



SUBDIVISION-MAJOR / FINAL

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) 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. 5)
 - 2. Application Fees (pg. 2)
 - 3. Written Explanation of the Project
 - 4. ~~Site Plan Showing Proposed Development~~ N/A
 - 5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
 - 6. ~~Subdivision Improvement Agreement (SIA)~~ N/A (No public improvements)
 - 7. ~~School Impact Analysis (contact applicable District)~~ N/A
 - 8. Fire Protection Report (required prior to Public Hearing)
 - 9. Proof of Ownership
 - 10. Proof of Water and Sewer Services **INDIVIDUAL WELL AND SEPTIC**
 - 11. Proof of Utilities
 - 12. Legal Description
 - 13. Statement of Taxes Paid
 - 14. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12) **TO BE PROVIDED PRIOR TO PUBLIC HEARING**
 - 15. Certificate of Surface Development (pg. 13) **TO BE PROVIDED AFTER PUBLIC HEARING**
 - 16. ~~Subdivision Engineering Review application (separate [application](#))¹~~
- continued on next page...*



DEVELOPMENT APPLICATION FORM

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 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:

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



Property Consultants, llc

March 13, 2024

Adams County
Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

**Re: Oak Park Road Estates Final Plat
Written Explanation**

Oak Park Road Estates (the “Property”) is a 35.02-acre site located at the northeast corner of Old Victory Road and Oak Park Road in Adams County, Colorado. The proposal is to subdivide the property into three (3) future residential lots via Subdivision Plat. A rezoning request from A-3 to A-2 and a Preliminary Plat were both approved by the County Commissioners on February 20, 2024.

No improvements are proposed with the development of this parcel other than three single-family homes and appurtenant items.

If you should have any questions, or need any additional information, please don’t hesitate to call me at 303-317-300 or email me at Aaron@aperiopc.com .

Sincerely,

Aaron Thompson

Cc: Dan Fahey, F & C Realty

OAK PARK ESTATES SUBDIVISION - FINAL PLAT

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 2

CASE No.: PRC2023-00007

PURPOSE STATEMENT:

THIS OAK PARK ESTATES SUBDIVISION FILING No. 1 IS INTENDED TO SUBDIVIDE 35.0227 ACRES INTO 3 SINGLE FAMILY LOTS AND EASEMENTS.

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT F & C REALTY COMPANY, A COLORADO CORPORATION, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:
A PARCEL OF PROPERTY LOCATED IN SECTION 26, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 26, FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 26 TO BEAR SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 2864.34 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTH 1/2 OF SECTION 26, A DISTANCE OF 846.19 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF SAID SECTION 26;
THENCE NORTH 07 DEGREES 08 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 179.98 FEET;
THENCE NORTH 74 DEGREES 02 MINUTES 11 SECONDS WEST, A DISTANCE OF 188.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID OAK PARK DRIVE;
THENCE NORTH 74 DEGREES 02 MINUTES 11 SECONDS WEST, A DISTANCE OF 100.05 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF SAID OAK PARK DRIVE;
THENCE CONTINUING NORTH 74 DEGREES 02 MINUTES 11 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF THE OLD VICTORY HIGHWAY, A DISTANCE OF 895.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE DEPARTING FROM SAID SOUTH RIGHT OF WAY, SOUTH 00 DEGREES 03 MINUTES 56 SECONDS WEST, A DISTANCE OF 100.05 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF SAID OAK PARK DRIVE;
THENCE SOUTH 12 DEGREES 49 MINUTES 44 SECONDS WEST, A DISTANCE OF 729.80 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID OAK PARK DRIVE;
THENCE ALONG THE NORTH AND WEST RIGHT OF WAY LINE OF SAID OAK PARK DRIVE THE FOLLOWING SIX (6) COURSES:
1) NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1027.38 FEET TO AN ARC WITH A CURVE TO THE LEFT;
2) THENCE ALONG AN ARC WITH A CURVE TO THE LEFT, A DISTANCE OF 245.23 FEET, HAVING A CENTRAL ANGLE OF 87 DEGREES 00 MINUTES 20 SECONDS, A RADIUS LENGTH OF 161.49 FEET, A CHORD LENGTH OF 222.34 FEET WHICH CHORD BEARS NORTH 46 DEGREES 02 MINUTES 36 SECONDS EAST, TO A POINT OF TANGENCY;
3) NORTH 00 DEGREES 32 MINUTES 26 SECONDS EAST, A DISTANCE OF 964.73 FEET TO A POINT OF 4) ALONG THE ARC TO THE RIGHT, A DISTANCE OF 91.16 FEET, HAVING A CENTRAL ANGLE OF 15 DEGREES 49 MINUTES 41 SECONDS, A RADIUS LENGTH OF 330.00 FEET, A CHORD LENGTH OF 80.87 FEET WHICH CHORD BEARS NORTH 10 DEGREES 07 MINUTES 17 SECONDS EAST;
5) NORTH 19 DEGREES 22 MINUTES 07 SECONDS EAST, A DISTANCE OF 299.97 FEET;
6) NORTH 00 DEGREES 02 SECONDS WEST, A DISTANCE OF 27.69 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SAID SOUTH RIGHT OF WAY LINE OF OLD VICTORY HIGHWAY AND THE POINT OF BEGINNING.

