ADAMS COUNTY
COLORADO

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

PRELIMINARY PLAT
(MAJOR SUBDIVISION)

A major subdivision shall only be used to divide parcels of twenty (20) or more acres or create five (5) or more lots. The first approval required is the preliminary plat. The preliminary plat provides an in-depth analysis of the proposed subdivision, including design of geologic hazards, environmentally sensitive areas, required services, vehicular/pedestrian circulation, and the relationship to surrounding land uses.

Please include this page with your submittal. More information about checklist items can be found on page 2-3. Submittal instructions are at the top of page 2.

Required Checklist Items

- [x] Development Application Form
- [x] Written Explanation
- [x] Preliminary Plat
- [x] Legal Description
- [x] Conceptual Site Plan
- [x] Proof of Ownership
- [x] Proof of Water and Sewer Services
- [x] Proof of Utilities
- [x] Certificate of Taxes Paid
- [x] Storm Drainage Study
- [x] Trip Generation Analysis
- [x] Receipt of Payment from the Colorado Geological Survey

Supplementary Checklist Items

- [x] School Impact Analysis

Fees Due When Application is Deemed Complete	
Major Subdivision Preliminary Plat	$1,400

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

DEVELOPMENT APPLICATION FORM

Application Type:

☒ Conceptual Review	☐ Preliminary PUD	☐ Temporary Use
☒ Subdivision, Preliminary	☐ Final PUD	☐ Variance
☐ Subdivision, Final	☐ Rezone	☐ Conditional Use
☐ Plat Correction/ Vacation	☐ Special Use	☐ Other: _____

PROJECT NAME: Snider Land Split

APPLICANT

Name(s): Cody & Christina Snider Phone #: 303-718-6096 720-289-6026

Address: P.O Box 186

City, State, Zip: Deer Trail CO 80105

2nd Phone #: Email: 368hayco@gmail.com

OWNER

Name(s): Same as above Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Curtis - American West Survey Phone #: 303-659-1532

Address: P.O. Box 129

City, State, Zip: Brighton CO 80601

2nd Phone #: 720-386-7562 Email: curtisamw@aol.com

DESCRIPTION OF SITE

Address:	33100 E. 160th Ave
City, State, Zip:	Hudson CO 80642
Area (acres or square feet):	42.5
Tax Assessor Parcel Number	0156507200003
Existing Zoning:	A-3
Existing Land Use:	Residential, pasture, dryland crops
Proposed Land Use:	Residential, pasture

Have you attended a Conceptual Review? YES [X] NO [ ]

If Yes, please list PRE#: 2024-00015

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: Cody Snider Christina Snider Date: 9-21-2024

Owner's Printed Name

Name:

Owner's Signature

Written Description of Proposal for 33100 E. 160th Ave

Our property consists of approximately 42.5 acres. We would like to divide the property into 3 parcels, one that we keep, the other two we would like to sell. Parcel 1 would be 9.2 acres along the east side of the property, parcel 2 would be the one we keep at 18.4 acres, and parcel 3 would be along the south border at 12.4 acres. We do not want to develop the parcels at this time, but would leave it up to the discretion of the future buyers of the parcels to build if they choose to. The source of water and sewer for the parcels would be a well and septic system since no city water or sewer is available at this point in the area.

Legal Description

SECT,TWN,RNG:7-1-64 DESC: PARCEL A PARC OF LAND IN THE W2 OF SEC 7 DESC AS FOLS

BEG AT THE NW COR OF SD SEC 7 TH E 1203/34 FT TH S 1538/96 FT TH W 1203/35 FT TH N

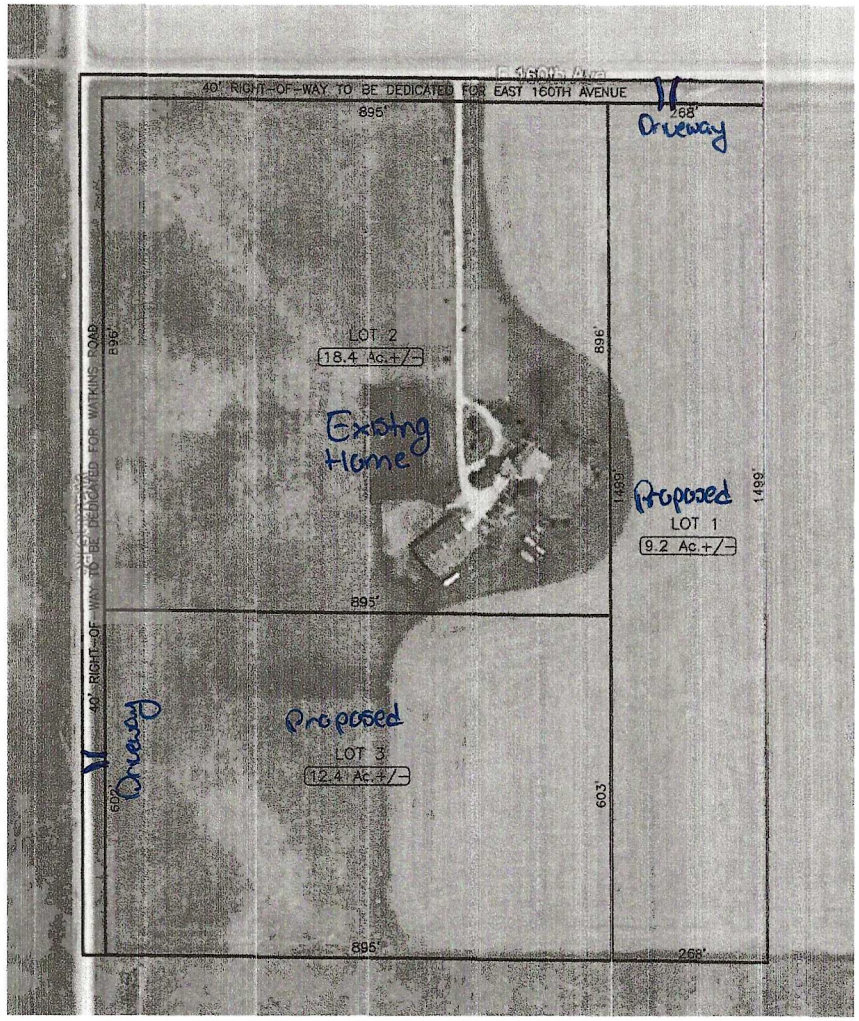
1538/46 FT TO THE POB 42/5030A

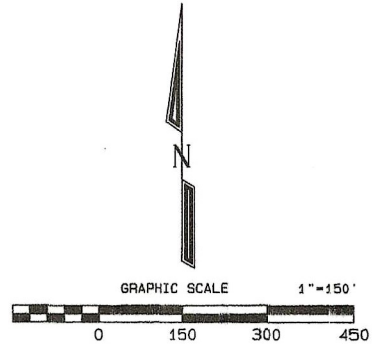
Conceptual Site Plan

SKETCH PLAN

Part of the Northwest 1/4 of Section 7,
Township 1 South, Range 64 West of the 6th P.M.,
County of Adams, State of Colorado

Sheet 1 of 1





American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 • P:303-659-1532 F:303-655-0575 • amwestls.com

REVISION	DATE	
		SCALE 1" = 150'
		DATE: FEB 12, 2024
		DRAWN BY: CDH
		CHECKED BY: MJH
		CLIENT: SNIDER
		JOB NO: 24--

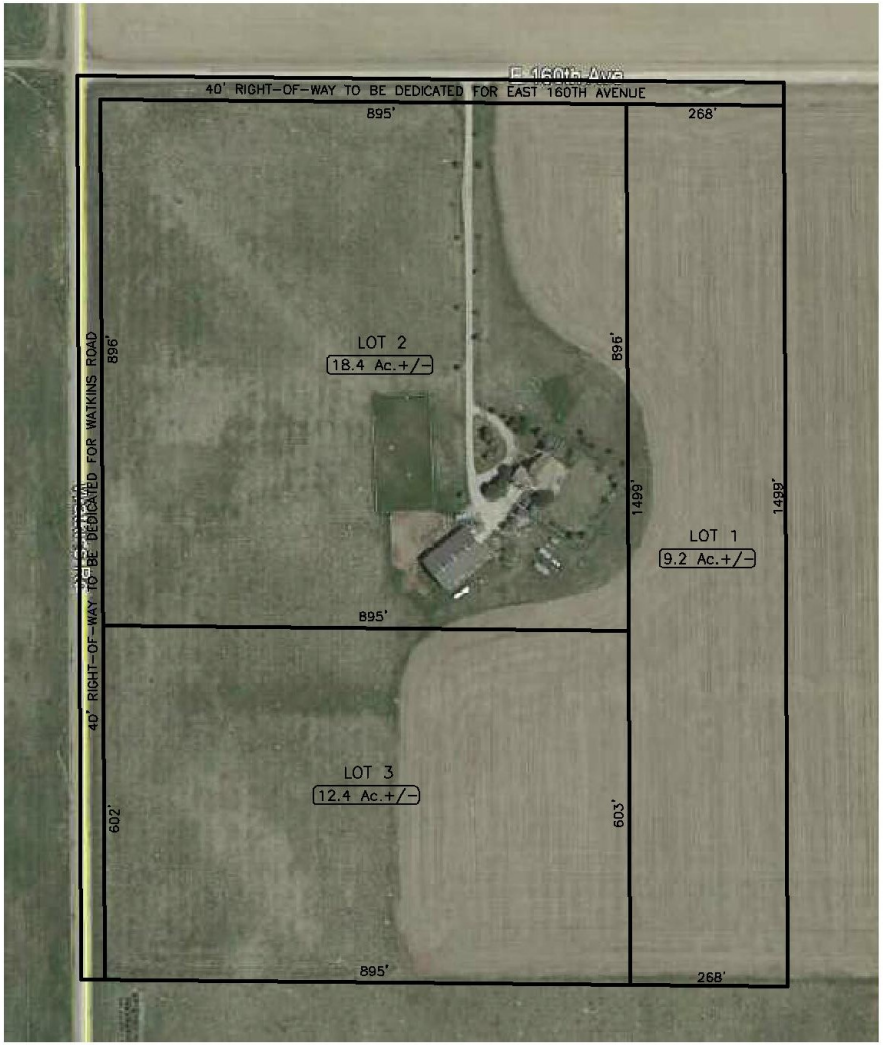
FILE: Z:\T_S\T1S_R64W\S7\33100 E 160TH AVE_SKETCH PLAN.pro

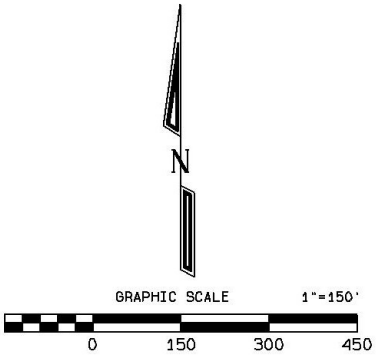
Exhibit A
Receipt no. 10035238
Page 4 of 4

SKETCH PLAN

Part of the Northwest 1/4 of Section 7,
Township 1 South, Range 64 West of the 6th P.M.,
County of Adams, State of Colorado

Sheet 1 of 1





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		JOB NO: 24-

FILE: Z:\T_S\T1S_R64W\S7\33100 E 160TH AVE_SKETCH PLAN.pro

Electronically Recorded RECEPTION#: 2024000003909,
1/25/2024 at 8:24 AM, 1 OF 2,
REC: $18.00 DocStamp: $75.33
TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

WARRANTY DEED

State Doc Fee: $75.34
Recording Fee: $23.00

THIS DEED is dated the 23rd day of January, 2024, and is made between

Lawrence Balzano and Valerie Balzano

(whether one, or more than one), the "Grantor" of the County of Adams and State of Colorado and

Cody Snider and Christina Snider

the "Grantees", whose legal address is 33100 East 160th Avenue, Hudson, CO 80642 of the County of Adams and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Seven Hundred Fifty Three Thousand Three Hundred Fifty Dollars and Eighty Four Cents ($753,350.84)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, **not in tenancy in common but in joint tenancy**, all the real property, together with any improvements thereon, located in the County of Adams and State of Colorado described as follows:

Parcel A, according to Horth Parcel Map Amended recorded March 13, 2002 as Survey No. 200, Reception No. C0939653 in the Clerk and Recorders Office of Adams County, Colorado, more particularly described as follows:

A parcel of land situate in the West Half of Section 7, Township 1 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado, described as follows:

Beginning at the Northwest corner of said Section 7; Thence S89° 27' 35"E along with the North line of the Northwest Quarter of said Section 7, with all bearings hereon relative thereto, a distance of 1203.34 feet;
Thence S00° 15' 53"E a distance of 1538.96 feet;
Thence N89° 26' 09"W a distance of 1203.35 feet to a point on the West line of said Northwest Quarter of Section 7;
Thence N00° 15' 53"W along the West line of said Northwest Quarter of Section 7 a distance of 1538.46 feet to the Point of Beginning;
County of Adams, State of Colorado.

also known by street address as: 33100 East 160th Avenue, Hudson, CO 80642

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

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

Lawrence Balzano

Valerie Balzano

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 23rd day of January, 2024 by Lawrence Balzano and Valerie Balzano.

Notary Public: [redacted]
My Commission Expires: 10-17-2026

RICHELLE E. PETERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024033553
MY COMMISSION EXPIRES 10/17/2026

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 89373-F
RECEIPT NUMBER 10035238

ORIGINAL PERMIT APPLICANT(S)

CHRISTINA SNIDER

CODY SNIDER

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
Designated Basin: N/A
Management District: N/A
County: ADAMS
Parcel Name: N/A
Lot: 2 Block: Filing:
Physical Address: N/A

NW 1/4 NW 1/4 Section 7 Township 1.0 S Range 64.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 533957.0 Northing: 4425875.0

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

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 ensure 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 37-90-137(4) and the findings of the State Engineer dated July 31, 2024.

4) The use of groundwater from this well is limited to household use and livestock watering.

5) The pumping rate of this well shall not exceed 15 GPM.

6) Production from this well is limited to the Laramie-Fox Hills aquifer which is located approximately 1,025 feet below ground surface and extends to a depth of approximately 1,310 feet. Wells completed in the Laramie-Fox Hills aquifer must be constructed with solid steel casing and grouted in accordance with Well Construction Rule 10.4.8 (2 CCR 402-2). If coals and/or carbonaceous shales are encountered in the borehole, plain casing and grout should be installed through these intervals to exclude poor quality water from entering the well, in accordance with BOE Bulletin 2021-1.

7) The average annual amount of groundwater to be withdrawn shall not exceed 2.88 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 288 acre-feet.

8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.

9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.

10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.

11) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.

12) This well shall be constructed not more than 200 feet from the location specified on this permit.

13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.

14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

15) ADVANCE NOTICE REQUIRED - Pursuant to Construction Rule 6.2.2.1 (2 CCR 402-2), licensed or private drillers and pump installers must provide advance notification (by 11:59 pm the day before) to the State Engineer prior to each of the following for this well: the start of well construction, the initial installation of the first permanent pump, and the initial installation of a cistern connected to the water well supply system. Any change in the date of construction/installation must be re-noticed prior to the activity (by 11:59 pm the day before). Information regarding the notification process and a link to the electronic notification form can be found on the Division of Water Resources website at dwr.colorado.gov

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov

Wenli Dickinson

Issued By WENLI DICKINSON

Date Issued: 7/31/2024

Expiration Date: 7/31/2025

FINDINGS OF THE STATE ENGINEER

IN THE MATTER OF AN APPLICATION FOR A PERMIT TO CONSTRUCT A WELL IN WATER DIVISION NO. 1, ADAMS COUNTY, COLORADO

APPLICANT: CHRISTINA AND CODY SNIDER

AQUIFER: LARAMIE-FOX HILLS

PERMIT NO.: 89373-F

In compliance with C.R.S. 37-90-137(1) and the Statewide Nontributary Ground Water Rules, Christina and Cody Snider, (hereinafter "applicant") submitted an application for a permit to construct a well. Based on information provided by the applicant and records of the Division of Water Resources, the State Engineer finds as follows:

1. The application was received complete by the State Engineer on April 9, 2024.

2. The applicant proposes to construct the well in the NW1/4 of the NW1/4 of Section 7, Township 1 South, Range 64 West, 6th Principal Meridian.

3. The proposed well is located outside the boundaries of a designated ground water basin.

4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: household use and livestock watering.

5. The proposed maximum pumping rate of the well is 15 gallons per minute, and the requested average annual amount of ground water to be withdrawn is the maximum amount determined to be available.

6. The applicant is the owner of the land on which the well will be constructed.

7. The proposed well would withdraw ground water from the Laramie-Fox Hills Aquifer (hereinafter "aquifer"), which, as specified in the Denver Basin Rules, is located approximately 1025 feet to 1310 feet below land surface.

8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.

9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 12.4 acres of land as further described in said statement, which is attached hereto as Exhibit A.

10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years of continuous withdrawal, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).

11. In considering whether the requested permit shall be approved the provisions of C.R.S. 37-90-137(4) and the Denver Basin Rules shall apply. Withdrawals shall be allowed on the basis of an aquifer's life of 100 years, C.R.S. 37-90-137(4)(b)(I).

12. The quantity of water in the aquifer, exclusive of artificial recharge, underlying the 12.4 acres of land described in Exhibit A is 288 acre-feet. This determination was based on the following as specified in the Denver Basin Rules:

    a. The average specific yield of the saturated aquifer materials underlying the land under consideration is 15 percent.

    b. The average thickness of the saturated aquifer materials underlying the land under consideration is 155 feet.

13. A review of the records in the State Engineer's Office has not disclosed that there are any existing wells or other water rights claiming or diverting ground water from the aquifer underlying the land claimed by the applicant.

