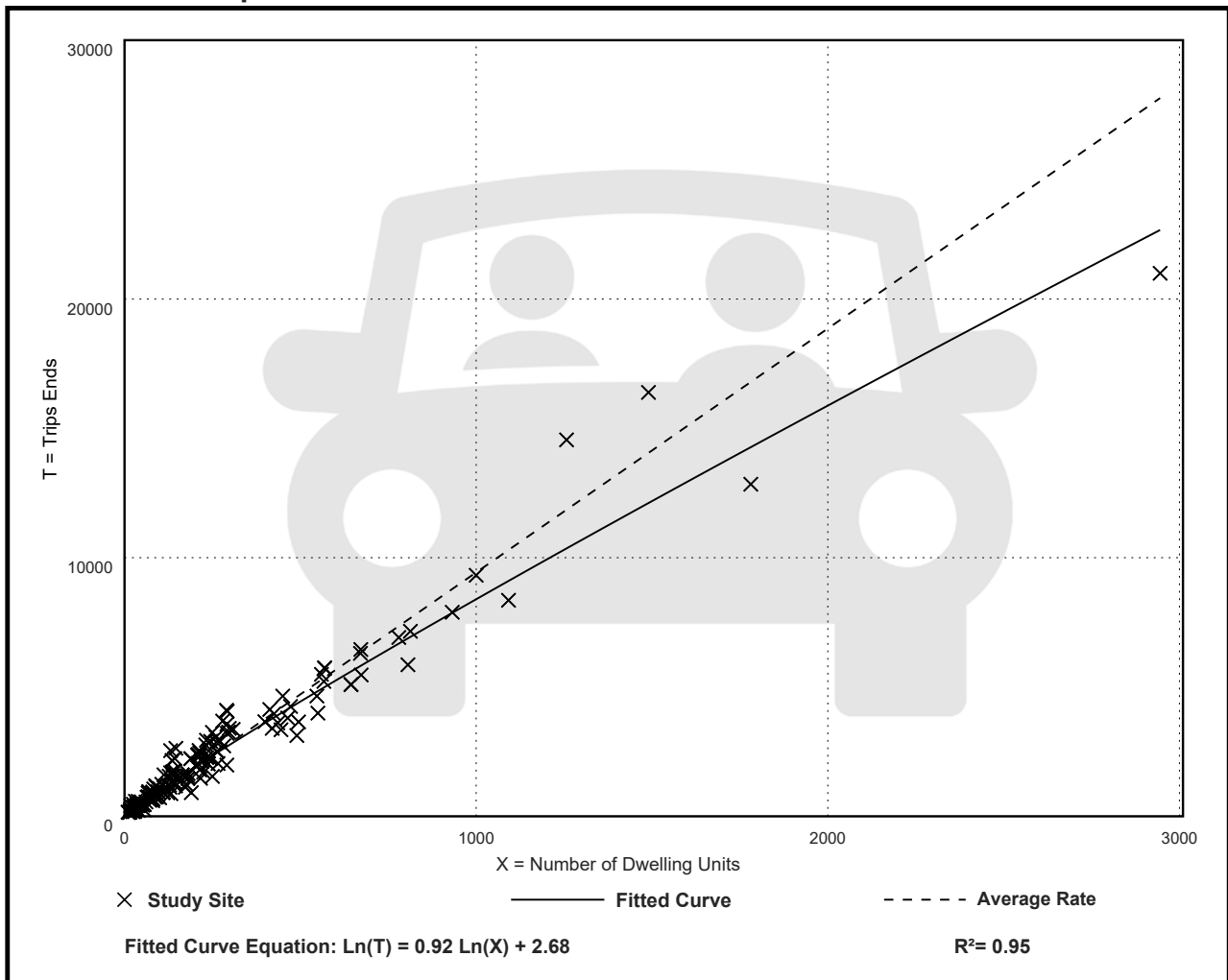
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

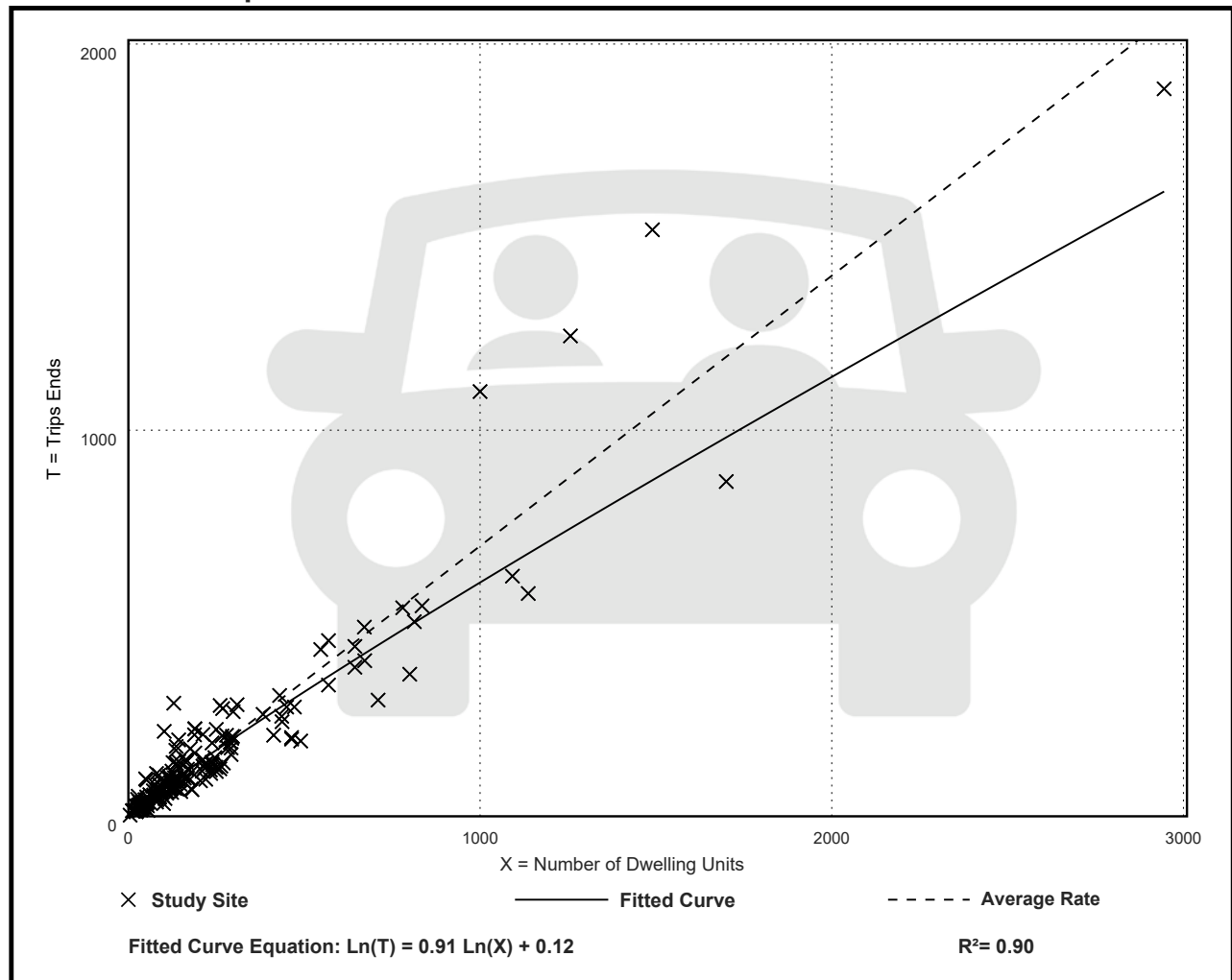
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

