

**Project:** Counter Drive Lift Station Improvements Project

**To:** Adams County

**From:** Muller Engineering, on behalf of the South Adams County Water and Sanitation District (SACWSD)

**Date:** April 16, 2025

**Subject:** Variances for 8315 Counter Drive

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To whom it may concern,

This variance submittal includes the following items:

- The Development Application Form
- A Written Narrative, answering the required questions, and a project summary
- Site Plan
- Proof of Ownership – Deed to 8315 Counter Drive
- Proof of Water and Sewer Services
  - Letter from Hazeltine Water indicating provision of water service
  - Hazeltine water bill for 8315 Counter Drive
  - Letter from SACWSD indicating that 8315 Counter Drive does not have any sanitary facilities, and SACWSD does not provide sanitary services for this address, as it is owned by SACWSD and is a lift station for SACWSD's sewer system
- Legal Description – this is shown on the Minor Subdivision Plat that will also be submitted as part of the Minor Subdivision Plat process
- Statement of Taxes paid

If there are any questions, please contact Christie Ritter, at [critter@mullereng.com](mailto:critter@mullereng.com) or 720 808 4298.

Thank you,

Christie



# VARIANCE

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

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. 3)

Written Narrative

Site Plan

Proof of Ownership (warranty deed or title policy)

Proof of Water and Sewer Services

Legal Description

Statement of Taxes Paid

## Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback:	
Height:	
Lot Coverage:	
Other:	

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential <i>*\$100 per each additional request</i>

## Guide to Development Application Submittal

This application shall be submitted electronically to [epermitcenter@adcogov.org](mailto: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](http://www.permits.adcogov.org).

### Written Explanation:

- Answer the two questions on the attached Written Explanation for Variance Request form. Please answer these questions on a separate document and attach to your submittal.

### Scaled Site Plan:

- A site plan prepared to-scale showing at minimum: the request, any existing or proposed structures, existing and proposed setbacks of structures, any hardship, location of well, location of septic field, location of easements, surrounding rights-of-way, north arrow.
- Site plan may be hand-drawn.

### Proof of Ownership (warranty deed or title policy):

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

### Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- 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.

### Legal Description:

- Geographical description used to locate and identify a property.

### Statement of Taxes

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or [adcotax.com](http://adcotax.com)



## DEVELOPMENT APPLICATION FORM

### APPLICANT

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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### OWNER

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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## DESCRIPTION OF SITE

Address:	8315 Counter Drive
City, State, Zip:	Henderson, CO, 80640
Area (acres or square feet):	0.1 Acres
Tax Assessor Parcel Number	0172109401031
Existing Zoning:	R-1-C
Existing Land Use:	Residential
Proposed Land Use:	Residential

Have you attended a Conceptual Review? YES ☐ NO ☒

If yes, please list PRE#:

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

### Written Narrative for Variance Request

- Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met? (Include code section reference from [Adams County Standards and Regulations](#))  
Reach out to the Planner of the Day (cedd-plan@adcogov.org) if you have any questions.

- Why are you unable to meet this standard?



## WHAT IS A VARIANCE

*and when may it be requested?*

When a property owner cannot use their property in a way that meets the Adams County Development Standards & Regulations, a variance may be requested to allow the property owner to be exempt from one or more land use regulations.



### A VARIANCE MAY BE REQUESTED FOR:

- ✓ Dimensional requirements
- ✓ Performance standards
- ✓ Other special physical requirements



### A VARIANCE MAY NOT BE REQUESTED FOR:

- ✗ Change in use
- ✗ Change in zoning
- ✗ Amending a Planned Unit Development (PUD)
- ✗ Relief from airport overlays

## How long does a VARIANCE LAST?

A variance runs with the land. If a variance is granted, a building permit must be obtained within one year.

**1**  
YEAR

## VARIANCE APPLICATION

Contact the E-Permit Center at  
[epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org) or visit their website:

[epermits.adcogov.org](http://epermits.adcogov.org)

For more information, please contact:  
[cedd-pod@adcogov.org](mailto:cedd-pod@adcogov.org) | 720.523.6800

## VARIANCE REQUESTS

*in Adams County*



## STAY CONNECTED

4430 S. Adams County Pkwy., Brighton, CO 80601



/AdamsCountyGov



@AdamsCountyGov



Public Agencies



/AdamsCountyCo

[Adcogov.org](http://Adcogov.org)



**ADAMS COUNTY**  
COLORADO

## What are the criteria for APPROVAL?

A variance application is evaluated based upon the following criteria of approval (**Sec. 2-02-23-06**):

- 1 There is a physical hardship specific to the lot.
- 2 The property owner is being deprived of a right that's commonly enjoyed by other lots in the same zone district.
- 3 The variance doesn't give a special privilege to the applicant.
- 4 The property cannot be reasonably developed in conformity of the regulations.
- 5 The circumstances that cause the need for a variance are not self-imposed.
- 6 The proposal is harmonious with the neighborhood and compatible with the purpose of the regulations.
- 7 The public good and safety is not impaired.
- 8 The proposed use is allowed in the zone district and doesn't further a non-conforming use.

