

Community & Economic  
Development Department  
www.adcogov.org



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6880  
FAX 720.523.6967  
EMAIL: epermitcenter@adcogov.org

## REQUEST FOR COMMENTS

Case Name:  
Case Number:

D+K Rezoning on Cavanaugh Road  
RCU2024-00009

May 14, 2024

The Adams County Planning Commission is requesting comments on the following application: **Zoning map amendment (rezone) to change the zoning designation of two lots totaling approximately 91 acres to Industrial-2 (I-2) from Agricultural-3 (A-3). The site is located within the Airport Influence Zone (AIZ).** The address for one of the lots is 2491 Cavanaugh Road and the Assessor's Parcel Number is 0181734200001. The other lot is not addressed and is located directly south of 2491 Cavanaugh Road. The Assessor's Parcel Number for this lot is 0181734200002. The applicant is: Brad Davis, 550 E 84th Avenue Thornton, CO 80229.

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) 523-6949 by **June 4, 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 [LCampbell@adcogov.org](mailto:LCampbell@adcogov.org).

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S. Adams County Pkwy., Brighton CO 80601, (720) 523-6800. 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](http://www.adcogov.org/current-land-use-cases). Thank you for your review of this case.

Lia Campbell  
Planner II

BOARD OF COUNTY COMMISSIONERS

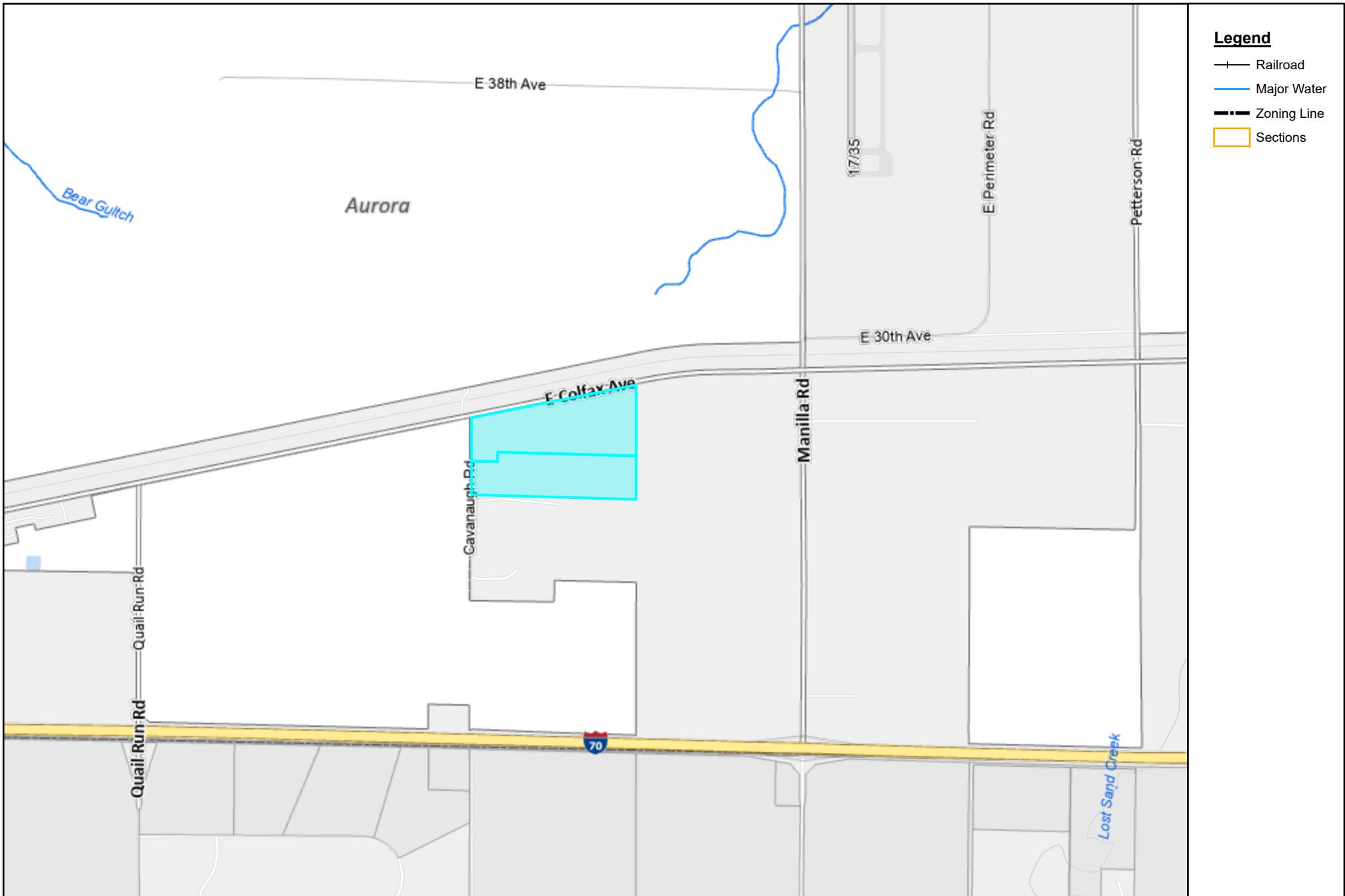
Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



**Case Name** D+K Rezoning on Cavanaugh Road

**Case Number** RCU2024-00009





**ADAMS COUNTY**  
COLORADO

# REZONING

(ZONING MAP AMENDMENT)

**Community & Economic Development Department**  
**Planning & Development**  
4430 S. Adams County Pkwy., 1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
Phone: 720.523.6800  
Website: [adcogov.org](http://adcogov.org)

A rezoning (zoning map amendment) is a public process that changes a property's zone district.

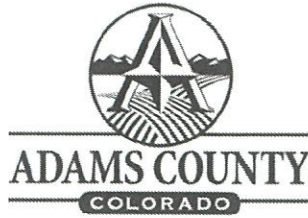
Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- Development Application Form (pg. 4)
- Written Narrative
- Site Plan
- Proof of Ownership
- Proof of Water and Sewer Services
- Legal Description
- Statement of Taxes Paid
- Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. **\*Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day ([CEDD-POD@adcogov.org](mailto:CEDD-POD@adcogov.org)) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day ([CEDD-ENG@adcogov.org](mailto:CEDD-ENG@adcogov.org)) to determine whether a Level 1 Storm Drainage Study is necessary.

Applications Fees	Amount	Due
Application	\$1,500	After complete application received
Adams County Health	\$210 (public utilities -TCHD Level 2) \$360 (individual septic -TCHD Level 3)	After complete application received



**PROJECT NAME:**

**APPLICANT**

Name(s):   Phone #:    
Address:   
City, State, Zip:   
2nd Phone #:  Email:

**OWNER**

Name(s):  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

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

Name:  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

**DESCRIPTION OF SITE**

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES  NO

If yes, please list PRE#:

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

Name:

Date:

Owner's Printed Name

Name:

## Rezoning Written Narrative

**Written Narrative Rezoning Request:**

D&K Limited Liability Company is requesting to rezone parcels 0181734200001 and 0181734200002 from their current A-3 zoning designation to an Industrial-2 Zoning designation.

This rezoning application is requested for the marketing and future development of these two parcels in accordance with the Colorado Air and Space Port Master Plan dated 12/15/21 and the Advancing Adams Comprehensive Plan dated 9/27/2022 as a Mixed-Use Industrial area.

The proposed I-2 zoning is consistent with surrounding existing property uses:

Adjacent Parcel 0181-734200003 is currently zoned I-2

Adjacent Parcel 0181700000065 is currently zoned I-1

Adjacent Parcel 0181734100004 is currently zoned I-1

Adjacent Parcel 0181734100003 is currently zoned I-1

Adjacent Parcel 0181734100001 is currently zoned I-1

Other surrounding parcels are incorporated into the City of Aurora and/or are being utilized by Creston Peak Resources and other oil and gas operations.

