



## CONDITIONAL USE PERMIT

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

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

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

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

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



### 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 checked="" 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: 14040 Florence Ct

City, State, Zip: Brighton, CO 80602

Area (acres or square feet): 2.63 acres

Tax Assessor Parcel Number: 0157122103005

Existing Zoning: RE

Existing Land Use: Residential

Proposed Land Use: Residential

Have you attended a Conceptual Review? YES  NO

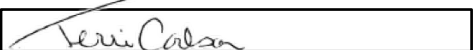
If Yes, please list PRE#:

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: Terri Carlson

Date: November 10, 2023

Owner's Printed Name

Name: 

Owner's Signature

### 3 Explanation of Project

Light on the Hill Assisted Living Ltd, dba Lighthouse on Florence will provide residential assisted living for persons in need of non-medical and/or memory care. We anticipate opening in Spring 2024.

Our passion is to provide timely, caring service to our residents. We strive to offer the highest quality home-style environment, safe, clean and well-staffed with caring professionals. Lighthouse will provide private and semi-private rooms, our services will include: three on-site chef-prepared meals daily, on-site activities, including arts and crafts, games, laundry/cleaning service, and more, all are a part of the Lighthouse experience.

Residents will enjoy family-style meals and activities, providing them with strong social interaction and bonding opportunities – ideals that have been shown to prolong life in seniors and reduce potential depression in addition to assistance with their basic daily needs.

Every day, we hear stories from friends and family, as well as our own experiences of people needing care and not receiving quality, timely care. Ed experienced both of his parents being in nursing homes, neither receiving reliable care. They would wait many hours for help.

A few years ago, a good friend of ours was in a local nursing facility and was raped by an orderly. The staff destroyed the bed linens before informing the family of what happened, so there was no evidence.

We were in a class a couple of weeks ago on residential assisted living, and one of the instructors shared how his mother was in a facility. She slipped in the restroom and help never came. She hit her head on the sink, which caused a brain bleed. It was 7-8 hours before anyone found her. The ER doctors testified that if they had found her within the first 1-2 hours, her chance of survival would have been 99%; as it was, she passed the next day.

Time and again, we hear stories where families are losing their loved ones due to poor quality care and understaffed facilities. It is our desire to help alleviate this high risk to our seniors.

Lighthouse on Florence will have a maximum resident-caregiver ratio of 6:1 daytime and 12:1 night-time awake. We will implement a monitoring system that provides location, health, and call system needs for the residents. Residents will wear a watch-like device that allows them to page for help; it predicts and notifies caregivers of a fall, as well as other medical issues. The monitoring system can even geo-fence the resident. Caregivers also wear the compatible device, enabling them to hear the resident's call from anywhere.

Rarely will our resident's drive; therefore, there will be little to no traffic impact. Currently, this house has five driving residents, plus it hosts as an Airbnb of up to 14 guests; the residents will be relocating, the Airbnb will cease, and be replaced with the staff and visitors to our residents.