## What is the variance REVIEW PROCESS?

### APPLICATION SUBMITTAL

Application is submitted to the E-Permit Center. You can contact this office at [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org) or visit their website at [permits.adcogov.org](http://permits.adcogov.org).



### FIRST REVIEW

35 calendar days for staff review and agency referral (school districts, fire districts, Colorado Department of Public Health & Environment etc.). Neighbors are also notified of the application at this time and are given the opportunity to make comments. At the end of this review period, a meeting is scheduled with the applicant to go over the review comments.

**35** calendar days for the first review

### EACH ADDITIONAL REVIEW

21 days. If a resubmittal is required, the application will undergo an additional round of review. This may happen several times depending on the quality of each submittal.

**21** calendar days for each additional review

### BOARD OF ADJUSTMENT (BOA) HEARING

BOA hearings are scheduled on the first and third Thursday of every month at 6 p.m. and are scheduled four weeks in advance. All review comments need to be resolved prior to scheduling the public hearing.

**First & Third THURSDAY** of every month BOA hearings are scheduled

### BOA MAY VOTE TO...



#### **Approve.**

The variance is valid upon approval by the BOA.



#### **Approve with conditions.**

The BOA may attach special conditions to the variance to make sure no special privileges are being granted to the applicant.



#### **Deny.**

The variance process can take three months or longer, depending on the number of resubmittals and available Board of Adjustment hearing dates.

**3**  
MONTHS+

If a building permit is not issued within one year of the variance approval or the use associated with the variance has not been established, the variance will expire. Extensions may be requested — see **Sec. 2-02-23-10**.

**1**  
YEAR



# Counter Drive Lift Station Improvements Project

## Written Explanation - Variances

Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met?

There are two standards that cannot be met. The first is the minimum lot size requirement (3-13-06-01-02). The second is the minimum rear setback (3-13-06-03-04).

Why can these not be met?

The minimum lot size requirement for 8315 Counter Drive cannot be met because the existing lot is already much smaller than the minimum size. The project to improve the lift station will make the lot size bigger than the existing lot size, but it will still be smaller than the minimum size.

The minimum rear setback cannot be met due to the constraints of the existing sanitary sewer infrastructure. The wet well collects sewage from several gravity lines and cannot be moved, as it is where those sanitary lines all meet and collect the sewage, which then is pumped up and out of the neighborhood. The pumps and electrical equipment are what make up the lift station, and the shed houses and protects the lift station. Again, the location of all of these appurtenances is fixed, and is in the same location it has historically been since the original construction of the lift station.

Further background information on the Counter Drive Lift Station Improvements project, and the lift station itself is included in the narrative below, which is also included in the Minor Subdivision Plat submittal.

### Background and History

The South Adams County Water and Sanitation District (SACWSD, District) provides water and sewer services for approximately 68,600 people in their service area, which includes Commerce City and other contiguous areas of unincorporated Adams County, Colorado. The District's wastewater collections system includes over 300 miles of sewer mains, eleven lift stations (currently), and one wastewater treatment plant. The Counter Drive Lift Station (also referred to as the Hazeltine lift station) was constructed in 1977/1978 to serve the Hazeltine Heights neighborhood. Although Hazeltine Heights provides its own water and is not a part of the District's service area, the District provides wastewater service to this area through an intergovernmental agreement. The Counter Drive Lift Station is located at 8315 Counter Drive, which is situated northwest of E 104<sup>th</sup> Avenue and Brighton Road in Henderson, Colorado. The lift station is in a residential area, between houses along Counter Drive. The Fulton Ditch runs parallel to Counter Drive, northwest of the neighborhood, and the lift station itself is approximately 60 feet away from the ditch. The station receives sewage from the Hazeltine Heights neighborhood in Adams County and the Belle Creek neighborhood in Commerce City and then pumps these flows south to the District's system near 104<sup>th</sup> Avenue where flows are then conveyed to the District's treatment plant by gravity.