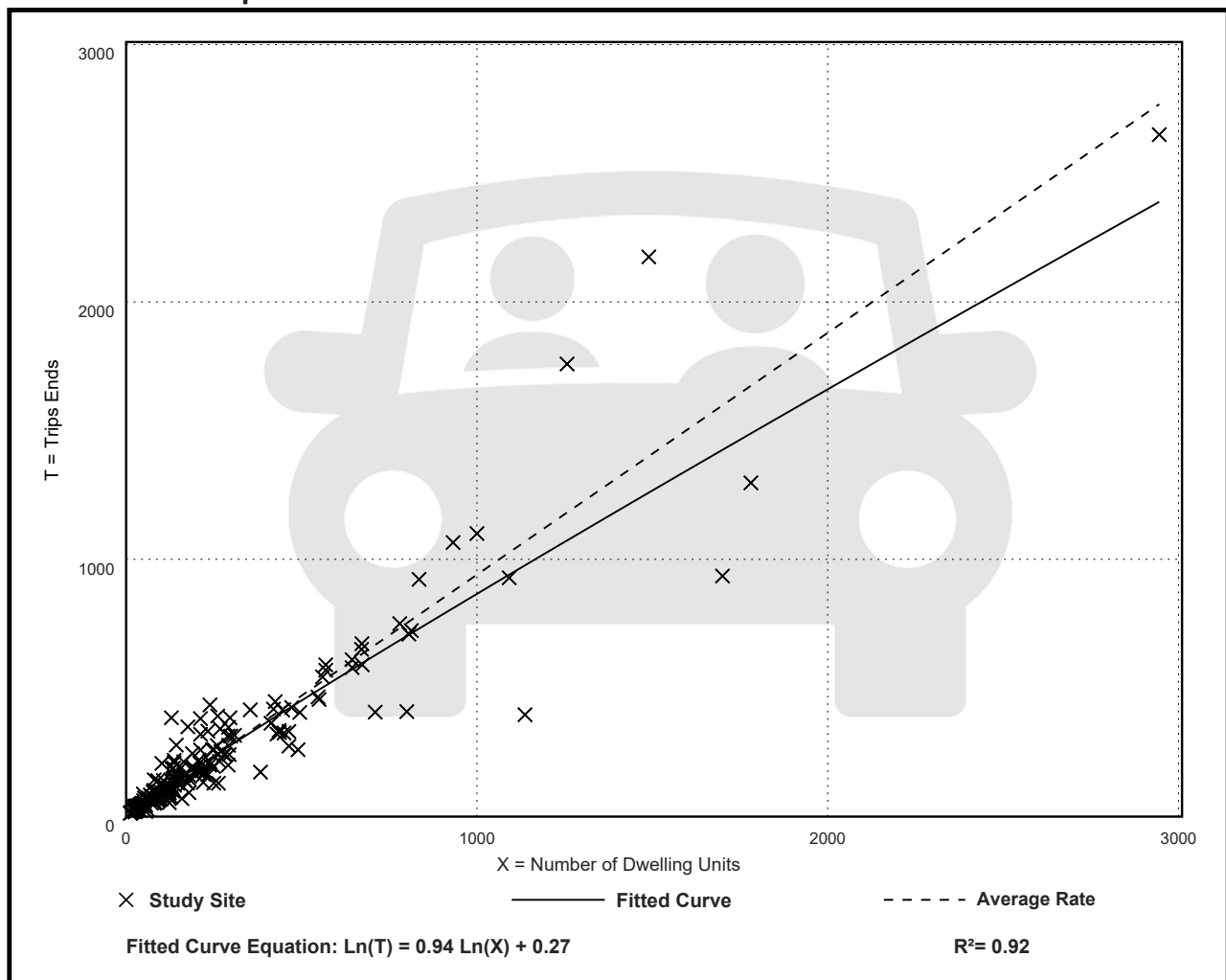
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation





Neighborhood Meeting: Klinker Subdivision in Adams County

Time: 6:30 PM, Thursday, September 1st, 2022 (Conducted via Zoom)

Attendees:

- Britt Palmberg, Rick Engineering
- Gary Gullikson (nearby property owner)
- Melissa Ouialt (nearby property owner)

- Britt Palmberg of Rick Engineering provided a brief explanation of the rezoning request and change to land use designation (under the Adams County Comprehensive Plan) to the attendees.

Comments from attendees:

Melissa Ouialt:

- Melissa lives across the road in Weld County.
- Melissa has no issues with the proposed rezoning and comprehensive plan amendment as presented.

Gary Gullikson:

- Gary is a farmer / rancher in the area and generally is not in favor of rezonings that may allow for more people to live in the area (such as this rezoning)
- Gary thought that the drainage canal owners (of the drainage facility that passes through the middle of Mr. Klinker's property) would likely state their opposition to the rezoning (when the submittal is referred to them for comments). However, Mr. Gullikson said the drainage company normally opposed most everything that is offered to them for comment, and most things go through for approval, and that may be the case with this application.

Mr. Palmberg emphasized to the attendees that they can reach out with any follow up questions they may have concerning the upcoming request for a rezoning and change to land use designation, for Mr. Klinker's property.



RE: Legal Description for Parcel – Klinker Subdivision

SECT,TWN,RNG:5-1-65 DESC: PT OF N2 SEC 5 DESC AS FOL BEG AT NW COR SD SEC TH S 600 FT TH E 995 FT TH S 68D 30M E 321/62 FT THE TRUE POB TH S 75D 09M E 1208/58 FT TO A PT ON NLY LN OF STRIP OF LAND 80 FT WIDE TO FARMERS RESV & IRRIG CO FOR NERES CANAL BY DEED RECORDED BOOK 35 PAGE 377 TH ELY THE FOL 3 COURSES N 71D 34M E 120/89 FT N 87D 58M E 138/20 FT S 80D 09M E 124/97 FT TH N 18D 47M E 605/83 FT TH N 59D 04M E 82/62 FT TH N 41D 32M E 89/20 FT TH N 08D 55M E 326/87 FT TO N LN NE4 SD SEC 5 TH W 580/74 FT TO N4 COR SD SEC 5 TH CONT W ALG S LN SE4 SEC 32 TSP 1 N/RNG 65 W 29/42 FT TO S4 COR SD SEC 32 TH W 1581/64 FT TO A PT 1018/74 FT E OF NW COR SEC 5 TH S 21D 48M E 96/93 FT TH S 82D 00M E 145 FT TH S 70D 30M E 101/57 FT TH S 573/79 FT TO TRUE POB 37/169A



Adams County Treasurer & Public Trustee

RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Receipt Number
R0000994	0156700000310	Jun 14, 2022	2022-06-14-NetVantage-34687

KLINKER RICHARD H AND
25280 E 168TH AVE
BRIGHTON, CO 80603

Situs Address	Payor
25300 E 168TH AVE	

Legal Description
SECT,TWN,RNG:5-1-65 DESC: PT OF N2 SEC 5 DESC AS FOL BEG AT NW COR SD SEC TH S 600 FT TH E 995 FT TH S 68D 30M E 321/62 FT THE TRUE POB TH S 75D 09M E 1208/58 FT TO A PT ON NLY LN OF STRIP OF LAND 80 FT WIDE TO FARMERS RESV & IRRIG CO FOR NERES CANAL BY DEED RECORDED BOOK 35 PAGE 377 TH ELY THE FOL 3 COURSES N 71D 34M E 120/89 FT N 87D 58M E 138/20 FT S 80D 09M E 124/97 FT TH N 18D 47M E 605/83 FT TH N 59D 04M E 82/62 FT TH N 41D 32M E 89/20 FT TH N 08D 55M E 326/87 FT TO N LN NE4 SD SEC 5 TH W 580/74 FT TO N4 COR SD SEC 5 TH CONT W ALG S LN SE4 SEC 32 TSP 1 N/RNG 65 W 29/42 FT TO S4 COR SD SEC 32 TH W 1581/64 FT TO A PT 1018/74 FT E OF NW COR SEC 5 TH S 21D 48M E 96/93 FT TH S 82D 00M E 145 FT TH S 70D 30M E 101/57 FT TH S 573/79 FT TO TRUE POB 37/169A

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	230,448	16,480	2021	292	94.823
SINGLE FAMILY RES - 1212	297,889	21,300	2021	292	94.823
1217 - 1217	16,389	1,170	2021	292	94.823

Payments Received		
Check		\$1,846.66
Check Number 00090022		
Over/Under		\$0.02

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2021	Tax Charge	\$3,693.36	\$1,846.68	\$1,846.68	\$0.00
				\$1,846.68	\$0.00
Balance Due as of Jun 14, 2022					\$0.00

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Richard Klinker
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 25280 E. 168th Ave, Brighton, CO 80602
Legal Description: See attached

Parcel #(s): 0156700000310

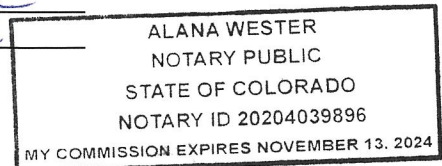
(PLEASE CHECK ONE):

On the _____ day of _____, 20____, which is not less than thirty days
before the initial public hearing, notice of application for surface development was provided
to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

X or
I/We have searched the records of the Adams County Tax Assessor and the Adams County
Clerk and Recorder for the above identified parcel and have found that no mineral estate
owner is identified therein.