Based on the above, the State Engineer finds that there is water available for withdrawal by the proposed well and no material injury to vested water rights would result from the issuance of the requested permit subject to the following conditions:

a. The allowed average annual amount of water to be withdrawn from the aquifer by the well shall not exceed 2.88 acre-feet (the quantity of water which is considered available divided by the 100 year aquifer life).

b. The total volume of water that may be withdrawn from the aquifer by the well shall not exceed 288 acre-feet.

c. The well shall be constructed no more than 200 feet from the location specified on the permit application.

d. The applicant shall submit geophysical and lithologic logs after the construction of the well. The geophysical logs shall be obtained from the hole before the casings are installed.

e. The maximum pumping rate of the well shall not exceed 15 gallons per minute.

f. A totalizing flow meter must be installed on the well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.

g. Production is limited to the Laramie-Fox Hills Aquifer. The well must be constructed with plain, non-perforated casing properly grouted so as to prevent intermingling of water between aquifers.

h. Pursuant to C.R.S. 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the applicant shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.

i. The owner shall mark the well in a conspicuous place with appropriate well permit numbers, name of the aquifer, and court case numbers. He shall take necessary means and precautions to preserve these markings.

Dated this 31st day of July, 2024.

Jason T. Ullmann, P.E.
State Engineer/Director

By: Wenli Dickinson, P.E.
Water Resource Engineer

Prepared by: wad

Form no. GWS-1 (7/2023)
DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.
1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.
NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form.
Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant: Christina Snider Cody Snider

Mailing Address	City	State	Zip Code
P.O. Box 186	Deer Trail	CO	80105

Telephone Number (include area code)	Email
720-284-6026	365hayco@gmail.com

2. AQUIFER
Laramie / Fox Hill

3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located.

Number of acres: 42 or 12.4 in parcel in the county of: Adams

described as follows (type the legal description below or type "see attached" and attach a legal description).

- I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.

4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).

5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. 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.

Signature: _____ Date: 7-18-2024

Print name and title: Christina Snider Cody Snider

Form No. GWS-44 2/2024 Page 1 of 3

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Phone: (303) 866-3581 Website:https://dwr.colorado.gov
Email to: dwrpermitsonline@state.co.us

Office Use Only

RECEIVED
04/09/2024
WATER RESOURCES
STATE ENGINEER
COLO

RESIDENTIAL Water Well Permit Application

Note: Also use this form to apply for **livestock watering**
Review form instructions prior to completing form.

1. Applicant Information

Name of Applicant(s): Christina Snider

Mailing address: P.O. Box 186

City: Deer Trail | State: CO | Zip Code: 80105

Telephone # (area code & number): 720-289-6026 | E-mail (online filing required): 365hayco@gmail.com

2. Type Of Application (check applicable boxes)

- ☒ Construct new well
- ☐ Replace existing well
- ☐ Use existing well
- ☐ Change or increase use
- ☐ Change source (aquifer)
- ☐ Reapplication (expired permit)
- ☐ Rooftop precipitation collection
- ☐ Other: _____

3. Refer To (if applicable)

Well permit #: | Water Court case #:

Designated Basin Determination #: | Well name or #:

4. Location Of Proposed Well (SEE INSTRUCTIONS)

Property address (Include City, State, Zip) ☐ Check if well address is same as Item 1

Rule 6.2.3 ☐ Yes ☐ No (see instruction for information)

County: Adams

Section	Township	N or S	Range	E or W	Principal Meridian
7	1	☐ ☒	64	☐ ☒	6th

Preferred location format: GPS well location information in UTM format. The following GPS settings are **required**: Format must be **UTM**. Units must be in **meters**. Datum must be **NAD83**. Unit must be set to **true north**.
☐ Zone 12 or ☐ Zone 13.

Easting: 533957

Northing: 4425875

Optional Location Information **(must be provided if Rule 6.2.3 is not selected and a GPS location is not provided above):**

_____ 1/4 of the _____ 1/4

_____ feet from the ☐ N. or ☐ S. Line,

_____ feet from the ☐ E. or ☐ W. Line

5. Parcel On Which Well Will Be Located

(You must attach a current deed for the subject parcel)

A. You must check and complete *one* of the following:

- ☐ Subdivision: Name _____ Lot _____ Block _____ Filing/Unit _____
- ☐ County exemption (attach copy of county approval & survey) Name/# _____ Lot # _____
- ☒ Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed
- ☐ Mining claim (attach copy of deed or survey) Name/#: _____
- ☐ Square 40 acre parcel as described in Item 4
- ☐ Parcel of 35 or more acres (attach metes & bounds description or survey)
- ☐ Other: (attach metes & bounds description or survey)

B. # of acres in parcel: 12.41

C. Are you the owner of this parcel? If no, list owner. ☒ YES ☐ NO _____

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no – list other wells)

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

- ☒ A. Ordinary household use in one single-family dwelling (no outside use)
- ☐ B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: _____
  - ☐ Home garden/lawn irrigation, not to exceed one acre: area irrigated _____ ☐ sq. ft. ☐ acre
  - ☐ Domestic animal and poultry watering (non-commercial)
- ☒ C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate: 15 GPM | Annual amount to be withdrawn: Most aloud acre-feet

Total Depth: 1150-600 | Aquifer: Laramie/Fox hill or Lower Arapahoe

8. Water Supplier

Is this parcel within boundaries of a water service area? ☐ YES ☐ NO

If yes, provide name of supplier: _____

9. Type Of Sewage System

- ☒ Septic tank / absorption leach field
- ☐ Central system: District name _____
- ☐ Vault: Location sewage to be hauled to: _____
- ☐ Other (explain) _____

10. Parcel ID# (optional):

11. Proposed Well Driller License #(optional):

12. Sign or Enter Name of Applicant(s) or Authorized Agent

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.

Sign or enter name(s) of person(s) submitting application: [signature] | Date (mm/dd/yyyy): 4-9-2024

If signing print name: Christina Snider

Title: Owner

Office Use Only

10035238

245621 claiming 40 acres.

Form no. GWS-1 (7/2023)

DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.
1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.
NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form.
Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant: Christina Snider

Mailing Address	City	State	Zip Code
P.O. Box 186	Deer Trail	CO	80105

Telephone Number (include area code)	Email
720-259-6026	365hayco@gmail.com

2. AQUIFER

Lower Arapahoe or Laramie/Fox Hill

3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located.

Number of acres: 42 in the county of: Adams

described as follows (type the legal description below or type "see attached" and attach a legal description).

See attached

- I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.

4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).

5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. 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.

Signature: [signature] Date: 4/9/2023

Print name and title: Christina Snider

Form no. GWS-43 (7/2023)

DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

VERIFICATION OF NOTICE OF APPLICATION

This form is to be submitted with applications for the following.
1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin
NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form for exceptions to the above list. Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant: Christina Snider

Mailing Address	City	State	Zip Code
P.O. Box 186	Deer Trail	CO	80105

Telephone Number (include area code)	Email
720-289-6026	365hwyco@gmail.com

2. AQUIFER

Laramie/Fox Hill or Lower Arapahoe

3. NOTICE OF APPLICATION – I hereby claim that I have given notice pursuant to section 37-90-137(4)(b.5), C.R.S., or Designated Basin Rule 5.3.2.2, or Designated Basin Rule 5.4.2.2, as applicable, of application for a well permit or determination of water right by registered or certified mail, return receipt requested, no less than ten days prior to the making of the application, to every record owner of the overlying land and to every person who has a lien or mortgage upon, or deed of trust to, the overlying land recorded in the county in which the overlying land is located.

The names of the persons that were given notice are listed below (type "No notice required" if no persons, other than the Applicant, own or have a lien or mortgage upon, or deed of trust to, the overlying land):

No notice required

4. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. 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.

Signature: [signature] Date: 4/9/2024

Print name and title: Christina Snider

WARRANTY DEED

State Doc Fee: $75.34
Recording Fee: $23.00

THIS DEED is dated the 23rd day of January, 2024, and is made between

Lawrence Balzano and Valerie Balzano

(whether one, or more than one), the "Grantor" of the County of Adams and State of Colorado and

Cody Snider and Christina Snider

the "Grantees", whose legal address is 33100 East 160th Avenue, Hudson, CO 80642 of the County of Adams and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Seven Hundred Fifty Three Thousand Three Hundred Fifty Dollars and Eighty Four Cents ($753,350.84)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, **not in tenancy in common but in joint tenancy**, all the real property, together with any improvements thereon, located in the County of Adams and State of Colorado described as follows:

Parcel A, according to Horth Parcel Map Amended recorded March 13, 2002 as Survey No. 200, Reception No. C0939653 in the Clerk and Recorders Office of Adams County, Colorado, more particularly described as follows:

A parcel of land situate in the West Half of Section 7, Township 1 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado, described as follows:

Beginning at the Northwest corner of said Section 7; Thence S89° 27' 35"E along with the North line of the Northwest Quarter of said Section 7, with all bearings hereon relative thereto, a distance of 1203.34 feet;
Thence S00° 15' 53"E a distance of 1538.96 feet;
Thence N89° 26' 09"W a distance of 1203.35 feet to a point on the West line of said Northwest Quarter of Section 7;
Thence N00° 15' 53"W along the West line of said Northwest Quarter of Section 7 a distance of 1538.46 feet to the Point of Beginning;
County of Adams, State of Colorado.

also known by street address as: 33100 East 160th Avenue, Hudson, CO 80642

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

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

Electronically Recorded RECEPTION#: 2024000003909,
1/25/2024 at 8:24 AM, 1 OF 2,
REC: $18.00 DocStamp: $75.33
TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

WARRANTY DEED

State Doc Fee: $75.34
Recording Fee: $23.00

THIS DEED is dated the 23rd day of January, 2024, and is made between

Lawrence Balzano and Valerie Balzano

(whether one, or more than one), the "Grantor" of the County of Adams and State of Colorado and

Cody Snider and Christina Snider

the "Grantees", whose legal address is 33100 East 160th Avenue, Hudson, CO 80642 of the County of Adams and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Seven Hundred Fifty Three Thousand Three Hundred Fifty Dollars and Eighty Four Cents ($753,350.84)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, **not in tenancy in common but in joint tenancy**, all the real property, together with any improvements thereon, located in the County of Adams and State of Colorado described as follows:

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Thence S00° 15' 53"E a distance of 1538.96 feet;
Thence N89° 26' 09"W a distance of 1203.35 feet to a point on the West line of said Northwest Quarter of Section 7;
Thence N00° 15' 53"W along the West line of said Northwest Quarter of Section 7 a distance of 1538.46 feet to the Point of Beginning;
County of Adams, State of Colorado.

also known by street address as: 33100 East 160th Avenue, Hudson, CO 80642

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

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

Lawrence Balzano

Valerie Balzano

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 23rd day of January, 2024 by Lawrence Balzano and Valerie Balzano.

Notary Public: [redacted]
My Commission Expires: 10-17-2026

RICHELLE E. PETERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024033553
MY COMMISSION EXPIRES 10/17/2026

STATE OF COLORADO

DWR - DNR, Permitsonline <dnr_dwrpermitsonline@state.co.us>

Permit application for Snider

3 messages

Cody Snider <365hayco@gmail.com> Tue, Apr 9, 2024 at 3:20 PM
To: dwrpermitsonline@state.co.us
Cc: My Love <cdlsnider@gmail.com>

Good afternoon,

We recently purchased 42 acres from my aunt and uncle. We would like to separate off 2 parcels of land from the 42 acres to sell to help pay for the property and home. I've started the process with Adams county. They stated we need proof of water for the lots. I've emailed back and forth with DWR on how best to do this, and decided it was best to apply for a well for each parcel. Please see attached application and additional forms needed. We would like to apply for non exempt wells, keep the current well that's on the property with the house in its current operating capacity, and appropriate the ground water under each new parcel to itself. Please reach out with any questions, or additional information needed. Thank you.

Christina

Cody Snider
365 Hay Co LLC
303-718-6096

2 attachments

attachment 1.pdf
9087K

attachment 2.pdf
7823K

DWR - DNR, Permitsonline <dnr_dwrpermitsonline@state.co.us> Tue, Apr 9, 2024 at 3:57 PM
To: Cody Snider <365hayco@gmail.com>
Cc: dwrpermitsonline@state.co.us, My Love <cdlsnider@gmail.com>

Thank you for your submission. Unfortunately, your form is incomplete. Please fill out completely and resubmit. Please complete section 12 on both GWS-44 application forms.

If you would like to check the status of a well permit application, please use this website: Well Permit Search.

DWR forms are available via the eForms Dashboard.

Questions can be submitted through our AskDWR Portal.

COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581x0
DWRPermitsOnline@state.co.us | dwr.colorado.gov/

[Quoted text hidden]

[Quoted text hidden]

Cody Snider
365 Hay Co LLC
303-718-6096

Cody Snider <365hayco@gmail.com> Tue, Apr 9, 2024 at 4:19 PM
To: "DWR - DNR, Permitsonline" <dnr_dwrpermitsonline@state.co.us>

I apologize for that, here are both signed forms.

Cody Snider
365 Hay Co LLC
303-718-6096

On Apr 9, 2024, at 3:57 PM, DWR - DNR, Permitsonline <dnr_dwrpermitsonline@state.co.us> wrote:

Thank you for your submission. Unfortunately, your form is incomplete. Please fill out completely and resubmit. Please complete section 12 on both GWS-44 application forms.

If you would like to check the status of a well permit application, please use this website: Well Permit Search.

DWR forms are available via the eForms Dashboard.

Questions can be submitted through our AskDWR Portal.

COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581x0
DWRPermitsOnline@state.co.us | dwr.colorado.gov/

On Tue, Apr 9, 2024 at 3:24 PM Cody Snider <365hayco@gmail.com> wrote:

Good afternoon,

We recently purchased 42 acres from my aunt and uncle. We would like to separate off 2 parcels of land from the 42 acres to sell to help pay for the property and home. I've started the process with Adams county. They stated we need proof of water for the lots. I've emailed back and forth with DWR on how best to do this, and decided it was best to apply for a well for each parcel. Please see attached application and additional forms needed. We would like to apply for non exempt wells, keep the current well that's on the property with the house in its current operating capacity, and appropriate the ground water under each new parcel to itself. Please reach out with any questions, or additional information needed. Thank you.

Christina

Cody Snider
365 Hay Co LLC
303-718-6096

2 attachments

attachment 1.pdf
2698K

attachment 3.pdf
3168K

STATE OF COLORADO

Dickinson - DNR, Wenli <wenli.dickinson@state.co.us>

Snider 12.4-acre Well Permit, receipt no. 10035238

4 messages

Dickinson - DNR, Wenli <wenli.dickinson@state.co.us> Wed, Jul 10, 2024 at 10:38 AM
To: Cody Snider <365hayco@gmail.com>

Hi Cody and Christina,

I am reviewing your permit application for non-exempt well permit allowing household/livestock use which will appropriate the groundwater underlying a 12.4-acre parcel (a portion of the 40-acre parcel at 33100 E 160th Ave), receipt no. 10035238.

In order to complete the evaluation of your permit application, please provide the following information:

1. Since it appears that both Cody and Christina Snider own the property, both must be listed as applicants an all 3 forms and both must sign all 3 forms. Please amend or re-fill out all 3 forms accordingly.
2. You must submit the recorded version of the property deed.
3. You must indicate which aquifer you are applying for: the Lower Arapahoe or Laramie-Fox Hills aquifer. Note that the Laramie-Fox Hills aquifer may be more expensive to drill due to its depth and may have water quality issues due to coal deposits (this does not constitute advice but is provided for informational purposes). Please amend or re-fill out all 3 forms to list only the aquifer you are requesting.
4. You must provide a metes/bounds description, survey, or plat map of the specific 12.4 acres you are permitting this well for. Please ensure that the GWS-01 form describes or has attached the specific 12.4 acres for which the well will be permitted.

Please email this information to me directly. Let me know if you have any questions.

Lastly, please be advised that the aforementioned criteria must be addressed and received by this office within one year to retain active status of the application(s). Information submitted after that date will require the filing of new application(s) and will be assessed the appropriate fee.

Regards,

Wenli Dickinson, P.E.
Water Resource Engineer

COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x8206
1313 Sherman St, Suite 821, Denver, CO 80203
wenli.dickinson@state.co.us | dwr.colorado.gov
DWR Customer Satisfaction Survey

4 attachments

- **10035238 Snider 12.4ac Permit App 2024-04-09.pdf** 7215K
- **GWS-44 Residential Water Well Permit Application.pdf** 804K
- **GWS-43 Verification of Notice of Application - Fillable.pdf** 863K
- **GWS-01 Nontributary Groundwater Landownership Statement - Fillable.pdf** 929K

Cody Snider <365hayco@gmail.com> Wed, Jul 10, 2024 at 11:39 AM

To: "Dickinson - DNR, Wenli" <wenli.dickinson@state.co.us>

I will get to work on what you need, thank you for helping!

My one question is about the metes and bounds description. The county will not let me survey, or split those lots off yet without the well permits. Their requirements have to be met, and one of them is “proof of water”. Can I put the legal description of the 42 acres on there?

I’ll also scan the full page of the deed, it’s the recorded copy, my computer just doesn’t scan the legal size.

Thank you,

Christina

Cody Snider
365 Hay Co LLC
303-718-6096

On Jul 10, 2024, at 10:39 AM, Dickinson - DNR, Wenli <wenli.dickinson@state.co.us> wrote:

[Quoted text hidden]
<10035238 Snider 12.4ac Permit App 2024-04-09.pdf>
<GWS-44 Residential Water Well Permit Application.pdf>
<GWS-43 Verification of Notice of Application - Fillable.pdf>
<GWS-01 Nontributary Groundwater Landownership Statement - Fillable.pdf>

Dickinson - DNR, Wenli <wenli.dickinson@state.co.us> Wed, Jul 10, 2024 at 12:15 PM
To: Cody Snider <365hayco@gmail.com>

Hi Cody,

You don't need to legally subdivide the property at this time, but we do need a description or survey map showing the exact configuration of the portion of the 42 acres if you want to dedicate only the groundwater underlying 12.4 acres to the permit.

