



## SUBDIVISION-MINOR / 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](mailto: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~~ *not needed, per Greg Barnes*
- 5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
- 6. Subdivision Improvement Agreement (SIA) Application *Don't submit w/ initial application per Greg Barnes*
- 7. ~~School Impact Analysis (contact applicable District)~~ *Not needed, per Greg Barnes*
- 8. Fire Protection Report (contact applicable District)
- 9. Proof of Ownership
- 10. Proof of Water and Sewer Services
- 11. Proof of Utilities
- 12. Legal Description
- 13. Statement of Taxes Paid
- 14. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12) *- wait until submitted app, per Greg Barnes*
- 15. Certificate of Surface Development (pg. 13) *- wait until submitted app, per Greg Barnes*
- 16. Subdivision Engineering Review application (2 *hard copies*) *- wait to determine if needed per Greg Barnes*

*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 checked="" 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: 2580 Ymore Rd, Byers, CO 80103

#### APPLICANT

Name(s): William R Hoff Phone #: 303.806.5100  
Address: 99 Inverness Dr East, Suite 140  
City, State, Zip: Englewood, CO 80112  
2nd Phone #: \_\_\_\_\_ Email: corporate@homevestors.com

#### OWNER

Name(s): Balboa LLC Phone #: 303.806.5100  
Address: 99 Inverness Dr East, Suite 140  
City, State, Zip: Englewood, CO 80112  
2nd Phone #: \_\_\_\_\_ Email: corporate@homevestors.com

#### 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

### **Explanation of Project**

Unbeknownst to us, we were informed on May 14, 2021 that this piece of land is classified as "illegal" according to the County. Thus, to continue using the land as it has been for the last 48 years, we must complete an official subdivision process. There will be no changes to the use of the property, and it will remain one large parcel, not further subdivided. Nor will there be any zoning variances. We're simply needing to complete this process to legalize the lot in the eyes of the County.



**OWNER'S CERTIFICATE**

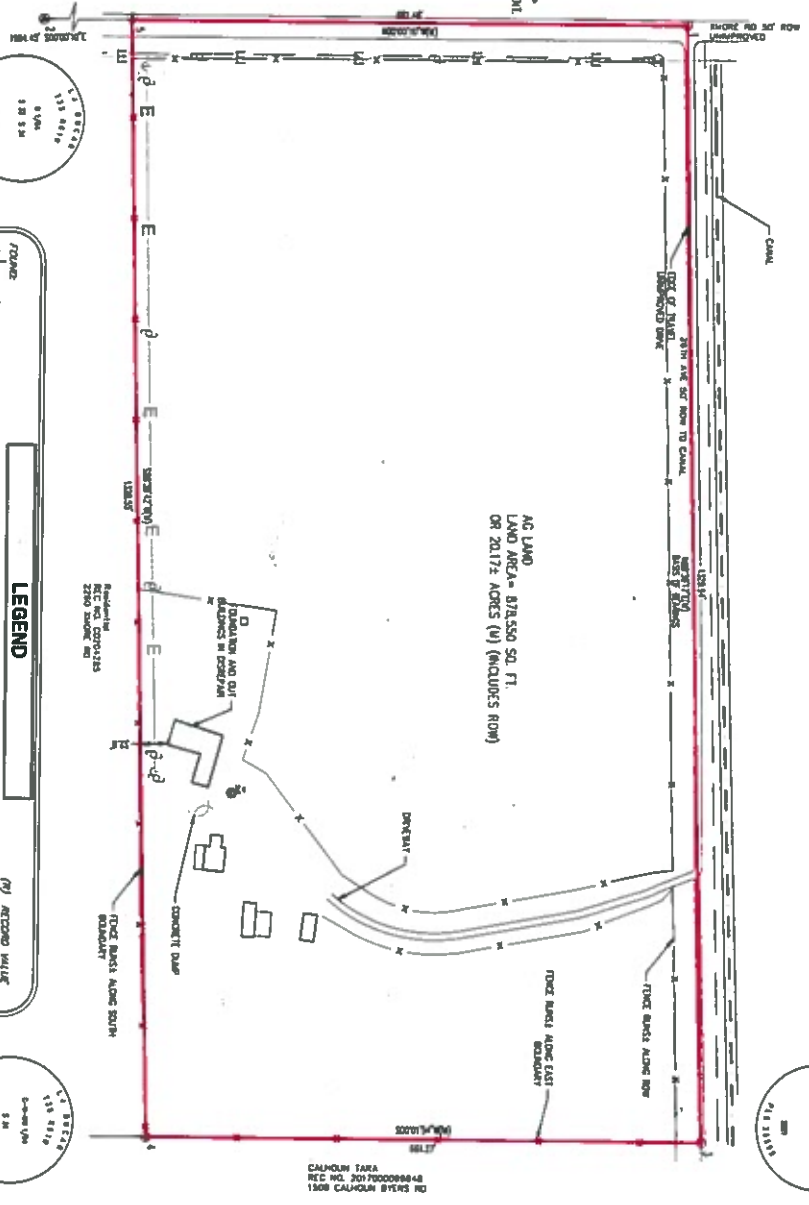
OWNER ALLIUM BY RESE PRESENTS THAT REPRESENTING BARBARA LLC, HAS BY THESE PRESENTS LAID OUT AND PLATTED THE LAND AS SHOWN HEREON. NOTE: NO NEW LOTS, BLOCKS, STREETS, EASEMENTS, PARKS, OR PUBLIC RIGHTS OF ACCESS ARE BEING DECLAIMED BY THIS INSTRUMENT.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

