

Rezoning Application

Colby Rezoning and Subdivision
15635 Pecos Street

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SUBDIVISION-MINOR / FINAL

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

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

1. Development Application Form (pg. 5)
2. Application Fees (pg. 2)
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
6. Subdivision Improvement Agreement (SIA) Application
7. School Impact Analysis (contact applicable District)
8. Fire Protection Report (required prior to public hearing)
9. Proof of Ownership
10. Proof of Water and Sewer Services
11. Proof of Utilities
12. Legal Description
13. Statement of Taxes Paid
14. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12)
15. Certificate of Surface Development (pg. 13)
16. Subdivision Engineering Review application (**2 hard copies**)

continued on next page...



Application Fees	Amount	Due
Minor Subdivision (final plat)	\$1,600	After complete application received
Adams County Health Dept.	\$150 (public utilities - Level 1), \$210 (individual septic system - Level 2)	After 1st Staff Review is Completed
Soil Conservation	\$100 (less than 5 lots), \$150 (more than 5 lots)	After complete application received
Colorado Geological Survey	\$600 (1-3 dwellings and less than 100 ac) \$900 (< 3 dwellings and less than 100 ac) \$1,550 (between 100 and 500 acres) \$2,500 (500 acres or more)	After complete application received
Engineering Review	\$1,000 (less than 5 lots) \$2,500 (5-25 lots) \$7,500 (greater than 25 lots)	After complete application received
Copying	\$5 per page	Prior to public hearing
Recording *Check made payable to Clerk and Recorder	\$13 first page, \$10 each additional page	Prior to public hearing
Public Land Dedication	Determined during staff review of project	Prior to public hearing

Minor Subdivision (Preliminary/Final Plat) - 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 (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation of the Project:

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

4. Site Plan Showing Proposed Development:

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

5. Copy of Plat Prepared by Registered Land Surveyor

- A map or maps together with supporting documentation of certain described land providing permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels

6. Subdivision Improvements Agreement:

- This agreement addresses the manner, timing, and responsibility of completion of all required public improvements (i.e. curb, gutter, and sidewalk)
- Shall include the Word version of the Subdivision Improvements Agreement, all exhibits, and a collateral estimate

7. School Impact Analysis:

- Contact the applicable school district for the analysis
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located

8. Fire Protection Report:

- Shall discuss the adequacy of protection within the propose subdivision and be approved by the appropriate fire district

9. 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

10. Proof of Water:

- Public utilities - 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
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587

Proof of Sewer:

- Public utilities - 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
- Private utilities - A written statement from Adams County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems

11. 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

12. 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

13. Statement of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or <https://adcotax.com/treasurer/web/>

14-15. 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.

Subdivision Engineering Review

Level 1-Storm Drainage Plan:

- A level 1 Storm Drainage Plan is a preliminary design plan showing existing and proposed site drainage features or improvements and, is intended to show how the storm drainage will be mitigated.
- See Appendix B of the Development Standards for a plan preparation checklist

Level 2-Storm Drainage Study (SDS):

- A level 2 SDS is a preliminary design report that describes the existing and proposed drainage features and, includes a hydrologic analysis of the proposed site. A Level 2 SDS also includes a drainage plan.
- See Appendix B of the Development Standards for a plan preparation checklist

Level 3-Storm Drainage Study (SDS):

- A level 3 SDS is a preliminary design report that describes the existing and proposed drainage features, includes a hydrologic analysis of the proposed site and hydraulic analysis of all proposed drainage mitigation measures. A Level 3 SDS also includes a drainage plan and construction plans for all drainage mitigation features.
- See Appendix B of the Development Standards for a plan preparation checklist

Traffic Impact Study:

- Intended to forecast and mitigate the transportation and traffic impacts of a proposed land use development or redevelopment project
- See Chapter 8 of the Adams County Development Standards for requirements

Erosion and Sediment Control Plans:

- Erosion and Sediment Control (ESC) plans are construction plans showing the proposed Best Management Practices, or BMP's, that will be used to mitigate erosion and the transport of sediment from a site under construction.
- ESC plans are often done in three (3) phases: Initial, Interim and, Final.
- These plans must also include installation details for each of the BMP's.

Construction / Engineering Design Plans:

- A set of maps and/or drawings showing how a proposed development is to be constructed.
- The plans must include:
 - site maps of the existing conditions and proposed improvements,
 - installation/construction details for all proposed improvements,
 - survey control (horizontal and vertical) for locating the improvements and,
 - all necessary specification for the products to be used.
- Construction plans are often broken out for specific improvements; for example: site plan, grading plan, waterline improvement plans, roadways improvements plans, etc.



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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

Name:

Date:

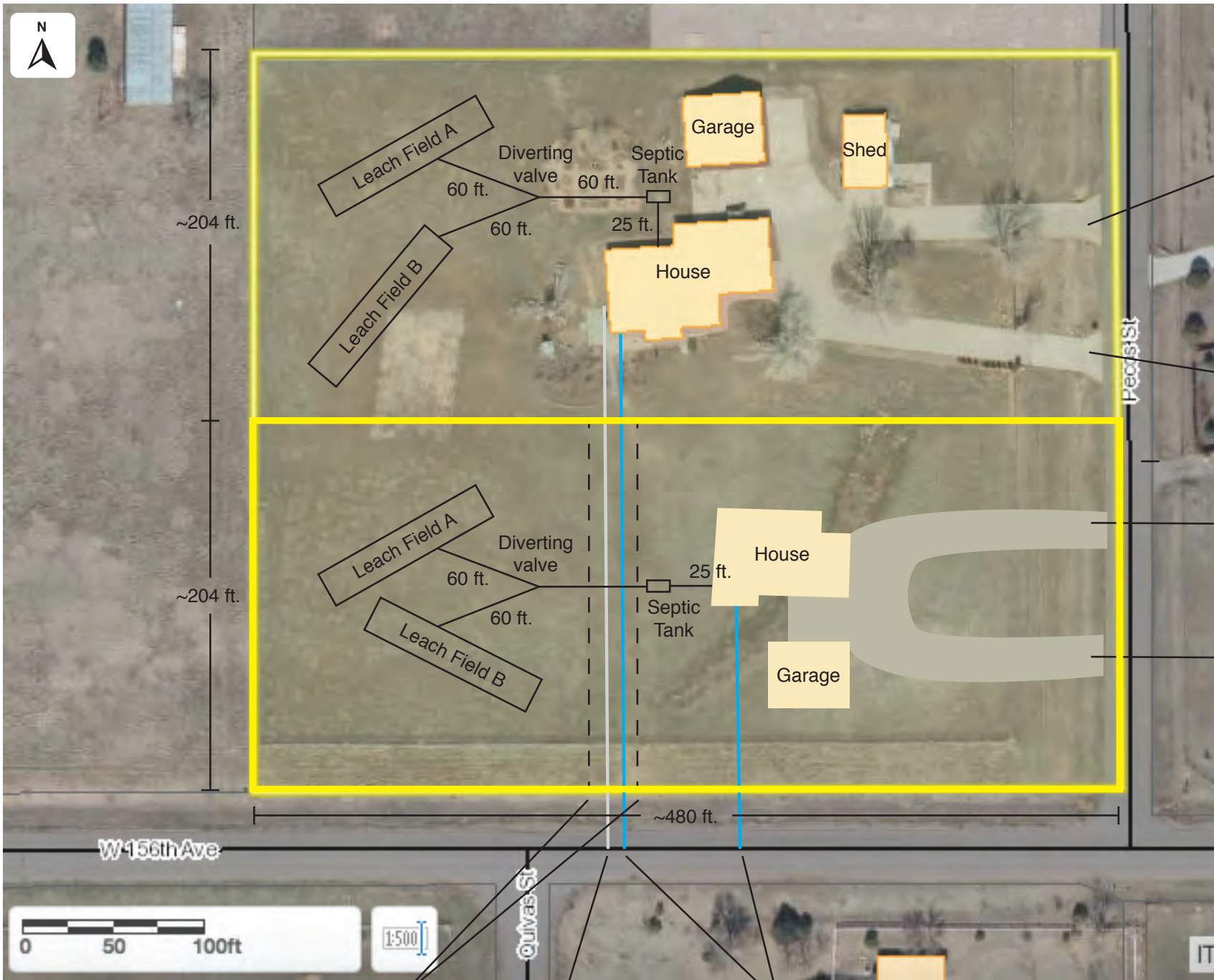
Owner's Printed Name

Name:

Owner's Signature

Written Explanation:

For the property of 15635 Pecos Street, we the owners, Ryan and Jacqueline Colby, propose to subdivide the current 4.24 acres into two 2.12-acre lots. The northern lot, on which our house is located, would remain as-is, with the exception of the relocation of the septic system and leach fields to the northwest of the current structure. The southern of these two lots would then be available for a new private, residential property to be built, with access points to Pecos Street. As the current property has access to public water through Mile High Water and utilities through Xcel Energy and United Power, both lots would have access to water and utilities. The southern lot would be able to develop its own septic system and leach fields for sewage.



Access Point 1 to Pecos

Access Point 2 to Pecos

Access Point 1 to Pecos (20 ft. wide)

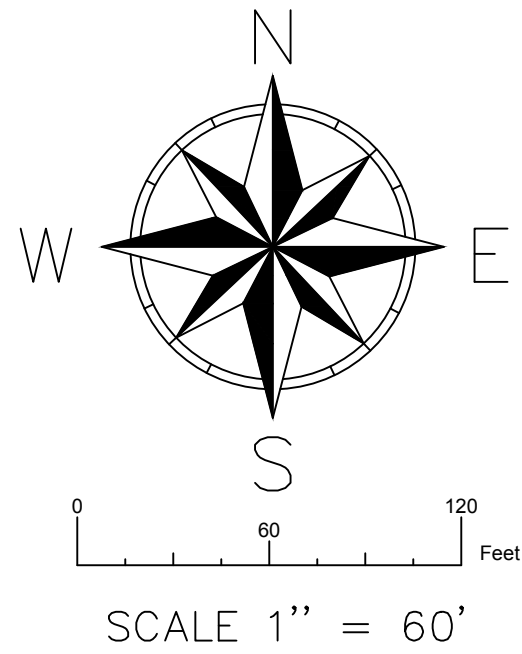
Access Point to Pecos (20 ft. wide)

Easements (dotted lines)

Natural Gas Pipeline (grey line)

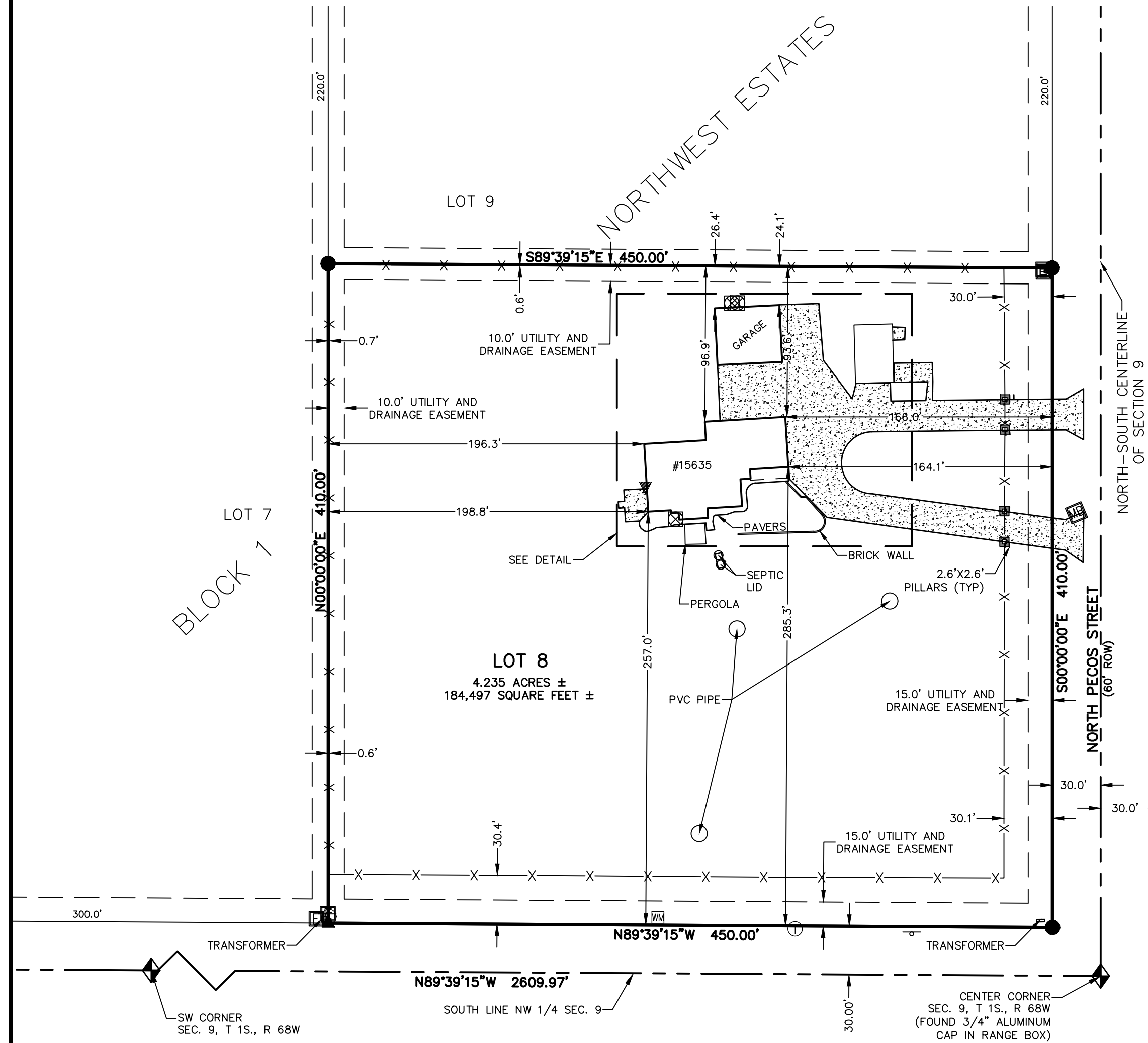
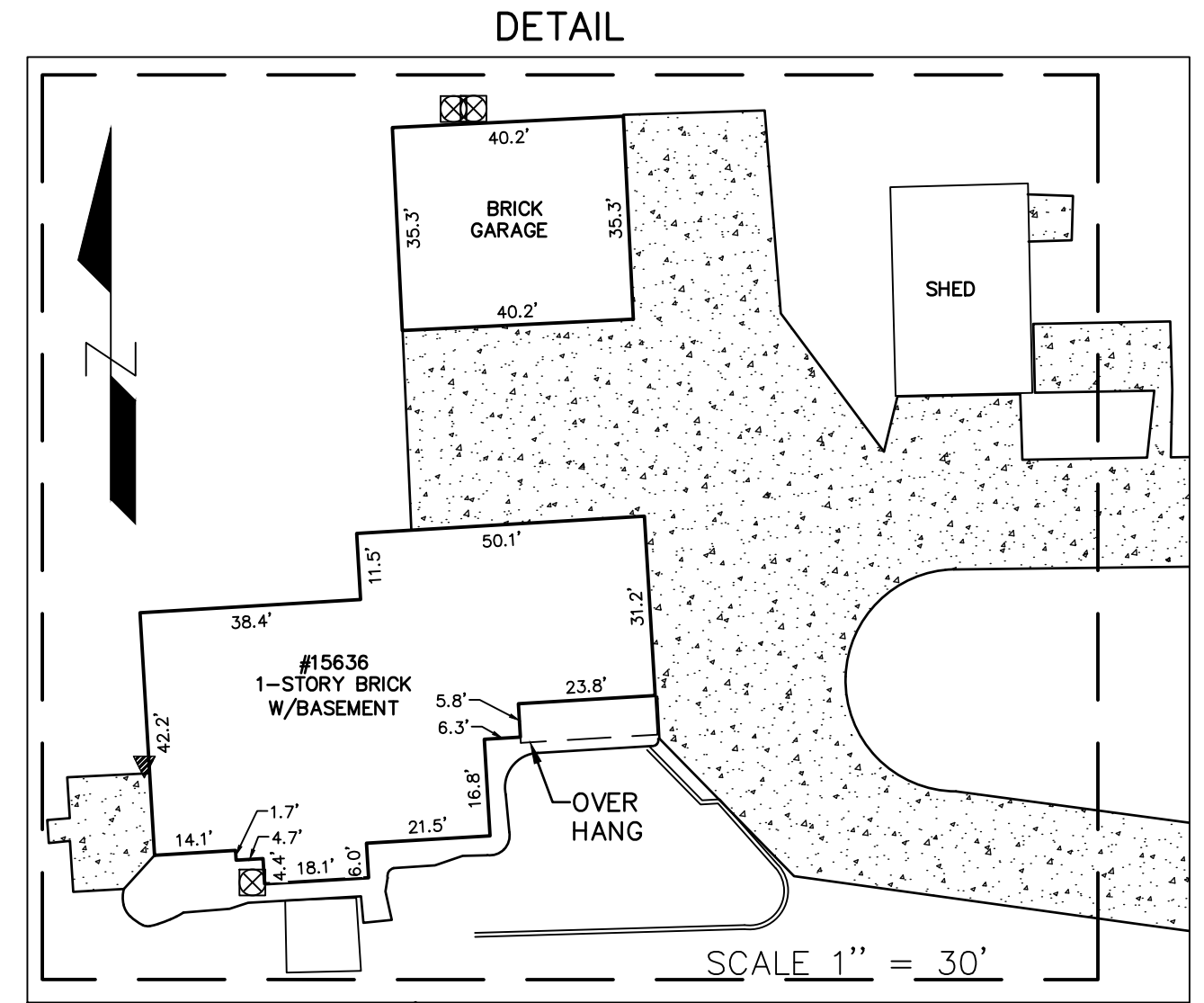
Mile High Water Lines (blue lines)