Otherwise, if you use 42 acres as the area on each application, then both permits would be withdrawing water from the entire 42 acres and not just a portion.

Regards,

Wenli Dickinson, P.E.
Water Resource Engineer

COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x8206
1313 Sherman St, Suite 821, Denver, CO 80203
wenli.dickinson@state.co.us | dwr.colorado.gov
DWR Customer Satisfaction Survey

[Quoted text hidden]

Cody Snider <365hayco@gmail.com> Wed, Jul 10, 2024 at 12:27 PM
To: "Dickinson - DNR, Wenli" <wenli.dickinson@state.co.us>

Ok, that makes sense. I’ll send you the rough draft we have from the surveyor and see if it’ll work for what you need.

Christina

Cody Snider
365 Hay Co LLC
303-718-6096

On Jul 10, 2024, at 12:15 PM, Dickinson - DNR, Wenli <wenli.dickinson@state.co.us> wrote:

[Quoted text hidden]

Form No. GWS-44
5/2024
Page 1 of 3

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Phone: (303) 866-3581 Website:https://dwr.colorado.gov/
Email to: dwrpermitsonline@state.co.us

Office Use Only

RCVD DWR
07/18/2024

RESIDENTIAL Water Well Permit Application

Note: Also use this form to apply for **livestock watering**
Review form instructions prior to completing form.

1. Applicant Information

Name of Applicant(s): Christina & Cody Snider

Mailing address: P.O. Box 186

City: Deer Trail | State: CO | Zip Code: 80105

Telephone # (area code & number): 720-284-6026 | E-mail (online filing required): 365hayco@gmail.com

2. Type Of Application (check applicable boxes)

- ☒ Construct new well
- ☐ Replace existing well
- ☐ Use existing well
- ☐ Change or increase use
- ☐ Change source (aquifer)
- ☐ Reapplication (expired permit)
- ☐ Rooftop precipitation collection
- ☐ Other: _____

3. Refer To (if applicable)

Well permit #: 10035238 | Water Court case #:

Designated Basin Determination # | Well name or #

4. Location Of Proposed Well (SEE INSTRUCTIONS)

Property address (Include City, State, Zip) ☐ Check if well address is same as Item 1

Rule 6.2.3 ☐ Yes ☐ No (see instruction for information) | County: Adams

_____1/4 of the _____1/4 | Section: 3 | Township: 4 N ☐ S ☒ | Range: 68 E ☐ W ☒ | P.M.: 6

Preferred location format: GPS well location information in UTM format. The following GPS settings are **required**: Format must be **UTM**. Units must be in **meters**. Datum must be **NAD83**. Unit must be set to **true north**.

☐ Zone 12 or ☐ Zone 13.

Easting: 561256.0

Northing: 4398540.4

Optional Location Information **(must be provided if GPS location is not provided above and Rule 6.2.3 does not apply):** distances from section lines:

_____ feet from the ☐ N. or ☐ S. Line,

_____ feet from the ☐ E. or ☐ W. Line

5. Parcel On Which Well Will Be Located

(You must attach a current deed for the subject parcel)

A. You must check and complete *one* of the following:

- ☐ Subdivision: Name _____ Lot _____ Block _____ Filing/Unit _____
- ☐ County exemption (attach copy of county approval & survey) Name/# _____ Lot # _____
- ☒ Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed
- ☐ Mining claim (attach copy of deed or survey) Name/#: _____
- ☐ Square 40 acre parcel as described in Item 4 (1/4 of the 1/4 is required)
- ☐ Parcel of 35 or more acres (attach metes & bounds description or survey)
- ☐ Other: (attach metes & bounds description or survey)

B. # of acres in parcel: 12.41

C. Are you the owner of this parcel? If no, list owner. ☒ YES ☐ NO _____

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no – list other wells)

E. Parcel ID# (optional):

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

- ☒ A. Ordinary household use in one single-family dwelling (no outside use)
- ☐ B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: _____
  - ☐ Home garden/lawn irrigation, not to exceed one acre: area irrigated _____ ☐ sq. ft. ☐ acre
  - ☐ Domestic animal and poultry watering (non-commercial)
- ☒ C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate: 15 GPM | Annual amount to be withdrawn: Most Allowed acre-feet

Total Depth: 450-600 | Aquifer: Laramie / Fox Hill

8. Water Supplier

Is this parcel within boundaries of a water service area? ☐ YES ☐ NO

If yes, provide name of supplier: _____

9. Type Of Sewage System

- ☒ Septic tank / absorption leach field
- ☐ Central system: District name _____
- ☐ Vault: Location sewage to be hauled to: _____
- ☐ Other (explain) _____

10. Proposed Well Driller License # (optional):

11. Sign or Enter Name of Applicant(s) or Authorized Agent

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.

Sign or enter name(s) of person(s) submitting application | Date (mm/dd/yyyy): 7-18-2024

If signing print name: Christina Snider Cody Snider

Title

Office Use Only

10035238 (AMENDED)

Form no. GWS-43 (7/2023)

DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

VERIFICATION OF NOTICE OF APPLICATION

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1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
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NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form for exceptions to the above list. Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant: Christina & Cody Snider

Mailing Address	City	State	Zip Code
P.O. Box 186	Deer Trail	Co	80105

Telephone Number (include area code)	Email
720-289-6026	365hayco@gmail.com

2. AQUIFER

Laramie / Fox Hill

3. NOTICE OF APPLICATION – I hereby claim that I have given notice pursuant to section 37-90-137(4)(b.5), C.R.S., or Designated Basin Rule 5.3.2.2, or Designated Basin Rule 5.4.2.2, as applicable, of application for a well permit or determination of water right by registered or certified mail, return receipt requested, no less than ten days prior to the making of the application, to every record owner of the overlying land and to every person who has a lien or mortgage upon, or deed of trust to, the overlying land recorded in the county in which the overlying land is located.

The names of the persons that were given notice are listed below (type "No notice required" if no persons, other than the Applicant, own or have a lien or mortgage upon, or deed of trust to, the overlying land):

No notice required

4. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. 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.

Signature: _____ Date: 7-18-2024

Print name and title: Christina Snider Cody Snider

Form no. GWS-1 (7/2023)

DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.
1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.
NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form.
Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant: Christina Snider Cody Snider

Mailing Address	City	State	Zip Code
P.O. Box 186	Deer Trail	CO	80105

Telephone Number (include area code)	Email
720-284-6626	365hayco@gmail.com

2. AQUIFER
Laramie / Fox Hill

3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located.

Number of acres: 42 or 12.4 in parcel in the county of: Adams

described as follows (type the legal description below or type "see attached" and attach a legal description).

- I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.

4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).

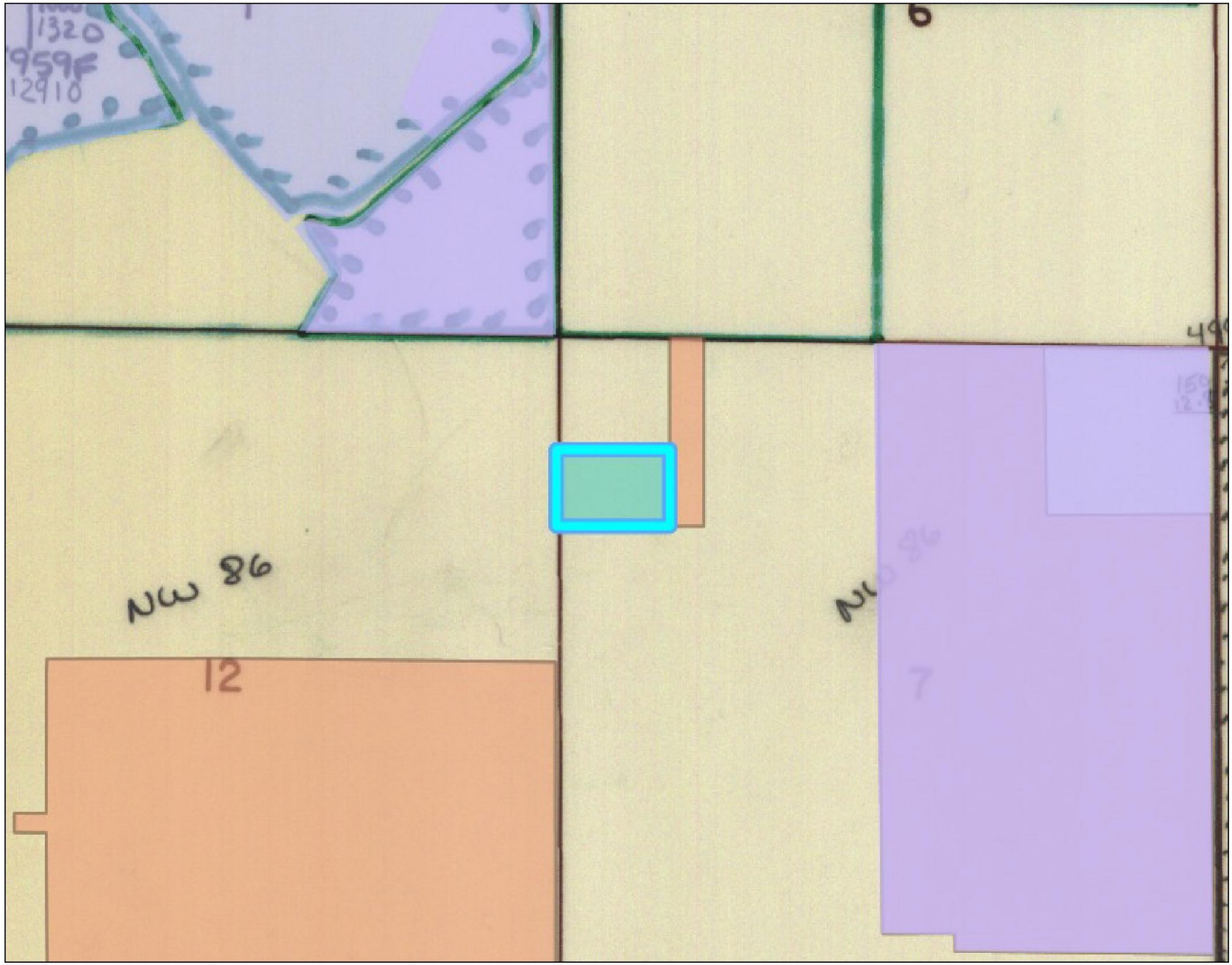
5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge.

Signature: _____ Date: 7-18-2024

Print name and title: Christina Snider Cody Snider

COLORADO
Division of Water Resources
Department of Natural Resources

Laramie-Fox Hills Mylar



Legend

- Presumption - Laramie-Fox Hil
- Decreed - Laramie-Fox Hills (K
- Exempt Well - Laramie-Fox Hil
- Pre-213 Cylinder - Laramie-Fo
- Subdivision/Other Referral
- Non Exempt Well - Laramie-Fc

Location

Notes

Applicant: Snider
Receipt no. 10035238

2,339 0 1,169 2,339 Feet

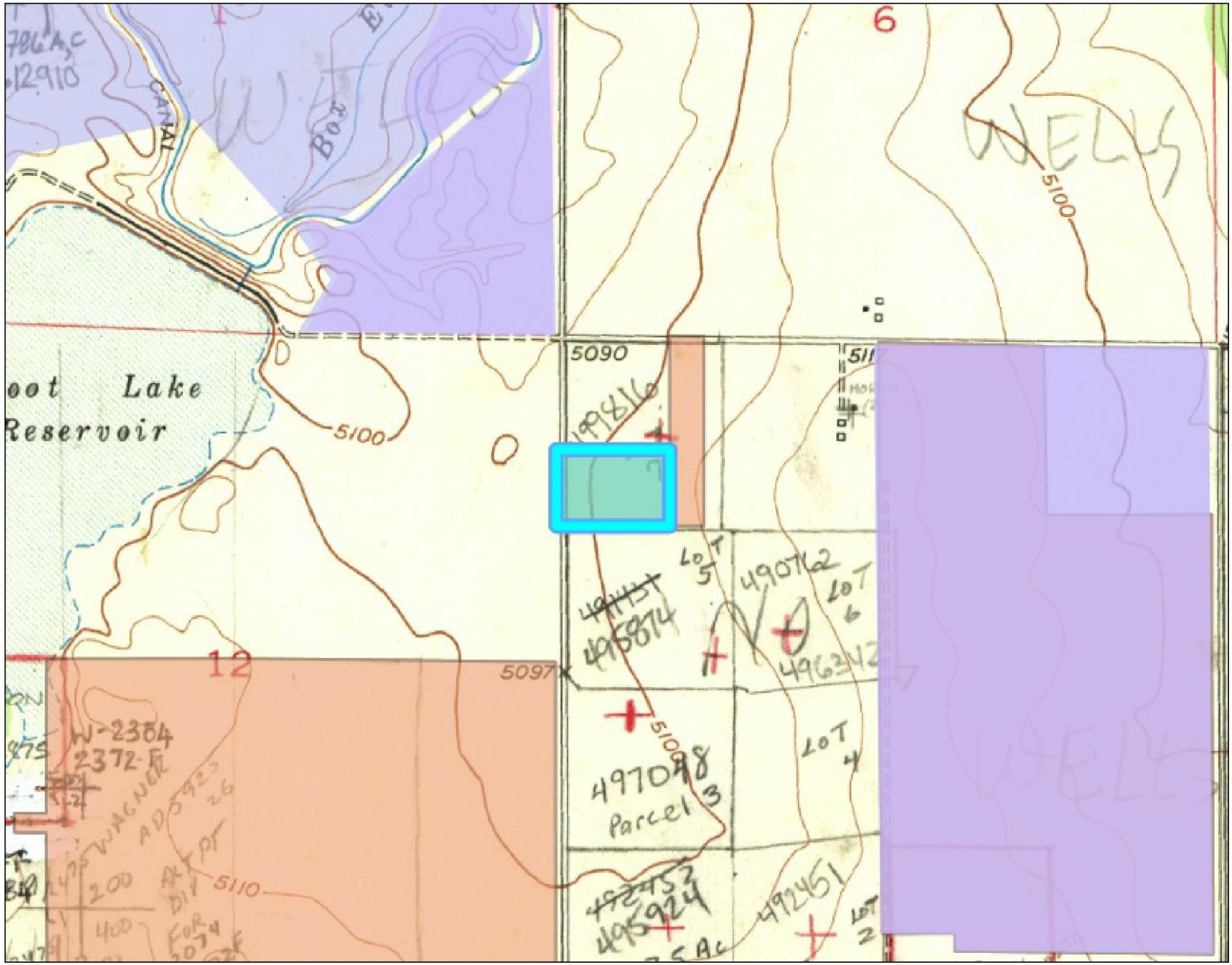
1: 14,032

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 7/18/2024 5:03:50 PM

COLORADO
Division of Water Resources
Department of Natural Resources

Topography



Legend

- Presumption - Laramie-Fox Hil
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- Exempt Well - Laramie-Fox Hil
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Location

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Applicant: Snider
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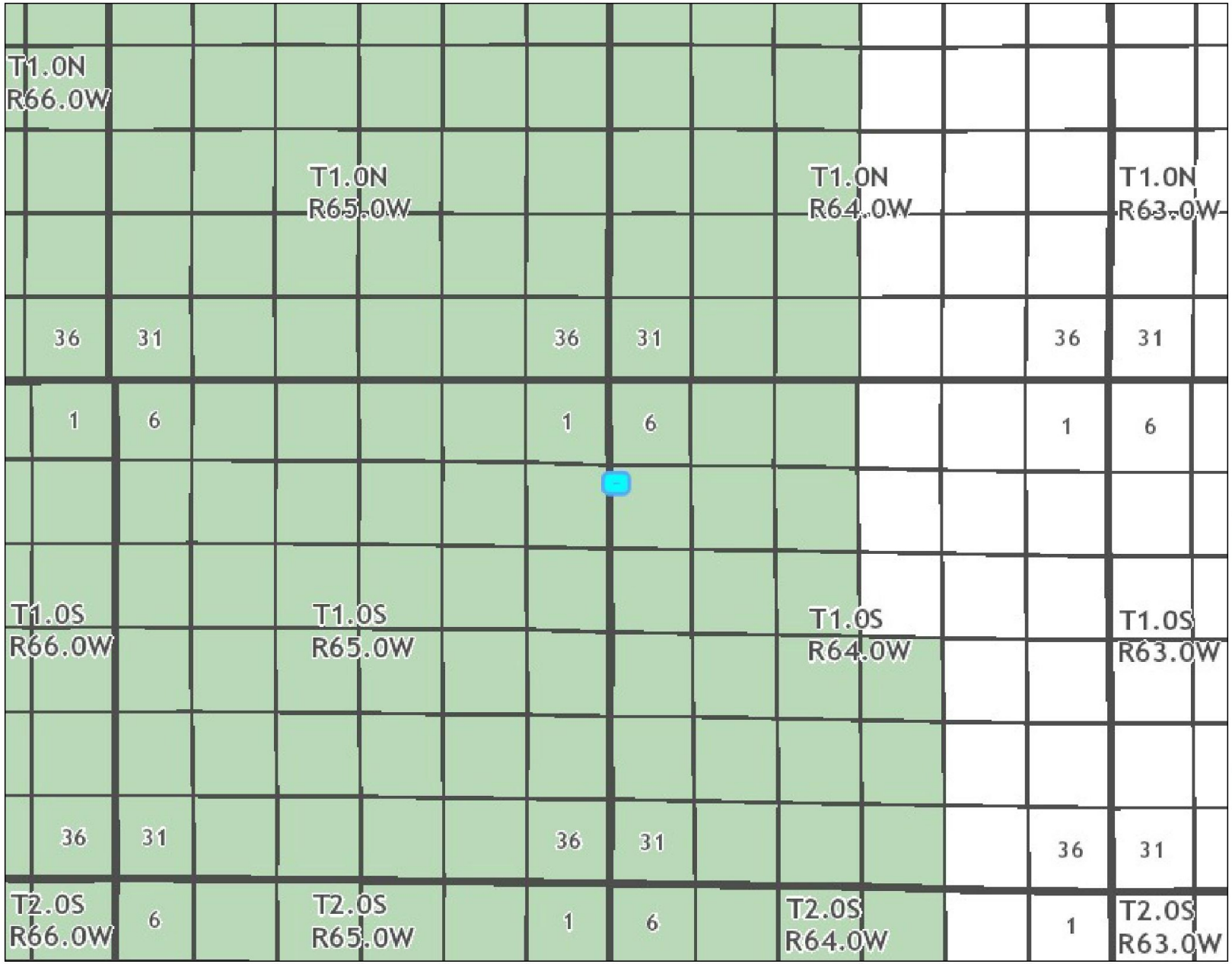
1: 14,032

