



Request for Comments

Case Name: Buckley Parallel RV Storage

Case Number: RCU2023-00059

November 30, 2023

The Adams County Planning Commission is requesting comments on the following application: **Conditional use permit to allow recreational vehicle storage in the Agricultural-3 zone district and the Natural Resources Conservation Overlay District.** This request is located at 12895 BUCKLEY RD. The Assessor's Parcel Number is 0156929000006.

Applicant Information: Carlson Associates
PO BOX 247
EASTLAKE, CO 80614

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **12/21/2023** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to DDeBoskey@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

David DeBoskey
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



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: 12895 BUCKLEY RD

City, State, Zip: Brighton, CO, 80603

Area (acres or square feet): 1,081,356 sf, 41.353 ac

Tax Assessor Parcel Number: Parcel #0156929000006

Existing Zoning: A-3

Existing Land Use: Homestead & Pasture

Proposed Land Use: A-3 (with CUP for Recreational Vehicle Storage)

Have you attended a Conceptual Review? YES NO

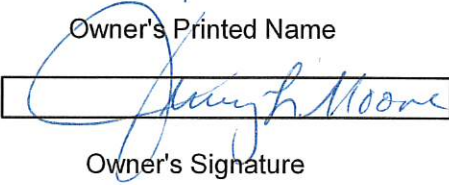
If Yes, please list PRE#: PRE2023-00026

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: Jenny L Moore

Date: 10-05-2023

Owner's Printed Name

Name: 

Owner's Signature



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:

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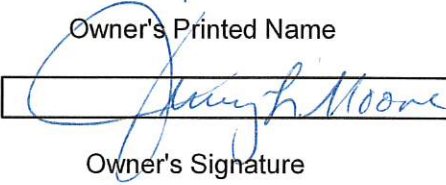
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Name: Jenny L Moore

Date: 10-05-2023

Owner's Printed Name

Name: 

Owner's Signature

Buckley Parallel – Conditional Use Permit Application Narrative

This Conditional Use Permit review is being requested for Buckley Parallel, 41.35 acres at 12895 Buckley Road across from Barr Lake State Park. Cameron Drive is north and west of Buckley Parallel. An existing substation abuts the property to the southwest. The existing residence onsite is fenced in with a well and septic. The existing zoning is considered A-3 with an existing agricultural land use. The updated Comp Plan reflects Buckley Parallel as A-3 agriculture. With this application, we are proposing a Recreational Vehicle Storage use which is a conditional use within the designated A-3 zoning.

The existing residence is intended to be retained within the fenced in area and continue to provide overall management and of the property and office for the business. Access is proposed off of Buckley Road, which is to be widened on the west side to an ultimate section matching the existing improved section north of the site. This section has been coordinated with County Staff. The site plan will consist of asphalt paving for vehicle parking with concrete as necessary where slopes are less than acceptable for asphalt construction. A water quality and detention pond is located on the west side of the developed site area and is designed to outfall under the existing ditch to the west, then under Cameron drive via a new proposed culvert as there is no existing positive outfall from the property. This outfall will enter the roadside ditch on the west side of Cameron Drive and head south, ultimately entering Third Creek.

