

# Community & Economic Development Department

4430 S. Adams County Pkwy.

1st Floor, Suite W2000B

Brighton, CO 80601

PHONE 720.523.6800

EMAIL epermitcenter@adcogov.org

adcogov.org

# **Request for Comments**

Case Name: Oniell Minor Subdivision & Rezone

Project Number: PRC2025-00004

April 2, 2025

The Adams County Planning Commission is requesting comments on the following application: 1) Rezone from Agricultural-3 (A-3) to Industrial-1 (I-1); and 2) Minor Subdivision Final Plat to create one lot. This request is located at 33365 E COLFAX AVE. The Assessor's Parcel Number is 0181731300006, 0181731300011.

Applicant Information:

CATHY ONEILL 45700 HWY 36

Please forward any written comments on this application to the Community and Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6949 by 04/23/2025 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LCampbell@adcogov.org.

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

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle major.

Thank you for your review of this case.

Lia Campbell Planner II

Lia Campbell

BOARD OF COUNTY COMMISSIONERS



Required Checklist Items

# 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

A minor subdivision shall only be used to divide parcels of less than twenty (20) acres into four (4) or fewer lots. Minor subdivisions are processed through this application for final plat. Two public hearings are required in the processing of this application. A separate application for Subdivision Engineering Review must be filed in addition to this application for final plat.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on pages 2-3.

~	Development Application Form		
1	Written Explanation		
~	Final Plat		
V	Legal Description		
V	Conceptual Site Plan		
~	Proof of Ownership		
<b>Y</b>	Proof of Water and Sewer Services		
V	Proof of Utilities		
~	Certificate of Taxes Paid		
~	Receipt of Payment to Colorado Geological Survey		
Discretion	onary Checklist Items		
	School Impact Analysis		
	Subdivision Engineering Review Application. If already filed, please identify the case number here:		
Fees Due When Application is Deemed Complete			
Mino	r Subdivision (final plat) • \$1,600		

# **Guide to Development Application Submittal**

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

# Required Checklist Items

# Written Explanation of the Project:

- A clear and concise description of the proposal. Please include the purpose of the project, and improvements that will be made to the site.
- Identify the number of tracts and number of lots being proposed.
- Please keep written explanation to three pages or less.

# Final Plat Prepared by Registered Land Surveyor:

 A map or maps together with supporting documentation of certain described land providing permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels

# **Legal Description:**

• A version of the legal description (from the final plat) that we can copy and paste. You may provide this in PDF or Microsoft Word versions.

# **Conceptual Site Plan Showing Proposed Development:**

- A detailed drawing of existing and proposed improvements
- Including:
  - Streets, roads, and intersections
  - O Driveways, access points, and parking areas
  - o Existing and proposed structures, wells, and septic systems,
  - o Easements, utility lines, and no build or hazardous areas
  - O Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

## **Proof of Ownership:**

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company

### Proof of Water and Sewer:

- Public utilities A written statement from the appropriate water and/or sanitation district indicating that they will provide service to the property
- Private utilities Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems

# Proof of Utilities (Gas, Electric, etc.):

- A written statement from the appropriate utility provider indicating that they will provide service to the property
- Copy of a current bill from the service provider

# Certificate of Taxes Paid:

- A Statement of Taxes Paid is not the equivalent of a Certificate of Taxes Paid. Colorado State Statutes require a Certificate of Taxes Paid to be submitted with this application.
- All taxes on the subject property must be paid in full. A certificate of taxes paid can be obtained in-person at the Adams County Treasurer's office. As of July 2023, the cost is \$10.
- You may also request a Certificate of Taxes Paid by e-mailing <u>treasurer@adcogov.org</u>, and credit card payment can be processed by telephone.

Accela Case Type: PLT - Final Plat, Minor

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Accela Case Type: PLT - Final Plat, Minor

# Receipt of Payment from Colorado Geological Survey:

• The Colorado Geological Survey requires a fee payment for the review of any subdivision. These payments can be made at: <a href="https://commerce.cashnet.com/MinesCGS">https://commerce.cashnet.com/MinesCGS</a>. A receipt of this pre-payment must be provided in this application submittal.

# **Discretionary Checklist Items**

# **School Impact Analysis:**

- Contact the applicable school district for the analysis. If the school district does not provide this, please include an email from them.
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located.

# **Subdivision Engineering Review Application:**

- Contact the <u>cedd-eng@adcogov.org</u> to determine if a subdivision engineering review is required. If it is determined that an application is not required, please include an email from them.
- This is a separate application submittal from the minor subdivision final plat. Please refer to the application checklist located at: <a href="https://epermits.adcogov.org/submittal-checklists">https://epermits.adcogov.org/submittal-checklists</a>.

Accela Case Type: PLT - Final Plat, Minor



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

- g. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
- h. **Identification System:** All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter "A". Lots and tracts shall be labeled with the area of the lot or tract.
- i. **Legend:** Provide a legend which designates all lines and symbols except where called out on plat drawing.
- j. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.
- 10. **Easements:** Book and page and/or reception number for all existing and newly created easements.
- 11. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.
- 12. **Basis of Bearings:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.
- 13. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.
- 14. **Not A Part Of Subdivision:** All areas enclosed within the subdivision boundary which do not constitute a part of the subdivision shall be labeled "Not a part of this subdivision". All lines pertaining to such areas shall be dashed.
- 15. Square Footage: The area in square feet of all lot and tracts sought to be platted.
- 16. **Operation and Maintenance Manual reference:** Refer to the Operation and Maintenance Manual approved with this Subdivision for Additional Drainage Guidelines.



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17. All other information required by State law.



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

PROJECT NAME: ONEILL SUBDIVISION			
APPLICANT			
Name(s):	Carthy Oneill Phone #: 303-921-5411		
Address:	45700 Huy 36		
City, State, Zip:	Bennett CD 80102		
2nd Phone #:	Email: Oneill@esetA.com		
OWNER			
Name(s):	CATHY ONCILL Phone #: 303-921-5411		
Address:	45700 Hay Bu		
City, State, Zip:	Bennatt CO 8010Z		
2nd Phone #:	Email: Onell DESPHA, COM		
TECHNICAL RE	EPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)		
Name:	BW BAYER & ASSOC. Phone #: 363-462-4433		
Address:	12170 TEXON ST. WIT 700		
City, State, Zip:	Westminister OD 80234		
2nd Phone #:	Email: RWBSUNCYING @ HOTMAIL		

# **DESCRIPTION OF SITE**

Address:	
City, State, Zip:	Watkins CO 80137
A	
Area (acres or square feet):	
Tax Assessor	
Parcel Number	
Eviation a	
Existing Zoning:	i
Existing Land	
Use:	
Proposed Land	
Use:	
Have you attended	d a Conceptual Review? YES NO
f yes, please list F	PRE#:
under the authority requirements, prod non-refundable. A	at I am making this application as owner of the above-described property or acting of the owner (attached authorization, if not owner). I am familiar with all pertinencedures, and fees of the County. I understand that the Application Review Fee is all statements made on this form and additional application materials are true to wledge and belief.
	widege and belief.
Name:	COM ONEILL Date:
Name: [	Owner's Printed Name  Owner's Signature

November 15, 2024

To Whom it May Concern regarding my rezoning application,

My name is Cathy O'Neill and I have been a resident of Adams County for nearly 4 decades. I have had the pleasure of owning a homes and a business in Adams County as well.

I have two adjacent parcels of land in Watkins that I would like to make use of. The parcels are curtrently zoned A-3 and they are less than 9 acres combined. Upon applying for a conditional use permit I learned that in order to stay in line with Adams county future land use plans, I need to combine the parcels (I have submitted a major subdivisation application as well) and rezone the combined parcel to I-1.

Attached you will find the necessary documents required to rezone. If I can be of any assistance, please do not hesitate to contact me.

Thank you for your attention to this matter.