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 7/18/2024 5:04:02 PM

COLORADO
Division of Water Resources
Department of Natural Resources

Laramie-Fox Hills Atlas



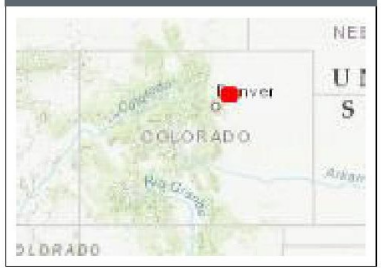
Legend

- Township
- Section
- Alluvium
- Subcrop

Zone Type

- NON TRIBUTARY
- NNT 4%
- NNT ACTUAL

Location



Notes

Applicant: Snider
Receipt no. 10035238

3.54 0 1.77 3.54 Miles

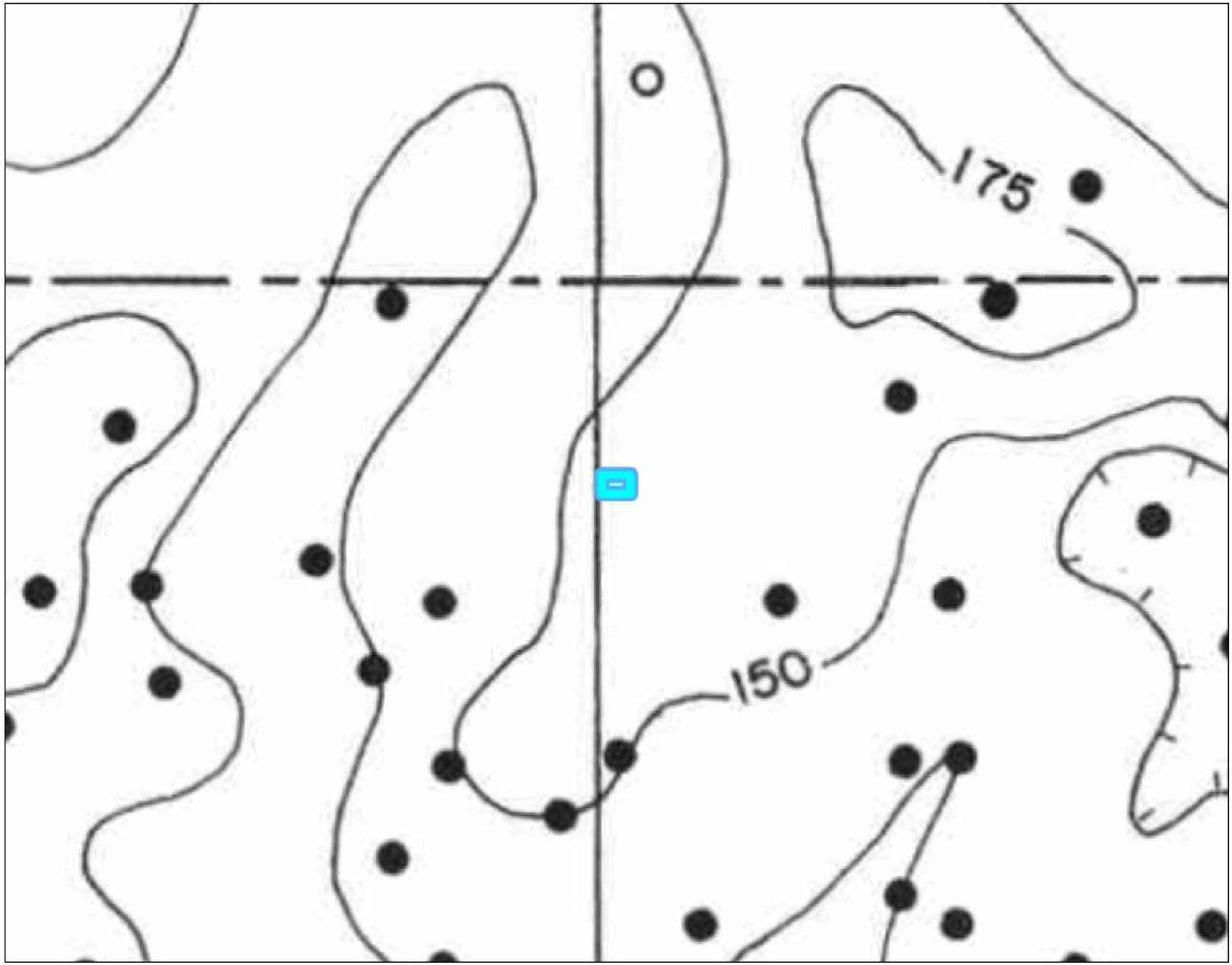
1: 112,257

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 7/18/2024 5:04:32 PM

COLORADO
Division of Water Resources
Department of Natural Resources

Laramie-Fox Hills Sand



Legend

Location

Notes

Applicant: Snider
Receipt no. 10035238

1.77 0 0.89 1.77 Miles

1: 56,128

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 7/18/2024 5:05:04 PM

July 22, 2024
Date

Hydrogeology Section Consultation

Evaluator: Wenli Dickinson

Receipt No: 10035238 **Permit:** _____ **Applicant:** Snider

Location: NW ¼ NW ¼ Section 7, Township 1 S, Range 64 W, 6th P.M.

Easting: 533957 **Northing:** 4425875 **Elevation:** 5100 **Rule 6.2.3:** _____

Aquifer(s) Requested: Laramie-Fox Hills Saturated Sand Thickness Denver Quad Map

Louviers Alluv. over Dawson Arkose

Research: ~1.5 mi. SW of Horse Creek Reservoir

	MP	Klfh ↑	Kfl ↑	Klfh ↓	ST
DGA	—	—	4070	3780	155
LGS	—	—	4065	3765	—
UPRR MORRIS	5136	4146	4096	3826	190
05-001-08847	5103	4088	4043	3803	150
BOX ELDER CK LFH-3	5114	4099	4049	3804	140
ADAMS NORTH LLC	5110	4104	4035	—	134(PP)
ARMENT-BULL 41-14	5125	4045	4005	3770	125

Recommended Permit Conditions and Notes:

Laramie-Fox Hills from approx. 1025 ft to 1310 ft (4075-3790)
ST of 155 ft
Rule 10.4.8

Hydrogeologist Signature: [signature] Date: 7/30/24

NNNN

UNITED POWER
Your Touchstone Energy® Cooperative

500 Cooperative Way
Brighton CO 80603-8728

www.unitedpower.com

Member Services	303-637-1300
Payments	844-980-3030
Report an Outage	303-637-1350

4 1143

LARRY M BALZANO
VALERIE R BALZANO
33100 E 160TH AVE
HUDSON CO 80642-0000

Payment Due By	Total Due
03/13/2025	$309.72

From Date	To Date	Days	Billing Date
01/20/2025	02/19/2025	30	02/21/2025

Service Address **33100 E 160TH AVE RESIDENCE**

Account # **8160601** District **CENTRAL** Cycle **4**

Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
R1	1555717	54446	56864	1	2418	8.784

Demand Time/Date 01/26/2025 06:45 PM

ACTIVITY SINCE LAST BILL

Previous Balance	246.98
Payment Received - Thank You	-246.98
Balance Forward	0.00

CURRENT BILLING DETAIL

Energy Charge	2,418 KWH @ 0.1057	255.58
Demand Charge	8.784 KW @ 4.00	35.14
Fixed Charge		19.00
Current Month		309.72
TOTAL DUE		**309.72**

LARRY M BALZANO
VALERIE R BALZANO
33100 E 160TH AVE
HUDSON CO 80642-0000

Account # **8160601**

Payment Due By	Total Due
03/13/2025	$309.72

Amount Enclosed $

United Power Operation Round-Up FOUNDATION

☐ **Want your small change to give back? Round-up your bill to $310.00 and check here to enroll in our Round-Up Assistance program.**

Pay Your Bill Online
Visit www.unitedpower.com

Pay Your Bill By Phone
Call 844-980-3030

Pay Your Bill By Mail
Return Stub with check payment

Please Make Checks Payable and Return to:

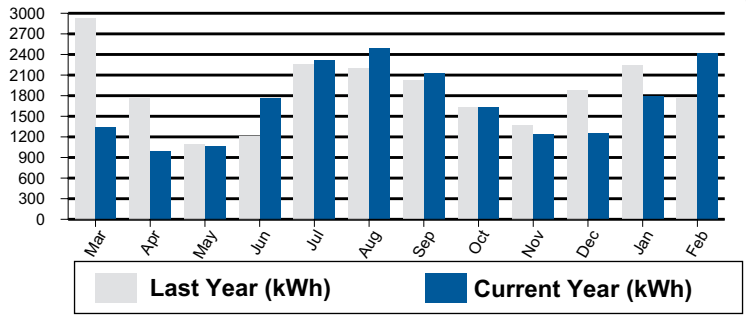
UNITED POWER
PO BOX 173703
DENVER CO 80217-3703

4

00081606017 0000000000 0000309725 0000309725

Electric Usage History

Account #	From Date	To Date
8160601	01/20/2025	02/19/2025



Electric Usage Comparison

Electric kWh	Days	Total kWh	Avg kWh/Day	kWh Cost/Day
Current Month	30	2418	81	$10.32
Last Month	32	1790	56	$7.72
One Year Ago	30	1759	59	$7.66

Temperature Comparison

Avg Temp	28° F	Avg Temp Last Yr.	38° F
High Temp	67° F	High Temp Date	02/02/2025
Low Temp	-6° F	Low Temp Date	02/19/2025

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

www.unitedpower.com/PowerPortal

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**.

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**.

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**.

¿Necesitas ayuda en español?

Estamos disponibles para ayudarle. Llame al 303-637-1300 opción 9, o visite **www.unitedpower.com/espanol**.

UNITED POWER, INC.
500 Cooperative Way
Brighton, CO 80603

Member Services	303-637-1300
Payments - 24 hrs/day	844-980-3030
Toll Free	800-468-8809

Report an Outage

303-637-1350

www.unitedpower.com/outage

For office locations, hours and more information:

www.unitedpower.com

Convenient Payment Options

Online Account
Make payments, report outages and enroll in Auto Pay and Paperless Billing at 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 844-980-3030 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.

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.

COLORADO
Division of Water Resources
Department of Natural Resources

Bedrock Aquifer Evaluation Determination Tool

Denver Basin Aquifers - Specific Location Determination Tool

Applicant: SNIDER, CHRISTINA

Receipt Number: 10035238

Location: NW 1/4 of NW 1/4 of Sec. 7, T.1S, R.64W. (1299 NSL, 148 WSL)

Evaluated By: N/A

Basin Designation: Location is within the UNKNOWN Designated Groundwater Basin

Ground Surface Elevation: 5101.33 Number of Acres: 12.40

	Elevation (ft)			Depth (ft)			
Aquifer	Bottom	Top	Net Sand	Bottom	Top	Annual Approp. (AF)	Status
Upper Dawson	--	--	--	--	--	--	--
Lower Dawson	--	--	--	--	--	--	--
Denver	5016	5080	24.1	85	21	0.51	E NNT
Upper Arapahoe	4779	5014	40.6	322	87	0.86	NNT
Lower Arapahoe	4455	4704	104.0	646	397	2.19	NT
Laramie-Fox Hils	3777	4058	148.6	1324	1043	2.76	NT

Note: 'E' indicates a location is at an aquifer boundary and the values may be more approximate.

Elevation of the bottom and the depth to the bottom of the Upper Arapahoe aquifer are approximate and should be checked against the DENVER BASIN ATLAS NO. 3.

Report Date: 7/10/2024

ATTACHMENT # B- 3

April 15, 2002

Level 1 – Storm Drainage Plan

Item No.	Submitted[1]	County Use Only: Rejected	County Use Only: N/A	
1.	☑	☐	☐	Sheet Size – 24" x 36" or 11" x 17" or 8½" x 11"
2.	☑	☐	☐	Project Title Sheet
3.	☑	☐	☐	Project Site Plan
4.	☑	☐	☐	Title Block – include name and address of proposed project/development.
5.	☑	☐	☐	• Drawing Information • North arrow indicator • Section-Township-Range • Drawing Scale • Symbol Legend
6.	☑	☐	☐	Name, address and telephone of the applicant, agent, or owner.
7.	☑	☐	☐	Name, address and telephone of the person preparing the plan.
8.	☑	☐	☐	Site Layout – including property boundaries, dimensions, area (in square feet or acres), adjoining street names and right-of-way widths.
9.	☑	☐	☐	Contour Lines - from the best available source, spot elevations, or indications of direction and steepness of slopes, with the source clearly identified
10.	☑	☐	☐	Drainage Structures - including existing and proposed structures (pipes, catch basins , channels, ponds, irrigation ditches, etc.) and impervious surfaces (parking lots, driveways, patios, buildings, etc.) (Culverts CMP)
11.	☑	☐	☐	Utilities – existing and/or proposed with easements identified. (driveways)
12.	☐	☐	☐	Natural Features – including drainage channels, wetlands, water bodies, areas of natural vegetation, and flood plains.
13.	☐	☐	☐	Area of Disturbance – including proposed clearing limits, areas to be graded, filled, excavated, or otherwise disturbed. The location of graded slopes shall be indicated, together with the proposed steepness and height. The location of stockpiles, haul roads and disposal sites shall also be indicated
14.	☐	☐	☐	Erosion and Sedimentation Control – including location and type of erosion and sedimentation control measures proposed.
15.	☐	☐	☐	General Construction Notes – include notes for clarification (see Appendix for County Examples.)

Developer's Comments (please reference the item number for each comment)

12. There is no drainage channel, wetland, water bodies or floodplains within the subject property.

13. For the proposed subdivision, there is no area of disturbance including backfill or excavation.

14. Purpose of the project is to subdivide the 40.64-acre parcel into 3 lots. Erosion and sedimentation control is not anticipated or needed.

15. No construction activity is proposed for Lot #1 and #3. There is an existing residential house with an outbuilding located on Lot #2.

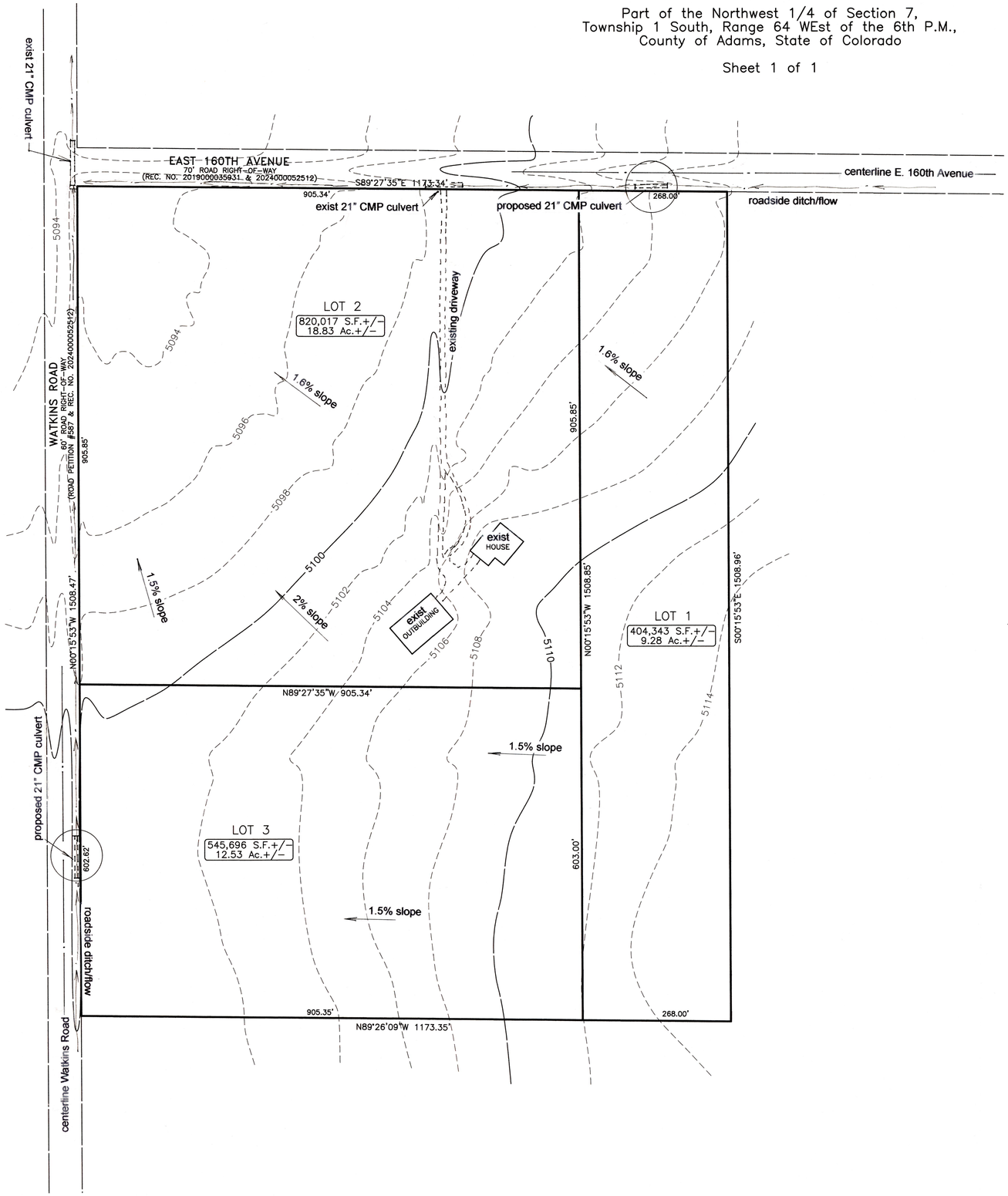
County's Comments

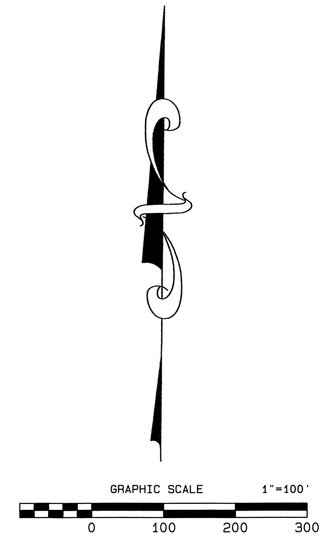
[1] To be checked by the Developer. If a "submitted" box is not checked, the Applicant must explain (in comment box above) or the application may be rejected for insufficient information.