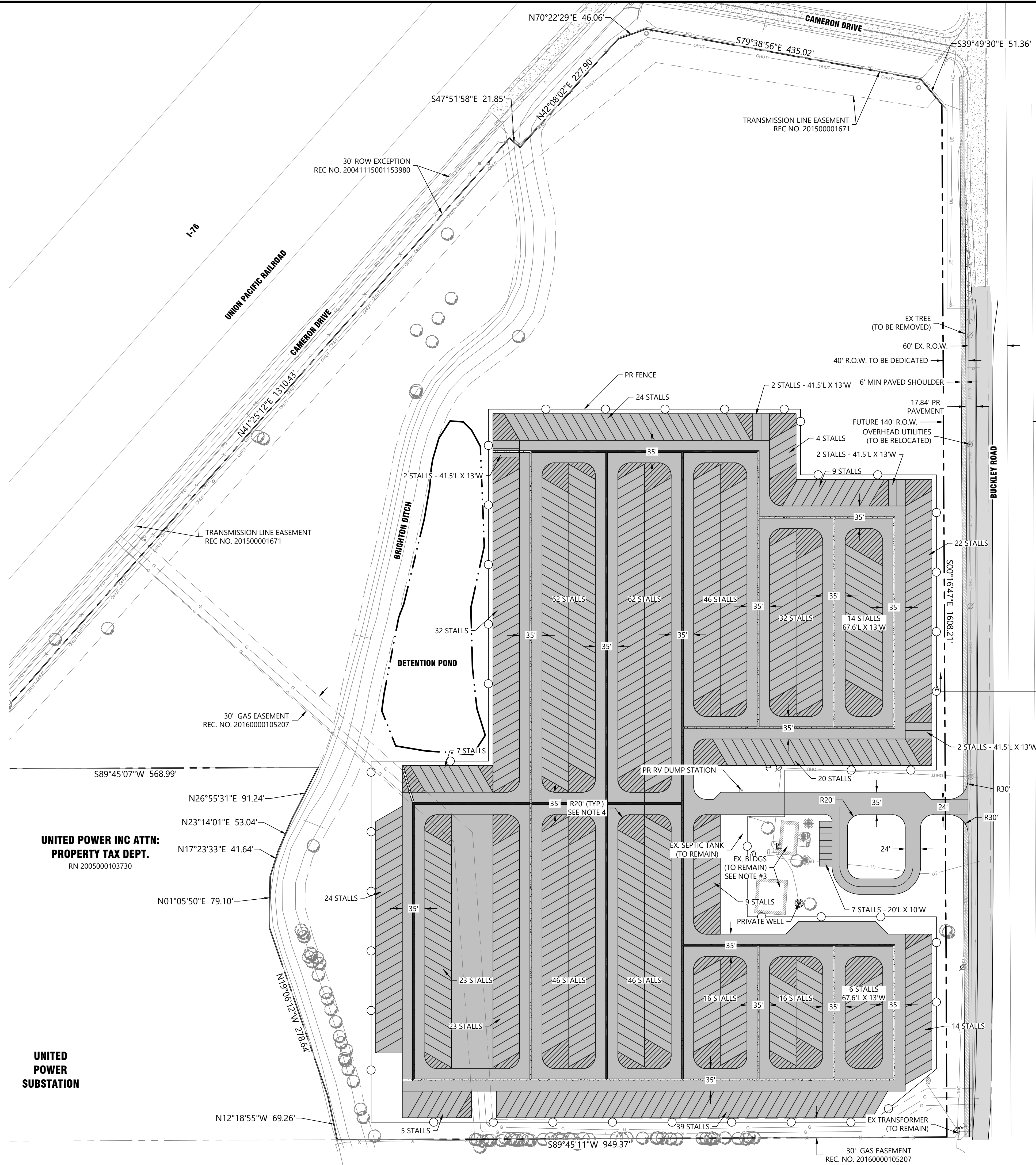
A neighborhood meeting was held on November 7th, 2023 at 6:30pm MST (virtually) for which no citizens attended or provided comments. A single citizen reached out to LJA Engineering on November 3rd (Laurel Burger) and had not reservations or comments regarding the application. Additional outreach may be done by the Owner to other neighboring properties to facilitate open dialogue regarding the project, but as November 8th, 2023, no additional citizen comments or concerns have been received.

The United Power substation abutting the site provides electric service in the area. Although the property abuts both the City of Brighton and Commerce City, water and sanitary sewer are not nearby. The local water and sanitation districts are also not close enough to serve the property. A propane tank onsite provides gas. The existing utilities onsite will continue to serve the property. Studies are in process to determine if the existing well can serve the needs of the waste dump station (to be a fully contained unit, pumped as necessary). If an additional (or replacement) well is required, the site has the ability to support this.

It is anticipated that construction of this project will begin immediately following application approval with the intent to bring storage online as quickly as possible.