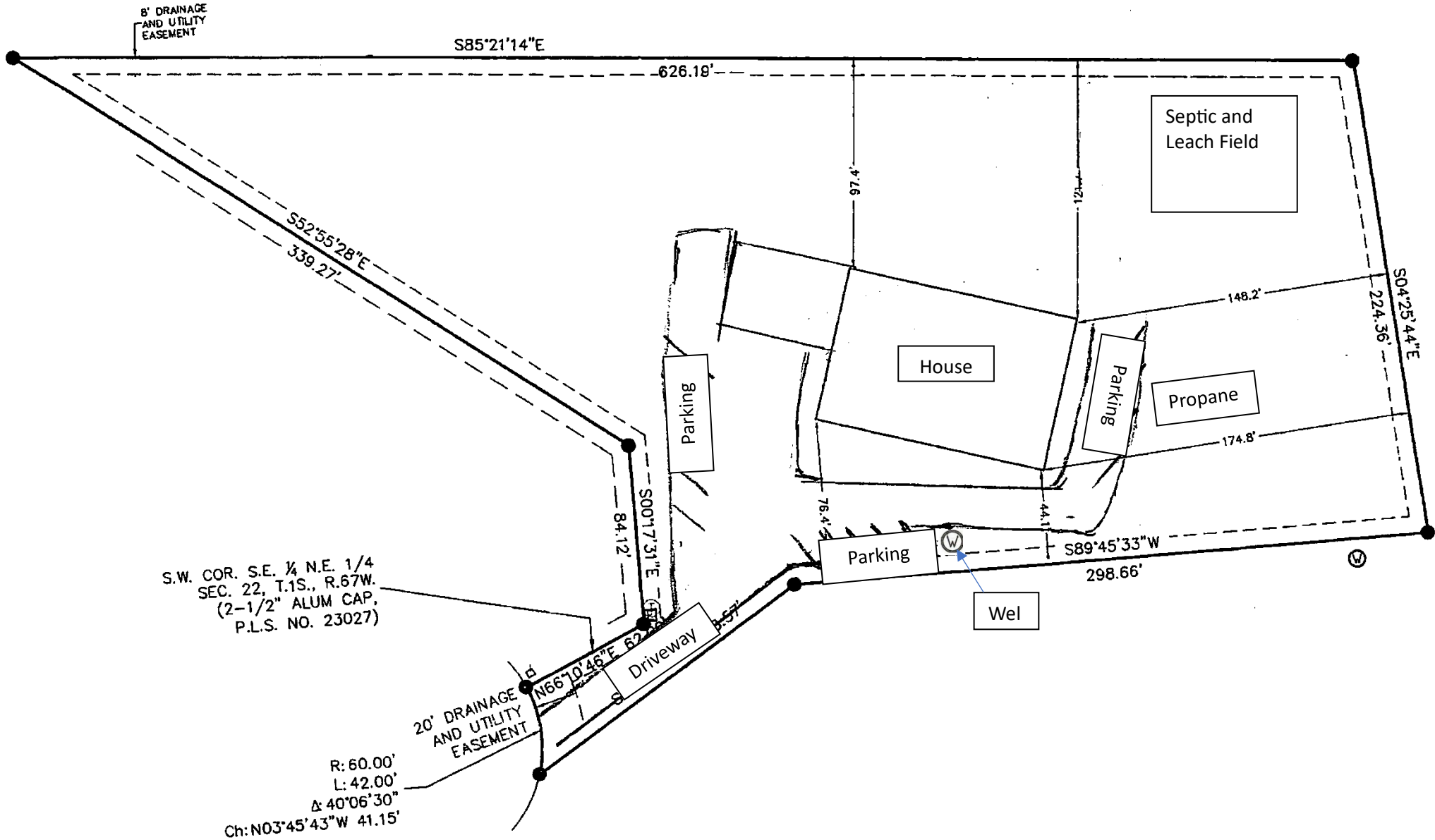
## **4 Site Plan**

There will be no new building or development. We will be using the current house located at:

14040 Florence Ct

Brighton, CO 80602

4 Site Plan



S.W. COR. S.E. 1/4 N.E. 1/4  
SEC. 22, T.1S., R.67W.  
(2-1/2" ALUM CAP,  
P.L.S. NO. 23027)

20' DRAINAGE  
AND UTILITY  
EASEMENT

R: 60.00'  
L: 42.00'  
Δ 40°06'30"  
Ch: N03°45'43"W 41.15'

E-RECORDED



State Documentary Fee  
Date: 6-22-16  
\$ 9.00

**Warranty Deed**  
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on June 22, 2016 by BRUNILDA P. SHELBY Grantor(s), of the County of ADAMS and State of COLORADO for the consideration of (\$90,000.00) \*\*\* Ninety Thousand and 00/100 \*\*\* dollars in hand paid, hereby sells and conveys to EDWARD R. CARLSON AND TERRI LYNN CARLSON Grantee(s), as Joint Tenants, whose street address is 11741 KEARNEY CIR THORNTON, CO 80233, County of ADAMS, and State of COLORADO, the following real property in the County of Adams, and State of Colorado, to wit:

**LOT 3, BLOCK 3, THE RIDGE AT RIVERDALE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.**

also known by street and number as: **14040 FLORENCE COURT BRIGHTON CO 80602**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2016 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other NONE*

BRUNILDA P. SHELBY

State of COLORADO )  
County of ARAPAHOE ) ss.