TOPOGRAPHIC MAP OF THE PROPOSED SNIDER SUBDIVSION

Part of the Northwest 1/4 of Section 7,
Township 1 South, Range 64 WEst of the 6th P.M.,
County of Adams, State of Colorado

Sheet 1 of 1





NOTES:

1) PROPERTY BOUNDARY INFORMATION AND LOT CALCULATIONS SHOWN HEREON ARE BASED UPON LAND SURVEY PLAT OF HORTON PARCEL MAP AMENDED RECORDED MARCH 13, 2002 IN BOOK 1 AT PAGE 2029 AS RECEPTION NO. 104-045 INTHE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO.

2) CONTOURS AND BUILDING LOCATIONS SHOWN HEREON ARE SCALED FROM THE ADAMS COUNTY ASSESSOR'S ONLINE GEOGRAPHIC INFORMATION SYSTEMS DATABASE.

3) CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS WITH INDEX CONTOURS SHOWN AT TEN FOOT INTERVALS.

4) THE SUBJECT PROPERTY SHOWN HEREON IS COMPRISED OF THAT PROPERTY DESCRIBED IN DEED RECORDED JANUARY 25, 2024 AS RECEPTION NO. 2024000003909, ALSO KNOWN AS ADAMS COUNTY ASSESSOR'S PARCEL NO. 0156507200003.

Property Owner/Applicants:
Mr & Mrs Cody & Christina Snider
2949 S. CR 166, Agate, Colo 80101
Phone (303)-718-6090

Level 1 - Storm Drainage Plan prepared by:

Michael C. Wong, P.E.
Basic Civil Engineering LLC
3959 So. Lookout Hill Street
Watkins, Colorado 80137
Phone (303)-913-8262

COLORADO LICENSED
MICHAEL CHEUK-PING WONG
0017772
PROFESSIONAL ENGINEER
2/06/25

Snider Minor Subdivision

Level 1-Storm Drainage Plan

33100 E. 160th Avenue, Adams County, CO

February 2025

American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: JANUARY 8, 2025
REVISIONS:		
JOB NO: 25-006	FILE: Z:\T_S\T1S_R64W\S7\33100 E 160TH AVE_BASE.pro	

Sustainable Traffic Solutions
Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

May 16, 2024

Christina Snider
33100 East 160th Avenue
Hudson, CO 80642

RE: Trip Generation Estimate for 33100 East 160th Avenue in Adams County

Dear Christina,

Based on your request, I have prepared this trip generation letter to document the trip generation for the existing and future development at 33100 East 160th Avenue in Adams County. A single family dwelling unit exists on the lot. You are proposing to divide the lot into three lots for two additional single family dwelling units. Figure 1 contains the vicinity map and Figure 2 shows the future three lot configuration.

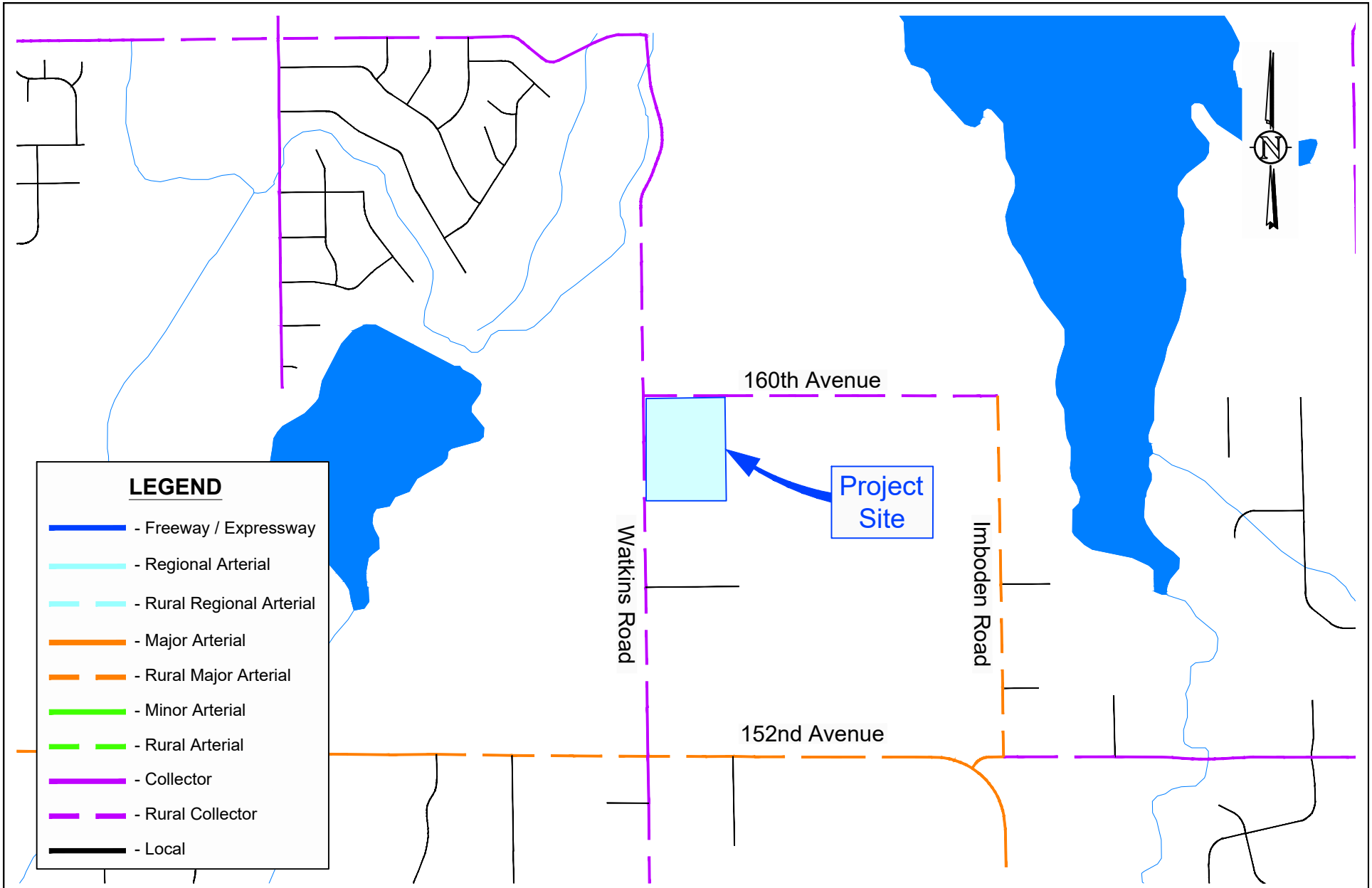
A trip generation estimate was prepared for the three residences using rates that are contained in the Institute of Transportation Engineers Trip Generation[1] manual. Table 1 contains the trip generation estimate that shows that the three homes are expected to generate 28 trips on an average weekday, two trips during the morning peak hour, and three trips during the evening peak hour.

Feel free to contact me to discuss the contents of this report.

Sincerely,

Joseph L. Henderson, PE, PTOE
Project Manager / Principal
33100 East 160th Avenue Trip Gen Letter

[1] Trip Generation, 11th Edition. Institute of Transportation Engineers. 2021.



33100 East 160th Avenue Trip Generation Letter
VICINITY MAP

Scale	1" = 2,000'	Date	May 16, 2024	Drawn by	JLH	Job #	Christina Snider	Figure	1

33100 East 160th Avenue Trip Generation Letter

SITE PLAN

Scale	NTS	Date	May 16, 2024	Drawn by	JLH	Job #	Christina Snider	Figure	2

Table 1. Trip Generation Estimate

Land Use	ITE Code[1]	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Single-Family Detached Housing	210	3	Dwelling Units	9.43	28	14	14	0.7	2	0	2	0.94	3	2	1

Notes:

1. The trip generation estimate is based on rates contained in Trip Generation, 11th Edition (Institute of Transportation Engineers, September 2021).

Gmail

Cody Snider <365hayco@gmail.com>

Thank you for your payment

1 message

CGS_LUR@mines.edu <CGS_LUR@mines.edu>
To: 365hayco@gmail.com

Fri, Feb 28, 2025 at 12:18 PM

Receipt Number: 909775
Colorado Geological Survey
Date: 02/28/2025

Description	Amount
Pre-Pay the Colorado Geological Survey Land Use Review Fee Must select project size to calculate a price: Very Small Residential Subdivision - Project Name: Snider Land Split County of Project: Adams County Applicant's Name: Cody and Christina Snider Applicant's Address (line 1): PO Box 186 Applicant's City: Deer Trail Applicant's State: CO Applicant's Zip Code: 80105 Applicant's Phone: 7202896026 Applicant's Email: 365hayco@gmail.com Section: NW 1/4 of 7 Township: 1 south Range: 64 west of the 6th PM Pre-Pay the Colorado Geological Survey Land Use Review Fee	$600.00
Total	$600.00

Payments Received	Amount
CC Visa XXXXXXXXXXXX5106 Authorization # 403529	$600.00
Total	$600.00

Thank you for the payment.

Gmail

Cody Snider <365hayco@gmail.com>

School Impact analysis

Kerrie Monti <kmonti@sd27j.net>
To: Cody Snider <365hayco@gmail.com>

Mon, Sep 23, 2024 at 5:36 PM

Hi Cody,

Sorry for the delay--I was out of the office today. This is the current impact calculation. Technically, it shows that you would owe $573.80. Due to the fact that the student generation rate calculation (per Adams County calculation) would only yield 1.55 students, the district will not request the fee. Does that make sense? Thank you!

Adams County Subdivision

Adams County Student Generation and Facilities Requirements

Dwelling Unit Type	Number of DUs	Land Area Required per Household	Number of Acres	Land Value per Acre Zone A-1	Total School District Fee	School District Fee per DU
SFD	2	0.021	0.042	$13,662	$573.80	
SFA		0.01	0	$13,662	$0.00	
TH/C		0.008	0	$13,662	$0.00	
Apartment		0.005	0	$13,662	$0.00	
Mobile Home		0.014	0	$13,662	$0.00	
Total	**2**		**0.042**		**$573.80**	$286.90

Kerrie Monti
Planning Manager, 27J Schools
1850 Egbert Street, Suite 140, Brighton, CO 80601
T 303.655.2984 | kmonti@sd27j.net | www.sd27j.org

[Quoted text hidden]

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B
Brighton, CO 80601-8218
Phone: 720.523.6800
Website: 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.

- [x] Development Application Form (pg. 4)
- [x] Written Narrative
- [x] Site Plan
- [x] Proof of Ownership
- [x] Proof of Water and Sewer Services
- [x] Legal Description
- [x] Statement of Taxes Paid
- [x] 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 ( ) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day (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

Supplemental Documents

Neighborhood Meeting Summary:

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

Preliminary Drainage Analysis:

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

DESCRIPTION OF SITE

Address:	33100 E. 160th Ave
City, State, Zip:	Hudson CO 80642
Area (acres or square feet):	42.50
Tax Assessor Parcel Number	0156507200003
Existing Zoning:	A-3
Existing Land Use:	Residence, Dryland Farm, Pasture
Proposed Land Use:	Residence, pasture

Have you attended a Conceptual Review? YES [X] NO [ ]

If yes, please list PRE#: 2024-00015

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: Christina Snider Date: 3-21-2024

Owner's Printed Name

Name:

Written Description of Proposal for 33100 E. 160th Ave

Our property consists of approximately 42.5 acres. We would like to divide the property into 3 parcels, one that we keep, the other two we would like to sell. Parcel 1 would be 9.2 acres along the east side of the property, parcel 2 would be the one we keep at 18.4 acres, and parcel 3 would be along the south border at 12.4 acres. We do not want to develop the parcels at this time, but would leave it up to the discretion of the future buyers of the parcels to build if they choose to. The source of water and sewer for the parcels would be a well and septic system since no city water or sewer is available at this point in the area.

Legal Description

SECT,TWN,RNG:7-1-64 DESC: PARCEL A PARC OF LAND IN THE W2 OF SEC 7 DESC AS FOLS

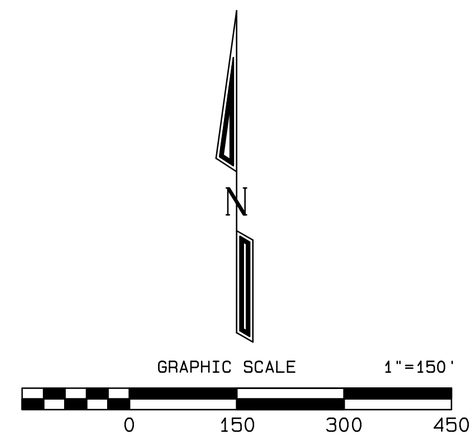
BEG AT THE NW COR OF SD SEC 7 TH E 1203/34 FT TH S 1538/96 FT TH W 1203/35 FT TH N

1538/46 FT TO THE POB 42/5030A

SKETCH PLAN

Part of the Northwest 1/4 of Section 7,
Township 1 South, Range 64 West of the 6th P.M.,
County of Adams, State of Colorado

Sheet 1 of 1



American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

REVISION	DATE	SCALE 1" = 150'
		DATE: FEB 12, 2024
		DRAWN BY: CDH
		CHECKED BY: MJH
		CLIENT: SNIDER
		JOB NO: 24-

FILE: Z:\T_S\T1S_R64W\S7\33100 E 160TH AVE_SKETCH PLAN.pro

Electronically Recorded RECEPTION#: 2024000003909,
1/25/2024 at 8:24 AM, 1 OF 2,
REC: $18.00 DocStamp: $75.33
TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

WARRANTY DEED

State Doc Fee: $75.34
Recording Fee: $23.00

THIS DEED is dated the 23rd day of January, 2024, and is made between

Lawrence Balzano and Valerie Balzano

(whether one, or more than one), the "Grantor" of the County of Adams and State of Colorado and

Cody Snider and Christina Snider

the "Grantees", whose legal address is 33100 East 160th Avenue, Hudson, CO 80642 of the County of Adams and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Seven Hundred Fifty Three Thousand Three Hundred Fifty Dollars and Eighty Four Cents ($753,350.84)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, **not in tenancy in common but in joint tenancy**, all the real property, together with any improvements thereon, located in the County of Adams and State of Colorado described as follows:

Parcel A, according to Horth Parcel Map Amended recorded March 13, 2002 as Survey No. 200, Reception No. C0939653 in the Clerk and Recorders Office of Adams County, Colorado, more particularly described as follows:

A parcel of land situate in the West Half of Section 7, Township 1 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado, described as follows:

Beginning at the Northwest corner of said Section 7; Thence S89° 27' 35"E along with the North line of the Northwest Quarter of said Section 7, with all bearings hereon relative thereto, a distance of 1203.34 feet;
Thence S00° 15' 53"E a distance of 1538.96 feet;
Thence N89° 26' 09"W a distance of 1203.35 feet to a point on the West line of said Northwest Quarter of Section 7;
Thence N00° 15' 53"W along the West line of said Northwest Quarter of Section 7 a distance of 1538.46 feet to the Point of Beginning;
County of Adams, State of Colorado.

also known by street address as: 33100 East 160th Avenue, Hudson, CO 80642

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

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

Lawrence Balzano

Valerie Balzano

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 23rd day of January, 2024 by Lawrence Balzano and Valerie Balzano.