Kindest Regards,

Cathy O' Heill

Cathy O'Neill 45700 Hwy 36

Bennett, CO 80102

303-921-5411

O'Neill@esrta.com

Parcel Number: 0181/31300	)(
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Owners Name and Address:	Property Address:
O NEILL CATHY	
45700 US HIGHWAY 36 BENNETT CO 80102-8629	

# ▼ Account Summary

# **Legal Description**

SECT,TWN,RNG:31-3-64 DESC: BEG 1712 FT N OF SW COR SW4 SEC 31 TH N 78D 18M E 1453/98 FT TO TRUE POB TH CONT N 78D 18M E TH CONT N 78D 18M E 815 FT TH N 04D 55M W 60 FT TH S 85D 04M W 819 FT TH S 04D 55M TO POB 2/16A

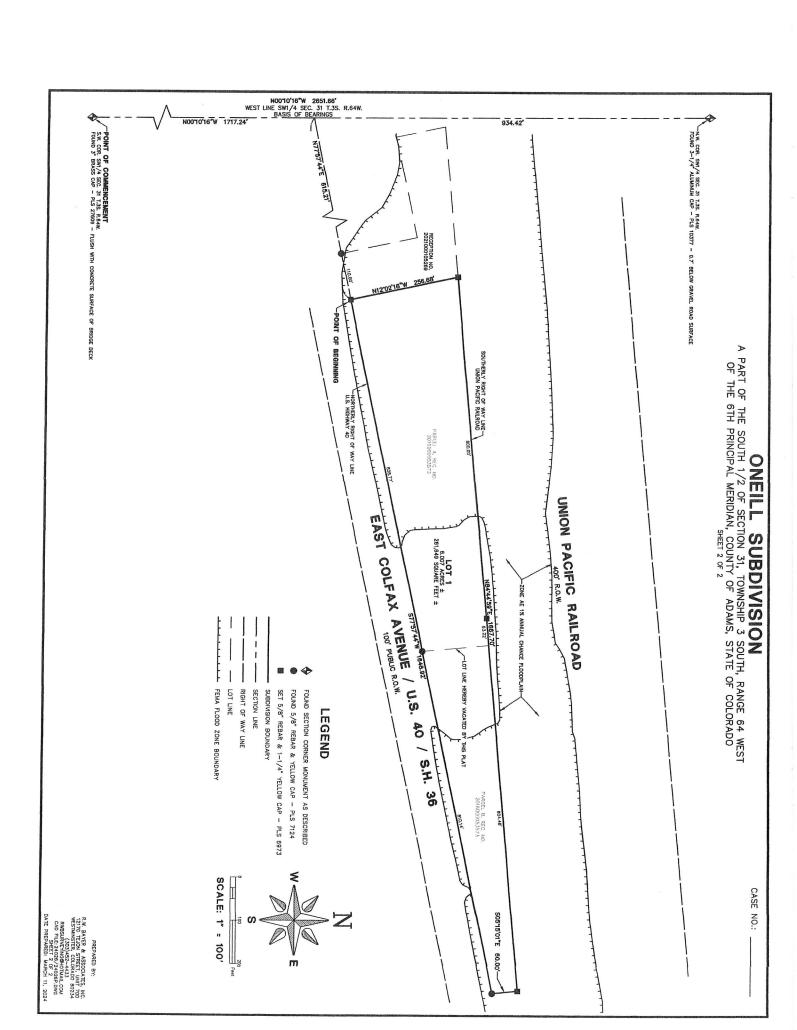
Parcel Number: 0181731300006

Owners Name and Address:	Property Address:
O NEILL CATHY	
45700 US HIGHWAY 36 BENNETT CO 80102-8629	

# ▼ Account Summary

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SECT,TWN,RNG:31-3-64 DESC: BEG 1712 FT N OF SW COR SW4 SEC 31 TH N 78D 18M E 1453/98 FT TO TRUE POB TH CONT N 78D 18M E TH CONT N 78D 18M E 815 FT TH N 04D 55M W 60 FT TH S 85D 04M W 819 FT TH S 04D 55M TO POB 2/16A



# ONEILL SUBDIVISION

CASE NO .:

PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 1 OF 2

# OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT CATHY ONEILL, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL A AND PARCEL B AS DESCRIBED IN WARRANTY DEED RECORDED JULY 6, 2016 AT RECEPTION NO. 2016000053573, EXCEPT THAT PART CONVEYED IN QUITCLAIM DEED RECORDED SEPTIMBER 3, 2021 H, RECEPTION NO. 2021000105269, BEING A PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31, FROM WHICH THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31 BEARS NOOTOTO'S WEST.66 FEET; THENCE NOOTO'S WA ADNO THE WEST LINE OF SAID SOUTHWEST 1/4 TO A POINT ON THE NORTHERLY RIGHT OF MAY DESCRIBED IN UTILIZATION OF THE NORTHERLY RIGHT OF MAY DESCRIBED IN UTILIZATION OF THE SOUTHWEST 1/4 CONNER OF THAT TRACT OF LAND DESCRIBED IN UTILIZATION OF THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN UTILIZATION OF MAY LINE OF THE SOUTHERLY RIGHT OF THE SOUTHERLY RIGHT OF MAY LINE OF THE SOUTHERLY RIGHT OF MAY LINE OF THE SOUTHERLY RIGHT OF MAY LINE OF THE UNION PACIFIC RAILPROB; THENCE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILPROB; THENCE SOUTHERLY RIGHT OF WAY LINE OF THE SOU

CONTAINING 6.007 ACRES, MORE OR LESS

HAS BY THESE PRESENT LAID OUT, PLATTED AND SUBDIVIDED THE SAME NTO A LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ONEILL SUBDIVISION.

EXECUTED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ 20\_\_\_\_

CATHY ONEILL

ACKNOWLEDGEMENT:

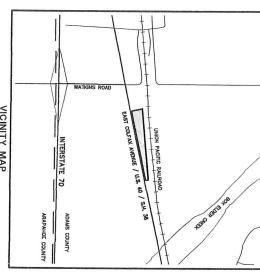
STATE OF COLORADO

COUNTY OF ADAMS )

SS

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BY ME THIS DAY OF \_\_\_\_\_\_\_\_ BY CATHY ONEILL

NOTARY PUBLIC
MY COMMISSION EXPIRES:



# VICINITY MAP SCALE: 1" = 1000'

# PLAT NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THE LINEAL UNIT USED AND SHOWN HEREON IS U.S. SURVEY FOOT AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS. THE BEARNIOS AND DISTANCES SHOWN HEREON ARE AS MEASURED UNLESS OTHERWISE NOTED.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HERRIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

4. PART OF THIS PARCEL OF LAND LIES WITHIN ZONE AE (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANGE FLOODPHAIN) AS DELINEATED IN THE FEMA FLOOD INSURANCE RATE MAP, MAP NO 0800100951J EFFECTIVE SEPTEMBER 28, 2018, AS SHOWN HEREON.

5. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTH END BY A 3-1/4" ALUMINUM CAP – PLS 10377 – AND ON THE SOUTH END BY A 3" BRASS CAP – PLS 27609, BEARS NOOTO'16"W.

6. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DEBINAGE FACULTIES TO ASSURE COOK MERCH SUPPORTED THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAWNAGE FACILITIES INCLUDING INLETS, DIPES, CHUNETS, CHANNELS, DICHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS COCATED ON THEIR LAND UNLESS THAT ON THE SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE FAIL TO ADEQUATELY MAINTAIN AND FOR THE SOLE PURPOSE OF DEPERATIONS THE ROHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF DEPERATIONS THE PROPERTY OWNER.

# SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROAS, SPIELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVOENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILTY, SUDERVISION AND CHECKING, AND THAT THIS DATA COURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

REG P.L.S. NO. 6973

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT APPROVAL:

APPROVED BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT THIS \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_\_A.D. 2024.