HAVE (HAS) BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, AND THESE LOTS ARE SHOWN ON THIS PLAT UNDER THEIR OWN STYLE OR NUMBER, AND THE SAME ARE HEREBY DEDICATED TO THE PUBLIC AS HIGHWAYS OR PUBLIC ROADS, COUNTY, THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

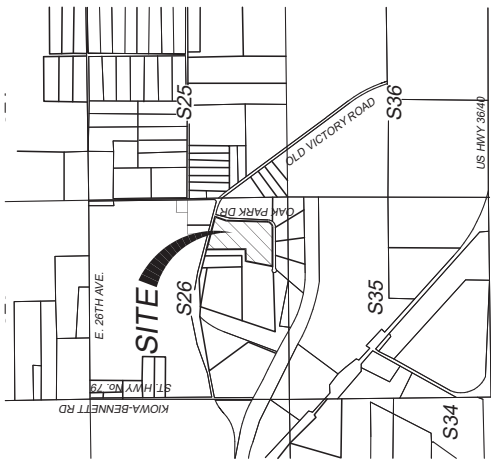
IN WITNESS WHEREOF, F & C REALTY COMPANY, A COLORADO CORPORATION, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024 A.D.
OWNER: F & C REALTY COMPANY, A COLORADO CORPORATION.
MANAGER: DANIEL FAHEY

BY: DANIEL FAHEY
NOTARY PUBLIC:
STATE OF COLORADO) (SS
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 A.D. BY DANIEL FAHEY AS MANAGER OF F & C REALTY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
NOTARY ADDRESS: _____

COTTONWOOD SURVEYING AND ASSOCIATES, INC.
P.O. BOX 694, STRASSBURG, COLORADO (303) 548-7982
JOB No. 2023-04 DATE: 2/24/2024



VICINITY MAP
SCALE 1"=200'

BOARD OF COUNTY COMMISSIONERS' APPROVAL:
APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS
THIS _____ DAY OF _____, A.D. 2024.

CHAIR _____
ADAMS COUNTY ATTORNEY'S OFFICE:
APPROVED AS TO FORM _____

SURVEYOR'S CERTIFICATE:
I, HAROLD J. PONSERELLA, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

DATE: 2/24/2023
HAROLD J. PONSERELLA
COLORADO P.L.S. NO. 29766
FOR & ON BEHALF OF:
P.O. BOX 894 STRASSBURG CO, 80136
303-548-7982

EASEMENT STATEMENT
A FIFTEEN FOOT (15') WIDE UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT, SIDE AND REAR LOT LINES OF EACH LOT IN THE SUBDIVISION. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

CERTIFICATE OF CLERK AND RECORDER:
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____ M. ON _____ DAY OF _____, A.D., 2024.

COUNTY CLERK AND RECORDER _____
BY: DEPUTY _____

OAK PARK ESTATES SUBDIVISION - FINAL PLAT

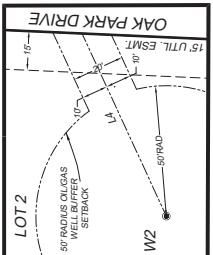
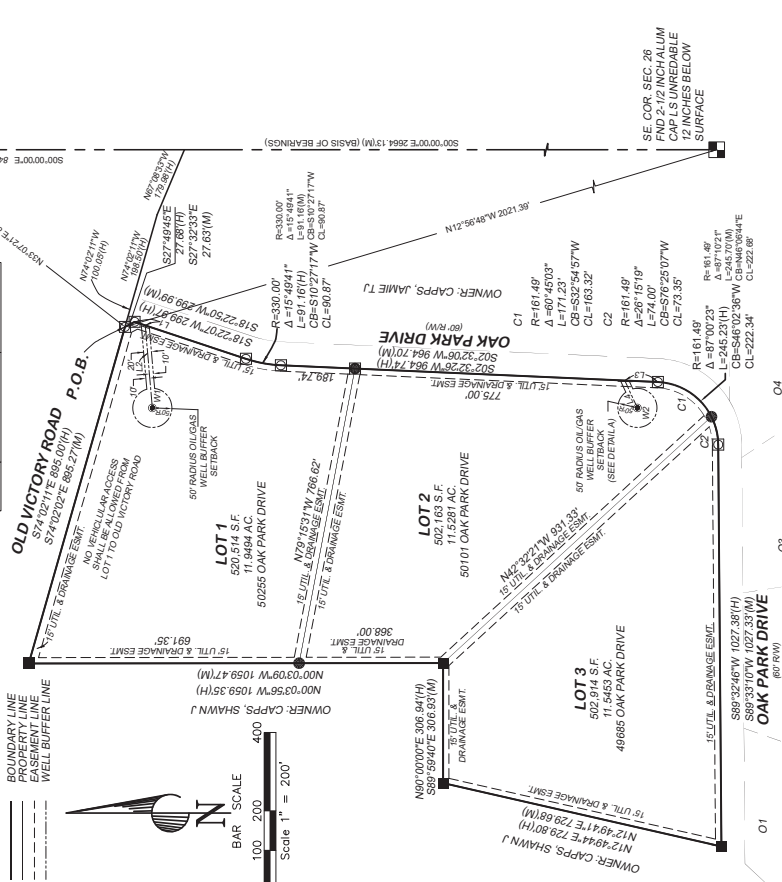
A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2

LEGEND

- INDICATES FOUND REBAR WITH CAP L'S No. 23519
- INDICATES FOUND REBAR WITH CAP L'S No. 30127
- INDICATES FOUND REBAR WITH GREEN PLASTIC CAP L'S No. 4
- INDICATES BEARINGS AND DISTANCES PER LAND SURVEY PLAT BY HIGH PRAIRIE SURVEYING DEPOSITED IN BOOK 1 AT PAGE 5740.
- INDICATES FIELD MEASURED INFORMATION APPROXIMATE LOCATION OF ABANDONED OIL/GAS WELL
- BOUNDARY LINE
- EASEMENT LINE
- WELL BUFFER LINE

LINE	BEARING	DISTANCE
L1	S18°22'07"W	28.78'
L2	S85°04'00"W	211.75'
L3	N02°32'26"E	84.72'
L4	S65°13'01"W	77.11'



- O1 OWNER: DUSAK JOHN M AND DUSAK LINDA M
- O2 OWNER: VIRAMONTES-PILAR JUAN F AND VIRAMONTES-PILAR CRYSTAL JOY
- O3 OWNER: AGUIRRE MANUEL
- O4 OWNER: NELAN CHEL SEAN AND NELAN CHAD

