



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

- 1. Development Application Form (pg. 5)
- 2. Application Fees (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	\$1,100 (\$400 per additional residential request/ \$600 per additional non-residential)	After complete application received
	\$360 (Level 3)	After 1st Staff Review



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:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

1

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

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

With respect to the property located at:

Physical Address: 33555 e 152nd Ave, Brighton, CO, 80603

Legal Description: _____

Parcel #(s): 0156500000191

(PLEASE CHECK ONE):

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

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

Date: 05/08/2023 Applicant: Ricardo Venzor
By: Ricardo Venzor [Signature]
Print Name: Ricardo Venzor
Address: 33555 e 152nd Ave
Brighton, CO

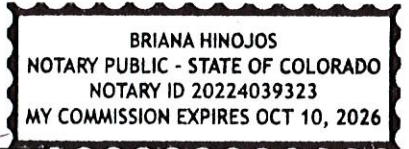
STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 10 day of May, 2023, by
Ricardo Venzor - Morales

Witness my hand and official seal.

My Commission expires: Oct 10, 2026

Briana Hinojos
Notary Public



After Recording Return To:

Name and Address of Person Preparing Legal Description:

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

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

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

Concerning the property located at:

Physical Address: 3355 E 152nd Ave, Brighton, CO, 80603

Legal Description: _____

Parcel #(s): 015650600191

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

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

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

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

Date: 05/08/2023 Applicant: Ricardo Venzof

After Recording Return To:

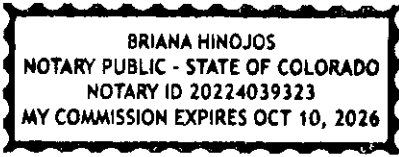
By: Ricardo Venzof
Print Name: Ricardo Venzof
Address: 3355 E 152nd Ave
Brighton CO, 80603

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 10 day of May, 2023, by
Ricardo Vemor.

Witness my hand and official seal.

My Commission expires: Oct 10, 2026 Briana Hinoj
Notary Public



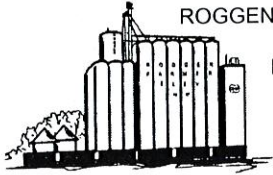
Name and Address of Person Preparing Legal Description:

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.

01/07/23	29-60	500.0000	GA	PROPANE BULK DELIVERY	2.300	1150.00		
		1.0000		LEAK TESTS	50.000	50.00		
				BRN BRICK 2ND HSE PAST CURVE Ser 63	0			
		1.0000	EA	OUT OF ROUTE FEE	200.000	200.00	1400.00	2545.80
01/09/23	4-453643			PAYMENT - THANK YOU		-1145.80	-1145.80	1400.00
				*** DEPARTMENT SUMMARY ***				
				PROPANE			1400.00	
				DEPT TOTALS			1400.00	

LOC 29 DEPT 40

By Partnering with RFEA, you get Trust - Integrity - Profitability



ROGGEN FARMER'S ELEVATOR ASSOCIATION

36401 WCR 24½, P.O. BOX 8
ROGGEN, COLORADO 80652
(800) 601-4820
(303) 849-5506
Bennett
(303) 644-3251

00033000



RICARDO VENZOR
33555 E 152ND AVE
BRIGHTON, CO 80603-6522

\$ 400.⁰⁰
3-14-23
#

CUSTOMER	ACCOUNT	DATE
NET DUE 20TH	13719	01/31/23
		PAY THIS AMOUNT:
		1400.00



****ATTENTION FARMERS****
PLEASE JOIN US AT THE KEENESBURG
FAIRGROUNDS FOR A
GRAIN OUTLOOK MEETING
WEDNESDAY FEBRUARY 8TH 11:30-2PM
RSVP TO MIKE FOR PROVIDED LUNCH

ROGGEN FARMERS ELEVATOR ASSOCIATION
PO BOX 8
ROGGEN, CO 80652-0008



PLEASE RETURN TOP PORTION WITH REMITTANCE

Adams County Agricultural Property Profile

Parcel Number: 0156500000191

<u>Owners Name and Address:</u>	<u>Property Address:</u>
MORALES RICARDO VENZOR 33555 E 152ND AVE BRIGHTON CO 80603-6522	33555 E 152ND AVE

Account Summary

Legal Description

SECT,TWN,RNG:7-1-64 DESC: PARCEL B PT OF E2 SEC 7 DESC AS BEG AT SW COR SD E2 TH N 00D 39M 33S W 30/01 FT TO PT ON N ROW LN BROMLEY LN SD PT BEING THE TRUE POB TH CONT N 00D 39M 33S W 573/83 FT TH S89 21M 48S E 585/63 FT TH S 00D 17M 37S E 573/76 FT TO A PT ON N ROW LN BROMLEY LN TH N 89D 21M 48S W 581/97 FT TO TRUE POB EXC S 10 FT FOR RD 7/555A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0000763	On or Before 01/01/1996	<u>242</u>	103.192

Permits

Permit Cases

ACC2022-00105 BDI17-0007 BDL13-00331 BDP10-1775 BDP10-2244 BDP13-1058 BDP16-1420 BDP21-2649 UTL2013-01256 VIO2023-00768
--

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
01/07/2022	\$945,000.00	WD	2022000003055			LAURIDSON SHERRY L	MORALES RICARDO VENZOR	\$94.5	01/11/2022
01/11/2022	\$0	DTH	2022000003053			STATE OF COLORADO	LAURIDSON WILLIAM A	\$0	01/11/2022

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

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0000763	Agricultural	Acres	7.5500	FIRE DISTRICT 6 GREATER BRIGHTON	School District 27-Brighton	I	\$922.00	\$240.00
Land Subtotal:							\$922.00	\$240.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0000763	\$478,679.00	\$59,620.00
Improvements Subtotal:	\$478,679.00	\$59,620.00

Total Property Value	\$479,601.00	\$59,860.00
-----------------------------	---------------------	--------------------

Building Summary

Building Number: 1.00

Individual Built As Detail

Built As:	Ranch 1 Story
Year Built:	1981
Building Type:	Residential
Construction Type:	Masonry Common Brick
Built As SQ Ft:	3164
Number of Rooms:	8
Number of Baths:	3.00
Number of Bedrooms:	3
Attached Garage SQ Ft:	
Detached Garage Square Ft:	880
Basement SQ Ft:	810
Finished Basement SQ Ft:	

Building Number: 10.00

Individual Built As Detail

Built As:	Grain Bin
Year Built:	1970
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	1
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Building Number: 11.00

Individual Built As Detail

Built As:	Grain Bin
Year Built:	1970
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	1
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Building Number: 3.00

Individual Built As Detail

Built As:	Equipment Implement
Year Built:	1973
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	5280
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Building Number: 4.00

Individual Built As Detail

Built As:	Shed - Cattle
Year Built:	1994
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	360
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Building Number: 5.00

Individual Built As Detail

Built As:	Shed - Cattle
Year Built:	1992
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	1600
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Building Number: 6.00

Individual Built As Detail

Built As:	Farm Utility Building
Year Built:	1994
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	1344
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Building Number: 7.00

Individual Built As Detail

Built As:	Grain Bin
Year Built:	1988
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	1
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Building Number: 8.00

Tax Summary

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

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

243
244

Commissioner Representative

Commissioner District	Link to Representative
5	Click Here

State House Representative

House District	Link to Representative
56	Click Here

State Senate Representative

Senate District	Link to Representative
21	Click Here

US Congress Representative

Congressional District	Link to Representative
4	Click Here

Zoning Summary

Zoning Summary

Zoning Authority	Zoning
Adams County	A-1

Note: Data is updated daily. Above data was updated as of: 05/02/23

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



TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

Account Number R0000763
 Parcel 0156500000191
 Assessed To
 MORALES RICARDO VENZOR
 33555 E 152ND AVE
 BRIGHTON, CO 80603-6522

Certificate Number 2023-229791
 Order Number
 Vendor ID
 EDGAR VENZOR
 33555 E 152ND AVE BRIGHTON, CO 80603-6522

Legal Description

Situs Address

SECT,TWN,RNG:7-1-64 DESC: PARCEL B PT OF E2 SEC 7 DESC AS BEG AT SW COR SD E2 TH N 00D 39M 33S W 30/01 FT TO PT ON N ROW LN BROMLEY LN SD PT BEING THE TRUE POB TH CONT N 00D 39M 33S W 573/83 FT TH S89 21M 48S E 585/63 FT TH S 00D 17M 37S E 573/76 FT TO A PT ON N ROW LN BROMLEY LN TH N 89D 21M 48S W 581/97 FT TO TRUE POB EXC S 10 FT FOR RD 7/555A 33555 E 152ND AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$5,594.04	\$0.00	\$0.00	(\$2,797.02)	\$2,797.02
Total Tax Charge					\$2,797.02
First Half Due as of 05/01/2023					\$0.00
Second Half Due as of 05/01/2023					\$2,797.02

Tax Billed at 2022 Rates for Tax Area 242 - 242

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$221.09	1276	\$344,483	\$23,940
FIRE DISTRICT 6 - GREATER B	15.3200000	\$936.97	AG DRY FARMING	\$914	\$240
ADAMS COUNTY	26.9670000	\$1,649.30	LAND		
SD 27	56.2900000	\$3,442.70	FARM/RANCH BLDG	\$74,488	\$19,660
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$6.12	4281	\$59,708	\$17,320
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$55.04	Total	\$479,593	\$61,160
Taxes Billed 2022	103.1920000	\$6,311.22			
Senior		(\$717.18)			
Net Taxes Billed for 2022		\$5,594.04			

* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

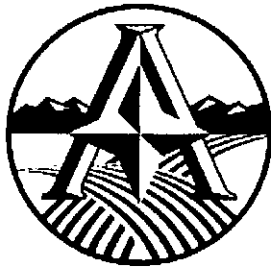
I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L.