The foregoing instrument was acknowledged before me on this day of June 22, 2016 by BRUNILDA P. SHELBY

Notary Public  
My commission expires 7-26-17

GINNY FERARESE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19934010882  
MY COMMISSION EXPIRES 07/26/2017

When Recorded Return to: EDWARD R. CARLSON AND TERRI LYNN CARLSON  
11741 KEARNEY CIR THORNTON, CO 80233





REAL PROPERTY TRANSFER DECLARATION - (TD-1000)

GENERAL INFORMATION

Purpose: The Real Property Transfer Declaration provides essential information to the county assessor to help ensure fair and uniform assessments for all property for property tax purposes. Refer to 39-14-102(4), Colorado Revised Statutes (C.R.S.).

Requirements: All conveyance documents (deeds) subject to the documentary fee submitted to the county clerk and recorder for recordation must be accompanied by a Real Property Transfer Declaration. This declaration must be completed and signed by the grantor (seller) or grantee (buyer). Refer to 39-14-102(1)(a), C.R.S.

Penalty for Noncompliance: Whenever a Real Property Transfer Declaration does not accompany the deed, the clerk and recorder notifies the county assessor who will send a notice to the buyer requesting that the declaration be returned within thirty days after the notice is mailed. If the completed Real Property Transfer Declaration is not returned to the county assessor within the 30 days of notice, the assessor may impose a penalty of \$25.00 or .025% (.00025) of the sale price, whichever is greater. This penalty may be imposed for any subsequent year that the buyer fails to submit the declaration until the property is sold. Refer to 39-14-102(1)(b), C.R.S.

Confidentiality: The assessor is required to make the Real Property Transfer Declaration available for inspection to the buyer. However, it is only available to the seller if the seller filed the declaration. Information derived from the Real Property Transfer Declaration is available to any taxpayer or any agent of such taxpayer subject to confidentiality requirements as provided by law. Refer to 39-5-121.5, C.R.S. and 39-13-102(5)(c), C.R.S.

- 1. Address and/or legal description of the real property sold: Please do not use P.O. Box numbers
14040 FLORENCE COURT BRIGHTON CO 80602
2. Type of Property purchased: Single Family Residential, Townhome, Condominium, Multi-Unit Res, Commercial, Industrial, Agricultural, Mixed Use, Vacant Land, Other
3. Date of Closing: June 22, 2016
Date of Contract if different than date of closing: April 25, 2016
4. Total sale price: Including all real and personal property. \$90,000.00
5. Was any personal property included in the transaction? Personal property would include, but not limited to, carpeting, draperies, free standing appliances, equipment, inventory, furniture. If the personal property is not listed, the entire purchase price will be assumed to be for the real property as per 39-13-102, C.R.S.
6. Did the total sale price include a trade or exchange of additional real or personal property? If yes, give the approximate value of the goods or services as of the date of closing.
7. Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased.
8. Is this a transaction among related parties? Indicate whether the buyer or seller are related. Related parties include persons within the same family, business affiliates, or affiliated corporations.
9. Check any of the following that apply to the condition of the improvements at the time of purchase:

If the property is financed, please complete the following:

- 10. Total amount financed: N/A
11. Type of financing: (Check all that apply)
New, Assumed, Seller, Third Party, Combination; Explain



12. Terms:

Variable; Starting interest rate \_\_\_\_\_ %

Fixed; Interest rate \_\_\_\_\_ %

Length of time \_\_\_\_\_ years

Balloon Payment  Yes  No If yes, amount \_\_\_\_\_ Due Date \_\_\_\_\_

13. Mark any that apply:  Seller assisted down payment,  Seller concessions,  Special terms or financing.

If marked, please specify: \_\_\_\_\_

For properties other than residential (Residential is defined as: single family detached, townhomes, apartments, and condominiums) please complete questions 14-16 if applicable. Otherwise, skip to #17 to complete.

