



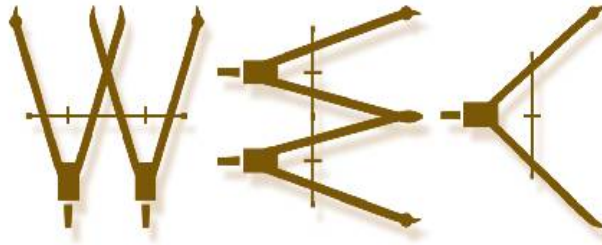
REZONING (Zoning Map Amendment)

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All applications 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 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. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- ☒ 1. Development Application Form (pg. 4)
- ☒ 2. Application Fees (see table)
- ☒ 3. Written Explanation of the Project
- ☒ 4. Site Plan Showing Proposed Development, including:
 - a. Proposed Building Envelope
 - b. Parking Areas
 - c. Site Access
 - d. Landscape Areas
- ☒ 5. Trip Generation Letter
- ☒ 6. Preliminary Drainage Analysis
- ☒ 7. Neighborhood Meeting Summary
- ☒ 8. Proof of Ownership (warranty deed or title policy)
- ☒ 9. Proof of Water and Sewer Services
- ☒ 10. Legal Description
- ☒ 11. Certificate of Taxes Paid
- ☒ 12. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 6)
- ☐ 13. Certificate of Surface Development (pg. 7) N/A because there are no oil /gas operations

Applications Fees	Amount	Due
Application	\$1,500	After complete application received
Tri-County Health	\$150 (public utilities-TCHD Level 1) \$210 (individual septic-TCHD Level 2)	After complete application received



WESTERN ENGINEERING CONSULTANTS, Inc. LLC

THOMPSON REZONING
Item 01- Development Application Form



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME: THOMPSON MINOR SUBDIVISION

APPLICANT

Name(s): TERRY THOMPSON Phone #: 303-434-2311
Address: 15725 Havana Street
City, State, Zip: Brighton, CO 80602
2nd Phone #: Email: 69z@q.com

OWNER

Name(s): ARTHUR AND TERRY THOMPSON Phone #: 303-434-2311
Address: 10100 E 157th Avenue and 15725 Havana Street
City, State, Zip: Brighton, CO 80602
2nd Phone #: Email: 69z@q.com

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

Name: CHADWIN F. COX Phone #: 720-685-9951
Address: 127 South Denver Avenue
City, State, Zip: Fort Lupton, CO 80621
2nd Phone #: 303-913-7341 Email: chadwin.cox@westerneci.com

DESCRIPTION OF SITE

Address: 10100 E 157th Avenue and 15725 Havana Street

City, State, Zip: Brighton, CO, 80602

Area (acres or square feet): 3.0792 and 3.922

Tax Assessor Parcel Number: 0157110016004 and 0157110016007

Existing Zoning: A-1

Existing Land Use: Ag- Residential

Proposed Land Use: Ag- Residential, rezone from A-1 to Estate Residential

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: PRE2020-00006

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.

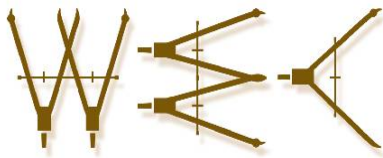
Name: Terry L. Thompson

Date: 10-26-2021

Owner's Printed Name

Name: 

Owner's Signature



WESTERN ENGINEERING CONSULTANTS,
Inc LLC
 127 S Denver Ave. Fort Lupton, CO 80621
 2501 Mill Street, Brush, CO 80723
 Office: 720-685-9951
 Cell. 303-913-7341, Fax 720-294-1330
 Email: chadwin.cox@westerneci.com

December 1st, 2021

Adams County Community and Economic Development
 4430 South Adams County Parkway
 1st Floor, Suite W2000
 Brighton, CO 80601-8216

RE: Thompson properties Rezoning and Minor Subdivision

Adams County Community and Economic Development:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to briefly summarize "Thompson properties" proposed Rezoning and Minor Subdivision, located at 15725 Havana St and 10100 E157th Avenue, Brighton CO, Adams County.

The subject properties are located in the Havana Estates Two Subdivision, County of Adams, State of Colorado, as stated in the Commitment for Title Insurance dated September 10, 2021.

PURPOSE / BACKGROUND

The property has historically and is currently rural residence, zoned Agricultural (A-1) in Adams County.

The existing parcels will be rezoned A-1 to Estate Residential and replatted from 2 existing lots (3.822 and 3.79 acres) into a four new (from 1.10 to 2.56 acres) The owner's purpose is to subdivide their property into four new residence lots in accordance with Estate Residential requirements.

The development is and will be compatible with the rural character of the surrounding area, see Fig. 1 Adams County Zoning Map.

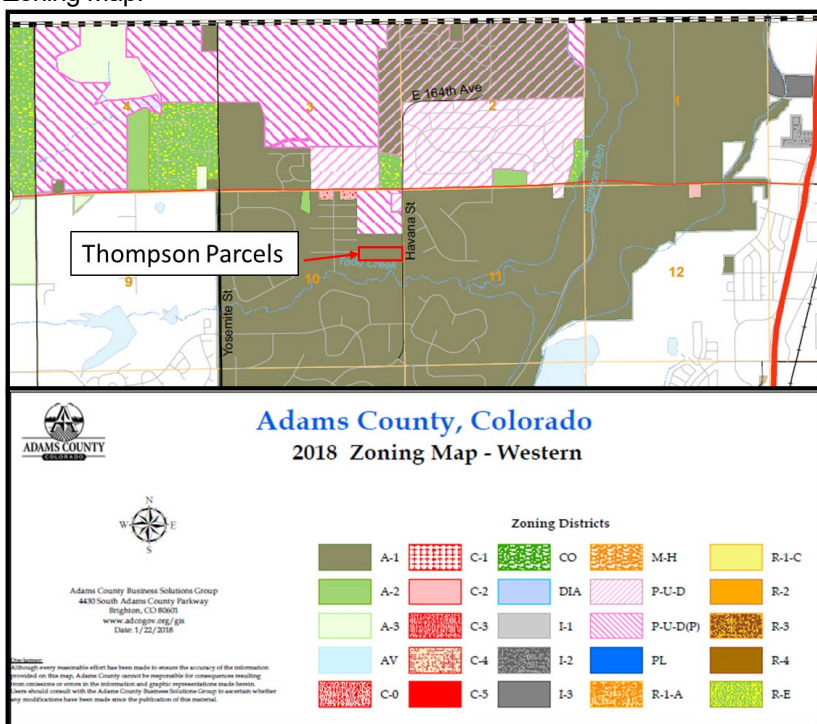


Fig. 1 Zoning Map

ADJACENT USES

To the north is a 12.98 acres residential property zoned A-1, to the south there are two residences (2.85 and 3.185 acres) zoned A-1, to the east lies Havana Street and Creekside Estates (from 2.0 to 2.5 acres lots) zoned A-1, and to the west lies Hi Land Acres Third Filing (from 0.5 to 1.5 acres lots) zoned A-1.

RELATIONSHIP TO & IMPACT UPON ADJACENT USES

The proposed residential development will be rural character compatible with the surrounding areas. The Adams County Comprehensive Plan shows this area as Estate Residential, and the proposed development is consistent with 2012 Adams County Comprehensive Plan, See Fig 2. Future Land use Map.

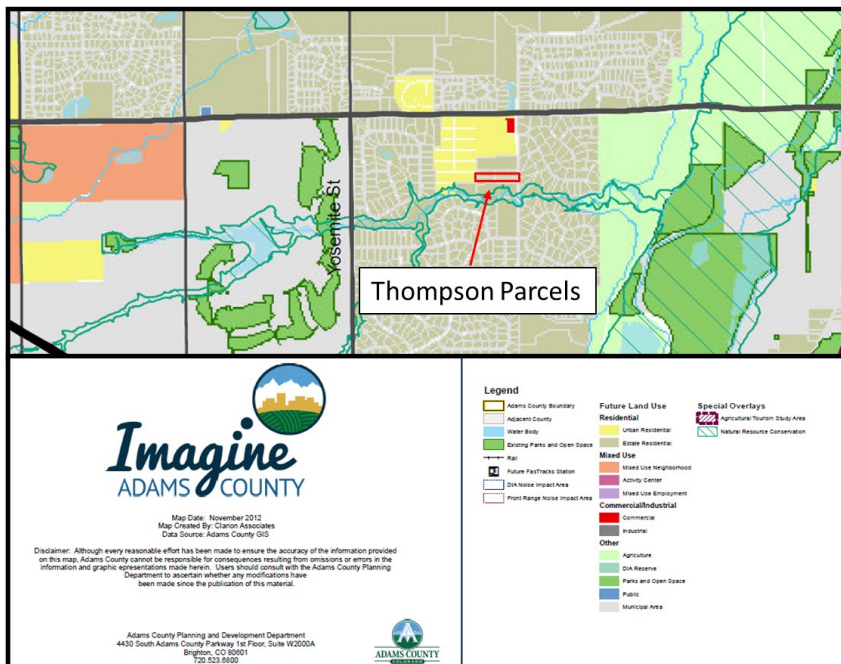
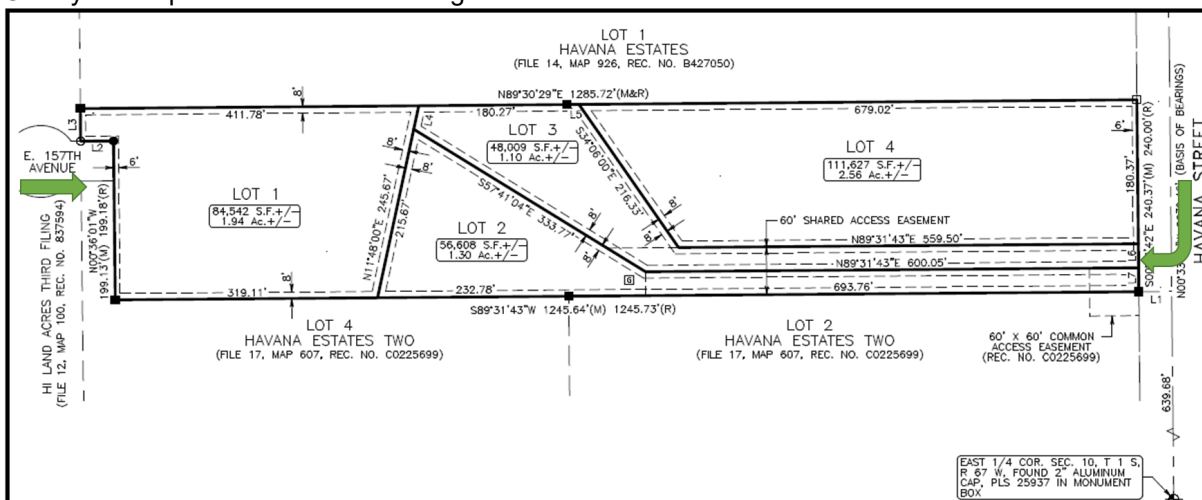


Fig 2 Future Land Use Map

ACCESS LAYOUT

Lot 1 will continue accessing from E157th Avenue. A 60 ft. shared access for lots 2,3, and 4 is proposed from Havana Street. A 100 foot minimum distance between residential driveways has been achieved according to table 8.6 of Adams County Development Standards and Regulations.



STATEMENT ON COMMUNITY NEED FOR PROPOSED SUBDIVISION & ZONING

The proposed Subdivision aligns to the 2012 Adams County Comprehensive and Zoning Plan. The proposed use will complement the surrounding land uses currently adjacent to the property, consisting of rural residences.

The proposed uses will not be detrimental to the public health, safety, or general welfare as similar uses exist throughout other entities in the nearby area. The proposed uses will be required to conform in all other respects to all applicable Adams County zoning regulations and standards.

GEOLOGICAL HAZARDS

No geologic hazards or environmental conditions/ concerns are known to exist on the property. The NRCS Study is enclosed.

ZONING, USE, PHASING, and UTILITY DISTRICTS

The following summarizes the proposed specifics:

- | | |
|----------------------------------|--|
| • Zoning | Currently zoned Agriculture (A-1) in Adams County |
| • Proposed Use | Rural Estate |
| • Type of structures to be built | Two new residences |
| • Water source | Todd Creek Village Metropolitan District |
| • Sanitary Sewer source | Individual septic systems |
| • Storm sewer | Existing and historical flow patterns to remain- See Drainage narrative. |
| • Gas & Electricity | Excel Energy and United Power |
| • Fire Protection | Brighton Greater Fire Protection District |

EXISTING INFRASTRUCTURE / FIRE ACCESS & AVAILABLE HYDRANT(s)

Havana Street (paved 2 lane road) exists to the east.

The existing west residence (Lot 1) is adjacent to E157 Avenue right of way.

Water source from Todd Creek Village Metropolitan District serves the existing residence on 10100 E157th Avenue and will also serve lots 2 and 3.

Lots 2, 3 and 4 driveway and access road to meet Greater Brighton Fire District load requirements and is designed to be 30 feet in width.

Electric service exists and serves the existing residences.

Sewage treatment will be provided by septic systems (see attached Will Serve Letter from Tri County Health).

POTENTIAL IMPACT IN ADJACENT PROPERTIES

No negative impact is anticipated from this development to adjacent properties after construction has been completed.

Traffic impacts from this proposal are expected to be minimal, please see the attached Trip Generation Estimate.

SUBDIVISION MINOR/FINAL SUBMITTAL CHECKLIST

- | | |
|---|---------------|
| 1. Development Application Form (Rezoning) | Enclosed |
| 2. Application Fees | After review |
| 3. Written explanation of the project | This document |
| 4. Site Plan Showing Proposed Development | Enclosed |
| 5. Copy of Plat prepared by Register Land Surveyor | Enclosed |
| 6. Subdivision Improvement Agreement (SIA) Application | Enclosed |
| 7. School Impact Analysis | Enclosed |
| 8. Fire Protection Report | Enclosed |
| 9. Proof of Ownership | Enclosed |
| 10. Proof of Water and Sewer Services | Enclosed |
| 11. Proof of Utilities | Enclosed |
| 12. Legal Description | Enclosed |
| 13. Statement of Taxes Paid | Enclosed |
| 14. Mineral Estates Owner/Lessee's Report and Certificate of
Notice of Mineral Estate Owners/ ad Lessees | Enclosed |
| 15. Subdivision Engineering Review Application | Enclosed |

CLOSING

The Applicant is excited to propose this project in Adams County.

The desired schedule is to achieve approvals and begin Construction in early 2022 if the residential market allows.

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. Minor Subdivision review application
Check list support documents



SUBDIVISION-MINOR / FINAL

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) included in this packet for more information on each submittal item.

All applications 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 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. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- ☒ 1. Development Application Form (pg. 5)
- ☒ 2. Application Fees (pg. 2)
- ☒ 3. Written Explanation of the Project
- ☒ 4. Site Plan Showing Proposed Development
- ☒ 5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
- ☒ 6. Subdivision Improvement Agreement (SIA) Application
- ☒ 7. School Impact Analysis (contact applicable District)
- ☒ 8. Fire Protection Report (contact applicable District)
- ☒ 9. Proof of Ownership
- ☒ 10. Proof of Water and Sewer Services
- ☒ 11. Proof of Utilities
- ☒ 12. Legal Description
- ☒ 13. Statement of Taxes Paid
- ☒ 14. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12)
- ☐ 15. Certificate of Surface Development (pg. 13) N/A because there are no oil /gas operations
- ☒ 16. Subdivision Engineering Review application (**2 hard copies**)

continued on next page...



Application Fees	Amount	Due
Minor Subdivision (final plat)	\$1,500	After complete application received
Tri-County Health	\$150 (with public utilities-TCHD Level 1), \$210 (with individual septic system-TCHD Level 2)	After complete application received
Soil Conservation	\$100 (less than 5 lots), \$150 (more than 5 lots)	After complete application received
Colorado Geological Survey	\$600 (1-3 dwellings and less than 100 ac)\$900 (< 3 dwellings and less than 100 ac) \$1,550 (between 100 and 500 acres) \$2,500 (500 acres or more)	After complete application received
Engineering Review	\$1,000 (less than 5 lots) \$2,500 (5-25 lots) \$7,500 (greater than 25 lots)	After complete application received
Copying	\$5 per page	Prior to public hearing
Recording *Check made payable to Clerk and Recorder	\$13 first page, \$10 each additional page	Prior to public hearing
Public Land Dedication	Determined during staff review of project	Prior to public hearing

Minor Subdivision (Preliminary/Final Plat) - Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation of the Project:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

4. Site Plan Showing Proposed Development:

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

5. Copy of 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

6. Subdivision Improvements Agreement:

- This agreement addresses the manner, timing, and responsibility of completion of all required public improvements (i.e. curb, gutter, and sidewalk)
- Shall include the Word version of the Subdivision Improvements Agreement, all exhibits, and a collateral estimate

7. School Impact Analysis:

- Contact the applicable school district for the analysis
- 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

8. Fire Protection Report:

- Shall discuss the adequacy of protection within the propose subdivision and be approved by the appropriate fire district

9. 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

10. Proof of Water:

- Public utilities - A written statement from the appropriate water 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

Proof of Sewer:

- Public utilities - A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- Private utilities - A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems

11. 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

12. Legal Description:

- Geographical description used to locate and identify a property
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property

13. Statement of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or <https://adcotax.com/treasurer/web/>

14-15. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
- Mineral or Surface right owners may be found in the title commitment for the subject property
- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents.

Subdivision Engineering Review

Level 1-Storm Drainage Plan:

- A level 1 Storm Drainage Plan is a preliminary design plan showing existing and proposed site drainage features or improvements and, is intended to show how the storm drainage will be mitigated.
- See Appendix B of the Development Standards for a plan preparation checklist

Level 2-Storm Drainage Study (SDS):

- A level 2 SDS is a preliminary design report that describes the existing and proposed drainage features and, includes a hydrologic analysis of the proposed site. A Level 2 SDS also includes a drainage plan.
- See Appendix B of the Development Standards for a plan preparation checklist

Level 3-Storm Drainage Study (SDS):

- A level 3 SDS is a preliminary design report that describes the existing and proposed drainage features, includes a hydrologic analysis of the proposed site and hydraulic analysis of all proposed drainage mitigation measures. A Level 3 SDS also includes a drainage plan and construction plans for all drainage mitigation features.
- See Appendix B of the Development Standards for a plan preparation checklist

Traffic Impact Study:

- Intended to forecast and mitigate the transportation and traffic impacts of a proposed land use development or redevelopment project
- See Chapter 8 of the Adams County Development Standards for requirements

Erosion and Sediment Control Plans:

- Erosion and Sediment Control (ESC) plans are construction plans showing the proposed Best Management Practices, or BMP's, that will be used to mitigate erosion and the transport of sediment from a site under construction.
- ESC plans are often done in three (3) phases: Initial, Interim and, Final.
- These plans must also include installation details for each of the BMP's.