Culpepper, J.D.

4430 S. Adams County Parkway
 Brighton, CO 80601





Adams County
4430 S Adams County Parkway
Suite C2436
Brighton, CO, 80601
720-523-6160
720-523-6171

Receipt 2023-05-01-TML-3924

Product	Name	Extended
2	Certificate of Taxes Due R0000763	\$10.00
		Account #: R0000763
		Effective Date: 5/1/23
		Certificate Number: 2023-229791
		Item ID: R0000763/
Certificate of Taxes Due		\$10.00
COTD		(\$10.00)
COTD3		\$10.00
<hr/>		
Total		\$10.00
Tender (Cash)		\$20.00
Payor	EDGAR VENZOR	
Change (Cash)		(\$10.00)

R & Son's Trucking

To whom it may concern,

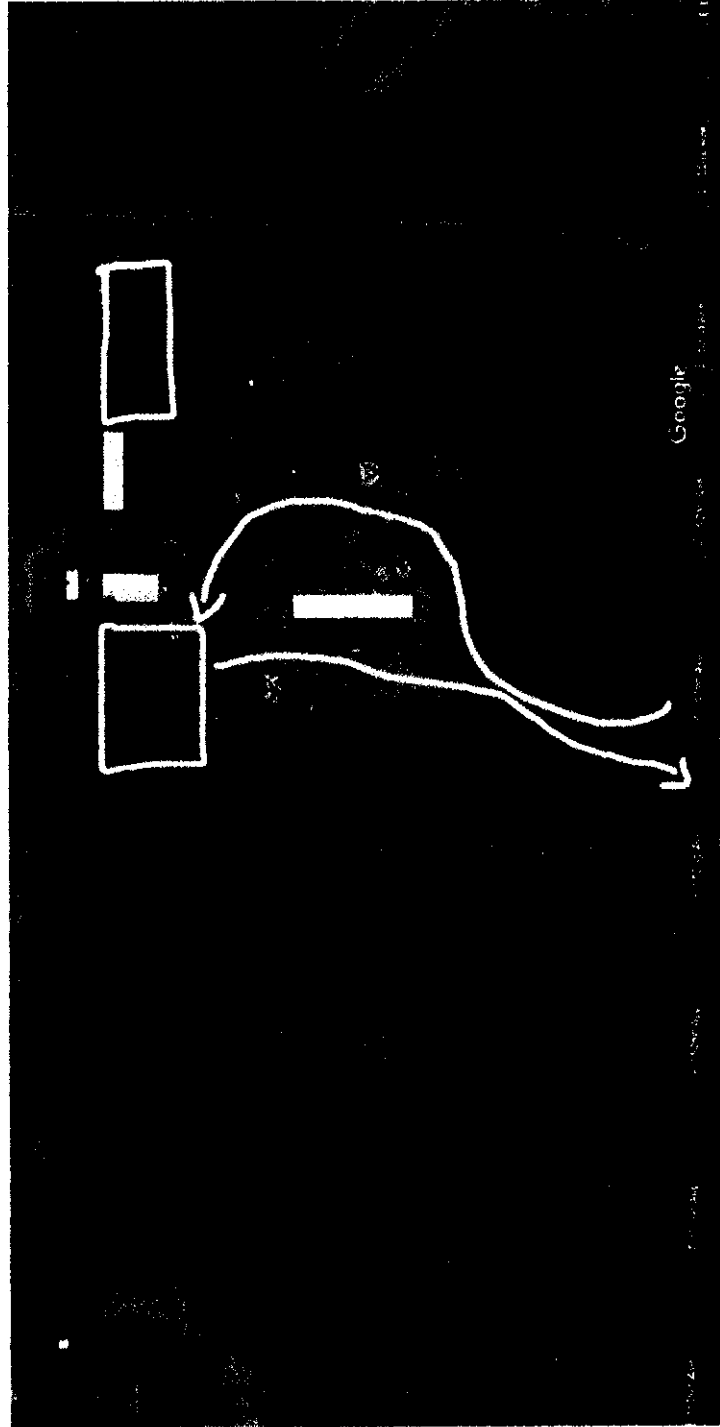
My name is Ricardo Venzor and I am the residing owner of 33555 E 152nd Ave Brighton, CO, 80603 . I am writing this letter to apply for a conditional use permit to park my equipment. I own a trucking company and the trucks I park here are used daily. I have spare trailers that we use on a weekly basis. I park my trucks on the northwest end of the property and on the northeast end I park the spare trailers. The trucks that I park here leave at 5 am and get back to the property at 5 pm. I do not rent my land to other companies for parking. I recently cleaned the property and organized items. I am also looking into adding recycled asphalt to park the trucks on.

Thank you,

Ricardo Venzor
(970) 415-3505
rvson67@gmail.com

3:45:23 19 55 33555 E 152nd Ave · Google Maps

33555 E 152nd Ave



Imagery ©2023 Maxar Technologies, U.S. Geological Survey, Map data ©2023 50 ft

Trucks park on NW part of the property.
Spare trailers farm on NE part of the property.
Arrows show how trucks enter & exit property.

CHICAGO TITLE OF COLORADO

55 Madison Street, Suite 700, Denver, CO 80206

Phone: (303) 388-5758 Fax: (303) 633-7779

Buyers/Borrowers Settlement Statement FINAL

Escrow No: C2067963 - 037 SF1 Close Date: 01/07/2022 Proration Date: 01/07/2022 Disbursement Date: 01/07/2022

Buyer(s)/Borrower(s): Ricardo Venzor Morales

Seller(s): Sherry L. Lauridson

Lender: Everett Financial Inc DBA Supreme Lending Loan #: 882001449011

Property: 33555 E 152Nd Ave
Brighton, CO 80603-8522

Brief Legal: SECT, TWN, RNG: 7-1-84 DESC: PARCEL B PT OF E2 SEC 7 DESC AS BEG AT SW COR SD E2 TH N 30'01 FT TO PT ON N ROW LN BROMLEY LN SD PT BEING THE TRUE POB TH CONT N 573'83 FT TH E 585'63 FT TH S 573'76 FT TO A PT ON N ROW LN BROMLEY LN TH W 58'197 FT TO TRUE

Description	Debit	Credit
TOTAL CONSIDERATION:		
Sale Price of Property	945,000.00	
Deposit		20,000.00
Gift funds		115,000.00
NEW AND EXISTING ENCUMBRANCES:		
New Loan from Everett Financial Inc DBA Supreme Lending		596,850.00
New Loan (PRN \$175,000.00) from Alliant Credit Union		174,317.00
NEW LOAN CHARGES: - Everett Financial Inc DBA Supreme Lending		
Closing fee lender to Everett Financial Inc DBA Supreme Lending	445.00	
Processing to Everett Financial Inc DBA Supreme Lending	650.00	
UW to Everett Financial Inc DBA Supreme Lending	561.00	
Appraisal to Everett Financial Inc DBA Supreme Lending		
\$470.00 POC - Buyer		
Appraisal mgmt to Everett Financial Inc DBA Supreme Lending		
\$125.00 POC - Buyer		
Credit to Everett Financial Inc DBA Supreme Lending	33.50	
Tax Service to Everett Financial Inc DBA Supreme Lending	89.00	
Homeowner's Insurance Premium to Safeco	1,020.93	
Prepaid Interest to Everett Financial Inc DBA Supreme Lending @ \$55.19 per day from 1/7/2022 to 2/1/2022	1,379.75	
Homeowner's Insurance to Everett Financial Inc DBA Supreme Lending 3 mos. @ \$246.0000/month	738.00	
Property Taxes to Everett Financial Inc DBA Supreme Lending 4 mos. @ \$483.2500/month	1,933.00	
Aggregate Adjustment to Everett Financial Inc DBA Supreme Lending	(263.52)	
REAL ESTATE CLOSING CHARGES		
Title - Loan Closing Fee to Chicago Title of Colorado	450.00	
Title - Real Estate Closing Fee to Chicago Title of Colorado	185.00	
RECORDING FEES:		
Recording Fee For Mortgage to Chicago Title of Colorado	108.00	
Recording Fee For Deed to Chicago Title of Colorado	13.00	
Tax Stamp For State Deed to Chicago Title of Colorado	94.50	
ADDITIONAL CHARGES:		
Admin Fee to Realty One Group Five Star	700.00	
Lender Credits	(1,656.00)	
PRORATIONS AND ADJUSTMENTS:		
County Taxes from 1/1/2022 to 1/7/2022 based on the Annual amount of \$5,853.40		96.22
TITLE CHARGES:		
Title - Closing Protection Letter Fee	25.00	
ALTA Loan Policy (6-17-06) for \$596,850.00 to Chicago Title of Colorado Premium: \$625.00	625.00	
Sub Totals	952,131.16	906,263.22
Balance Due From Buyer /Borrower		45,867.94
Totals	952,131.16	952,131.16

CHICAGO TITLE OF COLORADO

55 Madison Street, Suite 700, Denver, CO 80206

Phone: (303) 388-5758 Fax: (303) 633-7779

Buyers/Borrowers Settlement Statement

FINAL

Escrow No: C2087963 - 037 SF1

Close Date: 01/07/2022

Proration Date: 01/07/2022

Disbursement Date: 01/07/2022

--Sales or use taxes on personal property not included. Chicago Title Of Colorado assumes no responsibility for the adjustment of special taxes or assessments unless they are shown on the Treasurer's Certificate of Taxes Due. The condition of title to the property is to be determined by reference to the title evidence provided by seller or by personal investigation. The above statement of settlement is approved as of the settlement date shown above and Escrow Holder is hereby authorized to disburse as Trustee Funds as indicated--

Buyer(s)/Borrower(s):



Ricardo Venzor Morales

Settlement Agent:

CHICAGO TITLE OF COLORADO



by Samantha Parker

Selling Agent:



Realty One Group Five Star

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement. We/I authorize CHICAGO TITLE OF COLORADO to cause the funds to be disbursed in accordance with this statement.



