



Request for Comments

Case Name: Hurley Riding Academy

Case Number: RCU2023-00068

February 8, 2024

The Adams County Planning Commission is requesting comments on the following application: **Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use.** This request is located at 14583 CHERRY ST. The Assessor's Parcel Number is 0157118002022.

Applicant Information: HURLEY JONATHAN S AND HURLEY KRISTIA
14583 CHERRY STREET
BRIGHTON, CO 80602

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 **03/04/2024** 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

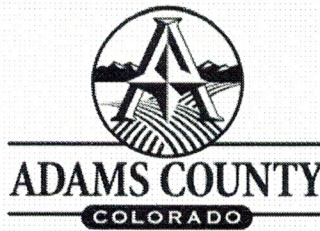
Eva J. Henry
DISTRICT 1

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:
KHURLEY08@GMAIL.COM

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:
KHURLEY08@GMAIL.COM

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address: 14583 CHERRY ST

City, State, Zip: BRIGHTON, CO 80602

Area (acres or square feet): 4.10 ACRES

Tax Assessor Parcel Number: 0157118002022

Existing Zoning: A-2

Existing Land Use: SINGLE FAMILY RESIDENCE

Proposed Land Use: RIDING STABLES

Have you attended a Conceptual Review? YES NO

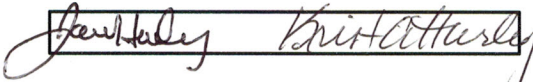
If Yes, please list PRE#:

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: JONATHAN & KRISTI HURLEY

Date: 3-28-2022

Owner's Printed Name

Name: 

Owner's Signature

To: Adams County Planning

My name is Kristi Hurley. I am applying for a CUP on 3/09/2023 for a small horse training and education stable at my residence of 14583 Cherry St. Brighton, CO 80602. We have 6 horses on 4.92 acres of property.

I was born and raised around horses in Wyoming and have been in the industry my entire life. I teach children and adolescents all aspects of being around horses from; learning how to approach them, safety skills around animals, how to feed, water, groom, interact with, lead, liberty training, I teach them about all tack, how to properly use the tack on your horse, beginning and advanced riding skills.

I work with children of all ages and all spectrums. I see many children with aspergers, autism, downs syndrome, anxiety, ADD, ADHD, depression, Foster Children, and more. I teach children the value of working with animals and how it can help your emotional state. I have been very involved with 4-H my entire life and am a Leader in Adams County 4-H for our Club Boots & Buckles. I work directly with Kenzie Kimmel & Julia Hurdelbrink to help with our youth projects. We are able to teach many of the 4-H fundamentals that we learn from Adams County 4-H throughout my programs throughout the community.

Regarding business practices; We feed our animals twice per day, hay is delivered every 6 weeks, and freshwater is provided to the animals daily. We work closely with Ft. Lupton Animal Clinic to administer care when needed and vaccinations in the spring and fall. Our ferriers come every six weeks to tend the horses hooves. Our animal waste is recycled daily by grading it into our pastures. Each animal's pens are taken care of daily and we do have a large turnout pasture that is completely safe and fenced for the animals to graze in. Our riding arena and round pen is tilled weekly (weather permitting) and has a sand base to help with erosion, footing and dust. We have purchased monthly service from Spalding Fly Predators which helps to illuminate fly larvae, which in turn, helps illuminate flies during the summer months.