PLANNING AND DEVELOPMENT MANAGER

CERTIFICATE OF THE CLERK AND RECORDER:

COUNTY CLERK AND RECORDER

BY:

DEPUTY

PREPARED BY:

R.W. BAYER & ASSOIATES, INC.
12170 TELDN STREET, UNIT 700
WESTMINSTER, COLDRADO B0234
WESTMINSTER, COLDRADO B0234
RWBSUPVEYMOOHOTMALLCOM
CAD TILE: 24028 / 24028 P.DWO
SHEET 1 OF 2
DATE PREPARED: MARCH 11, 2024





# MADDANTY DEED

	WANTANTI DEED	Recording Fee: \$16.00
THIS DEED is dated the 24th day of June	e, 2016, and is made between	
	August 10, 2010 and The Joanne Ernandes	Trust dated April 24, 2003
	the "Grantor" of the County of Oc	
Cathy Oneill		
40100 HWY 36 BENNET	nan one), the "Grantee", who	and State of Colorado
WITNESS, that the Grantor, for and in c \$90,000.00 ), the receipt and sufficiency	Solidation of the sum of Ninety Thousar on which is hereby acknowledged, hereby gran	nd Dollars and No Cents (
Parcel A:	nship 3 South Range 64 West of the 6th P	M., County of Adams, State of
of way line of U.S. Highway No. 40; thence on a deflection angle to the right way line of U.S. Highway No. 40 a distar thence on a deflection angle to the left of thence on a deflection angle to the left of thence on a deflection angle to the right on the southerly right of way line of the Lithence on a deflection angle to the right way line of the Union Pacific Railroad a of the con a deflection angle to the right on the said northerly right of way line of the the said northerly right of way line of the right on the said northerly right of way line of the right.	aid SW 1/4 of Section 31 a distance of 1717 of 78 degrees 08 minutes 00 seconds along note of 505.21 feet to the point of beginning; f 90 degrees 00 minutes 00 seconds a distate of 90 degrees 00 minutes 00 seconds a distate of 90 degrees 00 minutes 00 seconds a distance of 1215.90 feet; of 89 degrees 59 minutes 45 seconds a distance of 1215.90 feet;	g the said northerly right of ance of 181.35 feet; ance of 240.21 feet; stance of 117.01 feet to a point g the said southerly right of a tance of 155.75 feet to a point of the said northerly right of
County of Adams, State of Colorado		
Parcel B:		
A part of the S 1/2 of Section 31, Townsh	ip 3 South, Range 64 West of the 6th P.M.	County of Adams, State of

Colorado, more particularly described as follows:

Commencing at the Southwest corner of said Section 31,

thence Northerly along the West line of said Section 31 a distance of 1717.34 feet to a point on the North right-ofway line of U.S. Highway No. 40;

thence on a deflection angle to the right of 78 degrees 08 minutes 00 seconds along the said North right-of-way line of U.S. Highway No. 40 a distance of 1453.98 feet to the Point of Beginning;

thence continuing along the last described course, along the said North right-of-way line of U.S. Highway No. 40 a distance of 810.14 feet;

thence on a deflection angle to the left of 83 degrees 12 minutes 45 seconds a distance of 60.00 feet to a point on the Southerly right-of-way line of the Union Pacific Railroad;

thence on a deflection angle to the left of 90 degrees 00 minutes 00 seconds along the said Southerly right-ofway line of the Union Pacific Railroad a distance of 804.48 feet;

thence on a deflection angle to the left of 90 degrees 00 minutes 15 seconds a distance of 155.75 feet to the Point of Beginning.

County of Adams, State of Colorado.

also known by street address as: 33365 East Colfax Avenue, Watkins, CO 80137

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

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

# RECEIPT

ADAMS COUNTY **ADAMSCO** 4430 SOUTH ADAMS COUNTY PARKWAY 303.659.2120

Application: RCU2023-00051

Application Type: Planning/RCU - Rezone, Conditional Use/NA/NA

Address: 33365 E COLFAX AVE, -, CO 000000000

Owner Name: O NEILL CATHY

Owner Address: 45700 US HIGHWAY 36 BENNETT, CO 801028629

Application Name: CONDITIONAL USE - SEPTIC SERVICE - 33365 E. Colfax Ave

Receipt No.

118549

Payment Method Ref Number Amount Paid Payment Date

Cashier ID

Received Comments

Check

1056

\$1,100.00

08/22/2023 BNRAMIREZ

APPLICANT PAID AT COUNTER WITH CHECK

Owner Info.:

O NEILL CATHY

BENNETT, CO 801028629

Work Description: CONDITIONAL USE - SEPTIC SERVICE - 33365 E. Colfax Ave - 0181731300006, A-3, Storage TO Sublease property

	The second of th	For Office Use Only
	STATE OF COLORADO   No.   STATE OF COLORADO   OFFICE OF THE STATE ENGINEER   OFFICE	necetved .
	in Street, 4 reads 802t CHANGE IN OWNERSHIP/ADDRESS 866-13501 CORRECTION OF THE WELL LOCATION 6-15892	AUG 1.4 2001
	s. Page Insert the Well Permit Number 16229 F	WATER UNION TO TAKE ENCORETY TO TAKE ENCORETY TO
01	Name, address and phone of the person claiming ownership of the well;	rec# 9002143
	NAME(S) Tommy & JOANNE ERNANDES	decreed
	Mailing Address P.O. Box 486	by the court and the Well is Note Court Case
ight, decreed	ear Ms.  City, St. Zip WATKINS . Co 80137	Number / Civil Action Pulliber and
stered with the		as decreed.
well number	ove rel 10. 7.23 ac Phone (303) 261-9672 H. 303-261-9330	and the second s
	This form is filed by the named individual/entity claiming that they are the owns	r of the well permitted as referenced above.
	tree fee this folling is made pursuant to C.R.S. 37-90-143.	NA II Designation
ed above.	jection WELL LOCATION: County Adams Owner's	Well Designation
	unty ai	ity) (State) (Zip)
	In (Address) :h lot,	00 /04 DE OF XW. Sixt P.M.
(Zip)	<u>N.E.1/4 of the S.W. 1/4, Sec. 31, Twp. 3 LIN. of M.S., Ran</u>	ge _re
FM.W.	1. Distance from Section Lines 2200 Ft. From N. or XS, 26	DOQ Ft. From E. or XW. Line.
N. Line.	Subdivision Name Lot_	, Block , Filing/Unit
	The above listed owner(s) say(s) that he she (they) own the well describe	ped herein. The existing record is being
1	amended for the following reasons: Change in name of owner	Change in mailing address
s being	Correction of location for exempt wells permitted prior to May 8, 1972.  May 17, 1965. Please see the reverse side for further information regard	and non-exempt wells permitted after
1	May 17 1965 Please see the reverse side for futilities information regard	ling correction of the well location.
after	ou ha	bove and that the commencement of
it of	I (we) claim and say that I (we) (are) the owner(s) of the well described a extraction of ground water from this well, lawfully made under the well per that the statements made herein are true to my (our) knowledge.	bove and that the commencement of
1.	I (we) claim and say that I (we) (are) the owner(s) of the well described a	bove and that the commencement of armit, occurred on the date indicated, and
it of	I (we) claim and say that I (we) (are) the owner(s) of the well described a extraction of ground water from this well, lawfully made under the well per that the statements made herein are true to my (our) knowledge.  Please print the Signer's Name & Title  Signature(s) of the new owner.	bove and that the commencement of armit, occurred on the date indicated, and
it of	I (we) claim and say that I (we) (are) the owner(s) of the well described a extraction of ground water from this well, lawfully made under the well per that the statements made herein are true to my (our) knowledge.  Please print the Signer's Name & Title  Tomny ERNANDES  Simpsi A  To HUNC ERNANDES	bove and that the commencement of armit, occurred on the date indicated, and
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it of ed, and	I (we) claim and say that I (we) (are) the owner(s) of the well described a extraction of ground water from this well, lawfully made under the well per that the statements made herein are true to my (our) knowledge.  Please print the Signer's Name & Title  To mm v ERNANDES  Simpsi A  R  It is the responsibility of the new owner of this well to complete and sign the form original letter of agency signed by the owner is attached to the form upon its received.	bove and that the commencement of armit, occurred on the date indicated, and  Date  Date  8-10-01  a. Signatures of agents are acceptable if an eight.