1 DATE OF FIELD WORK: JUNE 14, 17, 18, 2021  
 2 THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN.  
 3 ACCORDING TO COLORADO LAW THE BEST CONSIDERED LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF RECORDATION, IN NO EVENT, MAY ANY ACTION BE TAKEN TO REVOKE OR SET ASIDE THIS SURVEY OR TO RECOVER DAMAGES FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.  
 4 COLORADO STATE LAW C.S. 1-1.5-10 STATES THAT ANYONE PLANNING TO BUILT OR ON A PUBLIC ROAD, STREET, ALLEY, RIGHT-OF-WAY, OR UTILITY EASEMENT IS TO NOTIFY THE COUNTY ENGINEERING CENTER OF COLORADO OF YOUR INTENT. THE (2) BUSINESS DAYS BEFORE BIDDING UNDER A CONTRACT, NOTICE IS FURNISHED.  
 5 HORIZONTAL UNITS: DISTANCES CONTAINED HEREON ARE BASED UPON THE U.S. BUREAU OF STANDARDS DEFINITION OF THE SURVEY FOOT = 1200/3937 METERS.  
 6. LANDOWNER'S CERTIFICATE: A PROFESSIONAL LAND SURVEYOR (LICENSED IN COLORADO) HAS SURVEYED THE ABOVE DESCRIBED PARCEL, AND AS SHOWN ON THE PLAT, THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO SURVEYING ACT AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREON.

**LAND DESCRIPTION**  
 PARCELS BEING ADJACENT TO:  
 ALL OTHER LANDS PROPERTY IN THE COUNTY OF ADAMS, STATE OF COLORADO, THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, T. 3 S., R. 61 W., 6TH P.M. SOUTH, RANGE 61 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO.  
 NOTE: CONTAINS 678,550 SQ. FT. OR 20,172 ACRES (4) (INCLUDES ROW)

**SMORE ACRES**  
 THE NORTH 1/2, NW 1/4, NW 1/4 OF SECTION 34, T. 3 S., R. 61 W., 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO



**LEGEND**

- ① 3.3" ODOM CAP STAMPED 78 27 24 1997 15584"
- ② 2.3" ODOM CAP STAMPED 7/9 23 24 1997 15584"
- ③ 1" METAL CAP, UNPAID AS SHOWN HEREON
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LANDOWNER'S CERTIFICATE: A PROFESSIONAL LAND SURVEYOR (LICENSED IN COLORADO) HAS SURVEYED THE ABOVE DESCRIBED PARCEL, AND AS SHOWN ON THE PLAT, THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO SURVEYING ACT AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREON.