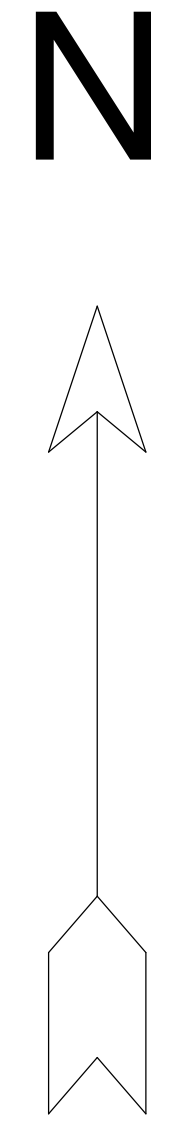
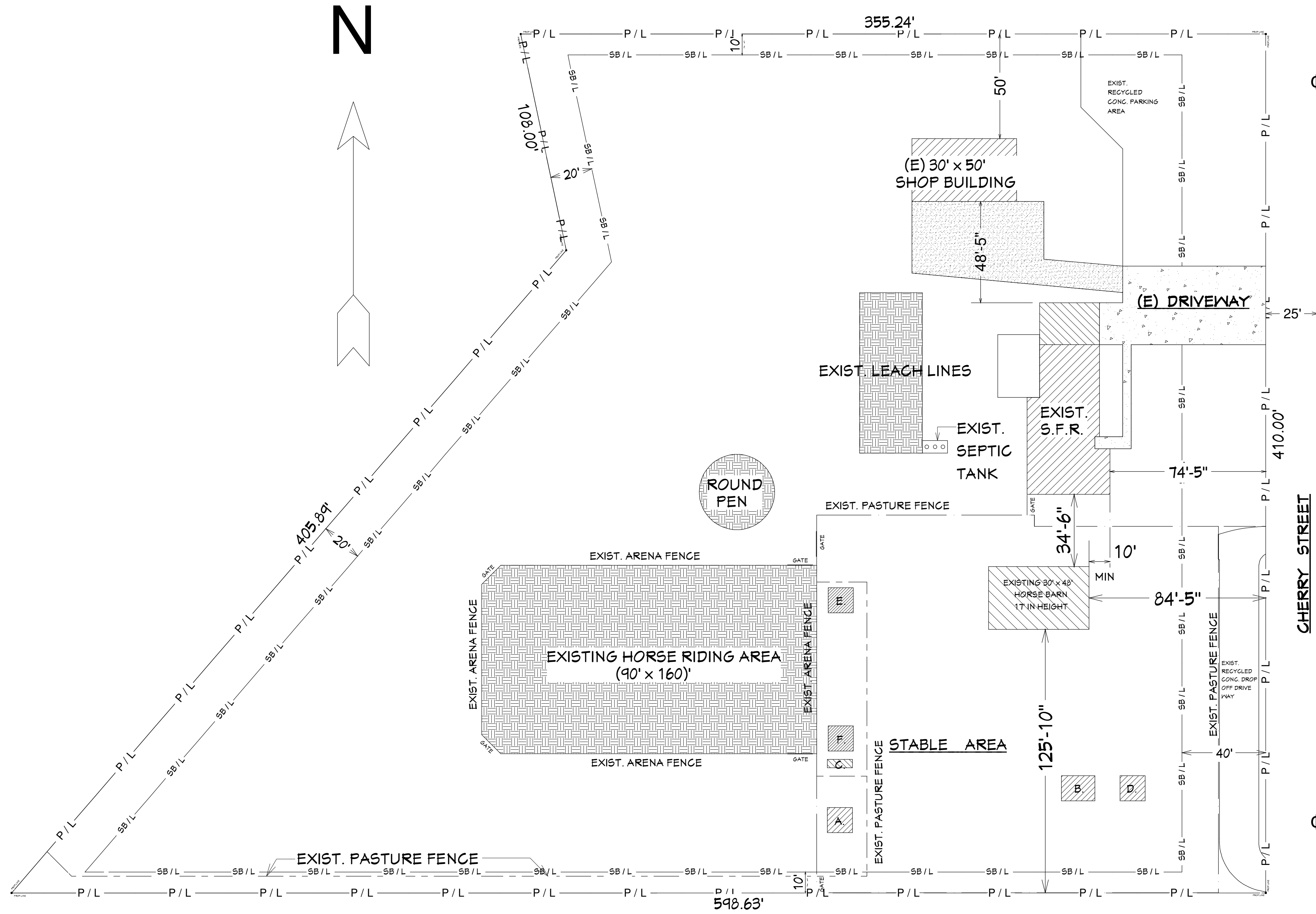
I will not be hosting any riding clinic or horse shows on our property. We have built a drop off zone for children to be dropped in that allows all cars to stay off of our street. We also have extra parking to ensure that all cars are off of the street. Student drop off can include 5-7 cars on our busiest days, however, most days only a few at a time will be parked in our parking lane on our property.

We do alot of community service projects with our students, which teaches them responsibility, respect, communication skills, how to overcome obstacles, and work together for the greater good. Our students are very respectful, courteous, & kind. We work together to keep our neighborhood clean and happy.

I appreciate your time and consideration and believe that what I do as an equine educator and 4-H Leader is incredibly important to the future wellbeing of our children and our community. Animals teach everyone incredible lessons about respect, empathy, kindness, responsibility, social skills, team work, and patience, all while being outdoors away from any type of screen,

social media, etc. I am very passionate about what I do and would love to continue to move forward with helping our community,

Thank you for your time,
Kristi Hurley



PLOT PLAN
SCALE 1" = 30'-0"

- A. 12' x 12' HORSE SHELTER 144 SQ. FT.
- B. 12' x 16' HOUSE SHELTER 192 SQ. FT.
- C. 4' x 12' RABBIT SHELTER 48 SQ. FT.
- D. 12' x 12' HORSE SHELTER 144 SQ. FT.
- E. 12' x 12' CHICKEN COUP 144 SQ. FT.
- F. 12' x 12' TACK ROOM 144 SQ. FT.

PROJECT INFO:

SITE:
14583 CHERRY ST
BRIGHTON, CO 80602

OWNER:
JON & KRISTI HURLEY
14583 CHERRY ST
BRIGHTON, CO 80602
619-248-2673

DESIGNER:
JON HURLEY BUILDING DESIGN LLC A.I.B.D.
14583 CHERRY ST.
BRIGHTON, CO 80602
619-248-2673
JONHURLEY55@GMAIL.COM

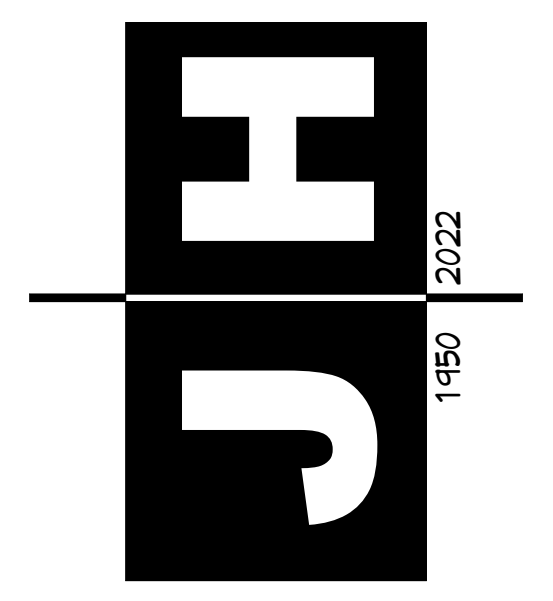
CONTRACTOR:
OWNER BUILDER

PROJECT INFO:
PROPOSED C.U.P. FOR HORSE RIDING ARENA

LEGAL:
LOTS 5, 6, 7, & 8
PARCEL NUMBER: 0157118002022

ZONE:
A-2

CONSTRUCTION TYPE
U, V-N NON-SPRINKLERED



DESIGN BY:
A I B D

5/3/2023

AMERICAN INSTITUTE of BUILDING DESIGN

SITE:
14583 CHERRY ST
BRIGHTON, CO 80602

PROPOSED
EQUESTRIAN ARENA
FOR JON & KRISTI HURLEY

JON HURLEY
BUILDING DESIGN
619-248-2673
jonhurley55@gmail.com

IT IS THE OWNERS RESPONSIBILITY TO FIELD VERIFY ALL PAGES OF THESE DRAWINGS PRIOR TO STARTING CONSTRUCTION. IF THE OWNER FAILS TO FIELD VERIFY THESE DRAWINGS WITH ALL SITE CONDITIONS AND BEGINS CONSTRUCTION HE/SHE TAKES FULL RESPONSIBILITY FOR THE DRAWINGS BEING CORRECT AND APPROVED BY THE OWNER. THE DESIGNER SHALL TAKE ZERO RESPONSIBILITY FOR ANY JOB COSTS DO TO THE



| SERVICE ADDRESS | ACCOUNT NUMBER | DUE DATE | |
|---|------------------|----------------|------------|
| KRISTI A HURLEY 14583 CHERRY ST BRIGHTON, CO 80602-7857 | 53-8094304-2 | 04/21/2023 | |
| | STATEMENT NUMBER | STATEMENT DATE | AMOUNT DUE |
| | 822459552 | 04/03/2023 | |



SPRING TOWARDS SAVINGS WITH DISCOUNTED LEDs

Leave your old and inefficient light bulbs behind and swap them out for ENERGY STAR® certified LED Bulbs. One ENERGY STAR bulb can save you about \$55 in electricity costs over its lifetime and lasts at least 13 years.

We provide discounts of up to \$3 per bulb at participating stores near you. Find them at xcelenergy.com/LightingDeals.

| METER READING INFORMATION | | | |
|---------------------------|-----------------|---|---------|
| METER 20582263 | | Read Dates: 03/03/23 - 04/01/23 (29 Days) | |
| DESCRIPTION | CURRENT READING | PREVIOUS READING | USAGE |
| Total Energy | 9373 Actual | 9172 Actual | 201 ccf |

NATURAL GAS ADJUSTMENTS

| DESCRIPTION | VALUE UNITS | CONVERSION | VALUE UNITS |
|------------------|-------------|------------|-------------------|
| Therm Multiplier | 201 ccf | x 0.861907 | 173 therms |

NATURAL GAS CHARGES

RATE: RG Residential

| DESCRIPTION | USAGE UNITS | RATE | CHARGE |
|-----------------------|---------------|------------|-----------------|
| Service & Facility | | | \$10.21 |
| Usage Charge | 173 therms | \$0.317170 | \$54.87 |
| Interstate Pipeline | 173 therms | \$0.056000 | \$9.69 |
| Natural Gas | 169.73 therms | \$0.416500 | \$70.69 |
| Natural Gas 2 Qtr | 3.27 therms | \$0.367900 | \$1.20 |
| DSMCA | | | \$3.32 |
| GRSA-P | | | \$0.24 |
| EGCRR | 173 therms | \$0.072210 | \$12.49 |
| GRSA | | | \$0.02 |
| Energy Assistance Chg | | | \$0.75 |
| Total | | | \$163.48 |

NON-RECURRING CHARGES / CREDITS DETAILS

| DESCRIPTION | CHARGE |
|----------------------|----------------|
| Late Charge Assessed | \$14.76 |
| Total | \$14.76 |



START YOUR SUMMER ENERGY SAVINGS PLAN—TODAY.

Before the summer heat hits, act now to reduce your energy use. Sign up for Saver's Switch. It's free and helps us better manage peak electricity demand by cutting back just a little on the time your central air works to cool your home. And because your fan keeps circulating cooled air, most Saver's Switch participants will say they don't even notice when it's on. Plus, you'll receive savings on your electric bill every year you participate in Saver's Switch.

To receive \$40 off your October electric bill, enroll today online at xcelenergy.com/SaversSwitch or call 800-895-4999.

High Plains Water Users Association

P.O. Box 39
Eastlake, CO 80614-0039 US
7208722941
highplainswater@outlook.com

Statement

TO
Hurley, Jonathan
14583 Cherry St
Brighton 80602

STATEMENT NO. 2936
DATE 03/31/2023
TOTAL DUE \$349.33
ENCLOSED

| DATE | DESCRIPTION | AMOUNT | BALANCE |
|------------|--|--------|---------|
| 03/04/2023 | Balance Forward | | 282.23 |
| 03/31/2023 | Invoice #23/MARCH236 --- 1,864,500 - 1,872,700 8,200 GAL = \$67.10 --- Tax = \$0.00 | 67.10 | 349.33 |

| Current Due | 1-30 Days Past Due | 31-60 Days Past Due | 61-90 Days Past Due | 90+ Days Past Due | Amount Due |
|-------------|--------------------|---------------------|---------------------|-------------------|-----------------|
| 67.10 | 0.00 | 56.05 | 0.00 | 226.18 | \$349.33 |

Lindstrom

TRI-COUNTY DISTRICT HEALTH DEPARTMENT ENVIRONMENTAL HEALTH DIVISION

FISCAL CONTROL NO.

