



CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

- ☐ 1. Development Application Form (pg. 5)
- ☐ 2. Application Fees (see pg. 2)
- ☐ 3. Written Explanation of the Project
- ☐ 4. Site Plan Showing Proposed Development
- ☐ 5. Proof of Ownership (warranty deed or title policy)
- ☐ 6. Proof of Water and Sewer Services
- ☐ 7. Proof of Utilities (e.g. electric, gas)
- ☐ 8. Legal Description
- ☐ 9. Certificate of Taxes Paid
- ☐ 10. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7)
- ☐ 11. Certificate of Surface Development (pg. 8-10)

Supplemental Items (if applicable) *Contact County staff for supplemental forms

- ☐ 1. Traffic Impact Study
- ☐ 2. Neighborhood Meeting Summary
- ☐ 3. Solid waste transfer station*
- ☐ 4. Solid waste composting facility*
- ☐ 5. Scrap tire recycling facility*
- ☐ 6. Inert fill*



Application Fees	Amount	Due
Conditional Use Permit	\$1,000 (\$300 per additional residential request/ \$500 per additional non-residential)	With application submittal
Tri-County Health *made payable to Tri-County Health	\$360	With application submittal

Conditional Use-Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (USB or CD) and one (1) hard copy of each document. **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation:

- 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:

- 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. Proof of Water:

- A written statement from the appropriate water district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

Proof of Sewer:

- A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

7. Proof of Utilities (Gas, Electric, etc):

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

8. 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.

9. Proof 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>

10. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
- Mineral or Surface right owners may be found in the title commitment for the subject property

- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents

SUPPLEMENTAL:

1. Preliminary Traffic Impact Study:

- This shall include, but not limited to:
 - Trip generation estimates from the development,
 - Current traffic counts,
 - Projected future traffic counts to include background traffic projections and future traffic projections from the development.
 - A description of the traffic impacts that the development will have on the surrounding area.

Final Traffic Study:

- Shall have all of the information contained in a Preliminary Traffic Impact Study and it shall also include recommendations on how to mitigate the traffic impacts that are caused by the development. (See chapter 8 for full description of requirements).

2. Neighborhood Meeting Summary:

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed



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 checked="" type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME: Reunion RV & Boat Storage

APPLICANT

Name(s): Bradley Hoff Phone #: 303-916-3137
Address: 7567 E. 154th Ct.
City, State, Zip: Thornton, CO 80602
2nd Phone #: 303-659-4788 Email: bhoff0361@gmail.com
kelsey.haffner@gmail.com

OWNER

Name(s): Badger Creek, LLC (Bradley Hoff) Phone #: 303-916-3137
Address: 7567 E. 154th Ct.
City, State, Zip: Thornton, CO 80602
2nd Phone #: 303-659-4788 Email: bhoff0361@gmail.com

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

Name: Robbie Lauer, CivilWorx, LLC Phone #: 303-815-3520
Address: 4025 Automation Way, Ste B2
City, State, Zip: Fort Collins, CO 80525
2nd Phone #: 970-698-6046 Email: Robbie.Lauer@civilworxeng.com

DESCRIPTION OF SITE

Address:

13675 Hayesmound Road

City, State, Zip:

Brighton, CO 80603

Area (acres or
square feet):

35 acres

Tax Assessor
Parcel Number

#0156700000266 (new # has not been given since parcel was separated into 35 acres)

Existing
Zoning:

A-3

Existing Land
Use:

vacant land

Proposed Land
Use:

RV and Boat Storage

Have you attended a Conceptual Review? YES ☒

NO ☐

If Yes, please list PRE#: 2019-00060

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.

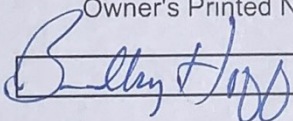
Name:

Bradley Hoff

Date:

11/1/2019

Name:

Owner's Printed Name


Owner's Signature

3. Explanation of Project

Reunion RV & Boat Storage, LLC plans to develop a state-of-the-art recreational vehicle and boat self-storage facility at 13675 Hayesmount Rd. in Brighton, CO (Adams County). By providing a solution to declining self-storage vacancy levels (vast majority of competing storage facilities have limited/no availability) and predicted population growth locally, we plan to positively impact surrounding communities (HOA-restricted Reunion and Buffalo Run of Commerce City, Prairie Center of Brighton, and Lochbuie/East Brighton areas of Adams County). Plans are to be “up and running” by Summer of 2020.

According to Adams County’s Community & Economic Development Department (via Adams County CO Government media link), Adams County is projected to be the fastest growing area of the Denver-metro region over the next 20 years. Looking shorter term, Oxford Economics ranks Adams County in the top eight U.S. counties for projected economic growth of 2.9 percent annually through 2022. CBS News, Denver Business Journal and The Denver Post all predict suburban population growth with upbeat economical views. With diversity across economic sectors (various growing industries) in Adams County, local communities gain even more attraction, drawing future residents and increased opportunities for business expansion.

With prior development plans in this area, including Adams County’s Comprehensive Plan for future land use and Hayesmount Road widening project, mixed use and long range plans will continue to expand to this area. We’re focused on providing a community-centric solution ahead of the anticipated growth while having minimal impact on the current agriculture zone. By selecting a rural location with close proximity to roadways, truck stop gas station, and on-site amenities (dump station, air station, water and trash disposal provided), there’s room to grow/expand business in future, and offer convenience and reliability for years to come.

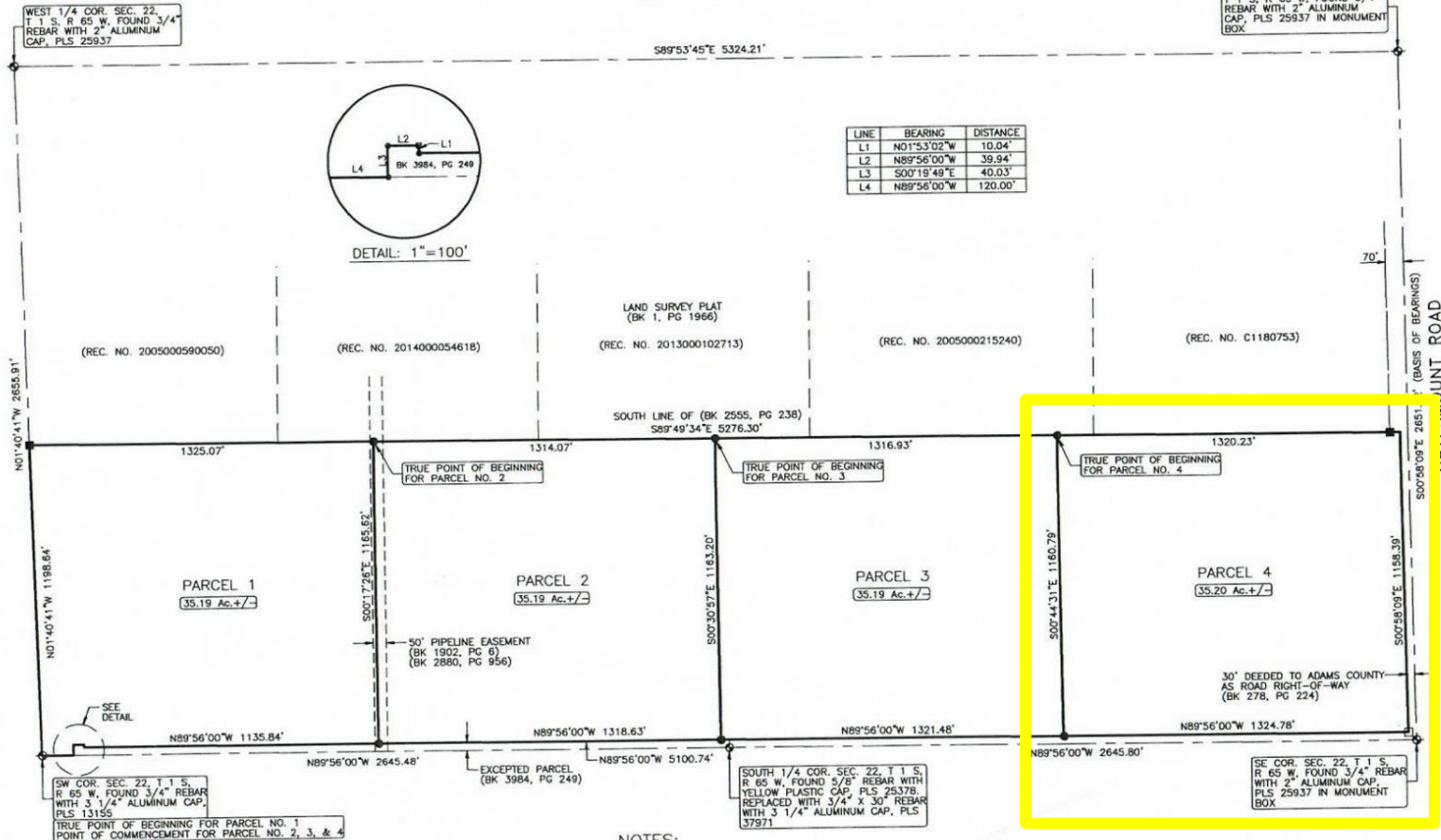
Our site plan offers insight into the visual projections of planned lot improvements. Architectural designs and building materials will be compatible with the surrounding area and contribute positively to the aesthetic character of the neighborhood (see sample photos of buildings, landscape, fencing styles). Engineered drawings/plans indicate adequate space, safe access to facility and public utilities (electric, gas, water, sewer), and functional use of lot including walkways, parking, and separate gated entrance/exit with biometric/fingerprint scanner (for secure access and to ease flow in and out of grounds).

A neighborhood meeting was conducted, and concerns of visual effect and traffic impact were addressed. We plan to construct/maintain a presentable facility with appropriate privacy fencing, alleviating the visual perspective of a storage facility, and rather have the appearance of a fenced-in property. This business will have minimal impact to local resident traffic, as our plan accommodates all staging to be done on-site, alleviating any traffic from stopping on the roadway. Also note, this type of business doesn’t typically have customers coming and going from the property frequently, as they usually retrieve their RV/boat only a few times per year, as noted in the trip generation letter attached.

LAND SURVEY PLAT

Part of the South 1/2 of Section 22,
Township 1 South, Range 65 West of the 6th P.M.,
County of Adams, State of Colorado.

Sheet 2 of 2



NOTES:

1) BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR SOUTH 00°58'09" EAST, AS MONUMENTED HEREON WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-506, C.R.S.

3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

5) AMERICAN WEST LAND SURVEYING CO. RELIED UPON TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY DATED MAY 3, 2019, ORDER NO. ABUT0619587 FOR INFORMATION RELATED TO EASEMENTS OF RECORD.

6) ALL DISTANCES SHOWN HEREON ARE MEASURED GROUND DISTANCES REPORTED IN U.S. SURVEY FEET.

LEGEND:

◆ = ALIQUOT MONUMENT, AS NOTED.

● = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971.