<end narrative>

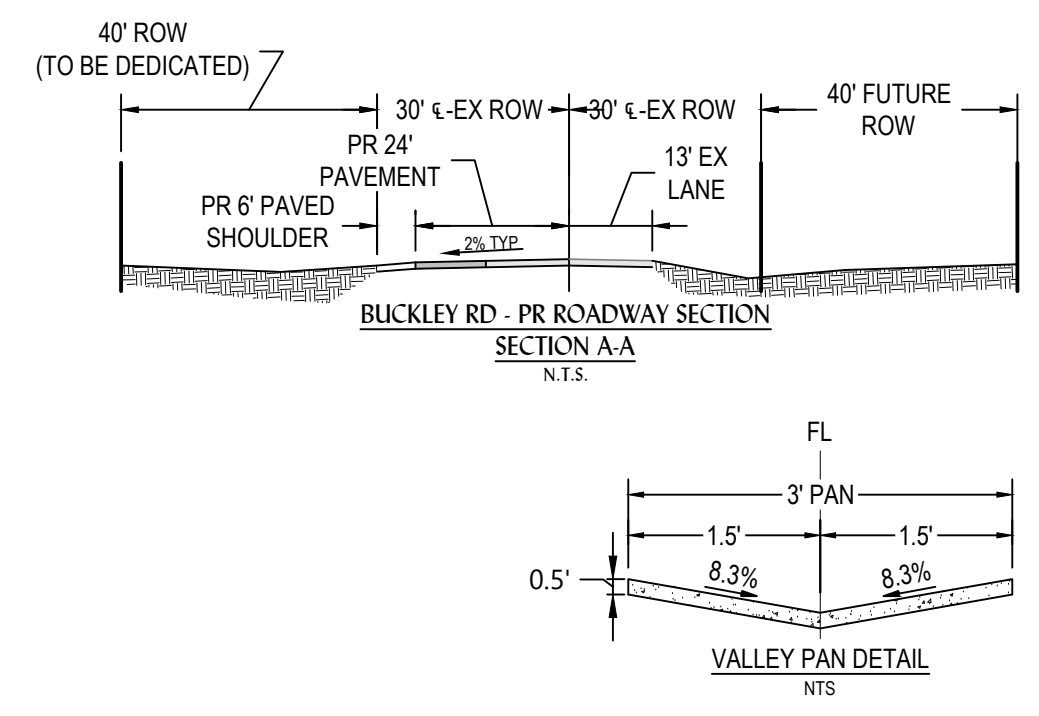
I:\JOB FOLDERS\1064\1064-05\PROD\SITE PLAN\SITE PLAN PRINTED ON: 9/22/2023 11:37 AM



LEGEND

	Property Line
	Right of Way Line
	Centerline
	Lot Line
	Easement Line
	Setback Line
	Retaining Wall
	Swale Line
	Fence
	Ex. Sanitary Sewer Line
	Ex. Water Line
	Ex. Storm Sewer Line
	Ex. Gas
	Ex. Underground Electric
	Ex. Overhead Electric
	Ex. Fence
	Ex. Asphalt Pavement
	Ex. Concrete Pavement
	Prop. Asphalt Pavement
	Prop. Concrete Pavement

STATE OF COLORADO DIVISION OF NATURAL RESOURCES/PARK AND OUTDOOR RECREATION
RN C0680876



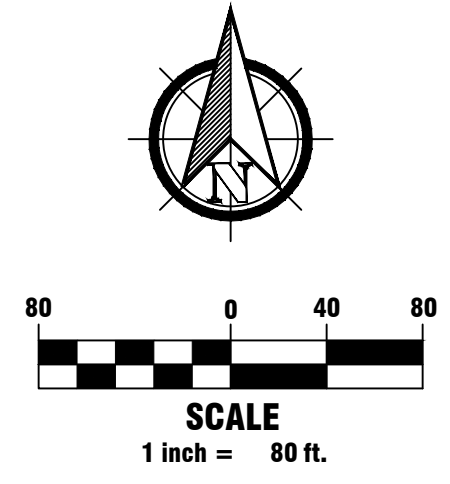
UNITED POWER INC ATTN: PROPERTY TAX DEPT.
RN 2005000103730