001035

Lindstrom

1470 EMPORIA STREET, 5TH FLOOR
AURORA, COLO. 80010

B, h Lindstrom

16335-1

ADAMS CITY
4301 EAST 72ND AVE.
288-6816

AURORA
1633 FLORENCE
366-1561

ENGLEWOOD
4857 SO. BROADWAY
761-1340

DOUGLAS COUNTY
4857 SO. BROADWAY
761-1340

PERMIT

TRI-COUNTY DISTRICT HEALTH DEPARTMENT (FILE) NO. _____

PERMIT TO () CONSTRUCT () REMODEL A NON-MUNICIPAL WASTE DISPOSAL SYSTEM AT 145731 *hwy st*
(ADDRESS OR LEGAL DESCRIPTION)

with 1/2 1/2 COMPOSED OF 1200 GALLON SEPTIC TANK AND A SOIL ABSORPTION AREA 1200
(ADDRESS OR LEGAL DESCRIPTION)

SQ. FT. OR _____ AS PROPOSED ON APPLICATION NO. _____, DATED Feb 14 1974

THIS PERMIT SHALL EXPIRE Feb 14 1974 UNLESS EXTENDED TO A FIXED DATE UPON REQUEST BY THE APPLICANT

AND APPROVED BY THE HEALTH OFFICER.

ISSUED FOR William Haynes, M.D., PUBLIC HEALTH OFFICER, TRI-COUNTY DISTRICT HEALTH DEPARTMENT BY

(SANITARIAN) John J. ..., DATE Feb 14 1974

OWNER MUST ASCERTAIN THAT THIS ENTIRE WASTE DISPOSAL SYSTEM REMAINS OPEN FOR INSPECTION UNTIL IT HAS RECEIVED APPROVAL BY THE TRI-COUNTY DISTRICT HEALTH DEPARTMENT. THE HEALTH OFFICER CANNOT ASSUME RESPONSIBILITY IN CASE OF FAILURE OR INADEQUACY OF A WASTE DISPOSAL SYSTEM BEYOND CONSULTING IN GOOD FAITH WITH PROPERTY OWNER. MALFUNCTIONS MAY BE DUE TO IMPROPER MAINTENANCE AND/OR USAGE, VARIABLE GROUND WATER TABLE, SOIL COMPACTION OR OTHER FACTORS.

PERMIT FEE OF TWENTY-FIVE DOLLARS (\$25.00) FOR NEW SYSTEM

RECEIVED BY John J. ... DATE 2-14-73

CHECK NO. _____ M.O. NO. _____ CASH

TRI-COUNTY DISTRICT HEALTH DEPARTMENT

FILE ADDRESS 14583 N. Cherry St. PULL

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|

NAME _____ PHONE _____

FROM Glenda Neff Miami ADDRESS 4166-8821 PHONE _____

TO _____ DATE _____ OFFICE _____

MESSAGE Need use permit - septic inspection

10 5 '84 septic inspected - no permit issued

ACTION septic system inspected - OK - floor water

| | |
|--|----|
| | 23 |
| | 51 |
| | 52 |
| | 57 |
| | 58 |
| | 59 |
| | 60 |

TRI-COUNTY DISTRICT HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION

ADAMS CITY
4301 East 72nd Ave.
288-6816

ENGLEWOOD
4857 So. Broadway
761-1340

AURORA
1633 Florence St.
366-1561

DOUGLAS COUNTY
4857 So. Broadway
761-1340

APPLICATION FOR PERMIT TO CONSTRUCT, REMODEL, OR INSTALL A WASTE DISPOSAL SYSTEM

Address (Legal Description) 14583 Cherry St
Owner B. J. Lindstrom Address _____ Telephone No. _____
Installed by _____ Address _____ Telephone No. _____

GENERAL INFORMATION

Type of Waste System: Residence Commercial _____ Other _____
Size of Lot 5 acres
Percolation Rate #1 4.5 in/hr #2 4.1 in/hr #3 4.6 in/hr #4 _____ #5 _____ #6 _____
Average 43.66 min/in minutes per inch. Depth of 1st Ground Water 30.5 ft
Soil Profile 1' to 10' _____
Source of Domestic Water: Public (name) High Plains water
Private well _____ Depth _____ Distance from Sewage System _____
Estimated Daily Sewage Flow _____ G.P.D.

RESIDENCE

Number of Bedrooms 4 Tubs or Showers 2 Toilets 3 Lavatory 2 Sinks 1

COMMERCIAL or Other: Attach estimated daily sewage flow data.
Depth of Building Drain _____

CONSTRUCTION INFORMATION

Septic Tank Capacity 1200 gal pot. air gallons Material concrete
Inlet Buffer or Tee Outlet Tee
Soil Absorption System Trench _____ Bed 1260 sq ft Pit _____
Required Absorption Area in square feet _____ Filler Material Size _____ Depth _____
Distribution Line Material _____ Diameter _____

For other type disposal system attach complete design and specification data.

Owner or Agent B. J. Lindstrom Date Feb 14, 1973

John E. Towle Tri-County District H.D. Feb 14, 1973 Date

Water Pollution Control Comm. _____ Date

Local Building & Zoning _____ Date

Public Water & Sewer District _____ Date

Permit Issued John E. Towle (health officer) 2-19-73 Date

Supporting data (attached) _____ Soil Profile _____

Plot Plans _____ Special Design Data _____

Percolation Data _____

The construction of this nonmunicipal waste disposal system will comply with TCDHD Reg. #2/69 and all other applicable laws, ordinances, standards or resolutions _____ Owner.

System inspected and approved (date) _____ Sanitarian _____

Permit File No. 45 Fiscal Control No. _____

APPLICATION FOR APPROVAL OF LOCATION FOR SEPTIC TANK SYSTEMS

Applicant (Owner): B.S. Kondratieva
Mail Address: 14523 Cherry St City: Adams Co Rayton Sub. Phone: _____

A. INFORMATION REGARDING PROJECT SUBMITTED FOR REVIEW:

Attach separate sheets or report showing entire area with respect to surrounding areas, topography of area, habitable buildings, location of potable water wells, soil percolation test holes, soil profiles in test holes.