All leach fields: 100x20 ft.



LEGEND

- | | | | |
|--|--------------------------------------|--|------------------------------|
| | EXISTING SECTION CORNER AS DESCRIBED | | AC UNIT |
| | FOUND NO. 4 REBAR AND NO CAP | | GAS METER |
| | FOUND NO. 5 REBAR AND CAP PLS 24302 | | SIGN |
| | WATER METER | | TELECOMMUNICATIONS ENCLOSURE |
| | ELECTRICAL METER | | GATE POST |
| | ELECTRICAL PANEL | | FENCE LINE |
| | MAILBOX | | CONCRETE |



LEGAL DESCRIPTION: (FRO SPECIAL WARRANTY DEED RECEPTION NO. 2023000018592)

LOT 8, BLOCK 1, NORTHWEST ESTATES, COUNTY OF ADAMS, STATE OF COLORADO.

BASIS FOR BEARINGS:

THE EAST LINE OF LOT 8, BLOCK 1, NORTHWEST ESTATES IS ASSUMED TO BEAR S0°00'00"E MONUMENTED AS SHOWN.

NOTICE:

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

THE LINEAL UNITS USED AND SHOWN HEREON IS U.S. SURVEY FOOT. THE FENCE DIMENSION(S) INDICATE ON WHICH SIDE OF THE LINE THE FENCE IS ON.

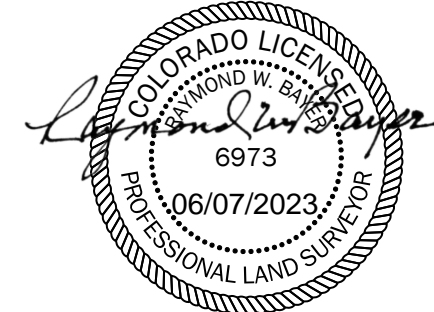
THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS SITE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT OF LAND.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS.

EXCEPT AS SHOWN OR SPECIFICALLY STATED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. J1019647, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS. THIS IMPROVEMENT SURVEY PLAT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. CLIENT DID NOT REQUEST RIGHTS-OF-WAY AND EASEMENTS TO BE SHOWN ON THIS PLAT. THIS PLAT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE WITHIN THE STATE OF COLORADO. THIS PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED

CERTIFICATE OF SURVEY:

I, RAYMOND W. BAYER, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON JUNE 1, 2023; THAT THE ATTACHED IMPROVEMENT SURVEY PLAT CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, FENCES, DITCHES, RESERVOIRS, AND OTHER IMPROVEMENTS SITUATED ON SAID PREMISES; THAT, EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY VISIBLE, OR OTHERWISE KNOWN TO ME ON, ACROSS OR AFFECTING SAID PREMISES; AND, EXCEPT AS SHOWN, THAT THERE ARE NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.



RAYMOND W. BAYER
REG. P.L.S. NO. 6973

COUNTY SURVEYOR'S CERTIFICATE:

DEPOSITED THIS ____ DAY OF _____ 20____ AT ____ .M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS / RIGHTS OF WAY SURVEYS AT PAGE _____ RECEPTION NO. ____ . THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

COUNTY SURVEYOR

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON ST., NO. 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 FAX: (303) 452-4515

CAD FILE: 23072/23072.DWG REVISIONS:

IMPROVEMENT SURVEY PLAT

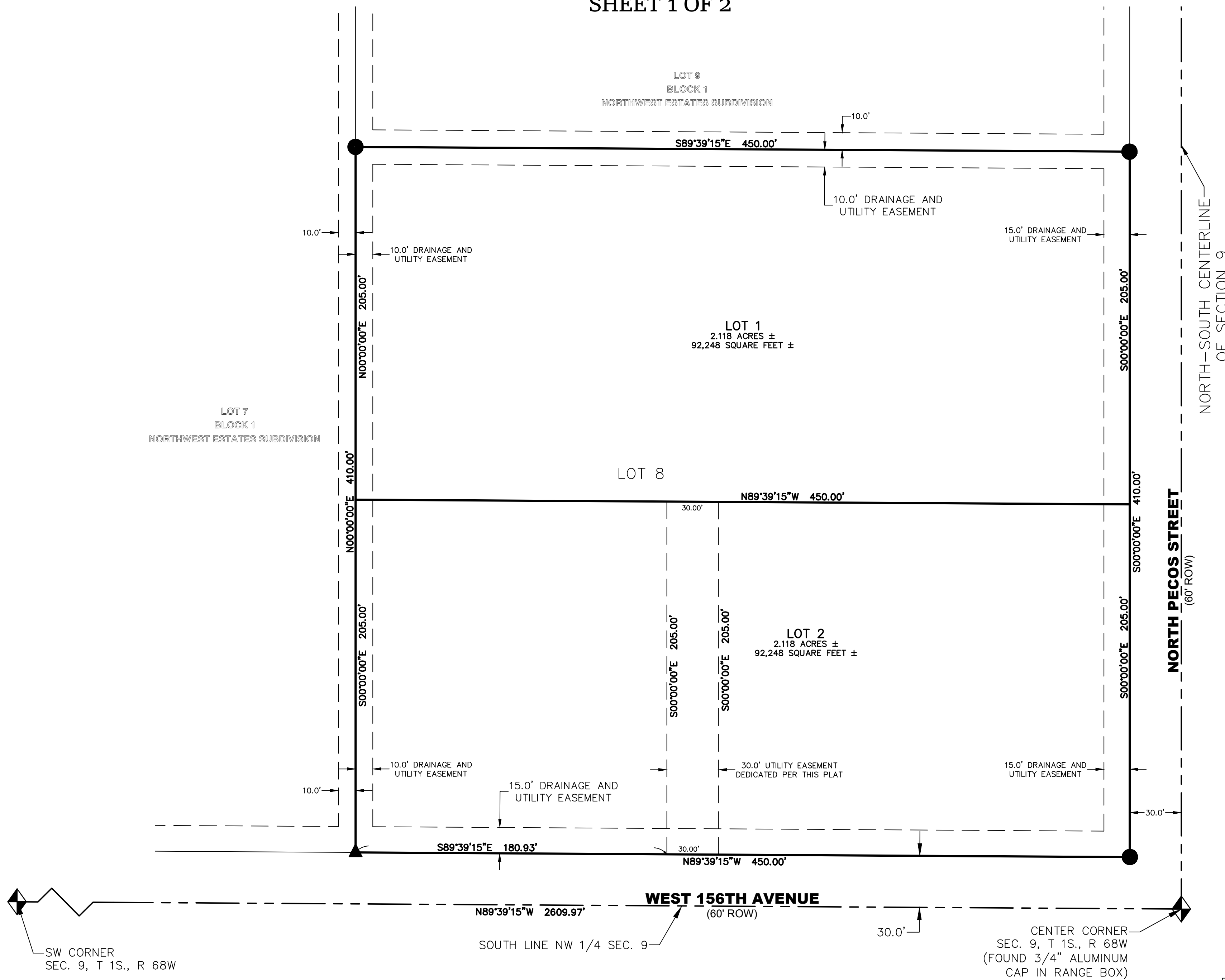
LOT 8, BLOCK 1, NORTHWEST ESTATES, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SCALE: 1"=60'	DATE: JUNE 1, 2023	DRW BY: E.A.B.	CKD BY: R.W.B	PROJ NO: 2023-072
BOOK: 728	PAGE: 2	FILE NO: 9-18-29L	SHEET NO: 1 OF 1	

COLBY SUBDIVISION

A RESUBDIVISION OF LOT 8, BLOCK 1, NORTHWEST ESTATES
LYING IN THE NW 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 68W
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2



PREPARED BY:

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303)452-4433
RWSURVEYING@HOTMAIL.COM
CAD FILE: 23072/23072.DWG
SHEET 1 OF 2
DATE PREPARED: OCTOBER 20, 2023

September 30, 2023

Mrs. Jacquie Colby
jacquie.t.colby@gmail.com
Mr. Ryan Colby
rscolby@gmail.com

RE: 15635 Pecos St. Subdivision

Dear Mrs. and Mr. Colby,

Thank you for inquiring about the impact to the school district as a result of your request to subdivide a 4.24-acre lot in into two lots to allow for the construction of one additional single-family detached unit.

The District has reviewed the development proposal in terms of (1) available school capacity, (2) required land dedications and/or cash-in-lieu fees and (3) transportation/access considerations. After reviewing the above proposal, **the School District finds that it has no objections to your subdivision request.** The reason for this position follows:

1. School Capacity.
 - a. 15635 Pecos St Colorado Boulevard is currently served by Meridian Elementary School, Rocky Top Middle School and Legacy High School. We estimate a yield of 1 elementary student, 1 middle school student and 1 high school student. Capacity at these schools is expected to be sufficient for the proposed subdivision.
2. Land Dedication or cash-in-lieu.
 - a. The size and location of the development indicate that the school district land requirement should be made in the form of cash in lieu of land dedication as per the Adams County Development Standards and Regulations, Section 5-05-04-05.
3. Transportation/Access Considerations
 - a. There are no transportation or access concerns.

We appreciate your and the County's cooperation and the opportunity to comment on issues of interest to the County and the District. If you have any further questions or concerns regarding this referral, please contact me via email at pat.hamilton@adams12.org or phone at 720-972-4288.

Sincerely,



Pat Hamilton, Chief Operating Officer



Fire Prevention Division
101 Spader Way
Broomfield, Colorado 80020
720-887-8217 Fax 720-887-8336
www.northmetrofire.org

Steven Gosselin
Division Chief

June 28, 2023

Mr. David DeBoskey
Planner II, Community and Economic Development
Adams County, Colorado
4430 S. Adams County Parkway
Brighton, CO 80601

Via e-mail: ddeboskey@adcogov.org

Re: VSP2023-00014

Dear Mr. DeBoskey:

The North Metro Fire Rescue District's Fire Prevention Division has completed a review of the Lot Size Variance request by Ryan Colby Property to be located at 15635 Pecos Street in Broomfield, Colorado. Currently, the Fire District has no comments on the proposed change to this property.

If you have any questions regarding these comments, please contact me at 303-252-3546 or at mprill@northmetrofire.org.

Respectfully,

Michael Prill

Michael Prill
Fire Prevention Specialist
ICC (International Code Council) Inspector II #5280715 - Exp 8/31/2024
CO DFPC (Division of Fire Prevention and Control) Fire Inspector II #186207310 - Exp 3/19/2024

MP/mp

cc: Mr. Justin Blair, Chief Building Official, Adams County Building Safety Division.
Ms. Heather Whitaker, Plans Examiner I, Adams County Building Safety Division.
EPermit Center, All Permit Technicians receive this, Community and Economic Development.

mp.06.03.23

SPECIAL WARRANTY DEED

State Doc Fee: \$130.50
Recording Fee: \$18.00

THIS DEED is dated the 4th day of April, 2023, and is made between
(whether one, or more than one),

Vimonh Chittarath and Viengvone Chittarath

the "Grantor" of the County of and State of and

Ryan Colby and Jacqueline Colby

as Joint Tenants, (whether one, or more than one), the "Grantee", whose legal address is 15635 Pecos Street,
Broomfield, CO 80023 of the County of and State of .

WITNESS, that the Grantor, for and in consideration of the sum of , the receipt and sufficiency of which is hereby
acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs
and assigns forever, all the real property, together with any improvements thereon, located in the City
and County of Adams
and State of Colorado described as follows:

Lot 8, Block 1, NORTHWEST ESTATES, County of Adams, State of Colorado.
also known by street address as: 15635 Pecos Street, Broomfield, CO 80023

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

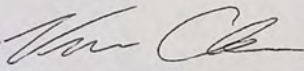
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto
the Grantee, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs
and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will **WARRANT THE TITLE**
AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the
heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof,
by, through, or under the Grantor except and subject to:

Together with all water and water rights apportioned to, appurtenant to and used on the land owned by the
grantor, if any.

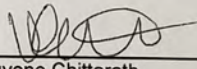
Together with all mineral and mineral rights apportioned to, appurtenant to and used on the land owned by the
grantor, if any.

Subject to general taxes for the calendar year 2022 and subsequent years, rights of third parties not show by
the public records of which Grantee has actual knowledge, inclusion of the property within any special taxing
district, all things of public record to include but not limited to (1.) Declaration of covenants, (2.) Easements of all
types, (3.) Restrictions of all types, (4.) Reservations of all types, (5.) Grazing leases, and (6.) Mineral rights
owned by Grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.



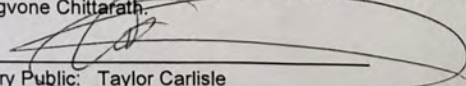
Vimonh Chittarath



Viengvone Chittarath

State of Colorado
County of Adams

The foregoing instrument was acknowledged before me this 4th day of April, 2023 by Vimonh Chittarath and
Viengvone Chittarath.