COTTONWOOD SURVEYING AND ASSOCIATES, INC.
P.O. BOX 694, STRASSBURG, COLORADO (303) 548-7982
JOB No. 2023-04 DATE: 2/24/2024

- NOTES:**
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CSA, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CSA, INC. RELEAS UPON O AND E REPORT NO. OE 1052818 BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: 02/24/2023.
 - NOTICE - ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHORTHEREIN.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. OF THE COLORADO REVISED STATUTE.
 - THE SUBJECT PROPERTY LIES WITHIN ZONE 2, AS SHOWN ON THE FEMA FLOOD HAZARD MAP No. 08001C027204H EFFECTIVE DATE: 3/5/2020.
 - BENCH MARK: NGS DEEP ROD "LADYBIRD" PID No. A8177. MONUMENT IS SITUATE ALONG THE EAST SIDE OF THE OLD REST STOP AT OLD LADYBIRD HILL BETWEEN BENNETT, CO AND STRASSBURG CO. WEST OF THE EXT FOR LADYBIRD HILL ELEVATION = 5663 FEET (NAVD 89) GPS OBSERVED.
 - DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200 / 3937 METERS.
 - THE LOCATION OF ABANDONED AND PLUGGED WELLS LYING WITHIN THE SUBJECT PROPERTY IS GRAPHICALLY SHOWN HEREON AND IS APPROXIMATE BASED UPON INFORMATION FROM THE COLORADO OILGAS COMMISSION WEBSITE.
 - THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY KEITH WESTFALL, P.L.S. 30127, HIGH PRAIRIE SURVEY CO., PO BOX 384, KIOWA, CO AS SHOWN ON THE DEPOSITED LAND SURVEY PLAT BOOK 1 AT PAGE 5740, ADAMS COUNTY. THE OAK PARK ROAD AS NOTED IN THE LEGAL DESCRIPTION BY KEITH WESTFALL, P.L.S. 30127, WAS CORRECTED BY HAROLD J. PONSIRELLA, P.L.S. 29766 TO READ OAK PARK DRIVE, PER ADAMS COUNTY.
 - ENGINEERED INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS) MAY BE REQUIRED ON CERTAIN LOTS. ENGINEERED ISDS ARE LARGER AND MORE COSTLY THAN CONVENTIONAL SYSTEMS. LOTS SPECIFIC SOIL SAND PERCOLATION TESTS SHALL BE USED TO DETERMINE THE TYPE AND SIZE OF ISDS.
 - SUITABLE AREA NEEDS TO BE DESIGNED ON EACH LOT. SITE PLAN FOR BOTH PRIMARY AND REPLACEMENT WASTEWATER ABSORPTION AREAS. REPLACEMENT OF THE PRIMARY ABSORPTION AREA MAY BE REQUIRED. IF FAILURE OF THE PRIMARY AREA OCCURS, THESE AREAS NEED TO MEET ALL ADAMS COUNTY HEALTH SETBACK REQUIREMENTS, AND ARE TO REMAIN FREE OF ANY IMPROVEMENTS, E.G. IRRIGATED LANDSCAPING, PAVING, OUT-BUILDINGS, ETC.
 - THE ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS) MUST BE LOCATED OUTSIDE OF ALL EASEMENTS ON UNPLUGGED AND ABANDONED WELLS. UNPLUGGED AND ABANDONED WELLS MUST BE FULLY DEGRADED LANDSCAPE, ADDITIONALLY, DRIVEWAYS, OUT-BUILDINGS, ETC. AND MEET ALL APPLICABLE SETBACKS. ADDITIONALLY, OWTS ON LOT 1 AND LOT 2 ARE TO BE LOCATED OUTSIDE OF ANY OIL AND GAS ACCESS AND WORKER SETBACKS. DUE TO SITE CONSTRAINTS, THE BUILDING FOOTPRINT AND DESIGN OF OWTS ARE LIMITED. ENGINEERED OWTS UTILIZING HIGHER LEVEL TREATMENT AND/OR LIMITS ON THE NUMBER OF BEDROOMS MAY BE NECESSARY TO PERMIT AN OWTS WITHIN THE LIMITED AREA AVAILABLE ON THE LOT.
 - NOTICE TO PROSPECTIVE BUYERS: THERE ARE PLUGGED AND ABANDONED WELLS LOCATED ON THIS PLAT IN LOTS 1 AND 2. PURSUANT TO ADAMS COUNTY DEVELOPMENT STANDARDS SECTION 4-10-02-03-05(2) THERE ARE 50 FT RADIUS BUFFERS AROUND THE ABANDONED WELLHEADS DEDICATED AS WELL MAINTENANCE AND WORKER SETBACKS. NO STRUCTURES, FENCES OR DRIVEWAYS SHALL BE LOCATED WITHIN THIS SETBACK. PUBLIC ACCESS FOR INGRESS AND EGRESS TO THE WELL MAINTENANCE AND WORKER SETBACK AREAS IN LOTS 1 AND 2 IS PROVIDED BY THE EASEMENT AS SHOWN.
 - THE OWNER SHALL CLOSE TO PROSPECTIVE PURCHASERS OF LOTS 1 AND 2 WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELLS OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKER SETBACK, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKER SETBACK.
 - THERE ARE EXISTING UNDERGROUND GAS AND/OR OIL LINES WITHIN UNDOCUMENTED EASEMENTS WITHIN THIS DEVELOPMENT. THIS IS A GENERAL NOTE, INFORMING THAT SUCH LINES OR EASEMENTS MAY EXIST ON ANY LOT AND CANNOT BE ACCURATELY LOCATED ON ANY PLATS AND THAT THE SURVEYOR/ENGINEER ARE NOT LIABLE OR RESPONSIBLE FOR ANY BUILDING RESTRICTIONS OR LIMITATIONS CAUSED BY THESE LINES OR EASEMENTS. RESPONSIBILITY IS WITH THE OWNER/DEVELOPER TO LOCATE ANY SUCH LINES SO AS TO PROVIDE AN ACCEPTABLE SOLUTIONS WITHIN THE.
 - BEINGS ENVELOPE
 - WITHIN THE OAK PARK ESTATES SUBDIVISION WILL BE SERVED BY ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS). ADAMS COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS. AT LEAST EVERY FOUR YEARS, EACH PROPERTY OWNER SHALL HAVE THEIR SEPTIC TANK PUMPED AND INSPECTED BY A SYSTEMS CLEANER LICENSED BY ADAMS COUNTY HEALTH DEPARTMENT AND SHALL SUBMIT A RECEIPT INDICATING THAT THE SEPTIC SYSTEM HAS BEEN PUMPED AND INSPECTED TO THE ADAMS COUNTY HEALTH DEPARTMENT ENVIRONMENTAL PROGRAM @ 800.000.VICING.
 - BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26 AS SHOWN ON THE DEPOSITED LAND SURVEY PLAT BOOK 1 AT PAGE 5740, ADAMS COUNTY, WHICH LINE BEARS S00°00'00"E AND MONUMENTED AT THE EAST ONE-QUARTER CORNER BY A 3-1/4 INCH ALUMINUM CAP L'S UNREDADEABLE TWELVE INCHES BELOW THE GRAVEL ROAD SURFACE AND MONUMENTED AT THE SOUTHEAST CORNER OF SECTION 26 BY A 2-1/2 INCH ALUMINUM CAP UNREDADEABLE TWELVE INCHES BELOW THE GROUND SURFACE.
 - NO VEHICULAR ACCESS SHALL BE ALLOWED FROM LOT 1 TO OLD VICTORY ROAD