1. Location of Facility: County Adams City or Town _____
Legal Description _____ Lot Size: _____

2. Type of area and facility - Number of persons served:
Subdivision _____ Motel _____ Restaurant _____ Trailer Court _____
Other: _____

3. Source of domestic water: Public (name): _____
Private: Well _____ Depth _____ Other _____ Depth to first ground water table _____

4. Is facility within boundaries of City or Sanitation District: _____
If so name: High Plain Water

5. Distance to nearest sewer system: _____
Have negotiations been attempted with owner to connect: _____
If rejected, give reason: _____

6. Rate of absorption in test holes in minutes per inch of drop in water level after holes have been soaked for 24 hours: _____

7. Name, address and telephone of person who made soil absorption tests: _____

8. Name, address and telephone of person responsible for design of the system: _____

9. Est. bid opening date: _____ Est. Completion Date: _____ Est. Project Cost: _____

Date: _____ Signature of Owner _____

B. SIGNATURES FOR LOCAL GOVERNMENT OFFICIALS: The undersigned have reviewed the proposal for the location of the above-described septic tank system and RECOMMEND APPROVAL or DISAPPROVAL in the space provided below:

| <u>DATE</u> | <u>APPROVAL</u> | <u>DISAPPROVAL</u> | |
|-------------|--------------------------|--------------------------|--|
| _____ | <input type="checkbox"/> | <input type="checkbox"/> | _____ Signature for Local Health Department |
| _____ | <input type="checkbox"/> | <input type="checkbox"/> | _____ Signature for Mayor or City Manager |
| _____ | <input type="checkbox"/> | <input type="checkbox"/> | _____ Signature for County Commissioners |

Comments: _____

Signature and Title

Note: The applicant must obtain the comments and signature of at least one of the above.

C. FOLLOWING FOR STATE HEALTH DEPARTMENT USE: Recommendations of the District Engineer

D. ACTION BY THE COLORADO WATER POLLUTION CONTROL COMMISSION:

TRI-COUNTY DISTRICT HEALTH DEPARTMENT

Sewage System Form

ADDRESS 145-83 Cherry St. PHONE _____
 NAME Mr. B. L. Lindstrom MAILING ADDRESS _____
 INSTALLED BY _____ ADDRESS _____

GENERAL INFORMATION

CONSTRUCTION INFORMATION

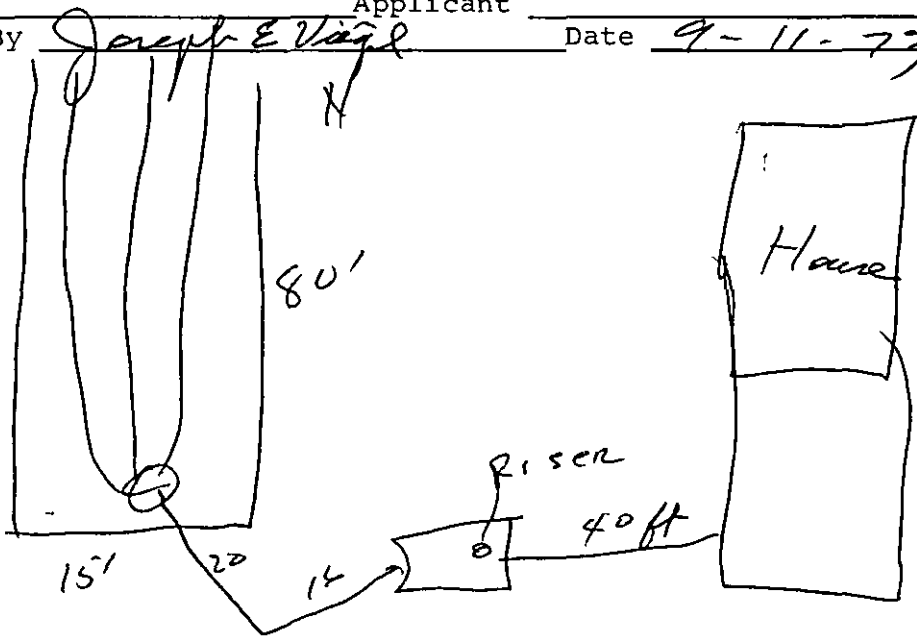
1. Units _____
2. Fixtures: Type & No. _____
3. Depth of Bldg. Drain _____
4. Lot Size _____
5. Percolation Test _____
6. Ground Slope _____
7. Water Supply: Municipal _____ Private _____
 Well Location _____
 Other Wells Within 200' _____

1. Septic Tank Cap 1200 gal.
2. Width _____ Length _____ Depth _____
3. Material Concrete
4. Inlet and Outlet-Sanitary T Yes
5. Absorbtion Area _____ Bed Yes
6. Distribution Box Yes
 Distribution No. Of Lides 3
7. Width 15 Length 80 Depth 3ft
8. Min. 12" Filler Material Yes
9. Gravel $\frac{1}{4}$ " Washed Min. 1 1/2' gravel
10. Type and Size of Tile Plastic 4
11. Remarks _____

This system will be constructed in accordance with the above specifications and regulations governing sewage systems within the Tri-County District.

Permit invalid after _____ Applicant _____
 Approved By Joseph E. Vajal Date 9-11-73

PLOT PLAN:



Notify this department when system is completed and before backfilling for inspection _____

System inspected and found in compliance Joseph E. Vajal Date 9-11-73
 (For recommended maintenance, see page 12, Bul 390-A, Colo. State Health Dept.)