## Project Background

Sanitary Sewer lift stations are used in areas where gravity sewer mains drain to a lower area, and pumps are needed to move the sanitary sewage uphill to a location where it can continue to flow via gravity to a treatment plant. For the Counter Drive Lift Station, a duplex pump system is used to push flow through a pressurized force main, which then transitions to a gravity flow system for ultimate conveyance to the Williams-Monaco Wastewater Treatment Plant facility in Henderson, Colorado. Since lift stations are an imperative and complicated part of an overall sanitary sewage conveyance system, system operators and public health entities have strict requirements for lift stations. These requirements include a robust emergency response plan, which should include emergency storage for any scenario in which the pumps at the lift station do not function properly. Emergency storage allows the operators time to troubleshoot the issue and bring additional pumping equipment onsite. If there is not adequate emergency storage, a lift station outage could result in sanitary sewer mains backing up, which could cause sewage backups into nearby residences.

A Lift Station Assessment project for SACWSD was completed in 2019 that identified the need for additional emergency storage at the Counter Drive Lift Station site. The assessment found that at peak flows, operators have less than 30 minutes of response time from when they receive a high water alarm to when nearby residences are at risk of experiencing sewer backups. The lift station's proximity to houses and the Fulton Ditch only exacerbates this risk.

The primary objective for this improvements project is to add additional storage, which will increase the volume to an equivalent overall emergency response time duration of 90 minutes at peak flows. As part of the design effort, an investigation of existing storage capacity was conducted, and it was determined that an additional 21,500 gallons of emergency storage capacity would provide 90 minutes of emergency response time at the lift station.

## Project Site Location – Historical Platted Lots

The existing Counter Drive Lift Station site is located at 8315 Counter Drive. Since the existing site did not have adequate space for additional emergency storage, SACWSD purchased 8271 Counter Drive in 2022, which is the adjacent property to the southwest of the lift station. There is a large space between the lift station infrastructure and the house on 8271 Counter Drive, which was planned to be used as the location of a new underground emergency storage tank, with the understanding that the lot line could then be redrawn to include all SACWSD infrastructure on the new 8315 Counter Drive Lot. Survey that was completed for the design phase of the project found that the property shown on the Adams County Assessor's Map for 8271 Counter Drive is actually situated over three of the original platted lots, while the original Counter Drive Lift Station site sits on one original platted lot. The house on 8271 Counter Drive does not have a driveway off of Counter Drive but does have an existing access easement to use the driveway for 8315 Counter Drive to access their property.

## Project Scope – Site Improvements

The Counter Drive Lift Station Improvements Project will achieve the main objective to provide adequate emergency storage for the lift station and includes several other improvements at the lift station site and the adjacent 8271 Counter Drive property. These improvements include:

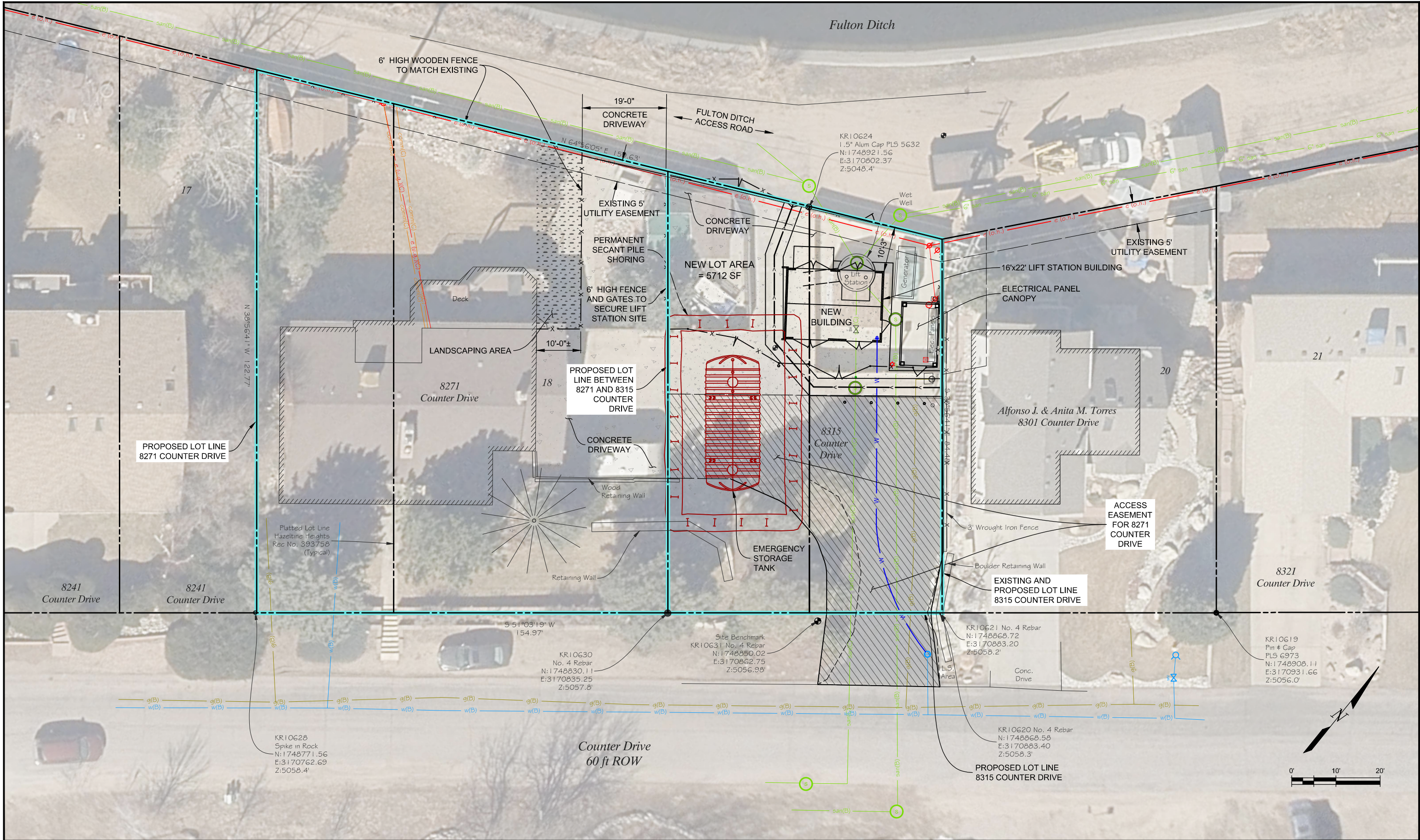
- New fiberglass emergency storage tank, situated inside secant pile shoring
- New pumps and motors in the lift station
- Rehabilitation of the wet well that the pumps draw from
- Rehabilitation of some of the existing gravity pipes into the wet well
- New piping (with valves) in the wet well and out to the force main
- New piping (with valves) from the storage tank to an emergency mobile bypass pump
- Replacing the old shed over the lift station with a new, larger shed that will house the lift station and the mobile bypass pump
- Extending the potable water service for the lift station property down the driveway from the existing meter pit into the lift station site
- A widened driveway to the lift station to accommodate tank operation and maintenance
- New fencing around the lift station
- New bollards to protect the lift station
- New fence for the northeast side of 8271 Counter Drive
- New asphalt and concrete for the driveways for both properties
- New landscaping for both properties

#### Project Site Location – New Property Lots

Since the emergency storage tank would not fit on the existing lot for 8315 Counter Drive, the emergency storage tank is being constructed just southwest of the existing lift station and will be buried underneath a concrete slab between the structures of the two properties that will serve as the driveway to the 8271 Counter Drive garage and provide operations and maintenance access to the tank for the District. The new proposed lot line would situate all SACWSD facilities on one lot (8315 Counter Drive).

The attached Conceptual Site Plan shows the extents of the original plat, which includes four total platted properties for the two addresses as currently shown on the Adams County Assessors map. It also shows the proposed boundaries for two eventual lots: one lot for 8271 Counter Drive (which will include the house backyard, and an access off of the Fulton Ditch Road), and one lot for 8315 Counter Drive (which will include the lift station, the emergency storage tank, the driveway off of Counter Drive, and an expanded access easement for future homeowners at 8271 Counter Drive to use this same driveway to access their property.)





PREPARED UNDER THE SUPERVISION OF	DESIGNED: CLR	<b>CONCEPTUAL SITE PLAN</b>  PROJECT NO. 22-046.01	SHEET REVISIONS				 7245 W. ALASKA DR. SUITE 300 LAKEWOOD, COLORADO 80226	 <b>South Adams County Water &amp; Sanitation District</b> 6595 East 70th Avenue, P.O. Box 597 Commerce City, Colorado 80037-0597 (303) 288-2646	COUNTER DRIVE LIFT STATION IMPROVEMENTS	DATE 04-07-2025	
	DRAWN: SMW		NO.	DATE	DESCRIPTION	BY			CONCEPTUAL SITE PLAN	DRAWING NO. 1	
	CHECKED: GBH										SHEET NO. 1 OF 1