ADAMS COUNTY

HEALTH DEPARTMENT

Your Health. Our Mission.

Adams County Health Department
4430 S. Adams County Pkwy.
Brighton, CO 80601
720.523.7023
adcogov.org/health

05/04/2023

RE: Onsite Wastewater Treatment System Permit at 33555 E 152nd Ave, Brighton, CO 80603

To whom it may concern,

Adams County Health Department (ACHD) received a request on 05/04/2023 to provide proof that an Onsite Wastewater Treatment System (OWTS) permit was issued for the single-family residence at 33555 E 152nd Ave, Brighton, CO 80603. ACHD does not have an OWTS permit record for this address. However, ACHD does have a record of a septic system at 33155 E 152nd Ave, Brighton, CO 80603, which appears to serve the single-family residence that is now at 33555 E 152nd Ave, Brighton, CO 80603.

It is my understanding that a previous subdivision of property caused the address of the single-family residence to change; therefore, ACHD considers the OWTS permit issued on 04/20/1981 with Fiscal Control No. 6313 for 33155 E 152nd Ave, Brighton, CO 80603 to be valid for the residence at 33555 E 152nd Ave, Brighton, CO 80603. It is also my understanding that Tri-County Health Department (the original permit issuing entity) did not issue OWTS Use Permits at the time in April of 1981, so ACHD will consider this permit to be a valid Use Permit as well. Please note that if the property is sold from the current owner to a new owner, a new Transfer of Title/Use Permit is required to be obtained by the property owner before the sale of the property is complete (with certain exceptions as defined in ACHD Regulation O-22).

Please feel free to call me with any questions at 303-319-4067 or via email at kmcintosh@adcogov.org. Alternatively, you can reach the ACHD Environmental Health Water Team at EHWaterProgram@adcogov.org.

Sincerely,

Kian McIntosh

Kian McIntosh
Environmental Health Specialist I

BOARD OF HEALTH

Dee Dee Gilliam

Brett Keiling

Jeremiah Lindemann

Sheela Mahnke

Lisa Winkler

FISCAL CONTROL NO. **6322**

TRI-COUNTY DISTRICT HEALTH DEPARTMENT ENVIRONMENTAL HEALTH DIVISION

ADAMS CITY
1301 EAST 72ND AVE.
-6816

MURRA
5400 EAST 14th PLACE
SUITE 309
341-9370

WEST ADAMS
7475 DAKIN ST.
SUITE 401
428-8543

BRIGHTON
1895 EGBERT ST
659-4000

ENGLEW D
4857 SO. BROADWAY
761-1340

PERMIT

DOUGLAS COUNTY
502 THIRD ST.
688-5145

TRI-COUNTY DISTRICT HEALTH DEPARTMENT (FILE) NO. _____
PERMIT TO (X) CONSTRUCT () REMODEL A NON-MUNICIPAL WASTE DISPOSAL SYSTEM FOR William Karidson
AT SE 1/4 of Sec 7 T15 R64 N 33/55 Bramley Co (Name)
(Address or Legal Description)
COMPOSED OF 1500 GALLON SEPTIC TANK AND A SOIL ABSORPTION AREA 1700 SQ. FT.

THIS PERMIT SHALL EXPIRE ONE YEAR FROM DATE OF ISSUANCE UNLESS EXTENDED TO A FIXED DATE UPON REQUEST BY THE APPLICANT AND APPROVED BY THE HEALTH OFFICER.
ISSUED BY Kevinith L. Linnight M.D. PUBLIC HEALTH OFFICER, TRI-COUNTY DISTRICT HEALTH DEPARTMENT BY
(Sanitarian) DATE 4-20-81

OWNER MUST ASCERTAIN THAT THIS ENTIRE WASTE DISPOSAL SYSTEM REMAINS OPEN FOR INSPECTION UNTIL IT HAS RECEIVED APPROVAL BY THE TRI-COUNTY DISTRICT HEALTH DEPARTMENT. THE HEALTH OFFICER CANNOT ASSUME RESPONSIBILITY IN CASE OF FAILURE OR INADEQUACY OF A WASTE DISPOSAL SYSTEM BEYOND CONSULTING IN GOOD FAITH WITH PROPERTY OWNER. MALFUNCTIONS MAY BE DUE TO IMPROPER MAINTENANCE AND/OR USAGE, VARIABLE GROUND WATER TABLE, SOIL COMPACTION OR OTHER FACTORS. IN THE EVENT THIS SYSTEM MUST BE SAMPLED TO DETERMINE COMPLIANCE WITH STATE STANDARDS, A FEE OF \$ _____ PLUS _____ MILES AT 10¢ PER MILE WILL BE ASSESSED FOR EACH SAMPLE TAKEN.

PERMIT FEE OF \$ 75.00 FOR NEW SYSTEM. CHECK NO. 2520 M.O. NO. _____ CASH
RECEIVED BY KLC DATE 4-20-81

TRI-COUNTY DISTRICT HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION

File No. _____
Fiscal Control No. 6313

Adams City
4301 E. 72nd Ave.
288-6816

Brighton
1895 Egbert
659-8333

Englewood
4857 So. Broadway
761-1340

Aurora
15400 E. 14th Pl.
341-9370

Castle Rock
502 3rd St.
688-5145

West Adams
7475 Dakin
428-8543

APPLICATION FOR A PERMIT TO INSTALL () REPAIR () EXPAND AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Please Print Clearly

Legal Description/Address: SE 1/4 of Sec 7 T 15 R 64 W. Approx Rd 25 and Bramley.
33155 Bramley La.

OWNER: William Lauridson CONTRACTOR: Licensed LIC. NO.: _____ YR.: _____

ADDRESS: 222 South 21st Ave PHONE: 659-5846 ADDRESS: _____ PHONE: _____

APPLICANT: Same DESIGN ENGINEER: _____ JOB NO.: _____

ADDRESS: _____ PHONE: _____ ADDRESS: _____ PHONE: _____

LOCATION OF PROPOSED FACILITY: County Adams

City or Town (if within City or Town limits) NA Lot size: 7640

WASTES TYPE: Domestic () Non-domestic _____

SOURCE AND TYPE OF WATER SUPPLY: Well () Community () Other _____

If supplied by community water, give name of supplier: _____

GENERAL INFORMATION: Number of Bedrooms: 4 Basement Plumbed? yes

SYSTEM DESIGNED FOR 650 GALLONS PER DAY

SOILS DATA:

Depth to bedrock: > 20' Depth to Ground Water: 720' Percent ground slope: N 10% to S

Percolation Rate: #1 33 #2 37.5 #3 35.0 #4 33.0 #5 _____ #6 _____

AVERAGE PERCOLATION RATE: 35 Is this system within a municipal sewage disposal district? _____

Distance to nearest municipal sewer line: miles

TYPE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM PROPOSED: Septic + Leach Field FINAL DISPOSAL BY: Leach Field

SYSTEM DESIGN INFORMATION: Septic Tank: 1500 gallons. Absorption Area: 1700 square feet.

Maximum depth of absorption area: 3' (not to exceed depth of percolation test holes)

Filler Material Size: 1/2 inch to 2 1/2 inch diameter. Minimum depth of filler material below distribution pipe 6 inches.

Minimum depth of filler material over pipe 2 inches. Total depth of rock to be 12 inches.

SPECIAL DESIGN: _____

Will Design Engineer inspect the completed system? NO

I the undersigned hereby certify that all information and data provided is correct and true to the best of my knowledge. Also I agree that the construction of this individual sewage disposal will comply with the TCOHD Regulation #1-80 and all other applicable laws and regulations.

Applicant Signature: William H. Lauridson Date: 4-20-81 Application reviewed & approved: Kenneth P. Lough Date: 4-20-81

Date system inspected and approved: 8-14-81 Environmentalist: K.P. Lough



Consulting Engineers and Geologists

F. M. FOX & ASSOCIATES, INC.
4765 INDEPENDENCE STREET
WHEAT RIDGE, COLORADO 80033
(303) 424-5578

SUBSOIL INVESTIGATION
PROPOSED RESIDENCE
LOCATED ON PART OF SOUTHEAST 1/4
OF S 7, T 1 S, R 64 W,
ADAMS COUNTY, COLORADO

Prepared For
Quest Engineering

Job No. 1-1100-5106-00
March 3, 1981

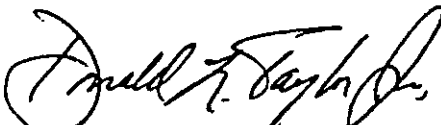
tered in the profile hole are shown on Figure 2. The results of the percolation tests are summarized on Table 1. The results of the percolation tests indicate that a standard leaching field may be located in the vicinity of percolation holes 1 through 4. An average percolation rate of 35 minutes per inch should be used for design purposes.

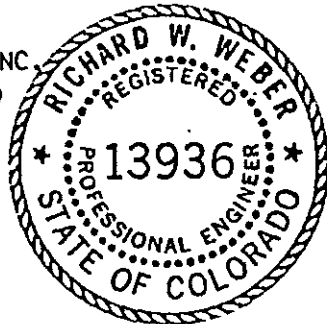
CONSTRUCTION INSPECTION

The recommendations outlined above are based upon our understanding of the currently proposed construction. We are available to discuss the details of our recommendations with you, and revise them where necessary. The owner should be made aware of the subsoil conditions, and should be cautioned concerning items discussed under Interior Floor Slab Construction, Backfill and Surface Drainage, and Lawn Irrigation.