TRI-COUNTY DISTRICT HEALTH DEPARTMENT
PERCOLATION TEST

The purpose of this test is to determine whether or not soil conditions are suitable for the absorption of septic tank effluent. This test is a time measurement of how long it takes one inch of water to seep into a saturated soil at a given level. (If water should go down 1 inch in 15 minutes, we could say that it has a percolation rate of 15 minutes.)

HOW TO PERFORM THIS TEST: The following steps are recommended by the Tri-County District Health Department.

1. A minimum of three test holes are placed uniformly over the absorption field site at the exact depth of the proposed leaching trench or bed.
2. These holes may be bored with an earth auger ranging anywhere from 4 to 12 inches in diameter. A 4 inch auger requires less work and less water to operate.
3. After the holes are bored to the proper depth the bottom and sides of the hole should be scratched with a sharp instrument to provide a natural soil surface and a reliable test. (If this is not done the sides may become "slicked" over and won't allow proper absorption.)
4. All loose earth should be removed and 2 inches of coarse sand or fine gravel placed in the bottom to prevent scouring or clogging by sediment.
5. The holes should then be filled with clear water to at least a depth of 12 inches. The soil should be thoroughly saturated for a period of 4 hours or preferably overnight. This will allow the individual earth particles to "swell" so the earth will most closely resemble an operating sewage disposal system and result in a stabilized percolation rate. In sandy soil "swelling" does not take place and only saturation and a constant rate of absorption is required. At this point your percolation test holes should resemble Diagram "A".
6. After the holes are saturated, 6 inches of water at the leaching depth are timed as they seep out. This should be done by a measurement of the water at regular timed intervals. If the time measurement of the first inch's absorption and the sixth inch's absorption vary more than 10%, this is an indication that the earth was not saturated and the test should be rerun.

HOW TO RECORD THE PERCOLATION RESULTS: For the sake of simplicity the following form is presented. See Diagram "B".

Diagram "A"

1. Measuring stick
2. Firm level base
3. 2" of gravel at the proposed depth of drainage field

Diagram "B"

| Depth of Hole | #1 | #2 | #3 |
|---------------|-----|----|----|
| #1 | 28" | | |
| #2 | 29" | | |
| #3 | 28" | | |

Test Holes

| Min. per inch | #1 | #2 | #3 |
|---------------|----|----|----|
| | 44 | 41 | 45 |
| | 45 | 40 | 46 |
| | 45 | 41 | 46 |
| | | | |
| | | | |

Percolation Rate = Average time in minutes per one inch water drop

SIGNIFICANCE OF RESULTS

1. If the earth has percolation rate in excess of 60 minutes, it is not suitable for leaching system in that particular earth strata.
2. If the percolation rate is in excess of 30 minutes, the earth is unsuitable for a seepage pit.

PLOT PLAN MUST ACCOMPANY THIS FORM BEFORE PERMIT WILL BE ISSUED.

AVERAGE PERCOLATION RATE = 43.66 Min / inch

TRI-COUNTY DISTRICT HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES

876
16335-2

APPLICATION FOR USE PERMIT
FOR EXISTING DOMESTIC AND NON-MUNICIPAL SEWAGE DISPOSAL SYSTEMS

| | | | | |
|---|--|---|--|---|
| ADAMS CITY 4301 E. 72nd Ave. 288-6816 | AURORA 15400 E. 14th Pl. Suite 309 341-9370 | BRIGHTON 22 S. 4th Ave. Suite 301 659-8333 | CASTLE ROCK 355 S. Wilcox 688-5145 | ENGLEWOOD 4857 S. Broadway 761-1340 |
|---|--|---|--|---|

FORM MUST BE COMPLETED IN FULL

Name of Applicant Janet M. Lindstrom Phone 452-0282

Mailing Address of Applicant 14583 Cherry St. Rt. 1

Permit to be Sent to:
Name Brighton, CO 80601

Address

Street Address & Complete Legal Description of Property for Which Permit is being Requested (Attach legal if necessary) 14583 Cherry St.

PROVIDE MAP OR DIRECTIONS FOR LOCATING PROPERTY ON REVERSE SIDE OF THIS APPLICATION.

Source of Water: Private Well () Public (Specify) Hi Plains

Name of Original Home Owner (If Known) B. L. Lindstrom

Contractor who Installed System (If Known) Same

A non-refundable fee of \$40.00 shall be payable when the application is made. The permit issued as a result of this application shall remain valid until the property is sold or otherwise altered from domestic use or until the sewage disposal system fails to operate in an approved manner.

* * * * *

OWNER/AGENT CERTIFICATION

(I), Janet M. Lindstrom Owner/Agent of the dwelling at the location described in this application do hereby certify that the sewage disposal system has been in continuous use, operating satisfactorily, and without malfunction. The septic tank was pumped X (Date).
REGULATIONS REQUIRE SEPTIC TANKS BE PUMPED EVERY FOUR (4) YEARS.

DATE

Janet M. Lindstrom
SIGNATURE

* * * * *

Inspection Date 10/5/84 Approved (xx) Denied ()

Public Health Sanitarian Alan R. Scheere

Permit Fee \$ 40.00 Check No. 5008 M.O. Cash Rec'd by Scheere Date 10/5/84



TRI-COUNTY DISTRICT HEALTH DEPARTMENT

22 South 4th. Ave. #301
Brighton, Colorado 80601
659-8333

October 9, 1984

Janet M. Lindstrom
14583 Cherry Street
Brighton, CO 80601

Dear Mrs. Lindstrom:

On October 5, 1984 a representative from this department inspected the waste disposal system serving the above property. At that time, there was no evidence of a malfunction observed.