14. Did the purchase price include a franchise or license fee?  Yes  No  
If yes, franchise or license fee value? \_\_\_\_\_

15. Did the purchase price involve an installment land contract?  Yes  No  
If yes, date of contract: \_\_\_\_\_

16. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing?  
 Yes  No

Remarks: Please include any additional information concerning the sale you may feel is important.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. Signed on this day of 6-21-16  
Have at least one of the parties to the transaction sign the document, and include an address and a daytime phone number.  
Signature of Grantee (Buyer)  or Grantor (Seller)

  
EDWARD R. CARLSON

  
TERRI LYNN CARLSON

18. All future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

**EDWARD R. CARLSON AND TERRI LYNN CARLSON**  
**11741 KEARNEY CIR THORNTON, CO 80233**  
Phone: \_\_\_\_\_ Email: **tcarlson@genesigrp.net**

|  |  |   |            |       |            |
|--|--|---|------------|-------|------------|
| Form No.<br>GWS-31<br>10/2016  | <b>WELL CONSTRUCTION AND YIELD ESTIMATE REPORT</b><br>State of Colorado, Office of the State Engineer<br>1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581<br>www.water.state.co.us and dwrpermitsonline@state.co.us | For Office Use Only<br><b>RECEIVED</b><br><br>SEP 23 2019<br><br><b>WATER RESOURCES<br/>STATE ENGINEER<br/>COLO</b>   |            |       |            |
| 1. Well Permit Number: 80971-F <b>83218-F</b> Receipt Number: 3679622  |  |   |            |       |            |
| 2. Owner's Well Designation:   |  |   |            |       |            |
| 3. Well Owner Name: Edward & Terri Carlson   |  |   |            |       |            |
| 4. Well Location Street Address: 14040 Florence Ct Brighton ,Co 80602  |  |   |            |       |            |
| 5. GPS Well Location: <input type="checkbox"/> Zone 12 <input checked="" type="checkbox"/> Zone 13 Easting: 511120.0 Northing: 4422298 County: Adams   |  |   |            |       |            |
| 6. Legal Well Location: SE 1/4, NE 1/4, Sec., 22 Twp. 1 <input type="checkbox"/> N or S <input checked="" type="checkbox"/> Range 67 <input type="checkbox"/> E or W <input checked="" type="checkbox"/> 6th P.M.<br>Distances from Section Lines: _____ ft. from <input type="checkbox"/> N or S <input type="checkbox"/> section line, and _____ ft. from <input type="checkbox"/> E or W <input type="checkbox"/> section line<br>Subdivision: _____, Lot _____, Block _____, Filing (Unit) _____   |  |   |            |       |            |
| 7. Ground Surface Elevation: _____ feet Date Completed: 08/02/2019 Drilling Method: Mud Rotary   |  |   |            |       |            |
| 8. Completed Aquifer Name : Foxhill Total Depth: 1000 feet Depth Completed: 1000 feet  |  |   |            |       |            |
| 9. Advance Notification: Was Notification Required Prior to Construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, Date Notification Given: 05/24/2019   |  |   |            |       |            |
| 10. Aquifer Type: <input type="checkbox"/> Type I (One Confining Layer) <input type="checkbox"/> Type I (Multiple Confining Layers) <input checked="" type="checkbox"/> Laramie-Fox Hills<br>(Check one) <input type="checkbox"/> Type II (Not overlain by Type III) <input type="checkbox"/> Type II (Overlain by Type III) <input type="checkbox"/> Type III (alluvial/colluvial)  |  |   |            |       |            |
| 11. Geologic Log:  |  | 12. Hole Diameter (in.) From (ft) To (ft)<br>7-7/8 0 1000<br><br>13. Plain Casing<br>OD (in) Kind Wall Size (in) From (ft) To (ft)<br>5-9/16 Steel .188 -1 900<br><br>Perforated Casing Screen Slot Size (in):<br>OD (in) Kind Wall Size (in) From (ft) To (ft)<br>5-9/16 Steel .188 900 1000 |            |       |            |
| Depth  | Type   |   | Grain Size | Color | Water Loc. |
| 0-20   | top soil/clay  |   |            |       |            |
| 20-60  | clay/shale   |   |            |       |            |
| 60-80  | shale/coal   |   |            |       |            |
| 80-380   | shale  |   |            |       |            |
| 380-400  | shale/sand   |   |            |       |            |
| 400-580  | shale  |   |            |       |            |
| 580-600  | shale/coal/shale   |   |            |       |            |
| 600-720  | shale  |   |            |       |            |
| 720-740  | shale/caol   |   |            |       |            |
| 740-800  | shale  |   |            |       |            |
| 800-900  | shale/coal/shale   |   |            |       |            |
|  | coal/shale/sand  |   |            |       |            |
| 900-1000   | sand   |   |            |       |            |
| 1000-1010  | shale  |   |            |       |            |
| 14. Filter Pack:<br>Material _____<br>Size _____<br>Interval _____   |  | 15. Packer Placement:<br>Type _____<br>Depth _____  |            |       |            |
| 16. Grouting Record<br>Material Amount Density Interval Method<br>Portland 720 gallon 120 bags 0-700 positive<br>1&2 displacement<br>Bentonite 3   |  | Amt. Used 3lbs  |            |       |            |
| 17. Disinfection: Type HTH   |  |   |            |       |            |
| 18. Well Yield Estimate Data: <input type="checkbox"/> Check box if Test Data is submitted on Form Number GWS-39, Well Yield Test Report<br>Well Yield Estimate Method: submersible<br>Static Level: 440 Estimated Production Rate 15 gpm.<br>Date/Time measured: 8/8/2019 Estimate Length (hrs) 2   |  |   |            |       |            |
| Remarks:   |  |   |            |       |            |
| 19. I have read the statements made herein and know the contents thereof, and they are true to my knowledge. This document is signed (or name entered if filing online) and certified in accordance with Rule 17.4 of the Water Well Construction Rules, 2 CCR 402.2. The filing of a document that contains false statements is a violation of section 37 91 108(1)(e), C.R.S., and is punishable by fines up to \$1,000 and/or revocation of the contracting license. If filing online the State Engineer considers the entry of the licensed contractor's name to be compliance with Rule 17.4. |  |   |            |       |            |
| Company Name:<br>Glover's Drilling   | Email:<br>glover0285@gmail.com   | Phone w/area code:<br>(303) 857-2041  |            |       |            |
| Mailing Address: 7261 CR 31 Fort Lutpon ,Co 89521  |  | License Number:<br>698  |            |       |            |
| Sign (or enter name if filing online)<br><i>Jonathan M Glover</i>  | Print Name and Title<br>Jonathan M Glover / partner  | Date:<br>09/21/2019   |            |       |            |