In any subsoil and foundation investigation it is necessary to assume that subsoil conditions do not vary from those encountered in the test holes. Our experience has shown that these variations exist and that they become apparent in the foundation excavation. For this reason, we should be called to inspect the foundation excavations prior to foundation construction. Please call when further consultation or inspections are required.

F. M. FOX & ASSOCIATES, INC.


Donald L. Taylor, Jr.
Geotechnical Engineer



Reviewed by:


Richard W. Weber, P.E.
Project Geotechnical
Engineer

DLT/rd

Copies: 3

tion of construction, and that the backfill material is relatively impervious. The backfill material should be free of trash and it should be moistened and somewhat compacted. Only enough water should be added to backfill material to allow proper compaction - do not puddle. In lieu of compaction, a berm may be added around the foundation to allow for settlement of backfill soils.

The final grade of the backfill should have a positive slope away from the foundation walls on all sides. A minimum fall of 12 inches in the first 10 feet away from the foundation is recommended. Downspouts and sill cocks should discharge into splash blocks that extend beyond the limits of the backfill areas. Splash blocks should be sloped away from the foundation walls.

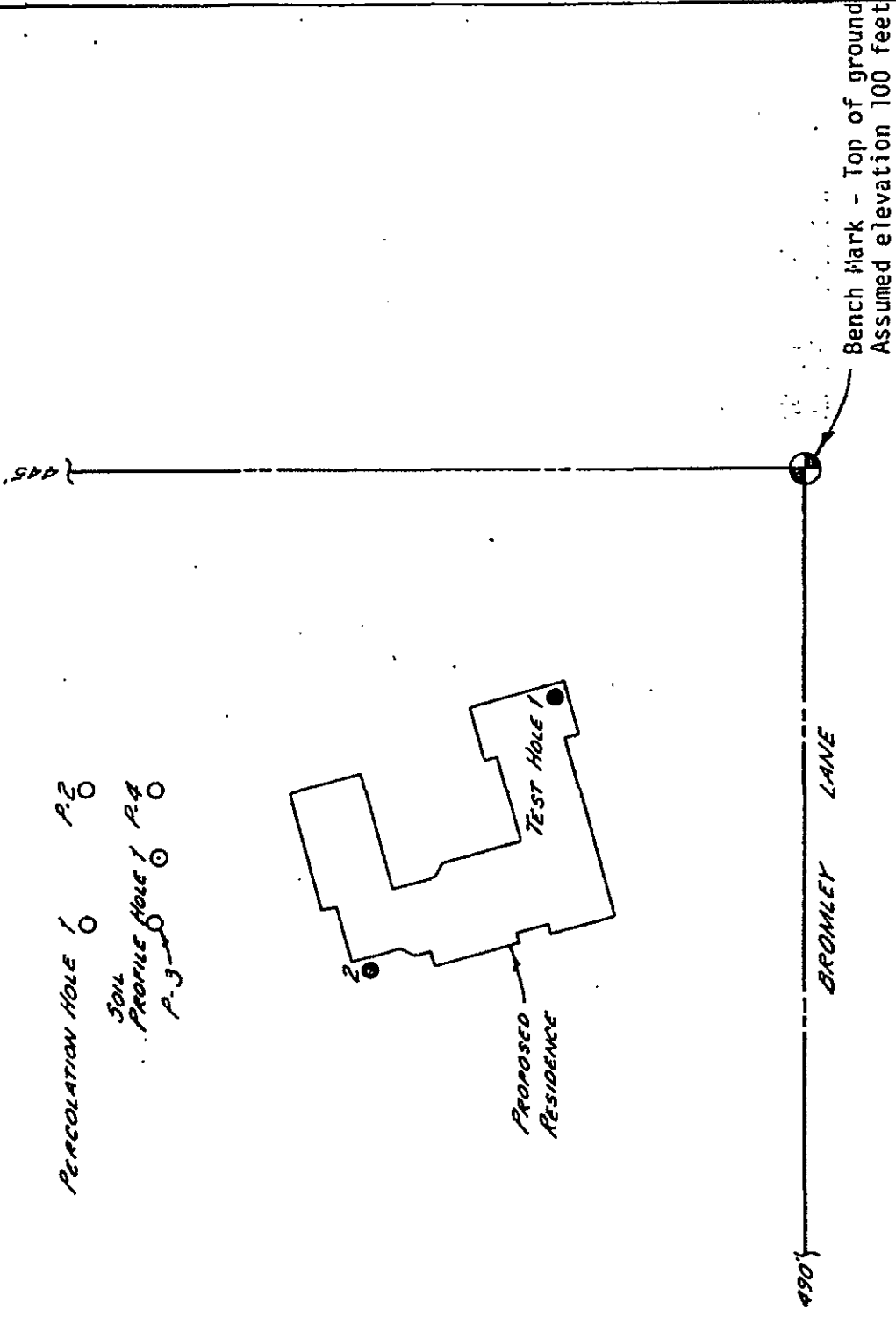
Particular care should be taken to compact disturbed natural soils and any fills placed to support sidewalks, garage and driveway slabs. It is recommended that porches and patios be supported on foundation haunches.

LAWN IRRIGATION

A sprinkler system should not be installed next to foundation walls. If a sprinkler system is installed, the sprinkler heads should be placed so that the spray from the heads, under full pressure, does not fall within 5 feet of foundation walls. Lawn irrigation should be controlled. Lawns, flowers, shrubs, etc., planted within 5 feet of foundation walls should be hand watered, and this watering should be minimized.

PERCOLATION TESTS

One soil profile hole and 4 percolation test holes were drilled at the location shown on Figure 1, attached. The log of the soils encoun-



SCALE: 1" = 50'

TEST HOLE LOCATION PLAN

Job No: I-1100-5106

Date: 2/20/81




Figure 1

FOX Consulting Engineers and Geologists



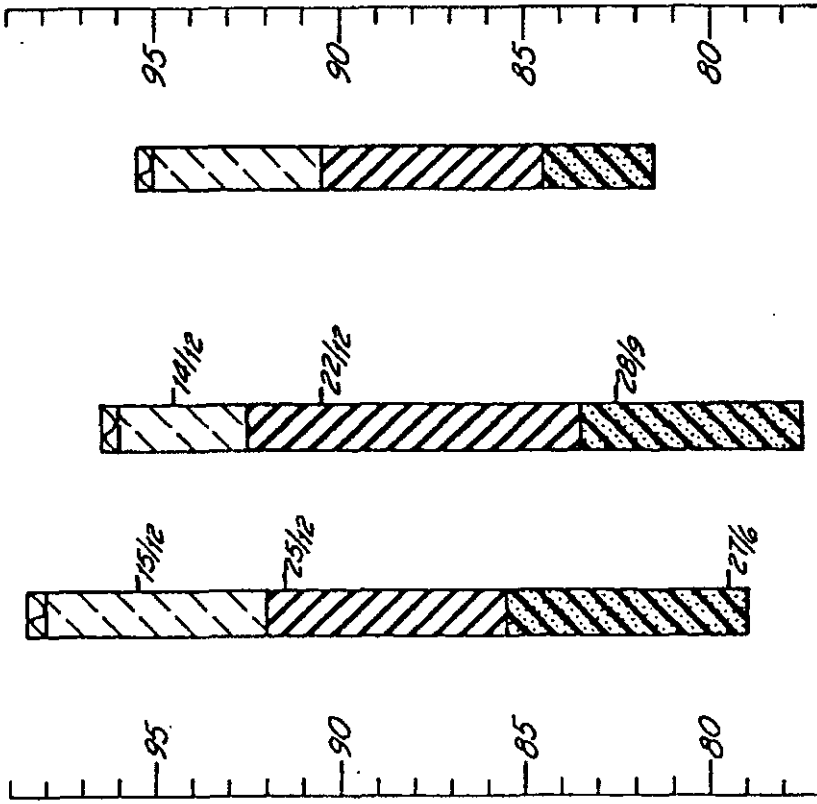
TEST HOLE 1 SOIL PROFILE 1
 ELEVATION 98.5' HOLE 1 95.5'

LEGEND

- TOPSOIL
-  SILT, slightly clayey to clayey, with a trace of organics and calcium, stiff to very stiff, low density slightly moist to medium moist, light brown (ML)
 -  CLAY, silty to very silty, slightly sandy and calcareous, very stiff, medium moist, light brown (CL-ML)
 -  CLAY, very sandy to SAND, clayey, with some clean sand lenses, traces of calcium noted, very stiff, medium moist, brown (CL-SC)

NOTES

1. Test holes were drilled on February 13, 1981, with a 4 inch diameter, continuous flight auger.
2. (15/12) location of Standard Penetration Test; indicate that 15 blows with a 140 pound hammer, falling 30 inches were required to drive a 2 inch diameter sampler 12 inches.
3. Elevations taken with a hand level and are approximate.
4. No free water found in test holes at time of drilling nor 4 days later.



LOGS OF TEST HOLES

Job No: 1-1100-5106

Date: 2/20/81

Figure 2

FOX Consulting Engineers and Geologists

Percolation Hole No.	Total Depth (inches)	Soil Type (lower one foot)	Percolation Rate * (minutes/inch)
1	36	Slightly clayey silt	33.0
2	36	"	37.5
3	36	"	35.0
4	36	"	33.0

* Calculated percolation rate for final 30 minutes of a 4 hour test.

NOTE: Percolation tests performed in accordance with the regulations of the governing health department.