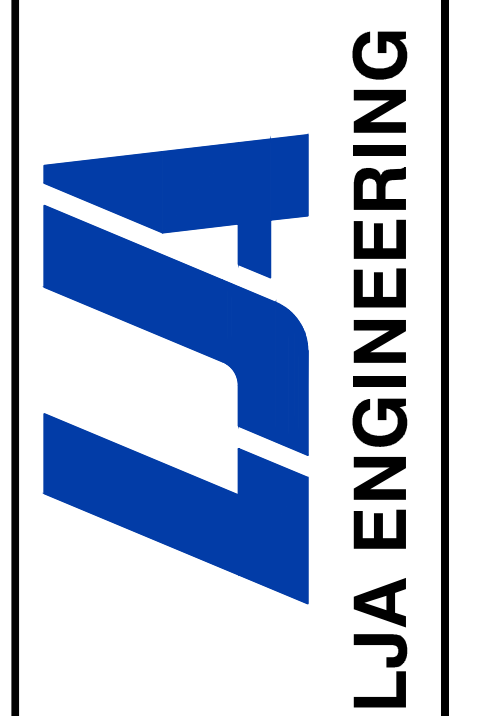
UNITED POWER SUBSTATION

WOLF JOSEPH A AND WOLF ROSE M
RN 62264

E 128TH AVE

- NOTES:**
- TRAVEL LANES SHALL BE 34' WIDE WITH A 3' WIDE VALLEY PAN AT THEIR CENTERLINE.
 - UNLESS OTHERWISE DENOTED ON THESE PLANS, ALL PARKING STALLS ARE 40.4'L X 13'W.
 - EXISTING BUILDINGS ON-SITE TO REMAIN AND BE USED AS OFFICE SPACE.
 - TURN RADII IS 20' UNLESS NOTED OTHERWISE.






1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

Revision Type:	Revision No.:	Revision Date:	Revision Description:	Sheet: 1 of 1	Date: September 1, 2023
				Job No.: 1064-05	Scale Horiz: 1" = 80'
				Designed: KRL	Approved: KRL
				Prepared: TRP	Scale Vert: N/A

Buckley Parallel
Douglas County, Colorado
Buckley Parallel - Site Plan

Site Plan & Horizontal Control Plan

NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

No.	1
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Technical Memorandum

To: Ryan Carlson

From: Kevin Lovelace, PE; Scott Booth, PE, PTOE, RSP₁

Date: November 8, 2023

Re: Traffic Study for the Buckley Parallel Development in Adams County, Colorado

Per the Adams County development requirements, LJA has prepared the following technical memorandum providing a summary of the traffic study for the Buckley Parallel Development in Adams County, Colorado.

Site Information

The proposed site is on approximately 41.3 acres located east of Buckley Road and south of Cameron Drive. The site is shown in Figure 1 below.