**Site Plan:**

See Alta Survey (Attached)

**Proof Of Ownership**

Special Warranty Deed Recorded 5/1/24 (Attached)

**Proof of Water and Sewer Services:**

The existing property at 2491 Cavanaugh is served by Well Permit 74064A (attached). The property is also served by an onsite wastewater treatment system. D&K is not proposing any changes to the current water or sewer systems.

**Legal Description:**

See Alta Survey (Attached)

**Statement of Taxes Paid:**

Adams County Treasure Office Receipt of Payment for both parcels (Attached)

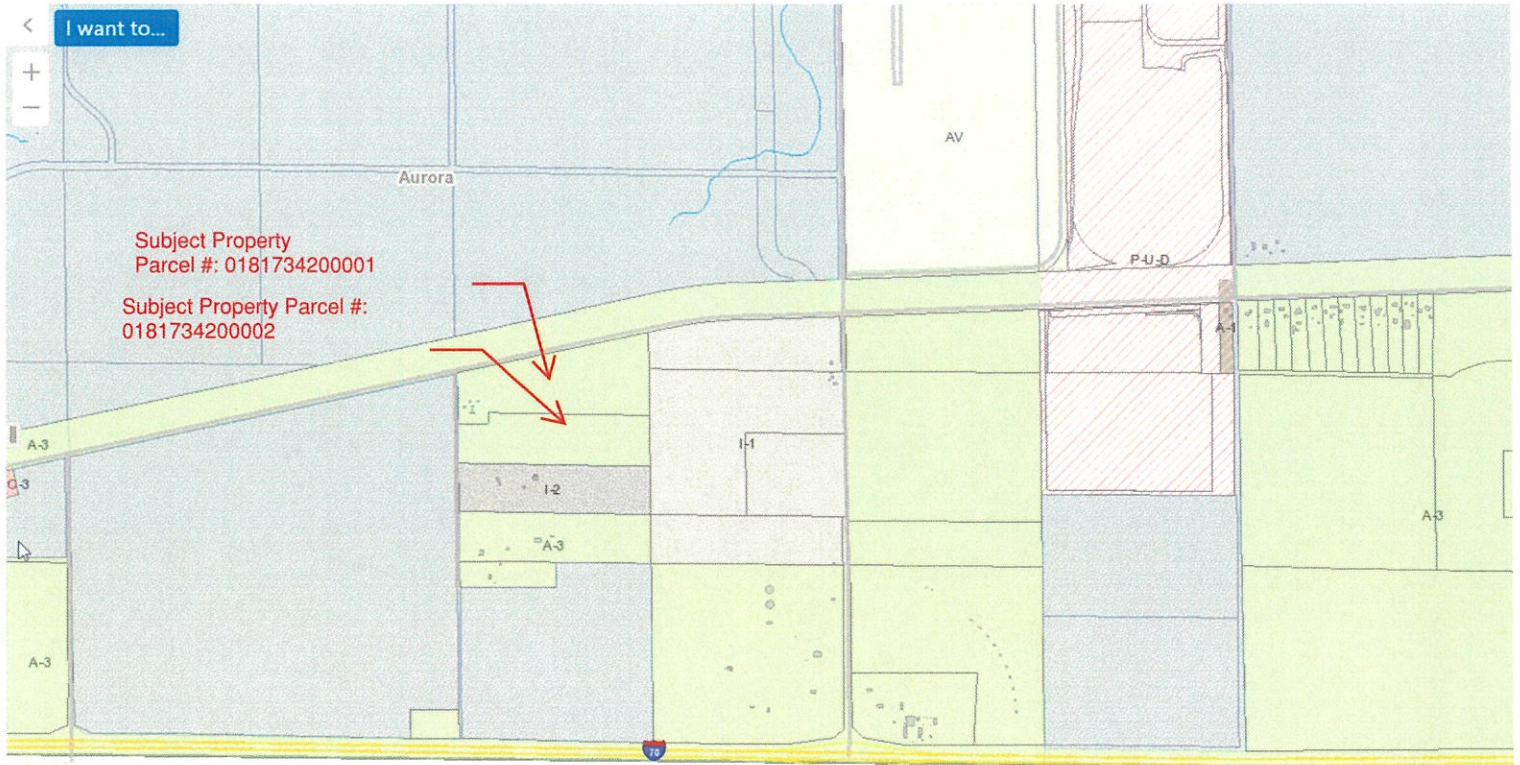
**Trip Generation Letter:**

This rezoning application does not add any vehicle trips to the area.

**Preliminary Drainage Analysis:**

Existing Onsite Drainage Characteristics are shown in the attached topographical survey. Currently all drainage is confined to the two properties and does not leave the two parcels. Both properties fall outside of the flood plain.

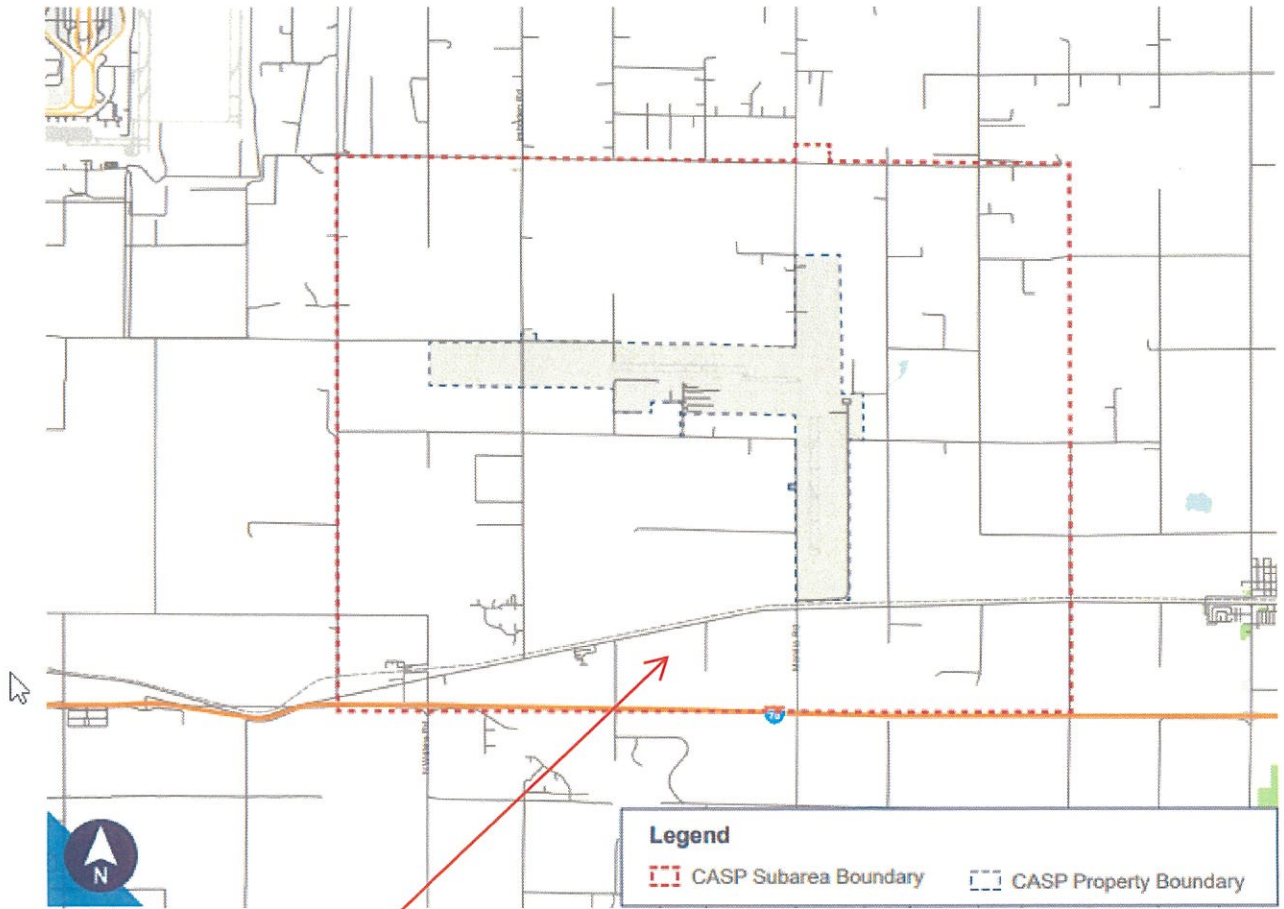
# Rezoning Application (Surrounding Properties Current Zoning)