Date: 10/25/22 Applicant: [Signature]
By: Richard Klinker
Print Name: _____
Address: 25280 E. 168th Ave
Brighton, CO 80602

STATE OF COLORADO)
COUNTY OF ADAMS)



Subscribed and sworn to before me this 25th day of October, 2022, by
Richard Klinker.

Witness my hand and official seal.

My Commission expires: 11.13.2024 [Signature]
Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, Richard Klinker
, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 25280 E. 168th Ave, Brighton, CO 80602

Legal Description: See attached

Parcel #(s): 0156700000310

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

X

No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 10/25/22

Applicant: 

After Recording Return To:

By: Richard Klinker

Print Name: _____

Address: 25280 E. 168th Ave

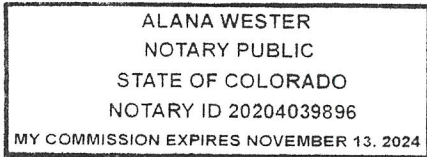
Brighton, CO 80602

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 25th day of October, 2022, by
Richard Klinker

Witness my hand and official seal.

My Commission expires: 11.13.2024 [Signature]
Notary Public



Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:	25280 E. 168th Avenue
City, State, Zip:	Brighton, CO 80602
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Tax Assessor Parcel Number	0156700000310
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Proposed Land Use:	Estate Residential

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: 2021-00089

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Richard Klinker Date: 10-25-2022

Owner's Printed Name

Name: 

Owner's Signature

Written Narrative for Rezoning Application to Adams County

Klinker Subdivision

June 2022

Summary of Rezoning:

Mr. Richard Klinker owns a 37 acre parcel along the south side of 168th Avenue that is currently zoned for A-3 Agricultural zoning. The property currently includes a residence and the remainder of the acreage is used for hay as an agricultural use.

The applicant seeks to subdivide the existing 37 acre parcel into three parcels, in order to provide agricultural lots for use by other members of his family. The current zoning of the property is A-3. The applicant requests that three lots (each of greater than 10 acres) be created, thus resulting in the rezoning of the property to an A-2 designation. All of the properties will retain active agricultural operations (including horses and hay). No greater than one dwelling unit may be created on each of the three resulting lots.

Two of the lots would be located to the south of the existing drainage channel and would be accessed using a new driveway extending south from 168th Avenue. The third lot, to the north of the drainage channel, would be accessed directly off of 168th Avenue.

The applicant does not have a precise timetable in mind for the construction of the additional residential units on the lots created through this rezoning and the subsequent subdivision platting process.

This rezoning request will not result in any additional public improvements. The two lots located south of the drainage channel will be accessed through a private driveway from 168th Avenue and any additional residential units will be serviced through existing water and sanitary services. The applicant will dedicate the required right of way along 168th Avenue for the eventual expansion of 168th Avenue in the future.

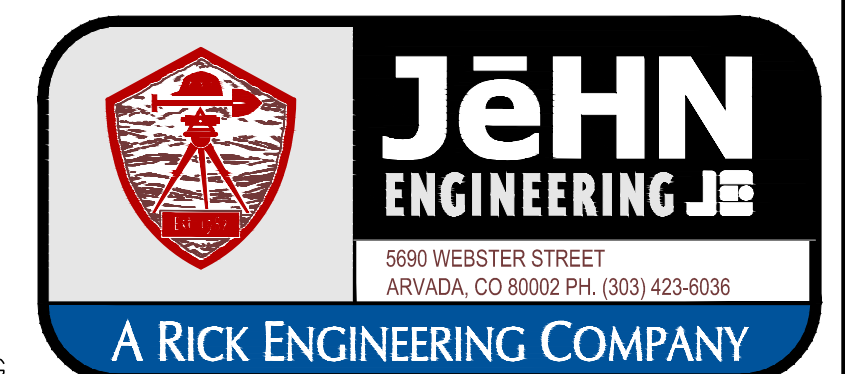
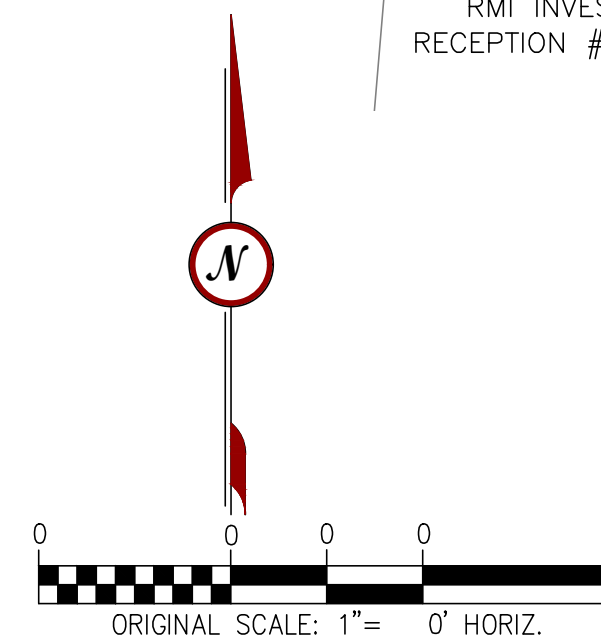
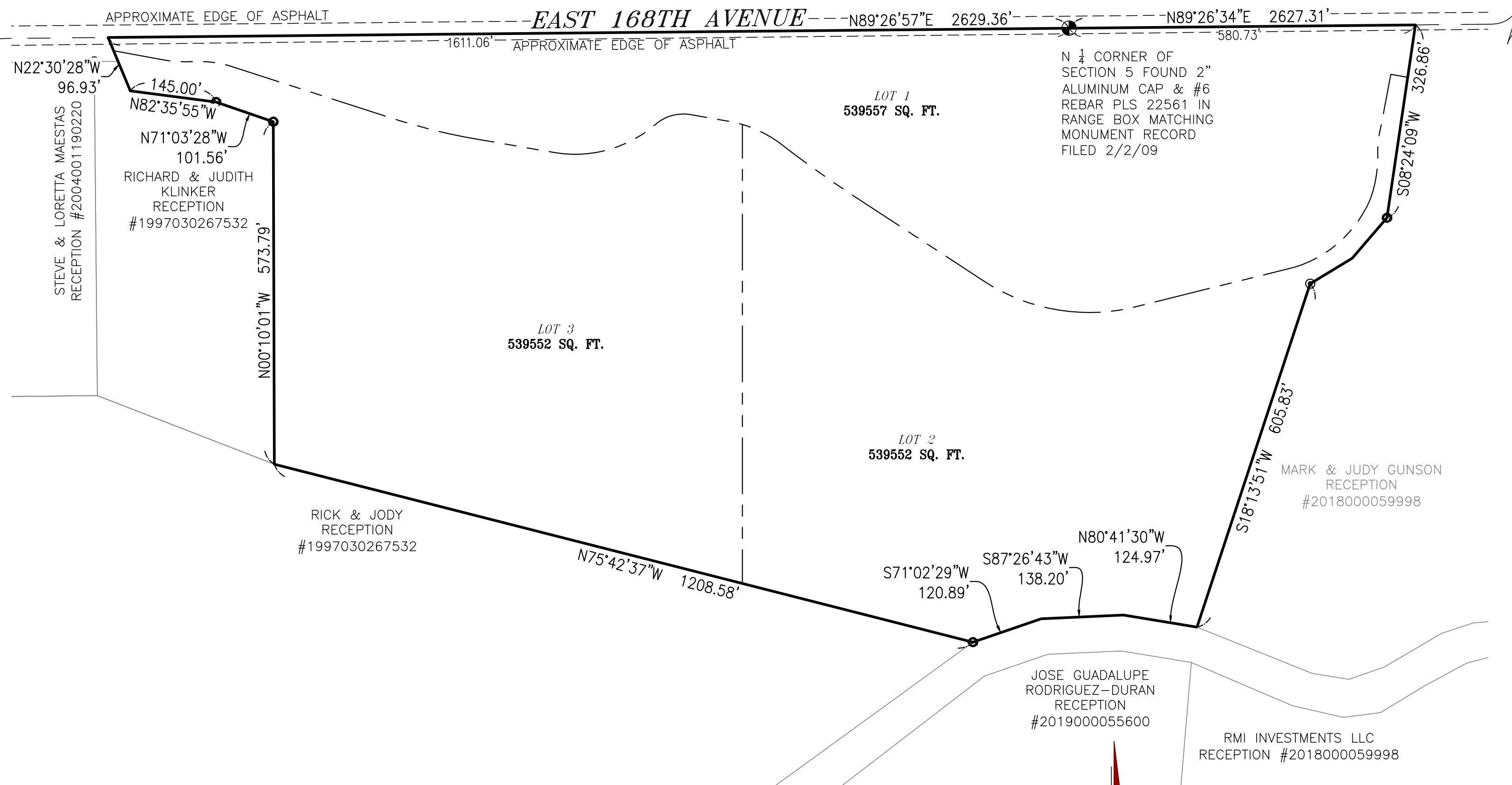
KLINKER SUBDIVISION