THIS DEED made this 22nd day of November, 1978,  
between Fargo Oil Company of the County of Adams, State of Colorado,  
First Party and the South Adams County Water and Sanitation District,  
a quasi-municipality of the County of Adams, State of Colorado, Second  
Party,

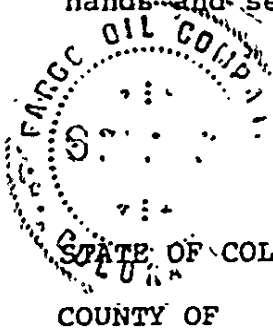
## WITNESSETH:

THAT FOR and in consideration of the sum of Ten Dollars and  
other valuable considerations, the receipt of which is hereby ac-  
knowledged, the First Party by these presents hereby grants to the  
Second Party, its successors and assigns all the following described  
lot or parcel of land, situate in the County of Adams, State of  
Colorado, to-wit:

Beginning at the Southeasterly corner of Lot 19, Block 1 of  
Hazeltime Heights, a subdivision of part of the S.W. 1/4 of  
the S.E. 1/4 and the S.E. 1/4 of the S.E. 1/4, Section 9,  
Township 2 South, Range 67 West of the Sixth Principal Merid-  
ian as recorded in File No. 9, Map No. 123, Adams County  
Records, County of Adams, State of Colorado,  
Thence Northerly along the Easterly line of Lot 19, 84.5 feet;  
Thence Southwesterly along the Northerly line of Lot 19,  
30.9 feet;  
Thence Southeasterly along a line parallel to the Easterly  
line of said lot 19, 91.91 feet;  
Thence Northeasterly along the Southerly line of lot 19,  
30.0 ft. to the point of Beginning, being a part of lot 19,  
Block 1, Hazeltime Heights Subdivision, County of Adams,  
State of Colorado and containing 0.061 acres of land more  
or less.

TOGETHER with all and singular the hereditaments and appur-  
tenances thereunto belonging, or in anywise appertaining, and the re-  
version and reversions, remainder and remainders, rents, issues and  
profits thereof; and all the estate, right title, interest, claim and  
demand whatsoever of the said parties of the first part, either in  
law or equity, of, in and to the above bargained premises, with the  
hereditaments and appurtenances.

IN WITNESS WHEREOF, the parties herein have hereunto set their  
hands and seal the day and year first above written.



STATE OF COLORADO )  
COUNTY OF ) SS

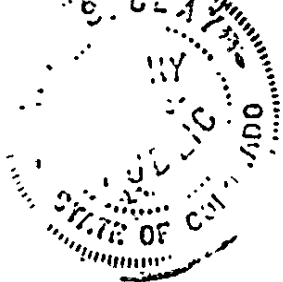
Fargo Oil Company  
Gertrude R. Seyler President  
Marion Richardson Secretary

The foregoing instrument was acknowledged before me this 22nd  
day of November, 1978 A.D., by Gertrude R. Seyler as President  
and Marion Richardson as Secretary.

My Commission Expires:

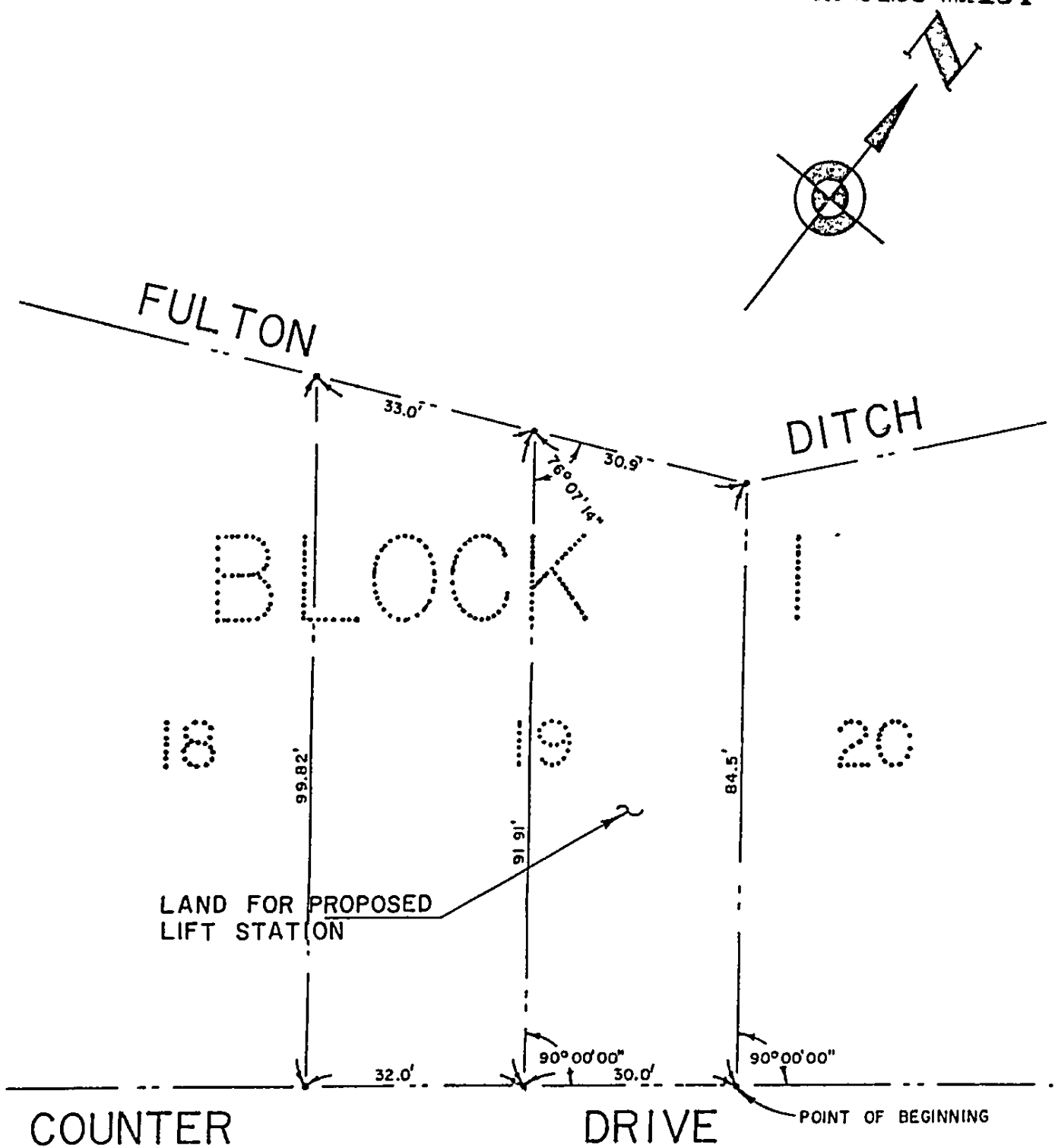
March 1979

[Signature]  
Notary Public



RECORDED  
COUNTY OF ADAMS  
JAN 29 8 00 AM '80

B 2 4 6 0 5 4



IN  
HAZELTINE HEIGHTS SUB'D.  
SECTION 9, T2S, R67W  
ADAMS COUNTY, COLORADO

HAZELTINE HEIGHTS INTERCEPTOR SEWER  
SOUTH ADAMS COUNTY WATER & SANITATION DISTRICT  
PROJECT 77012-42 OCTOBER, 1978  
NO SCALE

CONSULTING  
ENGINEERS



SELLARDS & GRIGG, INC.  
8745 W 16TH AVENUE • COTTONWOOD PLAZA I  
LAKEWOOD COLORADO 80215 338 6411



# **HAZELTINE HEIGHTS WATER and SANITATION DISTRICT**

P O Box 38  
Henderson, CO 80640-0038  
March 27, 2025

**South Adams County Water and Sanitation District**  
**6595 E 70<sup>th</sup> Ave**  
**Commerce City, CO 80022**

To interested parties at South Adams County Water and Sanitation District (SACWSD), as well as, representatives within Adams County Colorado government, this is to inform you that Hazeltine Heights Water and Sanitation District provides water services for two properties owned by SACWSD. The two addresses are:

- 8271 Counter Drive, Henderson, Colorado
- 8315 Counter Drive, Henderson, Colorado

If you have any questions or concerns, please contact me.  
Thank you.

Shirley Sabin  
District Bookkeeper  
303-916-3800

# HAZELTINE HEIGHTS WATER DISTRICT

PO Box 38 - Henderson, CO 80640

303-916-3800

Account Number	Usage From:	Usage Through:	Previous Meter Reading	Current Meter Reading	Gallons Used	Date Due	
1-16		3/20/25	0	0	0	<b>4/10/25</b>	
Unpaid Balance	Past Due 30 Days	Past Due 60 Days	Penalty	Fines 9/20	Interest	Water Bill	Total Due
0.00	0.00	0.00	0.00		0.00	60.00	<b>\$60.00</b>