■ = FOUND 5/8" REBAR WITH 1" YELLOW PLASTIC CAP, PLS 14148.

□ = FOUND 5/8" REBAR WITH 1" ORANGE PLASTIC CAP, PLS 25937.

▣ = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS 10372.

○ = FOUND 5/8" REBAR.

GRAPHIC SCALE 1"=300'



American West
Land Surveying Co.
A Colorado Corporation

PO Box 129, Brighton, CO 80601 • P:303-659-1532 F:303-655-0575 • omwestlls.com

REVISION	DATE	SCALE 1" = 300'
		DATE: MAY 21, 2019
		DRAWN BY: COH
		CHECKED BY: MJH
		CLIENT: HAFNER
		JOB NO: 19-

FILE: Z:\T.S\T1S_R65W\S22\HAFNER_PARCEL MAP.prs

REUNION RV AND BOAT STORAGE

SITE PLAN

PREPARED FOR: BRAD HOFF AND FAMILY

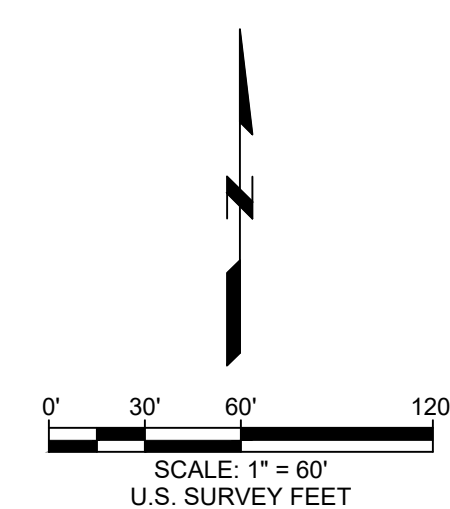
DATE SUBMITTED: 11/15/19

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NUMBER
SP01

SCALE
VERTICAL: N/A
HORIZONTAL: 1" =

JOB NUMBER
C19026



RECEPTION#: 2019000064265,
8/9/2019 at 10:47 AM, 1 OF 3,
REC: \$23.00
Josh Zygielbaum, Adams County, CO.

QUITCLAIM DEED

THIS DEED is made this 7th day of August, 2019, between:
BRADLEY G HOFF, of 7567 E 154th CT, THORNTON, CO 80602, KRISTOPHER R. HAFFNER
and KELSEY HAFFNER, of 2132 JADE AVE, CO 80603, ("Grantors")

AND

BADGER CREEK, LLC, a Colorado Limited Liability Company, whose tax mailing address is
7567 E 154TH CT, THORNTON, CO 80602 ("Grantee").

WITNESSETH, that the Grantors, for and in consideration of ten dollars and other good and
valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has
granted, bargained, sold, conveyed and quitclaimed unto the Grantee, their heirs, successors,
and assigns forever all the right, title, interest, claim and demand which the Grantors has in the
real property, together with improvements, if any, situate, lying and in the County of ADAMS of
the State of Colorado, described as follows:

DESCRIPTION OF PARCEL 4:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 1
SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO
DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22 TO BEAR
SOUTH 00°58'09" EAST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE
THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH
01°40'41" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID
SECTION 22, A DISTANCE OF 1198.64 FEET TO THE SOUTH LINE OF THAT PARCEL OF
LAND DESCRIBED IN DEED RECORDED JUNE 3, 2005 AS RECEPTION NO.
2005000590050 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS
COUNTY, COLORADO; THENCE SOUTH 89°49'34" EAST, COINCIDENT WITH THE SOUTH
LINE OF SAID PARCEL, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED
IN DEED RECORDED AUGUST 15, 2014 AS RECEPTION NO. 2014000054618 IN THE
RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND
THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED
DECEMBER 6, 2013 AS RECEPTION NO. 2013000102713 IN THE RECORDS OF THE

CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED MARCH 2, 2005 AS RECEPTION NO. 2005000215240 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, A DISTANCE OF 3956.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°49'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 24, 2003 AS RECEPTION NO. C1180753 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, A DISTANCE OF 1320.23 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAYESMOUNT ROAD AS DESCRIBED IN DEED RECORDED APRIL 13, 1942

IN BOOK 278 AT PAGE 224 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 00°58'09" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1158.39 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 13, 1992 IN BOOK 3984 AT PAGE 249 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 89°56'00" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 1324.78 FEET; THENCE NORTH 00°44'31" WEST, A DISTANCE OF 1160.79 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.20 ACRES, MORE OR LESS.

According to the recorded plat in the Office of the County Clerk and Recorder filed May 28, 2019.

This property is also known by street number as 13675 Hayesmount Rd

County of Adams, State of Colorado,

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 Grantors, either in law or equity.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges belonging on the property, or in anywise appertaining to the property, and all the estate, right, title, interest and claim whatsoever of the Grantors, either in law or equity, to the only proper use and benefit of the Grantee, and the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantors have executed this Quitclaim Deed on the day and year first above written.

Signed in the presence of:

Bradley G. Hoff
Print

Bradley G. Hoff
BRADLEY G HOFF

Kristopher R. Haffner
Print

Kristopher R. Haffner
KRISTOPHER R. HAFFNER

Kelsey Haffner
Print

Kelsey Haffner
KELSEY HAFFNER

Grantor Acknowledgement

STATE OF COLORADO)
) ss
COUNTY OF Adams)

The foregoing Quitclaim Deed was subscribed and sworn to before me this, 7th day of August, 2019, by the Grantors, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

My commission expires 04-03-2021
Witness my hand and official seal.

Alonso Nieto
Notary Public, the State of Colorado

ALONSO NIETO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094011286
MY COMM. EXPIRES APRIL 03, 2021

Proof of Sewer

Wed, May
15, 2:49 PM

Regarding lot 1, Tri-County Health Department will allow the use of OWTS for the proposed RV storage facility and office building, provided the following requirements are met:

1. A separate OWTS application and application fee is received for the RV storage facility AND for the office building. The RV storage facility may be served by a vault, which will need to be pumped on a regular basis, and it will be regulated on a renewable two-year use permit.
2. The office OWTS and the RV storage dump station vault must have their own, distinct OWTS design documents with soil investigation work for the office OWTS design.
3. The office OWTS design will be considered a “commercial system” and will be sized as per the commercial system sizing in the O-17 OWTS Regulations.
4. The applicant may choose any engineer that is currently recognized by Tri-County Health Department to do soil investigation work and/or to design the OWTS system.
5. The applicant or general contractor may choose any installer to do the installation of the OWTS, provided the installer is currently licensed by TCHD.
6. The lot will be visited by TCHD for a site evaluation prior to approval and issuance of the office OWTS permit and the RV vault permit. TCHD will verify each proposed design on site, as part of the design evaluation.
7. The office OWTS installation and the RV dump station vault will be inspected by TCHD after construction, and prior to backfill. Both will be given final approval after all deficiencies are corrected and all documentation are received.

Provided that the above stipulations are adhered to, ***TCHD will approve OWTS for the office building on lot 1, and a renewable vault use permit for the RV dump station on lot 1.***

Thank you, and if you have any questions please contact me.

Jeff

Jeffrey K. McCarron

Water Quality Specialist, REHS, EHS IV

Tri-County Health Department

4201 E. 72nd Avenue, Suite D

Commerce City, CO 80022

303-439-5913



ORIGINAL PERMIT APPLICANT(S)

BRADLEY HOFF
KELSEY HAFFNER
KRISTOPHER R HAFFNER

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
Designated Basin: N/A
Management District: N/A
County: ADAMS
Parcel Name: N/A
Lot: 4 Block: Filing:
Physical Address: 13675 HAYESMOUNT RD BRIGHTON, CO
80603

SE 1/4 SE 1/4 Section 22 Township 1.0 S Range 65.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 530663.0 Northing: 4421507.6

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

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 this permit does not ensure 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 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 18.
- 3) Approved pursuant to CRS 37-90-137(4) and the decree granted in Division 1 Water Court case no. 2004CW0018. The operation of this well is subject to the terms and conditions of said decree.
- 4) The use of ground water from this well is limited to commercial.
- 5) Production is limited to the Upper Arapahoe aquifer which is located 125 feet below land surface and extends to a depth of 370 feet. Plain casing must be installed and grouted to prevent the withdrawal of ground water from other aquifers and the movement of ground water between aquifers.
- 6) The pumping rate of this well shall not exceed 35 GPM.
- 7) The allowed average annual amount of ground water to be withdrawn is 5 acre-feet, as requested, of the 23.9 acre-feet decreed in Division 1 Water Court case no. 2004CW0018.
- 8) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 9) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 11) This well shall be located not more than 200 feet from the location specified on this permit.
- 12) This well shall be located more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

WELL PERMIT NUMBER 83763-F

RECEIPT NUMBER 3694386

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This well will be completed in a Type I aquifer penetrating only one confining layer and must be constructed in accordance with Well Construction Rule 10.4.5.1 (2 CCR 402-2).

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: <http://water.state.co.us>

Wenli Dickinson

Issued By WENLI DICKINSON

Date Issued: 10/29/2019

Expiration Date: 10/29/2020

EXHIBIT A TO QUITCLAIM DEED

District Court, Water Division No. 1 State of Colorado 901 Ninth Avenue Greeley, CO 80632-2038 970-351-7300	<div style="border: 1px solid black; padding: 5px; text-align: center;">FILED IN DISTRICT COURT SEP 08 '04 WELD COUNTY, COLO.</div> <p>Court Use Only</p>
CONCERNING THE DETERMINATION OF NONTRIBUTARY AND NOT NONTRIBUTARY UNDERGROUND WATER RIGHTS IN THE DENVER, UPPER ARAPAHOE, LOWER ARAPAHOE AND LARAMIE-FOX HILLS AQUIFERS OF AIRPORT 136, LLP	
IN ADAMS COUNTY	
Steven P. Jeffers—No. 17858 Madoline E.S. Wallace—No. 32255 Attorneys for Applicant Bernard, Lyons, Gaddis & Kahn, P.C. P.O. Box 978 Longmont, CO 80502-0978 Telephone: (303) 776-9900 E-mail: sjeffers@blglaw.com	Case No. 2004CW18 Water Division No. 1
FINDINGS AND RULING OF THE REFEREE AND DECREE OF THE WATER COURT	

THIS CLAIM was filed with the Water Clerk, Water Division No. 1 on January 30, 2004. The Referee, having considered the pleadings, the files herein, and the evidence presented, and being fully advised in the premises, hereby enters the following Findings and Ruling:

FINDINGS OF FACT

1. The name and address of the Applicant is:

Airport 136, LLP
c/o John J. Vandemoer
8791 Circle Drive
Westminster, CO 80031
303-427-7641

2. Timely and adequate notice of the pendency of this proceeding *in rem* has been given in the manner required by law. The Court has jurisdiction over the subject matter of this proceeding and over all persons who have standing to appear as parties, whether or not they have appeared

3. No statements of opposition or motions to intervene have been filed. The time for filing statements of opposition and motions to intervene has expired.