## Permit to Install An On-site Waste Water Treatment System

|   |                                     |   |  |
|---|-------------------------------------|---|--|
| <b>PROPERTY INFORMATION:</b>                              |                                     | <b>OWNER INFORMATION:</b> Terri Carlson                 |  |
| <b>Address:</b> 14040 Florence Ct<br>Brighton, CO 80602-- | <b>Dwelling Type:</b> Single Family | <b>Address:</b> 11741 Kearney Cc<br>Thornton, CO 80233- |  |
| <b>County:</b> Adams                                      | <b>No. of Bedrooms:</b> 8           |   |  |
| <b>APN:</b> 0157122103005                                 | <b>Water Supply:</b> Private Well   | <b>Phone:</b> 720-883-1110                              |  |
|   | <b>Onsite ID:</b>                   |   |  |
| <b>PERMIT INFORMATION:</b> ON0037574                      |                                     | <b>Permit Type:</b> OWTS                                |  |
|   |                                     | <b>Construction Phase:</b> Install - Construction       |  |

**System Design:**

System Designed By: Colorado Geoscience and Design  
Design Number: 16-3134

Design Date: 7/3/2019  
Electrical Inspection Required? No

### Associated Professionals

**Business Name:** Colorado Geoscience & Design Inc  
**Name:** Ken-Zuo Wu  
PO Box 68  
Franktown, CO 80116--

OWTS - Engineer  
NAWT Certification: PE 30452  
Phone: 303-688-2150

**OWTS - Permit Comments**

Tuesday, August 06, 2019 4:34 PM - Jeff McCarron

Install the system as per Colorado Geoscience & Design, Inc. Design No 16-3134, revised on 7/3/19 with revised site plan on 8/5/19.

