

PLANNED UNIT DEVELOPMENT – MAJOR AMENDMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- 1. Development Application Form (pg. 3)
- 2. Application Fees (see table)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Proof of Ownership (warranty deed or title policy)
- 6. Legal Description
- 7. Certificate of Taxes Paid

Application Fees	Amount	Due
PUD Major Amendment	\$2,300	After complete application received
Adams County Health	\$210 (public utilities - Level 2) \$360 (individual septic - Level 3)	After complete application received
Copying	\$5 per page	Prior to public hearing
Recording	\$13 (first page); \$10 (ea. additional)	Prior to public hearing

Planned Unit Development – Major Amendment Guide to Development Application Submittal

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Explanation of the Project:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

4. Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

5. Proof of Ownership:

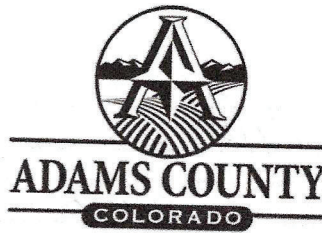
- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company

6. Legal Description:

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

7. Certificate of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or <http://adcogov.org/index.aspx?NID=812>



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: <u>PUD MAJOR AMENDMENT</u>

PROJECT NAME: 32295 E 167th MAJOR AMENDMENT

APPLICANT

Name(s): JASON BARROWS Phone #: 303-916-4667
Address: 1318 COUNTY RD 33 1/2
City, State, Zip: BRIGHTON, CO, 80603
2nd Phone #: _____ Email: JASON@POWERTECHELECTRICAL.COM

OWNER

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

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

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

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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:

Date:

Owner's Printed Name

Name:

Owner's Signature

Jason Barrows, Owner
Jeff Rushfeldt, Owner
32295 E. 167th Drive
Hudson, CO 80642

Date 1/29/2024

Case #VIO2023-03963

Adams County

This letter is in response to the Notice of Violation dated December 1st, 2023. As per our phone conversation on December 5th, 2023, please find the documentation for the Amendment to the PUD. We are requesting a major amendment to the PUD. We would ask to be allowed to run an electrical contracting business from this location and also be allowed to continue to enter the property from the north entrance.

Power Tech Electric is a family-owned commercial electrician business serving the Denver Metro and Front Range areas. We specialize in Commercial and Residential electrical installations. Our business is almost entirely completed at the location of the jobs for which we are contracted.

The property:

The building located on the property is a steel building. The building would be used for two purposes: the location of business offices, and as parts storage for our company. All business at the location is conducted entirely inside the building. There is no signage advertising our business, and we do not store any equipment, parts, or inventory on the property outside the building.

Business traffic:

As stated above, our business operations are almost entirely on the jobsite locations. There is no commercial or customer traffic to our building. There are three employees who are on location daily. These employees are focused on the operations of the business, and this business would be conducted entirely in the offices located inside the building. These employees are at our offices during our business hours, which are Monday through Friday 8am to 5pm. Our employee electricians use their company vehicles as their bases of operations. These vehicles occasionally visit our building to obtain the supplies necessary for the completion of a contracted job. These vehicles are stored with each individual employee at their house, vehicles are not parked onsite overnight.

Future Plans:

The future plans for the business are to operate in the manner described above. We are not adding any signage. There are no additional planned expansions to the current building, nor are there any plans for additional storage buildings on the property. All storage and business would be located inside the existing building.

Property Access:

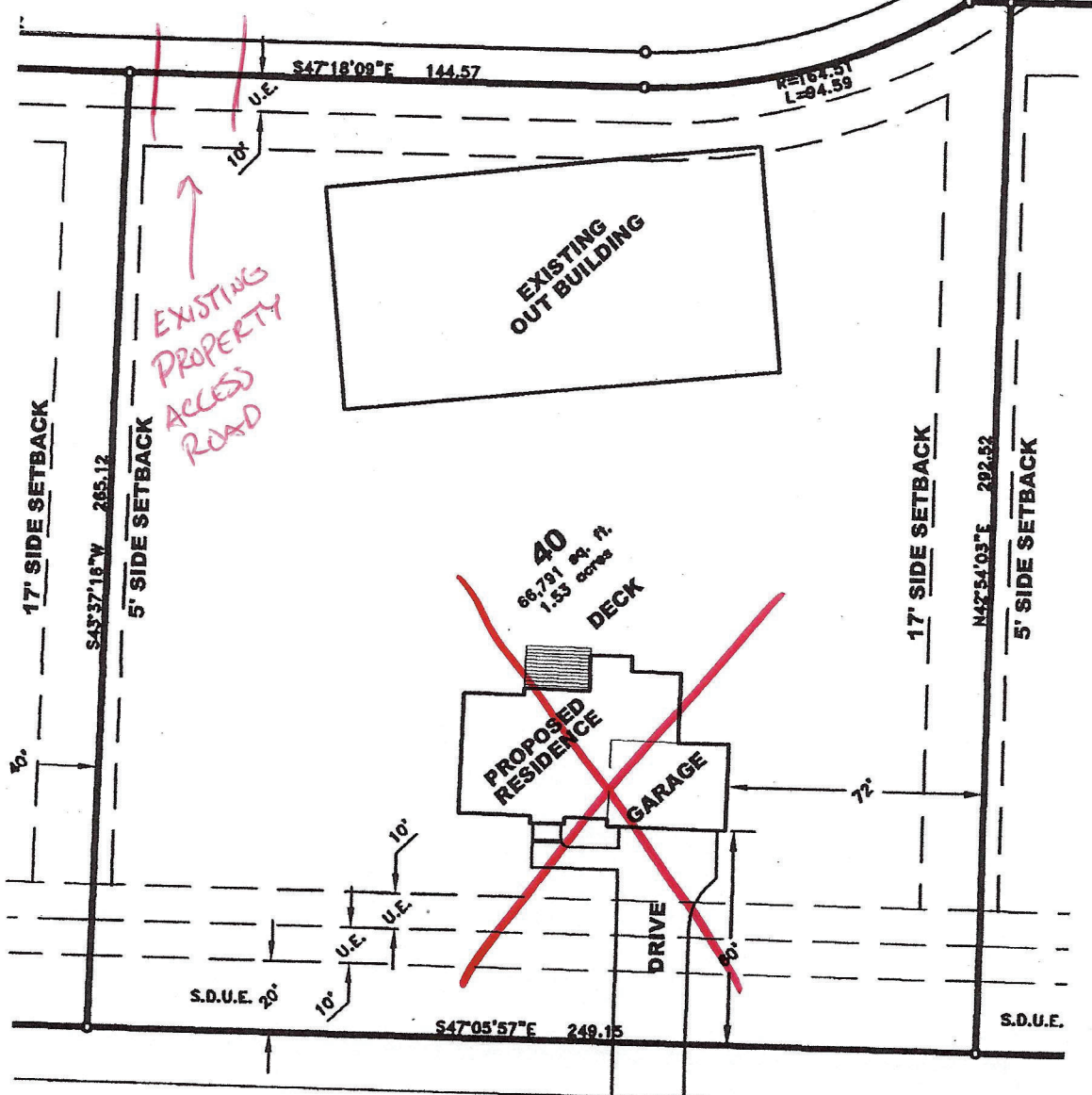
Currently the property is being accessed from 168th Ave, like it has been for the past 20 years. We would like to continue using this access location instead of the internal road system. We feel this would also be less disruptive to the neighborhood.

If you have any additional questions, I can be reached via email at jason@powertechelectricco.com or via phone at 303-916-6667.

Best Regards,

Jason Barrows

168TH AVENUE
(70' R.O.W.)



EXISTING PROPERTY ACCESS ROAD

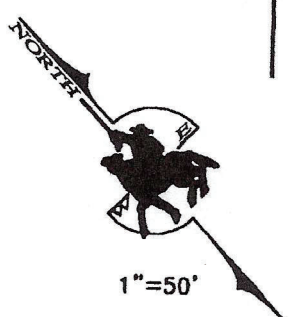
~~40
66,791 sq. ft.
1.33 acs
DECK~~

~~PROPOSED RESIDENCE~~

~~GARAGE~~

~~DRIVE~~

EAST 167TH DRIVE
(60' R.O.W.)



SITE PLAN

LOT 40

BOX ELDER CREEK RANCH, FILING NO. 2
COUNTY OF ADAMS,
STATE OF COLORADO

WILLEY



RLS INC.

BUSINESS DEVELOPMENT ENGINEERING SURVEYING

PHONE 303 635-1673

UNIT B
2756 W. 107TH COURT
WESTMINSTER, CO 80234

FAX 303 635-1674

WHEN RECORDED RETURN TO:
Triple J-S Properties, LLC
1583 County Road 83
Roggen, CO 80652



File Number: NCS-805736-CO

SPECIAL WARRANTY DEED

THIS DEED, Made this 25th day of August, 2016, between **Adkins & Berry Enterprises, LLC** a limited liability company duly organized and existing under and by virtue of the laws of the State of Colorado, grantor, and **Triple J-S Properties, LLC, a Colorado limited liability company** whose legal address is 1583 County Road 83, Roggen, CO 80652 of the County of Weld and State of Colorado, grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of **ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

Lot 40,
BOX ELDER CREEK RANCH FILING NO. 2,
County of Adams,
State of Colorado.

also known by street and number as: **32295 East 167th Drive, Hudson, CO**

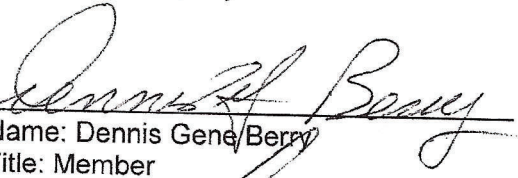
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

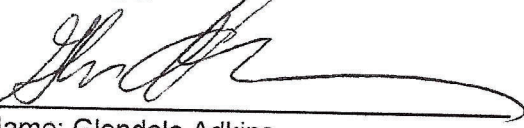
TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee his heirs, and assign forever. The grantor for his heirs and personal representatives or successors, does covenant and agree that this shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor except general taxes for the current year and subsequent years, and except easements, covenants, reservations, restrictions, and right of way, if any, of record.