**Payments must be received by the 10th of the month**

*Please allow 7 days from mailing for payment to be received*

**RE: 8315 Counter Drive, Henderson**

[acctpay@sacwsd.org](mailto:acctpay@sacwsd.org)

Invoice:

Name South Adams Water District  
Street PO Box 597  
City Commerce City, CO  
80037-0597

<https://HazeltineHeightsWaterDistrict.colorado.gov>

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**Sharleen Maier**

Business Support

South Adams County Water and Sanitation District

10200 E 102<sup>nd</sup> Ave.

Henderson, CO 80640

smaier@sacwsd.org

720-206-0530

March 27, 2025

Adams County

**Subject: Proof of Sanitary Sewer Service for 8271 Counter Dr. and 8315 Counter Dr.**

To Whom It May Concern,

I am writing on behalf of the South Adams County Water and Sanitation District to confirm that sanitary sewer service is currently provided to the properties located at **8271 Counter Dr.**

**8315 Counter Dr.** does not receive sanitary sewer services as it is a lift station for the South Adams County Water and Sanitation District's sewer system.

Please find attached copies of the most recent utility bills for these addresses as additional verification of service. Should you require any further information or documentation, please do not hesitate to contact our main office at **303-288-2646** or reach out to me directly at **720-206-0530** or **smaier@sacwsd.org**.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharleen Maier", is placed above the printed name.

**Sharleen Maier**

Business Support

South Adams County Water and Sanitation District



**A PORTION OF LOT 17, AND LOTS 18, & 19 INCLUSIVE, BLOCK 1, HAZELTINE  
HEIGHTS SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
ADAMS COUNTY, COLORADO**

AREA = 16,069 SQ. FT. OR 0.369 ACRES, MORE OR LESS  
SHEET 1 OF 1

1. BASIS OF BEARINGS: THE NORTHERLY RIGHT OF WAY LINE OF COUNTER DRIVE, MONUMENTED WITH A FOUND PIN AND CAP, STAMPED "PLS 6973" AT THE SOUTHEAST CORNER OF LOT 20, BLOCK 1, HAZELTINE HEIGHTS SUBDIVISION AND A FOUND NO. 5 REBAR WITH NO CAP AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 1, HAZELTINE HEIGHTS SUBDIVISION WITH A BEARING OF SOUTH 51°03'54" WEST, A DISTANCE OF 372.03' FEET AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2. THE LINEAL DIMENSIONS AS CONTAINED ARE BASED UPON THE "U.S. SURVEY FOOT".
3. 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) Misdemeanor pursuant to state statute 18-4-508, C.R.S.
5. ALL DIRECTIONS, DISTANCES, COORDINATES, AND DIMENSIONS ARE BASED ON MODIFIED (GROUND) COORDINATES FROM THE COLORADO COORDINATE SYSTEM FROM COLORADO STATE PLANE 1983 (2011) NORTH ZONE (C.R.S. 38-52-102). CSF=1.000264879, 1/CSF=0.9997351 ORIGIN N, E, 0
6. STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER 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 THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO 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 ASSESSED TO THE PROPERTY OWNER.
7. ANY PERSON PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DESIGNATED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL ENGINEERING MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0319J, DATED DECEMBER 2, 2021.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 17, 18, & 19, BLOCK 1, HAZELTINE HEIGHTS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS THAT COUNTER DRIVE MINOR SUBDIVISION PLAT, BEING THE SOLE OWNER  
OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF LOT 17, AND LOTS 18 AND 19 INCLUSIVE, BLOCK 1, HAZELTINE HEIGHTS SUBDIVISION AS DESCRIBED IN DEED RECORDED JANUARY 29, 1980 AT RECEPTION NO. B246054 IN BOOK 2426 AT PAGE 133, AND AS DESCRIBED IN DEED RECORDED APRIL 12, 2022 AT RECEPTION NO. 2022000032487, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN A FOUND PIN & CAP, STAMPED "PLS 6973" AT THE SOUTHEAST CORNER OF LOT 20, BLOCK 1 OF SAID SUBDIVISION AND A FOUND NO. 5 REBAR, NO CAP AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 1 OF SAID SUBDIVISION TO BEAR SOUTH 51°03'54" WEST, A DISTANCE OF 372.03 FEET, WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 20, BLOCK 1 OF SAID SUBDIVISION;  
THENCE SOUTH 51°03'54" WEST, ALONG THE SOUTHERLY LINES OF LOTS 17, 18, & 19 OF SAID SUBDIVISION, SAID  
DISTANCE OF 155.01 FEET, TO THE SOUTHWESTERLY RIGHT-OF-WAY OF COUNTER DRIVE, A DISTANCE OF 155.01 FEET;  
THENCE DEPARTING SAID LOT 17 AND SAID RIGHT-OF-WAY, NORTH 38°02'00" WEST, A DISTANCE OF 122.82 FEET  
TO A POINT ON THE NORTHERLY LINE OF SAID LOT 17;  
THENCE NORTH 64°56'35" EAST, ALONG THE NORTHERLY LINES OF SAID LOTS 17, 18, AND 19, A DISTANCE  
OF 155.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 19;  
THENCE SOUTH 39°02'00" EAST, ALONG THE WESTERLY LINE OF SAID LOT 19, A DISTANCE OF 84.51 FEET, MORE  
OR LESS, TO THE POINT OF BEGINNING.