### FOR AN ON-SITE WASTE WATER TREATMENT SYSTEM

**CONDITIONS FOR INSTALLATION**

Installers must be licensed by Tri-County Health Department. No installation shall be covered or used until inspected, correction made if necessary, and approved or expressly authorized by Tri-County Health Department. The system installer must provide an record drawing before the system is covered.

**LIMITATIONS AND DISCLAIMER**

A permit to **Install** shall expire 1 Year from the date of issuance unless extended to a fixed date upon request by the Applicant and approved by the Tri-County Health Department.

**PERMIT VALID FROM:**

8/6/2019 to 8/6/2020

## Permit to Install An On-site Waste Water Treatment System

|   |                                     |   |   |
|---|-------------------------------------|---|---|
| <b>PROPERTY INFORMATION:</b>                              |                                     | <b>OWNER INFORMATION:</b>                               | <b>Terri Carlson</b>                              |
| <b>Address:</b> 14040 Florence Ct<br>Brighton, CO 80602-- | <b>Dwelling Type:</b> Single Family | <b>Address:</b> 11741 Kearney Cc<br>Thornton, CO 80233- |   |
| <b>County:</b> Adams                                      | <b>No. of Bedrooms:</b> 8           |   |   |
| <b>APN:</b> 0157122103005                                 | <b>Water Supply:</b> Private Well   |   |   |
|   | <b>Onsite ID:</b>                   | <b>Phone:</b> 720-883-1110                              |   |
| <b>PERMIT INFORMATION:</b>                                | ON0037574                           | <b>Permit Type:</b> OWTS                                | <b>Construction Phase:</b> Install - Construction |

*Jeff McCarron*

\_\_\_\_\_  
Jeff McCarron 08/06/2019



500 Cooperative Way  
Brighton CO 80603-8728

Your Touchstone Energy® Cooperative

[www.unitedpower.com](http://www.unitedpower.com)

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

4 3194

TERRI L CARLSON  
EDWARD R CARLSON  
14040 FLORENCE CT  
BRIGHTON CO 80602-7032



Payment Due By  
**11/16/2023**

Total Due  
**\$345.96**

From Date  
**09/25/2023**

To Date  
**10/25/2023**

Days  
**30**

Billing Date  
**10/27/2023**

Service Address **14040 FLORENCE CT  
RESIDENCE (METER PEDESTAL)**

Account # **19826700** District **SOUTH** Cycle **12**

**Small Change - Big Difference**

When you round-up your monthly bill, that small change makes a big difference right here in your community. Check the box on this bill, or visit [unitedpower.com](http://unitedpower.com) to sign up.



| Rate | Meter   | Prev Rdg | Pres Rdg | Mult | kWh  | Dmd   |
|------|---------|----------|----------|------|------|-------|
| R1   | 1600749 | 59048    | 62079    | 1    | 3031 | 16.92 |

Demand Time/Date 09/29/2023 12:45 PM

**ACTIVITY SINCE LAST BILL**

Previous Balance 442.13  
Payment Received - Thank You -442.13  
Balance Forward 0.00

**CURRENT BILLING DETAIL**

Energy Charge 3,031 KWH @ 0.0995 301.58  
Demand Charge 16.920 KW @ 1.50 25.38  
Fixed Charge 19.00  
Current Month 345.96

**TOTAL DUE [PAID BY AUTO PAY ON 11/16/2023] 345.96**

TERRI L CARLSON  
EDWARD R CARLSON  
14040 FLORENCE CT  
BRIGHTON CO 80602-0000

Account # **19826700**

Payment Due By  
**11/16/2023**

Total Due  
**\$345.96**

Amount Enclosed \$ **PAID BY AUTO PAY**



**United Power**  
Operation Round-Up  
FOUNDATION



**Pay Your Bill Online**  
Visit [www.unitedpower.com](http://www.unitedpower.com)



**Pay Your Bill By Phone**  
Call 866-999-4485



**Pay Your Bill By Mail**  
Return Stub with check payment

Want your small change to give back? Round-up your bill to \$346.00 and check here to enroll in our Round-Up Assistance program.