Bennett-Watkins Fire Rescue

District Office: 303-644-3572 Fax: 303-644-3401

355 4th Street, Bennett, CO 80102

Email: LifeSafety@BennettFireRescue.org

"Striving to Preserve Life and Property"

February 28, 2023

Adams County Planning & Development
4430 South Adams County Parkway
1st Floor - Suite W2000A
Brighton, CO 80601-8216

Re: PRE2022-00070

Planner DeBoskey,

In regards to the case PRE2022-00070 and the subsequent proposed subdivision into 3 lots, Bennett-Watkins Fire Rescue (BWFR) is providing this letter of comments for Adams County as follows:

- Bennett-Watkins Fire Rescue (BWFR) has no objections to the proposed subdivision of the single larger parcel into 3 separate lots.
- Any structures built on the sites will need to comply with all current Adams County adopted codes and standards, including Ordinance 4, which adopts the 2018 International Fire Code.
- Current fire code requirements in Adams County require residential fire sprinklers for homes greater than 3,600 square feet or that are located more than 1,000 feet from an approved fire flow fire hydrant. In this case, the second aspect of the requirement applies as these lots are not located within a 1,000 feet of an approved fire flow fire hydrant, therefore residential fire sprinklers will be required for dwellings on these lots.
- The applicant will need to submit for plan review directly to the fire department as part of the building permit process when development occurs. Applicable review and impact fees will apply at the time of submission.
- The applicant may contact the fire district directly at 303-644-3572 to discuss these requirements further.

If you have any other questions or concerns, please feel free to contact me directly.

Thank You

Victoria Flamini
Deputy Fire Marshal - Life Safety Division
Bennett-Watkins Fire Rescue
303-644-3572 - Headquarters / 720-893-7673 - Direct
www.BennettFireRescue.org



State Documentary Fee
Date: October 07, 2022
\$30.00

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **SHAWN J. CAPPS**, whose street address is **50370 OAK PARK DR, Bennett, CO 80102-8920**. City or Town of **Bennett**, County of **Adams** and State of **Colorado**, for the consideration of **(\$300,000.00) ***Three Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **F & C REALTY COMPANY, A COLORADO CORPORATION**, whose street address is **56321 E COLFAX AVE PO BOX 500, Strasburg, CO 80136**, City or Town of **Strasburg**, County of **Adams** and State of **Colorado**, the following real property in the County of **Adams** and State of **Colorado**, to wit:


See attached "Exhibit A"

United States

also known by street and number as: **VACANT LAND, BENNETT, CO 80102**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **October 07, 2022**.

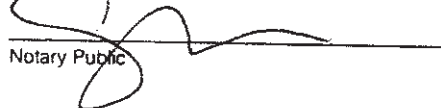

SHAWN J. CAPPS

CHANTEL LUNA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154005877
My Commission Expires February 10, 2023

State of **Colorado**)
County of **Douglas**)ss.
)

The foregoing instrument was acknowledged before me on this day of **October 7th, 2022** by **SHAWN J. CAPPS**

Witness my hand and official seal

My Commission expires: 2-10-23

Notary Public

When recorded return to: **F & C REALTY COMPANY, A COLORADO CORPORATION**
56321 E COLFAX AVE PO BOX 500, Strasburg, CO 80136