# Rezoning Application (Colorado Air and Spaceport Boundary Area)

Figure 1-2. Colorado Air and Space Port Area

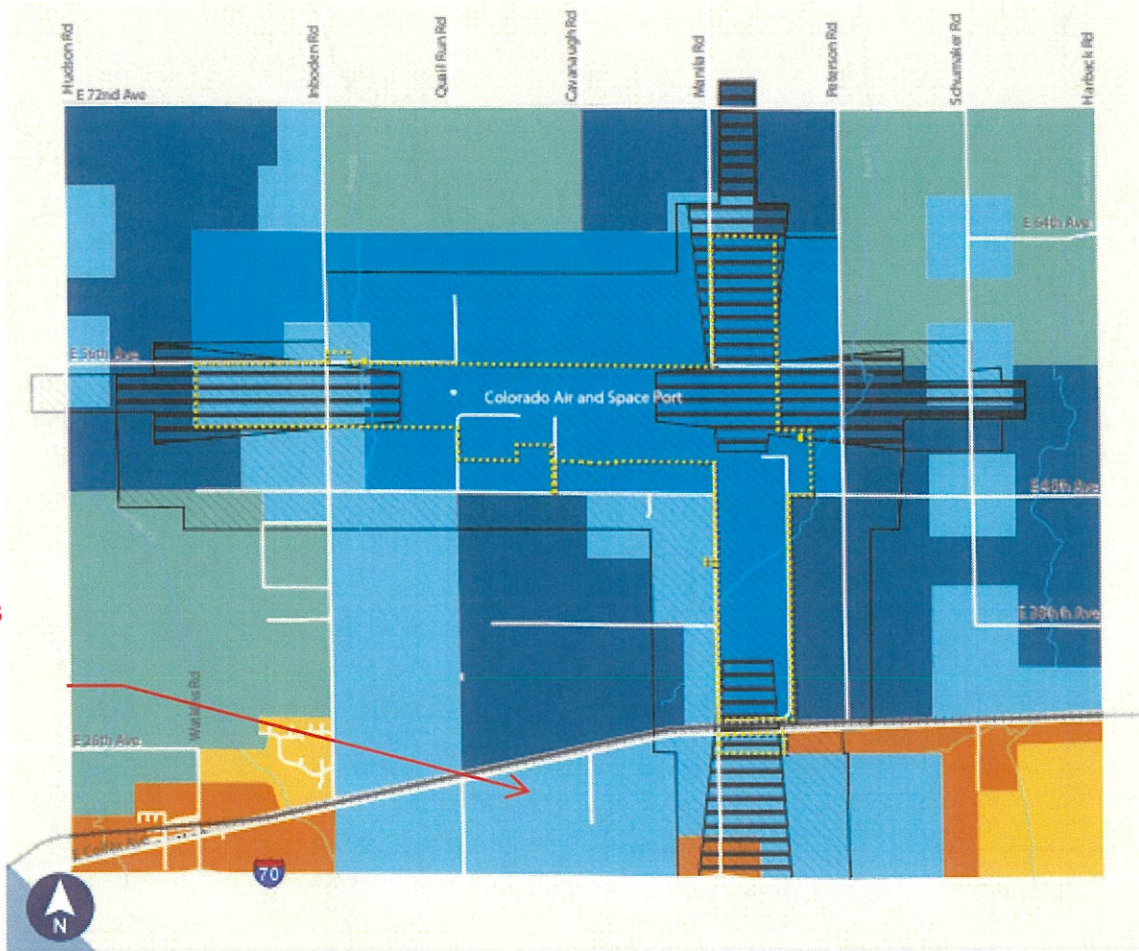


Source: Adams County

Subject Properties  
Parcel #:  
0181734200001  
Parcel #:  
0181734200002

Colorado Air and Space Port  
**Spaceport Master Plan**

Figure 2-13. Future Land Use Plan for Subarea



Subject Properties  
 Parcel #:  
 018173420001  
 Parcel #:  
 018173420002

**Character Areas**

- Industry Hub
- Aerospace and Innovation
- Green Energy and Sustainable Agriculture

- Mixed-Use Industrial
- Community Hub
- Neighborhood Residential

**Restriction Areas**

- Restriction Area 2
- Restriction Area 1

Source: Adams County<sup>18</sup>

Site Plan  
(Alta Survey)





## Proof of Ownership

## SPECIAL WARRANTY DEED

THIS DEED, Made this 1st day of May, 2024, between

Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011

of the County of Hennepin and State of MINNESOTA, grantor(s), and

D&K Limited Liability Company, a Colorado limited liability company

whose legal address is 550 E 84th Avenue Ste E-5, Thornton, CO 80229

of the County of Adams and State of COLORADO, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of ONE MILLION THREE HUNDRED SIXTY-SEVEN THOUSAND EIGHT HUNDRED FIFTY AND NO/100 Dollars (\$1,367,850.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), its heirs 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 as follows:

### Parcel 1:

A parcel of land located in the Northwest Quarter of Section 34 and in the Southwest Quarter of Section 27 all in Township 3 South, Range 64 West of the Sixth Principal Meridian, County of Adams, State of Colorado. Beginning at A 3/4" aluminum cap 0.5' above the dirt surface stamped T3S R64W N1/4 S34 -1992 -LS 10734" at the North Quarter corner of said Section 34; thence S00°02'02" W along the Easterly line of the Northwest Quarter of said Section 34 a distance of 635.24 feet; thence N88°42'99"W a distance of 2213.48 feet; thence S00°04'03" W a distance of 147.87 feet; thence N88°42'29"W a distance of 405.00 feet to the Easterly right-of-way line of Cavanaugh Road, said right of way as described at Book 2101, Pages 393-395, Reception No. 48005 Filed in the Adams County Clerk and Recorder's Office; thence N00°04'03" E along the Easterly right-of-way line of Cavanaugh Road a distance of 687.42 feet to a Point on the Southerly right-of-way line of U.S. Highway 40; thence N78°32'19"E along the Southerly right-of-way line of said U.S. Highway 40 a distance of 2669.49 feet to a Point on the Easterly line of the Southwest Quarter of said Section 27; thence S00°09'02" E along the Easterly line of the Southwest Quarter of said Section 27 a distance of 493.80 feet to The Point of Beginning; County of Adams, State of Colorado.