**LOCATED IN THE NORTH HALF OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 65 WEST, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO**

SHEET 2 OF 2

NW CORNER OF
SECTION 5 FOUND
2.5" ALUMINUM CAP
& #6 REBAR PLS
38512 IN RANGE
BOX MATCHING
MONUMENT RECORD
FILED 4/30/18

NE CORNER OF
SECTION 5 FOUND 2"
ALUMINUM CAP & #6
REBAR PLS 25937 IN
RANGE BOX MATCHING
MONUMENT RECORD
FILED 10/31/17





July 8, 2022

Mr. Richard Klinker
25280 East 168th Avenue
Brighton, CO 80602

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GENERATION LETTER (JOB NUMBER 19459/D2182)

Dear Mr. Klinker:

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Attachment A shows the Vicinity Map and **Attachment B** shows a map of the proposed subdivision.

PROJECT ACCESS

Two of the lots would be located to the south of an existing drainage channel and would be accessed using a new driveway extending south from 168th Avenue. The third lot, to the north of the drainage channel, would be accessed directly off 168th Avenue.

168th Avenue (Weld County Road 2) is a 2-lane rural highway that runs along the county line between Adams and Weld Counties. 168th Avenue is classified as a Collector in the *Weld County 2045 Transportation Plan*. The roadway currently provides one travel lane in each direction in the vicinity of the project site and the posted speed limit is 55 MPH.

PROJECT TRAFFIC GENERATION

The Single-Family Detached Housing trip rate (ITE Land Use Code 210) was used to calculate the project's trip generation, assuming one (1) dwelling unit will be constructed on each new lot. Based on the ITE *Trip Generation* (11th Edition), trip rate for Land Use Code 210, the project is estimated to generate 29 average daily trips (ADT), with 2 trips during the AM peak hour (1 inbound/1 outbound) and 3 trips during the PM peak hour (2 inbound/1 outbound) during a typical weekday.

Table 1 shows the net traffic generation calculations for the proposed project.

Table 1
KLINKER SUBDIVISION TRIP GENERATION

Land Use	Unit	Daily (per unit)	AM Peak Hour			PM Peak Hour			
			Total (per unit)	Inbound (% AM)	Outbound (% AM)	Total (per unit)	Inbound (% PM)	Outbound (% PM)	
Trip Generation Rates (ITE)									
Single-Family Detached Housing (ITE Code 210)	DU	9.43	0.70	26%	74%	0.94	63%	37%	
Forecast Project Generated Trips									
Land Use	Size	Unit	Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	Inbound	Outbound	Total	Inbound	Outbound
Single-Family Detached Housing (ITE Code 210)	3	DU	29	2	1	1	3	2	1
Total Project Trips			29	2	1	1	3	2	1

SOURCE: ITE 11th Edition *Trip Generation Manual* (2021)

Attachment C contains the ITE (Institute of Transportation Engineer's) *Trip Generation* publication (11th Edition, 2021) rate sheets.

PROPOSED RECOMMENDATIONS IMPROVEMENTS/CONCLUSIONS

Table 1 shows that the proposed project is anticipated to generate 29 average daily trips (ADT), with 2 trips during the AM peak (1 inbound/1 outbound) and 3 trips during the PM peak (2 inbound/1 outbound) during a typical weekday. It is anticipated that this generated traffic will have minimal impacts on intersections and roadways in the vicinity of the project. When the project driveways are constructed, they shall be designed to ensure that adequate sight distance is provided per County standards.

Should you have any questions, please contact either Phil Johnson at (303) 423-6036 or Brian Stephenson at (619) 291-0707.