Exhibit A

A PARCEL OF PROPERTY LOCATED IN SECTION 26, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTH 1/2 OF SECTION 26, A DISTANCE OF 846.15 FEET TO A POINT, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF THE OLD VICTORY HIGHWAY;
THENCE NORTH 67 DEGREES 08 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 179.98 FEET;
THENCE NORTH 74 DEGREES 02 MINUTES 11 SECONDS WEST, A DISTANCE OF 198.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID OAK PARK ROAD;
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THENCE CONTINUING NORTH 74 DEGREES 02 MINUTES 11 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF THE OLD VICTORY HIGHWAY, A DISTANCE OF 895.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE DEPARTING FROM SAID SOUTH RIGHT OF WAY, SOUTH 00 DEGREES 03 MINUTES 56 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 1059.35 FEET;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 306.94 FEET;
THENCE SOUTH 12 DEGREES 49 MINUTES 44 SECONDS WEST, A DISTANCE OF 729.80 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID OAK PARK ROAD;
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1) THENCE NORTH 89 DEGREES 32 MINUTES 46 SECONDS EAST, A DISTANCE OF 1027.38 FEET TO AN ARC WITH A CURVE TO THE LEFT;
2) THENCE ALONG AN ARC WITH A CURVE TO THE LEFT A DISTANCE OF 245.23 FEET, HAVING A CENTRAL ANGLE OF 87 DEGREES 00 MINUTES 20 SECONDS, A RADIUS LENGTH OF 161.49 FEET, A CHORD LENGTH OF 222.34 FEET WHICH CHORD BEARS NORTH 46 DEGREES 02 MINUTES 36 SECONDS EAST, TO A POINT OF TANGENCY;
3) NORTH 02 DEGREES 32 MINUTES 26 SECONDS EAST, A DISTANCE OF 964.73 FEET TO A POINT OF CURVATURE;
4) ALONG THE ARC TO THE RIGHT A DISTANCE OF 91.16 FEET, HAVING A CENTRAL ANGLE OF 15 DEGREES 49 MINUTES 41 SECONDS, A RADIUS LENGTH OF 330.00 FEET, A CHORD LENGTH OF 90.87 FEET WHICH CHORD BEARS NORTH 10 DEGREES 27 MINUTES 17 SECONDS EAST;
5) NORTH 18 DEGREES 22 MINUTES 07 SECONDS EAST, A DISTANCE OF 299.97 FEET;
6) NORTH 27 DEGREES 50 MINUTES 02 SECONDS WEST, A DISTANCE OF 27.68 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE SAID SOUTH RIGHT OF WAY LINE OF OLD VICTORY HIGHWAY AND THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY KEITH WESTFALL, PLS 30127, ON BEHALF OF HIGH PRAIRIE SURVEY CO., PO BOX 384, KIOWA, CO.

MEMORANDUM

TO: Mr. Dan Fahey
FROM: Gina Burke and Hillary Banks
DATE: September 28, 2023 (Revised)
SUBJECT: Water Availability Study for Oak Park Estates Property
JOB NO: 1053.1

Pursuant to your request, we have completed a review of the available ground water in the Denver Basin aquifers underlying the Oak Park Estates property located in the southeast quarter of Section 26, Township 3 South, Range 63 West, 6th P.M., Adams County, Colorado (the Property). The Oak Park Estates Property consists of approximately 35.02 acres as shown on the attached Figure 1. This Memorandum provides a preliminary review of the water supply underlying the 35.02 acres. Please note that we offer no opinion relating to ownership of land or water rights herein.

We completed a document review at the State Engineer's Office to determine if there are any existing wells on the Property. There were no wells found within the State's database. We also completed a pre-213 well search for the Property to determine if any existing water rights impact the Property. Based on the State Engineer's Office maps, there are no wells whose circles of appropriation impact the property.

The ground water underlying the Property has not been formally claimed in a Determination of Water Right under the Colorado Ground Water Commission (CGWC). There are four Denver Basin aquifers underlying the Property: Denver, Upper Arapahoe, Lower Arapahoe, and Laramie-Fox Hills, as shown in Table 1. We have calculated an

estimate of water availability in the Denver Basin aquifers underlying the Property. Table 1 includes the estimated saturated sand thickness of each aquifer, and the estimated volume of water in each of the aquifers underlying the Property. These values may be slightly adjusted in the Determination of Water Right application process. By Colorado State Statute, a maximum of 1% per year can be withdrawn from the aquifers, resulting in a 100-year supply for each aquifer, the estimated annual amount from each aquifer underlying the Property is provided in Table 1. Per Adams County Development Standards and Regulations, a 300-year aquifer life is considered to be proof of an adequate water supply. Table 1 shows the adjustment of the annual amount by aquifer to meet Adams County's 300-year regulation.