This residence is part of the Hi-Plains Water Users Association which is a community water supply monitored by both the Colorado Department of Health and Tri-County District Health Department.

Please contact this office if you have questions in this matter.

Sincerely,

A handwritten signature in cursive script that reads 'Alan R. Scheere'. The signature is written in dark ink and is positioned above the typed name.

Alan R. Scheere
Environmental Health Services

ARS/lr

48
TRI-COUNTY DISTRICT HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES

16335-3

APPLICATION FOR USE PERMIT
FOR EXISTING DOMESTIC AND NON-MUNICIPAL SEWAGE DISPOSAL SYSTEMS

| | | | | |
|---|--|---|--|---|
| ADAMS CITY 4301 E. 72nd Ave. 288-6816 | AURORA 15400 E. 14th Pl. Suite 309 341-9370 | BRIGHTON 22 S. 4th Ave. Suite 301 659-8333 | CASTLE ROCK 355 S. Wilcox 688-5145 | ENGLEWOOD 4857 S. Broadway 761-1340 |
|---|--|---|--|---|

FORM MUST BE COMPLETED IN FULL

Name of Applicant GARLOCK, JAMES H Phone 452-4968

Mailing Address of Applicant 14583 A. CHERRY

Permit to be Sent to: CALL
Name 1ST INTERSTATE BANK DEBRA LAURA 293-5215

Address 639 17th St Denver 80270

Street Address & Complete Legal Description of Property for Which Permit is being Requested (Attach legal if necessary) 14583 CHERRY

PROVIDE MAP OR DIRECTIONS FOR LOCATING PROPERTY ON REVERSE SIDE OF THIS APPLICATION.

Source of Water: Private Well () Public (Specify) H.I. PLAINS

e of Original Home Owner (If Known) BASIS LINDSTROM

Contractor who Installed System (If Known) _____

A non-refundable fee of \$50.00 shall be payable when the application is made. The permit issued as a result of this application shall remain valid until the property is sold or otherwise altered from domestic use or until the sewage disposal system fails to operate in an approved manner.

* * * * *

correct on reach field

OWNER/AGENT CERTIFICATION

(I), James H. Garlock Owner/Agent of the dwelling at the location described in this application do hereby certify that the sewage disposal system has been in continuous use, operating satisfactorily, and without malfunction. The septic tank was pumped MAY 1983 (Date). REGULATIONS REQUIRE SEPTIC TANKS BE PUMPED EVERY FOUR (4) YEARS.

DATE 5/23/86 SIGNATURE James H. Garlock

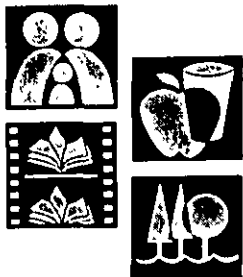
* * * * *

Inspection Date 5-23-86 Approved () Denied ()

Public Health Sanitarian Jim Dingman

Permit Fee \$ 50 Check No. 933 M.O. Cash Rec'd by JD Date 5/23/86

Permit # 1251



Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

Hugh Rohrer, M.D., M.P.H.
Director

May 23, 1986

Ms. Laura Meyer
1st Interstate Bank
2nd Floor, North Tower
633 17th St.
Denver, CO 80270

Dear Ms. Meyer:

On May 23, 1986 an inspection was made on the septic system located at 14583 N. Cherry. At the time of the inspection, no malfunctions of the system were evident.

Sincerely,

Jim Dingman, MS/RS
Environmental Health Services

JD/lr

Enc. 1

CC: Mr. Garlock



Note:

This ISDS file contains oversized document(s).

Please refer to hard copy ISDS file to view these document(s).

All residences below were visited and the owners were talked to about the CUP for the Horse Riding Academy. Please see below:

14432 CHERRY ST. NO ISSUES WITH CUP FOR RIDING ACADEMY
14443 CHERRY ST. NO ISSUES WITH CUP FOR RIDING ACADEMY
14463 CHERRY ST. NO ISSUES WITH CUP FOR RIDING ACADEMY
14462 CHERRY ST. NO ISSUES WITH CUP FOR RIDING ACADEMY
14523 CHERRY ST. IN SUPPORT OF CUP FOR RIDING ACADEMY
14522 CHERRY ST. NO ISSUES WITH CUP FOR RIDING ACADEMY
14552 CHERRY ST. OUT OF TOWN FOR WINTER AND EARLY SPRING
14582 CHERRY ST. IN SUPPORT WITH CUP FOR RIDING ACADEMY
14642 CHERRY ST. NO ISSUES WITH CUP FOR RIDING ACADEMY
14663 CHERRY ST. IN SUPPORT OF CUP FOR RIDING ACADEMY
14673 CHERRY ST. AGAINST
14683 CHERRY ST. IN SUPPORT OF CUP FOR RIDING ACADEMY
14742 CHERRY ST. NO ISSUES WITH CUP FOR RIDING ACADEMY
14762 CHERRY ST. NO ISSUES WITH CUP FOR RIDING ACADEMY
14782 CHERRY ST. IN SUPPORT WITH CUP FOR RIDING ACADEMY
14773 CHERRY ST. NO ISSUES WITH CUP FOR RIDING ACADEMY

TRAFFIC STUDY

SITE: 14583 Cherry St. Brighton, CO 80602

ZONING: A2

EXISTING NEIGHBORHOOD LAND USES: Single family residences with personal farming and ranching. Several properties with livestock and horses.

CHERRY ST. Existing dirt road that is 2,526 FT long dead end.