PERCOLATION TEST RESULTS

Job No: 1-1100-5106

Date: 2/25/81

FOX

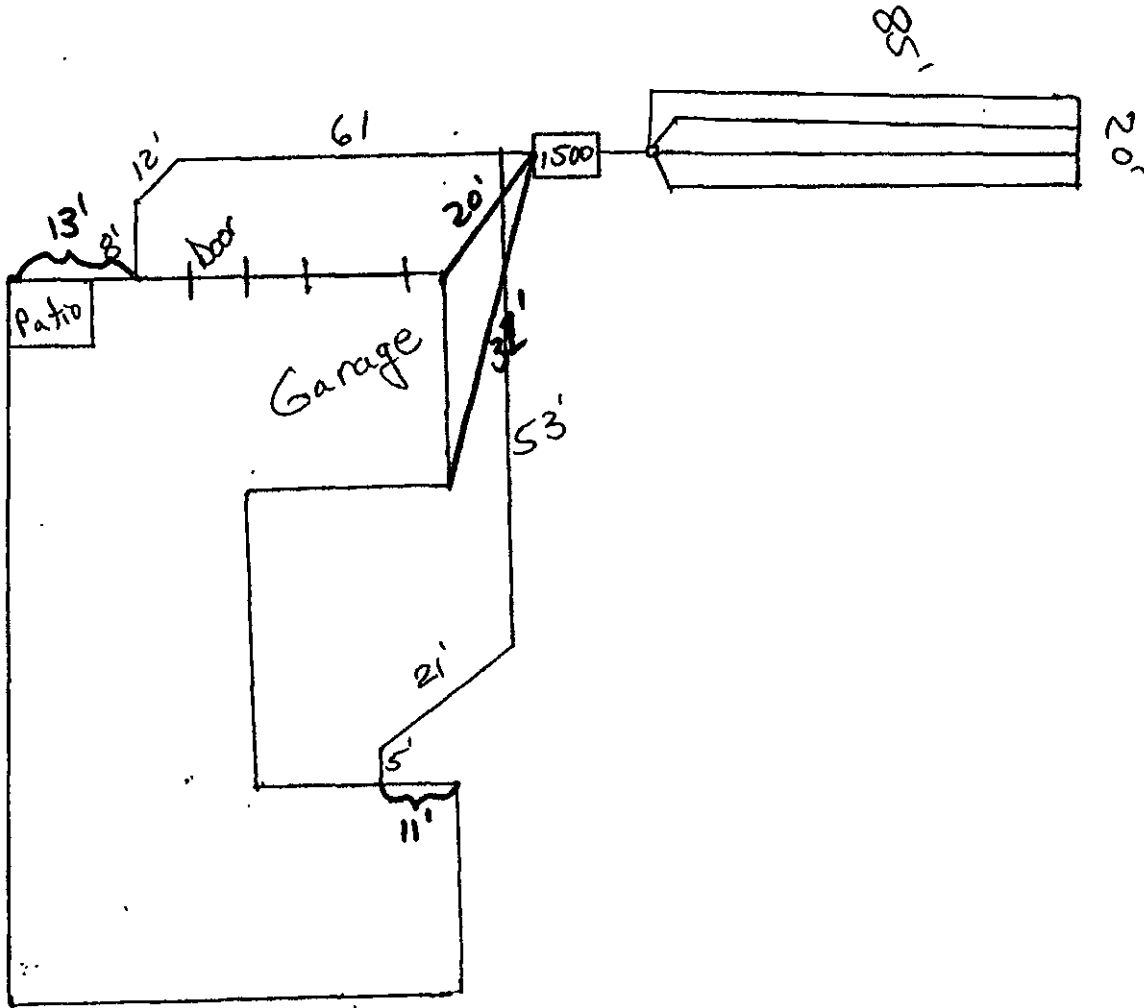
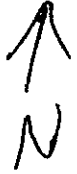
Consulting Engineers and Geologists

Table 1



TRI-COUNTY DISTRICT HEALTH DEPARTMENT

1895 EGBERT STREET #3
BRIGHTON, COLORADO 80601
303 - 659-8333



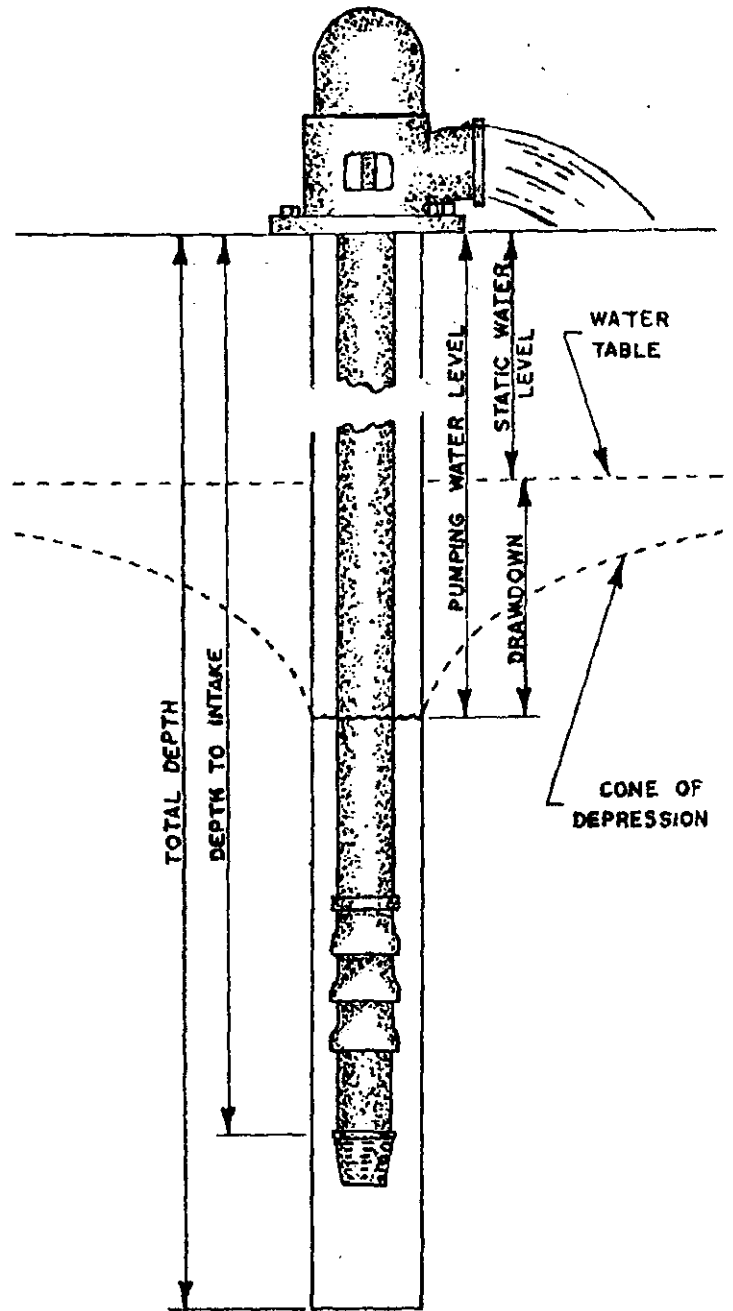
Bramley La

PUMP INSTALLATION REPORT

Pump Make BERKELEY
 Type Submersible
 Powered by Electricity HP 3
 Pump Serial No. 8132808
 Motor Serial No. B-81
 Date Installed 9/11/81
 Pump Intake Depth 656'
 Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested 9/11/81
 Static Water Level Prior to Test 358
 Length of Test two (2) Hours
 Sustained yield (Metered) 15 GPM
 Pumping Water Level 450
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature Sam Spurr Jr. License No. 715
 State of Colorado, County of Weld SS
 Subscribed and sworn to before me this 16th day of August, 19 82
 My Commission expires: May 10, 19 86
 Notary Public Mary E. Floyd

FORM TO BE MADE OUT IN QUADRUPPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

COLORADO DIVISION OF WATER RESOURCES

1313 Sherman Street - Room 818
Denver, Colorado 80203

RECEIVED
SEP 15 1981

WATER RESOURCES
STATE ENGINEER
COLO.

THIS FORM MUST BE SUBMITTED
WITHIN 60 DAYS OF COMPLETION
OF THE WORK DESCRIBED HERE-
ON. TYPE OR PRINT IN BLACK
INK.

WELL COMPLETION AND PUMP INSTALLATION REPORT
PERMIT NUMBER 120039

WELL OWNER BILL & JOHN LAURIDSON SW % of the SE % of Sec. 7

ADDRESS 33155 E. 152nd. AVE. BRIGHTON, COLO. T. 1 S., R. 64 W., 6 P.M.

DATE COMPLETED SEPT. 8, 19 81 HOLE DIAMETER

10 in. from 0 to 42 ft.

7⁷/₈ in. from 42 to 60 ft.

5⁵/₈ in. from 60 to 1201 ft.

DRILLING METHOD ROTARY

CASING RECORD: Plain Casing

Size 8⁵/₈ & kind steel from 0 to 40 ft.

Size 6⁵/₈ & kind steel from 0 to 46 ft.

Size 4¹/₂ & kind steel from 46 to 1056 ft.

Perforated Casing

Size 4¹/₂ & kind steel from 1056 to 1201 ft.

Size & kind from to ft.

Size & kind from to ft.

GROUTING RECORD

Material cement

Intervals constant

Placement Method pumped

GRAVEL PACK: Size

Interval

TEST DATA

Date Tested SEPT 8, 19 81

Static Water Level Prior to Test 355 ft.

Type of Test Pump bailed

Length of Test 4hrs.