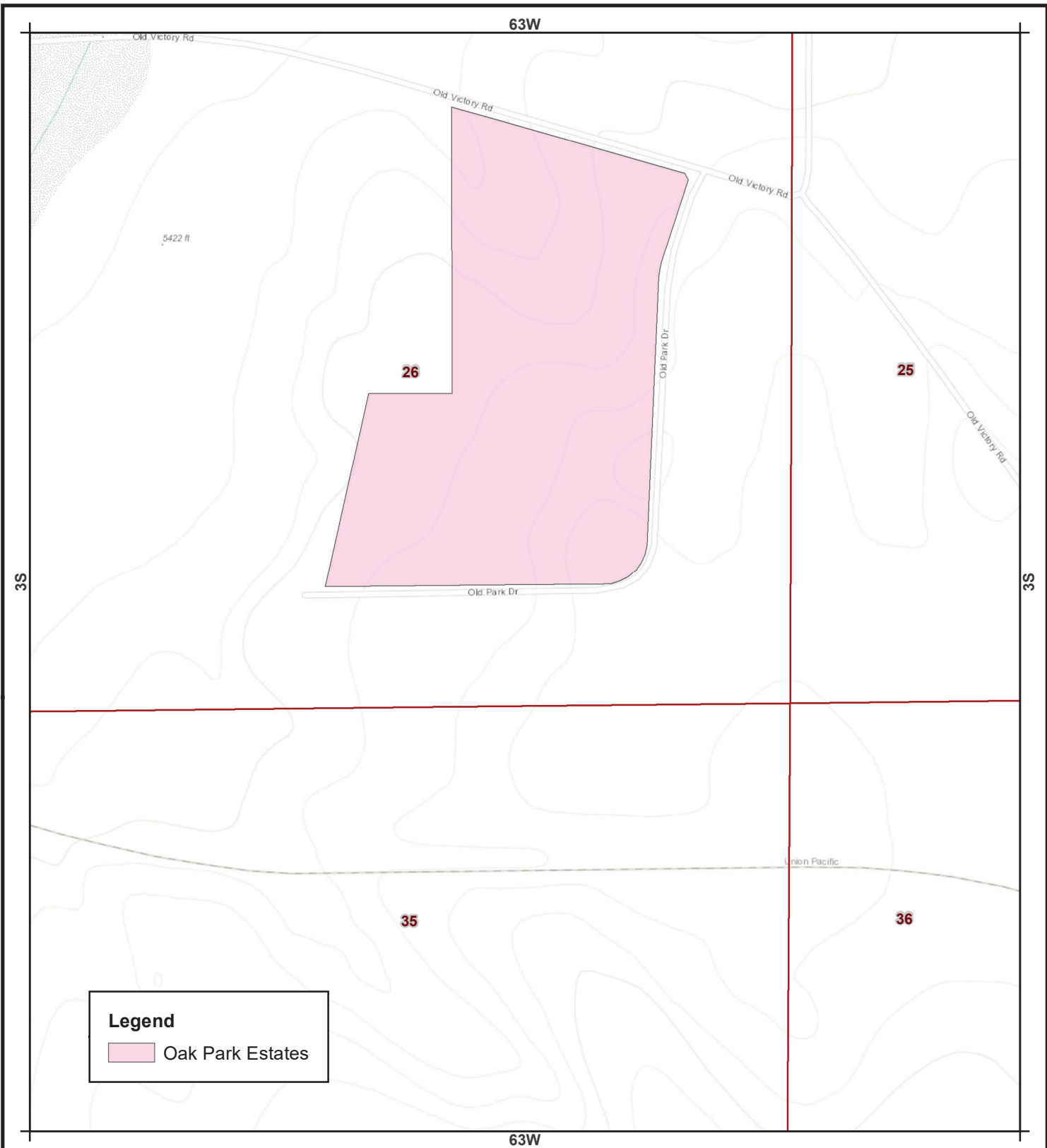
Table 1 also indicates the status of each aquifer as being considered nontributary or not-nontributary. The ground water in the Denver and Upper Arapahoe aquifers are considered not-nontributary as pumping from those bedrock aquifers would cause depletions to the alluvial aquifer. A CGWC approved Replacement Plan is required to place the Denver aquifer ground water to beneficial use. Pumping from the Denver aquifer would require replacement of actual depletions to the alluvial system. The Upper Arapahoe aquifer does not require an approved Replacement Plan, but does require 4% of the volume pumped to be replaced to the alluvial system. Return flows from septic leach fields and irrigation return flows will meet this requirement. The ground water in the Lower Arapahoe and the Laramie-Fox Hills aquifers underlying the Property are considered nontributary and can be placed to beneficial use by applying for a well permit with the Colorado Division of Water Resources.

Should you decide to drill wells on the property, the completion depths of the aquifers were obtained from the Colorado Division of Water Resources Denver Basin Aquifers Determination Tool. The base of the Denver aquifer is estimated to be 306 feet below ground surface (bgs), the base of the Upper Arapahoe aquifer is estimated to be 615 feet bgs, the base of the Lower Arapahoe aquifer is estimated to be 881 feet bgs, and the base of the Laramie-Fox Hills aquifer is estimated to be 1,381 feet bgs.

Based on the Oak Park Estates Subdivision Preliminary Plat dated May 15, 2023, the Property is to be divided into three lots, each approximately 12 acres in size. The

ground water volumes in each aquifer will be equally split between the newly created lots. Thus, each lot will have approximately 2.8 af/yr of ground water available to meet demands, 0.81 af/yr in the Denver aquifer, 0.88 af/yr in the Upper Arapahoe aquifer, 0.5 af/yr in the Lower Arapahoe aquifer, and 0.62 af/yr in the Laramie-Fox Hills aquifer. Pursuant to Section 5-04-05 of the Adams County Development Standards and Regulations, a water requirement of 0.35 acre-feet per lot (0.3 af/yr per residence, 0.05 af/yr per 1,000 square feet of irrigated lawn and garden) is necessary to serve the Property. In total, the ground water underlying the Property is more than adequate to service the three lots, while adhering to the County's 300-year life aquifer rule. Because the ground water in the Denver aquifer is considered not-nontributary and requires full replacement of depletions, the lots will rely on using the Upper Arapahoe aquifer to meet demands and will return 4% of the volume pumped to the stream system using individual septic leach systems and irrigation return flows.

If you have any questions, or if you would like to discuss this Memorandum in greater detail, please do not hesitate to call.



Jehn Water Consultants, Inc.
 88 Inverness Circle East,
 Suite K-102
 Englewood, CO 80112
 (303) 321-8335
 www.jehnwater.com

DRAFT

FIGURE 1

Oak Park Estates Property General Location

N
 1 inch = 500 feet
 0 250 500 Feet
 Job No. 1053.1
 Projection: UTM NAD83
 Prepared By: AAW 8/15/2023
 Checked By:
 Sources:
 Esri USA Topo Map Basemap
 Adams County Assessor

TABLE 1
ESTIMATED WATER AVAILABLE
OAK PARK ESTATES
Underlying the 35.02 acre parcel

Aquifers	Acreage	Average Saturated Thickness ft	Sy	Total Appropriation af/yr 100 years	Total Appropriation af/yr 300 years	SEO Status
Denver	35.02	123	17%	7.3	2.4	NNT
Upper Arapahoe		133.6	17%	8.0	2.7	NNT
Lower Arapahoe		75	17%	4.5	1.5	NT
Laramie-Fox Hills		107	15%	5.6	1.9	NT
Totals				25.4	8.5	

Notes:

NNT=Not Nontributary

NT=Nontributary

Friday, September 29, 2023

PUBLIC NOTICES

**NOTICE OF PUBLIC HEARING ON THE PROPOSED 2024 BUDGET AND
NOTICE OF PUBLIC HEARING ON THE AMENDED 2023 BUDGET**

The Board of Directors (the "Board") of the BIJOU CREEK METROPOLITAN DISTRICT (the "District"), will hold a public hearing via teleconference on October 17, 2023, at 10:00 am to consider adoption of the District's proposed 2024 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2023 budget (the "Amended Budget"). The public hearing may be joined using the following teleconference information:

Join Zoom Meeting
<https://us06web.zoom.us/j/8843372586?pwd=OYlGNlRlWlRlS2ZlcVlrcmVpbnVld0ZlZ0Z202>
 Meeting ID: 884 3372 5586
 Passcode: 128991
 Call: 1-720-707-2699

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of Simmons & Wheel-er, 304 Inverness Way S #490, Englewood, CO 80112

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at www.bijoucreekmetrodistrict.org or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:

BIJOU CREEK METROPOLITAN DISTRICT,
 a quasi-municipal corporation and political subdivision
 of the State of Colorado

/s/ White Bear Ankele Tanaka & Waldron
 Attorneys at Law

#2862
 Published in the *Eastern Colorado News* on Friday, September 29, 2023.

**BEFORE THE COLORADO GROUND WATER COMMISSION
 DETERMINATIONS OF WATER RIGHT**

**KIOWA-BIJOU DESIGNATED GROUNDWATER BASIN AND NORTH KIOWA BIJOU GROUND
 WATER MANAGEMENT DISTRICT- ADAMS COUNTY**

TAKE NOTICE that pursuant to section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, F & C Realty Company has applied for determinations of rights to allocations of designated groundwater from the Laramie-Fox Hills (receipt

no. 10031171), Lower Arapahoe (receipt no. 10031170), Upper Arapahoe (receipt no. 10031169) and Denver (receipt no. 10031168) aquifers underlying 35.02 acres generally described as part of the SE 1/4 of Section 26, Township 3 South, Range 63 West of the 6th P.M. The applicant claims ownership of this land and control of the groundwater in these aquifers underlying this property. The groundwater from these allocations is proposed to be used on the described property for the following beneficial uses: domestic, commercial, irrigation, agriculture, stock watering, fire protection, and replacement purposes.

In accordance with section 37-90-107(7), the Colorado Ground Water Commission shall allocate groundwater from the above aquifers based on ownership of the overlying land. A preliminary evaluation of the application finds the volume of water available for allocation from the aquifers underlying the above-described property to be 552 acre-feet for the Laramie-Fox Hills aquifer; 447 acre-feet for the Lower Arapahoe aquifer; 804 acre-feet for the Upper Arapahoe aquifer and 744 acre-feet for the Denver aquifer. These amounts are subject to final evaluation, and subsequent to issuance of the determinations, adjustment to conform to the actual local aquifer characteristics.

In accordance with section 37-90-107(7)(a), well permits issued pursuant to subsection 107(7) shall allow withdrawals on the basis of an aquifer life of one hundred years.

In accordance with Rule 5.3.6 of the Designated Basin Rules preliminary evaluation of the application finds the replacement water requirement status for the aquifers underlying the above-described property to be nontributary for the Laramie-Fox Hills aquifer, nontributary for the Lower Arapahoe aquifer, not-nontributary (4% replacement) for the Upper Arapahoe aquifer and not-nontributary (actual impact replacement) for the Denver aquifer.

Upon Commission approval of determinations of rights to the allocations, well permits for wells to withdraw the allocations shall be available upon application, subject to the conditions of each determination, the Designated Basin Rules, and approval by the Commission. Such wells must be completed in the aquifer for which the right was allocated and must be located on the 35.02 acres of above described property. Well permits for wells to withdraw not-nontributary (actual impact replacement) groundwater from the Denver aquifer would also be subject to the conditions of a replacement plan to be approved by the Commission.

Any person wishing to object to the approval of these determinations of rights to allocations must do so in writing, briefly stating the nature of the objection, the name of the applicant, a general description of the property, and the specific aquifer(s) and related receipt no(s), of the application(s) that are the subject of the objection. The objection, including a required \$10 fee per application being objected to, must be received by the Colorado Ground Water Commission by close of business October 29, 2023. Objections should be sent via email to DWPermitonline@state.co.us, upon which the objector will be emailed an invoice for paying the fee online. If the objector is unable to provide the objection via email please contact 303-866-3581.

#2860
 Published in the *Eastern Colorado News* on Friday, September 22, 2023, and Friday, September 29, 2023.

**Notice of formal probate
 for the estate of Judith Mary Brothers, deceased.**

Seeking to notify descendant of deceased Michelle Marie Brothers, Case number 23PR469 Jefferson County Court, of hearing on Petition for Formal Probate of Will and Formal Appointment of Stephen Charles Brothers as Personal Representative will be held on October 10, 2023, at 8am in courtroom or division 11, 100 Jefferson County Parkway, Golden, CO 80401.

#2861
 Published in the *Eastern Colorado News* on Friday, September 22, 2023; Friday, September 29, 2023; and Friday, Oct. 6, 2023.

PUBLIC NOTICES

BEFORE THE COLORADO GROUND WATER COMMISSION DETERMINATIONS OF WATER RIGHT

KIOWA-BLJOU DESIGNATED GROUNDWATER BASIN AND NORTH KIOWA BLJOU GROUND WATER MANAGEMENT DISTRICT- ADAMS COUNTY

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#2861

Published in the *Eastern Colorado News* on Friday, September 22, 2023; Friday, September 29, 2023; and Friday, October 6, 2023.