Construction / Engineering Design Plans:

- A set of maps and/or drawings showing how a proposed development is to be constructed.
- The plans must include:
 - site maps of the existing conditions and proposed improvements,
 - installation/construction details for all proposed improvements,
 - survey control (horizontal and vertical) for locating the improvements and,
 - all necessary specification for the products to be used.
- Construction plans are often broken out for specific improvements; for example: site plan, grading plan, waterline improvement plans, roadways improvements plans, etc.



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input checked="" type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME: TERRY THOMPSON MINOR SUBDIVISION

APPLICANT

Name(s): TERRY THOMPSON Phone #: 303-434-2311
Address: 15725 Havana Street
City, State, Zip: Brighton, CO 80602
2nd Phone #: Email: 69z@q.com

OWNER

Name(s): TERRY THOMPSON Phone #: 303-434-2311
Address: 15725 Havana Street
City, State, Zip: Brighton, CO 80602
2nd Phone #: Email: 69z@q.com

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

Name: CHADWIN F. COX Phone #: 720-685-9951
Address: 127 South Denver Avenue
City, State, Zip: Fort Lupton, CO 80621
2nd Phone #: 303-913-7341 Email: chadwin.cox@westerneci.com

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor
Parcel Number

Existing
Zoning:

Existing Land
Use:

Proposed Land
Use:

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#:

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature



Minor Subdivision Final Plat Requirements

1. **Subdivision Name, Subtitle:** Name of subdivision at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.
3. **Ownership Certificate:**
 - a. Know all men by these presents that (owner name(s)), being the sole owner of the following described tract of land:
 - b. Legal Description
 - c. Have (Has) by these presents laid out, platted and subdivided the same into lots, streets and easements as shown on this plat under the name and style of (subdivision name).
4. **Dedication Statements:** Statements of land to be dedicated to the County for parks or other public uses, grants of easements and dedication of public streets to the Adams County are required.
 - a. All plats with public streets shall have the following sentence in the dedication statement: *All public streets are hereby dedicated to Adams County for public use.*
 - b. All plats with public easements and/or tracts must have the following sentence in the dedication statement: *The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements (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.*
 - c. All plats with private streets shall have the following sentence in the dedication statement: *All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, etc.).*
 - d. All plats with other tracts being dedicated to the County shall have:



- i. A sentence in the dedication statement similar to "Tract X is hereby dedicated to Adams County for public use".
 - ii. A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as "Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (District Name) Special Maintenance District".
5. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.
6. **Access Provisions:**
 - a. **Statement Restricting Access:** A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.
7. **Easement Statement:**
 - a. Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.
8. **Storm Drainage Facilities Statement:**
 - a. 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 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 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 cost will be assessed to the property owners.
9. **Layout:**
 - a. **Boundary Lines:** The subdivision boundary will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing



and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).

- b. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
 - i. Within the proposed subdivision, and
 - ii. Immediately abutting the proposed subdivision, and
 - iii. Any private street shall include the designation "(Private)" immediately following street name; any other private right of way that is not named shall include the designation "(Private)" in a manner that clearly conveys such a status.
- c. **Easements:** All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.
- d. **Lots and Blocks:** All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to one in five thousand (5,000).
- e. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
- f. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.



- 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:**

Community & Economic
Development Department
www.adcogov.org



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

REFER TO THE OPERATION AND MAINTENANCE MANUEL RECORDED
_____ AT RECEPTION NO. _____ FOR
ADDITIONAL DRAINAGE GUIDELINES.

17. All other information required by State law.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, TERRY L. THOMPSON
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 10100 E 157th Ave, Brighton CO 80602-8648 and 15725 Havana Street Brighton CO 80602-8648

Legal Description: Havana Estates lots 1 and 3. Section 10/ T1 S/ R 6th PM, Adams County CO

Parcel #(s): 01157110016004 and 0157110016007

(PLEASE CHECK ONE):

X On the 26th day of October, 2021, 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;

or

_____ 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: October 26, 2021

Applicant: Terry L. Thompson

By: _____

Print Name: Terry L. Thompson

Address: 15725 Havana Street Brighton CO 80602-8648

STATE OF COLORADO)

)

COUNTY OF ADAMS)

Subscribed and sworn to before me this 26th day of October, 2021, by
Terry L. Thompson

Witness my hand and official seal.

My Commission expires: _____

Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

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

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, TERRY L. THOMPSON

_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 10100 E 157th Ave, Brighton CO 80602-8648 and 15725 Havana Street Brighton CO 80602-8648

Legal Description: Havana Estates lots 1 and 3. Section 10/ T1 S/ R 6th PM, Adams County CO

Parcel #(s): 01157110016004 and 0157110016007

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

_____ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

X_____ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: October, 26th, 2021

Applicant: Terry L. Thompson

After Recording Return To:

By: _____
Print Name: Terry L. Thompson
Address: 15725 Havana Street Brighton CO 80602-8648

Subscribed and sworn to before me this 26th day of October, 2021, by
Terry L. Thompson.

My Commission expires: _____
Notary Public

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I, TERRY L. THOMPSON (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address:

Legal Description: Havana Estates lots 1 and 3. Section 10/ T1 S/ R 6th PM, Adams County CO

Parcel # (s): 01157110016004 and 0157110016007

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a "Letter" area as recorded in Reception # 2007000116902 on December 24th, 2007.

Date: October 26th, 2021 Applicant: _____
By: Terry L. Thompson
Address: 15725 Havana Street Brighton CO 80602-8648

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 26th day of October, 2021, by
Terry L. Thompson.

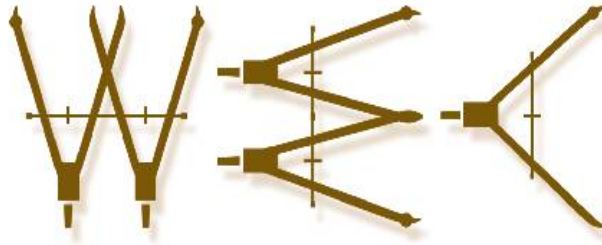
Witness my hand and official seal.

My Commission expires: _____
Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

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



WESTERN ENGINEERING CONSULTANTS, Inc. LLC

THOMPSON MINOR SUBDIVISION
Item 01- Development Application Form



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input checked="" type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME: TERRY THOMPSON MINOR SUBDIVISION

APPLICANT

Name(s): TERRY THOMPSON Phone #: 303-434-2311
Address: 15725 Havana Street
City, State, Zip: Brighton, CO 80602
2nd Phone #: Email: 69z@q.com

OWNER

Name(s): TERRY THOMPSON Phone #: 303-434-2311
Address: 15725 Havana Street
City, State, Zip: Brighton, CO 80602
2nd Phone #: Email: 69z@q.com

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

Name: CHADWIN F. COX Phone #: 720-685-9951
Address: 127 South Denver Avenue
City, State, Zip: Fort Lupton, CO 80621
2nd Phone #: 303-913-7341 Email: chadwin.cox@westerneci.com

DESCRIPTION OF SITE

Address:	15725 Havana Street
City, State, Zip:	Brighton, CO, 80602
Area (acres or square feet):	3.92
Tax Assessor Parcel Number	0157110016007
Existing Zoning:	A-1
Existing Land Use:	Ag- Residential
Proposed Land Use:	Ag- Residential

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: PRE2020-00006

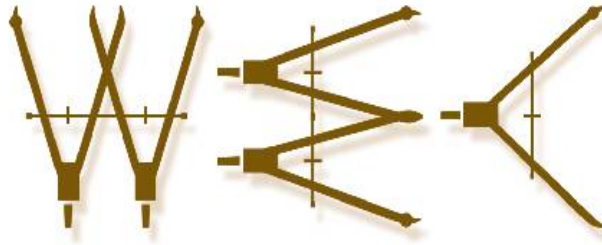
I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee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

Name: Terry Thompson Date: 10-26-2021

Owner's Printed Name

Name: 

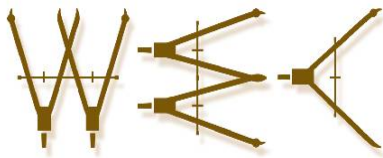
Owner's Signature



WESTERN ENGINEERING CONSULTANTS, Inc. LLC

THOMPSON REZONING

Item 03- Written Explanation of the Project



WESTERN ENGINEERING CONSULTANTS,
 127 S Denver Ave. Fort Lupton, CO 80621
 2501 Mill Street, Brush, CO 80723
 Office: 720-685-9951
 Cell. 303-913-7341, Fax 720-294-1330
 Email: chadwin.cox@westerneci.com

Inc LLC

December 1st, 2021

Adams County Community and Economic Development
 4430 South Adams County Parkway
 1st Floor, Suite W2000
 Brighton, CO 80601-8216

RE: Thompson properties Rezoning and Minor Subdivision

Adams County Community and Economic Development:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to briefly summarize "Thompson properties" proposed Rezoning and Minor Subdivision, located at 15725 Havana St and 10100 E157th Avenue, Brighton CO, Adams County.

The subject properties are located in the Havana Estates Two Subdivision, County of Adams, State of Colorado, as stated in the Commitment for Title Insurance dated September 10, 2021.

PURPOSE / BACKGROUND

The property has historically and is currently rural residence, zoned Agricultural (A-1) in Adams County.

The existing parcels will be rezoned A-1 to Estate Residential and replatted from 2 existing lots (3.822 and 3.79 acres) into a four new (from 1.10 to 2.56 acres) The owner's purpose is to subdivide their property into four new residence lots in accordance with Estate Residential requirements.

The development is and will be compatible with the rural character of the surrounding area, see Fig. 1 Adams County Zoning Map.

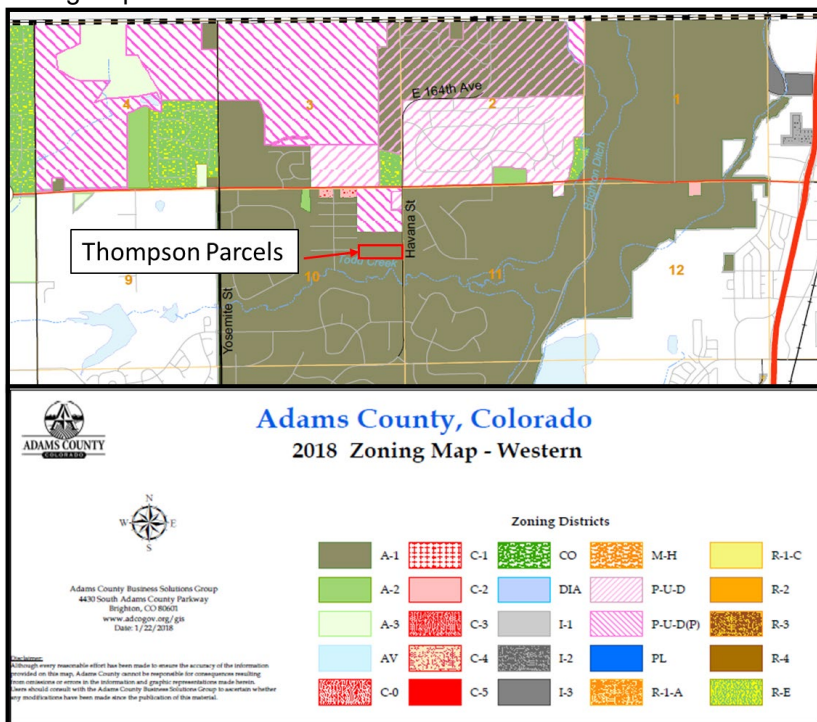


Fig. 1 Zoning Map

ADJACENT USES

To the north is a 12.98 acres residential property zoned A-1, to the south there are two residences (2.85 and 3.185 acres) zoned A-1, to the east lies Havana Street and Creekside Estates (from 2.0 to 2.5 acres lots) zoned A-1, and to the west lies Hi Land Acres Third Filing (from 0.5 to 1.5 acres lots) zoned A-1.

RELATIONSHIP TO & IMPACT UPON ADJACENT USES

The proposed residential development will be rural character compatible with the surrounding areas. The Adams County Comprehensive Plan shows this area as Estate Residential, and the proposed development is consistent with 2012 Adams County Comprehensive Plan, See Fig 2. Future Land use Map.

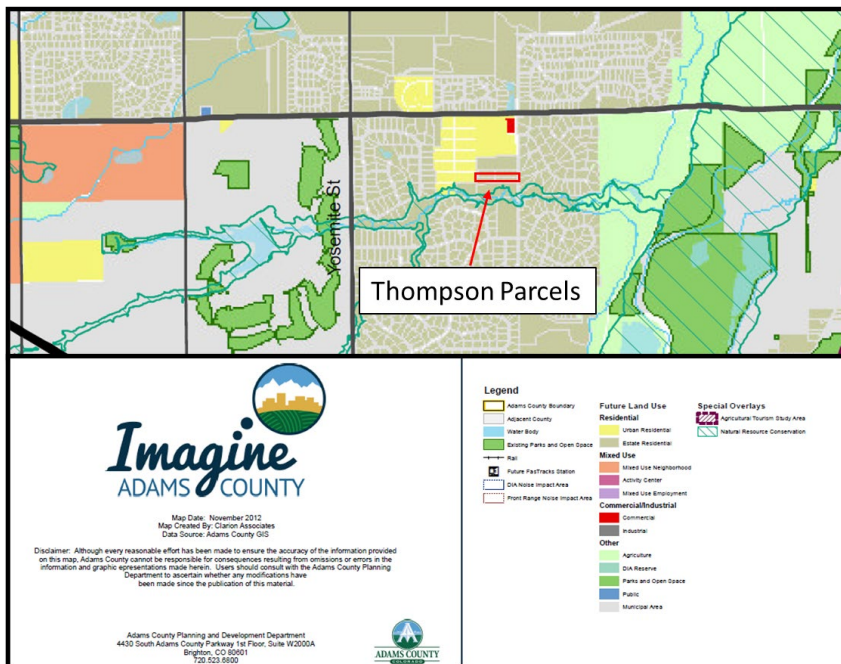
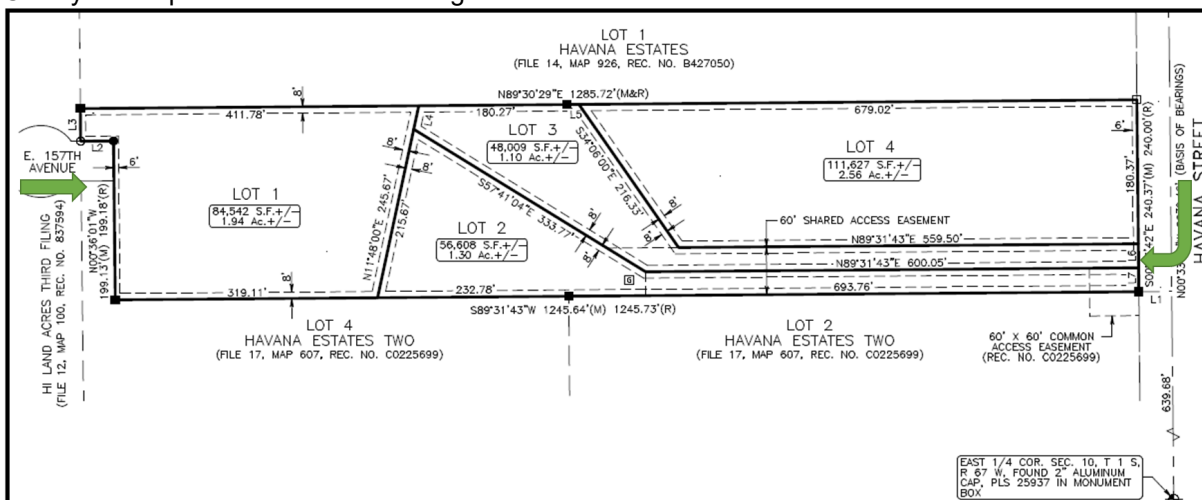


Fig 2 Future Land Use Map

ACCESS LAYOUT

Lot 1 will continue accessing from E157th Avenue. A 60 ft. shared access for lots 2,3, and 4 is proposed from Havana Street. A 100 foot minimum distance between residential driveways has been achieved according to table 8.6 of Adams County Development Standards and Regulations.



STATEMENT ON COMMUNITY NEED FOR PROPOSED SUBDIVISION & ZONING

The proposed Subdivision aligns to the 2012 Adams County Comprehensive and Zoning Plan. The proposed use will complement the surrounding land uses currently adjacent to the property, consisting of rural residences.

The proposed uses will not be detrimental to the public health, safety, or general welfare as similar uses exist throughout other entities in the nearby area. The proposed uses will be required to conform in all other respects to all applicable Adams County zoning regulations and standards.

GEOLOGICAL HAZARDS

No geologic hazards or environmental conditions/ concerns are known to exist on the property. The NRCS Study is enclosed.

ZONING, USE, PHASING, and UTILITY DISTRICTS

The following summarizes the proposed specifics:

- | | |
|----------------------------------|--|
| • Zoning | Currently zoned Agriculture (A-1) in Adams County |
| • Proposed Use | Rural Estate |
| • Type of structures to be built | Two new residences |
| • Water source | Todd Creek Village Metropolitan District |
| • Sanitary Sewer source | Individual septic systems |
| • Storm sewer | Existing and historical flow patterns to remain- See Drainage narrative. |
| • Gas & Electricity | Excel Energy and United Power |
| • Fire Protection | Brighton Greater Fire Protection District |

EXISTING INFRASTRUCTURE / FIRE ACCESS & AVAILABLE HYDRANT(s)

Havana Street (paved 2 lane road) exists to the east.