Traffic study is for a C.U.P. for horse riding stables.

CURRENT ONSITE DEVELOPMENT: Single family residence with a horse barn and outdoor riding arena, round pin, horse shelters. No proposed construction

CURRENT ACCESSIBILITY: The horse area (Southeast side of property) has a circular compacted recycled concrete driveway with parking.

TRAFFIC STUDY DATES: Monday 12-4-23 8am to 5pm, Tuesday 12-12-23 8am to 5pm. Wednesday 12-20-23 8am to 5pm. Saturday 12-2-23 8am to 5pm.

CURRENT STREET TRAFFIC: Traffic counts were taken on a Monday, Tuesday, Wednesday, and Saturday. The traffic counts were taken from 8am until 5pm. The average vehicles per hour were 3 to 5 cars per hour Monday, Tuesday, Wednesday & Saturday. On Saturday the current hourly average increased to 5 to 7 cars per hour.

PROPOSED TRAFFIC INCREASE: The proposed traffic increase on Monday, Tuesday & Wednesdays would be 3 to 5 total cars to drop children off between 10am and 12pm. Saturday's increase would be 1 to 3 cars. Parents usually will pull into the circular driveway and drop off a child and then return 1 hour later to pick up the child.

TRAFFIC CONCLUSION: The total increase in volume on Monday, Tuesday and Wednesday would be 3 to 5 cars to drop off and pick up children between 10am and noon. On Saturdays the increase would be 1 to 3 cars between 10am and noon. The total increase in traffic volume would be 15 to 18 cars per week.

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

| Account | Parcel Number | Receipt Date | Effective Date | Receipt Number |
|----------|---------------|--------------|----------------|--------------------|
| R0009019 | 0157118002022 | Jun 6, 2023 | Jun 2, 2023 | 2023-06-06-99-4913 |

HURLEY JONATHAN S AND
14583 CHERRY STREET
BRIGHTON, CO 80602

| Situs Address | Payor |
|-----------------|--|
| 14583 CHERRY ST | PHH MORTGAGE (CORELOGIC-WIRE-2023-0602-\$139,750.221.55) 1 MORTGAGE WAY MT. LAUREL NJ 8054 |

| Legal Description | | | | | |
|-------------------------------------|---------|----------|------|------|-----------|
| SUB:LAYTON SUBD BLK:1 LOT:5 - LOT:8 | | | | | |
| Property Code | Actual | Assessed | Year | Area | Mill Levy |
| RES IMPRV LAND - 1112 | 200,000 | 13,900 | 2022 | 135 | 114.686 |
| SINGLE FAMILY RES - 1212 | 383,618 | 26,660 | 2022 | 135 | 114.686 |

| Payments Received | |
|-------------------|-----------------------|
| Direct Deposit | Multi-Account Payment |
| Bank Account 1 | |

| Payments Applied | | | | | |
|--------------------------------------|--------------------|------------|----------------|--------------|---------------|
| Year | Charges | Billed | Prior Payments | New Payments | Balance |
| 2022 | Special Assessment | \$9.30 | \$4.65 | \$4.65 | \$0.00 |
| 2022 | Special Assessment | \$92.98 | \$46.49 | \$46.49 | \$0.00 |
| 2022 | Tax Charge | \$4,651.66 | \$2,325.83 | \$2,325.83 | \$0.00 |
| | | | | \$2,376.97 | \$0.00 |
| Balance Due as of Jun 2, 2023 | | | | | \$0.00 |

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

Email: treasurer@adcogov.org
Telephone: 720-523-6160

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

600

SPECIAL WARRANTY DEED

THIS DEED, dated this November 14, 2006, between U.S. Bank, N.A., as Trustee for MASTR Asset Backed Securities Trust 2002-NC1 Mortgage Pass-Through Certificates, Series 2002-NC1 of the County of Orange and State of Florida, grantor(s), and Jonathan S. Hurley and Kristi A. Hurley whose legal address is 14583 Chery Street, Brighton, CO 80602, of the County of Adams and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has/have granted, bargained, sold and conveyed, and by these presents do(es) grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the County of Adams and State of Colorado, described as follows:

Lots 5, 6, 7 and 8,
Block 1,
Layton Subdivision,
County of Adams,
State of Colorado

Date
35 59
State and Fee

DF 35.59

also known by street and number as: 14583 Chery Street, Brighton, CO 80602
assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), 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 grantees, their heirs and assigns forever. The grantor(s), for his/her/their heirs, personal representatives, successors and assigns, do/does covenant and agree that he/she/they shall and will WARRANT AND FOREVER DEFEND the premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

IN WITNESS WHEREOF, the grantor(s) has/have executed this deed on the date set forth above.



U.S. Bank, N.A., as Trustee for MASTR
Asset Backed Securities Trust 2002-NC1
Mortgage Pass-Through Certificates, Series
2002-NC1

BY: Joseph Hillery
Ocwen Loan Servicing, LLC as attorney in
fact **JOSEPH HILLERY**
Director

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14th day of November, 2006, by Joseph Hillery as Rec Director of Ocwen Loan Servicing, LLC as attorney in fact for U.S. Bank, N.A., as Trustee for MASTR Asset Backed Securities Trust 2002-NC1 Mortgage Pass-Through Certificates, Series 2002-NC1.

Witness my hand and official seal

[Signature]
Notary Public

Deon Rameshwar Paul
My Commission DD323504
Expires May 26, 2008

My Commission Expires:

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

After Recording Return to:
10953 Explorer Rd, LAMESA, CA 91941

File No.: 1429465
SPECIAL WARRANTY DEED (To Joint Tenants)

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