### Parcel 2:

That portion of the Northwest 1/4 of Section 34, Township 3 South, Range 64 West of the 6th P.M., described as follows:

Commencing at a 3-1/4" aluminum cap 0.5' above the dirt surface stamped WT3S R64W N1/4 S34 - 1992 - LS 10734" at the North quarter corner of said Section 34; Thence S00°02'02"W along the Easterly line of the Northwest quarter of said Section 34 a distance of 635.24 feet to the Point of Beginning; Thence continuing S00°02'02"W along the Easterly line of the Northwest quarter of said section 34 a distance of 680.98 feet to the Southeast corner of the South half of the North half of the Northwest quarter of said Section 34; Thence N°48'03"W along the Southerly line of the South half of the North half of the Northwest quarter of said Section 34 a distance of 2618.79 feet to the Easterly right-of-way line of Cavanaugh Road, said right of way is described at Book 2101, Pages 393-395, Reception No. 48005 filed in the Adams County Clerk and Recorder's Office; Thence N00°04'03"E along the Easterly right-of-way line of Cavanaugh Road a distance of 537.34 feet; Thence S88°42'29"E a distance of 405.00 feet; Thence N00°04'03"E a distance of 147.87 feet; Thence S88°42'29"E a distance of 2213.48 feet to the Point of Beginning, County of Adams, State of Colorado.

Also known by street and number as: 2491 Cavanaugh Road, Bennett, CO 80102

Grantors except and reserve unto themselves 100% interest in and to the oil, gas and other minerals in and to the aforesaid land, including, without limitation, all appurtenant royalty interests, mineral development leases and the right to receive any share of rentals, bonus payment, and other similar sums that might be payable under the terms of an appurtenant mineral development lease, if any, however, Grantor waives all access rights to use the surface of the Property to exercise said rights.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and 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 grantee(s), its heirs, and assigns forever. The grantor(s), for itself, its heirs and personal representatives or successors, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s), subject to statutory exceptions.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

SELLER:

Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011

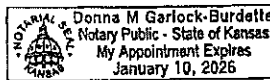
BY: *Ricky L. Van Dyk*  
Ricky L. Van Dyk  
Co-Trustee

BY: \_\_\_\_\_  
Julie A. McKay  
Co-Trustee

STATE OF ~~Kansas~~ Kansas  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 29th day of April, 2024, by Ricky L. Van Dyk as Co-Trustees for Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011

*Donna M. Garlock-Burdette*  
Notary Public



Witness my hand and official seal.  
My Commission Expires:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Julie A. McKay as Co-Trustees for Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011

\_\_\_\_\_  
Notary Public

Witness my hand and official seal.  
My Commission Expires:



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

SELLER:

Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011

BY: \_\_\_\_\_  
Ricky L. Van Dyk  
Co-Trustee

BY: Julie A McKay  
Julie A. McKay  
Co-Trustee

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Ricky L. Van Dyk as Co-Trustees for Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011

Notary Public

Witness my hand and official seal.  
My Commission Expires:

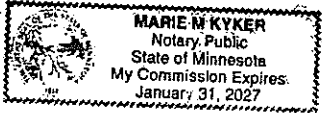
STATE OF MINN

COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 29 day of APRIL, 2024, by Julie A. McKay as Co-Trustees for Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011

Marie N Kyker  
Notary Public

Witness my hand and official seal.  
My Commission Expires: 1/31/2027



## Proof of Water and Sewer Services

The existing property at 2491 Cavanaugh is served by Well Permit 74064A (attached). The property is also served by an onsite wastewater treatment system. D&K is not proposing any changes to the current water or sewer systems.

THIS FORM MUST BE SUBMITTED PRIOR TO THE EXPIRATION OF THE PERMIT. TYPE OR PRINT IN BLACK INK. COPY OF ACCEPTED STATEMENT MAILED ON REQUEST.

COLORADO DIVISION OF WATER RESOURCES

300 Columbine Bldg., 1845 Sherman St. Denver, Colorado 80203

T.A.S.

RECEIVED

APR 22 '74

WATER RESOURCES STATE ENGINEER COLO.

FOR OFFICE USE ONLY Div. City

STATEMENT OF BENEFICIAL USE OF GROUND WATER AMENDMENT OF EXISTING RECORD

PERMIT NUMBER

74064 Late Registration

STATE OF COLORADO

COUNTY OF Adams

SS.

LOCATION OF WELL

THE AFFIANT(S) Ivan Danbauer whose mailing address is Rt. 1, Box 11 City Bennett, Colorado 80102

County Adams S W 1/4 of the NW 1/4, Section 34 Twp. 3 S, Rng. 64 W, 6 P.M.

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon; the well is located as described above, at distances of 675 feet from the North section line and 218 feet from the West section line; water from this well was first applied to a beneficial use for the purpose(s) described herein on the 10 day of November, 1953; the maximum sustained pumping rate of the well is 50 gallons per minute, the pumping rate claimed hereby is 50 gallons per minute; the total depth of the well is 430 feet; the average annual amount of water to be diverted is - acre-feet; for which claim is hereby made for Domestic and stock

purpose(s); the legal description of the land on which the water from this well is used is SW 1/4 2nd NW 1/4 T3S R 64W which totals one acres and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge.

Signature(s) Ivan Danbauer Subscribed and sworn to before me on this 16th day of April, 1974 My Commission expires: December 26, 1977 (SEAL) Sharon J. Keller NOTARY PUBLIC

FOR OFFICE USE ONLY Court Case No. Sec. Well Use 3 Dist. 1-1 Basin LC-5 Mon. Dis. Prior. Mo. Day Yr.

ACCEPTED FOR FILING BY THE STATE ENGINEER OF COLORADO PURSUANT TO THE FOLLOWING CONDITIONS:

APR 29 1974

J. W. Erker

Leonard G. Mason

OFFICE OF THE STATE ENGINEER  
COLORADO DIVISION OF WATER RESOURCES  
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203  
(303) 866-3581

WELL PERMIT NUMBER

74064 - A

DIV. 8

WD 1

DES. BASIN 5

MD 9

APPLICANT

GARY VAN DYK  
2491 CAVANAUGH RD  
WATKINS, CO 80137-

(303) 366-7862

APPROVED WELL LOCATION

ADAMS COUNTY

NW 1/4 NW 1/4 Section 34

Township 3 S Range 64 W Sixth P.M.

DISTANCES FROM SECTION LINES

675 Ft. from North Section Line

218 Ft. from West Section Line

PERMIT TO CONSTRUCT A WELL

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-105(3)(d) for the replacement of an existing well, permit no. 74064. The old well must be plugged and abandoned in accordance with Rule 16 of the Water Well Construction Rules. The enclosed Well Abandonment Report form must be completed within ninety (90) days of construction of the new well affirming that the old well was plugged and abandoned.
- 4) Water from this well may be used for domestic purposes inside one (1) single family dwelling.
- 5) The maximum pumping rate of this well shall not exceed 50 GPM.
- 6) The annual withdrawal of ground water from this well shall not exceed 3 acre-feet.
- 7) The irrigated area shall not exceed 1 acre of lawn and garden.
- 8) Water from this well may be used for the watering of livestock on range and pasture.
- 9) Production is limited to the Denver aquifer which is located 220 feet below land surface and extends to depth of 745 feet. Plain casing must be installed and grouted to prevent the withdrawal of ground water from other aquifers and the movement of ground water between aquifers.
- 10) This well must be constructed within 300 feet of the location specified on this permit.
- 11) This permit has been approved with a change to the permit application form from that applied for by the applicant. You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

APPROVED  
SMJ

State Engineer

Receipt No. 0468237

DATE ISSUED

OCT 19 2000

By

EXPIRATION DATE

OCT 19 2002

COLORADO DIVISION OF WATER RESOURCES  
DEPARTMENT OF NATURAL RESOURCES  
1313 SHERMAN ST., RM. 318, DENVER CO 80203  
Phone - info: (303) 866-3587 Main: (303) 866-3581

FAX 866 2223  
E20:00 VISA EMERGENCY  
RECEIVED  
OCT 18 2000

**RESIDENTIAL** \* (Note: You may also use this form to apply for livestock watering)  
**Water Well Permit Application**  
Must be completed in black ink or typed