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_ OF THE RECORDS OF ADAMS COUNTY, CO.  
 SIGNED: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 BY: \_\_\_\_\_

**Colorado ilc**  
 LAND SURVEYING  
 1500 CALHOUN TARA  
 1500 CALHOUN STERS RD  
 FROM THE N 1/2 OF THE NW 1/4 NW 1/4 SECTION 34, T. 3 S., R. 61 W., 6TH P.M. SOUTH, RANGE 61 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO.  
 Surveyed by: LAL  
 Dated: July 8, 2021



## Byers Fire and Rescue

Protection District # 9

100 North Main Street, Byers, CO 80103

P.O. Box 85

Phone: (303) 822 - 5246



To whom it may concern,

Byers Fire protection district #9 is aware of the situation at 2580 Xmore Rd. Byers, Co and have no concerns with the resolution moving forward. If there are any further questions contact me.

Chief Mike Disher

Byers Fire Protection District #9

303-475-6505

**WARRANTY DEED**

THIS DEED, made this 8th day of February, 2021, between  
Charles D. Schwetfeger  
of the County of Adams, State of , grantor, and  
Balboa LLC, a Colorado limited liability  
whose legal address is 99 Inverness Drive East Suite 140, Englewood, CO  
80112, grantee:

State Doc Fee:  
Recording Fee:

WITNESSETH, That the grantor for and in consideration of the sum of (\$20,000.00) Twenty Thousand Dollars and No Cents, 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 and assigns forever, all the real property together with improvements, if any, situate, lying in the County of Adams and being in the State of Colorado described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

also known by street and number as: 2580 Xmore Road, Byers, CO 80103

TOGETHER with all and singular the hereditaments and appurtenances thereto 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(s), his/her/their assigns forever. And the Grantor(s) for himself/himselfselves, his/her/their heirs and personal representatives, do(es) covenant, grant, bargain and agree to and with the Grantee(s), his/her/their heirs and assigns, that at the time of the enrolling and delivery of these presents, he/she/they is/are well seized of the premises being conveyed, has/have good, sure, perfect and absolute estate of inheritance, in law, in fee simple, and has/have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind and nature whatsoever, except as stated below.

**SUBJECT NEVERTHELESS to the statutory exceptions as defined in §38-30-113(5)(a) C.R.S.**

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his/her/their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. 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 executed this deed on the date set forth above.

Charles D. Schwetfeger  
Charles D. Schwetfeger

STATE OF COLORADO  
COUNTY OF Denver

This instrument was acknowledged before me this 8th day of February, 2021 by Charles D. Schwetfeger.

Lisa Lalonde  
Notary Public:  
My Commission Expires: \_\_\_\_\_

LISA KAY LALONDE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20024035018  
MY COMMISSION EXPIRES OCTOBER 28, 2022



Electronically Recorded RECEPTION#: 2021000017921,  
2/12/2021 at 1:44 PM, 2 OF 2,  
TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The North 1/2 of the Northwest 1/4 of the Northwest 1/4, Section 34, Township 3 South, Range 61 West of the 6th P. M,  
County of Adams, State of Colorado.

UNOFFICIAL COPY



LWS-32  
11/90

WELL INSTALLATION AND TEST REPORT  
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only  
**RECEIVED**

SEP 21 '94

WATER RESOURCES  
STATE ENGINEER  
COLORADO

1. WELL PERMIT NUMBER 94VE296 45607A

2. OWNER NAME(S) Jack & Edith Brentner  
Mailing Address Box 4  
City, St. Zip Byers, Co. 80103  
Phone (303) 822-9229

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 34 Twp. 3 S, Range 61 W  
DISTANCES FROM SEC. LINES:  
300 ft. from North Sec. line. and 600 ft. from West Sec. line.  
(north or south) (east or west)  
SUBDIVISION: \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ FILING(UNIT) \_\_\_\_\_  
STREET ADDRESS AT WELL LOCATION: \_\_\_\_\_

4. PUMP DATA: Type Submersible Ser#AA359554 Installation Completed 08/02/94  
Pump Manufacturer Goulds Ser#G93-29-3669 Pump Model No. 10E107412  
Design GPM 10 at RPM 3450, HP 3/4, Volts 230, Full Load Amps 8.4  
Pump Intake Depth 145 Feet, Drop/Column Pipe Size one Inches, Kind P.V.C.

ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM:

TURBINE DRIVER TYPE:  Electric  Engine  Other \_\_\_\_\_  
Design Head \_\_\_\_\_ feet, Number of Stages \_\_\_\_\_, Shaft size \_\_\_\_\_ inches.