MAILING ADDRESS	ACCOUNT N	IUMBER 🏻	DUE DATE
CATHY O'NEILL 45700 US HIGHWAY 36	53-001396	53-0013968604-6	
BENNETT CO 80102-8629	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	836979096	07/18/2023	\$41.58

OUESTIONS	AROUT	VALIR	RIII?
DUEZIUNA	ADUUI	YUUN	DILL:

See our website: xcelenergy.com
Please Call: 1-800-481-4700
Fax: 1-800-311-0050
Or write us at: XCEL ENERGY

PO BOX 8

EAU CLAIRE WI 54702-0008

ACCOUNT	BALANCE	(Balance d	e su cu	ienta)

Trees of the principle	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Previous Balance	As of 05/24	\$48.35
Payment Received	Auto Pay 07/10	-\$48.35 <b>CR</b>
Balance Forward		\$0.00
Current Charges		\$41.58
Amount Due (Cantidad a paga	ar)	\$41.58

### PREMISES SUMMARY

	****		
PREMISES NUMBER	PREMISES IDENTIFIER	PREMISES DESCRIPTOR	CURRENT BILL
301121189	33365 E COLFAX AVE		\$23.35
305100139	33400 E US HIGHWAY 36		\$18.23
Total		and and an analysis of the state of the stat	\$41.58

# INFORMATION ABOUT YOUR BILL

Now that you have a smart meter, your monthly electric bill will look different than it has in the past and will show your electric use during different segments of the day. Visit www.xcelenergy.com/SmartMeter to learn more. You can also sign up at xcelenergy.com/MyAccount to see your billing history and other helpful information.

Thank you for your payment.

5482

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

AB 02 003806 05962 H 14 A

CATHY O'NEILL 45700 US HIGHWAY 36 BENNETT CO 80102-8629

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE		AN	noun	TEM	CLOSI	D	
53-0013968604-6	08/07/2023	\$41.58		Autor	nated	l Ban	k Pay	ment	
K.	L. St. van.		S	M	A T	UGUS W	T	F	S
Your bill is paid thro	ough an automated ba	ank payment plan.	6 13	14	1 8 15	2 9 16	3 10 17	4 11 18	5 12 19
րեկցիլիցի			20 27	21 28	22 29	23 30	24 31	25	26



# RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests,

Penalties)

Account R0207864 Parcel Number

0181731300011 F

Receipt Date Feb 8, 2023 Receipt Number

2023-02-08-NetVantage-0508

O NEILL CATHY 45700 US HIGHWAY 36 BENNETT, CO 80102-8629

Situs Address

Payor

33365 E COLFAX AVE

# Legal Description

SECT,TWN,RNG:31-3-64 DESC: BEG AT SW COR SW4 OF SEC 31 TH NLY ALG W LN OF SD SW4 1717/24 FT TO A PT ON NLY ROW LN OF U S HIWAY 40 TH ON DEFL ANG TO RT OF 78D 08M ALG SD NLY ROW LN 505/21 FT TO POB TH ON DEFL ANG TO LEFT OF 90D 181/35 FT TH ON DEFL ANG TO LEFT OF 90D 240/21 FT TH ON DEFL ANG TO RT OF 90D 117/01 FT TO A PT ON SLY ROW LN OF U P RR TH ON DEFL ANG TO RT OF 96D 47M ALG SD SLY ROW LN 1215/90 FT TH ON DEFL ANG TO RT OF 89D 59M 155/75 FT TO A PT ON SD NLY ROW LN OF U S HIWAY 40 TH ON DEFL ANG TO RT OF 83D 13M ALG SD NLY ROW LN 948/77 FT TO POB EXC PARC (2021000105269) 4/183A

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT COMMERCIAL LD - 0200	60,235	17,470	2022	434	75.215
1217 - 1217	14,998	1,040	2022	434	75.215

# Payments Received

Check

\$696.11

Check Number 00030027

# Payments Applied

Year	Charges		Billed	<b>Prior Payments</b>	New Payments	Balance
2022	Tax Charge	9	\$1,392.22	\$0.00	\$696.11	\$696.11
				*	\$696.11	\$696.11
Balance Due as of Feb 8, 2023						\$696.11

4430 S ADAMS COUNTY PKWY C2436 BRIGHTON CO 80601

[Stay Safe! Please use website payment services www.adcotax.com]

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

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



# RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests,

Penalties)

Account R0083594 Parcel Number 0181731300006

Receipt Date Jun 5, 2023

Receipt Number 2023-06-05-NetVantage-30992

O NEILL CATHY 45700 US HIGHWAY 36 BENNETT, CO 80102-8629

Situs Address

Payor

# Legal Description

SECT,TWN,RNG:31-3-64 DESC: BEG 1712 FT N OF SW COR SW4 SEC 31 TH N 78D 18M E 1453/98 FT TO TRUE POB TH CONT N 78D 18M E 1453/98 FT TO TRUE POB TH CONT N 78D 18M E 815 FT TH N 04D 55M W 60 FT TH S 85D 04M W 819 FT TH S 04D 55M TO POB 2/16A

Property Code UNIM LND 1-4.99 AC - 0520

Actual 31,104

Assessed

9,020

Area

434

Mill Levy 75.215

Payments Received

Check

Multi-Account Payment

Year

2022

Check Number 00110023

Payments Applied

Year Charges 2022

Tax Charge

Billed \$678.44

**Prior Payments** \$339.22

New Payments \$339.22

\$339.22

Balance \$0.00

Balance Due as of Jun 5, 2023

\$0.00 \$0.00

4430 S ADAMS COUNTY PKWY C2436

BRIGHTON CO 80601

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

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



# RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests,

Penalties)

Account R0083594

Parcel Number 0181731300006

Receipt Date Feb 8, 2023

Receipt Number 2023-02-08-NetVantage-0500

O NEILL CATHY 45700 US HIGHWAY 36 BENNETT, CO 80102-8629

Situs Address

Payor

Legal Description

SECT, TWN, RNG:31-3-64 DESC: BEG 1712 FT N OF SW COR SW4 SEC 31 TH N 78D 18M E 1453/98 FT TO TRUE POB TH CONT N 78D 18M E 1453/98 FT TO TRUE POB TH CONT N 78D 18M E 815 FT TH N 04D 55M W 60 FT TH S 85D 04M W 819

Property Code UNIM LND 1-4.99 AC - 0520 Payments Received

Actual 31,104 Assessed 9.020 Area 434

Mill Levy

75.215

Check

Check Number 00030019

\$339.22

Payments Applied

Year Charges 2022

Tax Charge

Billed \$678,44

Prior Payments \$0.00 **New Payments** \$339.22

\$339.22

Year

2022

Balance \$339.22

Balance Due as of Feb 8, 2023

\$339.22 \$339.22

4430 S ADAMS COUNTY PKWY C2436 BRIGHTON CO 80601

[Stay Safe! Please use website payment services www.adcotax.com]

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

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

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Spam

Actions



# Thank you for your payment

From: CGS LUR

To: (oneill

Receipt Number: 828907 Colorado Geological Survey Current Date: 03/18/2024

Description

Amount \_\_\_\_\_\_

Pre-Pay the Colorado Geological Survey Land Use Review Fee

\$950.00

Must select project size to calculate a price: Small Subdivision -

Project Name: Oneill Landscape storage ward

County of Project: Adams

Applicant's Name: Cathy Oneill

Applicant's Address (line 1): 45700 HWY 36

Applicant's City: Bennett Applicant's State: CO

Applicant's Zip Code: 80102 Applicant's Phone: 3032619672

Applicant's Email: oneill@esrta.com

Section: 31 Township: 3 Range: 64

Pre-Pay the Colorado Geological Survey Land Use Review Fee

Total

\$950.00

Payments Received 

Amount

\$950.00

CC Discover XXXXXXXXXXXXX7140

Authorization # 01830P

Total

\$950.00

Thank you for the payment.

# CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Cathy ONeill
(the "Applicant") by signing below, hereby declare and certify as follows:
With respect to the property located at:  Physical Address: 333(05 E Colfax Ave  Legal Description: See attached
Parcel #(s): 0181731300011 L 0181731300006
(PLEASE CHECK ONE):
On the day of, 20, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;
I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.
Date: 8/21/23 Applicant: County O' Heeld
By: Print Name: CATHY O'NEILL Address: 45700 Hwy 36 Benwert (0 80)56
STATE OF COLORADO )
COUNTY OF ADAMS )
Subscribed and sworn to before me this 215tday of August, 2023, by  (Ashy Obei M)  Witness my hand and official seal.
My Commission expires: 8 29 27 Notary Public
SARAH R DEWINDT  After Recordin 10 FASY, PUBLIC STATE OF COLORADO NOTARY ID# 20034029200 NOTARY ID# 20034029207  NOTARY ID# 20034029207

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

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:

2016 taxes and all subsequent years, restrictions, reservations, covenants, easements and rights-of-way of record, if any.