Sincerely,

Y

Phil Johnson, PE, PTOE

Brian R. Stephenson, PE, PTOE
Associate Principal

K:\Files\19459\text\19459.2182_Klinker_TripGenStudy.006.doc

Attachments

Attachment A – Project Vicinity Map

Attachment B – Project Subdivision Map

Attachment C – ITE Trip Generation Manual Rate Sheets

ATTACHMENT A



NOT TO SCALE

RICKTM
ENGINEERING COMPANY

ATTACHMENT A

PROJECT VICINITY MAP

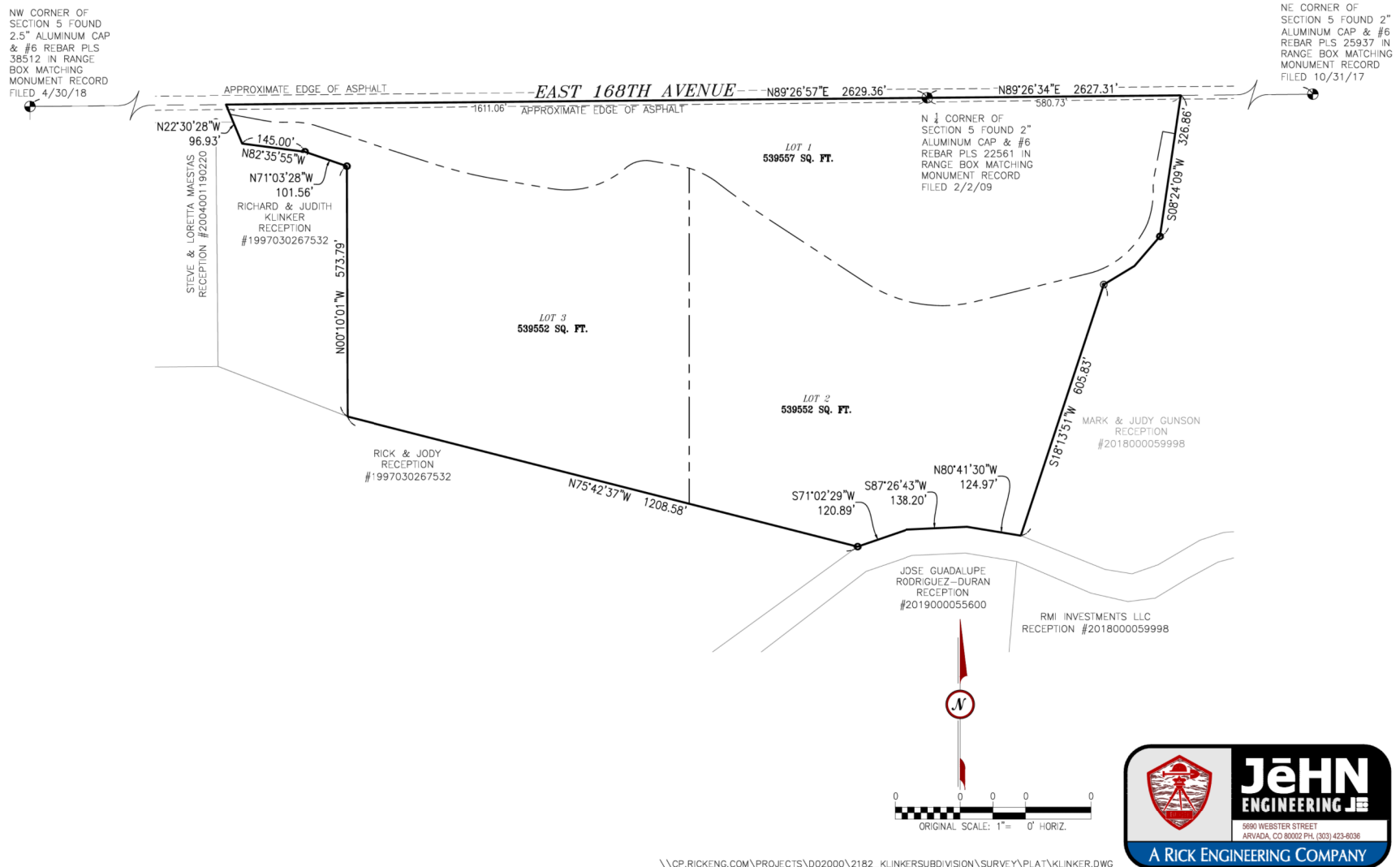
KLINKER SUBDIVISION

ATTACHMENT B

KLINKER SUBDIVISION

**LOCATED IN THE NORTH HALF OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 65 WEST, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO**

SHEET 2 OF 2



\\cp.rickeng.com\projects\02000\2182_KlinkerSubdivision\Survey\PLAT\KLINKER.DWG



ATTACHMENT B
PROJECT SUBDIVISION MAP

KLINKER SUBDIVISION



ATTACHMENT C

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

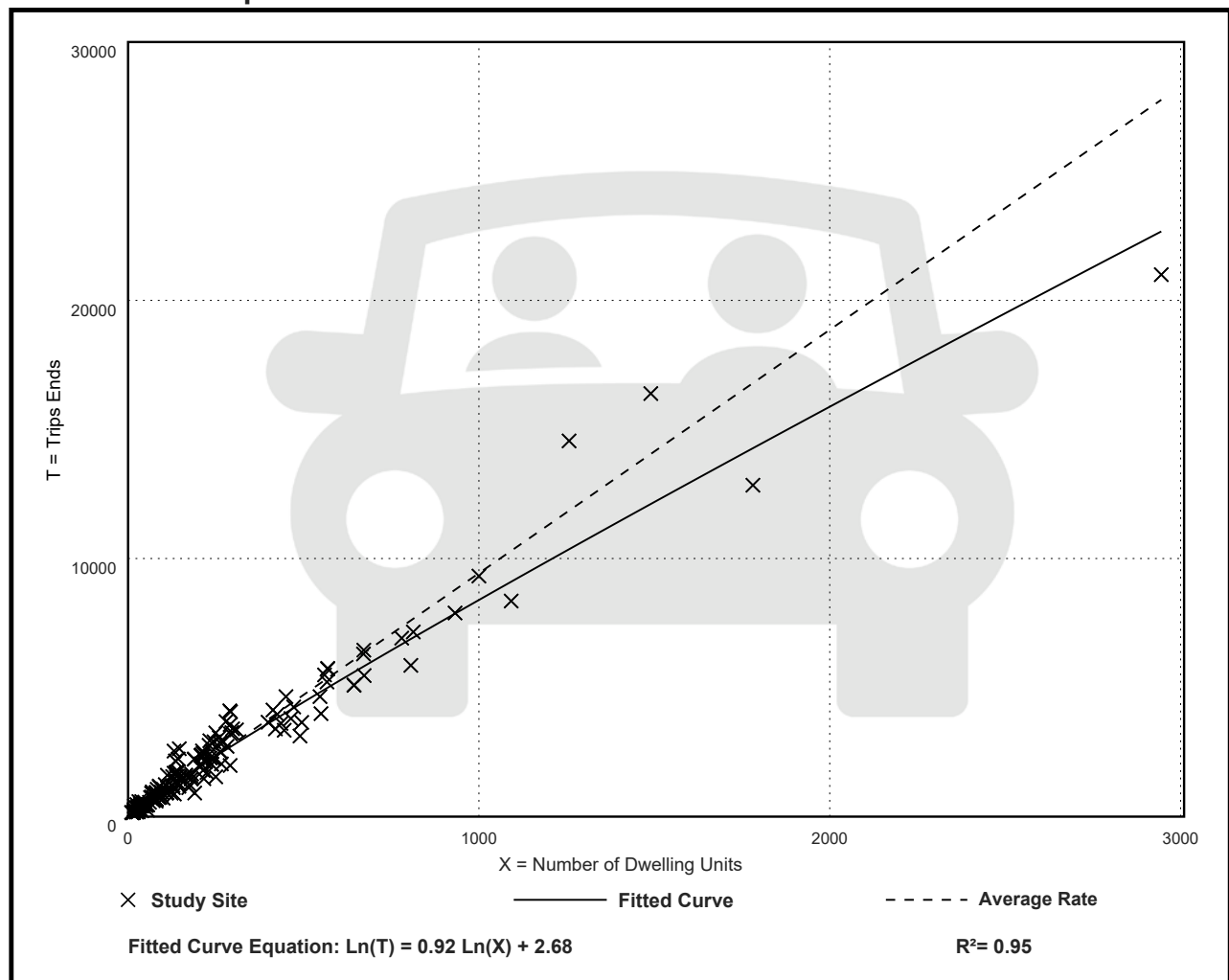
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