5. OTHER EQUIPMENT:

Airline Installed  Yes  No, Orifice Depth ft. \_\_\_\_\_, Monitor Tube Installed  Yes  No, Depth ft. \_\_\_\_\_  
Flow Meter Mfg. \_\_\_\_\_ Meter Serial No. \_\_\_\_\_  
Meter Readout  Gallons,  Thousand Gallons,  Acre feet,  Beginning Reading

6. TEST DATA:

Check box if Test data is submitted on Supplemental Form.

	Date	08/02/94	08/02/94
Total Well Depth	190	Time	2:00 6:00
Static Level	30	Rate (GPM)	10 10
Date Measured	08/02/94	Pumping Lvl.	

7. DISINFECTION: Type HTH Amt. Used 8oz.

8. Water Quality analysis available.  Yes  No

9. Remarks \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge.  
[Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR Can-America Drilling, Inc. Phone (719) 541-2967 Lic. No. 1149  
Mailing Address Box 416 Simla, Co. 80835

Name/Title (Please type or print)	Signature	Date
<u>Wayne Arde V.P.</u>	<i>Wayne Arde</i>	<u>08/02/94</u>

FORM NO. GWS-31 01/79

WELL CONSTRUCTION AND TEST REPORT STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only RECEIVED

SEP 21 '94

WATER RESOURCES STATE ENGINEER COLO.

1. WELL PERMIT NUMBER 45607 // Verble # 94VE296

2. OWNER NAME(S) JACK AND EDITH BRENTNER Mailing Address BOX 4 City, St. Zip BYERS, CO. 80103 Phone (303) 822-9229

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 34 Twp. 3 Range 61 W DISTANCES FROM SEC. LINES: 300 ft. from North Sec. line. and 600 ft. from West Sec. line. OR (north or south) (east or west) SUBDIVISION: LOT BLOCK FILING(UNIT) STREET ADDRESS AT WELL LOCATION:

4. GROUND SURFACE ELEVATION ft. DRILLING METHOD Air DATE COMPLETED 07/23/94 TOTAL DEPTH 190 ft. DEPTH COMPLETED 190 ft.

5. GEOLOGIC LOG: Table with columns Depth and Description of Material (Type, Size, Color, Water Location). Rows include Sandy Brown clay, Loose fine brown sand, Fine to coarse quartz w/ clay layers, Blue shale + black shale w/ s.s. ledges, Bottom.

6. HOLE DIAM. (in.) Table with columns From (ft) and To (ft). Rows show diameters of 8 3/4, 6 1/8, 20, and 190.

7. PLAIN CASING Table with columns OD (in), Kind, Wall Size, From(ft), To(ft). Rows show Steel (.188) and P.V.C. (.227) casing details.

8. FILTER PACK: Material Gravel, Size 1/4" Rock, Interval 20-10 & 30-190. 9. PACKER PLACEMENT: Type, Depth.

10. GROUTING RECORD: Table with columns Material, Amount, Density, Interval, Placement. Rows show Cement 94# X (6Gal, 7-20, Poured) and Cement 188#X (12Gal, 10-30, Pumped).

REMARKS:

11. DISINFECTION: Type HTH Amt. Used 8 oz.

12. WELL TEST DATA: Check box if Test Data is submitted on Form No. GWS 39 Supplemental Well Test. TESTING METHOD Airlifted Static Level 30 ft. Date/Time measured 07/23/94, Production Rate 21 gpm. Pumping level 100 ft. Date/Time measured 07/23/94, Test length (hrs.) 4 hrs.

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR Can-America Drilling, Inc. Phone (719) 541-2967 Lic. No. 1149 Mailing Address Box 416 Simla, Co. 80835

Name/Title (Please type or print) Wayne Arde V.P. Signature [Handwritten Signature] Date 07/23/94

OFFICE OF THE STATE ENGINEER  
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203  
(303) 866-3581

1149

WELL PERMIT NUMBER	<u>45607</u>			-	<u>A</u>		
DIV. 8	CNTY. 1	WD 1	DES. BASIN 2	MD 7			

APPLICANT

JACK & EDITH BRENTNER  
P O BOX 4  
BYERS CO 80103

(303)822-9229

APPROVED WELL LOCATION  
ADAMS COUNTY

NW 1/4 NW 1/4 Section 34  
Twp 3 S RANGE 61 W 6th P.M.