Notary Public: Taylor Carlisle
My Commission Expires: _____

ALEX TAYLOR CARLISLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964012308
MY COMMISSION EXPIRES JULY 27, 2024



Mile High Water Company
MHWC

PO Box 434
Broomfield, CO 80038

April 26, 2023

Ryan Colby
15635 Pecos Street
Broomfield, CO 80023

Dear Mr. Colby,

This letter is confirmation that Mile High Water Company has available taps to purchase upon request.

Sincerely,

Renee Loewen
Mile High Water Company – Accountant
720 272-3054



05/15/2023

Adams County Building Department

RE: Confirmation of intent to allow Onsite Wastewater Treatment System development on subdivided property at current address 15635 Pecos St, Broomfield, CO 80023

This letter is regarding Jacquie Colby's request for a "will-serve" letter from Adams County Health Department (ACHD) for a septic system permit for a parcel that she intends to subdivide from her current property at 15635 Pecos St, Broomfield, CO 80023. Please note that while this address is listed as being in Broomfield, CO, the entire existing property lies within Adams County, CO rather than Broomfield County, CO.

ACHD will allow the construction of an Onsite Wastewater Treatment System (OWTS) for a new home on the subdivided parcel as long as the following stipulations are met:

1. A new OWTS installation application and application fee is received for the septic system for the new home prior to starting construction of the OWTS.
2. The OWTS must have its own distinct OWTS design document with soil investigation work submitted with the application.
3. The applicant may choose anyone with a Professional Engineer's license valid in the State of Colorado to complete the soil investigation work and/or to design the OWTS system. Under certain circumstances as defined in ACHD Regulation O-22, the applicant may instead choose to use a Competent Technician to complete the soil investigation work and/or the design.
4. The site will be visited by ACHD for a site evaluation prior to approval and issuance of the OWTS permit. ACHD will verify the proposed design onsite as part of the design evaluation.
5. Once ACHD issues the permit for the OWTS, installation of the OWTS may begin. The applicant or general contractor may choose any installer to complete the installation of the OWTS, provided the installer is licensed by ACHD throughout the duration of the OWTS installation process.
6. The OWTS will be inspected by ACHD after construction and prior to backfill. The OWTS will be given final approval after all deficiencies are corrected and all documentation is received.

If you have any further questions, please contact me and I will be happy to help clarify any issues I can.

Best,



Kian McIntosh (he/him)

Environmental Health Specialist I, Water Program


ADAMS COUNTY HEALTH DEPARTMENT

7190 Colorado Blvd, Suite 200

Commerce City, CO 80022

303-319-4067 | kmcintosh@adcogov.org | www.adamscountyhealthdepartment.org



Your Touchstone Energy® Cooperative 

May 10, 2023

Jacqueline Colby
15635 N Pecos St
Broomfield, CO 80023

Dear Jacqueline Colby:

United Power is the provider of electric service for 15635 N Pecos St, located in the town of Broomfield, County of Broofield, State of Colorado. 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 303-637-1328.

Sincerely,

Marjorie Zamora

Marjorie Zamora
System Design Project Support Specialist



WILL SERVE LETTER

May 15, 2023

Jacque Colby
15635 North Pecos Street
Broomfield, CO 80023

Re: Gas Service at 15635 North Pecos Street, Broomfield

Dear Adams County,

This letter is to confirm that Xcel Energy is your utility provider for natural gas. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas facilities can be made available to serve the project at 15635 North Pecos Street, Broomfield, CO 80023. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Xcel Energy's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one - line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction*** - the site ready information can be found on our website at [viewed at Construction and Inspection | Xcel Energy](#).

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Mark Gorsuch
Xcel Energy Planner
(303) 285-6592

Mailing address: Public Service Company of Colorado
2655 N 63rd St
Boulder, CO 80301

Legal Description:

SUB:NORTHWEST ESTATES BLK:1 LOT:8



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0014094
Parcel 0157309001008
Assessed To
CHITTARATH VIMONH AND
C/O:CHITTARATH VIENGVONE
15635 PECOS ST
BROOMFIELD, CO 80023-7411

Certificate Number 2023-227070
Order Number SWAD_1960835ST
Vendor ID 2
DATA TRACE
30005 LADYFACE CT STE 200
AGOURA HILLS, CA 91301

Handwritten signature and note:
Seller paid at closing

Legal Description
SUB:NORTHWEST ESTATES BLK:1 LOT:8

Situs Address
15635 PECOS ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$6,283.64	\$0.00	\$0.00	(\$3,141.82)	\$3,141.82
Total Tax Charge					\$3,141.82
First Half Due as of 03/02/2023					\$0.00
Second Half Due as of 03/02/2023					\$3,141.82

Tax Billed at 2022 Rates for Tax Area 135 - 135

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$198.07	RES IMPRV LAND	\$169,000	\$11,750
NORTH METRO FIRE RESCUE	14.7380000	\$807.49	SINGLE FAMILY RES	\$619,272	\$43,040
ADAMS COUNTY	26.9670000	\$1,477.52	Total	\$788,272	\$54,790
SD 12	68.3660000	\$3,745.77			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$5.48			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$49.31			
Taxes Billed 2022	114.6860000	\$6,283.64			

* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT 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.

Handwritten signature of Lisa L. Culpepper



4430 S. Adams County Parkway
Brighton, CO 80601

File No./Escrow No.: 1960835
Officer/Escrow Officer: Taylor Carlisle

Stewart Title Company
12110 N Pecos St
Ste 150
Westminster, CO 80234
(303) 301-7222

Property Address: 15635 PECOS STREET
BROOMFIELD, CO 80023 (ADAMS)
(0157309001008, R0014094)

Borrower: RYAN COLBY

JACQUELINE COLBY

Seller: VIMONH CHITTARATH

VIENGVONE CHITTARATH

Settlement Date: 4/4/2023

Description	Borrower	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$1,305,000.00	
Deposit		\$15,000.00
Seller Credit for Closing Costs and Prepays		\$12,985.00
Subordinate Financing Proceeds from Alliant Credit Union		\$255,229.00
Prorations		
County Taxes 1/1/2023 to 4/4/2023 @ \$6,283.64/Year		\$1,601.04
New Loans		
Loan Amount		\$787,750.00
Appraisal Fee to SWBC Mortgage Corporation	\$600.00	
Credit Report to SWBC Mortgage Corporation	\$110.00	
Flood Certification to SWBC Mortgage Corporation	\$11.50	
Prepaid Interest (161.8700 per day from 4/4/2023 to 5/1/2023)	\$4,370.49	
Homeowner's Insurance Premium (12 mo.) to Auto Owners Insurance	\$2,775.44	
Homeowner's Insurance \$231.29 per month for 3 mo.	\$693.87	
Property Taxes \$523.64 per month for 2 mo.	\$1,047.28	
Aggregate Adjustment	-\$231.37	
Administrative Fee to SWBC Mortgage Corporation	\$1,055.00	
Title Charges		
Title - Lender's Title Insurance to Stewart Title Company	\$781.00	
Title - ALTA 22-06 Location - (with policy) Included Endorsement(s) to Stewart Title Company		
Title - ALTA 8.1 Environmental Protection Lien 7-1-21 - Included Endorsement(s) to Stewart Title Company		
Title - ALTA 9.10-06 REM-Current Violations - Included Endorsement(s) to Stewart Title Company		
Title - CO 110.1 LP Deletion of Exception Endorsement(s) to Stewart Title Company		
Title - e Record Fee (Buyer/Borrower) to Rocky Mountain Recording Services (R)	\$15.00	
Title - Settlement or closing fee to Stewart Title Company	\$190.00	
Title - Tax Certificate Fee to Rocky Mountain Recording Services (R)	\$35.00	
Title - Lender CPL to Stewart Title Company (STG Remittance for Stewart Title Guaranty: \$25.00)	\$25.00	
Title - Miscellaneous Escrow Charges - Settlement or Closing Fee/Lender Loan Package to Stewart Title Company	\$425.00	
Title - Recording Svc Fee to 3rd Party Provider to Rocky Mountain Recording Services (R)	\$30.00	
Title - Secured Wiring Instruction Service to Stewart Title Company	\$20.00	
Government Recording and Transfer Charges		
Recording fees: Deed to County Recorder \$18.00	\$18.00	
Recording Fees: Mortgage to County Recorder \$68.00	\$68.00	
State Deed Tax/Stamps to County Recorder	\$130.50	
Power Of Attorney Recording Fee to Rocky Mountain Recording Services (R) \$13.00	\$13.00	
	Debit	Credit
Subtotals	\$1,317,182.71	\$1,072,565.04
Due From Borrower		\$244,617.67
Totals	\$1,317,182.71	\$1,317,182.71