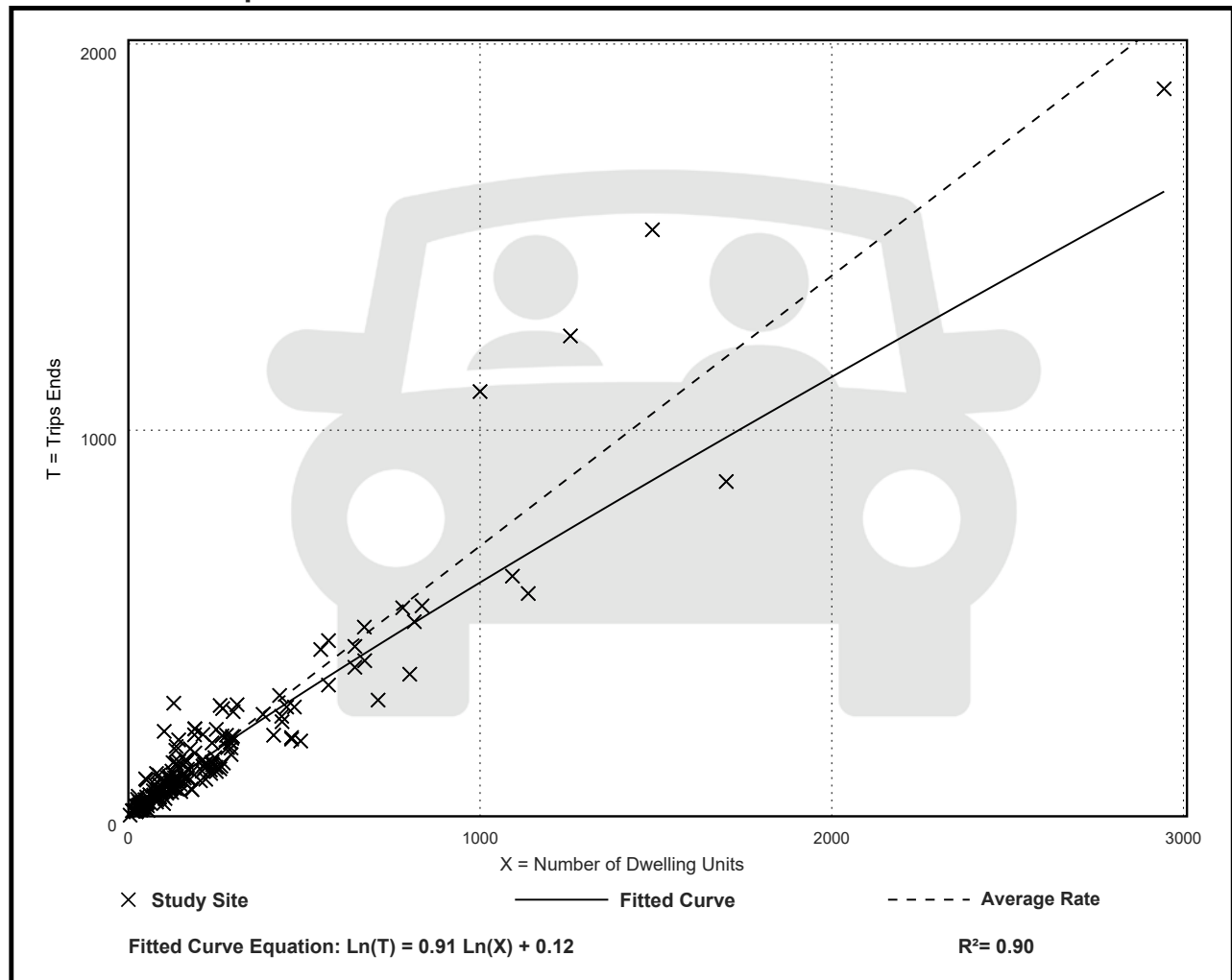
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

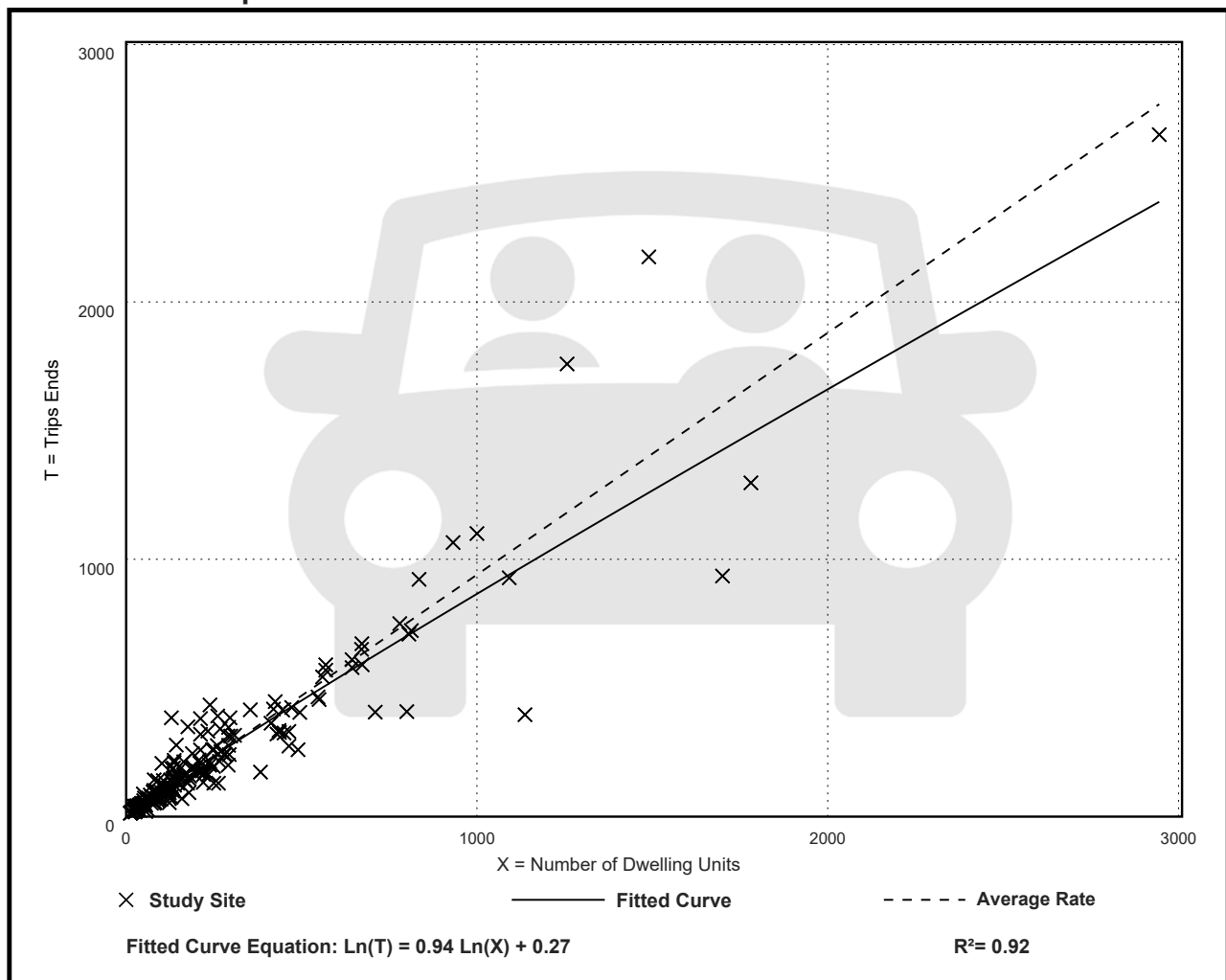
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation





July 6, 2022

Adams County Community and Economic Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000
Brighton, CO 80601

RE: Klinker Subdivision Preliminary Drainage Analysis

Director Jenni Hall,

The Klinker Subdivision is located in unincorporated Adams County. East 168th Avenue is the northern boundary of the parcel. The property is about 0.5 mile east of Harvest Road and 2.5 miles west of Hayesmount Road. The Klinker Subdivision is located in the Osprey Creek watershed. Osprey Creek is tributary to Beebe Draw. Runoff tributary to the Klinker Subdivision drains to Osprey Creek from south to north. Accumulated runoff is conveyed under East 168th Avenue, and to the north by a 36" diameter concrete culvert. There is an irrigation ditch, owned by East Burlington Extension Ditch, that bisects the property.

The property is located in FEMA Zone X, an area of minimal flood hazard. The property is located in an area of mostly Type A Hydrological Soils, consisting of Vona and Valent loamy sands. Type A Hydrological soils are soils that have "a high infiltration rate (low runoff potential) when thoroughly wet. These consist of mainly deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of transmission"¹.

The Klinker Subdivision is a 37.2 acre parcel. The applicant seeks to subdivide the 37.2 acre parcel into 3 lots, each greater than 10 acres. The current zoning is A-3 and the applicant seeks to rezone to an A-2 designation. The proposed lots will remain in agricultural use with the potential of containing a maximum of one dwelling per each lot.

Currently the Klinker Subdivision is used to produce alfalfa. There is a residence and some agricultural use buildings to store equipment. The existing percent imperviousness is about 4.3% for the 37.2 acre parcel, where 0.5 acre of the total 37.2 acres consists of East of 168th Avenue at 100% impervious.

The proposed subdivision with 2 additional lots and dwellings (3,500 square feet each) and their access driveways could potentially increase the total site percent imperviousness to 5.4% for the 37.2 acre parcel.

The drainage impacts of the proposed subdivision are minor due to the large lot areas that will remain mostly agricultural. Any proposed structures and access drives would increase the site

¹ USDA Natural Resources Conservation Service



percent impervious by 1.1%. Additional developed runoff created by the increase in land imperviousness will likely infiltrate to the ground or convey overland over pervious ground prior to entering Osprey Creek.