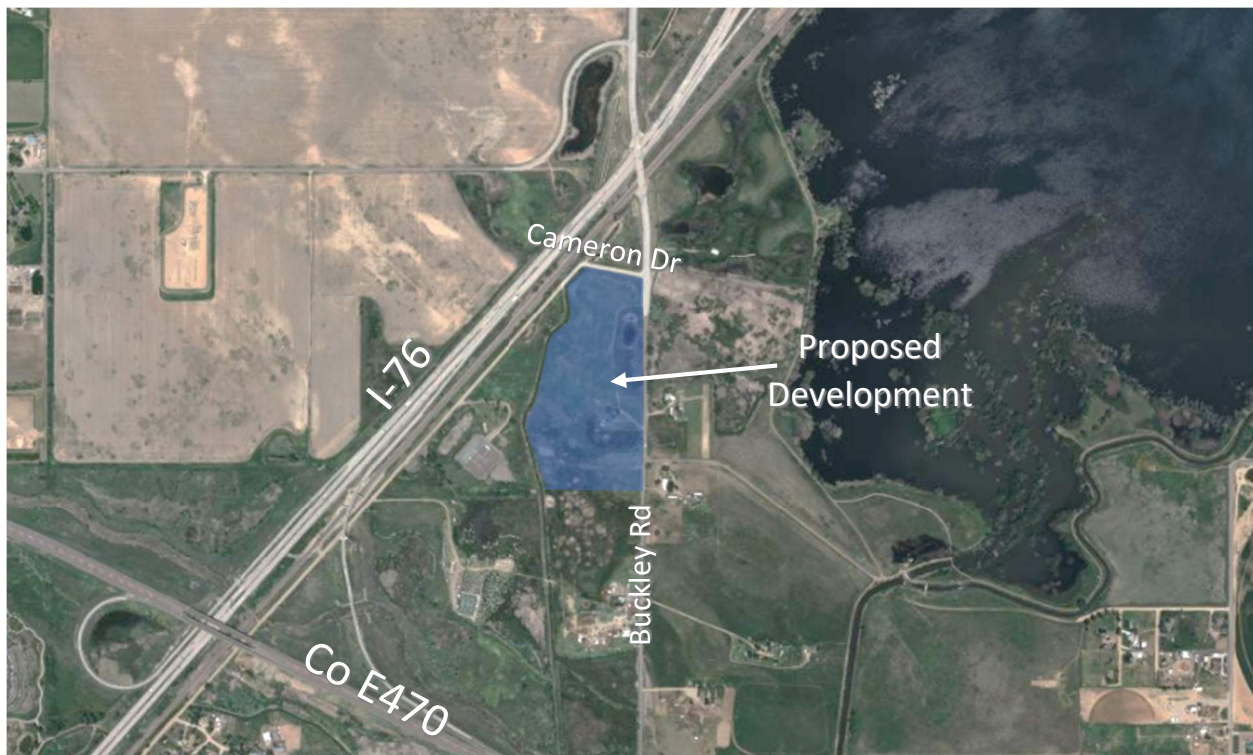


Figure 1 – Proposed Development Location

The proposed development consists of an RV storage facility with a proposed approximate total of 600 spaces along with support buildings for office use. The site will be served by a single driveway located on Buckley Road along the eastern edge of the development.

Existing Roadways and Traffic Volumes

East of the proposed development is Buckley Road, which is a rural (no curb) 2-lane roadway approximately 25 feet wide except at the north end of the site, where it widens to a 65-foot wide 4-lane undivided roadway with shoulders. The posted speed limit is 40 miles per hour. Along the north of the site is Cameron Drive, which is a 32-foot wide 2-lane roadway with shoulders at the connection to Buckley Road. Cameron Drive turns to the south to run parallel to I-76 and becomes a gravel road. For the most part, there are no roadways adjacent to the site along the south or west edges.

North of the proposed site, data from the Denver Regional Council of Governments shows an ADT volume of 8,796 vehicles per day on Buckley Road in the year 2017. South of E470, there is an ADT volume of 12,983 vehicles per day on Buckley Road. Given that Buckley Road does not have an interchange with E470 or I-76 and there are minimal cross-streets in between the count locations, it was assumed that the higher volumes from the more recent count would also be reflected at the north count location. Thus, since 2017 there has been an approximate increase of 4,200 vehicles per day, or an annual increase of 6.7 percent. It is anticipated that this growth will continue in the short term, thus, in five years, Buckley Road is projected to have 17,950 vehicles per day.

Trip Generation and Distribution

Preparation of trip generation/distribution for development related trips was done using trip generation rates from the *ITE Trip Generation Manual – 11th Edition*. The proposed use does not have a Land Use Category listed in the manual, however, self-storage mini-warehouse (land use code 151) is a similar use. Trip totals are shown in the table below.

Table 1 - Vehicle Trip Generation Totals

Land Use (ITE Code)	Units	AM Peak Trips (vph)			PM Peak Trips (vph)			Weekday 24-hour Trips
		In	Out	Total	In	Out	Total	
Mini-Warehousing	600	4	3	7	5	5	10	109
Total		4	3	7	5	5	10	109

As can be seen in the above table, the proposed development will generate minimal additional traffic for the area.

With the proposed development being south of Fort Lupton and Brighton and east of the Denver area, projected distribution of the trips will favor the north and west via I-76. It is estimated that 80 percent of the development traffic will be to and from I-76 and will access the site from the north on Buckley Road. The remaining 20 percent will be to and from the south on Buckley Road. Projected distribution for the development and the driveways is shown in Figure 2 on the next page.

Roadway Improvements

Adjacent to the site, the southbound side of Buckley Road will be widened to provide 24 feet of pavement from the existing centerline of the roadway and a 6-foot shoulder. The northbound lane would remain as the existing 13-foot wide lane. The proposed widening would extend to the north to the existing four-lane section and transition back to the existing two-lane section just south of the site.



Figure 2 – Proposed Trip Distribution

Site Driveway Improvements

The highest turning volume into the site would be the southbound right-turn from Buckley Road into the site. Based on the projected development trips, this would be four (4) vehicles in the PM peak hour. Given the low volumes at the site driveway, no additional improvements are recommended as part of the site.

Summary

The proposed development is not anticipated to have any impact on the overall operations of the adjacent roadway system. At full build-out, the added volume on the system during the peak hours is negligible with the increase to the daily volume only representing one percent of the existing total volumes on Buckley Road and less than one percent of the projected traffic volumes in five years.

Electronically Recorded RECEPTION#: 2022000064450,
7/27/2022 at 2:31 PM, 1 OF 5,
REC: \$33.00 DocStamp: \$180.00
TD Pgs: 3 Josh Zygielbaum, Adams County, CO.