The existing west residence (Lot 1) is adjacent to E157 Avenue right of way.

Water source from Todd Creek Village Metropolitan District serves the existing residence on 10100 E157th Avenue and will also serve lots 2 and 3.

Lots 2, 3 and 4 driveway and access road to meet Greater Brighton Fire District load requirements and is designed to be 30 feet in width.

Electric service exists and serves the existing residences.

Sewage treatment will be provided by septic systems (see attached Will Serve Letter from Tri County Health).

POTENTIAL IMPACT IN ADJACENT PROPERTIES

No negative impact is anticipated from this development to adjacent properties after construction has been completed.

Traffic impacts from this proposal are expected to be minimal, please see the attached Trip Generation Estimate.

REZONING SUBMITTAL CHECKLIST

- | | |
|---|---------------|
| 1. Development Application Form (Rezoning) | Enclosed |
| 2. Application Fees | After review |
| 3. Written explanation of the project | This document |
| 4. Site Plan Showing Proposed Development | This document |
| 5. Trip Generation Letter | Enclosed |
| 6. Preliminary Drainage Analysis | Enclosed |
| 7. Neighborhood Meeting Summary | Enclosed |
| 8. Proof of Ownership | Enclosed |
| 9. Proof of Water and Sewer Services | Enclosed |
| 10. Legal Description | Enclosed |
| 11. Certificate of Taxes Paid | Enclosed |
| 12. Mineral Estates Owner/Lessee's Report and Certificate of
Notice of Mineral Estate Owners/ ad Lessees | Enclosed |

CLOSING

The Applicant is excited to propose this project in Adams County.

The desired schedule is to achieve approvals and begin Construction in early 2022 if the residential market allows.

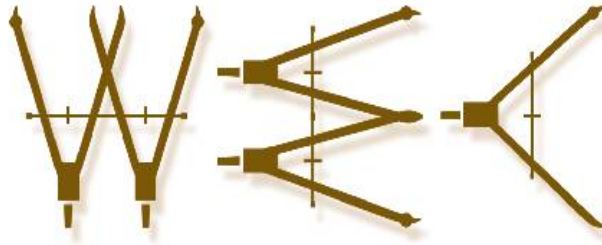
Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. Rezoning and Minor Subdivision review application
Check list support documents



WESTERN ENGINEERING CONSULTANTS, Inc. LLC

THOMPSON MINOR SUBDIVISION

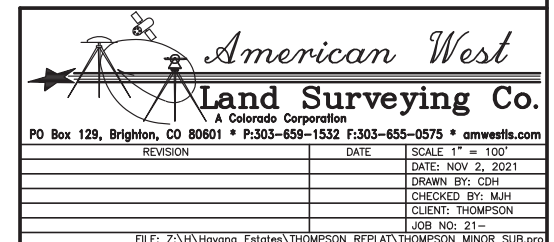
**Item 05- Copy of Plat prepared by a Registered Land
Surveyor**

A Resubdivision of Lot 1 and Lot 3, Havana Estates Two,
Located in the Northeast 1/4 of Section 10,
Township 1 South, Range 67 West of the 6th P.M.,
County of Adams, State of Colorado.

KNOW ALL MEN BY THESE PRESENTS THAT TERRY L. THOMPSON AND ARTHUR D. THOMPSON BEING THE OWNER'S OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRICIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THOMPSON MINOR SUBDIVISION, AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE EASEMENTS AND OTHER PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE COUNTY OF ADAMS.

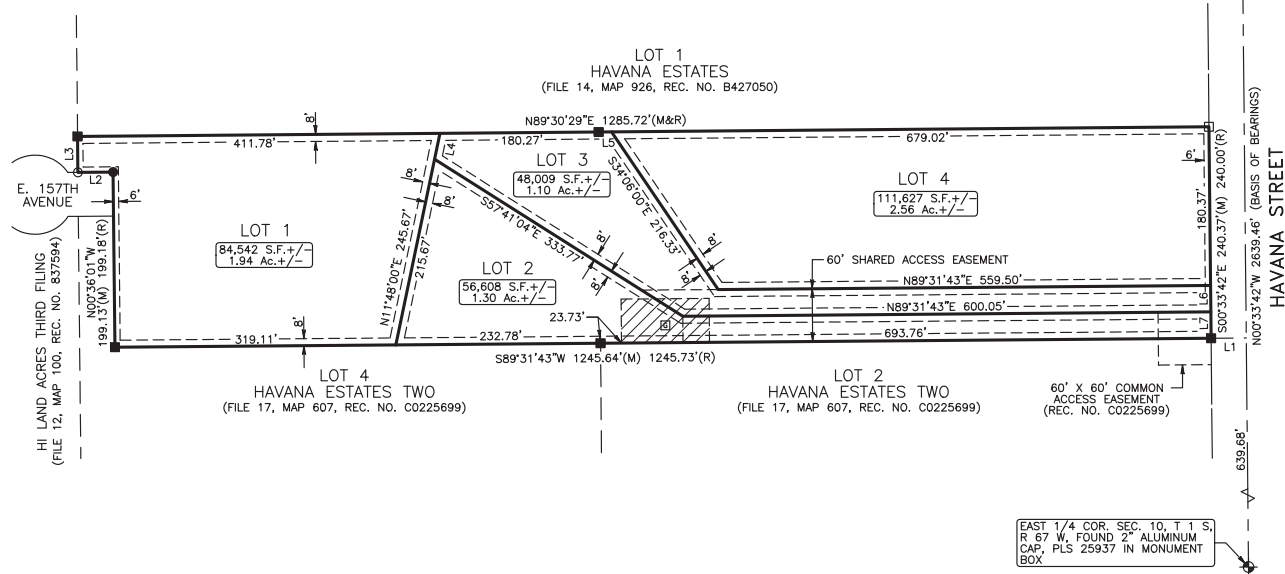
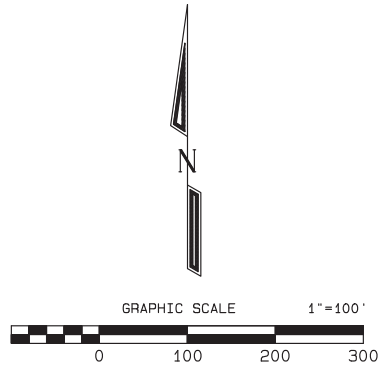
I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.



THOMPSON MINOR SUBDIVISION

A Resubdivision of Lot 1 and Lot 3, Havana Estates Two,
Located in the Northeast 1/4 of Section 10,
Township 1 South, Range 67 West of the 6th P.M.,
County of Adams, State of Colorado.

Sheet 2 of 2



LEGEND:

- ⊕ = ALIQUOT MONUMENT, AS NOTED
- = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971
- = FOUND 5/8" REBAR WITH 1" ORANGE PLASTIC CAP, PLS 25937
- = FOUND 1/2" REBAR WITH 1" RED PLASTIC CAP, PLS 23027
- = FOUND 5/8" REBAR
- ⊞ = PLUGGED AND ABANDONED OIL/GAS WELL BONACQUISTI 10-1 PER WELL ABANDONMENT REPORT NO. 1180181 DATED MARCH 31, 2004
- (M) = AS MEASURED BY THIS SURVEY
- (R) = MEASUREMENT OF RECORD
- = 50' x 100' ABANDONED WELL MAINTENANCE AND WORKOVER SETBACK

LINE	BEARING	DISTANCE
L1	S89°31'43"W	40.00'
L2	S89°30'29"W	40.00'
L3	N00°28'49"W	40.79'
L4	N11°48'00"E	30.00'
L5	N89°30'29"E	14.65'
L6	S00°33'42"E	30.00'
L7	S00°33'42"E	30.00'

American West
Land Surveying Co.
A Colorado Corporation

PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

REVISION	DATE	SCALE 1" = 100'

DATE: NOV 2, 2021
DRAWN BY: CDH
CHECKED BY: MJH
CLIENT: THOMPSON
JOB NO: 21
FILE: Z:\H\Havana Estates\THOMPSON REPLAT\THOMPSON MINOR SUB.pro

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called “County,” and Terry L. Thompson, hereinafter called “Developer.”

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in Exhibit “A” attached hereto, and by this reference made a part hereof.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. **Engineering Services.** Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit “B” attached hereto, and by this reference made a part hereof.
2. **Drawings and Estimates.** The Developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit “B” for approval by the County. Upon request, the Developer shall furnish one set of reproducible “as built” drawings and a final statement of construction costs to the County.
3. **Construction.** Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on Exhibit “B”.
4. **Time for Completion.** Improvements shall be completed according to the terms of this agreement within “construction completion date” appearing in Exhibit “B”. The Director of Community and Economic Development Department may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit “B”. Any extension greater than 180 days is within the sole discretion of the Board of County Commissioners. All extensions of time must be in writing.
5. **Guarantee of Compliance.** Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of \$~~XXXXXX~~, including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon approval of the final plat, completion of said improvements constructed according to the terms of this agreement, and preliminary acceptance by the Director of Public Works in accordance with section 5-02-05-01 of the County’s Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of completion.

No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners, and until the final plat has been approved and the improvements described in Exhibit “B” have been preliminarily accepted by the Department of Public Works.

6. **Acceptance and Maintenance of Public Improvements.** All improvements designated “public” on Exhibit “B” shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, becomes necessary. If, within ten days of written notice to the Developer from the County requesting such repairs or replacements, the Developer has not undertaken with due

diligence to make the same, the County may make such repairs or replacements at the Developer’s expense. In the case of an emergency such written notice may be waived.

7. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in Exhibit “A” attached hereto.
8. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.

A. **Improvements.** Designate separately each public and private improvement.

Public Improvements:

(General description of construction.) See Exhibit “B” for description, estimated quantities and estimated construction costs.

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit “B”.

- B. **Public dedication of land for right-of-way purposes or other public purpose.** Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by warranty deed to the County of Adams the following described land for right-of-way or other public purposes:

(General description of right-of-way).

Terry L. Thompson

By: _____
Terry L. Thompson, Owner

By: _____
Name, Title

The foregoing instrument was acknowledged before me this ____ day of _____, 2021__, by .

My commission expires:_____

Address: _____

Notary Public

APPROVED BY resolution at the meeting of _____, 2021__.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of _____. No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board

Chair

EXHIBIT A

Legal Description: BLANK SUBDIVISION

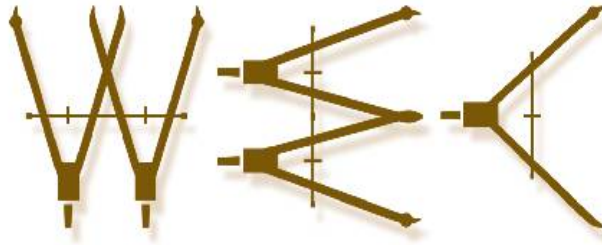
EXHIBIT B

Public Improvements: Street Name/s

<u>Description</u>	<u>Est. Quantity</u>	<u>Est. Unit Cost</u>	<u>Est. Construct. Cost</u>
--------------------	----------------------	-----------------------	-----------------------------

Construction Completion Date:

Initials or signature of Developer:_____



WESTERN ENGINEERING CONSULTANTS, Inc. LLC

THOMPSON MINOR SUBDIVISION
Item 06- Subdivision Improvements Agreement (SIA)
Application



SUBDIVISION IMPROVEMENTS AGREEMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All applications 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 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. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- ☒ 1. Development Application Form (pg. 3)
- ☒ 2. Application Fee (see table)
- ☒ 3. Written Explanation of the Agreement and All Public Improvements
- ☒ 4. Copy of Proposed Subdivision Improvements Agreement
- ☒ 5. Construction Documents, including assigned case number

Application Fees	Amount	Due
SIA Agreement	\$500	After complete application received

Subdivision Improvements Agreement - Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (USB) and one (1) hard copy of each document. **Application submittals that do not conform to these guidelines shall not be accepted.**

3 and 4. Subdivision Improvements Agreement (SIA):

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site
- This agreement addresses the manner, timing, and responsibility of completion of all required public improvements (i.e. curb, gutter, and sidewalk)
- Shall include the Word version of the Subdivision Improvements Agreement, all exhibits, and a collateral estimate

5. Construction / Engineering Design Plans:

- A set of maps and/or drawings showing how a proposed development is to be constructed.
- The plans must include:
 - site maps of the existing conditions and proposed improvements,
 - installation/construction details for all proposed improvements,
 - survey control (horizontal and vertical) for locating the improvements and,
 - all necessary specification for the products to be used.
- Construction plans are often broken out for specific improvements; for example: site plan, grading plan, waterline improvement plans, roadways improvements plans, etc.



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: SIA

PROJECT NAME: THOMPSON MINOR SUBDIVISION

APPLICANT

Name(s): TERRY THOMPSON Phone #: 303-434-2311
Address: 15725 Havana Street
City, State, Zip: Brighton, CO 80602
2nd Phone #: Email: 69z@q.com

OWNER

Name(s): ARTHUR AND TERRY THOMPSON Phone #: 303-434-2311
Address: 10100 E 157th Avenue and 15725 Havana Street
City, State, Zip: Brighton, CO 80602
2nd Phone #: Email: 69z@q.com

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

Name: CHADWIN F. COX Phone #: 720-685-9951
Address: 127 South Denver Avenue
City, State, Zip: Fort Lupton, CO 80621
2nd Phone #: 303-913-7341 Email: chadwin.cox@westerneci.com

DESCRIPTION OF SITE

Address: 10100 E 157th Avenue and 15725 Havana Street

City, State, Zip: Brighton, CO, 80602

Area (acres or square feet): 3.0792 and 3.922

Tax Assessor Parcel Number: 0157110016004 and 0157110016007

Existing Zoning: A-1

Existing Land Use: Ag- Residential

Proposed Land Use: Ag- Residential, rezone from A-1 to Estate Residential

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: PRE2020-00006

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.

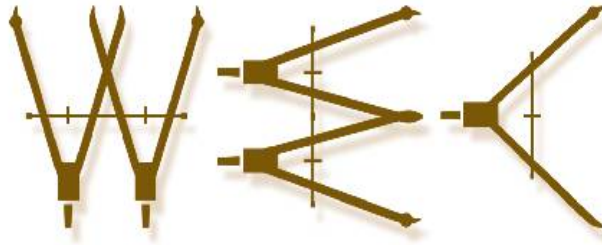
Name: Terry L. Thompson

Date: 10-26-2021

Owner's Printed Name

Name: 

Owner's Signature



WESTERN ENGINEERING CONSULTANTS, Inc. LLC

THOMPSON MINOR SUBDIVISION
Item 07- School Impact Analysis



27J Schools

Kerrie Monti – Planning Manager
1850 Egbert Street, Suite 140, Brighton, CO 80601
Superintendent Chris Fiedler, Ed.D.

27J Schools Board of Education

Greg Piotraschke, President
Blaine Nickeson, Vice President
Kevin Kerber, Director
Lloyd Worth, Director
Tom Green, Director
Mandy Thomas, Director
Mary Vigil, Director

To: Leticia Maldonado
Western Engineering Consultants, LLC

DATE: September 17, 2021

SUBDIVISION NAME: Thompson Subdivision

LOCATION: 15725 Havana Street and 10100 E 157th Avenue

Dear Leticia,

A. STUDENT GENERATION (see attached table for methodology)

Estimated Dwelling Units	Students
2 SFD	1.55

(Any discrepancy due to rounding)

**B. LAND DEDICATION/CASH-IN-LIEU REQUIREMENTS
(See attached table for methodology)**

The land dedication or cash-in-lieu requirement is 0.0403 acres or \$550.58 (based on the Adams County rural residential land value). The District is requesting cash-in-lieu for this subdivision.

C. SCHOOL ATTENDANCE AREA

Students from this proposed development will currently attend:

Brantner ES – 7800 E 133rd Avenue, Thornton
Quist MS – 13451 Yosemite Street, Thornton
Riverdale Ridge HS – 13380 Yosemite Street, Thornton

D. CAPITAL FACILITY FEE FOUNDATION (see attached Table 2 for methodology)

The Capital Facility Fee Foundation is a unique public/private nonprofit organization founded in January 2001 to help fund school expansion or new school construction. This program has been developed in partnership with each of the municipalities in the District, developer and builder representatives, and 27J Schools. Funding is provided by builders and developers who have agreed to contribute per residential dwelling unit based on the current fee structure. The current fees negotiated for this program are as follows: \$865 per single family residential unit and \$494 per multi-family unit.

SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS:

- 1. The District requests cash in lieu of land dedication in the amount of \$550.58.**
- 2. Prior to the approval of the final subdivision plat, we recommend that the developer enter into an agreement with the Capital Facility Fee Foundation to mitigate the impact of this development on District school facilities. Given the projection of two (2) residential units, the tax-deductible capital facility fees will be \$1,730. CFFF fees may be paid in a lump sum or as permits are pulled. The developer may assign the agreement to buyers/builders purchasing lots.**

We appreciate your continuing cooperation and the opportunity to comment upon issues of interest to both the City and the School District. We look forward to receiving updated referrals on this subdivision. Please let me know if you have questions about these comments.