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be report on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

Rezoning Application

Colby Rezoning and Subdivision
15635 Pecos Street

Contents:

- [Application Checklist.....2](#)
- [Development Application Form.....5](#)
- [Written Explanation of the Project.....7](#)
- [Site Plan Showing Proposed Development.....8](#)
- [Neighborhood Meeting Summary.....9](#)
 - [Comments from Neighbors.....11](#)
- [Proof of Ownership.....20](#)
- [Proof of Water.....21](#)
- [Proof of Sewer.....22](#)
- [Legal Description.....24](#)
- [Certificate of Taxes Paid.....25](#)



REZONING (Zoning Map Amendment)

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

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

- 1. Development Application Form (pg. 4)
- 2. Application Fees (see table)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development, including:
 - a. Proposed Building Envelope
 - b. Parking Areas
 - c. Site Access
 - d. Landscape Areas
- 5. Trip Generation Letter
- 6. Preliminary Drainage Analysis
- 7. Neighborhood Meeting Summary
- 8. Proof of Ownership (warranty deed or title policy)
- 9. Proof of Water and Sewer Services
- 10. Legal Description
- 11. Certificate of Taxes Paid
- 12. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 6)
- 13. Certificate of Surface Development (pg. 7)

Applications Fees	Amount	Due
Application	\$1,600	After complete application received

Rezoning Guide to Development Application Submittal

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

3. Written Explanation of the Project:

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

4. Site Plan Showing Proposed Development:

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

5. Trip Generation Letter:

- Shall be determined based upon the methodologies of the most current, Institute of Transportation Engineers (ITE) Trip Generation Manual for the weekday AM peak hour and weekday PM peak hour

6. Preliminary Drainage Analysis:

- A general narrative discussing the pertinent drainage characteristics and problems, and proposed drainage characteristics if the subdivision is approved

7. 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

8. 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

9. Proof of Water:

- Public utilities-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
- Private utilities- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587

Proof of Sewer:

- Public utilities-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
- Private utilities-A written statement from Adams County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems

10. 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

11. Certificate of Taxes Paid:

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

12. and 13. 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.



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

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

Written Explanation:

For the property of 15635 Pecos Street, we the owners, Ryan and Jacqueline Colby, propose to rezone the property from A-1 to RE, so that we may subdivide the current 4.24 acres into two 2.12-acre lots. The northern lot, on which our house is located, would remain as-is, with the exception of the relocation of the septic system and leach fields to the northwest of the current structure. The southern of these two lots would then be available for a new private, residential property to be built, with access points to Pecos Street. As the current property has access to public water through Mile High Water and utilities through Xcel Energy and United Power, both lots would have access to water and utilities. The southern lot would be able to develop its own septic system and leach fields for sewage.



Access Point 1 to Pecos

Access Point 2 to Pecos

Access Point 1 to Pecos (20 ft. wide)

Access Point to Pecos (20 ft. wide)

Shed

Garage

Septic Tank

House

Diverting valve

Leach Field A

Leach Field B

~204 ft.

House

Garage

Septic Tank

Diverting valve

Leach Field A

Leach Field B

25 ft.

60 ft.

60 ft.

~204 ft.

~480 ft.

W 156th Ave

0 50 100ft

All leach fields: 100x20 ft.

Mile High Water Lines (blue lines)

Natural Gas Pipeline (grey line)

Easements (dotted lines)

Written Summary of Neighborhood Meeting:

Prior to the neighborhood meeting, we received four emails regarding our proposal to rezone: one offered support of the proposal and three were in opposition. At the meeting, four people—representing three of the invited fifteen households—were in attendance. Those in attendance were: Ryan and Jacquie Colby (applicants), Alex Abeyta (technical representative), Aaron and Sarah Brucker, Charles Constance, and Barbara Binder (neighbors).

The concerns expressed in the emails and in person at the meeting included a general sense that rezoning from A-1 to RE would impact the “spirit of the neighborhood.” Our neighbors fear that rezoning would set a precedent for others to do the same, which would in theory lead to a higher population density and a less rural feel. One neighbor expressed concern over having a “patchwork” of zoning. Two households expressed concern about the specific location of the proposed subdivision—one expressed concern about the proximity a new house would have to their own, and the other expressed concern about losing their view of the mountains.

The concerns regarding the agricultural look and feel of the neighborhood should be assuaged by the fact that our proposed lot sizes are similar to many other nearby properties and are therefore consistent with the already-existing rural nature of the neighborhood. Of our 135 nearest neighbors, 109 have under 2.5 acres. Most of these lots are approximately 2.2 acres, and some are as small as 1 acre. Our two 2.12-acre lots are therefore similar in size to what already exists and will not detract from the agricultural “spirit” of the neighborhood.

In addition, since A-1 and RE are also under the future land use designation of Residential Low, neighbors should find that even when rezoned to RE, our property will comply with the goals of the comprehensive plan for this area.

Other concerns regarded septic tanks, leach fields, and drainage. These concerns will be addressed adequately through the drainage analysis required in the application process.

A final concern voiced by our neighbors regarded an increase in traffic on 156th Avenue. These concerns will be addressed by the required traffic analysis and Trip Generation Letter submitted with our application.

Neighbors who would like to remain informed:

Vanessa and Ian Sievewright
vsacchi@gmail.com

Sharon and Peter Doyle
doyle.peter.1@gmail.com

Kathy Bogard
denverkathy001@gmail.com

Aaron and Sarah Brucker
bigwheels30@yahoo.com
720-235-9485
15630 Pecos St
Broomfield, CO 80023

Charles Constance
chuckaloretta@yahoo.com
303-920-2962
15675 Pecos St
Broomfield, CO 80023

Barbara Binder
brednib@gmail.com
303-250-5620
15583 Quivas St
Broomfield, CO 80023

15635 Pecos st lot subdivision

Mon, May 8,

7:27 PM

Qaisar Khan <qaisar99@gmail.com>

to Sergiy, me,

rscolby@gmail.com

Hello Neighbors:

We got your letter today and we are very much in support of you subdividing the property. We are in a similar boat where we want to subdivide our lot into three residential lots.

Let us know how we can support each other. We'd be happy to help in anyway we can.