Sincerely,

Michael S. While, PE, LEED AP
RICK ENGINEERING COMPANY
Associate Principal
Arvada Office Manager



Neighborhood Meeting: Klinker Subdivision in Adams County

Time: 6:30 PM, Thursday, September 1st, 2022 (Conducted via Zoom)

Attendees:

- Britt Palmberg, Rick Engineering
- Gary Gullikson (nearby property owner)
- Melissa Ouialt (nearby property owner)

- Britt Palmberg of Rick Engineering provided a brief explanation of the rezoning request and change to land use designation (under the Adams County Comprehensive Plan) to the attendees.

Comments from attendees:

Melissa Ouialt:

- Melissa lives across the road in Weld County.
- Melissa has no issues with the proposed rezoning and comprehensive plan amendment as presented.

Gary Gullikson:

- Gary is a farmer / rancher in the area and generally is not in favor of rezonings that may allow for more people to live in the area (such as this rezoning)
- Gary thought that the drainage canal owners (of the drainage facility that passes through the middle of Mr. Klinker's property) would likely state their opposition to the rezoning (when the submittal is referred to them for comments). However, Mr. Gullikson said the drainage company normally opposed most everything that is offered to them for comment, and most things go through for approval, and that may be the case with this application.

Mr. Palmberg emphasized to the attendees that they can reach out with any follow up questions they may have concerning the upcoming request for a rezoning and change to land use designation, for Mr. Klinker's property.



Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

State Documentary Fee
Date: August 31, 2015
\$ 41.00

THIS DEED, made on August 31, 2015 by MARK W. AIKEN AND TEENA H. AIKEN Grantor(s), of the County of ADAMS and State of COLORADO for the consideration of (\$410,000.00) *** Four Hundred Ten Thousand and 00/100 *** dollars in hand paid, hereby sells and conveys to RICHARD H. KLINKER AND JUDITH A. KLINKER Grantee(s), as Joint Tenants whose street address is 25280 EAST 168TH AVENUE BRIGHTON, CO 80603, County of ADAMS, and State of COLORADO, the following real property in the County of Adams, and State of Colorado, to wit:

John Klinker

SEE ATTACHED "EXHIBIT A"

also known by street and number as: 25300 EAST 168TH AVENUE BRIGHTON CO 80603

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s), subject to general taxes for the year 2015 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matter (Section 8.1) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.2) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; and other

Mark W. Aiken

MARK W. AIKEN

Teena H. Aiken

TEENA H. AIKEN

WE HEREBY CERTIFY THIS TO BE A TRUE
AND CORRECT COPY OF THE ORIGINAL
LAND TITLE GUARANTEE COMPANY
BY *Esther Amador*

State of COLORADO)

County of ADAMS)

) ss.
)

The foregoing instrument was acknowledged before me on this day of August 31, 2015
by MARK W. AIKEN AND TEENA H. AIKEN

Witness my hand and official seal.

My commission expires

9-19-2016

Esther Amador
Notary Public

ESTHER AMADOR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19924017680
My Commission Expires Sept. 19, 2016

When Recorded Return to: RICHARD H. KLINKER AND JUDITH A. KLINKER
25300 EAST 168TH AVENUE BRIGHTON, CO 80603

Attachment C

FORM NO. GWS-76 02/2005	WATER SUPPLY INFORMATION SUMMARY STATE OF COLORADO, OFFICE OF THE STATE ENGINEER 1313 Sherman St., Room 818, Denver, CO 80203 Phone – Info (303) 866-3587 Main (303) 866-3581 Fax (303) 866-3589 http://www.water.state.co.us Section 30-28-133.(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."		
1. NAME OF DEVELOPMENT AS PROPOSED: <u>KLINKER SUBDIVISION</u>			
2. LAND USE ACTION: <u>Subdivide existing Agricultural lot into 3 Ag lots</u>			
3. NAME OF EXISTING PARCEL AS RECORDED: <u>Richard H. and Judith A. Klinker</u> SUBDIVISION: <u>N/A</u> , FILING (UNIT) <u>N/A</u> BLOCK <u>N/A</u> LOT <u>N/A</u>			
4. TOTAL ACREAGE: <u>37</u>		5. NUMBER OF LOTS PROPOSED <u>3</u> PLAT MAP ENCLOSED? <input type="checkbox"/> YES or <input type="checkbox"/> NO	
6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation. A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES or <input checked="" type="checkbox"/> NO B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES or <input checked="" type="checkbox"/> NO If yes, describe the previous action:			
7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner. <u>North</u> 1/4 of the <u>Half</u> 1/4, Section <u>5</u> , Township <u>1</u> <input type="checkbox"/> N or <input checked="" type="checkbox"/> S, Range <u>65</u> <input type="checkbox"/> E or <input checked="" type="checkbox"/> W Principal Meridian: <input checked="" type="checkbox"/> Sixth <input type="checkbox"/> New Mexico <input type="checkbox"/> Ute <input type="checkbox"/> Costilla Optional GPS Location: GPS Unit must use the following settings: Format must be UTM , Units must be meters , Datum must be NAD83 , Unit must be set to true N , <input type="checkbox"/> Zone 12 or <input type="checkbox"/> Zone 13 Easting: _____ Northing: _____			
8. PLAT – Location of all wells on property must be plotted and permit numbers provided. Surveyor's Plat: <input type="checkbox"/> YES or <input type="checkbox"/> NO If not, scaled hand drawn sketch: <input checked="" type="checkbox"/> YES or <input type="checkbox"/> NO			
9. ESTIMATED WATER REQUIREMENTS		10. WATER SUPPLY SOURCE	
USE	WATER REQUIREMENTS	EXISTING WELL <input checked="" type="checkbox"/> DEVELOPED SPRING <input type="checkbox"/>	NEW WELLS - <input checked="" type="checkbox"/>
HOUSEHOLD USE # <u>3</u> of units	Gallons per Day <u>720</u> Acre-Feet per Year <u>0.81</u>	WELL PERMIT NUMBERS <u>191607</u>	PROPOSED AQUIFERS – (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input checked="" type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER: _____
COMMERCIAL USE # _____ of S. F	_____	<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME _____ LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES or <input type="checkbox"/> NO	WATER COURT DECREE CASE NUMBERS: _____ _____ _____
IRRIGATION # <u>0</u> of acres	_____		
STOCK WATERING # _____ of head	_____		
OTHER: _____	_____		
TOTAL	<u>720</u> <u>0.81</u>		
11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? <input type="checkbox"/> YES or <input checked="" type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
<input checked="" type="checkbox"/> SEPTIC TANK/LEACH FIELD		<input type="checkbox"/> CENTRAL SYSTEM DISTRICT NAME: _____	
<input type="checkbox"/> LAGOON		<input type="checkbox"/> VAULT LOCATION SEWAGE HAULED TO: _____	
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design.)		<input type="checkbox"/> OTHER: _____	

Britt Palmberg

From: Michael Weakley <mweakley@tchd.org>
Sent: Monday, July 18, 2022 8:47 AM
To: Britt Palmberg
Cc: Kathleen Boyer
Subject: RE: Subdivision of ag parcel in Adams Co

CAUTION: This email originated outside of Rick Engineering Company. Do not answer, select anything nor open attachments unless you are sure the contents are safe!

Britt,

We have standard language that we respond to applicants with in this case:

Thank you for contacting Tri-County Health Department regarding your proposed rezoning to three parcels consisting of 10 acres or greater each. TCHD will permit an Onsite Wastewater Treatment System at the property provided all requirements for OWTS permitting, design, and inspections are met. Please note that TCHD may provide additional water and wastewater referral comments as part of the comprehensive TCHD Land Use referral response. Additional comments may arise from the Land Use Review that may require modifications to the proposed OWTS plans.

Let us know if you need anything else.