EXHIBIT A TO QUITCLAIM DEED

Case No. 2004CW18

Page 2

4. Neither the land nor the proposed wells nor the water which are the subjects of this application are located within the boundaries of any designated ground water basin.

5. Applicant seeks a decree determining and confirming its right to withdraw and to use all legally and physically available nontributary ground water recoverable from the Upper Arapahoe, Lower Arapahoe and the Laramie-Fox Hills aquifers and not nontributary groundwater from the Denver aquifer underlying 140.7 acres located generally in the S½ of Section 22, Township 1 South, Range 65 West of the 6 P.M. in Adams County, Colorado ("Subject Property"). The Subject Property is more particularly described in the attached Exhibit A and is depicted on the attached Exhibit B.

6. Applicant supplemented the application herein with evidence that the State Engineer has issued, within four (4) months of the filing of the application in Water Court, a determination as to the facts of the application. The Referee has considered the State Engineer's Determination of Facts Reports ("the Determinations") concerning the ground water which is the subject of the application herein. The Referee has also considered the Denver Basin Rules, 2 C.C.R. 402-6 ("the Rules") as they apply to the ground water which is the subject of the application herein. To the extent that anything in this decree is not consistent with the contents of the Rules and of the Determinations, Applicant has presented site-specific evidence sufficient to rebut the presumptive aquifer characteristics set forth in the Rules and the presumptive facts in the Determinations. The provisions of this decree shall control over any conflicting provisions in the Determinations.

7. The evidence indicates and the Referee finds that, utilizing the criteria set forth in § 37-90-137(4), C.R.S. and the Rules, not nontributary ground water in the amount of 20.3 acre feet is available for withdrawal and use by Applicant from the Denver aquifer underlying the Subject Property. Nontributary ground water underlying the Subject Property is available annually for withdrawal and use by Applicant in the amounts of 23.9 acre feet from the Upper Arapahoe aquifer, 25.1 acre feet from the Lower Arapahoe aquifer and 25.3 acre feet from the Laramie-Fox Hills aquifer.

8. No other existing wells withdraw water from the Denver, Upper Arapahoe, Lower Arapahoe or Laramie-Fox Hills aquifers that have cylinders of appropriation extending over the Subject Property. Accordingly, the amount of ground water determined to be available for withdrawal and use by Applicant from the Denver, Upper Arapahoe, Lower Arapahoe and Laramie-Fox Hills aquifers need not be reduced to account for any such cylinders of appropriation.

9. Ground water is available for withdrawal from the Denver, Upper Arapahoe, Lower Arapahoe and Laramie-Fox Hills aquifers in the quantities set forth herein and in such quantities as may subsequently be determined pursuant to the provisions of paragraph 36. The withdrawal of ground water from the Upper Arapahoe, Lower Arapahoe and Laramie-Fox Hills aquifers underlying the Subject Property through the wells decreed herein, including the wells described in paragraph 15, will not, within one hundred (100) years, deplete the flow of a natural stream, including a natural stream as defined in §§ 37-82-101(2) and 37-92-102(1)(b), C.R.S. at an

Page 3

12. Well permit applications for the wells to be constructed shall be applied for at such time as Applicant, its successors or assigns are prepared to construct the wells pursuant to the terms of this decree and applicable Colorado law. Applicant shall not be required to submit any additional proof or evidence of matters finally determined herein when making application for permits for such wells.

13. The wells decreed herein from the Denver, Upper Arapahoe, Lower Arapahoe and Laramie-Fox Hills aquifers, including the wells described in paragraph 15, shall constitute a well field within each aquifer. §37-90-137(4), C.R.S ; Statewide Nontributary Ground Water Rule 14, 2 C.C.R 402-7. Water from the not nontributary Denver aquifer may not be used without first obtaining a decreed plan for augmentation, except as described in paragraph 10. The total amount of water Applicant is entitled to withdraw and to use each year from the Denver, Upper Arapahoe, Lower Arapahoe and Laramie-Fox Hills aquifers pursuant to the provisions of this decree may be withdrawn from any well or combination of wells decreed herein which is completed into the same aquifer. This amount includes the additional wells described in paragraph 15, so long as the total amount of water withdrawn in any year from the Denver, Upper Arapahoe, Lower Arapahoe and Laramie-Fox Hills aquifers does not exceed the total annual amount available for withdrawal by Applicant from each of the aquifers pursuant to the provisions of this decree except to the extent that such additional withdrawals are permitted by the provisions of paragraph 14.

14. Applicant may withdraw more water each year from the Denver, Upper Arapahoe, Lower Arapahoe and Laramie-Fox Hills aquifers through the wells decreed herein from each aquifer, including the wells described in paragraph 15, than the amount determined to be annually available from the aquifer pursuant to the provisions of this decree so long as the sum of the withdrawals from all wells decreed herein from each aquifer does not exceed the product of the number of years since the date of this decree times the annual amount of withdrawal finally determined to be available to Applicant from each aquifer pursuant to the provisions of this decree.

15 Applicant may need to construct additional or replacement wells in order to maintain its level of production and to recover the entire amount of ground water to which it is entitled pursuant to the provisions of this decree including any additional amounts to which Applicant is determined to be entitled pursuant to the provisions of paragraph 36. As Applicant seeks to utilize additional or replacement wells, it shall file applications for well permits in accordance with the provision of § 37-90-137(10), C.R.S. In considering such applications, the State Engineer shall be bound by this decree and shall issue said permits in accordance with the provisions of § 37-90-137(10), C.R.S.

16. Applicant may use, reuse and successively use the subject ground water, and after use, lease, sell or otherwise dispose of the water for municipal, domestic, agricultural, commercial, irrigation, stock watering, recreational, fish and wildlife, fire protection and any other beneficial use on or off the Subject Property. The water may be immediately used, stored for subsequent use, used for exchange purposes, used for direct replacement of depletions and used for other augmentation purposes including taking credit for all return flows resulting from the use of such water for augmentation for or as an offset against any out-of-priority depletions. Such water is developed water with respect to any surface system or alluvial aquifer into which it might be

EXHIBIT A TO QUITCLAIM DEED

Case No 2004CW18

Page 6

of Fact herein are different from or contrary to those contained in the Determinations, Applicant has rebutted the presumptive correctness of those characteristics and facts

27. The rights to ground water determined herein shall not be administered in accordance with priority of appropriation. § 37-92-305(11), C.R.S. Such rights are not conditional water rights as defined by § 37-92-103(6), C.R.S. The provisions of § 37-92-301(4), C.R.S. that require subsequent findings of reasonable diligence are not applicable to the ground water rights determined herein. The determination of ground water rights herein need not include a date of initiation of the withdrawal project § 37-92-305(11), C.R.S.

28. The Court may retain jurisdiction over the determination of ground water herein as necessary to provide for the adjustment of the amount of water available for withdrawal on an annual basis to conform to the actual aquifer characteristics encountered upon the drilling of wells or test holes. § 37-92-305(11), C.R.S. Applicant has given adequate notice that the amounts decreed herein are subject to increase and/or to decrease pursuant to the Court's retained jurisdiction.

RULING

29. The application herein is granted subject to the limitations described herein.

30. Each of the foregoing Findings of Fact and Conclusions of Law is incorporated herein as if set out in full.

31. Applicant's rights to the ground water which is the subject of this case are hereby confirmed. The water may be used for the purposes and in the manner set forth in paragraph 16.

32. Applicant shall relinquish the right to consume, by means of original use, reuse or successive use, two percent (2%) of the amount of nontributary ground water which is annually withdrawn from the Upper Arapahoe, Lower Arapahoe and Laramie-Fox Hills aquifers pursuant to the provisions of this decree without regard to dominion or control of the ground water so relinquished. This requirement may be satisfied with nontributary ground water return flows resulting from irrigation or by any other appropriate means. Applicant shall provide to the State Engineer an adequate annual accounting and calculations to assure that it has relinquished two percent (2%) of the amount of the nontributary ground water withdrawn by it pursuant to the provisions of this decree.

33. The ground water decreed herein shall not be administered in accordance with the doctrine of priority of appropriation

34. The State Engineer shall issue a well permit which conforms with this decree for each of the wells decreed herein, including the additional wells described in paragraph 15, upon application therefore, subject only to the following provisions

a. The State Engineer shall consider the water rights decreed herein as vested property rights and shall consider the ground water decreed herein to have been appropriated by Applicant, subject only to modification as provided in paragraph 36

EXHIBIT A TO QUITCLAIM DEED

Case No 2004CW18

Page 7

b Prior to drilling any of the wells decreed herein, Applicant shall apply to the State Engineer for a well permit, and the State Engineer shall issue such permit in conformity with the provisions of this decree and §37-90-137(4), C.R.S., not later than forty-five (45) days following application therefore.

c. In determining whether good cause exists to grant a request by Applicant to extend any well permit issued pursuant to the provisions of this decree and §37-90-137(3)(a)(I), C.R.S., the State Engineer shall recognize that each well decreed herein, including the wells described in paragraph 15, is part of an integrated water supply system which will need to be constructed over a substantial number of years.

d. Any well for which a well permit is issued pursuant to the provisions of this decree that is drilled within two-hundred (200) feet of the location specified in the permit shall be deemed to have been drilled at the permitted location, and Applicant shall not be required to apply for a new or amended permit.

e. If Applicant desires to drill any well decreed herein, including the wells described in paragraph 15, after the expiration of a permit to construct that well, then Applicant shall apply to the State Engineer for the issuance of a new well permit at the time Applicant are prepared to construct the well. The State Engineer shall promptly issue a new well permit with conditions identical to those of the expired permit. Failure to construct any well described herein within the period of time specified in any well permit therefore shall not be deemed to extinguish the underlying water right.

f. In the event any of the amounts that Applicant are entitled to withdraw each year as decreed herein are modified in a proceeding held pursuant to paragraph 36, the existing permit for each affected well shall be amended to reflect the modified amount of annual withdrawal. New permits for wells to withdraw water from the affected aquifer shall likewise reflect any such modification.

g. Prior to constructing any additional or replacement wells, Applicant shall submit a well permit application to the State Engineer. In considering the permit application for any such well, the State Engineer shall be governed by the provisions of § 37-90-137(10), C.R.S., and shall apply the standards of § 37-90-137(4), C.R.S., as if the application for any such well had been filed on the same date as the application for the original well was filed. Any such permitting action may be reviewed by this Court pursuant to § 37-92-305(6), C.R.S.

h For the purpose of its well permit applications, Applicant need not submit separate proof, apart from the terms of this decree, of any matter which has been determined herein

35 In constructing and maintaining the wells decreed herein, including the wells described in paragraph 15, Applicant shall comply with the following conditions:

EXHIBIT A TO QUITCLAIM DEED

Case No. 2004CW18

Page 8

- a. Applicant shall have the entire length of the open bore hole geophysically logged prior to casing or shall submit a geophysical log from another well or test hole located within one thousand three hundred and twenty (1320) feet of the subject well. A copy of the geophysical log shall be submitted to the Division of Water Resources as described in paragraph 36.
- b. Applicant shall case the well with an impervious lining at all levels, except the level of the aquifer from which it is entitled to produce water, in order to prevent withdrawal of ground water from other aquifers. Applicant shall also seal the well in such a way as to prevent the commingling of ground water from different aquifers
- c. Applicant shall install and maintain a totalizing flow meter on each well at such time as the water diverted is beneficially used.
- d. Applicant shall maintain records of all withdrawals through each well and submit them to the Division Engineer on an annual basis or as otherwise requested to do so.
- e. Applicant shall attach an identification tag to each well or well pumphouse specifying the name of the well, the number of the permit associated therewith and the aquifer from which the well withdraws water

36. The Water Judge shall retain jurisdiction over this matter pursuant to the provisions of § 37-92-305(11), C.R.S. to provide for the adjustment of the amount of water available for annual withdrawal to conform to actual local aquifer characteristics. Applicant shall obtain a geophysical log for each of the wells described in paragraph 12 or a geophysical log of the applicable aquifer from another well or test hole located within one thousand three hundred and twenty (1320) feet of the subject well and may also obtain a porosity log or core sample suitable for a laboratory specific yield test. Applicant shall submit such logs to the State Engineer in accordance with the provisions of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Thereafter, the Applicant or the State Engineer may, by petition, invoke the Court's retained jurisdiction under the above caption and case number and request a final determination of the amount of water available from the aquifer in which the well is decreed. The petition shall state the quantity of water which the petitioner believes is available for withdrawal annually from that aquifer based upon the site-specific data. The petition shall include a reference to the sixty (60) day objection period described below. Copies of the petition shall be served by certified mail, return receipt requested, upon each of the parties hereto or the successors-in-interest, if such successors have been identified and an address therefore provided in writing. Service of such documents shall initiate a sixty (60) day period during which Applicant, Applicant's successor-in-interest or the State Engineer may file an objection to the quantity stated in the petition. If any such objection is filed, then the matter shall be set for hearing. If no such objection is filed, then the Court shall, within sixty (60) days following expiration of said sixty (60) day period, enter a final determination of the amount of water available from that aquifer adopting the quantity stated in the petition. The Court's retained jurisdiction shall terminate with respect to a particular aquifer upon entry of a final decree determining the amount of water available from that aquifer pursuant to this provision.

EXHIBIT A TO QUITCLAIM DEED
RECEIVED

OCT 12 2004

Case No 2004CW18

Page 9

WATER RESOURCES
STATE ENGINEER

37. The nature and extent of the rights determined herein shall be defined by the provisions of § 37-90-137(4), C.R.S. No findings of reasonable diligence are required in order to maintain the water rights determined herein. This proceeding is for the determination of the right to the water described herein for existing and future uses. The rights to the use of ground water determined herein are vested property rights.

38. This Ruling shall become final and appealable upon entry as a Judgment and Decree of the Water Court notwithstanding the retained jurisdiction of the Court.

Dated 9/8/04

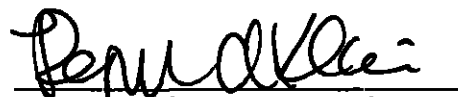


Lori J. Coulter
Water Referee
Water Division No. 1
State of Colorado

THE COURT FINDS THAT NO PROTEST HAS BEEN FILED IN THIS MATTER. THE COURT HEREBY CONFIRMS AND APPROVES THE FOREGOING RULING OF THE REFEREE, AND ENTERS THE SAME AS THE JUDGMENT AND DECREE OF THIS COURT.

Dated: SEP 30 2004

BY THE COURT:



The Honorable Roger A. Klein
District Court Judge
Water Division No. 1
State of Colorado

EXHIBIT A

Legal Description of Subject Property

All of Section 22, Township 1 South, Range 65 West of the 6th P M., Adams County, Colorado, except the East 30 feet conveyed to Adams County described in Book 278 at Page 224, and except the North 4116.5 feet of said Section 22 as described in Deed recorded May 19, 1981 in Book 2555 at Page 238, and except that portion described in Deed to the Federal Aviation Administration being described as follows:

Commencing for reference at the Southwest corner of Said Section 22; thence along the South line of said Section 22, South 89°54'52" East a distance of 120.00 to the point of beginning of the herein described parcel of land; thence North 00°05'08" East a distance of 40.0 feet; thence South 89°54'52" East a distance of 40.00 feet; thence South 00°05'08" West a distance of 10.00 feet; thence South 89°54'52" East a distance of 5100.92 feet to the West line of the East 30 feet of said Section 22; thence South 00°57'02" East along said West line of the East 30 feet of Section 22 a distance of 30.00 feet to a point on the South line of said Section 22; thence along said South line of Section 22, North 89°54'52" West a distance of 5141.46 to the point of beginning,
County of Adams,
State of Colorado



Brighton Fire Rescue District

500 S. 4th Ave, 3rd Floor • Brighton, Colorado 80601

Telephone: (303) 659-4101 • Fax: (303) 659-4103 • Website: www.brightonfire.org.

May 31, 2019

Subject: Fire District Notification
Project: Conditional Use Permit for a recreational vehicle and boat storage lot
Location: Parcel #0156700000266

To Whom It May Concern:

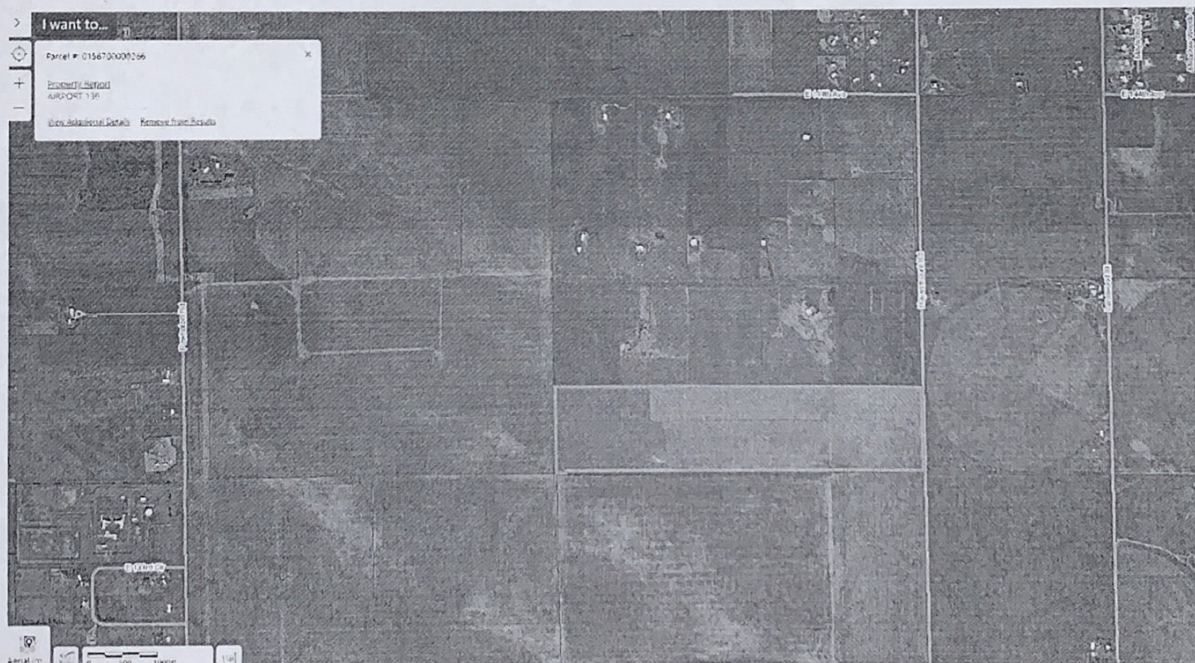
The above named project is within the boundaries of the Brighton Fire Rescue District and will be served by the District. Fire protection and prevention services provided by the District will be according to applicable laws and District rules, regulations, and policies.

Please be aware the a fire code review must be completed before a permit is issued.

Contact this office if you need further information or have any questions.

Sincerely,

Whitney Even
Fire Marshal
weven@brightonfire.org





November 19, 2019

Kristopher Haffner
7567 E 154th Ct
Thornton, CO 80602

Dear Mr. Haffner:

United Power is the provider of electric service in the area to the proposed Property, located at 13675 Hayesmount Rd, Brighton, CO 80603. There is electrical distribution in the area that may or may not need to be upgraded, depending on the requirements of the site, in order to provide capacity and safe reliable power to the area.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested.

We look forward to this opportunity to provide electric service. If you have any questions, please give me a call at 720-685-5623.

Sincerely,

Hector Avendano
Project Coordinator

HAC:ggj

Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22 TO BEAR SOUTH 00°58'09" EAST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 01°40'41" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1198.64 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JUNE 3, 2005 AS RECEPTION NO. 2005000590050 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 89°49'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 15, 2014 AS RECEPTION NO. 2014000054618 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED DECEMBER 6, 2013 AS RECEPTION NO. 2013000102713 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED MARCH 2, 2005 AS RECEPTION NO. 2005000215240 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, A DISTANCE OF 3956.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°49'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 24, 2003 AS RECEPTION NO. C1180753 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, A DISTANCE OF 1320.23 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAYESMOUNT ROAD AS DESCRIBED IN DEED RECORDED APRIL 13, 1942 IN BOOK 278 AT PAGE 224 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 00°58'09" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1158.39 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 13, 1992 IN BOOK 3984 AT PAGE 249 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 89°56'00" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 1324.78 FEET; THENCE NORTH 00°44'31" WEST, A DISTANCE OF 1160.79 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.20 ACRES, MORE OR LESS.

Account	As of Date	Parcel Number	Owner
R0000950	10/08/2019	0156700000266	AIRPORT 136
Legal:	SECT,TWN,RNG:22-1-65 DESC: ALL EXC THE N 4116/5 FT OF SEC 22 EXC E 30 FT FOR RD AND EXC PARC 140/728A		
Situs Address:	0		
Year		Tax	Total Due
Total		\$0.00	\$0.00



Adams County Treasurer

Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Receipt Number
R0000950	0156700000266	Feb 5, 2019	2019-02-05-NetVantage-1989

AIRPORT 136
8791 CIRCLE DR
WESTMINSTER, CO 80030

Situs Address	Payor				
0					
Legal Description					
SECT,TWN,RNG:22-1-65 DESC: ALL EXC THE N 4116/5 FT OF SEC 22 EXC E 30 FT FOR RD AND EXC PARC 140/728A					
Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	5,347	1,550	2018	290	92.237
AG DRY GRAZING LAND - 4147	3,494	1,010	2018	290	92.237
Payments Received					
Check			236.12		
Check Number 00120043					

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2018	Tax Charge	\$236.12	\$0.00	\$236.12	\$0.00
				\$236.12	\$0.00
Balance Due as of Feb 5, 2019					\$0.00

WE ARE EXPANDING TO SERVE YOU BETTER!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
MON - FRI 7 AM - 5 PM

11860 PECOS STREET
WESTMINSTER CO 80234
MON - THUR 7:30 AM - 5 PM

720-523-6160

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

Surface Development Notice

Badger Creek, LLC
7567 E 154th Ct.
Thornton, CO 80602

November 8, 2019

To Whom it May Concern:

This is a Notice to Mineral Estate Owners for the property of 13675 Hayesmount Road, Brighton, CO 80603, with Legal Description: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22 TO BEAR SOUTH 00°58'09" EAST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 01°40'41" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1198.64 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JUNE 3, 2005 AS RECEPTION NO. 2005000590050 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 89°49'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 15, 2014 AS RECEPTION NO. 2014000054618 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED DECEMBER 6, 2013 AS RECEPTION NO. 2013000102713 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED MARCH 2, 2005 AS RECEPTION NO. 2005000215240 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, A DISTANCE OF 3956.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°49'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 24, 2003 AS RECEPTION NO. C1180753 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, A DISTANCE OF 1320.23 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAYESMOUNT ROAD AS DESCRIBED IN DEED RECORDED APRIL 13, 1942 IN BOOK 278 AT PAGE 224 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 00°58'09" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1158.39 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 13, 1992 IN BOOK 3984 AT PAGE 249 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 89°56'00" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 1324.78 FEET; THENCE NORTH 00°44'31" WEST, A DISTANCE OF 1160.79 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.20 ACRES, MORE OR LESS.