WATER RESOURCES ENGINEER

<b>1. APPLICANT INFORMATION</b>		<b>6. USE OF WELL</b> (check appropriate entry or entries)	
Name of applicant <b>GARY VAN DYK</b>		See instructions to determine use(s) for which you may qualify -	
Mailing Address <b>2491 CAVANAUGH RD</b>		<input type="checkbox"/> A. Ordinary household use in one single-family dwelling (NO outside use)	
City <b>WATKINS</b>	State <b>COLO</b>	Zip code <b>80137</b>	<input checked="" type="checkbox"/> B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: _____ <input checked="" type="checkbox"/> Home garden/lawn irrigation, not to exceed 1 acre: _____ area irrigated _____ <input type="checkbox"/> sq. ft. <input type="checkbox"/> acre
Telephone Number (include area code) <b>303 866 7862</b>		<input type="checkbox"/> Domestic animal watering - (non-commercial)	
<b>2. TYPE OF APPLICATION</b> (check applicable box(es))		<input checked="" type="checkbox"/> C. Livestock watering (on farm/ranch/range/pasture)	
<input type="checkbox"/> Construct new well	<input type="checkbox"/> Use existing well	<b>7. WELL DATA</b>	
<input checked="" type="checkbox"/> Replace existing well	<input type="checkbox"/> Change / Increase Use	Maximum pumping rate _____ gpm	Annual amount to be withdrawn _____ acre-feet
<input type="checkbox"/> Change (source) aquifer	<input type="checkbox"/> Reapplication (expired permit)	Total depth <b>430</b> feet	Aquifer _____
<input type="checkbox"/> Other:		<b>8. TYPE OF RESIDENTIAL SEWAGE SYSTEM</b>	
<b>3. REFER TO (if applicable):</b>		<input checked="" type="checkbox"/> Septic tank / absorption leach field	
Water court case #	Permit # <b>74064</b>	<input type="checkbox"/> Central system District name: _____	
Verbal # <b>-VE-</b>	Monitoring hole acknowledgment # <b>MH-</b>	<input type="checkbox"/> Vault Location sewage to be hauled to: _____	
Well name or #		<input type="checkbox"/> Other (attach copy of engineering design)	
<b>4. LOCATION OF WELL</b>		<b>9. PROPOSED WELL DRILLER (optional)</b>	
County <b>ADAMS</b>	Quarter/quarter <b>NW 1/4</b>	Quarter <b>NW 1/4</b>	Name <b>LEONING GOOD DRIVING</b>
Section <b>34</b>	Township N or S <b>35</b>	Range E or W <b>64W</b>	Principal Meridian <b>6TH PM</b>
Distance of well from section lines <b>675</b> ft. from <input checked="" type="checkbox"/> N <input type="checkbox"/> S <b>218</b> ft. from <input type="checkbox"/> E <input checked="" type="checkbox"/> W		License Number <b>1229</b>	
Well location address, if different from applicant address (if applicable)		<b>10. SIGNATURE of applicant(s) or authorized agent</b>	
For replacement wells only - distance and direction from old well to new well feet _____ direction _____		The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.	
<b>5. TRACT ON WHICH WELL WILL BE LOCATED</b>		Must be original signature <b>Gary Van Dyk</b>	
A. You must check one of the following - see Instructions		Title <b>OWNER</b>	
<input type="checkbox"/> Subdivision: Name _____		Date <b>10/18/00</b>	
Lot no. _____ Block no. _____		<b>OPTIONAL INFORMATION</b>	
Filing/Unit _____		USGS map name	DWR map no. <b>34 H</b>
<input type="checkbox"/> County exemption (attach copy of county approval & survey)		Surface elev. <b>5515</b>	
Name/no. _____ Tract no. _____		Office Use Only	
<input type="checkbox"/> Mining claim (attach copy of deed or survey)		MP <input checked="" type="checkbox"/>	DIV <b>8</b>
<input type="checkbox"/> Other (attach legal description to application)		PCT <input checked="" type="checkbox"/>	CO _____
<b>B. STATE PARCEL</b>		SB <input checked="" type="checkbox"/>	WD <b>1</b>
ID# (optional): _____		AP <input checked="" type="checkbox"/>	BA <b>5</b>
C. # acres in tract _____	D. Are you the owner of this property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no - see detailed inst.)	WE <input checked="" type="checkbox"/>	MD <b>9</b>
<b>E. Will this be the only well on this tract?</b>		WR <input checked="" type="checkbox"/>	
<input type="checkbox"/> YES <input type="checkbox"/> NO (if other wells are on this tract - see detailed inst.)		CWCBL <input checked="" type="checkbox"/>	
		ML <input checked="" type="checkbox"/>	

SAME AS ITEM 4  
40ac.

15FD  
300ft 50gpm IAC  
NATIVE

Invoice # 460237  
10/18/00 -- 18:28:23 AM  
Cashier ID: 01  
\$ 20.00

Credit Card Purchase USE NONE

LOCATION: NW1/4 OF NW1/4 OF SEC. 34, T.3S., R.64W. (675 NSL, 218 WSL)  
 LOCATION IS WITHIN THE LOST CREEK DESIGNATED GROUND WATER BASIN  
 Ground Elevation: 5575 Number of Acres: 40

AQUIFER	ELEVATION		NET SAND	DEPTH TO		ANNUAL APPROP A-F	STATUS
	BOT.	TOP		BOT.	TOP		
UPPER DAWSON	----	----	----	----	----	----	---
LOWER DAWSON	----	----	----	----	----	----	---
DENVER	4831	5356	205.2	744	219	13.95	NNT
UPPER ARAPAHOE	4607	4806	149.0	968	769	10.13	NT
LOWER ARAPAHOE	4328	4532	55.3	1247	1043	3.76	NT
LARAMIE-FOX HILLS	3754	4005	147.4	1821	1570	8.84	NT

note: E indicates location is at aquifer boundary and values may be more approximate.  
 Elevation of the bottom and the depth to the bottom of the Upper Arapahoe are approximate and should be checked against DENVER BASIN ATLAS NO. 3

Permit Application Change Form

To be used when issuing well permits based upon information other than as received. Please file with final Permit

Receipt No. 468327

Name of Applicant GARY VAN DYK

Summary of change(s):

Based on a phone call to the applicant the well will be located on a 40 acre tract - NW<sup>1</sup>/<sub>4</sub>, NW<sup>1</sup>/<sub>4</sub>, sec. 34, Twp. 3 South, Rng. 64 west.

The applicant failed to complete items 6 + 7.

Item 6 - 1 single family dwelling  
1 acre of lawn  
garden irrigation

Item 7 - 50 gpm  
3 acre feet withdrawn  
The Denver aquifer

Date 10/18/00

Signed Sandy Johnson

Print Name SANDY JOHNSON

WELL CONSTRUCTION AND TEST REPORT STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

RECEIVED 0468237 APR 17 2001

WATER RESOURCES STATE ENGINEER COLO

1. WELL PERMIT NUMBER 74064-A

2. OWNER NAME(S) Gary Van Dyk  
 Mailing Address 2491 Cavanaugh Rd  
 City, St. Zip Watkins, CO 80139  
 Phone (303) 366-7862

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 34 Twp. 3 S, Range 64 W  
 DISTANCES FROM SEC. LINES:  
675 ft. from North Sec. line. and 218 ft. from West Sec. line. OR  
(north or south) (east or west)  
 SUBDIVISION: \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ FILING(UNIT) \_\_\_\_\_  
 STREET ADDRESS AT WELL LOCATION: \_\_\_\_\_

4. GROUND SURFACE ELEVATION \_\_\_\_\_ ft. DRILLING METHOD Rotary Mudd  
 DATE COMPLETED 3-14-01 TOTAL DEPTH 605 ft. DEPTH COMPLETED 605 ft.