Sincerely,

Kerrie Monti

Kerrie Monti
Planning Manager

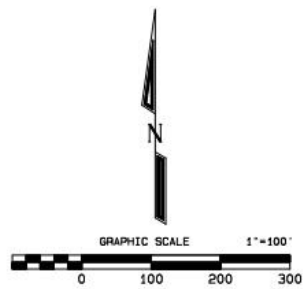
Thompson Subdivision

Adams County Student Generation and Facilities Requirements

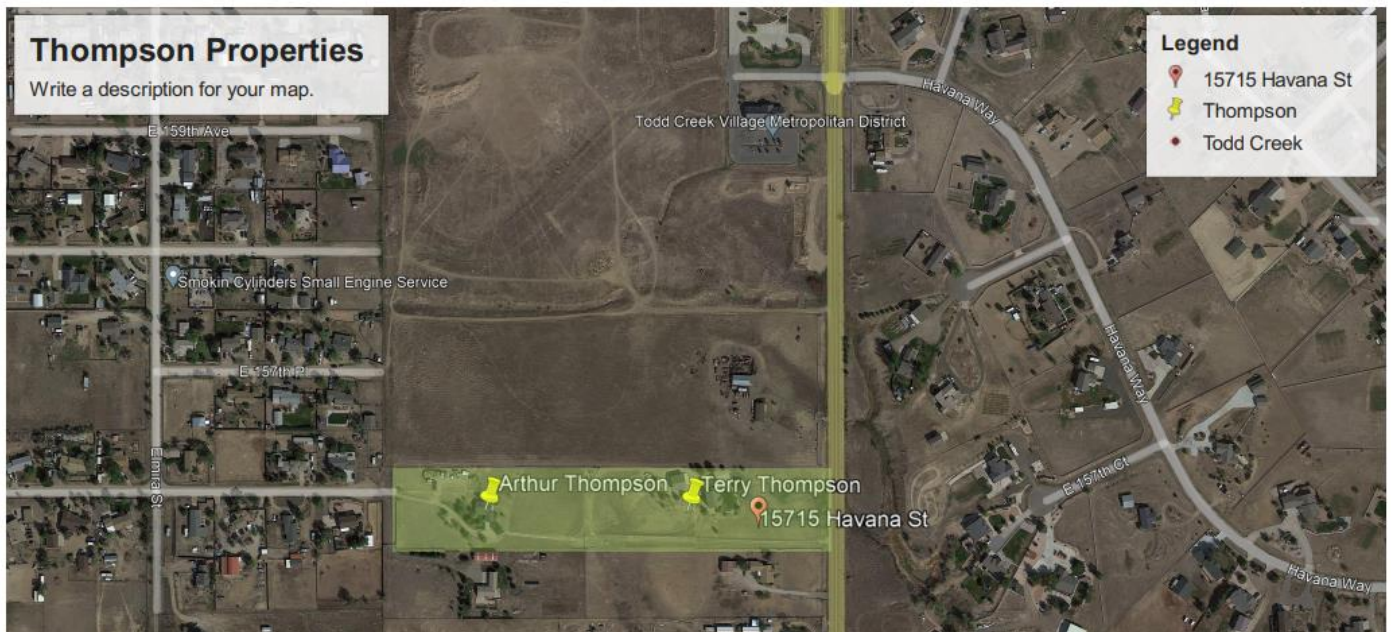
Dwelling Unit Type	Number of DUs	Population Rate	Population Generated	Student Generation Rate	Number of Students	Land Area Required per Student	Number of Acres	Land Value per Acre	Total School District Fee	School District Fee per DU
SFD	2	3.278	6.556	0.775	1.55	0.026	0.0403	\$13,662	\$550.58	\$275.29
SFA		2.533	0	0.364	0	0.026	0	\$13,662	\$0.00	
TH/C		2.216	0	0.303	0	0.026	0	\$13,662	\$0.00	
Apartment		2.007	0	0.195	0	0.026	0	\$13,662	\$0.00	
Mobile Home		2.803	0	0.512	0	0.026	0	\$13,662	\$0.00	
Total	2		6.556		1.55		0.0403		\$550.58	

Land Dedication Provided	0
--------------------------	---

THOMPSON MINOR SUBDIVISION SKETCH PLAN



 American West Land Surveying Co. <small>A Colorado Corporation</small>		
<small>PO Box 128, Brighton, CO 80901 • P.303-658-1532 F.303-655-0575 • amwestla.com</small>		
REVISION	DATE	SCALE 1" = 100'
		DATE: APRIL 12, 2021
		DRAWN BY: CDR
		CHECKED BY: MRH, DRH
		CLIENT: THOMPSON
		DIB NO: 21
<small>FILE: Z:\V\Havana Estates\THOMPSON REPLAY\THOMPSON SKETCH PLAN.apr</small>		



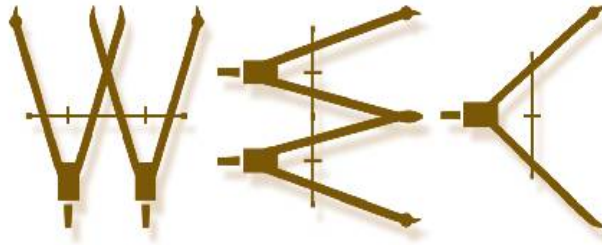


Legend

Zoning

- A-1
- A-2
- A-3
- Conditions
- TOD
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- MH
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

Lake



WESTERN ENGINEERING CONSULTANTS, Inc. LLC

THOMPSON MINOR SUBDIVISION
Item 08- Fire Protection Report



Brighton Fire Rescue District

500 S. 4th Ave, 3rd Floor • Brighton, Colorado 80601

Telephone: (303) 659-4101 • Fax: (303) 659-4103 • Website: www.brightonfire.org.

September 23, 2021

Western Engineering Consultants
127 S Denver Ave
Fort Lupton, Colorado 80621

Subject: Will Serve Letter

Project: 10100 East 157th Ave, Brighton Colorado 80602

To Whom It May Concern:

The above named project is within the boundaries of the Brighton Fire Rescue District and will be served by the District. Fire protection and prevention services provided by the District will be according to applicable laws and District rules, regulations, and policies.

Please contact this office if you need further information or have any questions.

Sincerely,

Julie Sovizdraniouk

Julie Sovizdraniouk

Administrative Assistant, III
Brighton Fire Rescue District
500 S. 4th Ave – 3rd Floor
Brighton CO 80601

planreviews@brightonfire.org



Brighton Fire Rescue District

500 S. 4th Ave, 3rd Floor • Brighton, Colorado 80601

Telephone: (303) 659-4101 • Fax: (303) 659-4103 • Website: www.brightonfire.org.

September 23, 2021

Western Engineering Consultants
127 S Denver Ave
Fort Lupton, Colorado 80621

Subject: Will Serve Letter

Project: 15725 Havana Street, Brighton Colorado 80602

To Whom It May Concern:

The above named project is within the boundaries of the Brighton Fire Rescue District and will be served by the District. Fire protection and prevention services provided by the District will be according to applicable laws and District rules, regulations, and policies.

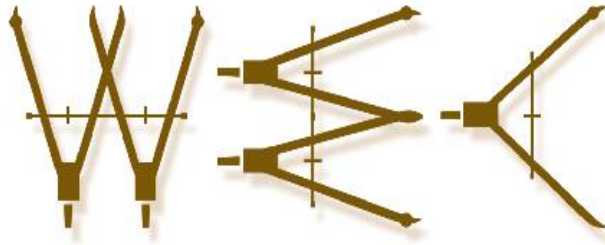
Please contact this office if you need further information or have any questions.

Sincerely,

Julie Sovizdraniouk

Julie Sovizdraniouk

Administrative Assistant, III
Brighton Fire Rescue District
500 S. 4th Ave – 3rd Floor
Brighton CO 80601
planreviews@brightonfire.org



WESTERN ENGINEERING CONSULTANTS, Inc. LLC

THOMPSON MINOR SUBDIVISION
Item 09- Proof of Ownership

Fidelity National Title Insurance Company
TITLE REPORT
SCHEDULE A

Title Report No: F0726008-383-TOH

1. **Effective Date:** September 10, 2021 at 8:00 A.M.
2. The estate or interest in the land described or referred to in this Title Report is:

FEE SIMPLE
3. Title to the estate or interest in the land is at the Effective Date vested in:

[Terry L. Thompson as to Lot 1 and Arthur D. Thompson as to Lot 3](#)
4. The land referred to in this Title Report is described as follows:

See Attached Legal Description

(for informational purposes only) 15725 Havana St, 10100 e 157th Ave, Brighton, CO 80602-8648

Attached Legal Description

Lot 1 and Lot 3, Havana Estates Two, County of Adams, State of Colorado.

SCHEDULE B

Exceptions

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

NOTE: Upon satisfaction of all requirements herein, the above exception will not be reflected on any proposed title policy identified in Schedule A.

6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. RIGHT OF PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AND RIGHTS FOR DITCHES AND CANALS AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 19, 1887 UNDER RECEPTION NO. 4344. Note: The company is attempting to obtain a copy of this instrument.
9. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF HAVANA ESTATES RECORDED MARCH 29, 1983 UNDER RECEPTION NO. [427050](#).
10. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY CONTRACT RECORDED SEPTEMBER 27, 1983 IN BOOK 2794 AT PAGE 730 at Reception No. [463063](#).
11. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENTS AND LICENSES RECORDED MARCH 21, 1984 IN BOOK 2852 AT PAGE 128 at Reception No. [493173](#).
12. TERMS, CONDITIONS AND PROVISIONS OF NOTICE CONCERNING UNDERGROUND FACILITIES RECORDED JUNE 25, 1986 IN BOOK 3162 AT PAGE 961 at Reception No. [658752](#).
13. TERMS, CONDITIONS AND PROVISIONS OF ZONING HEARING DECISION RECORDED AUGUST 26, 1996 IN BOOK 4824 AT PAGE 167 at Reception No. [206909](#).
14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF HAVANA ESTATES TWO RECORDED OCTOBER 30, 1996 UNDER RECEPTION NO. [225699](#).

15. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 24, 2007 UNDER RECEPTION NO. [2007000116902](#).
16. TERMS, CONDITIONS AND PROVISIONS OF MINERAL DEED RECORDED APRIL 22, 2015 AT RECEPTION NO. [2015000029140](#).
17. DEED OF TRUST DATED JULY 31, 2014 FROM TERRY L. THOMPSON TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF Flagstar Bank, FSB TO SECURE THE SUM OF \$370,000.00 RECORDED October 20, 2017 at Reception No. [2017000092307](#). (Lot 1)
18. Deed of Trust from Arthur D. Thompson to the Public Trustee of Adams County for the benefit of JPMorgan Chase Bank, N.A. in the amount of \$167,603.00 recorded April 28, 2010 at Reception No. [2010000027779](#). (Lot 3)

END OF EXCEPTIONS

THIS IS A TITLE REPORT ONLY. **This is not a commitment to insure.**

The information set forth herein is based on information supplied to Fidelity National Title Company by sources believed to be reliable and is provided for accommodation purposes only. Fidelity National Title Company assumes no liability hereunder unless a policy or policies of title insurance are issued by Fidelity National Title Company and fully paid for and the insured under said policy or policies and party to whom this report was issued have no knowledge of any defect in title not disclosed. Reliance on the information set forth herein is subject to the issuance of a mortgage and/or owner's policy of title insurance by Fidelity National Title Company within six (6) months from the effective date hereof. If a title insurance policy is not issued insuring the property within such time, this title report shall be null and void as of its effective date and shall be deemed to have been furnished for informational purposes only.

Exhibit C
LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.

LIMITATIONS OF LIABILITY

APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE, AS DEFINED ABOVE, AMONG THE TITLE INSTRUMENTS ARE OUTSIDE THE SCOPE OF THE REPORT.

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS, AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.

APPLICANT AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE APPLICANT IS PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE APPLICANT WITHOUT SAID TERM. APPLICANT RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT, BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

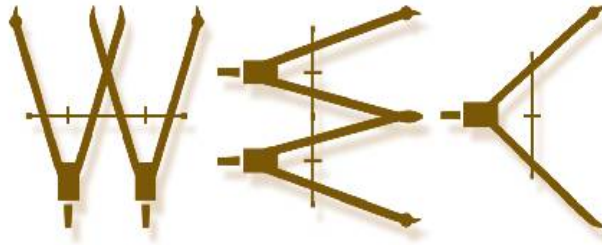
THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO APPLICANT, DOES NOT INTEND FOR APPLICANT TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF APPLICANT DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND APPLICANT DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, APPLICANT MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF

THE TITLE OR STATUS OF TITLE. APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

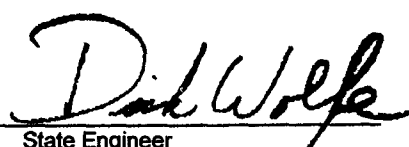
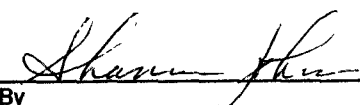
NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

APPLICANT AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGE



WESTERN ENGINEERING CONSULTANTS, Inc. LLC

THOMPSON MINOR SUBDIVISION
Item 10- Proof of Water and Sewer
Services

Form No. GWS-11 11/2011	COLORADO DIVISION OF WATER RESOURCES DEPARTMENT OF NATURAL RESOURCES 1313 Sherman St., Ste 821, Denver, CO 80203 Main: (303) 866-3581 Fax: (303) 866-2223	For Office Use Only <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> RECEIVED MAR 07 2013 <small>WATER RESOURCES STATE ENGINEER COLORADO</small> </div> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> RECEIVED MAR 14 2013 <small>WATER RESOURCES STATE ENGINEER COLORADO</small> </div>
CHANGE IN OWNER NAME/ADDRESS CORRECTION OF THE WELL LOCATION		
Review instructions on the reverse side prior to completing the form.		
Name, address and phone of person claiming ownership of the well permit:		
Name(s): <u>Terry and Sherri Thompson</u>		
Mailing Address: <u>15725 Havana St</u>		
City, St. Zip: <u>Brightn, Co 80602</u>		
Phone <u>303-434-2311</u> Email Address: <u>69z@q.com</u>		
This form is filed by the named individual/entity claiming that they are the owner of the well permit as referenced below. This filing is made pursuant to C.R.S. 37-90-143.		
WELL LOCATION: Well Permit Number: <u>46589-F</u> Receipt No.: <u>0397369B</u> Case Number: <u>95CW0127</u> County <u>Adams</u> Well Name or # (optional) _____		
(Address) _____ (City) _____ (State) _____ (Zip) _____ <u>SE 1/4 of the NE 1/4, Sec. 10, Twp. 1S</u> N. or S., Range <u>67</u> <input type="checkbox"/> E. or <input checked="" type="checkbox"/> W., <u>6th</u> P.M.		
Distance from Section Lines: <u>2003</u> Ft. From x N. or S., <u>250</u> Ft. From <input checked="" type="checkbox"/> E. or <input type="checkbox"/> W. Line.		
OR: GPS well location information in UTM format. You must check GPS unit for required settings as follows: Format must be UTM, zone 12 or zone 13; Units must be meters; Datum must be NAD83; Unit must be set to true north. Easting _____ Northing _____		
Subdivision Name <u>Havana Estates Two</u> Lot <u>1</u> , Block _____, Filing/Unit _____		
The above listed owner(s) say(s) that he, she (they) own the well permit described herein. The existing record is being amended for the following reasons: <input checked="" type="checkbox"/> Change in name of owner <input type="checkbox"/> Change in mailing address <input type="checkbox"/> Correction of location for exempt wells permitted prior to May 8, 1972 and non-exempt wells permitted before May 17, 1965.		
Please see the reverse side for further information regarding correction of the well location.		
I (we) claim and say that I (we) (am) (are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge.		
Sign or enter the name(s) of the new owner(s) <u>Terry L. Thompson</u> <u>Sherri K. Thompson</u>	If signing print name & title <u>TERRY L. THOMPSON</u> <u>Sherri K. Thompson</u>	Date (mm/dd/yyyy) <u>02/22/2013</u>
It is the responsibility of the new owner of this well permit to complete and/or sign this form. If an agent is signing or entering information please see instructions.		
Please send confirmation of acceptance of change in owner name/address via: <input checked="" type="checkbox"/> Email address listed above <input type="checkbox"/> US Mail		
ACCEPTED AS A CHANGE IN OWNERSHIP AND/OR MAILING ADDRESS.		
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  State Engineer </div> <div style="text-align: center;">  By </div> <div style="text-align: center;"> <u>04-24-13</u> Date </div> </div>		

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

827

APPLICANT

WELL PERMIT NUMBER 046586 F
DIV. 1 CNTY. 1 WD 2 DES. BASIN MD

Lot: 2 Block: Filing: Subdiv: HAVANA ESTATES

MICHAEL & DEBBIE PALLAORO
316 S 28TH AVE
BRIGHTON CO 80601-

(303)659-4546

APPROVED WELL LOCATION
ADAMS COUNTY

SE 1/4 NE 1/4 Section 10
Twp 1 S RANGE 67 W 6th P.M.

DISTANCES FROM SECTION LINES

2003 Ft. from North Section Line
520 Ft. from East Section Line

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(4) and the decree granted for the Pallaoro No. 2A well in Case No. 95CW127, Division 1 Water Court. The operation of this well is subject to the augmentation plan and all other terms and conditions of said decree.
- 4) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 5) Production is limited to the Lower Arapahoe aquifer which is located at a depth of approximately 90 feet below land surface and extends to a depth of approximately 330 feet. Plain casing must be installed and sealed to prevent the withdrawal of ground water from other aquifers and the movement of ground water between aquifers.
- 6) The entire length of the hole shall be geophysically logged as required by the Statewide Nontributary Ground Water Rules prior to installing casing. *** See attached Sheet*
- 7) A totalizing flow meter must be installed on the well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner and submitted to the Division Engineer and Water Commissioner by January 10 of each year or at such other times as requested.
- 8) The maximum pumping rate shall not exceed 15 GPM.
- 9) The allowed average annual amount of ground water to be withdrawn is 0.55 acre-foot.
- 10) The use of ground water from this well is limited to ordinary household purposes inside one single family dwelling and the irrigation of not more than 3,000 square feet of home lawns and gardens.
- 11) The owner shall mark the well in a conspicuous place with well permit numbers(s), name of the aquifer, and court case numbers(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 12) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations. If the well is not operated in accordance with the terms of the augmentation plan approved in Case No. 95CW127, Division 1 Water Court, it will be subject to administration including orders to cease withdrawing water.

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

APPROVED
DAM

Hal D. Simpson
State Engineer

David A. McElhenny
by

Receipt No. 0397369B

DATE ISSUED MAY 20 1996

EXPIRATION DATE MAY 20 1997



10450 E 159th Ct.
Brighton, Co. 80602

Phone: 303-637-0344
Fax: 303-637-0423
www.toddcreekvillage.org

February 3, 2020

**RE: Conditional Will Serve Letter for Parcel Numbers 0157110016007 & 0157110016004 the
HAVANA ESTATES TWO Subdivision Adams County, Colorado –**

Dear Mr. Thompson:

You are the owner's representative of Parcel Numbers 0157110016007 & 0157110016004 in Adams County, Colorado (the "Property"). The Property is located on the South side of Hwy 7 and the west side of Havana in Adams County, Colorado. The Property is located within the service area of Todd Creek Village Metropolitan District ("TCVMD"). It is the understanding of TCVMD that you intend to develop two residential home sites (the "Site") on the Property. Therefore, this site is the subject of this conditional will serve letter from TCVMD.