Notary Public: [redacted]
My Commission Expires: 10-17-2026

RICHELLE E. PETERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024033553
MY COMMISSION EXPIRES 10/17/2026

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 89373-F
RECEIPT NUMBER 10035238

ORIGINAL PERMIT APPLICANT(S)

CHRISTINA SNIDER

CODY SNIDER

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
Designated Basin: N/A
Management District: N/A
County: ADAMS
Parcel Name: N/A
Lot: 2 Block: Filing:
Physical Address: N/A

NW 1/4 NW 1/4 Section 7 Township 1.0 S Range 64.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 533957.0 Northing: 4425875.0

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

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 ensure 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 37-90-137(4) and the findings of the State Engineer dated July 31, 2024.

4) The use of groundwater from this well is limited to household use and livestock watering.

5) The pumping rate of this well shall not exceed 15 GPM.

6) Production from this well is limited to the Laramie-Fox Hills aquifer which is located approximately 1,025 feet below ground surface and extends to a depth of approximately 1,310 feet. Wells completed in the Laramie-Fox Hills aquifer must be constructed with solid steel casing and grouted in accordance with Well Construction Rule 10.4.8 (2 CCR 402-2). If coals and/or carbonaceous shales are encountered in the borehole, plain casing and grout should be installed through these intervals to exclude poor quality water from entering the well, in accordance with BOE Bulletin 2021-1.

7) The average annual amount of groundwater to be withdrawn shall not exceed 2.88 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 288 acre-feet.

8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.

9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.

10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.

11) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.

12) This well shall be constructed not more than 200 feet from the location specified on this permit.

13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.

14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

15) ADVANCE NOTICE REQUIRED - Pursuant to Construction Rule 6.2.2.1 (2 CCR 402-2), licensed or private drillers and pump installers must provide advance notification (by 11:59 pm the day before) to the State Engineer prior to each of the following for this well: the start of well construction, the initial installation of the first permanent pump, and the initial installation of a cistern connected to the water well supply system. Any change in the date of construction/installation must be re-noticed prior to the activity (by 11:59 pm the day before). Information regarding the notification process and a link to the electronic notification form can be found on the Division of Water Resources website at dwr.colorado.gov

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov

Wenli Dickinson

Issued By WENLI DICKINSON

Date Issued: 7/31/2024

Expiration Date: 7/31/2025

FINDINGS OF THE STATE ENGINEER

IN THE MATTER OF AN APPLICATION FOR A PERMIT TO CONSTRUCT A WELL IN WATER DIVISION NO. 1, ADAMS COUNTY, COLORADO

APPLICANT: CHRISTINA AND CODY SNIDER

AQUIFER: LARAMIE-FOX HILLS

PERMIT NO.: 89373-F

In compliance with C.R.S. 37-90-137(1) and the Statewide Nontributary Ground Water Rules, Christina and Cody Snider, (hereinafter "applicant") submitted an application for a permit to construct a well. Based on information provided by the applicant and records of the Division of Water Resources, the State Engineer finds as follows:

1. The application was received complete by the State Engineer on April 9, 2024.

2. The applicant proposes to construct the well in the NW1/4 of the NW1/4 of Section 7, Township 1 South, Range 64 West, 6th Principal Meridian.

3. The proposed well is located outside the boundaries of a designated ground water basin.

4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: household use and livestock watering.

5. The proposed maximum pumping rate of the well is 15 gallons per minute, and the requested average annual amount of ground water to be withdrawn is the maximum amount determined to be available.

6. The applicant is the owner of the land on which the well will be constructed.

7. The proposed well would withdraw ground water from the Laramie-Fox Hills Aquifer (hereinafter "aquifer"), which, as specified in the Denver Basin Rules, is located approximately 1025 feet to 1310 feet below land surface.

8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.

9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 12.4 acres of land as further described in said statement, which is attached hereto as Exhibit A.

10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years of continuous withdrawal, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).

11. In considering whether the requested permit shall be approved the provisions of C.R.S. 37-90-137(4) and the Denver Basin Rules shall apply. Withdrawals shall be allowed on the basis of an aquifer's life of 100 years, C.R.S. 37-90-137(4)(b)(I).

12. The quantity of water in the aquifer, exclusive of artificial recharge, underlying the 12.4 acres of land described in Exhibit A is 288 acre-feet. This determination was based on the following as specified in the Denver Basin Rules:

    a. The average specific yield of the saturated aquifer materials underlying the land under consideration is 15 percent.

    b. The average thickness of the saturated aquifer materials underlying the land under consideration is 155 feet.

13. A review of the records in the State Engineer's Office has not disclosed that there are any existing wells or other water rights claiming or diverting ground water from the aquifer underlying the land claimed by the applicant.

Based on the above, the State Engineer finds that there is water available for withdrawal by the proposed well and no material injury to vested water rights would result from the issuance of the requested permit subject to the following conditions:

a. The allowed average annual amount of water to be withdrawn from the aquifer by the well shall not exceed 2.88 acre-feet (the quantity of water which is considered available divided by the 100 year aquifer life).

b. The total volume of water that may be withdrawn from the aquifer by the well shall not exceed 288 acre-feet.

c. The well shall be constructed no more than 200 feet from the location specified on the permit application.

d. The applicant shall submit geophysical and lithologic logs after the construction of the well. The geophysical logs shall be obtained from the hole before the casings are installed.

e. The maximum pumping rate of the well shall not exceed 15 gallons per minute.

f. A totalizing flow meter must be installed on the well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.

g. Production is limited to the Laramie-Fox Hills Aquifer. The well must be constructed with plain, non-perforated casing properly grouted so as to prevent intermingling of water between aquifers.

h. Pursuant to C.R.S. 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the applicant shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.

i. The owner shall mark the well in a conspicuous place with appropriate well permit numbers, name of the aquifer, and court case numbers. He shall take necessary means and precautions to preserve these markings.

Dated this 31st day of July, 2024.

Jason T. Ullmann, P.E.
State Engineer/Director

By: Wenli Dickinson, P.E.
Water Resource Engineer

Prepared by: wad

Form no. GWS-1 (7/2023)
DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.
1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.
NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form.
Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant: Christina Snider Cody Snider

Mailing Address	City	State	Zip Code
P.O. Box 186	Deer Trail	CO	80105

Telephone Number (include area code)	Email
720-284-6026	365hayco@gmail.com

2. AQUIFER
Laramie / Fox Hill

3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located.

Number of acres: 42 or 12.4 in parcel in the county of: Adams

described as follows (type the legal description below or type "see attached" and attach a legal description).

- I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.

4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).

5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. 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.

Signature: _____ Date: 7-18-2024

Print name and title: Christina Snider Cody Snider

Form No. GWS-44 2/2024 Page 1 of 3

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Phone: (303) 866-3581 Website:https://dwr.colorado.gov
Email to: dwrpermitsonline@state.co.us

Office Use Only

RECEIVED
04/09/2024
WATER RESOURCES
STATE ENGINEER
COLO

RESIDENTIAL Water Well Permit Application

Note: Also use this form to apply for **livestock watering**
Review form instructions prior to completing form.

1. Applicant Information

Name of Applicant(s): Christina Snider

Mailing address: P.O. Box 186

City: Deer Trail | State: CO | Zip Code: 80105

Telephone # (area code & number): 720-289-6026 | E-mail (online filing required): 365hayco@gmail.com

2. Type Of Application (check applicable boxes)

- ☒ Construct new well
- ☐ Replace existing well
- ☐ Use existing well
- ☐ Change or increase use
- ☐ Change source (aquifer)
- ☐ Reapplication (expired permit)
- ☐ Rooftop precipitation collection
- ☐ Other: _____

3. Refer To (if applicable)

Well permit #: | Water Court case #:

Designated Basin Determination #: | Well name or #:

4. Location Of Proposed Well (SEE INSTRUCTIONS)

Property address (Include City, State, Zip) ☐ Check if well address is same as Item 1

Rule 6.2.3 ☐ Yes ☐ No (see instruction for information)

County: Adams

Section	Township	N or S	Range	E or W	Principal Meridian
7	1	☐ ☒	64	☐ ☒	6th

Preferred location format: GPS well location information in UTM format. The following GPS settings are **required**: Format must be **UTM**. Units must be in **meters**. Datum must be **NAD83**. Unit must be set to **true north**.
☐ Zone 12 or ☐ Zone 13.

Easting: 533957

Northing: 4425875

Optional Location Information **(must be provided if Rule 6.2.3 is not selected and a GPS location is not provided above):**

_____ 1/4 of the _____ 1/4

_____ feet from the ☐ N. or ☐ S. Line,

_____ feet from the ☐ E. or ☐ W. Line

5. Parcel On Which Well Will Be Located

(You must attach a current deed for the subject parcel)

A. You must check and complete *one* of the following:

- ☐ Subdivision: Name _____ Lot _____ Block _____ Filing/Unit _____
- ☐ County exemption (attach copy of county approval & survey) Name/# _____ Lot # _____
- ☒ Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed
- ☐ Mining claim (attach copy of deed or survey) Name/#: _____
- ☐ Square 40 acre parcel as described in Item 4
- ☐ Parcel of 35 or more acres (attach metes & bounds description or survey)
- ☐ Other: (attach metes & bounds description or survey)

B. # of acres in parcel: 12.41

C. Are you the owner of this parcel? If no, list owner. ☒ YES ☐ NO _____

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no – list other wells)

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

- ☒ A. Ordinary household use in one single-family dwelling (no outside use)
- ☐ B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: _____
  - ☐ Home garden/lawn irrigation, not to exceed one acre: area irrigated _____ ☐ sq. ft. ☐ acre
  - ☐ Domestic animal and poultry watering (non-commercial)
- ☒ C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate: 15 GPM | Annual amount to be withdrawn: Most aloud acre-feet

Total Depth: 1150-600 | Aquifer: Laramie/Fox hill or Lower Arapahoe

8. Water Supplier

Is this parcel within boundaries of a water service area? ☐ YES ☐ NO

If yes, provide name of supplier: _____

9. Type Of Sewage System

- ☒ Septic tank / absorption leach field
- ☐ Central system: District name _____
- ☐ Vault: Location sewage to be hauled to: _____
- ☐ Other (explain) _____

10. Parcel ID# (optional):

11. Proposed Well Driller License #(optional):

12. Sign or Enter Name of Applicant(s) or Authorized Agent

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.

Sign or enter name(s) of person(s) submitting application: [signature] | Date (mm/dd/yyyy): 4-9-2024

If signing print name: Christina Snider

Title: Owner

Office Use Only

10035238

245621 claiming 40 acres.

Form no. GWS-1 (7/2023)

DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

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2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.
NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form.
Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant: Christina Snider

Mailing Address	City	State	Zip Code
P.O. Box 186	Deer Trail	CO	80105

Telephone Number (include area code)	Email
720-259-6026	365hayco@gmail.com

2. AQUIFER

Lower Arapahoe or Laramie/Fox Hill

3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located.

Number of acres: 42 in the county of: Adams

described as follows (type the legal description below or type "see attached" and attach a legal description).

See attached

- I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.

4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).

5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. 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.

Signature: [signature] Date: 4/9/2023

Print name and title: Christina Snider

Form no. GWS-43 (7/2023)

DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

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NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form for exceptions to the above list. Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant: Christina Snider

Mailing Address	City	State	Zip Code
P.O. Box 186	Deer Trail	CO	80105

Telephone Number (include area code)	Email
720-289-6026	365hwyco@gmail.com

2. AQUIFER

Laramie/Fox Hill or Lower Arapahoe

3. NOTICE OF APPLICATION – I hereby claim that I have given notice pursuant to section 37-90-137(4)(b.5), C.R.S., or Designated Basin Rule 5.3.2.2, or Designated Basin Rule 5.4.2.2, as applicable, of application for a well permit or determination of water right by registered or certified mail, return receipt requested, no less than ten days prior to the making of the application, to every record owner of the overlying land and to every person who has a lien or mortgage upon, or deed of trust to, the overlying land recorded in the county in which the overlying land is located.

The names of the persons that were given notice are listed below (type "No notice required" if no persons, other than the Applicant, own or have a lien or mortgage upon, or deed of trust to, the overlying land):

No notice required

4. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. 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.

Signature: [signature] Date: 4/9/2024

Print name and title: Christina Snider

WARRANTY DEED

State Doc Fee: $75.34
Recording Fee: $23.00

THIS DEED is dated the 23rd day of January, 2024, and is made between

Lawrence Balzano and Valerie Balzano

(whether one, or more than one), the "Grantor" of the County of Adams and State of Colorado and

Cody Snider and Christina Snider

the "Grantees", whose legal address is 33100 East 160th Avenue, Hudson, CO 80642 of the County of Adams and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Seven Hundred Fifty Three Thousand Three Hundred Fifty Dollars and Eighty Four Cents ($753,350.84)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, **not in tenancy in common but in joint tenancy**, all the real property, together with any improvements thereon, located in the County of Adams and State of Colorado described as follows:

Parcel A, according to Horth Parcel Map Amended recorded March 13, 2002 as Survey No. 200, Reception No. C0939653 in the Clerk and Recorders Office of Adams County, Colorado, more particularly described as follows:

A parcel of land situate in the West Half of Section 7, Township 1 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado, described as follows:

Beginning at the Northwest corner of said Section 7; Thence S89° 27' 35"E along with the North line of the Northwest Quarter of said Section 7, with all bearings hereon relative thereto, a distance of 1203.34 feet;
Thence S00° 15' 53"E a distance of 1538.96 feet;
Thence N89° 26' 09"W a distance of 1203.35 feet to a point on the West line of said Northwest Quarter of Section 7;
Thence N00° 15' 53"W along the West line of said Northwest Quarter of Section 7 a distance of 1538.46 feet to the Point of Beginning;
County of Adams, State of Colorado.

also known by street address as: 33100 East 160th Avenue, Hudson, CO 80642

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

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

Electronically Recorded RECEPTION#: 2024000003909,
1/25/2024 at 8:24 AM, 1 OF 2,
REC: $18.00 DocStamp: $75.33
TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

WARRANTY DEED

State Doc Fee: $75.34
Recording Fee: $23.00

THIS DEED is dated the 23rd day of January, 2024, and is made between

Lawrence Balzano and Valerie Balzano

(whether one, or more than one), the "Grantor" of the County of Adams and State of Colorado and

Cody Snider and Christina Snider

the "Grantees", whose legal address is 33100 East 160th Avenue, Hudson, CO 80642 of the County of Adams and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Seven Hundred Fifty Three Thousand Three Hundred Fifty Dollars and Eighty Four Cents ($753,350.84)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, **not in tenancy in common but in joint tenancy**, all the real property, together with any improvements thereon, located in the County of Adams and State of Colorado described as follows:

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Beginning at the Northwest corner of said Section 7; Thence S89° 27' 35"E along with the North line of the Northwest Quarter of said Section 7, with all bearings hereon relative thereto, a distance of 1203.34 feet;
Thence S00° 15' 53"E a distance of 1538.96 feet;
Thence N89° 26' 09"W a distance of 1203.35 feet to a point on the West line of said Northwest Quarter of Section 7;
Thence N00° 15' 53"W along the West line of said Northwest Quarter of Section 7 a distance of 1538.46 feet to the Point of Beginning;
County of Adams, State of Colorado.

also known by street address as: 33100 East 160th Avenue, Hudson, CO 80642

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

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

Lawrence Balzano

Valerie Balzano

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 23rd day of January, 2024 by Lawrence Balzano and Valerie Balzano.

Notary Public: [redacted]
My Commission Expires: 10-17-2026

RICHELLE E. PETERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024033553
MY COMMISSION EXPIRES 10/17/2026

STATE OF COLORADO

DWR - DNR, Permitsonline <dnr_dwrpermitsonline@state.co.us>

Permit application for Snider

3 messages

Cody Snider <365hayco@gmail.com> Tue, Apr 9, 2024 at 3:20 PM
To: dwrpermitsonline@state.co.us
Cc: My Love <cdlsnider@gmail.com>

Good afternoon,

We recently purchased 42 acres from my aunt and uncle. We would like to separate off 2 parcels of land from the 42 acres to sell to help pay for the property and home. I've started the process with Adams county. They stated we need proof of water for the lots. I've emailed back and forth with DWR on how best to do this, and decided it was best to apply for a well for each parcel. Please see attached application and additional forms needed. We would like to apply for non exempt wells, keep the current well that's on the property with the house in its current operating capacity, and appropriate the ground water under each new parcel to itself. Please reach out with any questions, or additional information needed. Thank you.

Christina

Cody Snider
365 Hay Co LLC
303-718-6096

2 attachments

attachment 1.pdf
9087K

attachment 2.pdf
7823K

DWR - DNR, Permitsonline <dnr_dwrpermitsonline@state.co.us> Tue, Apr 9, 2024 at 3:57 PM
To: Cody Snider <365hayco@gmail.com>
Cc: dwrpermitsonline@state.co.us, My Love <cdlsnider@gmail.com>

Thank you for your submission. Unfortunately, your form is incomplete. Please fill out completely and resubmit. Please complete section 12 on both GWS-44 application forms.

If you would like to check the status of a well permit application, please use this website: Well Permit Search.

DWR forms are available via the eForms Dashboard.

Questions can be submitted through our AskDWR Portal.

COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581x0
DWRPermitsOnline@state.co.us | dwr.colorado.gov/

[Quoted text hidden]

[Quoted text hidden]

Cody Snider
365 Hay Co LLC
303-718-6096

Cody Snider <365hayco@gmail.com> Tue, Apr 9, 2024 at 4:19 PM
To: "DWR - DNR, Permitsonline" <dnr_dwrpermitsonline@state.co.us>

I apologize for that, here are both signed forms.

Cody Snider
365 Hay Co LLC
303-718-6096

On Apr 9, 2024, at 3:57 PM, DWR - DNR, Permitsonline <dnr_dwrpermitsonline@state.co.us> wrote:

Thank you for your submission. Unfortunately, your form is incomplete. Please fill out completely and resubmit. Please complete section 12 on both GWS-44 application forms.