5. GEOLOGIC LOG:

Depth	Description of Material (Type, Size, Color, Water Location)
0-2	Topsoil
2-50	Sand + Gravel
50-190	Shale
190-200	Sand
200-240	Shale
240-250	Coal
250-600	Sand + Shale
600-605	Shale

REMARKS: \_\_\_\_\_

6. HOLE DIAM. (in.) From (ft) To (ft)

9"	0	605

7. PLAIN CASING

OD (in)	Kind	Wall Size	From (ft)	To (ft)
6 7/8	Steel	.188	0	300

PERF. CASING: Screen Slot Size: .030  
6 7/8 Steel 300 600

8. FILTER PACK:

Material \_\_\_\_\_  
 Size \_\_\_\_\_  
 Interval \_\_\_\_\_

9. PACKER PLACEMENT:

Type Rubber  
 Depth 300

10. GROUTING RECORD:

Material	Amount	Density	Interval	Placement
Cement	6 sack	42gal	300-350	iron pipe
Cement	5 sack	30gal	5-10	barrel

11. DISINFECTION: Type Chlorine Amt. Used 2 gal

12. WELL TEST DATA:  Check box if Test Data is submitted on Form No. GWS 39 Supplemental Well Test.  
 TESTING METHOD Air lift  
 Static Level 210 ft. Date/Time measured 3-14-01 Production Rate 50 gpm.  
 Pumping level 450 ft. Date/Time measured 3-14-01 Test length (hrs.) 2  
 Remarks \_\_\_\_\_

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13) (a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]  
 CONTRACTOR Crandall's Hook-N-Good Drilling Phone (303) 622-4820 Lic. No. 12229  
 Mailing Address \_\_\_\_\_

Name/Title (Please type or print) Howard Crandall - owner Signature Howard H Crandall Date 3-31-01



FORM NO.  
GWS-32  
10/04

**PUMP INSTALLATION AND TEST REPORT**  
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

0468237 RECEIVED  
APR 17 2001

WATER RESOURCES  
STATE ENGINEER  
COLO

1. WELL PERMIT NUMBER 74064-A

2. OWNER NAME(S) Gary Van Dyk  
Mailing Address 2491 Cavanaugh Rd  
City, St. Zip Watkins, Co 80137  
Phone (303) 366-7862

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 34 Twp. 35, Range 64 W  
DISTANCES FROM SEC. LINES:  
675 ft. from North Sec. line. and 218 ft. from West Sec. line.  
(north or south) (east or west)  
SUBDIVISION: \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ FILING(UNIT) \_\_\_\_\_  
STREET ADDRESS AT WELL LOCATION: \_\_\_\_\_

4. PUMP DATA: Type Submersible Installation Completed 3-16-01  
Pump Manufacturer \_\_\_\_\_ Pump Model No. 150 CNICMS1 188C1  
Design GPM 10 at RPM 3450, HP 1 1/2, Volts 230, Full Load Amps 12  
Pump Intake Depth 360 Feet, Drop/Column Pipe Size 1 Inches, Kind P.V.C  
ADDITIONAL INFORMATION FOR PUMPS GREATER THAT 50 GPM:  
TURBINE DRIVER TYPE:  Electric  Engine  Other \_\_\_\_\_  
Design Head \_\_\_\_\_ feet, Number of Stages \_\_\_\_\_, Shaft size \_\_\_\_\_ inches.

5. OTHER EQUIPMENT:  
Airline Installed  Yes  No, Orifice Depth ft. \_\_\_\_\_ Monitor Tube Installed  Yes  No, Depth ft. \_\_\_\_\_  
Flow Meter Mfg. \_\_\_\_\_ Meter Serial No. \_\_\_\_\_  
Meter Readout  Gallons,  Thousand Gallons,  Acre feet,  Beginning Reading \_\_\_\_\_

6. TEST DATA:  Check box if Test data is submitted on Supplemental Form.  
Date 3-16-01  
Total Well Depth 605 Time 5:30  
Static Level 210' Rate (GPM) 15  
Date Measured 3-14-01 Pumping Lvl. 240

7. DISINFECTION: Type Chlorine Amt. Used 2gal

8. Water Quality analysis available.  Yes  No

9. Remarks \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge.  
[Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR Crandall's Lock It Good Drilling Phone (303) 622-4820 Lic. No. 1229  
Mailing Address \_\_\_\_\_

Name/Title (Please type or print) Signature Date  
Howard H Crandall - owner Howard H Crandall 3-31-01

**QUITCLAIM DEED WATER RIGHTS**

THIS DEED is dated **May 1, 2024**, and is made between **Gerrit A. and Dorothy M. Van Dyk Joint Revocable Trust**, "Grantor," and **D&K Limited Liability Company** "Grantee," whose legal address is 550 E 84th Avenue Ste E-5, Thornton CO 80229.

**WITNESS**, that the 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 is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property being the Designated Ground Water together with the well and associated water rights located in the County of **Adams** and State of Colorado, described as follows:

All water, all water rights, all water development rights and all water related interests owned by the Grantor, pertaining to the above described Property, if any, including but not limited to all water, water shares, all surface and subsurface water rights, all tributary, non-tributary and not non-tributary ground water rights, reservoirs and reservoir rights used in connection with the Property, ditches, ditch rights, wells, well rights whether adjudicated or non-adjudicated, all state engineer filings, determination of water rights, well registration statements, well permit applications, decrees and all well permits, with the exception of any mineral rights reserved in the deed at Reception No. ~~2024000022972~~ dated May 1, 2024. Neither the title company nor the Grantor are insuring, warranting or making any representations concerning the extent or present or future condition or the above described water rights associated with the Property.

This Quitclaim Deed is executed and delivered simultaneously with Grantor's transfer to Grantee, by separate deed, of the real property described as follows in Adams County, Colorado:

**SEE EXHIBIT "A" PROPERTY LEGAL DESCRIPTION** attached hereto and incorporated herein also known by street address as: **2491 Cavanaugh Road, Bennett CO 80102** and assessor's schedule or parcel number: **0181734200001 and 0181734200002**.

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

GRANTOR:

Gerrit A. and Dorothy M. Van Dyk Joint Revocable Trust

*Ricky L. Van Dyk*  
By, Ricky L. Van Dyk, Trustee

\_\_\_\_\_  
Julie McKay, Trustee

STATE OF <sup>DMCB</sup> ~~COLORADO~~ *Kansas* )  
County of *Douglas* ) ss.

*DMCB*  
*April 29th*

The foregoing instrument was acknowledged before me on this day of ~~May~~ <sup>DMCB</sup> *April*, 2024 by Ricky L. Van Dyk and Julie McKay Trustees of the Gerrit A. and Dorothy M. Van Dyk Joint Revocable Trust.

Witness my hand and official seal.  
My commission expires: *01-10-2026*

*Donna M Garlock-Burdette*  
Notary Public



GRANTOR:

Gerrit A. and Dorothy M. Van Dyk Joint Revocable Trust

By, Ricky L. Van Dyk, Trustee

Julie McKay  
Julie McKay, Trustee

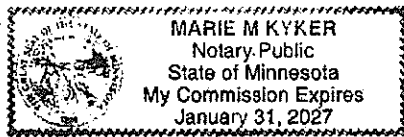
STATE OF ~~COLORADO~~ <sup>MINN</sup> )  
County of Hennepin ) ss.