Badger Creek, LLC is the land owner of this parcel and is submitting a Conditional Use Permit with Adams County Government for the completion surface development for the use of an RV & boat storage project (PURSUANT TO C.R.S. §24-65.5-103.3).

With any comments, questions or concerns, please reach out to Brad at 303-916-3137.

Sincerely,

Brad Hoff
Badger Creek, LLC

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

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

With respect to the property located at:

Physical Address: 13675 Hayesmout Rd

Legal Description: see attached legal description

Parcel #(s): 0156700000200 (new # has not been given since parcel was separated).

(PLEASE CHECK ONE):

x On the 8 day of November, 2019, 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: 11/08/2019

Applicant:

Brad Hoff Badger Creek, LLC

By:

Print Name: Brad Hoff

Address: 7567 E 154th Ct
Thornton, CO 80602

STATE OF COLORADO)

)

COUNTY OF ADAMS)

ALONSO NIETO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094011286
MY COMM. EXPIRES APRIL 03, 2021

Subscribed and sworn to before me this 19 day of November, 2019, by
Bradley G. Hoff

Witness my hand and official seal.

My Commission expires: 04-03-2021

Alonso Nieto
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.

Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22 TO BEAR SOUTH 00°58'09" EAST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 01°40'41" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1198.64 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JUNE 3, 2005 AS RECEPTION NO. 2005000590050 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 89°49'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 15, 2014 AS RECEPTION NO. 2014000054618 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED DECEMBER 6, 2013 AS RECEPTION NO. 2013000102713 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED MARCH 2, 2005 AS RECEPTION NO. 2005000215240 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, A DISTANCE OF 3956.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°49'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 24, 2003 AS RECEPTION NO. C1180753 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, A DISTANCE OF 1320.23 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAYESMOUNT ROAD AS DESCRIBED IN DEED RECORDED APRIL 13, 1942 IN BOOK 278 AT PAGE 224 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 00°58'09" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1158.39 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 13, 1992 IN BOOK 3984 AT PAGE 249 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 89°56'00" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 1324.78 FEET; THENCE NORTH 00°44'31" WEST, A DISTANCE OF 1160.79 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.20 ACRES, MORE OR LESS.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,

PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

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

Concerning the property located at:

Physical Address: 13675 Hayeshmount Rd

Legal Description: see attached legal description

Parcel #(s): 0156700000266 (new # has not been given since parcel was separated.)

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 Notice sent on 11/8/19

_____ 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: 11/19/19 Applicant: Brad Hoff Badger Creek, LLC

After Recording Return To:

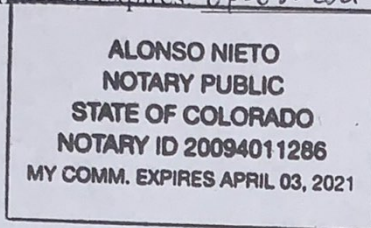
By: B Hoff
Print Name: Brad Hoff
Address: 7567 E. 154th Ct.
Thornton, CO 80602

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 19 day of November, 2019, by
Bradley G Hoff.

Witness my hand and official seal.

My Commission expires: 04-03-2021



Nieto NL
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.

Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22 TO BEAR SOUTH 00°58'09" EAST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 01°40'41" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1198.64 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JUNE 3, 2005 AS RECEPTION NO. 2005000590050 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 89°49'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 15, 2014 AS RECEPTION NO. 2014000054618 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED DECEMBER 6, 2013 AS RECEPTION NO. 2013000102713 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED MARCH 2, 2005 AS RECEPTION NO. 2005000215240 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, A DISTANCE OF 3956.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°49'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, AND THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 24, 2003 AS RECEPTION NO. C1180753 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, A DISTANCE OF 1320.23 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAYESMOUNT ROAD AS DESCRIBED IN DEED RECORDED APRIL 13, 1942 IN BOOK 278 AT PAGE 224 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 00°58'09" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1158.39 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 13, 1992 IN BOOK 3984 AT PAGE 249 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 89°56'00" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 1324.78 FEET; THENCE NORTH 00°44'31" WEST, A DISTANCE OF 1160.79 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.20 ACRES, MORE OR LESS.



LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

November 13, 2019

Mr. Robbie Lauer
CivilWorx, LLC
4025 Automation Way, Suite B2
Fort Collins, CO 80525

Re: Reunion RV & Boat Storage
Adams County, CO
LSC #191160

Dear Mr. Lauer:

Per your request, we have completed this trip generation letter for the proposed Reunion RV & Boat Storage in Adams County, Colorado. The purpose of this letter is to estimate the trip generation potential for the currently proposed land use for submittal to Adams County.

LAND USE

The site is proposed to include about 35 acres of RV & Boat storage.

TRIP GENERATION

The ITE *Trip Generation Manual* has no rates for the proposed land use. Table 1 shows the estimated trip generation potential for the currently proposed land use based on the average trip generation recorded at a similar RV/Boat storage facility in Parker, Colorado. The data from that study is attached for reference.

On an average July weekday, the proposed land use is expected to generate about 275 one-way vehicle-trips. During the morning peak-hour of the site, about 21 vehicles would enter and 21 vehicles would exit the site. During the afternoon peak-hour of the site, about 28 vehicles would enter and about 28 vehicles would exit the site. The potential will typically be lower in other summer months and much lower in the winter and shoulder seasons when RVs and boats are underutilized.

SUMMARY

The trip generation potential for the proposed land use is expected to be relatively low.

* * * * *

We trust this information will assist you in planning for the proposed Reunion RV & Boat Storage.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: 

Christopher S. McGranahan, P.E., PTOE

CSM/wc



11-13-19

Enclosures: Table 1
Trip Generation Data from Parker Site

W:\LSC\Projects\2019\191160-ReunionRV&BoatStorage\Report\ReunionRV&BoatStorage-111319.wpd

Table 1
ESTIMATED TRAFFIC GENERATION - TYPICAL JULY
Reunion RV & Boat Storage
Adams County, CO
LSC #191160; November, 2019

Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾					Total Trips Generated				
		Average Weekday	AM Peak-Hour		PM Peak-Hour		Average Weekday	AM Peak-Hour		PM Peak-Hour	
			In	Out	In	Out		In	Out	In	Out
Currently Proposed Land Use											
RV & Boat Storage Facility	35 Acres	7.86	0.600	0.600	0.800	0.800	275	21	21	28	28

Notes:

- (1) Based on the average trip generation recorded at a similar RV/Boat storage facility at 9575 Motsenbocker Road in Parker, CO with an acreage conversion from 20 acres to 35 acres for daily trips. Peak-hour trips were based on a 10-hour day and a 1.5 peaking factor for the AM peak-hour and a 2.0 peaking factor for the PM peak-hour.

Month	Average Entrance	Average Exit
June	61	57
July	81	76
Aug	65	65
Sep	59	58
Oct	58	60
Nov	30	30

Outdoor Storage
9575 Motsenbocker Road

20 acres

	65	57
daily average over six months	daily average over six months	

A/I Device Activity by Date - Entry Keypad 1

Date	Time	Device	Description	Data	Name
Friday, June 1, 2018	100				
Saturday, June 2, 2018	98				
Sunday, June 3, 2018	62				
Monday, June 4, 2018	93				
Tuesday, June 5, 2018	60				
Wednesday, June 6, 2018	78				
Thursday, June 7, 2018	63				
Friday, June 8, 2018	81				
Saturday, June 9, 2018	69				
Sunday, June 10, 2018	87				
Monday, June 11, 2018	84				
Tuesday, June 12, 2018	38				
Wednesday, June 13, 2018	40				
Thursday, June 14, 2018	48				
Friday, June 15, 2018	18				
Saturday, June 16, 2018	57				
Sunday, June 17, 2018	78				
Monday, June 18, 2018	76				
Tuesday, June 19, 2018	46				
Wednesday, June 20, 2018	96				
Thursday, June 21, 2018	39				
Friday, June 22, 2018	36				
Saturday, June 23, 2018	67				
Sunday, June 24, 2018	71				
Monday, June 25, 2018	43				
Tuesday, June 26, 2018	34				
Wednesday, June 27, 2018	36				
Thursday, June 28, 2018	29				
Friday, June 29, 2018	25				
Saturday, June 30, 2018	67				

60.63 average daily entrance

6/1/2018 to 6/30/2018

A/I Device Activity by Date - exit 1

Date	Time	Device	Description	Data	Name
Friday, June 1, 2018	89				
Saturday, June 2, 2018	87				
Sunday, June 3, 2018	65				
Monday, June 4, 2018	78				
Tuesday, June 5, 2018	59				
Wednesday, June 6, 2018	65				
Thursday, June 7, 2018	60				
Friday, June 8, 2018	100				
Saturday, June 9, 2018	65				
Sunday, June 10, 2018	93				
Monday, June 11, 2018	76				
Tuesday, June 12, 2018	42				
Wednesday, June 13, 2018	33				
Thursday, June 14, 2018	48				
Friday, June 15, 2018	19				
Saturday, June 16, 2018	58				
Sunday, June 17, 2018	71				
Monday, June 18, 2018	74				
Tuesday, June 19, 2018	52				
Wednesday, June 20, 2018	72				
Thursday, June 21, 2018	40				
Friday, June 22, 2018	36				
Saturday, June 23, 2018	65				
Sunday, June 24, 2018	67				
Monday, June 25, 2018	43				
Tuesday, June 26, 2018	39				
Wednesday, June 27, 2018	33				
Thursday, June 28, 2018	35				
Friday, June 29, 2018	27				
Saturday, June 30, 2018	56				