Sustained Yield (Metered) 20

Final Pumping Water Level 430'

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	160	clay shale	
160	167	sandy	
167	270	shale	
270	285	sand	
285	290	shale	
290	330	sandy shale	
330	375	shale	
375	383	sand	
385	920	shale sand streakes	
920	1040	shale and coal streakes top of Iaramie	
1040	1060	sand	X
1060	1087	shale	X
1087	1150	sand	X
1150	1201	sand and shale	X

TOTAL DEPTH 1201'

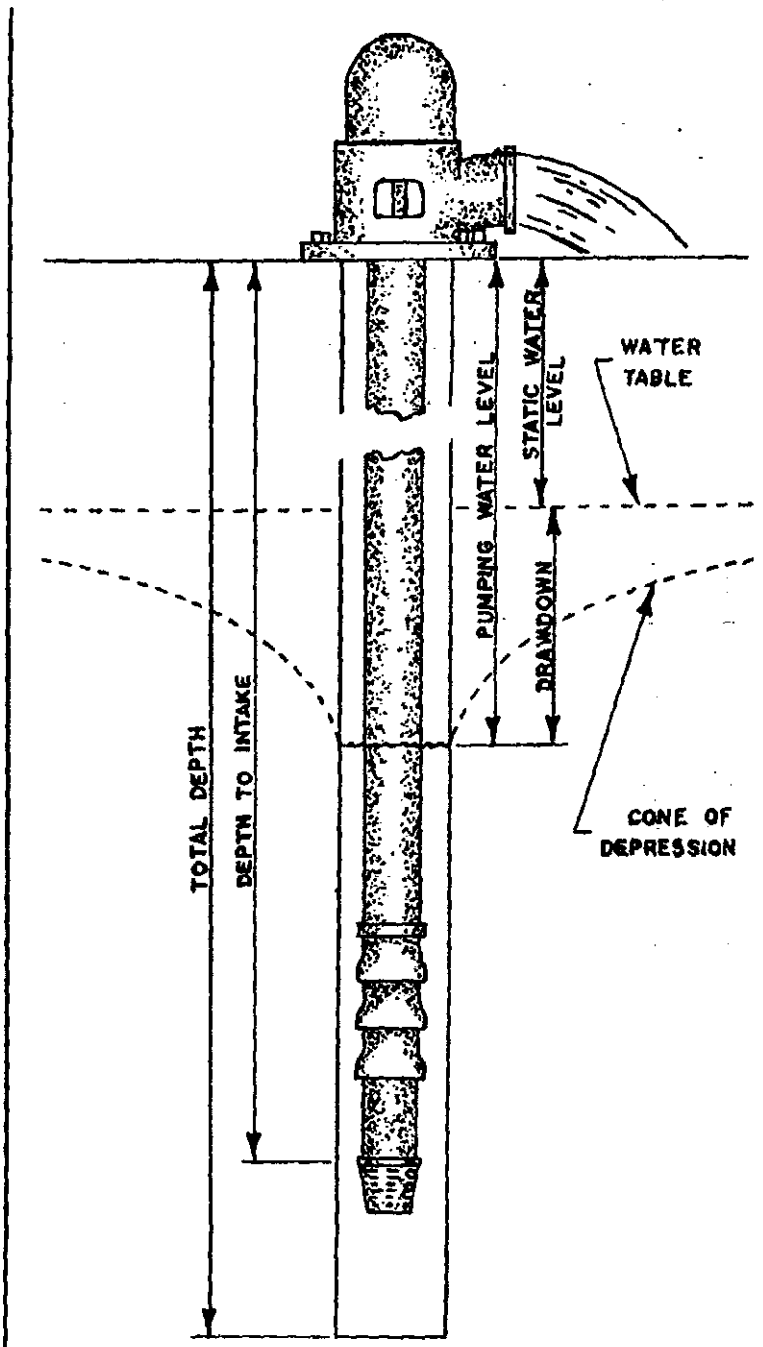
Use additional pages necessary to complete log.

PUMP INSTALLATION REPORT

Pump Make _____
 Type _____
 Powered by _____ HP _____
 Pump Serial No. _____
 Motor Serial No. _____
 Date Installed _____
 Pump Intake Depth _____
 Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____
 Static Water Level Prior to Test _____
 Length of Test _____ Hours
 Sustained yield (Metered) _____ GPM
 Pumping Water Level _____
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature *Agustin Schobbe* License No. 403
 State of Colorado, County of Adams SS
 Subscribed and sworn to before me this 14 day of Sept., 19 81.
 My Commission expires: 4-25, 1983.
 Notary Public *Violet M. Schock*

FORM TO BE MADE OUT IN QUADRUPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

COLORADO DIVISION OF WATER RESOURCES
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203

RECEIVED
MAY 12 1981
MAR 30 '81
WATER RESOURCES
STATE ENGINEER
COLO.

PERMIT APPLICATION FORM

RECEIVED

MAY 12 1981

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

- A PERMIT TO USE GROUND WATER
- A PERMIT TO CONSTRUCT A WELL
- FOR: A PERMIT TO INSTALL A PUMP
- REPLACEMENT FOR NO. _____
- OTHER _____
- WATER COURT CASE NO. _____

WATER RESOURCES
STATE ENGINEER
COLO.

(1) APPLICANT - mailing address

NAME Robert & John Lauridsen

STREET 33155 E 152nd Ave.

CITY Brighton Colo. 80001
(State) (Zip)

TELEPHONE NO. 452-11607

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 13594 / _____

Basin _____ Dist. _____

CONDITIONS OF APPROVAL

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

(2) LOCATION OF PROPOSED WELL

County Adams

SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 7

Twp. 1 S, Rng. 64 W, 6 P.M.
(N,S) (E,W)

APPROVED PURSUANT TO CRS 1973, 37-92-602
(3)(b)(II) AS THE ONLY WELL ON A TRACT
OF 35 ACRES OR MORE DESIGNATED AS 40
ACRES IN SW 1/4; SE 1/4; SEC 7,
T15; R 64 W; 6 PM.

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 2015 ^{RE.}

Average annual amount of ground water to be appropriated (acre-feet): 1

Number of acres to be irrigated: 1

Proposed total depth (feet): 800

Aquifer ground water is to be obtained from:
Arapahoe

Owner's well designation _____

GROUND WATER TO BE USED FOR:

HOUSEHOLD USE ONLY - no irrigation (0)

DOMESTIC (1) INDUSTRIAL (5)

LIVESTOCK (2) IRRIGATION (6)

COMMERCIAL (4) MUNICIPAL (8)

OTHER (9) _____

DETAIL THE USE ON BACK IN (11)

APPLICATION APPROVED

PERMIT NUMBER 120039

DATE ISSUED MAY 27 1981

EXPIRATION DATE MAY 27 1983

Robert G. Langenbach
Assistant (STATE ENGINEER)

BY Dwayne R. Schroeder
1 11 11

(4) DRILLER

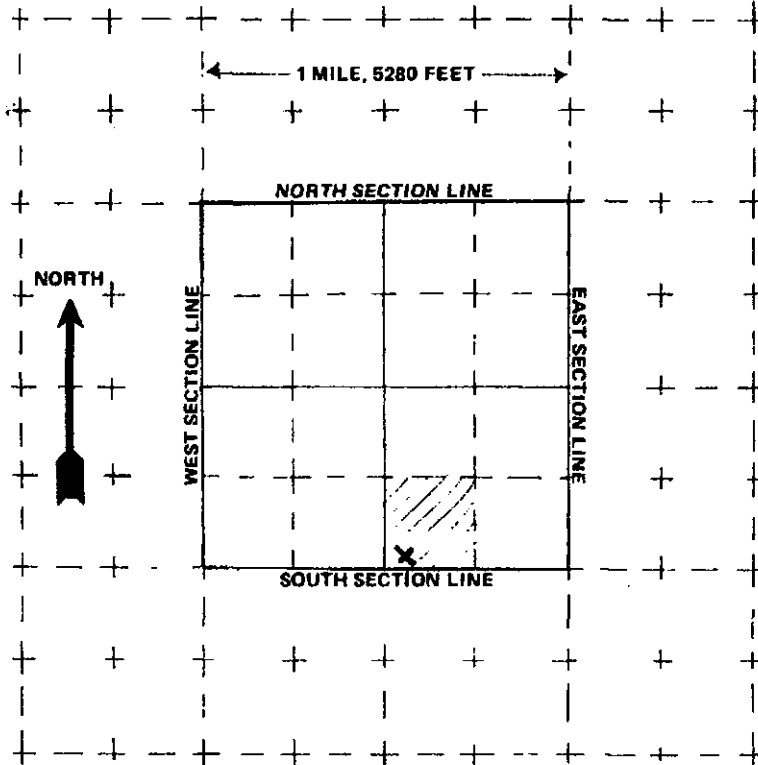
Name Licensed

Street _____

City _____
(State) (Zip)

Telephone No. _____ Lic. No. _____

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



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

WATER EQUIVALENTS TABLE (Rounded Figures)

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

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

100 ft. from South (north or south) sec. line

2400 ft. from East (east or west) sec. line

LOT _____ BLOCK _____ FILING # _____

SUBDIVISION _____

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

No. of acres 40 . Will this be

the only well on this tract? yes

(8) PROPOSED CASING PROGRAM

Plain Casing

6 in. from 0 ft. to 200 ft.

_____ in. from _____ ft. to _____ ft.

Perforated casing

10 in. from 200 ft. to 300 ft.

_____ in. from _____ ft. to _____ ft.

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

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

Owner(s): Robert and John Lauridson

No. of acres: 1150

Legal description: Attached

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

Household and domestic use for Farm Headquarters and new residence. private septic tank and leach field

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

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

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

Robert Lauridson
SIGNATURE OF APPLICANT(S)

STATE OF COLORADO
DIVISION OF WATER RESOURCES

RECEIVED
MAY 12 1981

DIVISION OF WATER RESOURCES
STATE ENGINEER

STATE OF COLORADO }
COUNTY OF Adams } SS

AFFIDAVIT

The affiant(s) Robert Lauridson whose
mailing address is 33155 E. 152nd Avenue, Brighton,
(street) (city)

Colorado, 80601, being duly sworn upon oath
(state) (zip code)
deposes and says that he is the owner of the following described property
situate in the County of Adams, State of
Colorado: (insert legal description or attach hereto)

See Exhibit A attached hereto.