APRIL 29, 2024

The foregoing instrument was acknowledged before me on this day of ~~May~~ <sup>APRIL</sup> 2024 by ~~Ricky L. Van Dyk~~ <sup>Julie McKay</sup> and Julie McKay Trustees of the Gerrit A. and Dorothy M. Van Dyk Joint Revocable Trust.

Witness my hand and official seal.  
My commission expires: 1/31/2027

Marie M. Kyker  
Notary Public



## EXHIBIT A

The land referred to herein is situate in Adams County, State of Colorado and is described as follows:

### Parcel 1:

A parcel of land located in the Northwest Quarter of Section 34 and in the Southwest Quarter of Section 27 all in Township 3 South, Range 64 West of the Sixth Principal Meridian, County of Adams, State of Colorado. Beginning at A 3 1/4 aluminum cap 0.5' above the dirt surface stamped T3S R64W N1/4 S34 -1992 -LS 10734" at the North Quarter corner of said Section 34; thence S00°02'02" W along the Easterly line of the Northwest Quarter of said Section 34 a distance of 635.24 feet; thence N88°42'99"W a distance of 2213.48 feet; thence S00°04'03" W a distance of 147.87 feet; thence N88°42'29"W a distance of 405.00 feet to the Easterly right-of-way line of Cavanaugh Road, said right of way as described at Book 2101, Pages 393-395, Reception No. 48005 Filed in the Adams County Clerk and Recorder's Office; thence N00°04'03" E along the Easterly right-of-way line of Cavanaugh Road a distance of 687.42 feet to a Point on the Southerly right-of-way line of U.S. Highway 40; thence N78°32'19"E along the Southerly right of-way line of said U.S. Highway 40 a distance of 2669.49 feet to a Point on the Easterly line of the Southwest Quarter of said Section 27; thence S00°09'02" E along the Easterly line of the Southwest Quarter of said Section 27 a distance of 493.80 feet to The Point of Beginning; County of Adams, State of Colorado.

### Parcel 2:

That portion of the Northwest 1/4 of Section 34, Township 3 South, Range 64 West of the 6th P.M., described as follows:

Commencing at a 3-1/4" aluminum cap 0.5' above the dirt surface stamped WT3S R64W N1/4 S34 - 1992 - LS 10734" at the North quarter corner of said Section 34; Thence S00°02'02"W along the Easterly line of the Northwest quarter of said Section 34 a distance of 635.24 feet to the Point of Beginning; Thence continuing S00°02'02"W along the Easterly line of the Northwest quarter of said section 34 a distance of 680.98 feet to the Southeast corner of the South half of the North half of the Northwest quarter of said Section 34; Thence N°48'03"W along the Southerly line of the South half of the North half of the Northwest quarter of said Section 34 a distance of 2618.79 feet to the Easterly right-of-way line of Cavanaugh Road, said right of way is described at Book 2101, Pages 393-395, Reception No. 48005 filed in the Adams County Clerk and Recorder's Office; Thence N00°04'03"E along the Easterly right-of-way line of Cavanaugh Road a distance of 537.34 feet; Thence S88°42'29"E a distance of 405.00 feet; Thence N00°04'03"E a distance of 147.87 feet; Thence S88°42'29"E a distance of 2213.48 feet to the Point of Beginning, County of Adams, State of Colorado.

For information purposes only: 2491 Cavanaugh Road, Bennett, CO 80102  
APN/Parcel ID: 0181734200001, 0181734200002

## Legal Description

The Land referred to is described as follows:

### **Parcel 1:**

A parcel of land located in the Northwest Quarter of Section 34 and in the Southwest Quarter of Section 27 all in Township 3 South, Range 64 West of the Sixth Principal Meridian, County of Adams, State of Colorado. Beginning at A 3 1/4 aluminum cap 0.5' above the dirt surface stamped T3S R64W N1/4 S34 -1992 -LS 10734" at the North Quarter corner of said Section 34; thence S00°02'02" W along the Easterly line of the Northwest Quarter of said Section 34 a distance of 635.24 feet; thence N88°42'99"W a distance of 2213.48 feet; thence S00°04'03" W a distance of 147.87 feet; thence N88°42'29"W a distance of 405.00 feet to the Easterly right-of-way line of Cavanaugh Road, said right of way as described at Book 2101, Pages 393-395, Reception No. 48005 Filed in the Adams County Clerk and Recorder's Office; thence N00°04'03" E along the Easterly right-of-way line of Cavanaugh Road a distance of 687.42 feet to a Point on the Southerly right-of-way line of U.S. Highway 40; thence N78°32'19"E along the Southerly right of-way line of said U.S. Highway 40 a distance of 2669.49 feet to a Point on the Easterly line of the Southwest Quarter of said Section 27; thence S00°09'02" E along the Easterly line of the Southwest Quarter of said Section 27 a distance of 493.80 feet to The Point of Beginning;  
County of Adams, State of Colorado.

### **Parcel 2:**

That portion of the Northwest 1/4 of Section 34, Township 3 South, Range 64 West of the 6th P.M., described as follows:

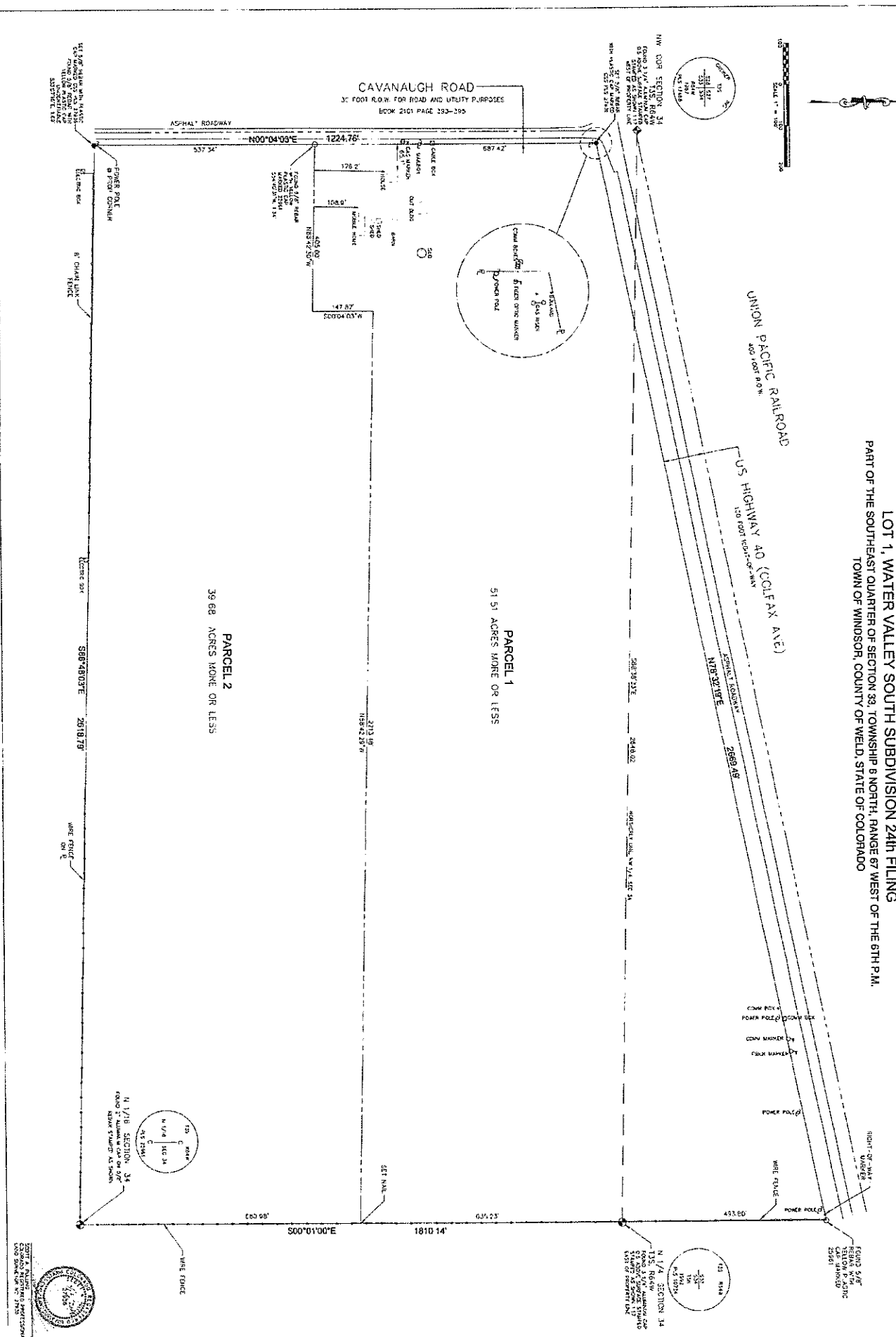
Commencing at a 3-1/4" aluminum cap 0.5' above the dirt surface stamped WT3S R64W N1/4 S34 - 1992 - LS 10734" at the North quarter corner of said Section 34; Thence S00°02'02"W along the Easterly line of the Northwest quarter of said Section 34 a distance of 635.24 feet to the Point of Beginning; Thence continuing S00°02'02"W along the Easterly line of the Northwest quarter of said section 34 a distance of 680.98 feet to the Southeast corner of the South half of the North half of the Northwest quarter of said Section 34; Thence N°48'03"W along the Southerly line of the South half of the North half of the Northwest quarter of said Section 34 a distance of 2618.79 feet to the Easterly right-of-way line of Cavanaugh Road, said right of way is described at Book 2101, Pages 393-395, Reception No. 48005 filed in the Adams County Clerk and Recorder's Office; Thence N00°04'03"E along the Easterly right-of-way line of Cavanaugh Road a distance of 537.34 feet; Thence S88°42'29"E a distance of 405.00 feet; Thence N00°04'03"E a distance of 147.87 feet; Thence S88°42'29"E a distance of 2213.48 feet to the Point of Beginning,  
County of Adams, State of Colorado.