DISTANCES FROM SECTION LINES

300 Ft. from North Section Line  
600 Ft. from West Section Line

PERMIT TO CONSTRUCT A WELL

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction and Pump Installation Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 17.
- 3) Approved pursuant to CRS 37-90-105 for the replacement of an existing well, permit no. 45607. The old well must be plugged and abandoned according to the Water Well Construction and Pump Installation Rules. The enclosed abandonment report form must be completed within sixty (60) days of construction of the new well affirming that the old well was plugged and abandoned.
- 4) Water from this well may be used for domestic purposes inside one (1) single family dwelling.
- 5) The maximum pumping rate shall not exceed 15 GPM.
- 6) The annual appropriation shall not exceed 1 acre-foot.
- 7) The irrigated area shall not exceed 1 acre of lawn and garden.
- 8) Production is limited to the alluvium of West Bijou Creek or its tributaries. The depth of this well shall not exceed 90 feet or the depth at which sandstone or shale is first encountered, whichever comes first.
- 9) This well must be constructed within 300 feet of the location specified on this permit.

Note: Construction of this well was authorized on July 26, 1994 by verbal authorization number 94VE296. This verbal authorization was given to Wayne Arde license no. 1149.

*WB. 9/28/94*

APPROVED  
DWR

*Hal D. Simpson*  
\_\_\_\_\_  
State Engineer

*John B. Bilyard*  
\_\_\_\_\_  
By

Receipt No. 0373437

DATE ISSUED SEP 29 1994

EXPIRATION DATE SEP 29 1996

RECEIVED

PERMIT APPLICATION FORM

AUG 0 8 '94

WATER RESOURCES  
STATE ENGINEER  
COLORADO

Application must be complete where applicable. Type or print in **BLACK INK**, No overstrikes or erasures unless initialed.

- (X) A PERMIT TO USE GROUND WATER
- (X) A PERMIT TO CONSTRUCT A WELL
- FOR: (X) A PERMIT TO INSTALL A PUMP

(X) REPLACEMENT FOR NO. 45607  
 ( ) OTHER \_\_\_\_\_  
 WATER COURT CASE NO. \_\_\_\_\_

(1) APPLICANT - mailing address

NAME Jack Brentner/Edith Brentner  
 STREET Box 4  
 CITY Byers Colo. 80103  
(State) (Zip)  
 TELEPHONE NO. 303-822-9229

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 94VE296  
 Basin 02 Dist. 07

(2) LOCATION OF PROPOSED WELL

County Adams  
N.W. 1/4 of the N.W. 1/4, Section 34  
 Twp. 3 S. Rng. 61 W. 8th P.M.  
(N.S) (E.W)

CONDITIONS OF APPROVAL  
 This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 15  
 Average annual amount of ground water to be appropriated (acre-feet): 1  
 Number of acres to be irrigated: 1  
 Proposed total depth (feet): 90  
 Aquifer ground water is to be obtained from: Alluvium

33 09  
 S120  
 LAN  
 Topo (mudline)  
 WR  
 Bijou Creek (T.D. 90)  
 K6  
 K5  
 15 gpm  
 1 AC  
 1 AC IRR  
 no meter

Owner's well designation \_\_\_\_\_

GROUND WATER TO BE USED FOR:

- ( ) HOUSEHOLD USE ONLY - no irrigation (0)
- (X) DOMESTIC (1) ( ) INDUSTRIAL (5)
- ( ) LIVESTOCK (2) ( ) IRRIGATION (6)
- ( ) COMMERCIAL (4) ( ) MUNICIPAL (8)
- ( ) OTHER (9) \_\_\_\_\_

DETAIL THE USE ON BACK IN (11)