6/1/2018 to 6/30/2018

56.79 average daily entrance

A/I Device Activity by Date - Entry Keypad 1

Date	Time	Device	Description	Data	Name
Sunday, July 1, 2018	90				
Monday, July 2, 2018	85				
Tuesday, July 3, 2018	74				
Wednesday, July 4, 2018	101				
Thursday, July 5, 2018	95				
Friday, July 6, 2018	84				
Saturday, July 7, 2018	69				
Sunday, July 8, 2018	99				
Monday, July 9, 2018	71				
Tuesday, July 10, 2018	67				
Wednesday, July 11, 2018	71				
Thursday, July 12, 2018	85				
Friday, July 13, 2018	90				
Saturday, July 14, 2018	95				
Sunday, July 15, 2018	74				
Monday, July 16, 2018	71				
Tuesday, July 17, 2018	96				
Wednesday, July 18, 2018	76				
Thursday, July 19, 2018	85				
Friday, July 20, 2018	97				
Saturday, July 21, 2018	77				
Sunday, July 22, 2018	97				
Monday, July 23, 2018	58				
Tuesday, July 24, 2018	62				
Wednesday, July 25, 2018	63				
Thursday, July 26, 2018	88				
Friday, July 27, 2018	80				
Saturday, July 28, 2018	87				
Sunday, July 29, 2018	77				
Monday, July 30, 2018	69				
Tuesday, July 31, 2018	82				

7/1/2018 to 7/31/2018

81.10 average daily entrance

A/I Device Activity by Date - exit 1

Date	Time	Device	Description	Data	Name
Sunday, July 1, 2018	85				
Monday, July 2, 2018	75				
Tuesday, July 3, 2018	88				
Wednesday, July 4, 2018	71				
Thursday, July 5, 2018	88				
Friday, July 6, 2018	84				
Saturday, July 7, 2018	81				
Sunday, July 8, 2018	82				
Monday, July 9, 2018	73				
Tuesday, July 10, 2018	67				
Wednesday, July 11, 2018	67				
Thursday, July 12, 2018	78				
Friday, July 13, 2018	79				
Saturday, July 14, 2018	91				
Sunday, July 15, 2018	66				
Monday, July 16, 2018	73				
Tuesday, July 17, 2018	88				
Wednesday, July 18, 2018	68				
Thursday, July 19, 2018	77				
Friday, July 20, 2018	92				
Saturday, July 21, 2018	78				
Sunday, July 22, 2018	86				
Monday, July 23, 2018	62				
Tuesday, July 24, 2018	66				
Wednesday, July 25, 2018	66				
Thursday, July 26, 2018	98				
Friday, July 27, 2018	75				
Saturday, July 28, 2018	67				
Sunday, July 29, 2018	67				
Monday, July 30, 2018	61				
Tuesday, July 31, 2018	38				

7/1/2018 to 7/31/2018

75.70 average daily entrance

A/I Device Activity by Date - Entry Keypad 1

Date	Time	Device	Description	Data	Name
Wednesday, August 1, 2018	76				
Thursday, August 2, 2018	69				
Friday, August 3, 2018	90				
Saturday, August 4, 2018	60				
Sunday, August 5, 2018	87				
Monday, August 6, 2018	68				
Tuesday, August 7, 2018	69				
Wednesday, August 8, 2018	78				
Thursday, August 9, 2018	54				
Friday, August 10, 2018	57				
Saturday, August 11, 2018	61				
Sunday, August 12, 2018	74				
Monday, August 13, 2018	50				
Tuesday, August 14, 2018	49				
Wednesday, August 15, 2018	68				
Thursday, August 16, 2018	60				
Friday, August 17, 2018	60				
Saturday, August 18, 2018	61				
Sunday, August 19, 2018	66				
Monday, August 20, 2018	61				
Tuesday, August 21, 2018	47				
Wednesday, August 22, 2018	50				
Thursday, August 23, 2018	63				
Friday, August 24, 2018	58				
Saturday, August 25, 2018	75				
Sunday, August 26, 2018	79				
Monday, August 27, 2018	56				
Tuesday, August 28, 2018	81				
Wednesday, August 29, 2018	63				
Thursday, August 30, 2018	60				
Friday, August 31, 2018	74				

8/1/2018 to 8/31/2018

64.93 average daily entrance

A/I Device Activity by Date - exit 1

Date	Time	Device	Description	Data	Name
Wednesday, August 1, 2018	69				
Thursday, August 2, 2018	68				
Friday, August 3, 2018	61				
Saturday, August 4, 2018	60				
Sunday, August 5, 2018	89				
Monday, August 6, 2018	76				
Tuesday, August 7, 2018	74				
Wednesday, August 8, 2018	76				
Thursday, August 9, 2018	63				
Friday, August 10, 2018	45				
Saturday, August 11, 2018	61				
Sunday, August 12, 2018	71				
Monday, August 13, 2018	58				
Tuesday, August 14, 2018	51				
Wednesday, August 15, 2018	67				
Thursday, August 16, 2018	60				
Friday, August 17, 2018	62				
Saturday, August 18, 2018	73				
Sunday, August 19, 2018	73				
Monday, August 20, 2018	53				
Tuesday, August 21, 2018	45				
Wednesday, August 22, 2018	44				
Thursday, August 23, 2018	60				
Friday, August 24, 2018	52				
Saturday, August 25, 2018	70				
Sunday, August 26, 2018	82				
Monday, August 27, 2018	66				
Tuesday, August 28, 2018	69				
Wednesday, August 29, 2018	53				
Thursday, August 30, 2018	54				
Friday, August 31, 2018	66				

8/1/2018 to 8/31/2018

63.40 average daily entrance

A/I Device Activity by Date - Entry Keypad 1

Date	Time	Device	Description	Data	Name
Saturday, September 1, 2018	43				
Sunday, September 2, 2018	37				
Monday, September 3, 2018	112				
Tuesday, September 4, 2018	67				
Wednesday, September 5, 2018	45				
Thursday, September 6, 2018	43				
Friday, September 7, 2018	43				
Saturday, September 8, 2018	76				
Sunday, September 9, 2018	58				
Monday, September 10, 2018	51				
Tuesday, September 11, 2018	48				
Wednesday, September 12, 2018	64				
Thursday, September 13, 2018	76				
Friday, September 14, 2018	65				
Saturday, September 15, 2018	52				
Sunday, September 16, 2018	61				
Monday, September 17, 2018	49				
Tuesday, September 18, 2018	60				
Wednesday, September 19, 2018	52				
Thursday, September 20, 2018	54				
Friday, September 21, 2018	31				
Saturday, September 22, 2018	70				
Sunday, September 23, 2018	69				
Monday, September 24, 2018	51				
Tuesday, September 25, 2018	57				
Wednesday, September 26, 2018	69				
Thursday, September 27, 2018	75				
Friday, September 28, 2018	67				
Saturday, September 29, 2018	60				
Sunday, September 30, 2018	65				

9/1/2018 to 9/30/2018

59.00 average daily entry

5.1.91

Printed: 11/15/2018 10:13:31 AM

motsenbocker [397078]

8 of 13

A/I Device Activity by Date - exit 1

Date	Time	Device	Description	Data	Name
Saturday, September 1, 2018	48				
Sunday, September 2, 2018	49				
Monday, September 3, 2018	92				
Tuesday, September 4, 2018	65				
Wednesday, September 5, 2018	47				
Thursday, September 6, 2018	43				
Friday, September 7, 2018	42				
Saturday, September 8, 2018	72				
Sunday, September 9, 2018	66				
Monday, September 10, 2018	55				
Tuesday, September 11, 2018	54				
Wednesday, September 12, 2018	71				
Thursday, September 13, 2018	54				
Friday, September 14, 2018	76				
Saturday, September 15, 2018	55				
Sunday, September 16, 2018	70				
Monday, September 17, 2018	48				
Tuesday, September 18, 2018	71				
Wednesday, September 19, 2018	58				
Thursday, September 20, 2018	53				
Friday, September 21, 2018	29				
Saturday, September 22, 2018	67				
Sunday, September 23, 2018	57				
Monday, September 24, 2018	57				
Tuesday, September 25, 2018	50				
Wednesday, September 26, 2018	44				
Thursday, September 27, 2018	75				
Friday, September 28, 2018	69				
Saturday, September 29, 2018	53				
Sunday, September 30, 2018	54				

9/1/2018 to 9/30/2018

58.13 average daily entrance

5.1.91

Printed: 12/14/2018 2:59:06 PM

motsenbocker [397078]

9 of 13

A/I Device Activity by Date - Entry Keypad 1

Date	Time	Device	Description	Data	Name
Monday, October 1, 2018	68				
Tuesday, October 2, 2018	78				
Wednesday, October 3, 2018	71				
Thursday, October 4, 2018	61				
Friday, October 5, 2018	68				
Saturday, October 6, 2018	83				
Sunday, October 7, 2018	70				
Monday, October 8, 2018	64				
Tuesday, October 9, 2018	70				
Wednesday, October 10, 2018	65				
Thursday, October 11, 2018	79				
Friday, October 12, 2018	87				
Saturday, October 13, 2018	115				
Sunday, October 14, 2018	38				
Monday, October 15, 2018	43				
Tuesday, October 16, 2018	37				
Wednesday, October 17, 2018	55				
Thursday, October 18, 2018	49				
Friday, October 19, 2018	63				
Saturday, October 20, 2018	61				
Sunday, October 21, 2018	59				
Monday, October 22, 2018	58				
Tuesday, October 23, 2018	48				
Wednesday, October 24, 2018	50				
Thursday, October 25, 2018	59				
Friday, October 26, 2018	56				
Saturday, October 27, 2018	58				
Sunday, October 28, 2018	47				
Monday, October 29, 2018	54				
Tuesday, October 30, 2018	34				
Wednesday, October 31, 2018	11				

10/1/2018 to 10/31/2018

58.21 Average daily entrance

A/I Device Activity by Date - exit 1

Date	Time	Device	Description	Data	Name
Monday, October 1, 2018	67				
Tuesday, October 2, 2018	84				
Wednesday, October 3, 2018	69				
Thursday, October 4, 2018	69				
Friday, October 5, 2018	62				
Saturday, October 6, 2018	72				
Sunday, October 7, 2018	76				
Monday, October 8, 2018	62				
Tuesday, October 9, 2018	67				
Wednesday, October 10, 2018	59				
Thursday, October 11, 2018	60				
Friday, October 12, 2018	71				
Saturday, October 13, 2018	120				
Sunday, October 14, 2018	29				
Monday, October 15, 2018	41				
Tuesday, October 16, 2018	40				
Wednesday, October 17, 2018	58				
Thursday, October 18, 2018	56				
Friday, October 19, 2018	66				
Saturday, October 20, 2018	51				
Sunday, October 21, 2018	61				
Monday, October 22, 2018	59				
Tuesday, October 23, 2018	45				
Wednesday, October 24, 2018	53				
Thursday, October 25, 2018	52				
Friday, October 26, 2018	53				
Saturday, October 27, 2018	53				
Sunday, October 28, 2018	48				
Monday, October 29, 2018	53				
Tuesday, October 30, 2018	30				
Wednesday, October 31, 2018	28				