Please Make Checks Payable and Return to:

UNITED POWER  
PO BOX 173703  
DENVER CO 80217-3703

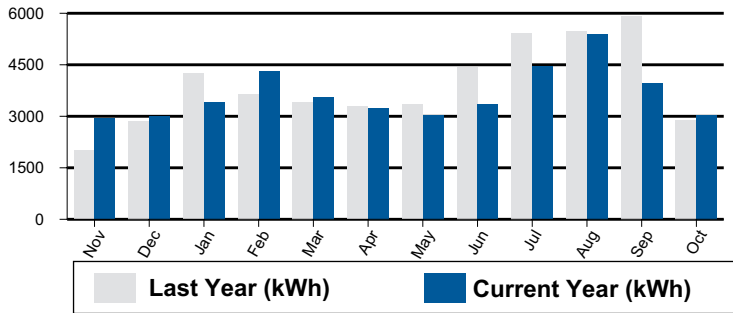
12



## Electric Usage History

From Date To Date

Account # **19826700** 09/25/2023 10/25/2023



### Electric Usage Comparison

| Electric kWh  | Days | Total kWh | Avg kWh/Day | kWh Cost/Day |
|---------------|------|-----------|-------------|--------------|
| Current Month | 30   | 3031      | 101         | \$11.53      |
| Last Month    | 31   | 3959      | 128         | \$14.26      |
| One Year Ago  | 28   | 2893      | 103         | \$11.86      |

### Temperature Comparison

|           |       |                   |            |
|-----------|-------|-------------------|------------|
| Avg Temp  | 57° F | Avg Temp Last Yr. | 54° F      |
| High Temp | 88° F | High Temp Date    | 09/28/2023 |
| Low Temp  | 29° F | Low Temp Date     | 10/15/2023 |



View detailed 15 minute energy consumption intervals and usage history through the Power Portal.

[www.unitedpower.com/PowerPortal](http://www.unitedpower.com/PowerPortal)



**UNITED POWER, INC.**

500 Cooperative Way  
Brighton, CO 80603

Member Services 303-637-1300

Payments - 24 hrs/day 866-999-4485

Toll Free 800-468-8809

**Report an Outage**  
**303-637-1350**

[www.unitedpower.com/outage](http://www.unitedpower.com/outage)

For office locations, hours and more information:

[www.unitedpower.com](http://www.unitedpower.com)

## Convenient Payment Options



### Online Account

Make payments, report outages and enroll in Auto Pay and Paperless Billing at [www.unitedpower.com](http://www.unitedpower.com).



### Mobile App

Download the free United Power mobile app to make payments and report outages on the go.



### Pay by Phone

Call 866-999-4485 to check account status and pay with a check or credit card (no fees) 24 hours a day.



### Payment Kiosk

Walk up and pay with cash, check or card. Locations and hours at [www.unitedpower.com/payments](http://www.unitedpower.com/payments).

## Bill Payment Assistance

For information or to see if you qualify for energy assistance for your winter home heating costs, contact LEAP at 1-866-HEATHelp (1-866-432-8435) or your county department of social services. Additional resources for assistance can be found at [www.unitedpower.com/assistance](http://www.unitedpower.com/assistance).

## Life Sustaining Equipment

Please tell us if you or a member of your household relies on life-sustaining medical devices that are dependent on electricity. We will flag your account accordingly. Protect your loved ones with a back-up plan for disasters or power outages. Learn more at [www.unitedpower.com/medical-devices](http://www.unitedpower.com/medical-devices).

## Call 811 Before You Dig

Before you begin any digging project, always have underground utilities marked. Notify the Colorado Utility Notification Center at least 3 days before digging. To schedule locates call 811 or visit [www.colorado811.org](http://www.colorado811.org).

## ¿Necesitas ayuda en español?

Estamos disponibles para ayudarle. Llame al 303-637-1300 opción 9, o visite [www.unitedpower.com/espanol](http://www.unitedpower.com/espanol).