For information purposes only: 2491 Cavanaugh Road, Bennett, CO 80102  
APN/Parcel ID: 0181734200001, 0181734200002

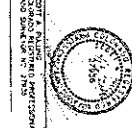


# ALTA / NSPS LAND TITLE SURVEY

LOT 1, WATER VALLEY SOUTH SUBDIVISION 24th FILING  
 PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.  
 TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



PROJECT:	2491 CAVANAUGH ROAD ADAMS COUNTY, COLORADO	NO. RELATION:	1	BY:	SAP	DATE:	4/15/24	DESIGNED BY:	JDS	DRAWN BY:	JDS	PREPARED BY:	CS S SURVEYING LLC 1403 W. 11TH ST. SUITE B WESTMINSTER, COLORADO 80031 303.426.1155 WWW.CSSURVEYING.COM	PREPARED FOR:	
<p>SCALE: 1"=100'</p> <p>DATE: 4/15/24</p> <p>DESIGNED BY: JDS</p> <p>DRAWN BY: JDS</p> <p>CONTACT: 5000 A. PUEBLO, PLS 27935</p>															



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Taxes Paid



# ADAMS COUNTY COLORADO

## TREASURER'S OFFICE RECEIPT OF PAYMENT

<b>Account</b>	<b>Parcel Number</b>	<b>Receipt Date</b>	<b>Receipt Number</b>
R0119600	0181734200001	Jan 30, 2024	2024-01-30-WEB-0223

VAN DYK GERRIT A/DOROTHY M AS TRUSTEES  
 8184 JEWEL LANE NORTH  
 MAPLE GROVE, MN 55311

**Situs Address**

2491 CAVANAUGH RD

**Payor**

Gary Van Dyk

**Legal Description:**

SECT,TWN,RNG:34-3-64 DESC: PT OF THE NW4 OF SEC 34 AND IN THE SW4 OF SEC 27 DESC AS FOLS  
 BEG AT THE N4 COR OF SD SEC 34 TH S 635/24 FT TH N 88D 42M W 2213/48 FT TH S 147/87 FT TH N 88D  
 42M W 405 FT TO THE ELY ROW LN OF CAVANAUGH RD TH N 687/42 FT TO A PT ON SLY ROW LN OF  
 US HIWAY 40 TH N 78D 32M E 2669/49 FT TO A PT ON ELY LN OF THE SW4 OF SD SEC 27 TH S 493/80 FT  
 TO THE POB 27 AND 34/3/64 51/491A

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	6,290	1,660	2023	396	70.995
FARM/RANCH RESID - 4277	42,704	1,000	2023	396	70.995
FARM/RANCH BLDG - 4279	6,591	1,740	2023	396	70.995
AG BUSINESS IMPRV - 4280	5,811	1,620	2023	396	70.995

**Payments Received**

E-check

Multi-Account Payment

**Payments Applied**

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax Charge	\$427.40	\$0.00	\$427.40	\$0.00
				\$427.40	\$0.00
<b>Balance Due as of Jan 30, 2024</b>					<b>\$0.00</b>

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

EMAIL: [treasurer@adcogov.org](mailto:treasurer@adcogov.org) | PHONE: 720.523.6160 | WEBSITE: [www.adcotax.com](http://www.adcotax.com)



# ADAMS COUNTY COLORADO

## TREASURER'S OFFICE RECEIPT OF PAYMENT

<b>Account</b> R0119601	<b>Parcel Number</b> 0181734200002	<b>Receipt Date</b> Jan 30, 2024	<b>Receipt Number</b> 2024-01-30-WEB-0223
----------------------------	---------------------------------------	-------------------------------------	--

VAN DYK GERRIT A/DOROTHY M AS TRUSTEES  
8184 JEWEL LANE NORTH  
MAPLE GROVE, MN 55311

<b>Situs Address</b>	<b>Payor</b>
0	Gary Van Dyk

**Legal Description**  
SECT,TWN,RNG:34-3-64 DESC: PT OF THE NW4 OF SEC 34 DESC AS FOLS BEG AT THE N4 COR OF SD SEC 34 TH S 635/24 FT TO THE POB TH CONT S 680/98 FT TH N 88D 03M W 2618/79 FT TO THE ELY ROW LN OF CAVANAUGH RD TH N 537/34 FT TH S 88D 42M E 405 FT TH N 147/87 FT TH S 88D 42M E 2213/48 FT TO THE POB 39/681A

<b>Property Code</b>	<b>Actual</b>	<b>Assessed</b>	<b>Year</b>	<b>Area</b>	<b>Mill Levy</b>
AG DRY FARMING LAND - 4127	4,847	1,280	2023	428	76.409

**Payments Received**  
E-check Multi-Account Payment

<b>Payments Applied</b>		Billed	Prior Payments	New Payments	Balance
Year	Charges				
2023	Tax Charge	\$97.80	\$0.00	\$97.80	\$0.00
				\$97.80	\$0.00
<b>Balance Due as of Jan 30, 2024</b>					<b>\$0.00</b>

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

EMAIL: [treasurer@adcogov.org](mailto:treasurer@adcogov.org) | PHONE: 720.523.6160 | WEBSITE: [www.adcotax.com](http://www.adcotax.com)

## Trip Generation Letter

N/A

This rezoning application does not add any vehicle trips to the area.

## Preliminary Drainage Analysis

Existing Onsite Drainage Characteristics are shown in the attached topographical survey. Currently all drainage is confined to the two properties and does not leave the two parcels. Both properties fall outside of the flood plain.

N  
↑

Drainage Direction