10/1/2018 to 10/31/2018

59.53 average daily entrance

A/I Device Activity by Date - Entry Keypad 1

Date	Time	Device	Description	Data	Name
Thursday, November 1, 2018	33				
Friday, November 2, 2018	43				
Saturday, November 3, 2018	29				
Sunday, November 4, 2018	25				
Monday, November 5, 2018	32				
Tuesday, November 6, 2018	25				
Wednesday, November 7, 2018	31				
Thursday, November 8, 2018	40				
Friday, November 9, 2018	30				
Saturday, November 10, 2018	44				
Sunday, November 11, 2018	16				
Monday, November 12, 2018	20				
Tuesday, November 13, 2018	24				
Wednesday, November 14, 2018	29				
Thursday, November 15, 2018	45				
Friday, November 16, 2018	34				
Saturday, November 17, 2018	30				
Sunday, November 18, 2018	23				
Monday, November 19, 2018	33				
Tuesday, November 20, 2018	29				
Wednesday, November 21, 2018	40				
Thursday, November 22, 2018	11				
Friday, November 23, 2018	33				
Saturday, November 24, 2018	23				
Sunday, November 25, 2018	25				
Monday, November 26, 2018	32				
Tuesday, November 27, 2018	39				
Wednesday, November 28, 2018	30				
Thursday, November 29, 2018	18				
Friday, November 30, 2018	38				

11/1/2018 to 11/30/2018

30.13 average daily entrance

A/I Device Activity by Date - exit 1

Date	Time	Device	Description	Data	Name
Thursday, November 1, 2018	40				
Friday, November 2, 2018	43				
Saturday, November 3, 2018	34				
Sunday, November 4, 2018	26				
Monday, November 5, 2018	30				
Tuesday, November 6, 2018	28				
Wednesday, November 7, 2018	26				
Thursday, November 8, 2018	30				
Friday, November 9, 2018	25				
Saturday, November 10, 2018	50				
Sunday, November 11, 2018	14				
Monday, November 12, 2018	18				
Tuesday, November 13, 2018	26				
Wednesday, November 14, 2018	28				
Thursday, November 15, 2018	45				
Friday, November 16, 2018	39				
Saturday, November 17, 2018	25				
Sunday, November 18, 2018	22				
Monday, November 19, 2018	35				
Tuesday, November 20, 2018	28				
Wednesday, November 21, 2018	38				
Thursday, November 22, 2018	8				
Friday, November 23, 2018	28				
Saturday, November 24, 2018	23				
Sunday, November 25, 2018	22				
Monday, November 26, 2018	40				
Tuesday, November 27, 2018	43				
Wednesday, November 28, 2018	23				
Thursday, November 29, 2018	20				
Friday, November 30, 2018	37				

11/1/2018 to 11/30/2018

29.80 average daily entrance

October 10, 2019

To Whom it May Concern:

This letter is to inform you of an open house/neighborhood meeting taking place at the Brighton Fire Department (Great Rock Station, 15229 Great Rock Rd, Brighton, CO 80603) on October 28, 2019 from 5-7pm. This meeting is to discuss a future local family owned and operated RV/Boat storage facility at 13675 Hayesmount Rd. Please attend the meeting for more information.

Map of Property: 13675 Hayesmount Road



Sincerely,

Brad Hoff

1 mile radius.