State Documentary Fee
Date 7-27-22
\$ 180. ⁰⁰

When recorded return to:
Buckley Parallel LLC
12460 1st Street
P.O. Box 247
Eastlake, CO 80614-0247
Attention: Ryan Carlson

SPECIAL WARRANTY DEED

THIS DEED, made this 27 day of July, 2022, among **TIMOTHY MOWERY**, an individual, **JORDAN K. DRANGE**, an individual, whose street address is 12895 Buckley Road, Brighton, Colorado 80603-7069 (collectively and jointly and severally, the "Grantor"), and **BUCKLEY PARALLEL LLC**, a Colorado limited liability company, whose street address is 12460 1st Street, P.O. Box 247, Eastlake, CO 80614-0247, Attention: Ryan Carlson ("Grantee");

WITNESSETH, That Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described on **Exhibit A** attached hereto and incorporated herein by this reference;

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, including, without limitation, all water and water rights and all minerals, mineral rights and oil and gas rights;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that Grantor shall and will **WARRANT AND FOREVER DEFEND** the title to above-bargained premises and the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, except those matters expressly set forth on **Exhibit B** attached hereto and incorporated herein.

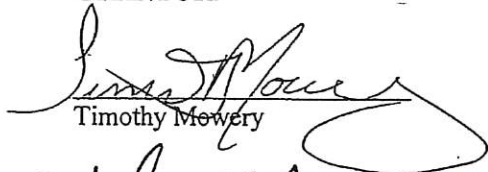
[Remainder of Page Intentionally Left Blank]

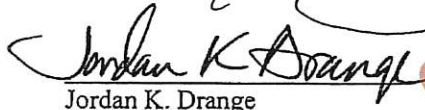


70771449

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

GRANTOR:


Timothy Mowery


Jordan K. Drange

ALLISON CARLSEN
Notary Public
State of Colorado
Notary ID # 20214010698
My Commission Expires 03-17-2025

STATE OF COLORADO)
COUNTY OF Adams) ss

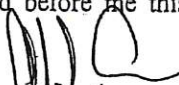
The foregoing instrument was acknowledged before me this 27 day of July, 2022, by Timothy Mowery.


Notary Public

My Commission expires: 3/17/2025

STATE OF COLORADO)
COUNTY OF Adams) ss

The foregoing instrument was acknowledged before me this 27 day of July, 2022, by Jordan K. Drange.


Notary Public

My Commission expires: 3/17/2025

ALLISON CARLSEN
Notary Public
State of Colorado
Notary ID # 20214010698
My Commission Expires 03-17-2025

EXHIBIT A

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF
COLORADO, LYING AND BEING EAST OF THE B&M RAILWAY,
EXCEPT LAND BEING USED FOR RESERVOIR PURPOSES,
AND
EXCEPT A RIGHT OF WAY FOR A DITCH FROM THE BURLINGTON DITCH TO THE
RAILWAY ON THE WEST,
AND
EXCEPT ANY PORTION THEREOF CONTAINED IN RULE AND ORDER RECORDED
DECEMBER 17, 1993 IN BOOK 4218 AT PAGE 297.

EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE OR PAYABLE.
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
3. RESERVATION MADE BY THE UNION PACIFIC RAILROAD COMPANY IN DEED RECORDED JULY 13, 1899 IN BOOK A64 AT PAGE 242, PROVIDING SUBSTANTIALLY AS FOLLOWS: RESERVING ALL COAL AND OTHER MINERALS WITHIN OR UNDERLYING SAID LANDS, TOGETHER WITH THE RIGHT TO PROSPECT AND THE RIGHT OF INGRESS, EGRESS AND REGRESS UPON SAID LANDS.

QUIT CLAIM DEED TO UNION PACIFIC LAND RESOURCES CORPORATION RECORDED APRIL 14, 1971 IN BOOK 1684 AT PAGE 281 AND RECORDED JANUARY 8, 1996 IN BOOK 4659 AT PAGE 485.