Thank you

Qaisar & Sergiy

15549 Navajo St,

Broomfield, CO 80023

--

Qaisar M Khan, M.D, F.A.C.C, F.S.C.A.I,

Endovascular Interventional and Implant Cardiologist,

Denver, CO

Wed, May 10,
12:56 PM

Vanessa Sievewright
<vsacchi@gmail.com>

to rscolby@gmail.com,
me, Ian

Dear Ryan and Jacquie,

Thank you for informing me of the informational neighborhood meeting. Let me be the first to welcome your family to our wonderful neighborhood! I unfortunately will not be able to attend (the time of the meeting conflicts with bathtime), but I did want to express that I do vehemently disagree with the rezoning of the property. This is an agricultural neighborhood with hobby farms, horses, irrigation rights, and farm animals. I think that changing the zoning is not in the spirit of our neighborhood, and that greater residential density negatively impacts those of us that live and play in our neighborhood for which this lovely place was created and designed. I often ride my horse in the neighborhood, and if this rezoning precedent was created, developers will be swooping up all properties to cannibalize our neighborhood for profit with reckless disregard for all the reasons that make it so incredibly special, bucolic, and peaceful. Moreover, more homes on smaller properties mean more cars and people (that don't fit into the original design of the neighborhood), and subsequently makes riding our horses, walking our dogs, and strolling with our babies increasingly dangerous. I am not trying to be hyperbolic, one child named Teinzen was killed several years ago by a car near the corner of 156th and Lipan. I encourage you to try to embrace the unique beauty and utility of our neighborhood, without trying to change the reasons why we all love to live here.

Sincerely,

Vanessa and Ian Sievewright

--

Vanessa Sievewright, MA, CCC-SLP

Requested Rezoning

Wed, May 17,

6:52 PM

Peter Doyle

<doyle.peter.1@gmail.com>

to rscolby, me, Sharon

Hello, Jacquie and Ryan,

Welcome to you and your family. This is certainly a great, quiet, sparsely-populated section of Unincorporated Adams County, and we love it here. Sharon runs a horse riding stable, and we often have trail rides along the road on 156th, Pecos, Navajo, etc., as this is a signed agricultural, rural neighborhood, including Mustang Acres, Northstar Estates, and the north side of 156th. Many strollers, dogs, bikes, and wheelchairs go by every day on 156th.

We raised 2 grown children here, have lived in our home at 15589 Navajo for 22 years, and have adored the view from our house and pasture to the North West, of the Continental Divide and especially Longs Peak, through a narrow view corridor between your home and the home west of you. That view is seen prominently on the Running Wolf Riding Center website, and is a selling point to our Clients. Everyone loves the setting here and that view. Any home on the south of your property would obliterate that view for us.

Your home must have a really majestic view. We would like to maintain our small view, and will defend it any way we can. You wouldn't want a home to spring up west of your house for the same reason.

As each year passes, the traffic on 156th increases, with not only cars, but semi dump trucks, construction machinery, garbage trucks, and landscapers all day, 7 days a week now. We do not need more traffic. Even one additional home would mean a year of construction, which 156th

and the neighborhood cannot support. And each home that goes in anywhere nearby is another reason to widen 156th. Yes, change is inevitable, but some things are worth defending. The A-1 zoning and our quality of life is at the top of that list.

Could you provide a current survey map showing the variances and easements within the 4.24 acres? While I was a previous Secretary of the Board of Mustang Acres Water Company, a property was subdivided, but it turned out that the remaining piece would be too small to build on, due to accidental omissions during the division process, after much time and effort,. It would be good to see the exact acreages before we wade through all of this.

It's a bit sad and ironic that only a month after moving in, you want to sell off property, increase our neighborhood density, and in essence ruin the agricultural, pastoral setting which is here, which you say is the reason you moved here.

You are basically asking us to welcome you, as neighbors, when you are acting as developers, disregarding the established neighbors already here.

Will you be offering anything at the informational meeting that you have not provided thus far? I'm not sure we want to be there.

With all due respect, you are absolutely welcome here as a family as anyone would be, but any building on the south of your property will be strongly opposed by us, and we suspect, will be opposed by others.

Sincerely,

Sharon and Peter Doyle

Subdividing and rezoning 15635 Pecos St

Sun, May 21,

8:45 AM

Kathy Bogard

<denverkathy001@gmail.com>

to rscolby@gmail.com, me

Hello Ryan and Jacquie and Joshua,

First, welcome to the neighborhood. I hope you are enjoying your new home.

I wanted to let you know my thoughts and feeling on the rezoning and subdivision of your property on 15635 Pecos St into much smaller lots.

I do not want this to occur because we moved out here over 30 years ago and specifically purchased a larger property to get more space in between us and the neighbors as well as large gardens and the ability to have horses. If we wanted higher density housing we would have saved over selves money and purchased a smaller lot but we spent more money to get a larger lot. What would benefit you financially would unfortunately be highly detrimental to us and to be clear I do not want this. Please be aware that some/the majority of the other neighbors feel the same way as I.

In addition, I do not want any type of rezoning from A-1 to RE. We moved out here specifically to obtain A-1 zoning and do not want any precedence being established to be re-zoned to RE. The taxes are higher for RE than A-1.

We do not have anything against you and have not even met you. We do not want smaller lot sizes. We moved here to get the larger lots and for A-1 zoning.

There may also be significant issues with septic tanks and leech fields on smaller lots along with storm water drainage and access roads to Pecos or 156th. Adams has a long list of requirements on these matters.

Comments:

We really like the low-density look and feel of this area. It is the reason we purchased our property and we don't want to lose that. A new home in the front part of your property would be directly in our living room and kitchen windows as opposed

Contact Information (Optional):

Name(s) Aaron and Sarah Brucher

Address 15630 Pecos St Broomfield, CO 80023

Email bigwheels3@yahoo.com

Phone (720) 235-9485

Comments:

CONCERNS about rezoning precedent

Do NOT like increasing population density

Contact Information (Optional):

Name(s) Charles Constance

Address 15675 fecos ST.

Email chunsta.loretta@yahoo.com

Phone 3039202962

Comments:

Concerns about precedent of RE rezoning
Bought in this neighborhood due to A-1 zoning
Having a patchwork of zoning is not a good idea
Concerns about storm water drainage & location of
leach fields. Increase in non permeable surface area
when there are already drainage issues is worrisome

Contact Information (Optional):

Name(s) Barbara Dinder

Address 15583 Quivas St.

Email bredrib@gmail.com Phone 303-250-5620

SPECIAL WARRANTY DEED

State Doc Fee: \$130.50
Recording Fee: \$18.00

THIS DEED is dated the 4th day of April, 2023, and is made between
(whether one, or more than one),

Vimonh Chittarath and Viengvone Chittarath

the "Grantor" of the County of and State of and

Ryan Colby and Jacqueline Colby

as Joint Tenants, (whether one, or more than one), the "Grantee", whose legal address is 15635 Pecos Street,
Broomfield, CO 80023 of the County of and State of .

WITNESS, that the Grantor, for and in consideration of the sum of , the receipt and sufficiency of which is hereby
acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs
and assigns forever, all the real property, together with any improvements thereon, located in the City
and County of Adams
and State of Colorado described as follows:

Lot 8, Block 1, NORTHWEST ESTATES, County of Adams, State of Colorado.
also known by street address as: 15635 Pecos Street, Broomfield, CO 80023

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

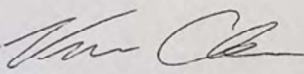
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto
the Grantee, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs
and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will WARRANT THE TITLE
AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the
heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof,
by, through, or under the Grantor except and subject to:

Together with all water and water rights apportioned to, appurtenant to and used on the land owned by the
grantor, if any.

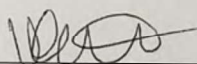
Together with all mineral and mineral rights apportioned to, appurtenant to and used on the land owned by the
grantor, if any.

Subject to general taxes for the calendar year 2022 and subsequent years, rights of third parties not show by
the public records of which Grantee has actual knowledge, inclusion of the property within any special taxing
district, all things of public record to include but not limited to (1.) Declaration of covenants, (2.) Easements of all
types, (3.) Restrictions of all types, (4.) Reservations of all types, (5.) Grazing leases, and (6.) Mineral rights
owned by Grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.



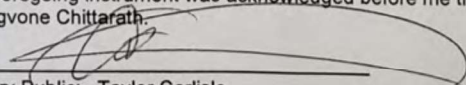
Vimonh Chittarath



Viengvone Chittarath

State of Colorado
County of Adams

The foregoing instrument was acknowledged before me this 4th day of April, 2023 by Vimonh Chittarath and
Viengvone Chittarath.