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.

THE TOMMY ERNANDES OTIP TRUST DATED AUGUST 10, 2010

Annette Allen

Trustee

THE JOANNE ERNANDES TRUST DATED APRIL 24,

Cathy O'Neill

Co Trustee

Michael Clauser Co Trustee

State of California County of OUTUGE

The foregoing instrument was acknowledged before me this 22nd day of June, 2016 by Annette Allen, Trustee of The Tommy Emandes Qtip Trust Dated August 10, 2010

SHELLEY A. GAISFORD Commission # 2061924 Notary Public - California Orange County My Comm. Expires Apr 18, 2018 Witness my hand and official seal

Notary Public: USHECLET

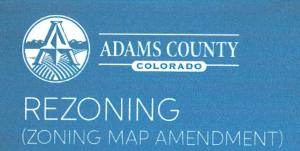
My commission expires:

State of Colorado County of Arapahoe

The foregoing instrument was acknowledged before me this 24th day of June, 2016 by Cathy O'Neill and Michael Clausen as Co Trustees of The Joanne Ernandes Trust Dated April 24, 2003.

Witness my hand and official seal.

Notary Public: Cathy J Phillips My commission expires:



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

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

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

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

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

- Please contact the Planner of the Day (<u>CEDD-Plan@adcogov.org</u>) to determine whether a <u>Neighborhood Meeting</u> is necessary.
- Please contact the Engineer of the Day (<u>CEDD-ENG@adcogov.org</u>) to determine whether a <u>Level 1 Storm Drainage Study</u> 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



4430 South Adams County Parkway lst Floor, Suite W2000 Brighton, CO 80601-8204 рноче 720.523.6800 гах 720.523.6998

PROJECT NAME	O'Neill Subdivision					
APPLICANT						
Name(s):	Cathy O'Neill	Phone #:	303-921-5411			
Address:	45700 Hwy 36					
City, State, Zip:	Bennett, CO 80102					
2nd Phone #:	303-921-4079	Email:	Oneill@esrta,com			
OWNER						
Name(s):	Cathy O"Neill	Phone #:	303-921-5411			
Address:	45700 Hwy 36					
City, State, Zip:	Bennett, CO 80102					
2nd Phone #:	303-921-4079	Email:	Oneill@esrta.com			
TECHNICAL REP	TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)					
Name:		Phone #:				
Address:						
City, State, Zip:						
2nd Phone #:		Email:				

# **DESCRIPTION OF SITE**

Address:	33365 E Colfax Avenue				
City, State, Zip:	Watkins, CO 80137				
Area (acres or square feet):	6.3480				
Tax Assessor Parcel Number	0181731300006 &0181731300011				
Existing Zoning:	A-3				
Existing Land Use:	Storage Lot				
Proposed Land Use:	Storage Lot, & Landscaping Material Yard				
Have you attende	d a Conceptual Review? YES NO X				
If yes, please list I	PRE#:				
under the authorit	at I am making this application as owner of the above-described property or acting by of the owner (attached authorization, if not owner). I am familiar with all pertinent cedures, and fees of the County. I understand that the Application Review Fee is nonatements made on this form and additional application materials are true to the best and belief.				
Name:	Carry O' Meel Date: 11/15/2024				
	Owner's Printed Name				
Name:	Cathy O'neill				

November 15, 2024

To Whom it May Concern regarding my rezoning application,

My name is Cathy O'Neill and I have been a resident of Adams County for nearly 4 decades. I have had the pleasure of owning a homes and a business in Adams County as well.

I have two adjacent parcels of land in Watkins that I would like to make use of. The parcels are curtrently zoned A-3 and they are less than 9 acres combined. Upon applying for a conditional use permit I learned that in order to stay in line with Adams county future land use plans, I need to combine the parcels (I have submitted a major subdivisdion application as well) and rezone the combined parcel to I-1.

Attached you will find the necessary documents required to rezone. If I can be of any assistance, please do not hesitate to contact me.

Thank you for your attention to this matter.

Kindest Regards,

Cathy O' Heill

Cathy O'Neill 45700 Hwy 36

Bennett, CO 80102

303-921-5411

O'Neill@esrta.com

P	arce	el N	umb	er:	018	1/31	3000

Owners Name and Address:	Property Address:
O NEILL CATHY	
45700 US HIGHWAY 36 BENNETT CO 80102-8629	

# ▼ Account Summary

# **Legal Description**

SECT,TWN,RNG:31-3-64 DESC: BEG 1712 FT N OF SW COR SW4 SEC 31 TH N 78D 18M E 1453/98 FT TO TRUE POB TH CONT N 78D 18M E TH CONT N 78D 18M E 815 FT TH N 04D 55M W 60 FT TH S 85D 04M W 819 FT TH S 04D 55M TO POB 2/16A

Parcel Number: 0181731300006

Owners Name and Address:	Property Address:
O NEILL CATHY	
45700 US HIGHWAY 36 BENNETT CO 80102-8629	

# ▼ Account Summary

# **Legal Description**

SECT,TWN,RNG:31-3-64 DESC: BEG 1712 FT N OF SW COR SW4 SEC 31 TH N 78D 18M E 1453/98 FT TO TRUE POB TH CONT N 78D 18M E TH CONT N 78D 18M E 815 FT TH N 04D 55M W 60 FT TH S 85D 04M W 819 FT TH S 04D 55M TO POB 2/16A



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218

PHONE 720.523.6880 FAX 720.523.6967 EMAIL: epermitcenter@adcogov.org

To: CED & CSWB Staff

From: Jenni Hall, Director of Community and Economic Development

Date: July 25, 2024

Re: Request for Interpretation of One Principal Permitted Use

At a June 4, 2024, Study Session, the Board of County Commissioners directed Staff to prepare a Director Determination regarding contradictory regulations and the historically inconsistent application of regulations pertaining to more than one permitted use on a property. Per Adams County Development Standards & Regulations (DSR) Section 1-03-01 and 3-05-02, the Director of Community and Economic Development may interpret the text of the development regulations. The intent of this Director Determination is to provide interim policy guidance regarding regulations and code enforcement associated with one principal permitted use until the adoption of the new DSR, anticipated to be completed in late 2025.

# Discussion

Conflicting language exists in the DSR regarding properties with more than one principal permitted use. Only one principal use is permitted in most zone districts. However, an existing definition for Commercial/Industrial Complex (Section 11-02-114) validates the existence and regulation of multi-tenant properties. This definition for Commercial/Industrial Complex is not currently in the Use Chart (Section 3-07), and this discrepancy is likely a reflection of how the current DSR has been amended over time.

Multi-tenant properties are prolific throughout Adams County and elsewhere, with examples including strip malls and other commercial complexes. Furthermore, the County's 2022 Comprehensive Plan supports the concept of multi-tenant properties and the existence of more than one principal use per lot through a number of strategies that promote mixed use development, innovation, business development, access to services, and community health needs. Moreover, best practices in land use planning promote compact development to minimize environmental impacts.

The current process for the County to regulate and permit multi-tenant properties is through a Change-in-Use Permit (Section 4-02-01). However, recent code violations, land use applications and conceptual reviews for proposals for properties with more than one principal permitted use have prompted the need for policy direction in advance of a comprehensive update to the DSR to provide clarity for property owners, Staff, and the County.