TCVMD is willing and able to provide potable and non-potable water service ("Service") to the Property subject to the following conditions, which shall be conditions precedent to any obligation on the part of TCVMD to provide service:

1. You shall pay TCVMD's then current water tap fees and all other fees, rates, tolls and charges imposed pursuant to TCVMD's then current rules and regulations.
2. You shall design, construct, acquire easements and install any and all infrastructure required or deemed necessary by TCVMD to provide Service to your Property (including but not limited to: service taps, service lines, mainlines or any other improvements and facilities required, including any permits or improvements required by Adams County for work within County R.O.W.). You shall design all such infrastructure according to TCVMD's design standards and in accordance with TCVMD's rules and regulations. Further, you shall reimburse TCVMD for any and all costs it incurs related to its review of the infrastructure design, construction and installation, including reimbursement of its engineers and consultants.
3. You understand and agree that TCVMD will not be providing sewer services to the Property at this time; rather, only potable and non-potable water services will be provided by TCVMD at this time.

TCVMD will provide you with non-monetary assistance in your acquisition of easements necessary to provide for offsite infrastructure to allow TCVMD to provide Service to the Property. In addition, TCVMD will provide the terms of, and administer, reimbursement or cost recovery agreements related to the installation or upsizing of offsite facilities or infrastructure designed and constructed by you benefiting future development receiving Service from TCVMD. The standard life span of such reimbursement agreements is ten years.



10450 E 159th Ct.
Brighton, Co. 80602

Phone: 303-637-0344
Fax: 303-637-0423
www.toddcreekvillage.org

Potable and non-potable water service will be provided to the Site subject to and conditioned upon the terms of the TCVMD's rules and regulations as they may be amended from time to time and the payment of all fees, rates and charges imposed thereunder. This commitment shall run only to the Site and shall not be transferrable or assignable in any manner whatsoever.

This conditional will serve commitment shall not be effective until you pay the fees referenced above to TCVMD indicating your willingness to be bound by the terms set forth herein.

If you have any follow-up questions or concerns, please do not hesitate to contact me.

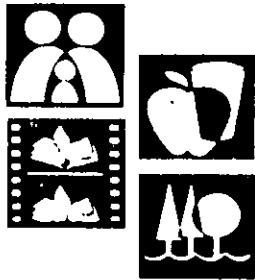
Very truly yours,

Todd Creek Village Metropolitan District

A handwritten signature in blue ink, appearing to read "Don Summers".

Don Summers
General Manager,
Todd Creek Village Metropolitan District

cc: Blair Dickhoner, District Counsel
Todd Creek Village Metropolitan District - Board of Directors



Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

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

ENVIRONMENTAL HEALTH DIVISION

PERMIT NO. 00020760-1

PERMIT TO CONSTRUCT AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

OWNER: ARTHUR D. THOMPSON

LOCATION: 10100 EAST 157TH AVENUE, LOT 3, HAVANA TWO ESTATES
SUBDIVISION, ADAMS COUNTY, COLORADO

COMPOSED OF MINIMUM 1,000 GALLON SEPTIC TANK AND MINIMUM
ABSORPTION DISPOSAL AREA OF 1,680 SQUARE FOOT BED OR 1,305 SQUARE
FOOT TRENCH.

A PERMIT TO CONSTRUCT SHALL EXPIRE ONE YEAR FROM THE DATE
OF ISSUANCE UNLESS EXTENDED TO A FIXED DATE UPON REQUEST BY THE
APPLICANT AND APPROVAL BY TRI-COUNTY HEALTH DEPARTMENT. A
PERMIT TO REMODEL EXPIRES TWO WEEKS FROM THE DATE OF
ISSUANCE.

THIS PERMIT EXPIRES ON JANUARY 9, 1998.

NOTE: Construction requirements and special conditions
relative to this permit are presented on the accompanying
application. This permit shall not be valid unless a copy of
the application is attached to it.

ISSUED BY George B. Vargach OF TRI-COUNTY HEALTH
DEPARTMENT ON JANUARY 9, 1997

OWNER MUST MAKE SURE THAT THIS ENTIRE WASTE DISPOSAL SYSTEM
REMAINS OPEN FOR INSPECTION UNTIL IT HAS RECEIVED APPROVAL BY
TRI-COUNTY HEALTH DEPARTMENT. TRI-COUNTY HEALTH DEPARTMENT
CANNOT ASSUME RESPONSIBILITY IN CASE OF FAILURE OR INADEQUACY
OF A WASTE DISPOSAL SYSTEM BEYOND CONSULTING IN GOOD FAITH WITH
THE PROPERTY OWNER.

PERMIT FEE OF \$150.00 CHECK #3017

RECEIVED BY BETTY HERMAN ON DECEMBER 30, 1996

() Owner Copy () Bldg. Dept. Copy () Installer Copy () H.D.



Tri-County Health Department
Serving Adams, Arapahoe and Douglas Counties

Permit # 20760-1

Date Paid: 12/30/96

Check # 3017

Rec'd By: Betty Hummer

Application Fee: \$150

APPLICATION TO:
☒ **INSTALL** ☐ **REPAIR** ☐ **EXPAND**
AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

To Be Completed By Applicant - Please Type or Print Clearly

Address/Legal Description of Property Served by Proposed System: _____

10100 E 157 Ave. B

City and Zip Code: Brighton, 80601

Property Owner Arthur D. Thompson

Applicant Terry C. Thompson

Address 8195 E. 159 Ct.

Address 8195 E. 159 Ct.

City Brighton State CO

City Brighton State CO

Zip 80601 Phone () 452-0904

Zip 80601 Phone () 655-1100

Installer Terry C. Thompson

Design Engineer _____

License 60000971 Phone (303) 655-1100

Job # _____ Phone () _____

Proposed Facility:

Facility Type: ☒ Single Family Residence ☐ Other _____ Lot Size 3 ac.

Source/Type of Water Supply: ☒ On Site Well ☐ Community ☐ Other _____

If supplied by community water, give name of supplier: _____

General Information:

Number of bedrooms: 3 Basement: ☐ Full ☐ Walkout Basement Plumbed? ☐ Yes ☐ No

Are Additional Bedrooms Planned? ☐ Yes ☒ No Is this property within 400 feet of a sewer line? NO

If so, will that sewage district provide service? _____ (attach letter from sewage district)

Is lot marked and are percolation holes staked? YES

I the undersigned hereby certify that all information and data provided is correct and true to the best of my knowledge. I agree that the construction of this individual sewage disposal system will comply with Tri-County Health Department's Regulation 1-96 and all other applicable laws and regulations.

[Signature] 12-30-96
Applicant's Signature Date

☐ Commerce City
4301 E. 72nd Ave.
Commerce City, CO 80022
288-6816

☐ Aurora
15400 E. 14th Pl.
Suite 309
Aurora, CO 80011
341-9370

☐ Castle Rock
413 Wilcox St.
Castle Rock, CO 80104
688-5145

☐ Englewood
4857 S. Broadway
Englewood, CO 80110
761-1340

☒ Northglenn
10190 Bannock St.
Suite 100
Northglenn, CO 80221
452-9547

For Department Use Only
Design Installation Requirements

10100 E. 157 Ave.

All applicable design/installation requirements of Regulation 1-96 shall be complied with in the installation of this system

System designed for: _____ gallons per day and/or 3 bedrooms

Soils data: (See attached Percolation Test and Soil Data Form)

Average percolation rate: 57 (minutes per inch) Depth to groundwater: > 10'

Depth to bedrock: > 10' Ground slope: 0 % to _____

Type of disposal area proposed: absorption

Minimum size tank: 1000 gallons Minimum disposal area (bed): 1680 square feet

Engineer design required? NO Minimum disposal area (trench): 1305 square feet

Maximum depth of disposal area: 54" (not to exceed depth of percolation test holes)

Minimum depth of installed rock: 12"

Special Permit Conditions: _____

Design engineer inspection of the completed system required? _____

Site approved by: George B. Vargulich Date: 08 Jan 97

Application reviewed and approved by: George B. Vargulich Date: 09 Jan 97

Site Visit Comments: 08 Jan 97: no groundwater or bedrock observed
in test pit. glv

Final Inspection

Inspection Date(s): 10 April 1997

Septic Tank Size (as built): 1000 gallons

Disposal Area Type: bed Size (as built): 64 ^{glv} ~~48~~ square feet
Infiltrator Chambers

Depth At Deepest Point: ~ 2'

Comments: 10 April: ' Tank not located on as-built drawing OK glv 15 April
2/ No clean-out @ bldg sewer OK glv 15 April 48 chambers installed, need 57 OK glv
4/ distribution header to chambers unsupported OK glv 15 April

15 April 1997

George B. Vargulich

Date Of Final Approval

Environmental Health Specialist

Tri-County Health Department

Percolation Test and Soils Data Form

Property address _____

Legal description Lot 3, Havana Two Estates Subdivision, Adams County

Property Owner:

Name Mike Pallaoro

Address 1821 E. Bridge, Brighton, CO 80601

Phone 659-4546

Note:

- Percolation Test Form, Site Plan and Grain Size Distribution Curve of the Sample must be submitted with this form.
- For all <5 acres the site plan must include the entire lot. Test locations must be accurately tied to lost corners or other permanent markers.

Percolation Test Area #2

Saturation and Swelling

- Smear surfaces removed: X Yes No
- Sand or gravel added: X Yes No
- Date and time presoak water added:
12/4/96 10:45 am
- Amount of presoak water added (gallons):
5½±
- Date and time percolation test is started:
12/5/96 10:15 am
- Did water remain in the hole after the overnight swelling period:
Hole 1 Yes X No
Hole 2 Yes X No
Hole 3 Yes X No

Percolation Rate Measurement

Percolation Rate (min./in.)	Hole 1	<u>48</u>
	Hole 2	<u>44</u>
	Hole 3	<u>80</u>
	Average	<u>57</u>

Groundwater:

- Encountered @ NE feet.
- Estimated depth to maximum seasonal water table if not encountered in profile: UNKNOWN
- Is area believed to be subject to seasonal fluctuations which could result in a seasonal water table within 8' of surface?
 Yes X No

Slope determination in absorption area: 0 % to the (direction)

Bedrock:

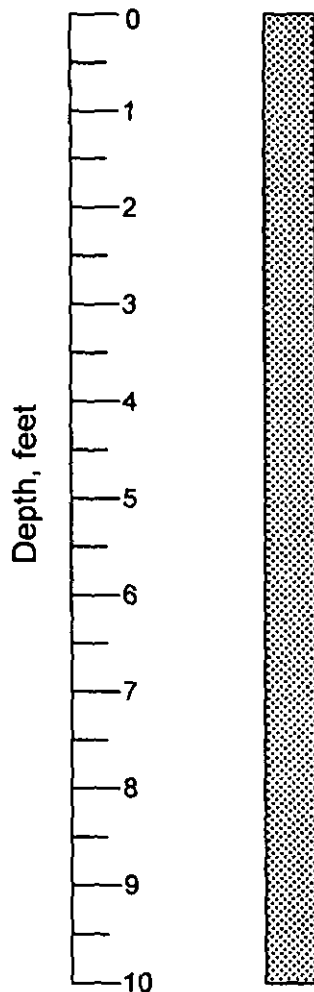
- Encountered @ NE feet.
- Estimated depth if not encountered in profile: 20-30'
- Type of bedrock: Sandstone
 Claystone Siltstone
 Other
- Is bedrock fractured or weathered?
 Yes No
- Is bedrock believed to be permeable?
(Perc rate <60 min./in.)
 Yes No

Profile Hole Information

GEO-teknica Engineering Job No: 96-700-2

Percolation Test Area #2

Profile Hole Log



SAND, very clayey, dense

Drive Sample Taken at 60"

31/12 Blow Count

8% Moisture Content

49% Passed the #200 Sieve

+2.1% Swell Potential

Certification

I certify that the above information is correct and complete to the best of my knowledge and that all tests were performed in accordance with the provisions of Tri-County Department Regulation I-88 by myself or under my supervision.

Original Signature

12-20-96

Date

GEO-teknica

Company Name

P.O. Box 266, Franktown, Co 80116

Address

(303) 660-0300

Phone



Original Seal

TRI-COUNTY HEALTH DEPARTMENT
PERCOLATION TEST RESULT FORM
JOB NO. 96-700
PERCOLATION TEST AREA #2

HOLE NO.	HOLE DEPTH (IN.)	LENGHT OF INTERVAL (MIN.)		WATER DEPTH @ START OF INTERVAL (IN.)	WATER DEPTH @ END OF INTERVAL (IN.)	DROP IN WATER LEVEL (IN.)	PERCOLATION RATE @ FINAL INTERVAL (MIN./IN.)
1	60	30		8.0000	6.6250	1.3750	48
		30		6.6250	5.6250	1.0000	
		30		5.6250	4.6875	0.9375	
		30	**	8.0000	6.8750	1.1250	
		30		6.8750	6.0625	0.8125	
		30		6.0625	5.3125	0.7500	
		30		5.3125	4.5625	0.7500	
		30		4.5625	3.9375	0.6250	
2	60	30		8.0000	6.3750	1.6250	44
		30		6.3750	5.1250	1.2500	
		30	**	8.0000	6.6250	1.3750	
		30		6.6250	5.6875	0.9375	
		30		5.6875	4.8125	0.8750	
		30		4.8125	3.9375	0.8750	
		30		3.9375	3.1875	0.7500	
		30		3.1875	2.5000	0.6875	
3	60	30		8.0000	7.0000	1.0000	80
		30		7.0000	6.1250	0.8750	
		30		6.1250	5.3750	0.7500	
		30	**	8.0000	7.0625	0.9375	
		30		7.0625	6.4375	0.6250	
		30		6.4375	5.9375	0.5000	
		30		5.9375	5.5000	0.4375	
		30		5.5000	5.1250	0.3750	

**** WATER ADDED**

*FIELD NOTES SHALL BE RECORDED ON THIS FORM OR IN THIS FORMAT; TYPED COPIES OF FIELD RECORDS MAY BE SUBMITTED ON THIS FORM.

*A FOUR HOUR TEST MUST BE CONDUCTED UNLESS (A) WATER REMAINS IN THE HOLE AFTER THE PRESOAK IN WHICH CASE ONE 30 MIN. INTERVAL IS SUFFICIENT, (B) THE FIRST 6" OF WATER SEEPS AWAY IN <30 MINUTES IN WHICH CASE A ONE-HOUR TEST OF 6 - 10 MINUTE TIME INTERVALS MAY BE USED, (C) THE TEST IS BEING CONDUCTED IN SAND IN WHICH CASE A ONE-HOUR TEST OF 6 - 10 MINUTETIME INTERVALS MAY BE USED, (D) THREE SUCCESSIVE WATER LEVEL DROPS DO NOT VARY BY MORE THAN 1/16 INCH IN WHICH CASE A TWO HOUR TEST MAY BE CONDUCTED.