30068 EAST 131ST AVENUE TRUST THE
90 W 84TH AVE
DENVER CO 80260-4808

HENSE FRANCIS RICHARD AND
HENSE BETTY JEAN
14641 LANEWOOD ST
BRIGHTON CO 80603

AIRPORT 136
8791 CIRCLE DR
WESTMINSTER CO 80030

IMPETUS LLC
31581 E 128TH AVE
COMMERCE CITY CO 80022-0697

BAROS DEBRA
12980 HAYESMOUNT ROAD
COMMERCE CITY CO 80022

JAMES THOMAS H AND
JAMES JERILYN J
30085 E 128TH AVE
COMMERCE CITY CO 80022-9210

CHRISTENSEN MARTIN D AND
CHRISTENSEN MELVA A
14405 MAYWOOD COURT
BRIGHTON CO 80603

KADDIE LLC
12331 PEORIA
HENDERSON CO 80640

CLAASSEN FAMILY TRUST THE
29887 E 131ST AVE
COMMERCE CITY CO 80022-9215

LALLAS FRANK K
28500 E 152ND AVE
BRIGHTON CO 80603

D EPAGNIER MICHAEL J AND
D EPAGNIER ANN W
14785 HAYESMOUNT ROAD
BRIGHTON CO 80603

LANGSTON DANNY G
14871 HAYESMOUNT MILE RD
BRIGHTON CO 80603

DAO HANH AND PHAM HONG AND
HOANG LAI
167 W ALAMEDA AVE
DENVER CO 80223

MATHERN NICHOLAS G
13160 HAYESMOUNT MILE RD
COMMERCE CITY CO 80022-9206

DIBC ADAMS COUNTY LLC
C/O L C FULENWIDER INC
1125 17TH ST NO. 2500
DENVER CO 80202-2092

MEDRANO SANTOS
1496 S IRVING ST
DENVER CO 80234

FEDERAL AVIATION ADMINISTRATION
1601 W LIND AVE S W NO. 570
RENTON WA 98055-4056

MOLINA NORMA PATRICIA AND
VILLALOBOS VILLALOBOS ISAURO
6171 WOLFF ST
ARVADA CO 80003-6832

GULLY DAVID A AND LESLIE L
14001 MAYESMOUNT RD
BRIGHTON CO 80603

NAZARENUS TY W AND
NAZARENUS TRACEY
12880 HAYESMOUNT MILE RD
COMMERCE CITY CO 80022

OLSON W SHALENE JONES IRREVOCABLE
INHERITANCE TRUST
555 S 14TH CT
BRIGHTON CO 80601-3361

SILVA JOSE AND
VILLALOBO EDITH
154 CISNE CIRCLE
BRIGHTON CO 80601

PALACIOS EDY ARTHURO ONTIVEROS
10448 OGDEN ST
NORTHGLENN CO 80233-4262

STANFIELD THOMSON P JR AND
STANFIELD CAROL U
12920 HAYESMOUNT MILE RD
COMMERCE CITY CO 80022

PALOMARES RAUL
3000 S DECATUR ST
DENVER CO 80236-2709

STATE OF COLORADO
C/O STATE LAND BOARD
72 CASCADE AVENUE
DENVER CO 80203

PANKOSKI DUSTIN L
13950 HAYESMOUNT RD
BRIGHTON CO 80603

TWEEDY CHARLES W
PO BOX 587
KEENESBURG CO 80643-0587

PUBLIC SERVICE CO OF COLORADO
C/O PROPERTY AND LOCAL TAXES
PO BOX 1979
DENVER CO 80201-1979

UNRUH A BRADLEY
33259 E 120TH AVE
HUDSON CO 80642-7617

PUBLIC SERVICE COMPANY
PO BOX 1979
DENVER CO 80201-1979

UNRUH TODD AND
UNRUH ERICA
13675 LANEWOOD ST
BRIGHTON CO 80603-8868

RUBIN MICHAEL J
2304 HORSESHOE CIR
LONCMONT CO 80504-8247

BEGGER RODERIC F AND
CAUDILLO REBECCA E
OR CURRENT RESIDENT
29595 E 144TH AVE
BRIGHTON CO 80603-8870

SANCHEZ MARIO M
243 MESA ST
BRIGHTON CO 80601-4169

BRANDON CHRISTOPHER MATTHEW
OR CURRENT RESIDENT
12950 HAYESMOUNT RD
COMMERCE CITY CO 80022-9222

SCM-GRP VAN SCHAAK LLLP UND 8.5254%
INT ET AL
1242 E JACKSON ST
PHOENIX AZ 85034-2342

BRIGGS SHANE R AND
BRIGGS CHRISTINE A
OR CURRENT RESIDENT
14425 N MAYWOOD CT
BRIGHTON CO 80603-8882

SILVA CAMPOS JOSE
154 CISNE CIR
BRIGHTON CO 80601-5322

BUENO DIAZ GERARDO
OR CURRENT RESIDENT
14577 HAYESMOUNT RD
BRIGHTON CO 80603-8815

CARROLL CHRISTOPHER J
OR CURRENT RESIDENT
29535 E 144TH AVE
BRIGHTON CO 80603-8870

HERNANDEZ PEDRO AND
ESPARZA CASSANDRA ELAINE
OR CURRENT RESIDENT
29967 E 131ST AVE
COMMERCE CITY CO 80022-9202

CESPEDES CARLOS AND
CESPEDES MARGARITA
OR CURRENT RESIDENT
30241 E 128TH AVE
COMMERCE CITY CO 80022-9213

HERNANDEZ RIGOBERTO AND
HERNANDEZ MARIA G
OR CURRENT RESIDENT
30366 E 131ST AVE
COMMERCE CITY CO 80022-9231

CLAASSEN FAMILY TRUST THE
OR CURRENT RESIDENT
29887 E 131ST AVE
COMMERCE CITY CO 80022-9215

HIDALGO DENNIS K AND
HIDALGO BONNIE L
OR CURRENT RESIDENT
29100 E 148TH AVENUE
BRIGHTON CO 80603

CROTEAU ANNA M S
OR CURRENT RESIDENT
30266 E 131ST AVE
COMMERCE CITY CO 80022

HODGSON DENNIS M AND
HODGSON KIMBERLY RAE
OR CURRENT RESIDENT
29575 E 144TH AVE
BRIGHTON CO 80603-8870

DAY PATRICK D AND
DAY PAULINE M
OR CURRENT RESIDENT
28300 E 144TH AVE
BRIGHTON CO 80603

JAMES THOMAS H AND
JAMES JERILYN J
OR CURRENT RESIDENT
30085 E 128TH AVE
COMMERCE CITY CO 80022-9210

GALLEGOS JOSEPHINE D AND
GALLEGOS JOE RUDOLPH
OR CURRENT RESIDENT
29987 E 131ST AVE
COMMERCE CITY CO 80022-9202

JOHNSON ANTONIO AND
BARTH SARAH
OR CURRENT RESIDENT
13080 HAYESMOUNT RD
COMMERCE CITY CO 80022-9227

GALLEGOS LEROY M
OR CURRENT RESIDENT
30086 E 131ST AVE
COMMERCE CITY CO 80022-9233

JUNGLING DANIEL T
JUNGLING KELLY
OR CURRENT RESIDENT
14406 N MAYWOOD CT
BRIGHTON CO 80603-8883

GREEN CHANCE J AND
POTTER RENEE L
OR CURRENT RESIDENT
29966 E 131ST AVE
COMMERCE CITY CO 80022-9202

KINDER JEFFREY A AND
KINDER SHANNON
OR CURRENT RESIDENT
13065 LANEWOOD ST
COMMERCE CITY CO 80022-9228

HENRICH IAN K AND
HENRICH JULIA A
OR CURRENT RESIDENT
29501 E 144TH AVE
BRIGHTON CO 80601

KIRKMEYER THOMAS A
OR CURRENT RESIDENT
14200 POWHATON RD
BRIGHTON CO 80603-8833

HERNANDEZ ELOY CHAVEZ AND
VILLALOBOS LISBET
OR CURRENT RESIDENT
14021 HAYESMOUNT RD
BRIGHTON CO 80603-8832

LAMBERTSON RODNEY G
OR CURRENT RESIDENT
30467 E 131ST AVE
COMMERCE CITY CO 80022-9232

LEE JACOB F AND
CALLAHAN MADISON L
OR CURRENT RESIDENT
14475 LANEWOOD ST
BRIGHTON CO 80603-8317

LINES CHRIS AND
LINES DENISE
OR CURRENT RESIDENT
30141 E 128TH AVE
COMMERCE CITY CO 80022-9210

LOYA HUGO R AND
LOYA MARIA L
OR CURRENT RESIDENT
30188 E 131ST AVE
COMMERCE CITY CO 80022-9229

LY CHOMPHEE AND
LY CHOUA
OR CURRENT RESIDENT
12925 LANEWOOD ST
COMMERCE CITY CO 80022-9228

MC GEE BOBBY L
OR CURRENT RESIDENT
30147 E 131ST AVE
COMMERCE CITY CO 80022-9229

MINNICK LELAND C
OR CURRENT RESIDENT
14550 HAYESMOUNT RD
BRIGHTON CO 80603-8815

MUNSCH SHEENA E
OR CURRENT RESIDENT
29921 E 128TH AVE
COMMERCE CITY CO 80022-9210

OSBORNE HERBERT CECIL AND
OSBORNE PATRICIA ANN
OR CURRENT RESIDENT
12885 LANEWOOD ST
COMMERCE CITY CO 80022-9225

OSBORNE STEPHEN M AND BONITA M
OR CURRENT RESIDENT
30387 E 131ST AVE
COMMERCE CITY CO 80022-9231

PANKOSKI ELAINE
OR CURRENT RESIDENT
29846 E 131ST AVE
COMMERCE CITY CO 80022-9215

PINEDA JOHN
OR CURRENT RESIDENT
28700 E 144TH AVE
BRIGHTON CO 80603-8870

POWELL LESTER E
OR CURRENT RESIDENT
30187 E 131ST AVE
COMMERCE CITY CO 80022-9229

RAMOS ALFREDO JR
OR CURRENT RESIDENT
29521 E 144TH AVE
BRIGHTON CO 80601

ROSS JOSEPH R AND PATRICIA S
OR CURRENT RESIDENT
29881 E 128TH AVE
COMMERCE CITY CO 80022-9214

SANCHEZ CELIA AND
IRREZA MIGUEL
OR CURRENT RESIDENT
14430 HAYESMOUNT RD
BRIGHTON CO 80603-8815

SANCHEZ EUTIMIO GALLEGOS AND
SANCHEZ SOLEDAD VILLALOBOS
OR CURRENT RESIDENT
13971 HAYESMOUNT RD
BRIGHTON CO 80603

SCHLAGEL LYNN MARIE AND
SCHLAGEL ROY LOUIS
OR CURRENT RESIDENT
12985 LANEWOOD ST
COMMERCE CITY CO 80022-9801

SEARCHRIS LISA E
OR CURRENT RESIDENT
14425 LANEWOOD ST
BRIGHTON CO 80603

SEEGER ROB AND SEEGER DONNA
OR CURRENT RESIDENT
14557 HAYESMOUNT RD
BRIGHTON CO 80603-8815

SHELDON JENNIFER LIN AND
SHELDON IRVIN CHRIS AND SHELDON NANCY D
OR CURRENT RESIDENT
30337 E 131ST AVE
COMMERCE CITY CO 80022-9231

UNRUH CAROL ANN
OR CURRENT RESIDENT
13955 LANEWOOD ST
BRIGHTON CO 80603-8851

CURRENT RESIDENT
14785 HAYESMOUNT RD
BRIGHTON CO 80603-8846

VAN GIESON ERNEST M III AND
VAN GIESON HEIDI L
OR CURRENT RESIDENT
30267 E 131ST AVE
COMMERCE CITY CO 80022-9230

CURRENT RESIDENT
29555 E 144TH AVE
BRIGHTON CO 80603-8870

VILLALOBOS ERNESTO AND
DURAN MAYRA
OR CURRENT RESIDENT
30067 E 131ST AVE
COMMERCE CITY CO 80022

CURRENT RESIDENT
14405 N MAYWOOD CT
BRIGHTON CO 80603-8882

WHISLER JACOB E
WHISLER JANA L
OR CURRENT RESIDENT
29721 E 128TH AVE
COMMERCE CITY CO 80022-9214

CURRENT RESIDENT
30068 E 131ST AVE
COMMERCE CITY CO 80022-9230

CURRENT RESIDENT
14455 HAYESMOUNT RD
BRIGHTON CO 80603-8815

CURRENT RESIDENT
29000 E 148TH AVE
BRIGHTON CO 80603-8822

CURRENT RESIDENT
14001 HAYESMOUNT RD
BRIGHTON CO 80603-8832

CURRENT RESIDENT
14041 HAYESMOUNT RD
BRIGHTON CO 80603-8832

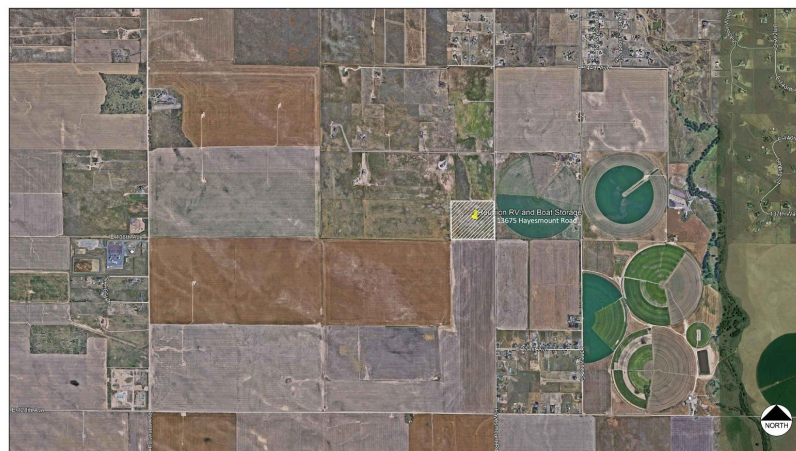
CURRENT RESIDENT
14061 HAYESMOUNT RD
BRIGHTON CO 80603-8832

Reunion RV & Boat Storage

- Family owned and operated - multi-generation natives of this area
- Private fencing/landscaping consistent with surrounding areas
- We are sure to provide a facility that is very well maintained and presentable to neighbors and customers alike
- Large onsite staging area on grounds to relieve traffic from Hayesmount
- Projected opening Summer 2020
- Security gate entrance/exit with biometric access (fingerprint access)
- Serving Brighton, Reunion, Henderson and surrounding areas
- Tenant policy that restricts maintenance to units on grounds



REUNION RV AND BOAT STORAGE
PROJECT EXAMPLES
ADAMS COUNTY, CO



REUNION RV AND BOAT STORAGE
PROJECT LOCATION MAP
ADAMS COUNTY, CO



Neighborhood Meeting Summary

Date: Monday, October 28, 2019

Start time: 5:00pm

End time: 7:00pm

Location: Brighton Fire Department (Great Rock Station, 15229 Great Rock Rd, Brighton, CO 80603)

Mailers with meeting information was sent out to 1 mile radius on Friday, October 11, 2019 - - list provided by Adams County Planning Department (included approximately 90+ neighbors)

Meeting Attendance: 7 neighborhood members

Neighbors had the opportunity to view displays of the project, maps and layouts, as well as ask questions and voice support and concern.

Questions/Concerns:

- How will this impact traffic on the roadway?
- Neighbor doesn't want to drive past this lot to get to their home.
- Neighbor wants this land to have a home or farm it.
- Neighbor is against visual effects this would create.
- Neighbor wants this to be used for hobby farming or light agriculture.
- Concern that having this business here would decrease the value of his home.
- Concerned it will impact peaceful family properties.
- Concerned for any future development in the area.

How concerns will be addressed in our plan:

- There will be minimal impact to traffic as our plan accommodates all staging to be done on our own property, alleviating any traffic from stopping on the roadway.
- The visual effect that a typical storage facility creates may give some concern to neighbors, however, our plan takes this concern into account and is proposed to have a privacy fence that would alleviate the visual perspective of a storage facility, and rather have the appearance of a fenced in property.
- This business would have no implications on lowering home values.
- This type of business does not cause frequent customers coming and going from the property, as customers typically retrieve their units only a few times per year, therefore this will still remain a peaceful area.
- Future development has been previously planned to expand into this area per the Adams County Comprehensive Plan and Future Use planning. With the plan for Hayesmount Road to widen to 4 lanes, and the mixed use and long range plans to expand to this area, it is inevitable that this is where growth is going to occur. We are working ahead of that growth to provide a solution that current residence within covenant controlled areas are currently experiencing.

- Neighbors requesting notification of public hearings:
 - Joseph & Patricia Ross, 29881 E. 128th Ave, Commerce City

Comments

Name: Joseph & Patricia Ross

Phone #: [REDACTED]

Address: 29881 E. 128th Ave.
Commerce City, CO

Comments/Feedback:

We appreciate the heads up meeting tonight.
We would like notification when this
goes to the County mtg.

Thank you.

Thank You!

Reunion RV Storage

Comments

Name: Jose Silva

Phone #: [REDACTED]

Address: adjacent lots to proposed RV Storage

Comments/Feedback:

We are against this proposal. ~~we~~ We purchased properties for homes. Not for random people to go to store boats and RVs. Hagerstown has a lot of traffic to begin. And people drive fast that Road. Not so suitable now for a family home with a RV Storage ~~is~~ right next to us. We have 2 of ~~the~~ the lots they just sold. And a lot right next to the north that we have had for about 15 years. We actually have 4 we do not want to go around an RV park to get total to our homes, It is agricultural land farm it or build on it,

Thank You!

	Ours	Ours	
	35 Acres	35 Acres	
Ours	35 acres	35 acres	Ours
	RV	RV	Not ours
	proposed		

Reunion RV Storage

Comments

Name: Petrich Day

Phone #:

Address: 28300 E 144th Ave

Comments/Feedback:

I will push against this proposal. The area
around the proposed Area is a general farming, hobby
farming or light Ag. Definitely against the visual effects that
this rv parking/storage would make.

Petrich Day

Thank You!

Reunion RV Storage

Comments

Name: Mario Sanchez

Phone #: [REDACTED]

Address: 14061 Hayesmont Rd Brighton, Co. 80601

Comments/Feedback:

I'm against this. I'm in the process of finishing
my house. those lots are support to be one
lot per house. that was the reason I decide
to build. I don't want my property to go
down on value of my house. I really
against these. that support to be peace full
family properties. I'm building a house just to
the North. Mario Sanchez

Thank You!

Comments

Name: Andy Hines

Phone #: [REDACTED]

Address: 14641 Lanewood St

Comments/Feedback:

I am opposed to any further development
in this area.

Thank You!