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

IN WITNESS WHEREOF, The grantor has caused its name to be hereunto subscribed by its **Members**, the day and year first above written.

Adkins & Berry Enterprises, LLC, a Colorado limited liability company

By: 
Name: Dennis Gene Berry
Title: Member

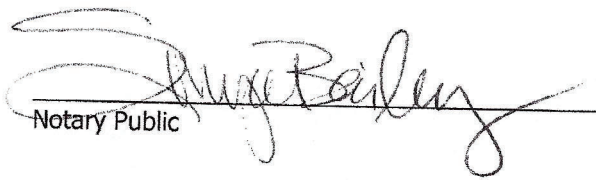
By: 
Name: Glendale Adkins
Title: Member

State of **Colorado**)
County of **Adams**)ss
)

The foregoing instrument was acknowledged to before me this Twenty-fifth day of August, 2016 by **Dennis Gene Berry and Glendale Adkins**, the **Members of Adkins & Berry Enterprises, LLC, a Colorado limited liability company**.

Witness my hand and official seal.
My commission expires: _____

SONYA BAILEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024020306
MY COMMISSION EXPIRES JULY 06, 2018


Notary Public

Adams County Residential Property Profile

Parcel Number: 0156701103007

Owners Name and Address:	Property Address:
J-S PROPERTIES LLC 1583 COUNTY ROAD 83 ROGGEN CO 80652-8400	32295 E 167TH DR

Account Summary

Legal Description

SUB:BOX ELDER CREEK RANCH FILING NO 2 LOT:40

Subdivision Plat

BOX ELDER CREEK RANCH

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0146032	09/24/2002	355	154.110

Permits

Permit Cases

[EXG1993-00001](#)
[PUD2003-00009](#)
[ROW2007-00292](#)
[VIO2023-01519](#)
[VIO2023-03963](#)

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
12/08/2005	\$153,000.00	SWD	2005001368840	2005	1214	HORVAT JOHN AND	ADKINS & BERRY ENTERPRISES LLC	\$15.3	12/14/2005
08/25/2016	\$140,000.00	SWD	2016000070572			ADKINS AND BERRY ENTERPRISES LLC	J-S PROPERTIES LLC	\$14	08/25/2016

Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0146032	Residential	Acres	1.5232	FIRE DISTRICT 6 GREATER BRIGHTON	School District 27-Brighton	I	\$110,000.00	\$7,370.00
Land Subtotal:							\$110,000.00	\$7,370.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0146032	\$78,413.00	\$5,250.00
Improvements Subtotal:	\$78,413.00	\$5,250.00

Total Property Value	\$188,413.00	\$12,620.00
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Building Summary

Building Number: 1.00

Individual Built As Detail

Built As:	Equipment Implement
Year Built:	2000
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	4800
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Tax Summary

Click [here](#) to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

244

Commissioner Representative

Commissioner District	Link to Representative
5	Click Here

State House Representative

House District	Link to Representative
56	Click Here

State Senate Representative

Senate District	Link to Representative
21	Click Here

US Congress Representative

Congressional District	Link to Representative
4	Click Here

Zoning Summary

Zoning Summary

Zoning Authority	Zoning
Adams County	P-U-D

Note: Data is updated daily. Above data was updated as of: 01/11/24

Legal Disclaimer: Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data



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

Account	Parcel Number	Receipt Date	Receipt Number
R0146032	0156701103007	Mar 2, 2023	2023-03-02-NetVantage-7562

J-S PROPERTIES LLC
 1583 COUNTY ROAD 83
 ROGGEN, CO 80652-8400

Situs Address **Payor**
 32295 E 167TH DR

Legal Description
 SUB:BOX ELDER CREEK RANCH FILING NO 2 LOT:40

Property Code	Actual	Assessed	Year	Area	Mill Levy
1117 - 1117	137,000	9,520	2022	355	154.11
1217 - 1217	78,413	5,450	2022	355	154.11

Payments Received
 Check \$2,307.02
 Check Number 00120072

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$2,307.02	\$0.00	\$2,307.02	\$0.00
				\$2,307.02	\$0.00
Balance Due as of Mar 2, 2023					\$0.00

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

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

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