## Other Ways to Pay

### Auto Pay

Have your bill automatically paid on your due date from the payment method of your choice.

### Paperless Billing

Go paper-free. Receive an email notification, not a statement in the mail. View and pay bills online.

### Pay As You Go - Prepaid Billing

Avoid deposits and late fees when you prepay for electricity. You choose how much and when to pay.

### Pay Now

No login or password? No problem. Make a quick payment on our website by check or credit card.

### MoneyGram

Make cash payments that post immediately to your account at over 40,000 MoneyGram locations.

### Budget Billing

Take the ups and downs out of your monthly budget and pay the same amount each month.

### Custom Billing Period

Choose a billing timeframe that is most convenient for you, and your budget.

## **8 Legal Description**

Subdivision: The Ridge at Riverdale

Building Address: 14040 Florence Ct, Brighton, CO

Occupancy Classification: R-3, U

Lot: 3 Block:3 Section: 22

## 9 Proof of Taxes Paid


- [Tax Account Search](#)
- [Shopping Cart](#)
- [My Reports](#)
- [Help](#)
- [Treasurer Main Page](#)
- [Assessor Main Page](#)
- [Adams County Main Page](#)
- [Logout public](#)

**The amount of taxes due on this page are based on last year's property value assessments.  
For current year values visit the [Adams County Assessor's site](#).**

### Summary

Account Id R0166888  
Parcel Number 0157122103005  
Owners CARLSON EDWARD R AND  
Address 11741 KEARNEY CIR  
THORNTON, CO 80233-5211  
Situs Address 14040 FLORENCE CT  
Legal SUB:THE RIDGE AT RIVERDALE SUBDIVISION BLK:3 LOT:3

### Inquiry

As Of  

Payment Type  First  
 Second

Total Due \$0.00

### Value

| Area Id                  | Mill Levy        |                    |
|--------------------------|------------------|--------------------|
| 290 - 290                | 103.1920000      |                    |
|                          | Actual           | Assessed           |
| RES IMPRV LAND - 1112    | 275,000          | 19,110             |
| SINGLE FAMILY RES - 1212 | 1,126,277        | 78,280             |
| <b>Total Value</b>       | <b>1,401,277</b> | <b>97,390</b>      |
| <b>Taxes</b>             |                  | <b>\$10,049.86</b> |

#### DUE DATES:

**First Half Payment Due March 1**  
**Second Half Payment Due June 15**  
**OR**  
**Full Payment Due April 30**

*If paying or corresponding by mail, please use the following addresses:*

**PAYMENTS ARE TO BE MAILED TO: P.O. BOX 869 BRIGHTON, CO 80601-0869**

**CORRESPONDENCE IS TO BE MAILED TO: 4430 South Adams County Parkway, Suite C2436 Brighton, CO 80601**



## 11 Certificate of Surface Development

We will not be doing any additional surface development, there will be no additions.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

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

With respect to the property located at:

Physical Address: 14040 Florence Ct, Brighton, CO 80602

Legal Description: Lot 3, Block 3, The Ridge at Riverdale Subdivision, County of Adams, State of Colorado

Parcel #(s): 0157122103005

(PLEASE CHECK ONE):

X On the 9th day of November, 2023, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

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

Date: November 9, 2023 Applicant: Lighthouse on Florence  
By: Edward Carlson  
Print Name: Edward Carlson  
Address: 14040 Florence Ct  
Brighton, CO 80602

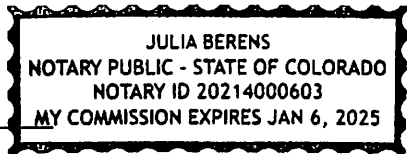
STATE OF COLORADO )  
  )  
COUNTY OF ADAMS )

Subscribed and sworn to before me this 9th day of November, 2023, by  
Edward Carlson.

Witness my hand and official seal.

My Commission expires: 1/6/25

Julia Berens  
Notary Public



After Recording Return To: \_\_\_\_\_ Name and Address of Person Preparing Legal Description: \_\_\_\_\_

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