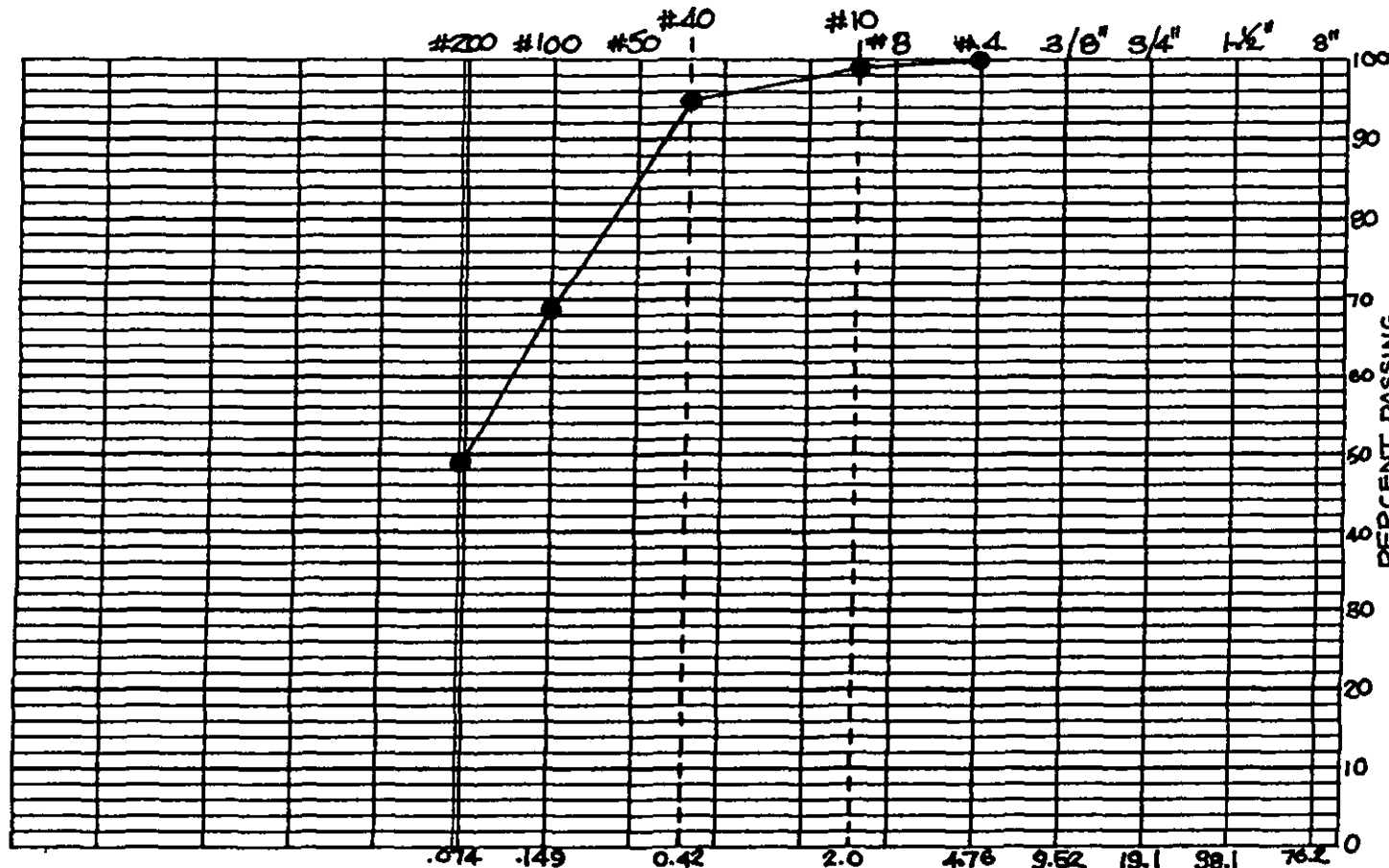
TCHD 13.4 C1 6/96

PARTICLE SIZE DISTRIBUTION ANALYSIS

DATE SAMPLED 12-4-96 HOLE NO. PROFILE SAMPLE DEPTH 60"
 SAMPLE LOCATION LOT 3, HAYANA TWO ESTATES, ADAMS COUNTY, CO

REPORT NO. 96-700-2

SIEVE ANALYSIS



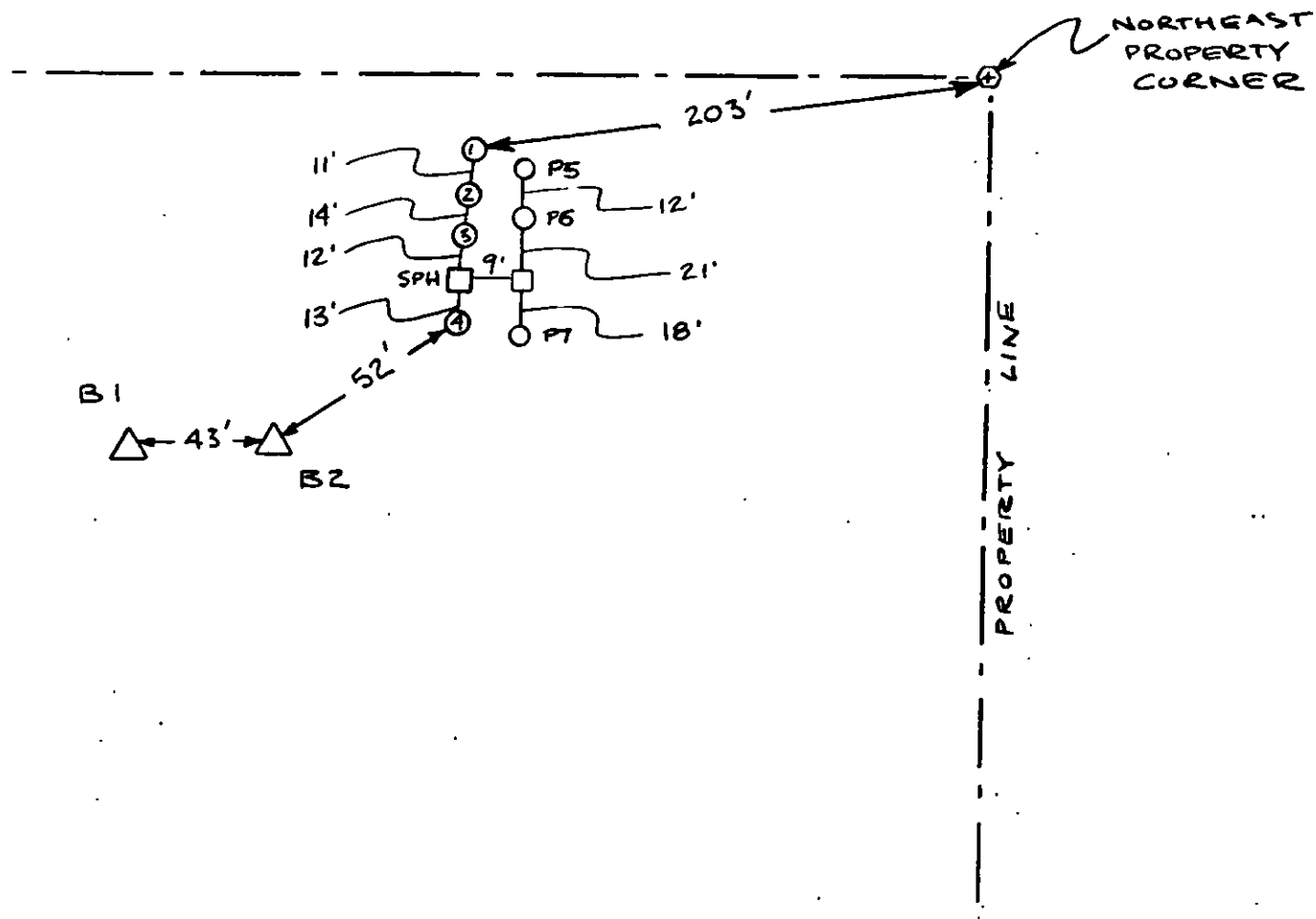
SIEVE No.	PERCENT PASSING
3.0	
1.5	
3/4	
3/8	
#4	100
#8	
#10	99
#40	95
#50	
#100	69
#200	49

SOIL CLASSIFICATION		
SC		

DIAMETER OF PARTICLES IN MILLIMETERS

CLAY (PLASTIC) TO SILT (NON PLASTIC)	SAND			GRAVEL	
	FINE	MEDIUM	COARSE	FINE	COARSE

LOCATION MAP



- △ FOUNDATION SOIL TEST BORINGS
- PERCOLATION TEST HOLES
- SOIL PROFILE HOLE
- ⊠ UNSUITABLE SOIL PROFILE HOLE

Figure 1

GEO-teknica
SOIL TESTS • PERCOLATION TESTS • FOUNDATION DESIGNS

96-700

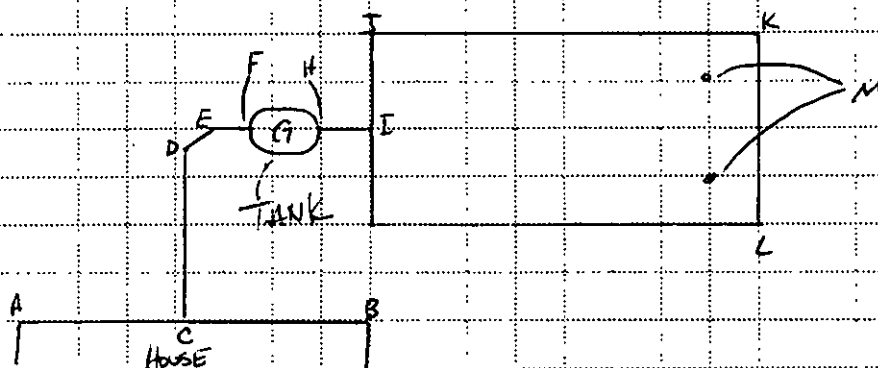
HAVANA TWO ESTATES L. 3

10100 E. 157 TH AVE.

ADAMS COUNTY, COLORADO



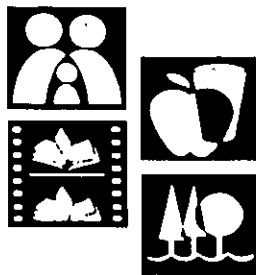
621 WICKINLEY AVE A. Lipton



M - inspector p. 145

1680 sq' absorption - 40 lbs. system using Infiltrator chambers

$$B \text{ to } G = 54'$$



Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

Permit # 2000-03-000944

Chris J. Wiant, M.P.H., Ph.D.
Executive Director

PERMIT TO CONSTRUCT
AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM
Tri-County Health Department
7000 East Belleview Avenue Suite 301
Englewood, Colorado 80111

Owner **TERRY THOMPSON**

Location: **15725 N Havana Street Brighton CO 80601**

Subdivision: **Havana Estates Two** County: **Adams**

System Requirements:

Tank Size: **1000 Gallons**

Design Requirements:

Trench System:

Bed System:

Minimum Disposal Area

In Square Feet

1,305

1,680

Max Depth of Disposal Area: (Bed or Trench): **48.00 inches**

Min Depth of Disposal Area: (Bed or Trench): **12.00 inches**

Number of Chambers: Refer to TCHD Form #S-183 Rev Date 12/15/97

*****Special Conditions*****

IF USING INFILTRATOR UNITS, USE 57 UNITS IN A BED OR 48 UNITS IN TRENCHES.

=====

A Permit to CONSTRUCT shall expire ONE YEAR from the date of issuance unless extended to a fixed date upon request by the Applicant and approved by the Tri-County Health Department.

This Permit Expires: **07/19/2001**

Issued by: Chiola, Chris, Chris Chiola EHS
Tri-County Health Department on July 19, 2000 *by se*

OWNER MUST MAKE SURE THAT HIS/HER ENTIRE WASTE DISPOSAL SYSTEM REMAINS OPEN FOR INSPECTION UNTIL IT HAS RECEIVED APPROVAL BY TRI-COUNTY HEALTH DEPARTMENT. TRI-COUNTY HEALTH DEPARTMENT CANNOT ASSUME RESPONSIBILITY IN CASE OF FAILURE OR INADEQUACY OF A WASTE DISPOSAL SYSTEM BEYOND CONSULTING IN GOOD FAITH WITH THE PROPERTY OWNER.

Permit Fee: **300.00** Payment Method **Check** #**5813**

Received By: on **06/21/2000**

() Owner Copy () Bldg. Dept. Copy () Installer Copy () H.D.

10190 Bannock Street, Suite 400 □ Northglenn, Colorado 80221-6051
For Accounting Use Only: 303-452-9547 □ FAX 303-452-9712
680-500000 300.00

PERMIT # 1000 944**TRI-COUNTY HEALTH DEPARTMENT**
Serving Adams, Arapahoe and Douglas CountiesAPPLICATION TO
☐ INSTALL(255) ☐ REPAIR(256) ☐ EXPAND(256)
\$300 \$250 \$250
AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

ADDRESS OF PROPERTY SERVED BY PROPOSED SYSTEM:

Street Address 15725 HAWANA ST. City Brighton
Zip Code 80601 County AdamsParcel 1/4 Sec 1/4 Sec 1/4 Section 1 Township 1 Range 1 Lot 1 Block 1
Legal Description (if no street address)Subdivision Name HAWANA ESTATES TWO Filing (if applicable) 1If GPS Information Available/Obtained: Longitude Latitude Elevation

Property Owner:

Name TERRY THOMPSON
Address 8195 E 159 ct.
City, State Brighton, Co.
Zip 80601 Phone 434-2311

Applicant:

Name TERRY THOMPSON
Address 8195 E 159 ct.
City, State Brighton, Co.
Zip 80601 Phone 434-2311Systems Contractor: Terry L. Thompson TCHD Use Only License # Soils/Percolation Test Engineer Colman S. S. Job # 93-370TCHD Use Only: FSE # Design Engineer (if applicable) Job # TCHD Use Only: FSE # Is this to be an Engineered System? ☐ Yes ☒ NoLot Size: 3.8 AC.

PROPOSED FACILITY:

☒ Single Family (SF) ☐ Multi-Family (MF) ☐ Commercial (CM) ☐ Other (OT)

WATER SUPPLY:

On Site: ☒ Yes ☐ No Community Water ☐ Yes ☐ No If Yes, Supplier

Continued on back

PERMIT # _____

SINGLE FAMILY RESIDENTIAL GENERAL INFORMATION:

Number of Bedrooms 3 Basement: ☒ Full (F) ☐ Walkout (W) ☐ Partial (P) ☒ None (N)

Basement Plumbed: ☒ Yes ☐ No

Are Additional Bedrooms Planned? ☐ Yes ☒ No Are the premises within 400 ft. of a sewer line? ☐ Yes ☒ No

Is property within boundaries of a sewer district? ☐ Yes ☒ No

If Yes, name of sewer district _____

COMMERCIAL GENERAL INFORMATION:

Type of Business: _____

TCHD Use Only: SIC Code _____

Number of Employees _____

Design Flow > 3,000 Gallons/Day ☐ Yes ☐ No

If Yes, has Site Approval been given from CDPHE? ☐ Yes ☐ No

(Note: Permit cannot be issued until site approval is given from CDPHE)

Floor Drains ☐ Yes ☐ No

EPA Shallow Injection Well Inventory Request Form Completed ☐ Yes ☐ No

Date Paid: 6-21-02 Received By: DK

Payment Type: ☐ Cash

☒ Check (# 5813)

☐ Charge

☐ Other _____

Amount Paid \$ 300.00

Applicant's Name _____

Please Print

Applicant's Signature [Signature] Date 7-19-02

☐ Aurora
15400 E. 14th Place
Suite 309
Aurora, CO 80011
303-341-9370

☐ Castle Rock
101 3rd Street
Castle Rock, CO 80104
303-663-7650

☐ Commerce City
4301 E. 72nd Avenue
Commerce City, CO
80022
303-288-6816

☐ Englewood
4857 S. Broadway
Englewood, CO 80110
303-761-1340

☐ Northglenn
10190 Bannock Street,
Suite 100
Northglenn, CO 80221
303-452-9547



Tri-County Health Department

Percolation Test and Soils Data Form

Property address 15725 HAVANA ST.

Legal description LOT 1, HAVANNA ESTATES TWO, Adams Co.

Property Owner:

Name MIKE PALLARO

Address 316 SO. 28TH AVE., BRIGHTON Co 80601

Phone 659-4546

Note:

- Percolation Test Form, Site Plan and Grain Size Distribution Curve of the Sample must be submitted with this form.
- For all Lots <5 acres the site plan must include the entire lot. Test locations must be accurately tied to lot corners or other permanent markers.

Saturation and Swelling

- Smear surfaces removed: X Yes No
- Sand or gravel added: Yes X No
- Date and time presoak water added:
7-15-96 — 8:45
- Amount of presoak water added (gallons):
5
- Date and time percolation test is started:
7-16-96 — 3:25
- Did water remain in hole after the overnight swelling period:
Hole 1 Yes X No
Hole 2 Yes X No
Hole 3 Yes X No

Percolation Rate Measurement

Percolation Rate (min./in.)

Hole 1 60
Hole 2 60
Hole 3 48

Average 56

Groundwater:

- Encountered @ feet
- Estimated depth to maximum seasonal water table if not encountered in profile: 10'+
- Is area believed to be subject to seasonal fluctuations which could result in a seasonal water table within 3' of surface?
 Yes X No

Slope determination in absorption area: 4 % to the NE (direction)

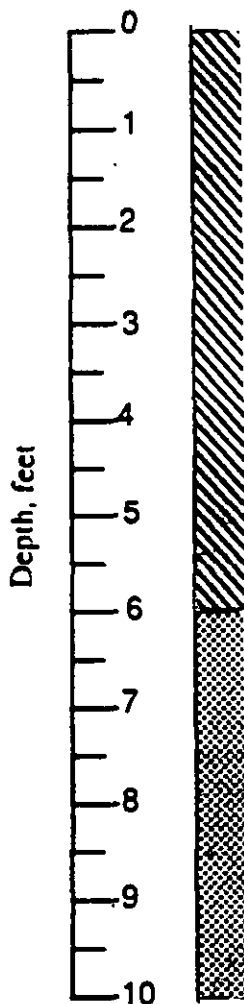
Bedrock:

- Encountered @ feet
- Estimated depth if not encountered in profile: 10'+
- Type of bedrock: Sandstone
 Claystone Siltstone
 Other
- Is bedrock fractured or weathered?
 Yes No
- Is bedrock believed to be permeable? (Per rate <50 min./in.)
 Yes No

Profile Hole Information (Cont.)

(Soils must be classified using Unified System ASTM D2487)

Profile Hole Log



CLAY: SANDY, MOIST, LT BROWN, (CL)

SAND: CLAYEY, MOIST, BROWN, (SC)

Certification

I certify that the above information is correct and complete to the best of my knowledge and that all tests were performed in accordance with the provisions of Tri-County Health Department Regulation I-88 by myself or under my supervision.