Notary Public: Taylor Carlisle
My Commission Expires: _____

ALEX TAYLOR CARLISLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964012308
MY COMMISSION EXPIRES JULY 27, 2024



Mile High Water Company
MHWC

PO Box 434
Broomfield, CO 80038

April 26, 2023

Ryan Colby
15635 Pecos Street
Broomfield, CO 80023

Dear Mr. Colby,

This letter is confirmation that Mile High Water Company has available taps to purchase upon request.

Sincerely,

Renee Loewen
Mile High Water Company – Accountant
720 272-3054



05/15/2023

Adams County Building Department

RE: Confirmation of intent to allow Onsite Wastewater Treatment System development on subdivided property at current address 15635 Pecos St, Broomfield, CO 80023

This letter is regarding Jacquie Colby's request for a "will-serve" letter from Adams County Health Department (ACHD) for a septic system permit for a parcel that she intends to subdivide from her current property at 15635 Pecos St, Broomfield, CO 80023. Please note that while this address is listed as being in Broomfield, CO, the entire existing property lies within Adams County, CO rather than Broomfield County, CO.

ACHD will allow the construction of an Onsite Wastewater Treatment System (OWTS) for a new home on the subdivided parcel as long as the following stipulations are met:

1. A new OWTS installation application and application fee is received for the septic system for the new home prior to starting construction of the OWTS.
2. The OWTS must have its own distinct OWTS design document with soil investigation work submitted with the application.
3. The applicant may choose anyone with a Professional Engineer's license valid in the State of Colorado to complete the soil investigation work and/or to design the OWTS system. Under certain circumstances as defined in ACHD Regulation O-22, the applicant may instead choose to use a Competent Technician to complete the soil investigation work and/or the design.
4. The site will be visited by ACHD for a site evaluation prior to approval and issuance of the OWTS permit. ACHD will verify the proposed design onsite as part of the design evaluation.
5. Once ACHD issues the permit for the OWTS, installation of the OWTS may begin. The applicant or general contractor may choose any installer to complete the installation of the OWTS, provided the installer is licensed by ACHD throughout the duration of the OWTS installation process.
6. The OWTS will be inspected by ACHD after construction and prior to backfill. The OWTS will be given final approval after all deficiencies are corrected and all documentation is received.

If you have any further questions, please contact me and I will be happy to help clarify any issues I can.

Best,



Kian McIntosh (he/him)

Environmental Health Specialist I, Water Program

ADAMS COUNTY HEALTH DEPARTMENT

7190 Colorado Blvd, Suite 200

Commerce City, CO 80022

303-319-4067 | kmcintosh@adcogov.org | www.adamscountyhealthdepartment.org

Legal Description:

SUB:NORTHWEST ESTATES BLK:1 LOT:8



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0014094
Parcel 0157309001008
Assessed To
CHITTARATH VIMONH AND
C/O-CHITTARATH VIENGVONE
15635 PECOS ST
BROOMFIELD, CO 80023-7411

Certificate Number 2023-227070
Order Number SWAD_1960835ST
Vendor ID 2
DATA TRACE
30005 LADYFACE CT STE 200
AGOURA HILLS, CA 91301

Handwritten signature
Seller paid at closing

Legal Description
SUB-NORTHWEST ESTATES BLK:1 LOT:8

Situs Address
15635 PECOS ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$6,283.64	\$0.00	\$0.00	(\$3,141.82)	\$3,141.82
Total Tax Charge					\$3,141.82
First Half Due as of 03/02/2023					\$0.00
Second Half Due as of 03/02/2023					\$3,141.82

Tax Billed at 2022 Rates for Tax Area 135 - 135

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$198.07	RES IMPRV LAND	\$169,000	\$11,750
NORTH METRO FIRE RESCUE	14.7380000	\$807.49	SINGLE FAMILY RES	\$619,272	\$43,040
ADAMS COUNTY	26.9670000	\$1,477.52	Total	\$788,272	\$54,790
SD 12	68.3660000	\$3,745.77			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$5.48			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$49.31			
Taxes Billed 2022	114.6860000	\$6,283.64			

* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT 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.

Handwritten signature of Lisa L. Culpepper



4430 S. Adams County Parkway
Brighton, CO 80601

File No./Escrow No.: 1960835
Officer/Escrow Officer: Taylor Carlisle

Stewart Title Company
12110 N Pecos St
Ste 150
Westminster, CO 80234
(303) 301-7222

Property Address: 15635 PECOS STREET
BROOMFIELD, CO 80023 (ADAMS)
(0157309001008, R0014094)

Borrower: RYAN COLBY

JACQUELINE COLBY

Seller: VIMONH CHITTARATH

VIENGVONE CHITTARATH

Settlement Date: 4/4/2023

Description	Borrower	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$1,305,000.00	
Deposit		\$15,000.00
Seller Credit for Closing Costs and Prepays		\$12,985.00
Subordinate Financing Proceeds from Alliant Credit Union		\$255,229.00
Prorations		
County Taxes 1/1/2023 to 4/4/2023 @ \$6,283.64/Year		\$1,601.04
New Loans		
Loan Amount		\$787,750.00
Appraisal Fee to SWBC Mortgage Corporation	\$600.00	
Credit Report to SWBC Mortgage Corporation	\$110.00	
Flood Certification to SWBC Mortgage Corporation	\$11.50	
Prepaid Interest (161.8700 per day from 4/4/2023 to 5/1/2023)	\$4,370.49	
Homeowner's Insurance Premium (12 mo.) to Auto Owners Insurance	\$2,775.44	
Homeowner's Insurance \$231.29 per month for 3 mo.	\$693.87	
Property Taxes \$523.64 per month for 2 mo.	\$1,047.28	
Aggregate Adjustment	-\$231.37	
Administrative Fee to SWBC Mortgage Corporation	\$1,055.00	
Title Charges		
Title - Lender's Title Insurance to Stewart Title Company	\$781.00	
Title - ALTA 22-06 Location - (with policy) Included Endorsement(s) to Stewart Title Company		
Title - ALTA 8.1 Environmental Protection Lien 7-1-21 - Included Endorsement(s) to Stewart Title Company		
Title - ALTA 9.10-06 REM-Current Violations - Included Endorsement(s) to Stewart Title Company		
Title - CO 110.1 LP Deletion of Exception Endorsement(s) to Stewart Title Company		
Title - e Record Fee (Buyer/Borrower) to Rocky Mountain Recording Services (R)	\$15.00	
Title - Settlement or closing fee to Stewart Title Company	\$190.00	
Title - Tax Certificate Fee to Rocky Mountain Recording Services (R)	\$35.00	
Title - Lender CPL to Stewart Title Company (STG Remittance for Stewart Title Guaranty: \$25.00)	\$25.00	
Title - Miscellaneous Escrow Charges - Settlement or Closing Fee/Lender Loan Package to Stewart Title Company	\$425.00	
Title - Recording Svc Fee to 3rd Party Provider to Rocky Mountain Recording Services (R)	\$30.00	
Title - Secured Wiring Instruction Service to Stewart Title Company	\$20.00	
Government Recording and Transfer Charges		
Recording fees: Deed to County Recorder \$18.00	\$18.00	
Recording Fees: Mortgage to County Recorder \$68.00	\$68.00	
State Deed Tax/Stamps to County Recorder	\$130.50	
Power Of Attorney Recording Fee to Rocky Mountain Recording Services (R) \$13.00	\$13.00	
	Debit	Credit
Subtotals	\$1,317,182.71	\$1,072,565.04
Due From Borrower		\$244,617.67
Totals	\$1,317,182.71	\$1,317,182.71

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be report on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.