# **Applicable Code Provisions**

• Use Chart and Dimensional Requirements (Section 3-07)

- Zone districts that permit only one principal use include (Section 3-08 through Section 3-27): A-1, A-2, A-3, R-E, R-1-C, R-1-A, R-2, R-3, R-4, C-0, C-1, C-2, C-3, C-4, C-5, I-1, I-2, I-3, Mobile Home Dwelling, and Mixed Use.
- Zones districts that permit more than one principal use (Section 3-28, Section 3-29, Section 3-30, Section 3-31, Section 3-35): Neighborhood Park District, Regional Park, Natural Areas, Transit-Oriented Development, and Aviation.
- Definition for Commercial/Industrial Complex (Section 11-02-114): A commercial and/or industrial multi-structure development or an establishment where multiple principle uses exist within a single commercial or industrial structure on one (1) lot.
- A change in use is required (Section 4-02-01): If the property consists of multiple buildings/tenants: The required amount of parking stalls is increased by twenty-five (25) percent or more; b. the gross floor area is increased by fifty (50) percent or more.

# Interpretation

The Director finds that congruent permitted uses that fall within the same use category in each respective agricultural, industrial, and commercial zone district may be considered as one principal permitted use (e.g. all commercial uses allowed within the C-5 zone district as a permitted use may be considered one principal permitted use on a C-5 zone property). Residential districts are exempt from this interpretation. This applies to both current developments with or without code violations and future proposals for more than one principal permitted use until further direction can be provided through the adoption of the new DSR in 2025. The Director finds that existing code violations pertaining to one principal permitted use may not be enforced, so long as they are consistent with the intent of the zone district and congruent with current principal permitted uses. Any other code violations including, but not limited to, outdoor storage, as well as health and safety, will continue to be enforced consistent with the regulations in the DSR.

When reviewing a change in use application for a new tenant at an existing multi-tenant property, Section 4-02-01 applies. When reviewing an application for a new proposal with more than one principal permitted use, parking for all uses must be accommodated on site and all use standards must be met per the DSR. Nothing in this interpretation shall be construed to limit changes to performance standards in the updated DSR.

# ONEILL SUBDIVISION

CASE NO.: \_\_\_\_\_

A PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 1 OF 2

### OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT CATHY ONEILL, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

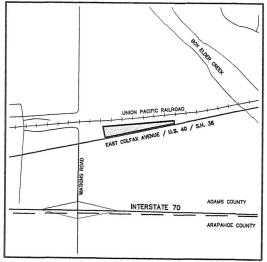
PARCEL A AND PARCEL B AS DESCRIBED IN WARRANTY DEED RECORDED JULY 6, 2016 AT RECEPTION NO. 2016000035573, EXCEPT THAT PART CONVEYED IN QUITCLAIM DEED RECORDED SEPTEMBER 3, 2021 AT RECEPTION NO. 2021000105269, BEING A PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31. FROM WHICH THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31 BEARS NOON'0'16"W 2651.66 FEET; THENCE NOO'10'16"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 TO A POINT ON THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 40; THENCE N77'57'44"E ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED SEPTEMBER 3, 2021 AT RECEPTION NO. 2021000105269; THENCE N12'02'16"W ALONG THE EAST LINE OF SAID TRACT OF LAND 256.68 FEET TO A POINT ON THE EAST LINE OF SAID TRACT OF LAND 256.68 FEET TO A POINT ON THE RENCE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE UNION THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 40; THENCE S77'57'44"W ALONG SAID NORTHERLY RIGHT OF WAY LINE 1648.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.007 ACRES, MORE OR LESS

HAS BY THESE PRESENT LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ONELL SUBDIVISION.

EXECUTED THIS	DAY OF	2	.0,
CATHY ONEILL			
ACKNOWLEDGEMENT	:		
STATE OF COLORAG			
COUNTY OF ADAMS	) SS. )		
THE FOREGOING OW THIS DA	NERSHIP CERTIFICATE Y OF	E WAS ACKNOWLEDG , 20, BY CA	ED BY ME THY ONEIL
NOTARY PUBLIC MY COMMISSION EX	PIRES:	-	



VICINITY MAP SCALE: 1" = 1000'

### PLAT NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

- 2. THE LINEAL UNIT USED AND SHOWN HEREON IS U.S. SURVEY FOOT AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS. THE BEARINGS AND DISTANCES SHOWN HEREON ARE AS MEASURED UNLESS OTHERWISE NOTED.
- 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
- 4. PART OF THIS PARCEL OF LAND LIES WITHIN ZONE AE (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED IN THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 08001C0951J EFFECTIVE SEPTEMBER 28, 2018, AS SHOWN HEREON.
- 5. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTH END BY A 3-1/4" ALUMINUM CAP PLS 10377 AND ON THE SOUTH END BY A 3" BRASS CAP PLS 27609, BEARS NO0'10'16"W.
- 6. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT, SHOULD THE OWNER FAIL TO ADSCUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

### SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. IF FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER, REG P.L.S. NO. 6973

## COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT APPROVAL:

APPROVED BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ A.I 2024.

PLANNING AND DEVELOPMENT MANAGER

### CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS	FILED FOR RECORD IN 1	THE OFFICE OF THE ADAMS
COUNTY CLERK	AND RECORDED, IN THE	STATE OF COLORADO.
AT;	,M., ON THE	DAY
OF	. A.D. 20	

BY:					
	DEPUTY	COUNTY	CLERK	AND	RECORDER

RECEPTION NO.:

PREPARED BY:

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTHINISTER, COLORADO 80234
(303)452—4433
RWBSURVEYINO@HOTMAIL.COM
CAD FILE: 24028/24028 DWG
SHEET 1 0F 2
DATE PREPARED: MARCH 11, 2024

	ONEILL SUBDIVISION  A PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 2  N.W. COR. SWI/A SEC. 31 T.3S. R.64W. FOUND 3-1/4* ALUMINUM CAP - PLS 10377 - 0.7' BELOW GRAVEL ROAD SURFACE	CASE NO.:
	SOURCELLY ROLL OF MAY LINE  SOURCELL ROLL  SOURCELLY ROLL OF MAY LINE  SOURCELL ROLL  SOURCELL ROLL  SOURCELL ROLL  SOURCELL ROLL  SOURCELL ROLL  STITSTAN MAY ROLL OF MAY LINE  STITSTAN MAY ROLL OF MAY LINE  SOURCELL ROLL  STITSTAN MAY ROLL OF MAY LINE  STITSTAN MAY LINE  STITSTAN MAY ROLL OF MAY LINE  STITSTAN MAY LINE  STIT	\$0515'01"E 80.00"
STESS WastOrou	LEGEND  POUND SCRIPT COMMENCEMENT  SK. COS. SW/4 SC. 21 13.3. R.444  POINT OF COMMENCEMENT  SK. COS. SW/4 SC. 21 13.3. R.444  POINT OF COMMENCEMENT  SK. COS. SW/4 SC. 21 13.3. R.444  POINT OF COMMENCEMENT  SK. COS. SW/4 SC. 21 13.3. R.444	PREPARED BY:  S. D. 100 200 Peet  S. CALE: 1" = 100'  PREPARED BY:  R.W. BAYER & ASSOCIATES, INIC 12170 TESM. TRESH. COLORA UNIT TO THE COLORA UNIT TH

DATE PREPARED: MARCH 11, 2024

Close

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Reply to All

Forward

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Spam

**Actions** 



# RE: RCU2023-00051 and RCU2023-00052 O'Neil Special Trade and Landscape Storage Yard Inac

From: (Nick Eagleson)

To: (Cathy O'Neill)

image001.jpg (9 KB) Download | Briefcase | Remove

2024.07.25 One ... Determination.pdf (202.5 KB) <u>Download</u> | <u>Briefcase</u> | <u>Remove</u>

Download all attachments Remove all attachments

# Good Morning,

I wanted to provide you with the director determination memo that would allow two principal uses on this property. I know when you were at the counter last and spoke with myself and another planner, we discussed that after this determination was made, you could move forward with a Minor Subdivision application to combine the parcels out there, and also rezone the property to Industrial-1, which would allow the special trade use by right on the property. Then we would continue on with the Conditional Use Permit for the landscape storage yard.

Please let me know if you have any questions.