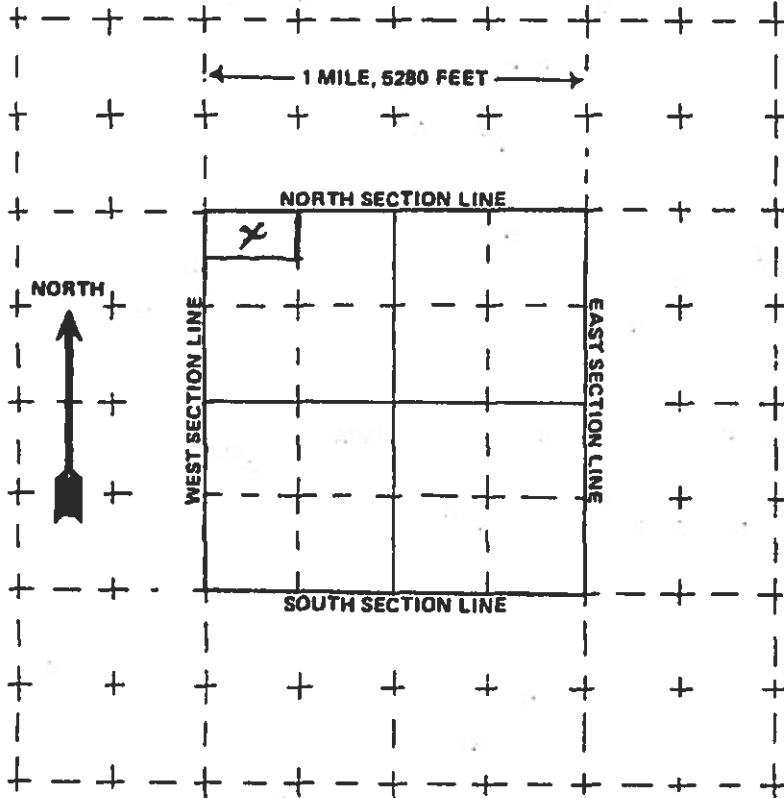
(4) DRILLER

Name CAN-AMERICA DRILLING, INC  
BOX 416  
 Street \_\_\_\_\_  
 City SIMLA, COLORADO 80835  
(State) (Zip)  
 Telephone No. 719-541-2967 Lic. No. 1149

PERMIT NUMBER \_\_\_\_\_  
 DATE ISSUED \_\_\_\_\_  
 EXPIRATION DATE \_\_\_\_\_  
 CHECKS TRN373407 080694 20  
 DIV OF WATER RESOURCES  
 (STATE ENGINEER)  
 BY \_\_\_\_\_  
 I.D. 8-1 COUNTY 01 01

OK Boyd Mudge Sec NHDWD 7-22-94  
 APPLICATION APPROVED

(5) THE LOCATION OF THE PROPOSED WELL and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile  
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep  
1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm)  
A family of 5 will require approximately 1 acre-foot of water per year.  
1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.  
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

(6) THE WELL MUST BE LOCATED BELOW by distances from section lines.

300 ft. from North sec. line  
(north or south)  
600 ft. from West sec. line  
(east or west)

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ FILING # \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

(7) TRACT ON WHICH WELL WILL BE LOCATED Owner: Jack Brentner

No. of acres 20 Will this be the only well on this tract? Yes

(8) PROPOSED CASING PROGRAM

Plain Casing  
6 5/8 in. from ±1 ft. to 20 ft.  
4.5 in. from 10 ft. to 10 ft.  
Perforated casing  
4.5 in. from 10 ft. to 90 ft.  
\_\_\_\_\_ in. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

(9) FOR REPLACEMENT WELLS give distance and direction from old well and plans for plugging it:

New well will be 20' offset of old well. old well will be plugged + abandoned according to the rules + Regulation.

(10) LAND ON WHICH GROUND WATER WILL BE USED:

Owner(s): Jack Brentner No. of acres: 20  
Legal description: N 1/2 / NW 1/4 / N.W 1/4 / Sec. 34 / Twp. 3, S / Rng. 6 E. W. of 6 E. PM.

(11) DETAILED DESCRIPTION of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used.

Domestic Use  
Leach Field.

(12) OTHER WATER RIGHTS used on this land, including wells. Give Registration and Water Court Case Numbers.

Type or right	Used for (purpose)	Description of land on which used
<u>None</u>		

(13) THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.

Edith Brentner  
SIGNATURE OF APPLICANT(S)

## Onsite Wastewater System Inspection Report

Property Address: 2580 Xmore Mile Road, Byers, CO 80103

### COUNTY RECORD SEARCH

County for Records – Tri-County Health Department – Adams

County Record Status – No septic records available

### SITE INSPECTION

Age of system – Unknown (Original home built in 1973 – 48 years)

Date of Inspection – 02/04/21

Date of Last Pumping – 02/04/21

Service Provider of last pumping –

High Plains Sanitation Service  
55562 E County Road 46  
Strasburg, CO 80136  
303-622-4126  
[highplainssan@gmail.com](mailto:highplainssan@gmail.com)

Tank Information – 750 – single compartment – concrete tank.