If you would like to check the status of a well permit application, please use this website: Well Permit Search.

DWR forms are available via the eForms Dashboard.

Questions can be submitted through our AskDWR Portal.

COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581x0
DWRPermitsOnline@state.co.us | dwr.colorado.gov/

On Tue, Apr 9, 2024 at 3:24 PM Cody Snider <365hayco@gmail.com> wrote:

Good afternoon,

We recently purchased 42 acres from my aunt and uncle. We would like to separate off 2 parcels of land from the 42 acres to sell to help pay for the property and home. I've started the process with Adams county. They stated we need proof of water for the lots. I've emailed back and forth with DWR on how best to do this, and decided it was best to apply for a well for each parcel. Please see attached application and additional forms needed. We would like to apply for non exempt wells, keep the current well that's on the property with the house in its current operating capacity, and appropriate the ground water under each new parcel to itself. Please reach out with any questions, or additional information needed. Thank you.

Christina

Cody Snider
365 Hay Co LLC
303-718-6096

2 attachments

attachment 1.pdf
2698K

attachment 3.pdf
3168K

STATE OF COLORADO

Dickinson - DNR, Wenli <wenli.dickinson@state.co.us>

Snider 12.4-acre Well Permit, receipt no. 10035238

4 messages

Dickinson - DNR, Wenli <wenli.dickinson@state.co.us> Wed, Jul 10, 2024 at 10:38 AM
To: Cody Snider <365hayco@gmail.com>

Hi Cody and Christina,

I am reviewing your permit application for non-exempt well permit allowing household/livestock use which will appropriate the groundwater underlying a 12.4-acre parcel (a portion of the 40-acre parcel at 33100 E 160th Ave), receipt no. 10035238.

In order to complete the evaluation of your permit application, please provide the following information:

1. Since it appears that both Cody and Christina Snider own the property, both must be listed as applicants an all 3 forms and both must sign all 3 forms. Please amend or re-fill out all 3 forms accordingly.
2. You must submit the recorded version of the property deed.
3. You must indicate which aquifer you are applying for: the Lower Arapahoe or Laramie-Fox Hills aquifer. Note that the Laramie-Fox Hills aquifer may be more expensive to drill due to its depth and may have water quality issues due to coal deposits (this does not constitute advice but is provided for informational purposes). Please amend or re-fill out all 3 forms to list only the aquifer you are requesting.
4. You must provide a metes/bounds description, survey, or plat map of the specific 12.4 acres you are permitting this well for. Please ensure that the GWS-01 form describes or has attached the specific 12.4 acres for which the well will be permitted.

Please email this information to me directly. Let me know if you have any questions.

Lastly, please be advised that the aforementioned criteria must be addressed and received by this office within one year to retain active status of the application(s). Information submitted after that date will require the filing of new application(s) and will be assessed the appropriate fee.

Regards,

Wenli Dickinson, P.E.
Water Resource Engineer

COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x8206
1313 Sherman St, Suite 821, Denver, CO 80203
wenli.dickinson@state.co.us | dwr.colorado.gov
DWR Customer Satisfaction Survey

4 attachments

- **10035238 Snider 12.4ac Permit App 2024-04-09.pdf** 7215K
- **GWS-44 Residential Water Well Permit Application.pdf** 804K
- **GWS-43 Verification of Notice of Application - Fillable.pdf** 863K
- **GWS-01 Nontributary Groundwater Landownership Statement - Fillable.pdf** 929K

Cody Snider <365hayco@gmail.com> Wed, Jul 10, 2024 at 11:39 AM

To: "Dickinson - DNR, Wenli" <wenli.dickinson@state.co.us>

I will get to work on what you need, thank you for helping!

My one question is about the metes and bounds description. The county will not let me survey, or split those lots off yet without the well permits. Their requirements have to be met, and one of them is “proof of water”. Can I put the legal description of the 42 acres on there?

I’ll also scan the full page of the deed, it’s the recorded copy, my computer just doesn’t scan the legal size.

Thank you,

Christina

Cody Snider
365 Hay Co LLC
303-718-6096

On Jul 10, 2024, at 10:39 AM, Dickinson - DNR, Wenli <wenli.dickinson@state.co.us> wrote:

[Quoted text hidden]
<10035238 Snider 12.4ac Permit App 2024-04-09.pdf>
<GWS-44 Residential Water Well Permit Application.pdf>
<GWS-43 Verification of Notice of Application - Fillable.pdf>
<GWS-01 Nontributary Groundwater Landownership Statement - Fillable.pdf>

Dickinson - DNR, Wenli <wenli.dickinson@state.co.us> Wed, Jul 10, 2024 at 12:15 PM
To: Cody Snider <365hayco@gmail.com>

Hi Cody,

You don't need to legally subdivide the property at this time, but we do need a description or survey map showing the exact configuration of the portion of the 42 acres if you want to dedicate only the groundwater underlying 12.4 acres to the permit.

Otherwise, if you use 42 acres as the area on each application, then both permits would be withdrawing water from the entire 42 acres and not just a portion.

Regards,

Wenli Dickinson, P.E.
Water Resource Engineer

COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x8206
1313 Sherman St, Suite 821, Denver, CO 80203
wenli.dickinson@state.co.us | dwr.colorado.gov
DWR Customer Satisfaction Survey

[Quoted text hidden]

Cody Snider <365hayco@gmail.com> Wed, Jul 10, 2024 at 12:27 PM
To: "Dickinson - DNR, Wenli" <wenli.dickinson@state.co.us>

Ok, that makes sense. I’ll send you the rough draft we have from the surveyor and see if it’ll work for what you need.

Christina

Cody Snider
365 Hay Co LLC
303-718-6096

On Jul 10, 2024, at 12:15 PM, Dickinson - DNR, Wenli <wenli.dickinson@state.co.us> wrote:

[Quoted text hidden]

Form No. GWS-44
5/2024
Page 1 of 3

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Phone: (303) 866-3581 Website:https://dwr.colorado.gov/
Email to: dwrpermitsonline@state.co.us

Office Use Only

RCVD DWR
07/18/2024

RESIDENTIAL Water Well Permit Application

Note: Also use this form to apply for **livestock watering**
Review form instructions prior to completing form.

1. Applicant Information

Name of Applicant(s): Christina & Cody Snider

Mailing address: P.O. Box 186

City: Deer Trail | State: CO | Zip Code: 80105

Telephone # (area code & number): 720-284-6026 | E-mail (online filing required): 365hayco@gmail.com

2. Type Of Application (check applicable boxes)

- ☒ Construct new well
- ☐ Replace existing well
- ☐ Use existing well
- ☐ Change or increase use
- ☐ Change source (aquifer)
- ☐ Reapplication (expired permit)
- ☐ Rooftop precipitation collection
- ☐ Other: _____

3. Refer To (if applicable)

Well permit #: 10035238 | Water Court case #:

Designated Basin Determination # | Well name or #

4. Location Of Proposed Well (SEE INSTRUCTIONS)

Property address (Include City, State, Zip) ☐ Check if well address is same as Item 1

Rule 6.2.3 ☐ Yes ☐ No (see instruction for information) | County: Adams

_____1/4 of the _____1/4 | Section: 3 | Township: 4 N ☐ S ☒ | Range: 68 E ☐ W ☒ | P.M.: 6

Preferred location format: GPS well location information in UTM format. The following GPS settings are **required**: Format must be **UTM**. Units must be in **meters**. Datum must be **NAD83**. Unit must be set to **true north**.

☐ Zone 12 or ☐ Zone 13.

Easting: 561256.0

Northing: 4398540.4

Optional Location Information **(must be provided if GPS location is not provided above and Rule 6.2.3 does not apply):** distances from section lines:

_____ feet from the ☐ N. or ☐ S. Line,

_____ feet from the ☐ E. or ☐ W. Line

5. Parcel On Which Well Will Be Located

(You must attach a current deed for the subject parcel)

A. You must check and complete *one* of the following:

- ☐ Subdivision: Name _____ Lot _____ Block _____ Filing/Unit _____
- ☐ County exemption (attach copy of county approval & survey) Name/# _____ Lot # _____
- ☒ Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed
- ☐ Mining claim (attach copy of deed or survey) Name/#: _____
- ☐ Square 40 acre parcel as described in Item 4 (1/4 of the 1/4 is required)
- ☐ Parcel of 35 or more acres (attach metes & bounds description or survey)
- ☐ Other: (attach metes & bounds description or survey)

B. # of acres in parcel: 12.41

C. Are you the owner of this parcel? If no, list owner. ☒ YES ☐ NO _____

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no – list other wells)

E. Parcel ID# (optional):

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

- ☒ A. Ordinary household use in one single-family dwelling (no outside use)
- ☐ B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: _____
  - ☐ Home garden/lawn irrigation, not to exceed one acre: area irrigated _____ ☐ sq. ft. ☐ acre
  - ☐ Domestic animal and poultry watering (non-commercial)
- ☒ C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate: 15 GPM | Annual amount to be withdrawn: Most Allowed acre-feet

Total Depth: 450-600 | Aquifer: Laramie / Fox Hill

8. Water Supplier

Is this parcel within boundaries of a water service area? ☐ YES ☐ NO

If yes, provide name of supplier: _____

9. Type Of Sewage System

- ☒ Septic tank / absorption leach field
- ☐ Central system: District name _____
- ☐ Vault: Location sewage to be hauled to: _____
- ☐ Other (explain) _____

10. Proposed Well Driller License # (optional):

11. Sign or Enter Name of Applicant(s) or Authorized Agent

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.

Sign or enter name(s) of person(s) submitting application | Date (mm/dd/yyyy): 7-18-2024

If signing print name: Christina Snider Cody Snider

Title

Office Use Only

10035238 (AMENDED)

Form no. GWS-43 (7/2023)

DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

VERIFICATION OF NOTICE OF APPLICATION

This form is to be submitted with applications for the following.
1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin
NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form for exceptions to the above list. Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant: Christina & Cody Snider

Mailing Address	City	State	Zip Code
P.O. Box 186	Deer Trail	Co	80105

Telephone Number (include area code)	Email
720-289-6026	365hayco@gmail.com

2. AQUIFER

Laramie / Fox Hill

3. NOTICE OF APPLICATION – I hereby claim that I have given notice pursuant to section 37-90-137(4)(b.5), C.R.S., or Designated Basin Rule 5.3.2.2, or Designated Basin Rule 5.4.2.2, as applicable, of application for a well permit or determination of water right by registered or certified mail, return receipt requested, no less than ten days prior to the making of the application, to every record owner of the overlying land and to every person who has a lien or mortgage upon, or deed of trust to, the overlying land recorded in the county in which the overlying land is located.

The names of the persons that were given notice are listed below (type "No notice required" if no persons, other than the Applicant, own or have a lien or mortgage upon, or deed of trust to, the overlying land):

No notice required

4. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. 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.

Signature: _____ Date: 7-18-2024

Print name and title: Christina Snider Cody Snider

Form no. GWS-1 (7/2023)

DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.
1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.
NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form.
Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant: Christina Snider Cody Snider

Mailing Address	City	State	Zip Code
P.O. Box 186	Deer Trail	CO	80105

Telephone Number (include area code)	Email
720-284-6626	365hayco@gmail.com

2. AQUIFER
Laramie / Fox Hill

3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located.

Number of acres: 42 or 12.4 in parcel in the county of: Adams

described as follows (type the legal description below or type "see attached" and attach a legal description).

- I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.

4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).

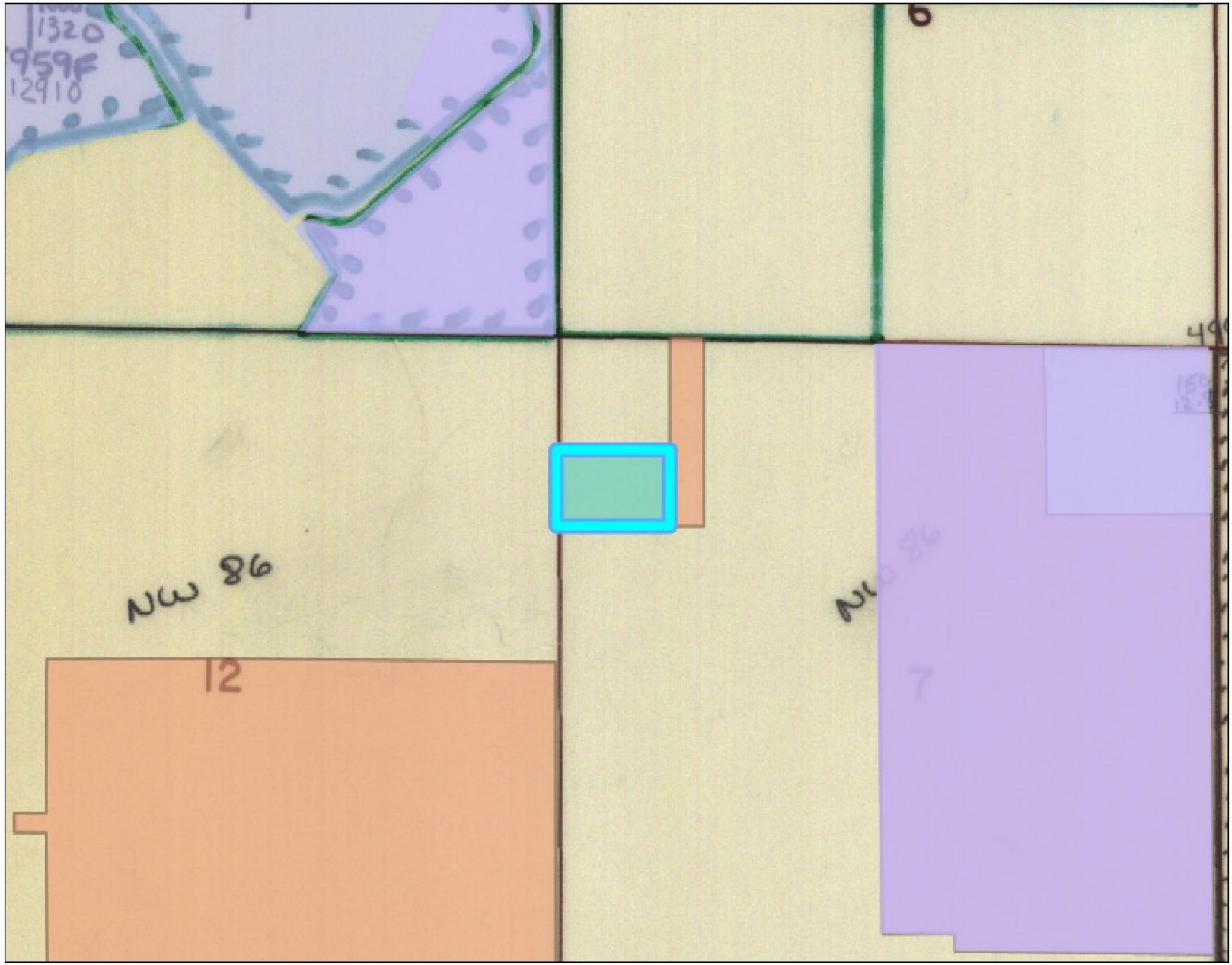
5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge.