Tyrone R. Carter
Original Signature

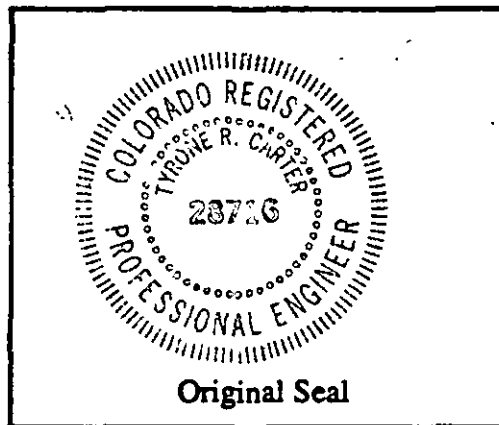
7/17/94
Date

Colorado Soil
Company Name

113 Wilcox ST. C.R.
Address

688-9475
Phone

96-370



LOCATION MAP

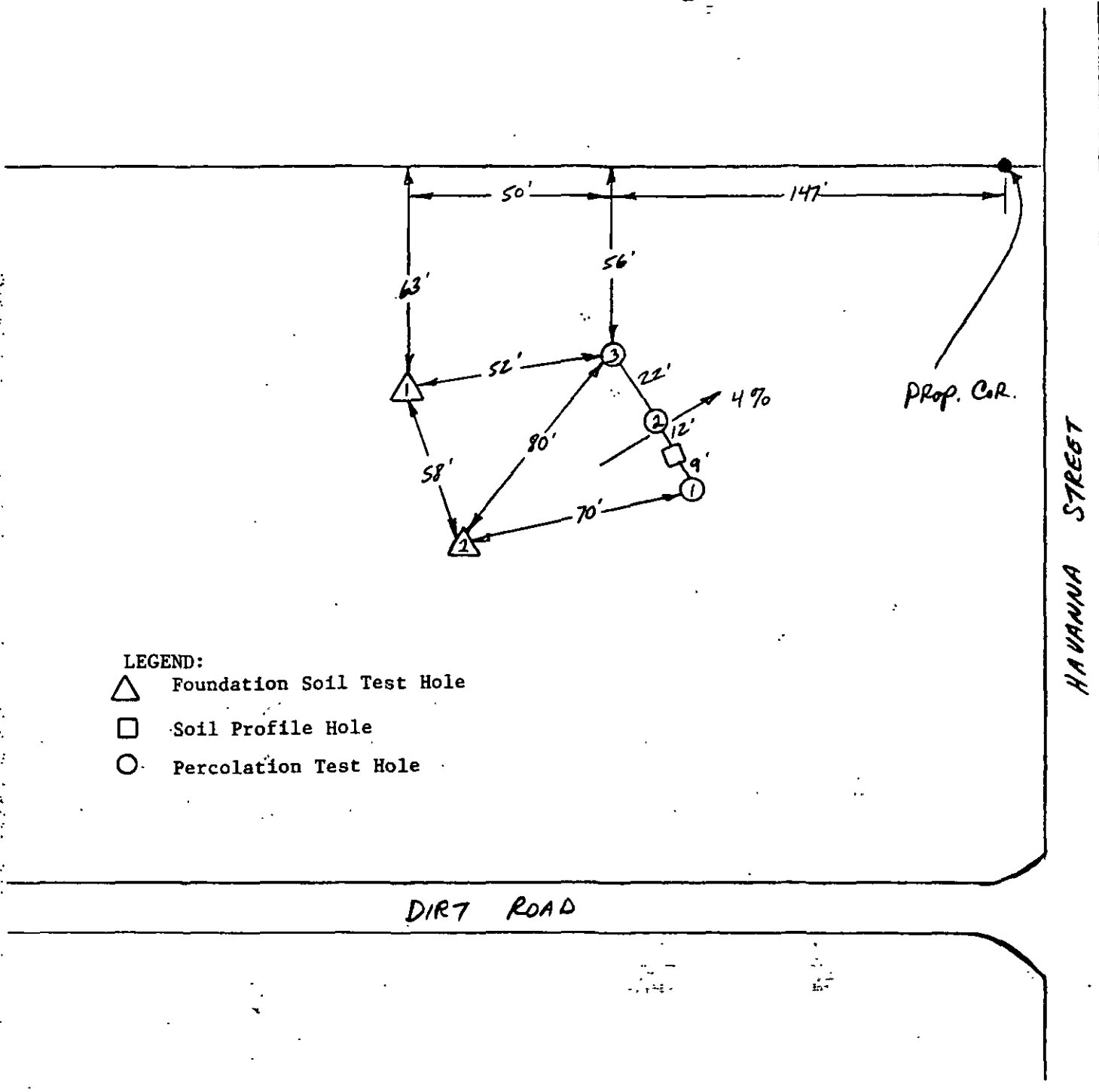
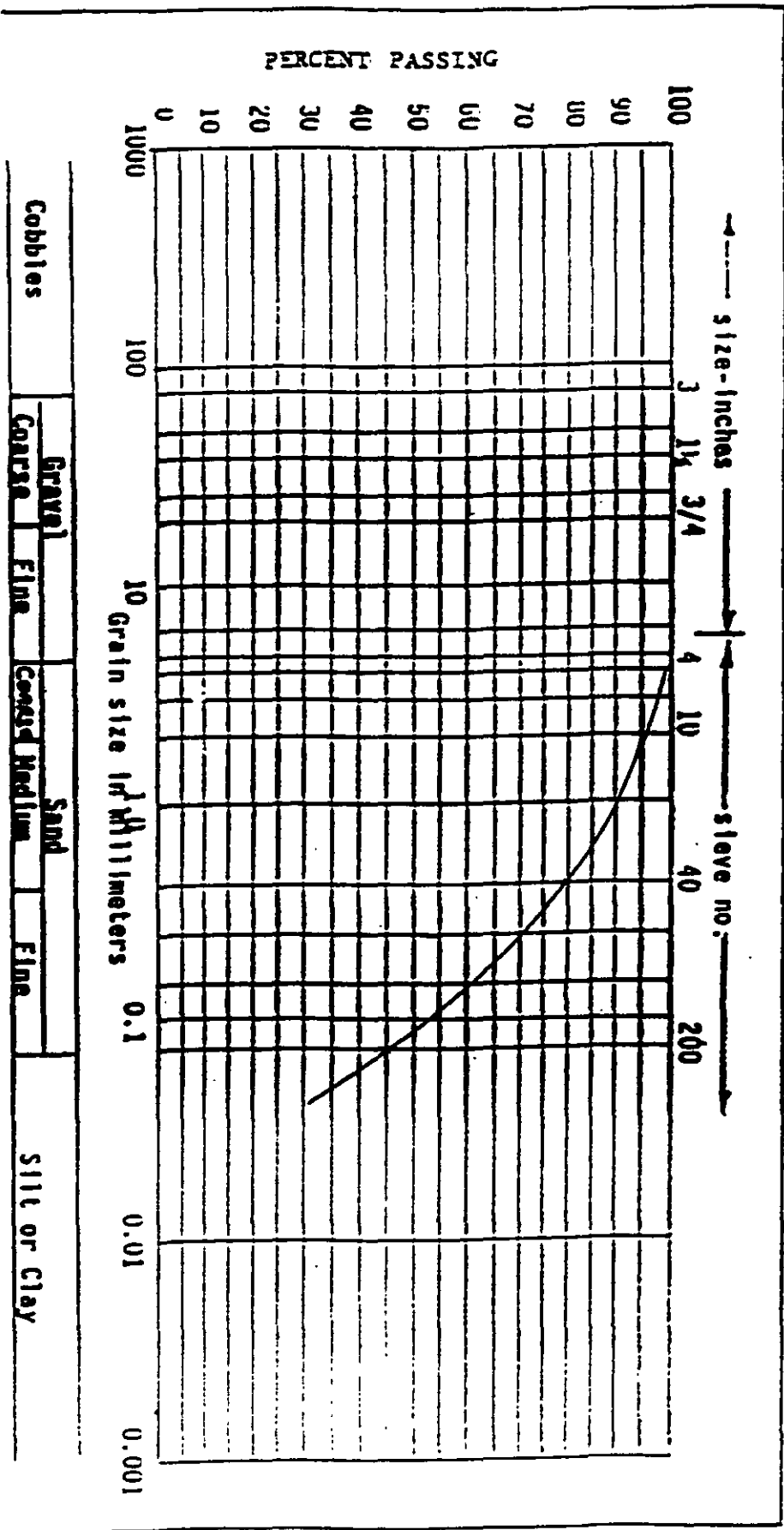


Figure 1

U S STANDARD SIEVE SIZE



NAME: PALLAORO
 REPORT NO. 96-370
 S.P. II. 6-10'



TRI-COUNTY HEALTH DEPARTMENT Percolation Test Result Form

Hole No.	Hole Depth (in.)	Length of Interval (min.)	Water Depth @ Start of Interval (in.)	Water Depth @ End of Interval (in.)	Drop in Water Level (in.)	Percolation Rate @ Final Interval (min./in.)
1	33	30	25 ¹ / ₈	25 ⁵ / ₈	¹ / ₂	60
		30	25 ⁵ / ₈	26 ³ / ₈	³ / ₄	
		30	26 ³ / ₈	27 ¹ / ₈	³ / ₄	
		30	27 ¹ / ₈	27 ⁷ / ₈	³ / ₄	
		30	27 ⁷ / ₈	28 ³ / ₈	1	
		30	28 ³ / ₈	29 ³ / ₄	⁷ / ₈	
		30	29 ³ / ₄	30 ³ / ₈	⁵ / ₈	
		30	30 ³ / ₈	31	⁵ / ₈	

*Field Notes shall be recorded on this form or in this format; typed copies of field records may be submitted on this form.

*A four hour test must be conducted unless (a) water remains in the hole after the presoak in which case one 30 min. interval is sufficient, (b) the first 6" of water seeps away in <30 minutes in which case a one-hour test of 6 - 10 minute time intervals may be used, (c) the test is being conducted in sand in which case a one-hour test of 6 - 10 minute time intervals may be used, (d) three successive water level drops do not vary by more than 1/16 inch in which case a two hour test may be conducted.



TRI-COUNTY HEALTH DEPARTMENT Percolation Test Result Form

Hole No.	Hole Depth (in.)	Length of Interval (min.)	Water Depth @ Start of Interval (in.)	Water Depth @ End of Interval (in.)	Drop in Water Level (in.)	Percolation Rate @ Final Interval (min./in.)
2	34	30	26 ³ / ₈	28 ¹ / ₂	2 ¹ / ₈	
		30	28 ¹ / ₂	29	¹ / ₂	
		30	29	29 ⁵ / ₈	⁵ / ₈	
		30	29 ⁵ / ₈	30 ¹ / ₄	⁵ / ₈	
		30	30 ¹ / ₄	30 ³ / ₄	¹ / ₂	
		30	30 ³ / ₄	31 ¹ / ₄	¹ / ₂	
		30	31 ¹ / ₄	31 ³ / ₄	¹ / ₂	
		30	31 ³ / ₄	32 ¹ / ₄	¹ / ₂	60

*Field Notes shall be recorded on this form or in this format; typed copies of field records may be submitted on this form.

*A four hour test must be conducted unless (a) water remains in the hole after the presoak in which case one 30 min. interval is sufficient, (b) the first 6" of water seeps away in <30 minutes in which case a one-hour test of 6 - 10 minute time intervals may be used, (c) the test is being conducted in sand in which case a one-hour test of 6 - 10 minute time intervals may be used, (d) three successive water level drops do not vary by more than 1/16 inch in which case a two hour test may be conducted.



TRI-COUNTY HEALTH DEPARTMENT Percolation Test Result Form

Hole No.	Hole Depth (in.)	Length of Interval (min.)	Water Depth @ Start of Interval (in.)	Water Depth @ End of Interval (in.)	Drop in Water Level (in.)	Percolation Rate @ Final Interval (min./in.)
3	57	30	49	50 1/4	1 1/4	
		30	50 1/4	51 1/8	7/8	
		30	51 1/8	51 3/4	5/8	
		30	51 3/4	52 3/4	1	
		30	52 3/4	53 3/8	5/8	
		30	53 3/8	54 1/8	3/4	
		30	54 1/8	54 7/8	3/4	
		30	54 7/8	55 1/2	5/8	48

*Field Notes shall be recorded on this form or in this format; typed copies of field records may be submitted on this form.

*A four hour test must be conducted unless (a) water remains in the hole after the presoak in which case one 30 min. interval is sufficient, (b) the first 6" of water seeps away in <30 minutes in which case a one-hour test of 6 - 10 minute time intervals may be used, (c) the test is being conducted in sand in which case a one-hour test of 6 - 10 minute time intervals may be used, (d) three successive water level drops do not vary by more than 1/16 inch in which case a two hour test may be conducted.

SITE VISIT WORKSHEET

Permit Number: 2000-03-000944

Date Printed: June 21, 2000

Property Location: 15725 N Havana Street Lot 1 Block 1

County: Adams

Owner: Terry Thompson

SITE INFORMATION AS REPORTED BY ENGINEER:

PERC RATE:

Holes:

One 60 Two 60 Three 48 Four _____ Five _____ Six _____ Avg Rate 56 Sizing Rate 60

CIRCLE ONE:

Bedrock Encountered? Yes NO If Yes, Type _____ Depth to Bedrock (ft) _____

Ground Water Encountered? Yes NO If Yes, Depth to Groundwater (ft) _____

Ground Slope at Absorption Area (%) 4

Max depth of disposal area (in) 48 (not to exceed depth of percolation test holes)

Min depth of disposal area (in) 12

SOIL CLASSIFICATION: Most prohibitive soil below bottom of bed (circle one)

<u>CL</u> Clay (low-med plasticity)	CH Clay (high plasticity)	MH Silt
ML Silt	ML-CL Silt & Clay	SC Clayey Sand
SM-SC Silty Clayey Sand	SM Silty Sand	SW Sand, Well Graded
SP Sand, Poorly Graded	GC Clayey Gravel	GM-GC Silty Clayey Gravel
GM Silty Gravel	BR Bedrock	GW Gravel, Well Graded

FIELD OBSERVATIONS:

Field Observations Consistent with Engineer's Data: Yes No

IF NO, complete below (circle one)

Bedrock Encountered? Yes No If Yes, Type _____ Depth to Bedrock (ft) _____

Ground Water Encountered? Yes No If Yes, Depth to Groundwater (ft) _____

Ground Slope at Absorption Area (%) _____

Max depth of disposal area (in) _____ (not to exceed depth of percolation test holes)

Min depth of disposal area (in) _____

SOIL CLASSIFICATION:

CL Clay (low-med plasticity)	CH Clay (high plasticity)	MH Silt
ML Silt	ML-CL Silt & Clay	SC Clayey Sand
SM-SC Silty Clayey Sand	SM Silty Sand	SW Sand, Well Graded
SP Sand, Poorly Graded	GC Clayey Gravel	GM-GC Silty Clayey Gravel
GM Silty Gravel	BR Bedrock	GW Gravel, Well Graded

CONTINUED ON THE NEXT PAGE

SITE VISIT WORKSHEET

Permit Number: 2000-03-000944

Date Printed: June 21, 2000

RECORD OF SITE VISITS:

(It is important to record any extra visits for billing purposes)

Visit 1 Date 7-19-00

By (EHS #) 1218

Visit 2 Date _____

By (EHS #) _____

Visit 3 Date _____

By (EHS #) _____

Visit 4 Date _____

By (EHS #) _____

SPECIAL CONDITIONS

If using Infiltrator units, use 57 units in a bed or
48 units in trenches.

COMMENTS

soils compare to core report.

Signature TCHD Inspector: Chin Chiu

Date 7-19-00

FINAL VISIT WORKSHEET

Permit Number: **2000-03-000944**

Date Printed: July 19, 2000

Property Location: 15725 N Havana Street Lot 1 Block 1

County: Adams

Owner: Terry Thompson

System Installer: NW Beckman

SITE INFORMATION:

Keys for completing information on installed tanks:

Usage (D)osing (T)reatment (V)ault

Tank Manufacturer

100 Aguilar Corp	102 Colorado Precast	103 Copeland
104 Dekta Env. Products	105 Erie Precast	106 Firebaugh Pre-Cast
107 Front Range Precast	108 Schmitt Reddi Mix	109 Sterling Pre Cast
110 Vaughn Concrete		

Tank Type: (C)oncrete (PT)Polyethelene (FG)Fiber Glass

TANK INFORMATION

Number of Tanks Installed: 1

Tank Size in gallons and Usage:

Tank 1:

Size 1250 Use (D) (T) (V) Mfg 105
 Type (C) (PT) (FG) T's or Baffles (T) (B) Effluent Screen Y N

Tank 2:

Size _____ Use (D) (T) (V) Mfg _____
 Type (C) (PT) (FG) T's or Baffles (T) (B) Effluent Screen Y N

Tank 3:

Size _____ Use (D) (T) (V) Mfg _____
 Type (C) (PT) (FG) T's or Baffles (T) (B) Effluent Screen Y N

Secondary Treatment System Y (N) If yes, type: (circle one)

Sand Filter (SF) Constructed Wetlands (CW) Trickling Filter (TF)

Aerobic System (AS) Recirculating Sand Filter (RSF) Other (OT)

Final Treatment Type:

Bed (BD)	Mound (MD)	Trench (T)
ET (ET)	Pond (PD)	Sand Filter (SF)
Bed (Chambers) <u>(BD-CH)</u>	Trench SB-2 (TR-SB)	Drip Irrigation (DR)
Trench (Chambers) (TR-CH)	Other (OT)	
Area Size (s.f.) _____	If Chambers Used, # <u>64</u>	ET Lined Y N

Method of Waste Water Application:

Dosed w/Pump (DP) Dosed w/Siphon (DS) Gravity (GR)
 Uniformly Dosed w/ Pump (UDP) Uniformly Dosed w/ Siphon (UDS)

Continued on Next Page

FINAL VISIT WORKSHEET

Permit Number: 2000-03-000944
ted:

Date Prin

RECORD OF SITE VISITS:

(It is important to record any extra visits for billing purposes)

Visit 1 Date 10-20-00 By (EHS #) 1218

Visit 2 Date 7-6-01 By (EHS #) 1218

Visit 3 Date _____ By (EHS #) _____

Visit 4 Date _____ By (EHS #) _____

TCHD Engineer Review Y N Time _____ EHS# _____

FINAL SITE VISIT COMMENTS:

10-20-00 line from house to before tank o.k. to backfill

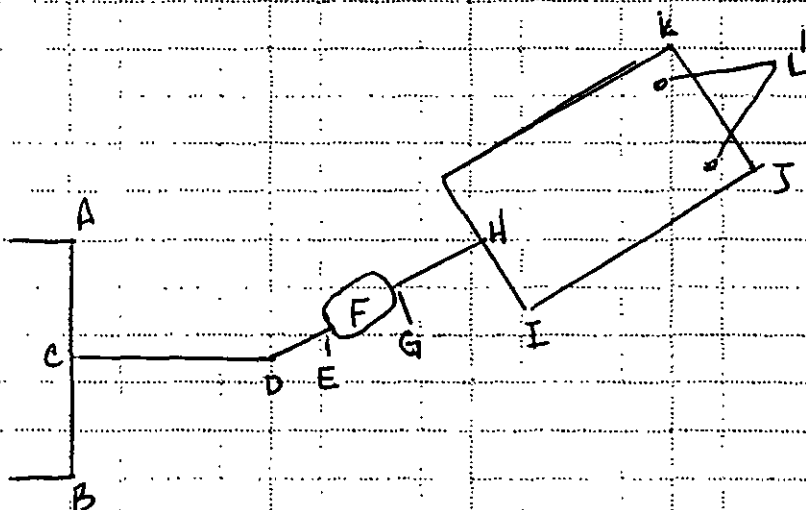
7-6-01 System approved. ~~No As-built~~ As-built rec'd

Final Approval Given (Y) N By (EHS #) 1218



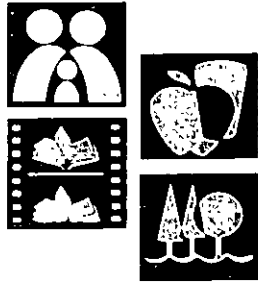
Onsite System
As-Built
Drawing

Property Address 15725 N Havana St.
Permit # 2000-03-000944
Date System Completed 7-01-01
Installer's Name W.W. Backhoe
Installer's License # _____
Installer's Address and Phone 877-8751



F-1250 GAL, 2 COND CEMENT TANK
C- CLEANOUT
A to D - 100'
B to D - 117'
D to E - 10'
G to H - 12'
H to I - 16'
I to J - 66'
J to K - 33'

1680 sq' ABSORPTION SEPTIC SYSTEM USING INFILTRATOR
CHAMBERS



Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

Chris J. Want, M.P.H., Ph.D.
Executive Director

CERTIFICATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM

This certifies that Individual Sewage Disposal System (ISDS) at
15725 N Havana Street Brighton CO 80601
Subdivision: Havana Estates Two County: Adams
has been permitted and installed in compliance with Tri-County Health
Department Regulation Number I-96. A file for the ISDS will be kept in
our Northglenn office.