Further, the affiant(s) deposes and says that he has read the statements
made herein; knows the contents hereof; and that the same are true of his
own knowledge.

Robert Lauridson

Subscribed and sworn to before me this 12th day of May, 1981.

My Commission expires: March 6, 1984

Robert J. Meaney
Notary Public

1565-00-0-00-142

PARCEL NUMBER

NOTICE OF TAXES ON THE FOLLOWING DESCRIBED PROPERTY

TREASURER'S OFFICE, ADAMS COUNTY BRIGHTON, COLORADO

TAX NOTICE

87371 2661

IF LOAN COMPANY IS RESPONSIBLE FOR THIS TAX PLEASE FORWARD THIS NOTICE TO THEM

TAX DISTRICTS
REAL ESTATE
PERSONAL PROPERTY

TAX YEAR
1978

288

MILL LEVY

TAX

95.000 WITH TAX OF 1,191.30

944.26

944.26

TOTAL

BEG AT S4 COR SEC 7 TH N
5287/24 FT TH E 190/39 FT TH
S 4814/38 FT TH E 243/90 FT
TH S 472/86 FT TH W 434/29 FT
TO POB 25/76A

YOUR SCHOOL DISTRICT GENERAL FUND MILL LEVY WITHOUT STATE SUPPORT WOULD HAVE BEEN

ASSESS TO:

TIMMERMAN KENNETH C
254 S 21ST AVE
BRIGHTON COLO 80601

RE

FIRST HALF DUE BY LAST DAY OF FEBRUARY.
SECOND HALF DUE BY LAST DAY OF JULY.
FULL AMOUNT DUE BY LAST DAY OF APRIL.

RECEIVED
MAY 12 1981

WATER RESOURCES
STATE ENGINEER

RECEIVED

MAR 30 '81

WATER RESOURCES
STATE ENGINEER
COLO.

*SEE REVERSE SIDE
FOR DESCRIPTIONS.
MAKE CHECK PAYABLE TO:
ADAMS COUNTY TREASURER
450 S. 4TH AVENUE
BRIGHTON, COLORADO 80601
VERLIN BRUNS, TREASURER
PAYMENT BY CHECK
SUBJECT TO COLLECTION.

RETAIN FIRST COPY FOR YOUR FILE.
RETURN SECOND COPY WITH REMITTANCE.

RECEIVED

MAY 12 1981

THIS DEED, Made this 13th day of March, 1981

by William RESOURCES
STATE ENGINEER
C.P.C.

HORSE CREEK FARMS, a Colorado partnership

of the County of Adams and State of Colorado, of the first part, and

John C. Lauridson and Robert Lauridson

whose legal address is 12780 Colorado Blvd, Thorm. Colo. 80229

of the County of Adams and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten dollars and no/100ths (\$10.00) DOLLARS, to the said party of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell, convey and confirm, unto the said parties of the second part, their heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Adams and State of Colorado, to wit:

See legal description attached hereto as Exhibit A and incorporated herein by reference (the "Premises"),

Including all oil and gas and other minerals and all water rights, if any, utilized thereon by the party of the first part or appurtenant thereto,

EXCEPTING those mineral interests described in Exhibit B attached hereto and incorporated herein by reference.

also known as ~~the above described~~ Horse Creek Farms

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said parties of the second part, their heirs and assigns forever. And the said party of the first part, for itself, its successors heirs, executors, and administrators, does covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, except those encumbrances described in Exhibit C attached hereto and incorporated herein by reference.

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

HORSE CREEK FARMS,
a Colorado partnership [SEAL]
by Charles M. Golden [SEAL]
Charles M. Golden, Managing Partner
and Agent [SEAL]

RECEIVED
MAY 12 1981
WATER RESOURCES
STATE ENGINEER
GOLD

STATE OF COLORADO,

ss.

County of _____

I, _____, a Notary Public in and for
said _____ County, in the State aforesaid, do hereby certify that

who _____ personally known to me to be the
person whose name _____ subscribed to the foregoing Deed, appeared before me this day in person and
acknowledged that _____ signed, sealed and delivered the said instrument of writing as
free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 19 _____.

My commission expires _____

Debra J. Uteler
Notary Public.

No. _____

WARRANTY DEED

TO _____

STATE OF COLORADO,

County of _____

ss.

hereby certify that this instrument was filed

record in my office this _____ day of _____, 19 _____

_____ o'clock _____ M., and duly recorded

Book _____, Page _____

m No. _____ Reception No. _____

Records.

Deputy _____

Fees, \$ _____

RECEIVED
MAY 12 1981
WATER RESOURCES
STATE ENGINEER
CONO.

EXHIBIT A

Warranty Deed
dated: March 13, 1981
between: Horse Creek Farms, a
general partnership
and: John C. Lauridson and
Robert Lauridsor.

Legal Description of Premises:

"PARCEL B"

NE 1/4 and E 1/2 SE 1/4 and SE 1/4 SW 1/4 and
W 1/2 W 1/2, all in Section 8, Township 1 South,
Range 64 West of the 6th P.M.,
EXCEPT that portion conveyed to The Henrylyn
Irrigation District by Deed recorded in Book 168
at Page 543, described as follows:

Beginning at a point 665 feet East of the North-
west corner of said Section 8;
Thence East 655 feet;
Thence South 1320 feet;
Thence West 515 feet;
Thence Northwesterly to the point of beginning;

ALSO all that part of the SW 1/4 NW 1/4 of said
Section 8, Township 1 South, Range 64 West of the
6th P.M., described as follows:

Beginning at a point 565 feet West of the Center
of the NW 1/4 of said Section 8;
Thence South 750 feet;
Thence Southeasterly to a point 1150 feet South
of the Center of said NW 1/4 of Section 8;
Thence North 1150 feet;
Thence West 565 feet to the point of beginning;

AND

N 1/2 of Section 17, Township 1 South, Range 64
West of the 6th P.M.,
EXCEPT that part thereof conveyed to Adams County
by Deed recorded June 8, 1922, in Book 101 at Page
426 described as follows:

Property in Book 101 at Page 426 is described as
follows:

A strip of land for road purposes, 60 feet in
width in the Northeast 1/4 of the Northwest 1/4
and in the Northwest 1/4 of the Northeast 1/4 of
Section 17, Township 1 South, Range 64 West of the
6th P.M., described as follows: Beginning at a
point in the North boundary of said Northeast 1/4
of the Northwest 1/4, 640 feet West of the Northeast
corner of said Northeast 1/4 of the Northwest 1/4,
thence South 44°00' East, 658 feet; thence South
52°00' East, 680 feet; thence North 49°40' East,
1450 feet to a point on the North boundary of the
Northwest 1/4 of the Northeast 1/4 of Section 17.

RECEIVED

MAY 12 1981

WATER RESOURCES
STATE ENGINEER
COLO.

AND

That part of the E 1/2 of Section 7, Township 1 South, Range 64 West of the 6th P.M., Adams County, Colorado, described as:

Beginning at the Southeast corner of said Section;
Thence North 00°23'00" West on an assumed bearing along the East line of said Section 7, a distance of 472.86 feet to the true point of beginning;
Thence North 89°21'48" West parallel with the South line of said Section 7, a distance of 2072.70 feet to a point;
Thence, South 00°23'00" East parallel with the East line of said Section 7, a distance of 472.86 feet to a point on the South line of said Section 7;
Thence North 89°21'48" West along said South line a distance of 150.00 feet;
Thence North 00°23'00" West a distance of 472.86 feet;
Thence North 89°21'48" West a distance of 243.90 feet to a point 190.39 feet East of the North-South Centerline of said Section 7;
Thence North 00°39'56" West parallel with said North-South Centerline a distance of 4814.38 feet to a point on the North line of said Section 7;
Thence South 89°23'00" East along said North line a distance of 2490.29 feet to the Northeast corner of said Section 7;
Thence South 00°23'00" East along the East line of said Section 7, a distance of 4814.77 feet to the true point of beginning,

EXCEPT 30.00 foot Right of Way for Bromley Lane,

EXCEPT 30.00 foot Right of Way for 160th Avenue,

EXCEPT 30.00 foot Right of Way for Imboden Mile Road.

AND

That part of the NE 1/4 of Section 18, Township 1 South, Range 64 West of the 6th P.M., Adams County, Colorado, described as:

Beginning at the Northeast corner of said Section 18;
Thence North 89°21'48" West on an assumed bearing along the North line of said Section 18, a distance of 273.00 feet to the true point of beginning;
Thence continuing North 89°21'48" West along said North line a distance of 2381.64 feet to the N 1/4 corner of said Section 18;
Thence South 00°32'00" East along the North-South Centerline of said Section 18, a distance of 2643.60 feet to the center of said Section 18;
Thence South 89°21'29" East along the East-West centerline of said Section 18, a distance of 2656.07 feet to the E 1/4 corner of said Section 18;

RECEIVED

MAY 12 1981

WATER RESOURCES
ENGINEER
COLO.