Located – Approximately 24' northeast of the northwest corner of the foundation present on the property. The inlet and outlet access port lids are 24" below grade. There are no risers on the access ports. The access port lids are in good condition.

Tank Integrity – Tank appears to be in poor condition with deterioration present on the outlet side. Effluent level in tank was 2" below working level, indicating tank is leaking, and is no longer watertight. Groundwater is able to access the tank via an uncapped RV dump line to the east.

Baffles & Tees – Concrete baffles on the inlet and outlet lines. The outlet side baffle has deteriorated and no longer works as intended.

Sludge level in the tank was 4" and Scum layer in the tank was 0".

Inlet line – Unable to determine location and condition of inlet line due to lack of structures connected to the tank.

Outlet line – Appears to be installed properly and was running clear at the time of inspection. Outlet line was scoped with a line camera to distribution box, and the distribution box appears to be deteriorating.

### Soil Treatment Area information

Type of system – Gravity fed, unknown type of STA with distribution box.

Components of absorption system – The distribution box for the field is located 6' north of the septic tank.

Soil Conditions at the time of inspection – Dry – No indication of surfacing or back up of the system.

**OBSERVATIONS:**

At the time of this inspection, we found the system to be in poor condition and in need of repairs to meet TCHD regulations. The tank lids are 24" below grade, with deterioration present inside the tank, and around the outlet baffle. The effluent level in the tank was 2" below the outlet, indicating the tank is leaking. Groundwater is able to enter the tank via an uncapped RV dump line to the east of the tank. The outlet line was scoped to the distribution box for the STA, and the distribution box appears to be deteriorating as well. Unable to determine composition and size of STA due to hardness of ground.

The septic tank was pumped as part of this inspection, and to allow for the tank to be collapsed and properly abandoned.

**RECOMMENDATIONS:**

We recommend collapsing the tank and abandoning the system, due to the poor condition of the tank and distribution box, and overall small size of the system. There are no structures currently connected to the system, and the system would need significant repairs and likely upsizing in order to meet TCHD regulations for usage as would determined by the number of bedrooms added to the system.

Neither High Plains Sanitation Services nor any of its agents or employees undertake or assume liability to the owner of the above property, or any purchaser of the above property or any lending agency making a loan on the above property in connection with either its examination of the property or in the report.

This is a visual inspection conducted solely for the purpose of detecting health hazards observable at the time of inspection, and does not constitute a warranty that the system is without flaw or that it will continue to function in the future. Inspections requested during periods of rain, snow or when a residence has been unoccupied may be of questionable value.

Signature Jeffrey Nicoll

County Pumping License Numbers: TCHD – CI0002139 / NAWT Inspector Certification: 12599ITC



Foundation present at 2580 Xmore Mile Road, Byers, CO 80103

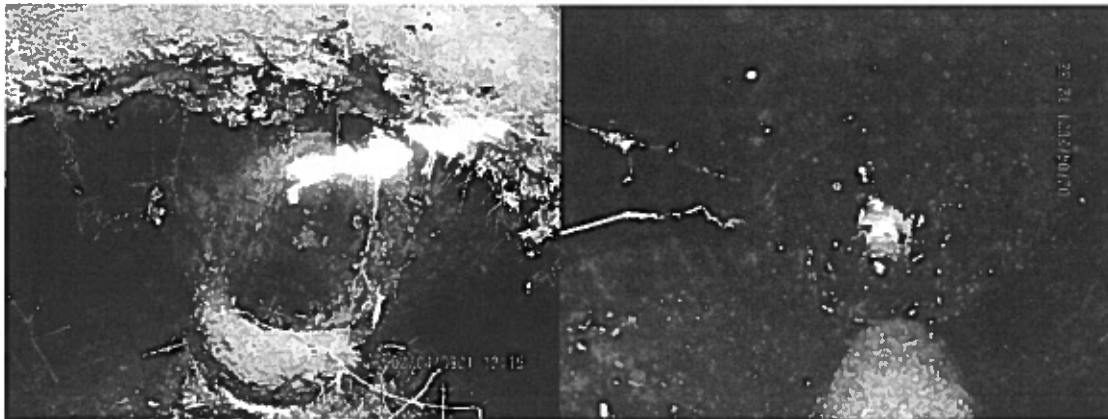


Non-Functional Well Shed located 160' west of the foundation





Looking north from foundation to tank



Deterioration present throughout tank, and effluent level down 2" from outlet



Looking north towards estimated location of STA

High Plains Sanitation Service  
55562 E CR 46  
Strasburg, CO 80136  
(303) 622-4126  
highplainssan@gmail.com  
www.highplainssanitation.com