ADAMS COUNTY  
STATE OF COLORADO.

CONTAINING AN AREA OF 16,069 SQUARE FEET, OR 0.37 ACRES, MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF COUNTER DUTY MINOR SUBDIVISION AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY OF PUBLIC USE. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENT (AND TRACTS) AS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND /OR ITS ASSIGNS, PROVIDED HOWEVER THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

XXXXXX

## BY: \_\_\_\_\_

STATE OF COLORADO )  
 ) SS.  
COUNTY OF ADAMS )

THE FORGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY \_\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

MY ADDRESS IS: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

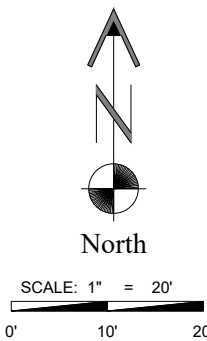
NOTARY PUBLIC

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS WORK WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS WORK BE DEFERRED TO THE TIME OF DISCOVERY IF MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (13-80-105 C.R.S. 2012)
2. PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 161, THE WORK "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE WORK REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

I, KYLE R. WALKER, A REGISTERED LAND SURVEYOR, LICENSED 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. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

KYLE R. WALKER PLS 38664  
FOR AND ON BEHALF OF TOPOGRAPHIC CO

—————	PROPERTY LINE
-----	LOT LINE
- - - - -	ADJOINER LINE
- . - . -	RIGHT OF WAY LINE
- - - - -	EASEMENT LINE
●	SET MONUMENT AS DESCRIBED
⊙	SET NO. 6 REBAR WITH 1" RED PLASTIC CAP, STAMPED "TOPOGRAPHIC LS 38850"

[illegible]

 **TOPOGRAPHIC**  
LOYALTY INNOVATION LEGACY  
520 STACY COURT, UNIT B • LAFAYETTE, CO 80026  
TELEPHONE: (303) 666-0379 • FAX (303) 665-6320  
WWW.TOPOGRAPHIC.COM

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

COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

**A PORTION OF LOT 17, AND LOTS 18 & 19 INCLUSIVE, BLOCK  
1, HAZELTINE HEIGHTS SUBDIVISION, SITUATED IN THE  
SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
ADAMS COUNTY, COLORADO**

FILE: COUNTER DRIVE MINOR PLAT

DRAFT: EMD

CHECK: KRW

SHEET

1





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

8315 Counter Dr.

Account Number R0075056

Parcel 0172109401031

Assessed To

SOUTH ADAMS COUNTY WATER AND SANITATION  
C/O:DISTRICT  
6595 E 70TH AVE  
COMMERCE CITY, CO 80022-2009

Certificate Number 2025-258293

Order Number

Vendor ID Counter

Legal Description

Situs Address

SUB:HAZELTINE HEIGHTS BLK:1 DESC: PT OF LOT 19 DESC AS BEG AT SELY COR LOT 19 TH NLY ALG ELY LN LOT 19 84/5 FT TH SWLY 30/9 FT TH SELY 91/91 FT TH NELY 30 FT TO POB 8315 COUNTER DR

Year	Tax	Interest	Fees	Payments	Balance
Grand Total Due as of 03/31/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 282 - 282

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$0.00	POLITICAL SUB TOT	\$621	\$170
CENTRAL COLO WATER CONSERVA	1.0170000	\$0.00	LD		
FIRE DISTRICT 4 - SOUTH ADA	14.7500000	\$0.00	Total	\$621	\$170
ADAMS COUNTY	26.9440000	\$0.00			
HAZELTINE HEIGHTS WATER & S	4.5000000	\$0.00			
SD 27	56.6440000	\$0.00			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.00			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.00			
Taxes Billed 2024	108.5220000	\$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



4430 S. Adams County Parkway

Brighton, CO 80601