RELEASE AND QUIT CLAIM DEED RECORDED NOVEMBER 23, 1998 IN BOOK 5547 AT PAGE 272.
4. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT RECORDED JANUARY 31, 1936 IN BOOK 229 AT PAGE 300.
5. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY AGREEMENT RECORDED JULY 06, 1955 IN BOOK 557 AT PAGE 239.
6. THE EFFECT OF RESOLUTION BY COMMISSIONERS, REGARDING ZONING, RECORDED APRIL 5, 1956 IN BOOK 602 AT PAGE 494.
7. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AGREEMENT RECORDED JUNE 23, 1966 IN BOOK 1303 AT PAGE 113.
8. ANY TAX OR ASSESSMENT BY REASON OF THE INCLUSION OF A PORTION OF SUBJECT PROPERTY WITHIN THE CENTRAL COLORADO COLORADO WATER CONSERVANCY DISTRICT AS DISCLOSED IN ORDER FOR INCLUSION OF LANDS RECORDED SEPTEMBER 18, 1986 IN BOOK 3203 AT PAGE 348.
9. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE E-470 PUBLIC HIGHWAY AUTHORITY, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 19, 1995, IN BOOK 4646 AT PAGE 979.

10. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 20, 2002 UNDER RECEPTION NO. C0971703.
11. TERMS, CONDITIONS AND PROVISIONS OF PETITION RECORDED MARCH 17, 2011 AT RECEPTION NO. 2011000017601.
12. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED MARCH 30, 2015 AT RECEPTION NO. 2015000021671.
13. REQUEST FOR NOTIFICATION OF APPLICATION FOR DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED JULY 13, 2016 UNDER RECEPTION NO. 2016000055794.
14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MEMORANDUM OF RIGHT OF WAY AGREEMENT RECORDED DECEMBER 05, 2016 UNDER RECEPTION NO. 2016000105207.
15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RESOLUTION RECORDED DECEMBER 16, 2016 UNDER RECEPTION NO. 2016000109856.
16. TERMS, CONDITIONS AND PROVISIONS OF PETITION FOR CLASS D IRRIGATION WATER ALLOTMENT CONTRACT RECORDED JANUARY 23, 2017 UNDER RECEPTION NO. 2017000006578 AND RECORDED SEPTEMBER 10, 2018 UNDER RECEPTION NO. 2018000073488.
17. OIL AND GAS LEASE RECORDED SEPTEMBER 22, 2017 UNDER RECEPTION NO. 2017000083214 AND RECORDED JANUARY 30, 2018 UNDER RECEPTION NO. 2018000008918 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF POOLING RECORDED AUGUST 21, 2019 UNDER RECEPTION NO. 2019000068185.
19. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/ NSPS LAND TITLE SURVEY CERTIFIED JUNE 20, 2022 PREPARED BY MICHAEL J. NOFFSINGER PLS, ON BEHALF OF AZTEC CONSULTANTS, INC. , JOB #130722

SAID DOCUMENT STORED AS LAND TITLE GUARANTEE COMPANY'S IMAGE 51443567

A). OVERHEAD UTILITY LINES AND ELECTRIC FACILITIES ENTERING PROPERTY WITHOUT APPARENT RECORDED EASEMENT.

B) FENCING IS NOT ENTIRELY COINCIDENT TO PROPERTY LINE.



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

6283 1 AB 0.537
BUCKLEY PARALLEL LLC
PO BOX 247
EASTLAKE CO 80614-0247

5 6283
C-17



Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
R1	1560133	65482	66382	1	900	4.856
Demand Time/Date		08/18/2023 11:15 AM				

ACTIVITY SINCE LAST BILL

Previous Balance 100.55
Apply Deposit -160.00
Payment Received - Thank You -100.55
Balance Forward -160.00

CURRENT BILLING DETAIL

Energy Charge 900 KWH @ 0.0995 89.55
Demand Charge 4.856 KW @ 1.50 7.28
Fixed Charge 19.00
Current Month 115.83

TOTAL DUE [CREDIT BALANCE - NO PAYMENT DUE] -44.17

BUCKLEY PARALLEL LLC
PO BOX 247
EASTLAKE CO 80614-0000

Account # 2864904

Payment Due By 09/28/2023	Total Due \$-44.17		
From Date 08/04/2023	To Date 09/06/2023	Days 33	Billing Date 09/08/2023

Service Address 12895 BUCKLEY RD
RESIDENCE
Account # 2864904 District SOUTH Cycle 8

PAPERLESS HAS PERKS!
Simplify, clear the clutter, and reduce your impact with Paperless Billing. Plus, this month, Paperless could win you \$150! Learn how to win at www.unitedpower.com/paperless

Payment Due By 09/28/2023	Total Due \$-44.17
Amount Enclosed \$	CREDIT BALANCE NO PAYMENT DUE

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

8



00028649045 0000000000 0000115833 0000000000

Buckley Parallel – Legal Description

That portion of the southeast quarter of Section 29, Township 1 South, Range 66 West of the 6th Principal Meridian, County of Adams, State of Colorado, Lying and being east of the B&M railway, except land being used for reservoir purposes, and except a right of way for a ditch from the Burlington Ditch to the Railway on the West, and except any portion thereof contained in rule and order recorded December 17, 1993 in Book 4218 at Page 297.