**BILL TO**  
Elizabeth Lindell  
2580 Xmore Rd  
Byers, CO 80103

**HPSS Invoice 02-21-11**

**DATE 02/04/2021 TERMS Due on receipt**

**DUE DATE 02/04/2021**

ACTIVITY	QTY	RATE	AMOUNT
1100 Septic Tank Pumping for collapsing	750	0.3733333	280.00
1100:1108 Septic System Inspection	1	250.00	250.00
1100:1102 Service Call - Backhoe Bennett Services collapsed tank abandon system	1	500.00	500.00
PAYMENT			1,030.00
<b>TOTAL DUE</b>			<b>\$0.00</b>

PAID

Accounts 30 days past due are subject to a \$25 late fee PLUS 20% APR



Brooks Kaufman  
Lands and Rights of Way Manager

August 4, 2021

Balboa LLC  
99 Inverness Dr East Suite 140  
Englewood, CO 80112

Re: Parcel # 181100000109 aka 2580 Xmore Rd Beyers, CO 80103

Dear Elizabeth:

We are an electric utility operating under the rules and regulations approved by our Board of Directors. The above-referenced parcel of land in Section 34, Township 3 South, and Range 61 West of the 6<sup>th</sup> P.M., County of Adams, State of Colorado, is located within our service area.

We are willing to extend our facilities to the proposed project in accordance with our extension policies. When you submit for an application for service, the designer assigned will be able to answer any questions concerning the location of electric facilities in relation to the project. Any attempt to identify facilities now may provide inaccurate information due to the phasing of your project and other developments in the vicinity, which may alter the location or type of facilities prior to your request for service.

If you have any further questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brooks Kaufman", is written over a light blue horizontal line.

Brooks Kaufman  
Lands and Rights-of-Way Manager

**INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION**

5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135

Telephone (720)733-5493

bkaufman@irea.coop

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**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF ADAMS, STATE OF COLORADO,  
DESCRIBED AS FOLLOWS:

THE NORTH  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ , SECTION 34, TOWNSHIP 3  
SOUTH, RANGE 61 WEST OF THE 6<sup>TH</sup> P.M.

COUNTY OF ADAMS

STATE OF COLORADO



# Statement Of Taxes Due

Account Number R0081453  
Assessed To

Parcel 0181100000109  
SCHWETFEGER CHARLES D  
2380 XMORE MILE ROAD  
BYERS, CO 80103

Legal Description	Situs Address				
SECT,TWN,RNG:34-3-61 DESC: N2 NW4 NW4 20A	2580 XMORE RD				
Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2020	\$1,649.02	\$0.00	\$0.00	(\$1,649.02)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 07/22/2021</b>					<b>\$0.00</b>

Tax Billed at 2020 Rates for Tax Area 439 - 439

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$86.10	RES IMPRV LAND	\$103,000	\$7,360
BYERS PARK & RECREATION DIS	2.5890000	\$60.74	SINGLE FAMILY RES	\$210,324	\$15,040
FIRE DISTRICT 9 - BYERS	9.7740000	\$229.30	1217	\$14,836	\$1,060
GENERAL	22.7730000	\$534.23	Total	\$328,160	\$23,460
NORTH KIOWA BIJOU GROUND WA	0.0230000	\$0.54			
RETIREMENT	0.3140000	\$7.37			
ROAD/BRIDGE	1.3000000	\$30.50			
DEVELOPMENTALLY DISABLED	0.2570000	\$6.03			
SD 32 GENERAL (Byers)	27.3380000*	\$641.35			
SOCIAL SERVICES	2.2530000	\$52.86			
Taxes Billed 2020	70.2910000	\$1,649.02			

\* Credit Levy

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