Thence North 00°33'51" West along the East line of said Section 18, a distance of 2368.87 feet to a point 275.00 feet South of the Northeast corner of said Section 18;

Thence North 89°21'48" West parallel with the North line of said Section 18, a distance of 273.00 feet;

Thence North 00°33'51" West parallel with the East line of said Section 18 a distance of 275.00 feet to the true point of beginning,

EXCEPT 30.00 foot Right of Way for Bromley Lane,

EXCEPT 30.00 foot Right of Way for Imboden Mile Road,

AND EXCEPT that part thereof conveyed to Adams County by deed recorded January 13, 1977 in Book 2115 at Page 889, more particularly described as follows:

Beginning at the Northeast corner of Section 18, Township 1 South, Range 64 West of the 6th P.M., County of Adams, State of Colorado;

thence South 3°00'00" East on an assumed bearing along the East line of said Section 18, a distance of 275.00 feet;

thence South 88°11'30" West and parallel with the North line of said Section 18, a distance of 30.00 feet to the true point of beginning;

thence South 3°00'00" East and parallel with the East line of said Section 18, a distance of 832.055 feet to the beginning of a spiral curve to the left; said spiral curve having a delta of 86°11'30", a radius of 1011.74 feet, a long cord which bears North 4°36'00" West, 169.947 feet;

thence along the arc of said spiral curve a distance of 170.00 feet to a point, said point being the beginning of the simple curve, said simple curve having a delta of 79°12'30", a radius of 1011.740 feet, a cord which bears North 47°24'15" West, 1289.928 feet;

thence along the arc of said simple curve a distance of 1398.676 feet to a point, said point being the beginning of a spiral curve, said spiral curve having a delta of 88°11'30", a radius of 1011.74 feet, a long cord which bears South 89°47'30" West, 169.947 feet; thence along the arc of said spiral curve a distance of 170.00 feet;

thence North 88°11'30" East, a distance of 834.055 feet;

thence South 3°00'00" East, a distance of 245.00 feet;

thence North 88°11'30" East, a distance of 243.00 feet to the point of beginning.

RECEIVED
MAY 12 1981

WATER RESOURCES
STATE ENGINEER
OHIO

EXHIBIT B

Warranty Deed
dated: March 13, 1981

between: Horse Creek Farms, a
general partnership

and: John C. Lauridson and
Robert Lauridson

EXCEPTED Mineral Interests:

1. Reservations by the Union Pacific Land Company of all oil, coal and other minerals underlying certain lands contained in the Premises, the exclusive right to prospect for, mine and remove oil, coal and other minerals and the right of ingress and egress to prospect for, mine and remove oil, coal and other minerals, all as contained in Deed recorded April 6, 1913 in Book 61 at Page 1. (Affecting the N 1/2 of Section 17)

2. An undivided 1/4 interest of the minerals under Section 8, as reserved by Fred L. Wiesner in the Deed to Richard E. Amen and Vera Hayes, recorded March 31, 1973 in Book 1788 at Page 697, and any and all assignments thereof or interests therein.

3. Reservations by the Union Pacific Land Company of (1) all oil, coal and other minerals underlying certain lands contained in the Premises, (2) the exclusive right to prospect for, mine and remove oil, coal and other minerals, and (3) the right of ingress and egress and regress to prospect for, mine and remove oil, coal and other minerals, all as contained in Deed recorded February 1, 1909 in Book 25 at Page 204, affecting the East 1/2 of Section 7.



500 Cooperative Way
Brighton CO 80603-8728

Your Touchstone Energy® Cooperative

www.unitedpower.com

Member Services 303-637-1300
Payments 866-999-4485
Report an Outage 303-637-1350

8801 1 AV 0.471
BERTHA VENZOR
33555 E 152ND AVE
BRIGHTON CO 80603-6522

5 8801
C-20



Payment Due By 04/18/2023		Total Due \$315.41	
From Date 02/22/2023	To Date 03/27/2023	Days 33	Billing Date 03/29/2023
Service Address 33555 E 152ND RESIDENCE/WM LAURIDSON			
Account # 2952202	District EAST	Cycle 12	

Don't Miss the Annual Meeting!
Attend your co-op's Annual Meeting on April 12 to learn how we're Powering a Bright Future for you. Enjoy dinner, a co-op update, gifts, and door prizes. unitedpower.com/annual-meeting

Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
R1	1606467	25475	28221	1	2746	15.452
Demand Time/Date		02/23/2023 08:00 PM				

ACTIVITY SINCE LAST BILL

Previous Balance 836.03
Payment Received - Thank You -836.03
Balance Forward 0.00

CURRENT BILLING DETAIL

Energy Charge 2,746 KWH @ 0.0995 273.23
Demand Charge 15.452 KW @ 1.50 23.18
Fixed Charge 19.00
Current Month 315.41
TOTAL DUE 315.41

① pago que iso de Brian

4-18-23

\$429.48

5368665
Codigo de pago
4-24-2023

BERTHA VENZOR
33555 E 152ND AVE
BRIGHTON CO 80603-0000

Account # **2952202**

Payment Due By 04/18/2023		Total Due \$315.41	
Amount Enclosed	\$	315.41	



United Power
Operation Round-Up
FOUNDATION



Pay Your Bill Online
Visit www.unitedpower.com



Pay Your Bill By Phone
Call 866-999-4485



Pay Your Bill By Mail
Return Stub with check payment

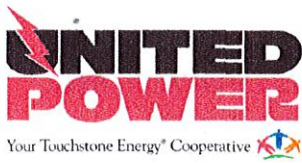
Want your small change to give back? Round-up your bill to \$316.00 and check here to enroll in our Round-Up Assistance program.

Please Make Checks Payable and Return to:

UNITED POWER
PO BOX 173703
DENVER CO 80217-3703

12





500 Cooperative Way
Brighton CO 80603-8728

www.unitedpower.com

Member Services 303-637-1300
Payments 866-999-4485
Report an Outage 303-637-1350

BERTHA VENZOR
33555 E 152ND AVE
BRIGHTON CO 80603-0000

Payment Due By 04/18/2023		Total Due \$77.32	
From Date 02/22/2023	To Date 03/27/2023	Days 33	Billing Date 03/29/2023
Service Address 33555 E 152ND RESIDENCE			
Account # 2952302	District EAST	Cycle 12	

Don't Miss the Annual Meeting!
Attend your co-op's Annual Meeting on April 12 to learn how we're *Powering a Bright Future* for you. Enjoy dinner, a co-op update, gifts, and door prizes. unitedpower.com/annual-meeting

Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
R1	1616045	4518	5069	1	551	2.336
Demand Time/Date		02/23/2023 06:45 PM				

ACTIVITY SINCE LAST BILL

Previous Balance 180.05
Payment Received - Thank You -180.05
Balance Forward 0.00

CURRENT BILLING DETAIL

Energy Charge 551 KWH @ 0.0995 54.82
Demand Charge 2.336 KW @ 1.50 3.50
Fixed Charge 19.00
Current Month 77.32

TOTAL DUE 77.32

BERTHA VENZOR 33555 E 152ND AVE BRIGHTON CO 80603-0000	Payment Due By 04/18/2023	Total Due \$77.32
Account # 2952302	Amount Enclosed \$ <u>77.32</u>	

United Power
Operation Round-Up
FOUNDATION

Want your small change to give back? Round-up your bill to \$78.00 and check here to enroll in our Round-Up Assistance program.

- Pay Your Bill Online**
Visit www.unitedpower.com
- Pay Your Bill By Phone**
Call 866-999-4485
- Pay Your Bill By Mail**
Return Stub with check payment

Please Make Checks Payable and Return to:

UNITED POWER
PO BOX 173703
DENVER CO 80217-3703

12





500 Cooperative Way
Brighton CO 80603-8728

Your Touchstone Energy® Cooperative

www.unitedpower.com

Member Services 303-637-1300
Payments 866-999-4485
Report an Outage 303-637-1350

1372 1 AV 0.471
BERTHA VENZOR
33555 E 152ND AVE
BRIGHTON CO 80603-6522

5 1372
C-5



Payment Due By 04/24/2023		Total Due \$36.75	
From Date 03/01/2023	To Date 04/01/2023	Days 31	Billing Date 04/04/2023
Service Address 33555 E 152ND AV BARN-SHOP/LAURIDSON BROS			
Account # 2952402	District EAST	Cycle 5	

Beware of Solar Scams
United Power supports our members who choose to go solar, but we don't sell solar products. Beware of vendors who claim to be working on our behalf. Are you going solar? We can help: unitedpower.com/going-solar.

Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
C1	1606517	2597	2732	1	135	0.992
Demand Time/Date		03/04/2023 06:15 PM				

ACTIVITY SINCE LAST BILL

Previous Balance 41.28
Payment Received - Thank You -41.28
Balance Forward 0.00

CURRENT BILLING DETAIL

Energy Charge 135 KWH @ 0.1031 13.92
Demand Charge 0.992 KW @ 1.50 1.49
Fixed Charge 20.00
Sales Tax 1.34
Current Month 36.75
TOTAL DUE 36.75

BERTHA VENZOR
33555 E 152ND AVE
BRIGHTON CO 80603-0000

Account # **2952402**

Payment Due By 04/24/2023	Total Due \$36.75
Amount Enclosed	\$ <u>36.75</u>

United Power
Operation Round-Up
FOUNDATION

Want your small change to give back? Round-up your bill to \$37.00 and check here to enroll in our Round-Up Assistance program.

Pay Your Bill Online
Visit www.unitedpower.com

Pay Your Bill By Phone
Call 866-999-4485

Pay Your Bill By Mail
Return Stub with check payment

Please Make Checks Payable and Return to:

UNITED POWER
PO BOX 173703
DENVER CO 80217-3703



152

Ricardo Venzor Morales

33555 E 152 Ave Brighton to 80603

Entrada

Jardin

garage

parking

Casa

entrada

entrada

E

33555

pozo llave agua

Parking Personal

Coop

Coop

Coop

Chap

puerta

Salida

10-0' mas

parking

garage

parking 10-0' mas

Corrales

Calle

pozo

pozo

Tierra