Signature: _____ Date: 7-18-2024

Print name and title: Christina Snider Cody Snider

COLORADO
Division of Water Resources
Department of Natural Resources

Laramie-Fox Hills Mylar



Legend

- Presumption - Laramie-Fox Hil
- Decreed - Laramie-Fox Hills (K
- Exempt Well - Laramie-Fox Hil
- Pre-213 Cylinder - Laramie-Fo
- Subdivision/Other Referral
- Non Exempt Well - Laramie-Fc

Location

Notes

Applicant: Snider
Receipt no. 10035238

2,339 0 1,169 2,339 Feet

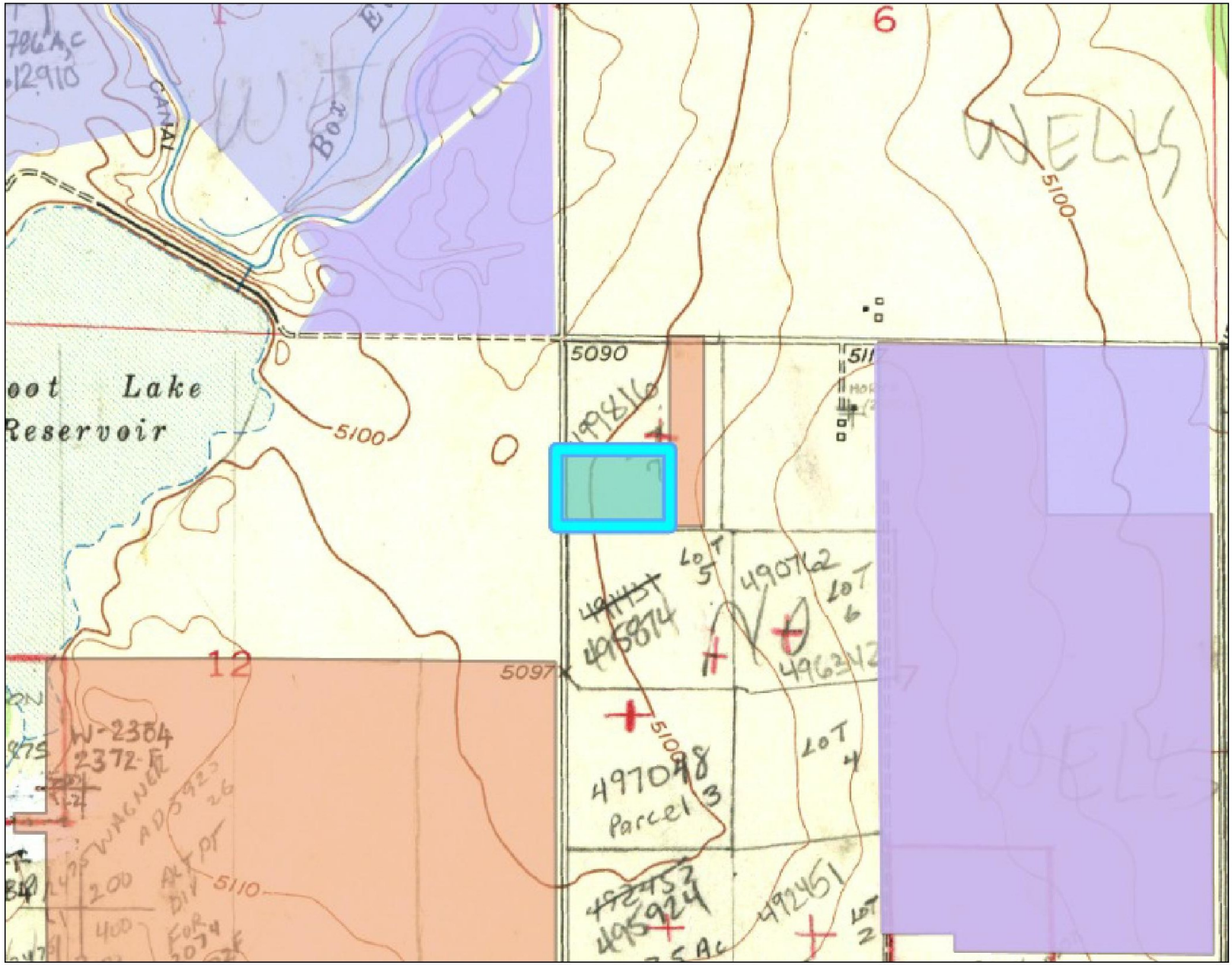
1: 14,032

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 7/18/2024 5:03:50 PM

COLORADO
Division of Water Resources
Department of Natural Resources

Topography



Legend

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Location

Notes

Applicant: Snider
Receipt no. 10035238

2,339 0 1,169 2,339 Feet

1: 14,032

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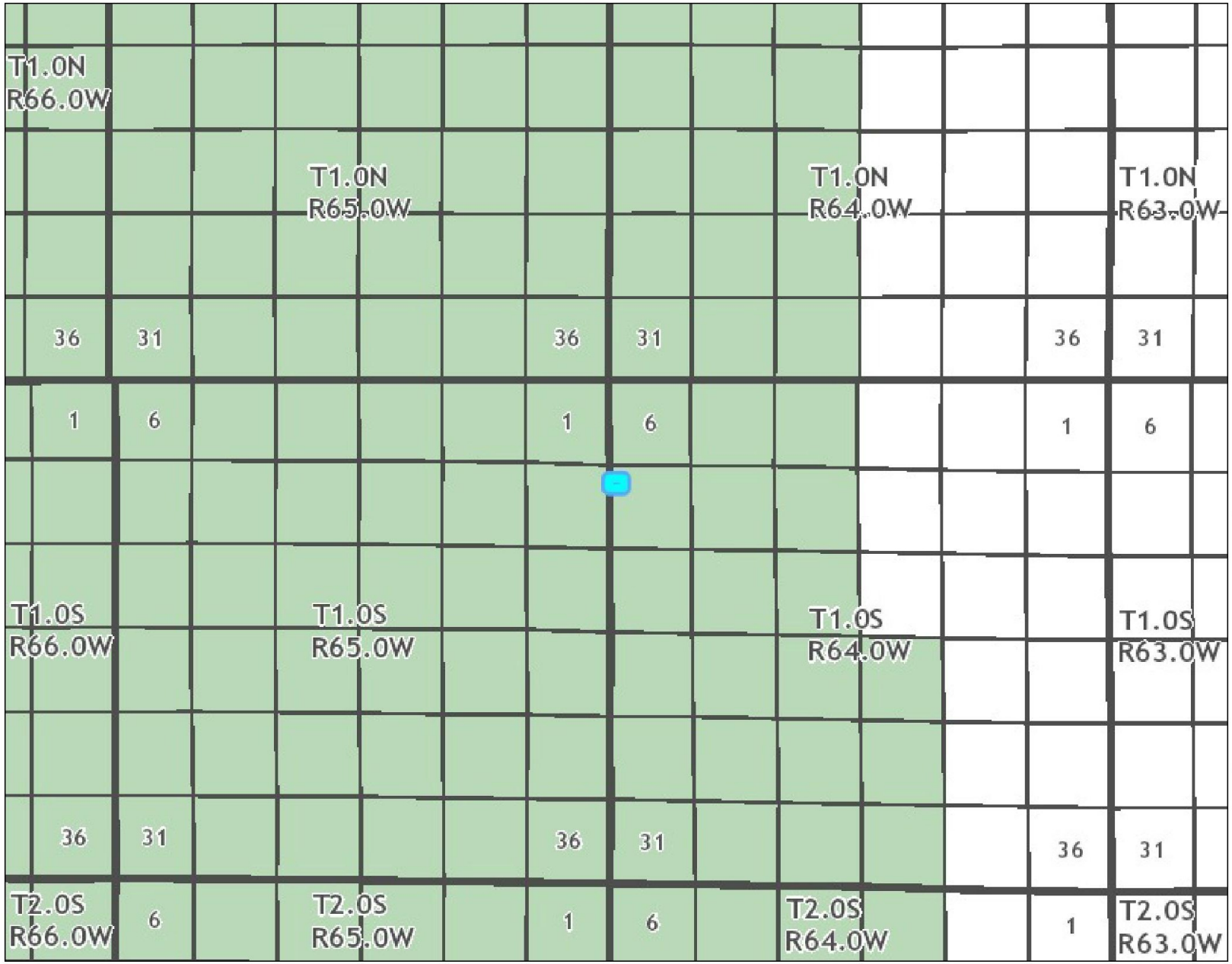
Date Prepared: 7/18/2024 5:04:02 PM

COLORADO
Division of Water Resources
Department of Natural Resources

Laramie-Fox Hills Atlas



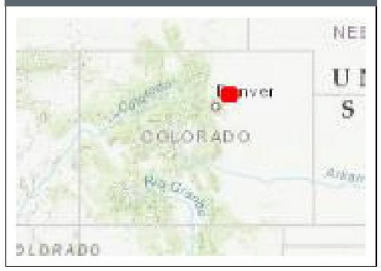
Legend

- Township
- Section
- Alluvium
- Subcrop

Zone Type

- NON TRIBUTARY
- NNT 4%
- NNT ACTUAL

Location



Notes

Applicant: Snider
Receipt no. 10035238

3.54 0 1.77 3.54 Miles

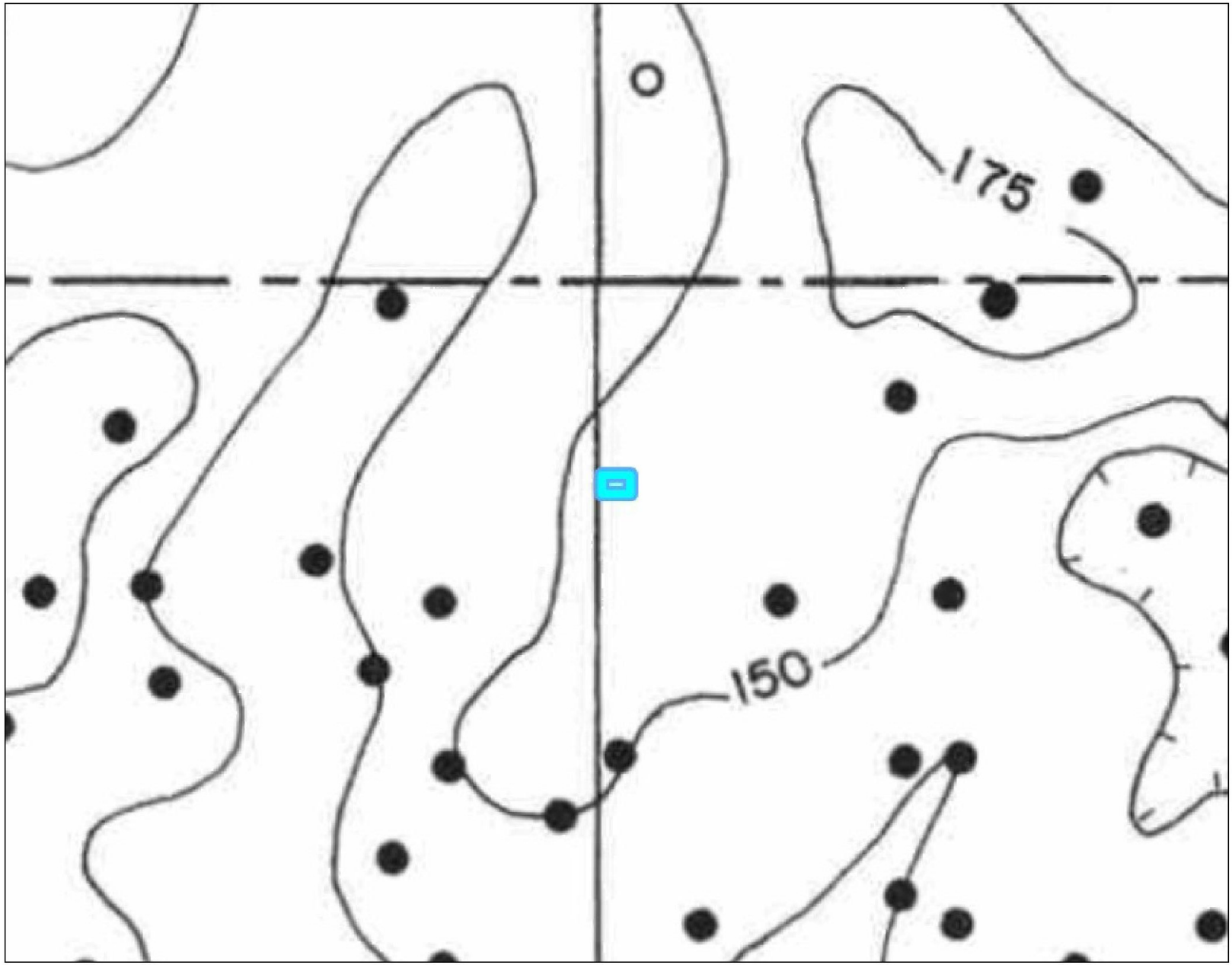
1: 112,257

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 7/18/2024 5:04:32 PM

COLORADO
Division of Water Resources
Department of Natural Resources

Laramie-Fox Hills Sand



Legend

Location

Notes

Applicant: Snider
Receipt no. 10035238

1.77 0 0.89 1.77 Miles

1: 56,128

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 7/18/2024 5:05:04 PM

July 22, 2024
Date

Hydrogeology Section Consultation

Evaluator: Wenli Dickinson

Receipt No: 10035238 **Permit:** _____ **Applicant:** Snider

Location: NW ¼ NW ¼ Section 7, Township 1 S, Range 64 W, 6th P.M.

Easting: 533957 **Northing:** 4425875 **Elevation:** 5100 **Rule 6.2.3:** _____

Aquifer(s) Requested: Laramie-Fox Hills Saturated Sand Thickness Denver Quad Map

Louviers Alluv. over Dawson Arkose

Research: ~1.5 mi. SW of Horse Creek Reservoir

	MP	Klfh ↑	Kfl ↑	Klfh ↓	ST
DGA	—	—	4070	3780	155
LGS	—	—	4065	3765	—
UPRR MORRIS	5136	4146	4096	3826	190
05-001-08847	5103	4088	4043	3803	150
BOX ELDER CK LFH-3	5114	4099	4049	3804	140
ADAMS NORTH LLC	5110	4104	4035	—	134(PP)
ARMENT-BULL 41-14	5125	4045	4005	3770	125

Recommended Permit Conditions and Notes:

Laramie-Fox Hills from approx. 1025 ft to 1310 ft (4075-3790)
ST of 155 ft
Rule 10.4.8

Hydrogeologist Signature: [signature] Date: 7/30/24

Sustainable Traffic Solutions
Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

May 16, 2024

Christina Snider
33100 East 160th Avenue
Hudson, CO 80642

RE: Trip Generation Estimate for 33100 East 160th Avenue in Adams County

Dear Christina,

Based on your request, I have prepared this trip generation letter to document the trip generation for the existing and future development at 33100 East 160th Avenue in Adams County. A single family dwelling unit exists on the lot. You are proposing to divide the lot into three lots for two additional single family dwelling units. Figure 1 contains the vicinity map and Figure 2 shows the future three lot configuration.

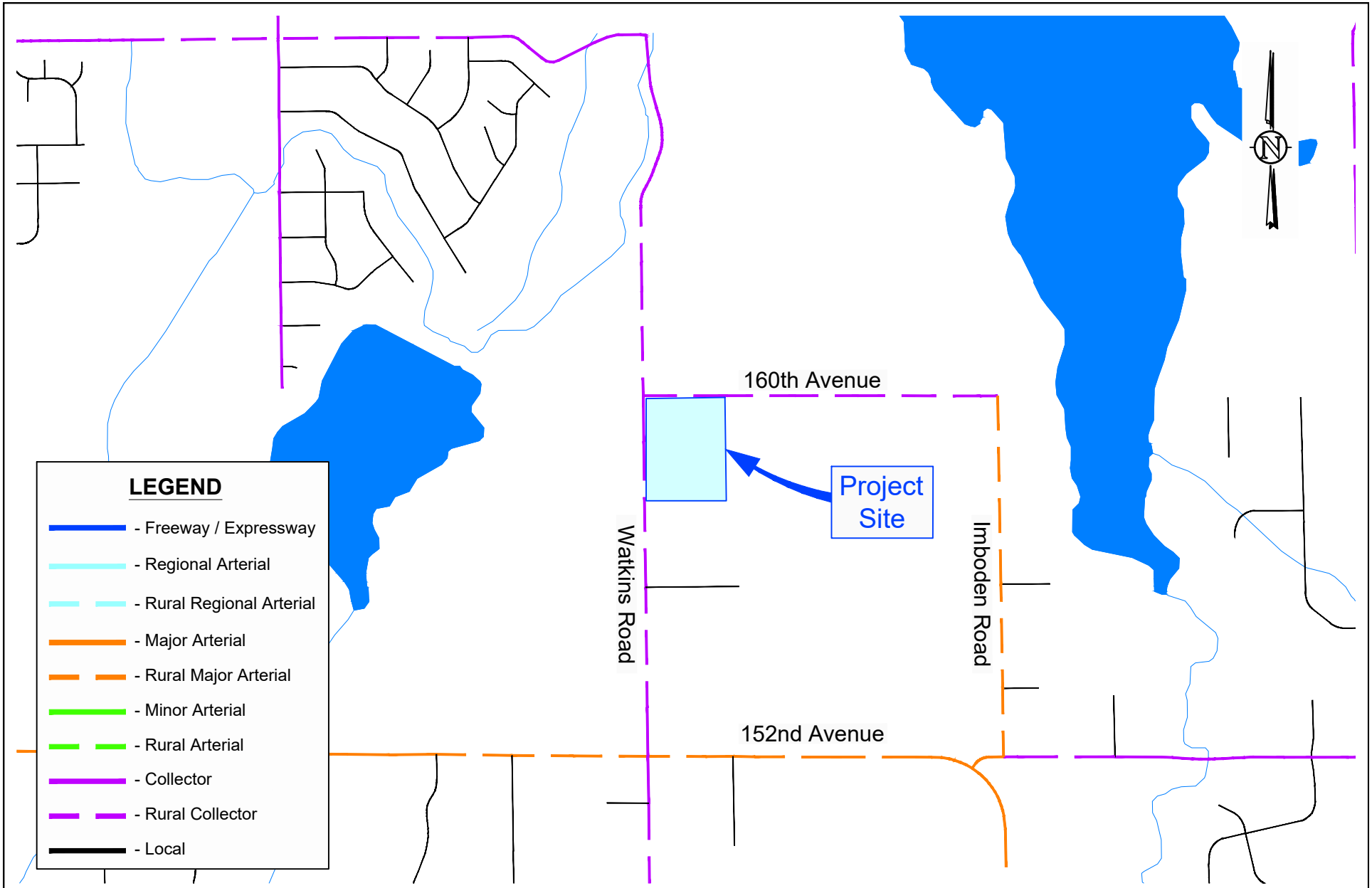
A trip generation estimate was prepared for the three residences using rates that are contained in the Institute of Transportation Engineers Trip Generation[1] manual. Table 1 contains the trip generation estimate that shows that the three homes are expected to generate 28 trips on an average weekday, two trips during the morning peak hour, and three trips during the evening peak hour.

Feel free to contact me to discuss the contents of this report.

Sincerely,

Joseph L. Henderson, PE, PTOE
Project Manager / Principal
33100 East 160th Avenue Trip Gen Letter

[1] Trip Generation, 11th Edition. Institute of Transportation Engineers. 2021.



33100 East 160th Avenue Trip Generation Letter
VICINITY MAP

Scale	1" = 2,000'	Date	May 16, 2024	Drawn by	JLH	Job #	Christina Snider	Figure	1

33100 East 160th Avenue Trip Generation Letter

SITE PLAN

Scale	NTS	Date	May 16, 2024	Drawn by	JLH	Job #	Christina Snider	Figure	2

Table 1. Trip Generation Estimate

Land Use	ITE Code[1]	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Single-Family Detached Housing	210	3	Dwelling Units	9.43	28	14	14	0.7	2	0	2	0.94	3	2	1

Notes:

1. The trip generation estimate is based on rates contained in Trip Generation, 11th Edition (Institute of Transportation Engineers, September 2021).