# Thanks!



## **Nick Eagleson**

Senior Strategic Planner, Planning & Development Division ADAMS COUNTY, COLORADO 4430 South Adams County Parkway, 1st Floor, Suite W2000A Brighton, CO 80601

O: 720.523.6878 | NEagleson@adcogov.org | www.adcogov.org

County operating hours: Monday-Friday 8:00am-4:30pm

From: Cathy O'Neill <oneill@esrta.com> Sent: Monday, July 8, 2024 4:17 PM

To: Nick Eagleson < NEagleson@adcogov.org>

Subject: Re: RCU2023-00051 and RCU2023-00052 O'Neil Special Trade and Landscape Storage Yard Inactivity

Notice

Please be cautious: This email was sent from outside Adams County

# MADDANTY DEED

	WANTON'I DEED	Recording Fee: \$16.00
THIS DEED is dated the 24th day of June	e, 2016, and is made between	
The Tommy Ernandes Qtip Trust dated		indes Trust dated April 24, 2003
(whether one, or more than one),		
Cathy Oneill		
4.2 100 HWY 36 BENNET	nan one), the "Grantee", T CO of the County of A cloops	whose legal address is
WITNESS, that the Grantor, for and in o \$90,000.00 ), the receipt and sufficiency confirms unto the Grantee and the Grantee thereon, located in the County of Adams an	sonsideration of the sum of Ninety Tho of which is hereby acknowledged, hereby s heirs and assigns forever all the root are	ousand Dollars and No Cents (
Parcel A: A part of the SW 1/4 of Section 31, Town Colorado, more particularly described as	nship 3 South Range 64 West of the 6	3th P.M., County of Adams, State of
Commencing at the SW corner of the sat thence northerly along the west line of sometherly right of way line of U.S. Highway No. 40; thence on a deflection angle to the right way line of U.S. Highway No. 40 a distant thence on a deflection angle to the left of thence on a deflection angle to the right on the southerly right of way line of the Union Pacific Railroad and thence on a deflection angle to the right way line of the Union Pacific Railroad and thence on a deflection angle to the right on the said northerly right of way line of thence on a deflection angle to the right way line of U.S. Highway No. 40 a distant way line of U.S. Highway No. 40 a distant	aid SW 1/4 of Section 31 a distance of of 78 degrees 08 minutes 00 seconds once of 505.21 feet to the point of beginn f 90 degrees 00 minutes 00 seconds a f 90 degrees 00 minutes 00 seconds a of 90 degrees 00 minutes 00 seconds Jnion Pacific Railroad; of 96 degrees 47 minutes 15 seconds distance of 1215.90 feet; of 89 degrees 59 minutes 45 seconds U.S. Highway No. 40; of 83 degrees 13 minutes 00 seconds	along the said northerly right of ning; distance of 181.35 feet; distance of 240.21 feet; a distance of 117.01 feet to a point along the said southerly right of a distance of 155.75 feet to a point
County of Adams, State of Colorado		
Parcel B:		
A part of the S 1/2 of Section 31, Townsh	ip 3 South, Range 64 West of the 6th	P.M. County of Adams, State of

Colorado, more particularly described as follows:

Commencing at the Southwest corner of said Section 31,

thence Northerly along the West line of said Section 31 a distance of 1717.34 feet to a point on the North right-ofway line of U.S. Highway No. 40;

thence on a deflection angle to the right of 78 degrees 08 minutes 00 seconds along the said North right-of-way line of U.S. Highway No. 40 a distance of 1453.98 feet to the Point of Beginning;

thence continuing along the last described course, along the said North right-of-way line of U.S. Highway No. 40 a distance of 810.14 feet;

thence on a deflection angle to the left of 83 degrees 12 minutes 45 seconds a distance of 60.00 feet to a point on the Southerly right-of-way line of the Union Pacific Railroad;

thence on a deflection angle to the left of 90 degrees 00 minutes 00 seconds along the said Southerly right-ofway line of the Union Pacific Railroad a distance of 804.48 feet;

thence on a deflection angle to the left of 90 degrees 00 minutes 15 seconds a distance of 155.75 feet to the Point of Beginning.

County of Adams, State of Colorado.

also known by street address as: 33365 East Colfax Avenue, Watkins, CO 80137

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

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

	1 Company of the Comp	For Office Use Only
	STATE OF COLORADO  No.  THE ST/ Water Ra  tof Natur  06/00  STATE OF COLORADO  OFFICE OF THE STATE ENGINEER  OFFICE OF THE STATE ENGINEER  OFFICE OF THE STATE ENGINEER  (303) 866-3581 Fax (303) 866-3589  (303) 866-3581 Fax (303) 866-3589	neceiv€b .
	In Street, 1 CHANGE IN OWNERSHIP/ADDRESS (266-)381 CORRECTION OF THE WELL LOCATION (26-)389	AUG 1 4 2001
	s. Page tone C. Insert the Well Permit Number 16229 F	WATER UPLGED TABLE ENGINETY TEATER
01	Name, address and phone of the person claiming ownership of the well;	rec# 9002143
	NAME(S) Tommy & JOANNE ERNANDES	www.right decreed
	Mailing Address P.O. Box 486	by the court and the West 13 her Court Case
ight, decreed	ear Ms.  City, St. Zip WATKINS. Co 80137	Number / Civil Action Purificer and
stered with the		as decreed.
well number	ove rel 7.23 ac Phone (303) 261-9672 H. 303-261-9330	and the same of th
	This form is filed by the named individual/entity claiming that they are the own.	or of the well permitted as referenced above.
	tree fee This folling is made pursuant to C.R.S. 37-90-143.	W. J. D. signation
ed above.	jection WELL LOCATION: County Adams Owner's	Well Designation
	unty ai	ity) (State) (Zip)
	Ir (Address)	as Lad DE Or XI W., SixthP.M.
(Zip)	:h lot, <u>N.E.1/4</u> of the <u>S.W. 1/4</u> , Sec. <u>3</u> , Twp. <u>3</u> N. or X S., Ran	ge
FM.W.	Distance from Section Lines 2200 Ft. From N. or XS, 26	DOQ Ft. From E. or W. Line.
N. Line.	Subdivision Name Lot	, Block , Filing/Unit
	The above listed owner(s) say(s) that he she (they) own the well describe	ped herein. The existing record is being
	amended for the following reasons: Change in name of owner	Change in mailing address
	The standard for exempt wells permitted prior to May 8, 197	and non-exempt wells permitted after
s being	May 17, 1965. Please see the reverse side for further information regard	ding correction of the well location.
s being Lafter	ou ha  May 17, 1965. Please see the reverse side for further information regard	hove and that the commencement of
after	May 17, 1965. Please see the reverse side for further information regard	hove and that the commencement of
l after	May 17, 1965. Please see the reverse side for further information regard  I (we) claim and say that I (we) (are) the owner(s) of the well described a extraction of ground water from this well, lawfully made under the well pe	above and that the commencement of ermit, occurred on the date indicated, and
after	May 17, 1965. Please see the reverse side for further information regard  I (we) claim and say that I (we) (are) the owner(s) of the well described a extraction of ground water from this well, lawfully made under the well pe that the statements made herein are true to my (our) knowledge.  Please print the Signer's Name & Title  Signature(s) of the new owner.	above and that the commencement of ermit, occurred on the date indicated, and
i after i. it of ed, and	May 17, 1965. Please see the reverse side for further information regard  I (we) claim and say that I (we) (are) the owner(s) of the well described a extraction of ground water from this well, lawfully made under the well per that the statements made herein are true to my (our) knowledge.  Please print the Signer's Name & Title  To mmy ERNANDES  Simpsi A  To ANNE ERNANDES	above and that the commencement of ermit, occurred on the date indicated, and
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after i. it of ed, and	May 17, 1965. Please see the reverse side for further information regard  I (we) claim and say that I (we) (are) the owner(s) of the well described a extraction of ground water from this well, lawfully made under the well per that the statements made herein are true to my (our) knowledge.  Please print the Signer's Name & Title  To mn v ERNANDES  Simpsi A  R  It is the responsibility of the new owner of this well to complete and sign the form original letter of agency signed by the owner is attached to the form upon its rec	Date  Date    Signatures of agents are acceptable if an eipt.



# TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO CERTIFICATE OF TAXES DUE



Account Number R0207864 Parcel 0181731300011 Assessed To

O NEILL CATHY 45700 US HIGHWAY 36 BENNETT, CO 80102-8629 Certificate Number 2024-251541 Order Number Vendor ID Counter

### Legal Description

Situs Address

SECT,TWN,RNG:31-3-64 DESC: BEG AT SW COR SW4 OF SEC 31 TH NLY ALG W LN OF SD SW4 1717/24 FT TO A PT ON NLY 33365 E COLFAX AVE ROW LN OF U S HIWAY 40 TH ON DEFL ANG TO RT OF 78D 08M ALG SD NLY ROW LN 505/21 FT TO POB TH ON DEFL ANG TO RT OF 90D 181/35 FT TH ON DEFL ANG TO LEFT OF 90D 240/21 FT TH ON DEFL ANG TO RT OF 90D 117/01 FT TO A PT ON SLY ROW LN OF U P RR TH ON DEFL ANG TO RT OF 90D 51 TH ON DEFL ANG TO RT OF 90D 51 TH ON DEFL ANG TO RT OF 90D 51 TH ON DEFL ANG TO RT OF 90D 51 TH ON DEFL ANG TO RT OF 83D 13M ALG SD SLY ROW LN 900 LN 900 ALG SD SLY ROW LN 900 A ALG SD NLY ROW LN 948/77 FT TO POB EXC PARC (2021000105269)

Year	Tax		Interest		Fees	Payments	Balance
Tax Charge	*						
2023	\$403.74		\$0.00		\$0.00	(\$403.74)	\$0.00
Total Tax Charge							\$0.00
Grand Total Due as of 10/08/2024							\$0.00
Tax Billed at 2023 Rates for Tax Are	ea 434 - 434						
Authority		Mill Levy		Amount	Values	Actua	1 Assessed
RANGEVIEW LIBRARY DISTRI	CT	3.6530000		\$19.54	RES IMPRV LANI	\$60,23	\$4,040
FIRE DISTRICT 7 - BENNETT		13.2790000		\$71.04	SINGLE FAMILY	RES \$19,59	\$1,310
ADAMS COUNTY		26.8350000		\$143.56	Total	\$79,830	\$5,350
SD 29 GENERAL (Bennett)		25.2830000		\$135.27	Total	\$77,030	95,550
URBAN DRAINAGE SOUTH PLA	ATTE	0.1000000		\$0.54			*
URBAN DRAINAGE & FLOOD (	CONT	0.9000000		\$4.82			
BENNETT PARK AND RECREA	TON	5.4140000		\$28.97			
Taxes Billed 2023		75.4640000		\$403.74			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

algale of Villey



4430 S. Adams County Parkway

Brighton, CO 80601



# TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO CERTIFICATE OF TAXES DUE



Account Number R0083593 Parcel 0181731300005 Assessed To

Certificate Number 2024-251540 Order Number Vendor ID Counter

O NEILL CATHY 45700 US HIGHWAY 36 BENNETT, CO 80102-8629

### Legal Description

Situs Address

SECT,TWN,RNG:31-3-64 DESC: BEG AT SW COR SW4 OF SEC 31 TH NLY ALG W LN OF SD SW4 1717/24 FT TO A PT ON NLY ROW LN OF U S HIWAY 40 TH ON DEFL ANG TO RT OF 78D 08M ALG SD NLY ROW LN 505/21 FT TO POB TH ON DEFL ANG TO RT OF 90D 181/35 FT TH ON DEFL ANG TO LEFT OF 90D 240/21 FT TH ON DEFL ANG TO RT OF 90D 117/01 FT TO A PT ON SLY ROW LN OF U P RR TH ON DEFL ANG TO RT OF 90D 127/05 FT TH ON DEFL ANG TO RT OF 89D 59M 155/75 FT TO A PT ON SD NLY ROW LN OF U S HIWAY 40 TH ON DEFL ANG TO RT OF 83D 13M ALG SD NLY ROW LN 948/77 FT TO POB

Year	Tax	Interest	Fees	Payments	Balance
Grand Total Due as of 10/08/2024					\$0.00

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR,

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

algale L Villey =

Brighton, CO 80601

4430 S. Adams County Parkway



5500 Greenwood Plaza Blvd., Suite 200 Greenwood Village, CO 80111 303.770.8884 • GallowayUS.com

To: Adams County

Planning & Development

From: Brian Horan, PE, PTOE

Galloway

Date: February 24, 2025

Re: O'Neill Subdivision – Watkins, CO

**Trip Generation Analysis** 



# INTRODUCTION

This trip generation analysis (TGA) was conducted in support of a Rezone, Conditional Use (RCU) in Adams County, CO. The subject site, located at 33365 E Colfax Ave, Watkins, Colorado, and is further identified as Adams County Parcel Numbers 0181731300006 and 0181731300011. The site is currently zoned Agricultural-3 and is occupied by a storage lot. The Applicant is applying to combine the parcels and rezone the property to Industrial-1 which would allow the special trade use by right on the property, and then continue to apply for the RCU which would allow for zoning appropriate rentals and storage. This TGA describes the forecasted use, calculates the forecasted trip generation, and assess the trip generation utilizing the guidelines provided in the Adams County Development Standards and Regulations (DSR) Section 8-02-02 "Requirements for Traffic Impact Studies". The site location is shown below in Figure 1.



Figure 1 – Site Location

### **DSR APPLICATION**

The Adams County Development Standards and Regulations (DSR) Section 8-02-02 "Requirements for Traffic Impact Studies" provides guidance on when and what level of traffic impact study (TIS) should be provided. As outlined in Section 8-02-02 "some level of TIS is required for all rezoning, plats, conditional use, building permits, driveway permits or change in use". The level of TIS is dependent on the expected

trip generation of the proposed use. If fewer than twenty (20) vehicles per day are anticipated, a Level 1 TIS would not be required. The following sections will detail the proposed use and trip generation to determine what level of TIS may be required.

### **PROPOSED USE**

The Applicant is applying to combine the parcels and rezone to Industrial-1 and then would continue to apply for the subject RCU in order to park a number of large vehicles on the property. The applicant, in part, is the owner of the two properties and would store a number of vehicles and equipment on site which would be used for landscaping throughout Colorado. Approximately one to three vehicles (trucks/trailers) are on site at any given time. The operator leaves the property after 7 AM and returns to the property before 5 PM. No additional heavy vehicle trips occur throughout the day.

### TRIP GENERATION

The proposed RCU large vehicle trip generation associated with the operations described above are provided within Table 1. In accordance with the DSR, trip generation was assessed utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th edition rates/equations. A number of Land Use Codes (LUC) are available to represent various potential uses that have been studied. The subject use is not represented exactly by a LUC in ITE so the closest approximate was chosen. It was determined that LUC 110 General Light Industrial was appropriate as it is described as a "free-standing facility devoted to a single use". The independent variable of "employee" was selected as it is known that only one employee is associated with the use.

Site	Tri	p G	ene	rat	ion

Land Use	Land Use		AM Peak Hour		PM Peak Hour		Average Daily			
	Code	Amount	Units	ln	Out	Total	ln	Out	Total	Trips
Proposed (1)										
General Light Industrial	110	1	Employee	1	0	1	0	1	1	9

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition

As shown in Table 1, the site is anticipated to generate 1 trip during the weekday AM peak hour, 1 trip during the weekday PM peak hour, and 9 daily trips according to ITE. As shown in Table 1, the proposed use would generate fewer than 20 vehicle trips per day, therefore a TIS would not be required per DSR guidelines. Additionally, no adverse effects to the local roadway network are anticipated.

## CONCLUSION

The conclusions of this comparative analysis are as follows:

- The Applicant is applying for an RCU to allow for heavy vehicles on site in an A-3 zoning,
- The proposed development would generate 1 trip in the AM peak hour, 1 trip in the PM peak hour, and a total of 9 daily trips according to the proposed operations plan, and
- No adverse effects to the local roadway network are anticipated by the use.

We acknowledge that Adams County's review of this study is only for general conformance with submittal requirements, current design criteria, and standard engineering principles and practices.

We trust that the information contained herein satisfies the request of Adams County, CO. If you have any questions or need further information, please contact Brian Horan at BrianHoran@gallowayus.com or 303-770-8884.