Consisting of 1,801,356 square feet or 41.353 acres more or less.



RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Receipt Number
R0007032	0156929000006	Apr 13, 2023	2023-04-13-NetVantage-22643

BUCKLEY PARALLEL LLC
 PO BOX 247
 EASTLAKE, CO 80614-0247

Situs Address	Payor
---------------	-------

12895 BUCKLEY RD

Legal Description

SECT,TWN,RNG:29-1-66 DESC: ALL SE4 E OF B AND M RR EXC RESV RDS AND ROW EXC HWY 49/259A

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	145,314	10,100	2022	294	105.842
SINGLE FAMILY RES - 1212	323,060	22,450	2022	294	105.842
1217 - 1217	39,062	2,710	2022	294	105.842

Payments Received

Check \$3,731.98
 Check Number 00090044

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$3,731.98	\$0.00	\$3,731.98	\$0.00
				\$3,731.98	\$0.00
Balance Due as of Apr 13, 2023					\$0.00

4430 S ADAMS COUNTY PKWY C2436
 BRIGHTON CO 80601
 [Stay Safe! Please use website payment services www.adcotax.com]

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

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

Concerning the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

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

_____ 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: _____ Applicant: _____

After Recording Return To:

By: _____
Print Name: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
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.



08/21/2023

Adams County Building Department

RE: Confirmation of intent to allow Onsite Wastewater Treatment System installation at 12895 Buckley Rd., Commerce City, CO 80603

This letter is regarding a request for a “will-serve” letter from Adams County Health Department (ACHD) for a septic system permit and approval at 12895 Buckley Rd., Commerce City, CO 80603. ACHD will allow the construction of an Onsite Wastewater Treatment System (OWTS) to be connected to the existing building for commercial purposes or to a proposed building at this property 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. ACHD strongly recommends choosing an Engineer with experience and/or training in designing septic systems.
4. The design must conform with ACHD regulation O-22. Any sewage disposal system that is designed to accept 2000 gallons of wastewater per day or more must be permitted by the Colorado Department of Health and Environment (CDPHE). Commercial RV waste **cannot** be disposed of in any septic system that discharges to any point except for a public sewer system. Any RV waste generated at this site must be deposited into an RV waste vault for temporary detention and/or directly into a public sewer system.
5. In most circumstances, the site will be visited by ACHD for a site evaluation prior to issuance of the OWTS permit. ACHD will verify if the onsite conditions are in generally in conformance with the design as part of the design evaluation.
6. 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.

7. 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 (if applicable) and all required documentation is received in compliance with ACHD regulation O-22.

Additionally, ACHD will allow commercial vault(s) to be constructed to hold Recreational Vehicle (RV) wastewater at this property. The conditions under which ACHD will permit and approve these vault(s) are generally the same as the list above for the OWTS, with the following exceptions and additional stipulations:

1. Soils test pits do not need to be completed to construct an RV wastewater vault.
2. The RV wastewater vault(s) shall be the sole point at which RV wastewater is stored or disposed of at this property, unless a public sewer system connection is available at the site.
3. If vault(s) accept more than a combined flow of 2000 gallons per day of wastewater, the vault(s) must be permitted by CDPHE.
4. All waste accepted by a commercial RV wastewater vault must be disposed of into a public sewer. Pumping and disposal of waste from this vault must be completed by a septic system cleaner that is licensed by ACHD. RV waste dumped onto, flowing onto, or ponded onto the ground surface is prohibited in the State of Colorado.
5. Unless otherwise determined by ACHD, the vault(s) will be considered separate from the OWTS serving the building for permit fee invoicing purposes.
6. The vault(s) must have a minimum 1000-gallon effective volume or be capable of holding a minimum of the 48-hour design wastewater flow, whichever is greater.
7. A visual or an audible signal device or both, indicating filling to a maximum of 75 percent (75%) capacity, must be installed to indicate when pumping is necessary.

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