Michael Weakley

Water Program Supervisor
Environmental Health Division
[6162 S. Willow Drive, Suite 100](#)
[Greenwood Village, CO 80111](#)
720-774-3412
mweakley@tchd.org | www.tchd.org



*****Please Note Our New Environmental Health Public Counter Assistance Hours*****

Walk-ins are welcome Tuesdays & Thursdays only – 8:00am to 5:00pm

We are closed for lunch from 12:00pm – 1:00pm

From: Britt Palmberg <bpalmberg@rickengineering.com>
Sent: Friday, July 15, 2022 2:33 PM
To: Kathleen Boyer <kboyer@tchd.org>
Cc: Jeff McCarron <jmccarron@tchd.org>
Subject: FW: Subdivision of ag parcel in Adams Co

Hi Kathy,

Thank you for taking my call this afternoon concerning the need for a letter from Tri County, to get the rezoning process started with Adams County, for the applicant I mentioned on the phone.

I emailed Jeff McCarron, and I got an email back indicating that he will be out on vacation through July 24th. Do you have another contact or person at Tri County who could help us while Jeff is out next week? Thought I might as well ask.

Thanks again for your help and have a good weekend.

Britt Palmberg
Rick Engineering

From: Britt Palmberg
Sent: Friday, July 15, 2022 2:30 PM
To: 'jmccarron@tchd.org' <jmccarron@tchd.org>
Subject: Subdivision of ag parcel in Adams Co

Hi Jeff,

I was referred to you by Kathy Boyer at Tri-County, as I believe you are the person who deals with applications for septic up north in the Denver area.

We have a client (applicant) who has a 37 acre agricultural parcel, with one residential structure, in unincorporated Adams County. He is looking to rezone to three parcels, each of 10 acres or greater. The new zoning will be for Ag, just a different category of ag more applicable to estate residential. He is currently on septic and anticipates that the two additional homes, if they are ever built, would be on septic.

In order to submit our rezoning package to Adams Co, we need to get a letter or similar documentation from Tri County that would indicate septic would be possible for this property. Kathy explained to me on the phone that this is a bit of a chicken and egg, in that Tri County doesn't formally approve a septic until the actual rezoning case is created. But, in order to start the process formally with the planning department, we need a letter from Tri County that will indicate (in general, I guess) that the parcel will work for septic. Just to get their process started.

Do you have a form or some language you could send to me to help satisfy this requirement? The applicant is Richard H. Klinker, and his address is 25280 E 168TH AVE BRIGHTON, CO 80603.

Hopefully you can help us out. Please let me know if you have any questions, need any additional information from us, or if we need to connect to discuss this issue.

Thank you very much,

Britt Palmberg

Britt Palmberg, AICP
PRINCIPAL COMMUNITY PLANNER



RICK PLANNING + DESIGN

ARVADA / CENTENNIAL, COLORADO

c 720.985.9807

bpalmberg@rickengineering.com / www.rickengineering.com

WARNING: The information provided via electronic media is not guaranteed or warranted against any defects, including design, calculation, data translation or transmission errors or omissions.



RE: Legal Description for Parcel – Klinker Subdivision

SECT,TWN,RNG:5-1-65 DESC: PT OF N2 SEC 5 DESC AS FOL BEG AT NW COR SD SEC TH S 600 FT TH E 995 FT TH S 68D 30M E 321/62 FT THE TRUE POB TH S 75D 09M E 1208/58 FT TO A PT ON NLY LN OF STRIP OF LAND 80 FT WIDE TO FARMERS RESV & IRRIG CO FOR NERES CANAL BY DEED RECORDED BOOK 35 PAGE 377 TH ELY THE FOL 3 COURSES N 71D 34M E 120/89 FT N 87D 58M E 138/20 FT S 80D 09M E 124/97 FT TH N 18D 47M E 605/83 FT TH N 59D 04M E 82/62 FT TH N 41D 32M E 89/20 FT TH N 08D 55M E 326/87 FT TO N LN NE4 SD SEC 5 TH W 580/74 FT TO N4 COR SD SEC 5 TH CONT W ALG S LN SE4 SEC 32 TSP 1 N/RNG 65 W 29/42 FT TO S4 COR SD SEC 32 TH W 1581/64 FT TO A PT 1018/74 FT E OF NW COR SEC 5 TH S 21D 48M E 96/93 FT TH S 82D 00M E 145 FT TH S 70D 30M E 101/57 FT TH S 573/79 FT TO TRUE POB 37/169A



Adams County Treasurer & Public Trustee

RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Receipt Number
R0000994	0156700000310	Jun 14, 2022	2022-06-14-NetVantage-34687

KLINKER RICHARD H AND
25280 E 168TH AVE
BRIGHTON, CO 80603

Situs Address	Payor
25300 E 168TH AVE	

Legal Description
SECT,TWN,RNG:5-1-65 DESC: PT OF N2 SEC 5 DESC AS FOL BEG AT NW COR SD SEC TH S 600 FT TH E 995 FT TH S 68D 30M E 321/62 FT THE TRUE POB TH S 75D 09M E 1208/58 FT TO A PT ON NLY LN OF STRIP OF LAND 80 FT WIDE TO FARMERS RESV & IRRIG CO FOR NERES CANAL BY DEED RECORDED BOOK 35 PAGE 377 TH ELY THE FOL 3 COURSES N 71D 34M E 120/89 FT N 87D 58M E 138/20 FT S 80D 09M E 124/97 FT TH N 18D 47M E 605/83 FT TH N 59D 04M E 82/62 FT TH N 41D 32M E 89/20 FT TH N 08D 55M E 326/87 FT TO N LN NE4 SD SEC 5 TH W 580/74 FT TO N4 COR SD SEC 5 TH CONT W ALG S LN SE4 SEC 32 TSP 1 N/RNG 65 W 29/42 FT TO S4 COR SD SEC 32 TH W 1581/64 FT TO A PT 1018/74 FT E OF NW COR SEC 5 TH S 21D 48M E 96/93 FT TH S 82D 00M E 145 FT TH S 70D 30M E 101/57 FT TH S 573/79 FT TO TRUE POB 37/169A

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	230,448	16,480	2021	292	94.823
SINGLE FAMILY RES - 1212	297,889	21,300	2021	292	94.823
1217 - 1217	16,389	1,170	2021	292	94.823

Payments Received		
Check		\$1,846.66
Check Number 00090022		
Over/Under		\$0.02

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2021	Tax Charge	\$3,693.36	\$1,846.68	\$1,846.68	\$0.00
				\$1,846.68	\$0.00
				Balance Due as of Jun 14, 2022	\$0.00

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Richard Klinker
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 25280 E. 168th Ave, Brighton, CO 80602

Legal Description: See attached

Parcel #(s): 0156700000310

(PLEASE CHECK ONE):

On the _____ day of _____, 20____, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

☒ or
I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 10/25/22 Applicant: X R-Klinker

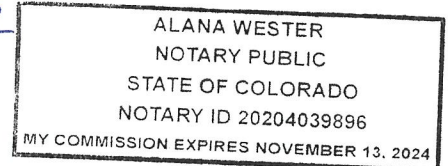
By: Richard Klinker

Print Name: _____
Address: 25280 E. 168th Ave
Brighton, CO 80602

STATE OF COLORADO)

)

COUNTY OF ADAMS)



Subscribed and sworn to before me this 25th day of October, 2022, by
Richard Klinker

Witness my hand and official seal.

My Commission expires: 11.13.2024 [Signature]
Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, Richard Klinker
_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 25280 E. 168th Ave, Brighton, CO 80602

Legal Description: See attached

Parcel #(s): 0156700000310

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

X

No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 10/25/22

Applicant: X Richard Klinker

After Recording Return To:

By: Richard Klinker

Print Name: _____

Address: 25280 E. 168th Ave

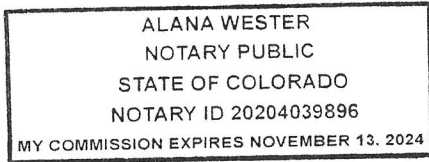
Brighton, CO 80602

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 25th day of October, 2022, by
Richard Klinker

Witness my hand and official seal.

My Commission expires: 11.13.2024 [Signature]
Notary Public



Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.