SUMMARY OF INFORMATION

The permit number for the system was: 2000-03-000944

The soils and percolation test was performed by: Colorado Soil

The design engineer for the system was: No Design Engineer Used

The system was installed by: Backhoe Services

The system consists of:

- A 1,250 gallon septic tank
- 64 chambers
- 0 square foot absorption area.

The system is sized for 3 bedrooms. If additional bedrooms are
added, an expansion may be necessary.

Maintenance Requirements:

The septic tank must be pumped and inspected every 4 years

If the septic or dosing tank is equipped with an effluent filter, the
filter must be cleaned annually

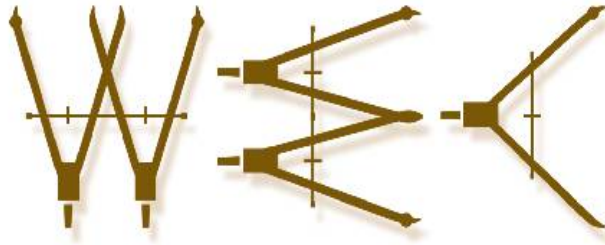
If the system has alternating beds or is a drip irrigation system, beds or
zones must be rotated annually

Additional maintenance requirements may apply. Refer to the operations
manual or engineer's report for specific requirements.

Signature:

CHIOLA, CHRIS *dyda*

Date:



WESTERN ENGINEERING CONSULTANTS, Inc. LLC

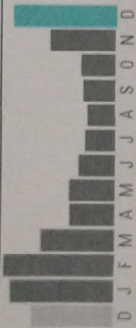
THOMPSON MINOR SUBDIVISION
Item 11- Proof of Utilities

PUBLIC SERVICE COMPANY OF COLORADO

Page 1 of 4



YOUR MONTHLY NATURAL GAS USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	39° F	36° F
Gas Therms	5.3	6.1
Gas Cost	\$2.83	\$3.06

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.comEmail us at: Customerservice@xcelenergy.com

Call Mon - Fri 7 a.m.-7 p.m. or Sat 9 a.m.-5 p.m.

Please Call: 1-800-895-4999

Hearing Impaired: 1-800-895-4949

Español: 1-800-687-8778

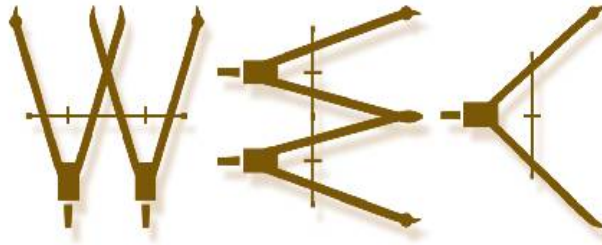
Or write us at:

XCEL ENERGY

PO BOX 8

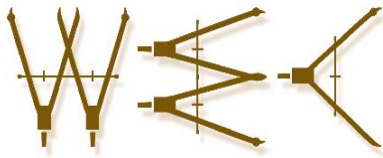
EAU CLAIRE WI 54702-0008





WESTERN ENGINEERING CONSULTANTS, Inc. LLC

THOMPSON MINOR SUBDIVISION
Item 12- Legal Description



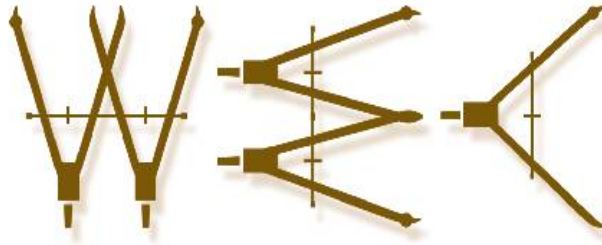
WESTERN ENGINEERING CONSULTANTS,
127 S. Denver Avenue, Ft. Lupton CO 80621
2501 Mill St. Brush, CO 80723
Ph. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com

Inc LLC

LEGAL DESCRIPTION

According to Fidelity National Title Insurance Company TITLE REPORT
09/21/2021 7:40 AM Title Report No.: F0726008-383-TOH

Lot 1 and Lot 3, Havana Estates Two, County of Adams, State of Colorado.



WESTERN ENGINEERING CONSULTANTS, Inc. LLC

THOMPSON MINOR SUBDIVISION
Item 13- Statement of Taxes Paid



Statement Of Taxes Due

Account Number R0106761

Assessed To

Parcel 0157110016004

THOMPSON ARTHUR D
10100 E 157TH AVE
BRIGHTON, CO 80602-8654

Legal Description

SUB:HAVANA ESTATES TWO LOT:3

Situs Address

10100 E 157TH AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$1,710.44	\$0.00	\$0.00	(\$1,710.44)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 09/27/2021					\$0.00

Tax Billed at 2020 Rates for Tax Area 290 - 290

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$94.39	RES IMPRV LAND	\$160,000	\$11,440
FIRE DISTRICT 6 - GREATER B	11.7950000	\$303.37	SINGLE FAMILY RES	\$199,783	\$14,280
GENERAL	22.7730000	\$585.71	Total	\$359,783	\$25,720
RETIREMENT	0.3140000	\$8.08			
ROAD/BRIDGE	1.3000000	\$33.44			
DEVELOPMENTALLY DISABLED	0.2570000	\$6.61			
SD 27 BOND (Brighton)	22.0690000	\$567.62			
SD 27 GENERAL (Brighton)	26.6760000*	\$686.11			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.57			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$23.15			
SOCIAL SERVICES	2.2530000	\$57.95			
Taxes Billed 2020	92.1070000	\$2,369.00			
Senior		(\$658.56)			
Net Taxes Billed for 2020		\$1,710.44			
* Credit Levy					

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160



Statement Of Taxes Due

Account Number R0106764

Assessed To

Parcel 0157110016007

THOMPSON TERRY L
15725 HAVANA ST
BRIGHTON, CO 80602-8648

Legal Description				Situation Address	
SUB:HAVANA ESTATES TWO LOT:1				15725 HAVANA ST	
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$3,956.00	\$0.00	\$0.00	(\$3,956.00)	\$0.00
Total Tax Charge					\$0.00
Special Assessment: STORMWATER					
2020	\$93.02	\$0.00	\$0.00	(\$93.02)	\$0.00
Total Special Assessment: STORMWATER					\$0.00
Special Assessment: TREASURERS FEE SWU					
2020	\$9.30	\$0.00	\$0.00	(\$9.30)	\$0.00
Total Special Assessment: TREASURERS FEE SWU					\$0.00
GRAND TOTAL					\$0.00
Grand Total Due as of 09/27/2021					\$0.00

TREASURERS FEE SWU **\$9.30**
STORMWATER **\$93.02**

Tax Billed at 2020 Rates for Tax Area 290 - 290

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$157.63	RES IMPRV LAND	\$160,000	\$11,440
FIRE DISTRICT 6 - GREATER B	11.7950000	\$506.60	SINGLE FAMILY RES	\$440,691	\$31,510
GENERAL	22.7730000	\$978.07	Total	\$600,691	\$42,950
RETIREMENT	0.3140000	\$13.49			
ROAD/BRIDGE	1.3000000	\$55.84			
DEVELOPMENTALLY DISABLED	0.2570000	\$11.04			
SD 27 BOND (Brighton)	22.0690000	\$947.86			
SD 27 GENERAL (Brighton)	26.6760000*	\$1,145.74			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$4.30			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$38.66			
SOCIAL SERVICES	2.2530000	\$96.77			
Taxes Billed 2020	92.1070000	\$3,956.00			

* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160



LAND SERVICES
OIL AND GAS TITLE

P.O. Box 336337
Greeley, CO 80633

Phone (970) 351-0733
Fax (970) 351-0867

LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION
(Terry L. Thompson and Arthur D. Thompson Property)

Subject Property:

Township 1 South, Range 67 West, 6th P.M., Adams County, CO

Section 10: Lots 1 and 3, Havana Estates Two, a resubdivision of Lots 2, Havana Estates, according to that certain map or plat thereof, recorded October 30, 1996 in File No. 17, Map No. 607, under Reception No. 1996030225699, being a part of the NE¼

Zeren Land Services, an oil and gas title research company, states that to the best of its knowledge the following is a true and accurate list of the names and addresses of the mineral owners and mineral leasehold owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq. in the Subject Property based upon the records of the Adams County Assessor and Clerk Recorder as of September 10, 2021 at 7:45 a.m.:

Mineral Owners:

None (entitled to notice)

Mineral Leasehold Owners:

Extraction Oil & Gas LLC
370 17th Street, Suite 5300
Denver, CO 80202

Kerr-McGee Oil & Gas Onshore LP
Attn: Land Manager/Wattenberg
1099 18th Street, Suite 1500
Denver, CO 80202

Dated this 15th day of September, 2021.

ZEREN LAND SERVICES

By: Cynthia A. E. Zeren, CPL

Certified Professional Landman #4044

At the request of **Western Engineering Consultants, Inc. LLC** ("Client"), Zeren Land Services, an independent land consulting firm, has prepared the foregoing list of mineral estate owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq.

Zeren Land Services, searched (i) the records of the Adams County Assessor relating to the Subject Property for persons identified therein as mineral estate owners, and (ii) the records of the Adams County Clerk and Recorder relating to the Subject Property for recorded requests for notification in the form specified in the Surface Development Notification Act. The results of these searches are set forth above in this List of Mineral Owners Entitled to Notice. At the date of the search, the records of the Assessor and the Clerk and Recorder were posted through September 10, 2021 at 7:45 A.M.

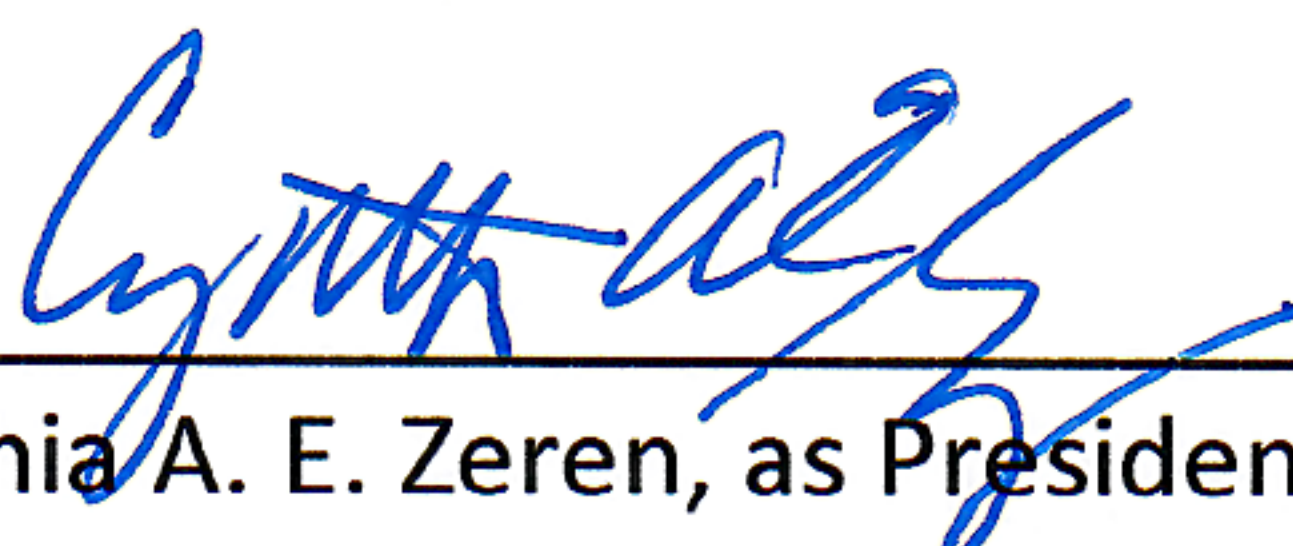
The Adams County Clerk and Recorder has revised and modified their method of indexing the Requests for Notification of Surface Development which does not conform to the applicable statutory guidelines. Although we make every reasonable effort to locate the applicable Requests, our search is, therefore, further restricted by the current practices of the Office of the Clerk and Recorder.

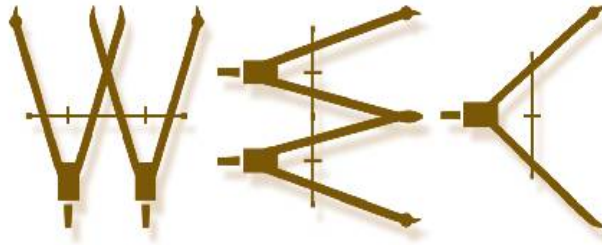
Zeren Land Services, agreed to prepare this listing for the Client only if the Client agreed that the liability of Zeren Land Services, would be strictly limited to the amount paid by the Client for such services. Zeren Land Services, makes no warranty, express, implied or statutory, in connection with the accuracy, completeness or sufficiency of such listing of mineral estate owners. In the event the listing proves to be inaccurate, incomplete, insufficient or otherwise defective in any way whatsoever or for any reason whatsoever, **the liability of Zeren Land Services, shall never exceed the actual amount paid by Client to Zeren Land Services, for the listing.**

In order to induce Zeren Land Services, to provide such services, **Client further agreed to indemnify and hold Zeren Land Services, its managers, members and employees, harmless from and against all claims by all persons (including, but not limited to Client) of whatever kind or character arising out of the preparation and use of each such listing of mineral estate owners, to the extent that such claims exceed the actual amount paid to Client by Zeren Land Services, for such listing.** Client specifically intends that both the foregoing limitation on liability and foregoing indemnification shall be binding and effective without regard to the cause of the claim, inaccuracy or defect, including, but not limited to, breach of representation, warranty or duty, any theory of tort or of breach of contract, or the fault or negligence of any party (including Zeren Land Services) of any kind or character (regardless of whether the fault or negligence is sole, joint, concurrent, simple or gross). **Client's use of this listing evidences Client's acceptance of, and agreement with, this limitation on liability and the indemnification.**

ZEREN LAND SERVICES

Date: September 15, 2021

By: 
Cynthia A. E. Zeren, as President



WESTERN ENGINEERING CONSULTANTS, Inc. LLC

THOMPSON MINOR SUBDIVISION

Item 14- Certificate of Notice to Mineral Estate Owners/Lessees

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Terry L. Thompson
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 10100 E 157th Ave, Brighton CO 80602-8648 and 15725 Havana Street Brighton CO 80602-8648

Legal Description: Havana Estates lots 1 and 3. Section 10/ T1 S/ R 6th PM, Adams County CO

Parcel #(s): 01157110016004 and 0157110016007

(PLEASE CHECK ONE):

X On the 26th day of October, 2021, 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;

or

 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: 10/26/2021

Applicant: Terry L. Thompson

By:

Print Name:

Address:

Terry L. Thompson

Terry L. Thompson

15725 Havana Street Brighton CO 80602-8648

STATE OF COLORADO)

)

COUNTY OF ADAMS)

Subscribed and sworn to before me this 26th day of October, 2021, by
Terry L. Thompson.

Witness my hand and official seal.

My Commission expires: 05/30/23

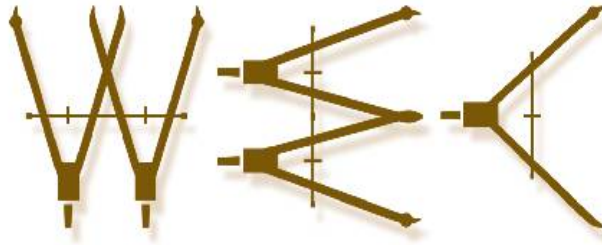
Notary Public

CARMEN L. MALDONADO CEDILLO
Notary Public
State of Colorado
Notary ID # 20194020252
My Commission Expires 05-30-2023

After Recording Return To:

Name and Address of Person Preparing Legal Description:

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



WESTERN ENGINEERING CONSULTANTS, Inc. LLC

THOMPSON MINOR SUBDIVISION
Item 16- Subdivision Engineering Review Application



Application Type:

<input type="checkbox"/> Erosion and Sediment Control	<input type="checkbox"/> Street Construction Plans
<input type="checkbox"/> Floodplain Use Permit	<input checked="" type="checkbox"/> Subdivision Engineering Review
<input type="checkbox"/> On-Site Grading and Drainage	<input type="checkbox"/> Traffic Impact Study/ Analysis

PROJECT NAME: THOMPSON MINOR / FINAL SUBDIVISION

APPLICANT

Name(s): TERRY THOMPSON Phone #: 303-434-2311
Address: 15725 Havana Street
City, State, Zip: Brighton, CO 80602
2nd Phone #: Email: 69z@q.com

OWNER

Name(s): Arthur and Terry Thompson Phone #: 303-434-2311
Address: 10100 E 157th Avenue and 15725 Havana Street
City, State, Zip: Brighton, CO 80602
2nd Phone #: Email: 69z@q.com

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

Name: CHADWIN F. COX Phone #: 720-685-9951
Address: 127 South Denver Avenue
City, State, Zip: Fort Lupton, CO, 80621
2nd Phone #: 303-913-7341 Email: chadwin.cox@westerneci.com

DESCRIPTION OF SITE

Address:	10100 E 157th Avenue and 15725 Havana Street
City, State, Zip:	Brighton, CO 80602
Area (acres or square feet):	3.079 and 3.922
Tax Assessor Parcel Number	0157110016004 & 0157110016007
Existing Zoning:	A-1
Existing Land Use:	Ag- Residential
Proposed Land Use:	Ag- Residential

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: PRE2020-00006

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: Arthur Thompson/ Terry Thompson Date: 10-26-2021

Owner's Printed Name

Name: 

Owner's Signature