OAK PARK ROAD ESTATES

LEGAL DESCRIPTION

A PARCEL OF PROPERTY LOCATED IN SECTION 26, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 26, FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 26 TO BEAR S00°00'00"W, A DISTANCE OF 2664.34 FEET; THENCE S00°00'00"W, ALONG THE EAST LINE OF SAID S 1/2 OF SECTION 26, A DISTANCE OF 846.15 FEET TO A POINT, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF THE OLD VICTORY HIGHWAY; THENCE N67°08'33"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 179.98 FEET; THENCE N74°02'11"W, A DISTANCE OF 198.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE SAID OAK PARK ROAD; THENCE N74°02'11"W, A DISTANCE OF 100.05 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID OAK PARK ROAD; THENCE CONTINUING N74°02'11"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, OF THE OLD VICTORY HIGHWAY, A DISTANCE OF 895.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY, S00°03'56"E, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 1059.35 FEET; THENCE S90°00'00"W, A DISTANCE OF 306.94 FEET; THENCE S12°49'44"W, A DISTANCE OF 729.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID OAK PARK ROAD; THENCE ALONG THE NORTH AND WEST RIGHT-OF-WAY LINE OF SAID OAK PARK ROAD THE FOLLOWING SIX (6) COURSES;

- 1) THENCE N89°32'46"E, A DISTANCE OF 1027.38 FEET TO AN ARC WITH A CURVE TO THE LEFT;
- 2) THENCE ALONG AN ARC WITH A CURVE TO THE LEFT A DISTANCE OF 245.23 FEET, HAVING A CENTRAL ANGLE OF 87°00'20", A RADIUS LENGTH OF 161.49 FEET, A CHORD LENGTH OF 222.34 FEET WHICH CHORD BEARS N46°02'36"E, TO A POINT OF TANGENCY;
- 3) N02°32'26"E, A DISTANCE OF 964.73 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC TO THE RIGHT A DISTANCE OF 91.16 FEET, HAVING A CENTRAL ANGLE OF 15°49'41", A RADIUS LENGTH OF 330.00 FEET, A CHORD LENGTH OF 90.87 FEET WHICH CHORD BEARS N10°27'17"E;
- 5) N18°22'07"E, A DISTANCE OF 299.97 FEET;
- 6) N27°50'02"W, A DISTANCE OF 27.68 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE SAID SOUTH RIGHT-OF-WAY LINE OF OLD VICTORY HIGHWAY AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 35.02 ACRES, MORE OR LESS.



Statement Of Taxes Due

Account Number R0211018

Parcel 0181526400003

Assessed To

F & C REALTY COMPANY
PO BOX 500
STRASBURG, CO 80136-0500

Legal Description

Situs Address

SECT.TWN,RNG:26-3-63 DESC: A PARC OF PROP LOCATED IN SEC 26 BEING MORE PARTICULARLY DESC AS FOLS COM AT THE E4 COR OF SD SEC 26 FROM WHENCE THE SE COR OF SD SEC 26 TP BRS S 00D 00M 00S W A DIST OF 2664/34 FT TH S 00D 00M 00S W ALG THE E LN OF SD S2 OF SEC 26 A DIST OF 846/15 FT TO A PT SD PT BEING O... Additional Legal on File

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$23.84	\$0.00	\$0.00	\$0.00	\$23.84
2022	\$2.22	\$0.24	\$5.00	(\$2.22)	\$5.24
Total Tax Charge					\$29.08
Grand Total Due as of 03/22/2024					\$29.08

Tax Billed at 2023 Rates for Tax Area 429 - 429

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$1.17	AG DRY GRAZING	\$1,198	\$320
FIRE DISTRICT 7 - BENNETT	13.2790000	\$4.25	LAND		
GENERAL	22.7110000	\$7.27	Total	\$1,198	\$320
NORTH KIOWA BIJOU GROUND WA	0.0190000	\$0.01			
RETIREMENT	0.3140000	\$0.10			
ROAD/BRIDGE	1.3000000	\$0.42			
DEVELOPMENTALLY DISABLED	0.2570000	\$0.08			
SD 29 GENERAL (Bennett)	25.2830000	\$8.09			
SOCIAL SERVICES	2.2530000	\$0.72			
BENNETT PARK AND RECREATON	5.4140000	\$1.73			
Taxes Billed 2023	74.4830000	\$23.84			

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160



Statement Of Taxes Due

Account Number R0211019

Parcel 0181526400003

Assessed To

F & C REALTY COMPANY
56321 E COLFAX AVE PO BOX 500
STRASBURG, CO 80136-0500

Legal Description

Situs Address

SECT.TWN,RNG:26-3-63 DESC: A PARC OF PROP LOCATED IN SEC 26 BEING MORE PARTICULARLY DESC AS FOLS COM 0
AT THE E4 COR OF SD SEC 26 FROM WHENCE THE SE COR OF SD SEC 26 TP BRS S 00D 00M 00S W A DIST OF 2664/34 FT TH
S 00D 00M 00S W ALG THE E LN OF SD S2 OF SEC 26 A DIST OF 846/15 FT TO A PT SD PT BEING O... Additional Legal on File

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$13.82	\$0.00	\$0.00	\$0.00	\$13.82
Total Tax Charge					\$13.82
Grand Total Due as of 03/22/2024					\$13.82

Tax Billed at 2023 Rates for Tax Area 381 - 381

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$0.73	AG DRY GRAZING	\$751	\$200
FIRE DISTRICT 7 - BENNETT	13.2790000	\$2.66	LAND		
GENERAL	22.7110000	\$4.55	Total	\$751	\$200
NORTH KIOWA BIJOU GROUND WA	0.0190000	\$0.00			
RETIREMENT	0.3140000	\$0.06			
ROAD/BRIDGE	1.3000000	\$0.26			
DEVELOPMENTALLY DISABLED	0.2570000	\$0.05			
SD 29 GENERAL (Bennett)	25.2830000	\$5.06			
SOCIAL SERVICES	2.2530000	\$0.45			
Taxes Billed 2023	69.0690000	\$13.82			

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160