



WAIVER FROM SUBDIVISION DESIGN STANDARDS

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 submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

1. Development Application Form (pg. 7)
2. Application Fee (see table)
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Copy of Plat Prepared by Registered Land Surveyor (see guide pg. 4)
6. Proof of Ownership (title policy dated within 30 days of submittal)
7. Proof of Water and Sewer Services
8. Proof of Utilities (e.g. electric, gas)
9. Neighborhood Meeting Summary
10. Legal Description
11. Certificate of Taxes Paid
12. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 9)
13. Certificate of Surface Development (pg. 10)

Application Fees	Amount	Due
Waiver from Subdivision Design Standards	\$500	With application submittal



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 type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input checked="" type="checkbox"/> Other: <u>Waiver from Subdivision Design Standards</u>

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address: 12370 Brighton Road

City, State, Zip: Brighton CO, 80601

Area (acres or square feet): 9.724

Tax Assessor Parcel Number: 015713500035

Existing Zoning: A-2

Existing Land Use: Residential

Proposed Land Use: Residential

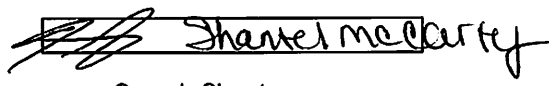
Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#: PRE2019-00085

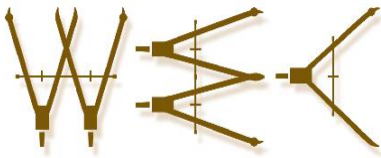
I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee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

Name: Travis McCarty Shantel McCarty Date: 4/15/2020

Owner's Printed Name

Name: 

Owner's Signature



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

April 17, 2020

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

RE: McCarty & Heinz Acres Waiver from the Subdivision Design Standards – 12730 Brighton Road

Adams County Community and Economic Development:

Western Engineering Consultants Inc. LLC (WEC) has prepared this letter to summarize “McCarty & Heinz Acres” request for a Waiver from Subdivision Design Standards.

This Waiver has been provided because the existing lot geometry cannot meet the Adams County AG-2 requirements for the lot to depth ratio (Section 5-03-03-03 LOT DEPTH TO WIDTH RATIO).

The following is a documents checklist for the Waiver from Subdivision Design Standards Submittal:

- | | |
|--|---------------|
| 1. Development Application Form (Request for Waiver) | Enclosed |
| 2. Application Fees | Enclosed |
| 3. Written explanation of the project | This document |
| 4. Site Plan Showing Proposed Development | Enclosed |
| 5. Copy of the Plat Prepared by Surveyor | Enclosed |
| 6. Proof of ownership. | Enclosed |
| 7. Proof of Water and Sewer Services | Enclosed |
| 8. Proof of Utilities | |
| 9. Neighborhood Meeting Summary | Enclosed |
| 10. Proof of Ownership | Enclosed |
| 11. Proof of Water and Sewer Services | Enclosed |
| 12. Legal Description | Enclosed |
| 13. Certificate of Taxes Paid | Enclosed |
| 14. Certificate of Notice of Mineral Estate Owners/ ad Lessees | Enclosed |
| 15. Certificate of Surface Development | Enclosed |

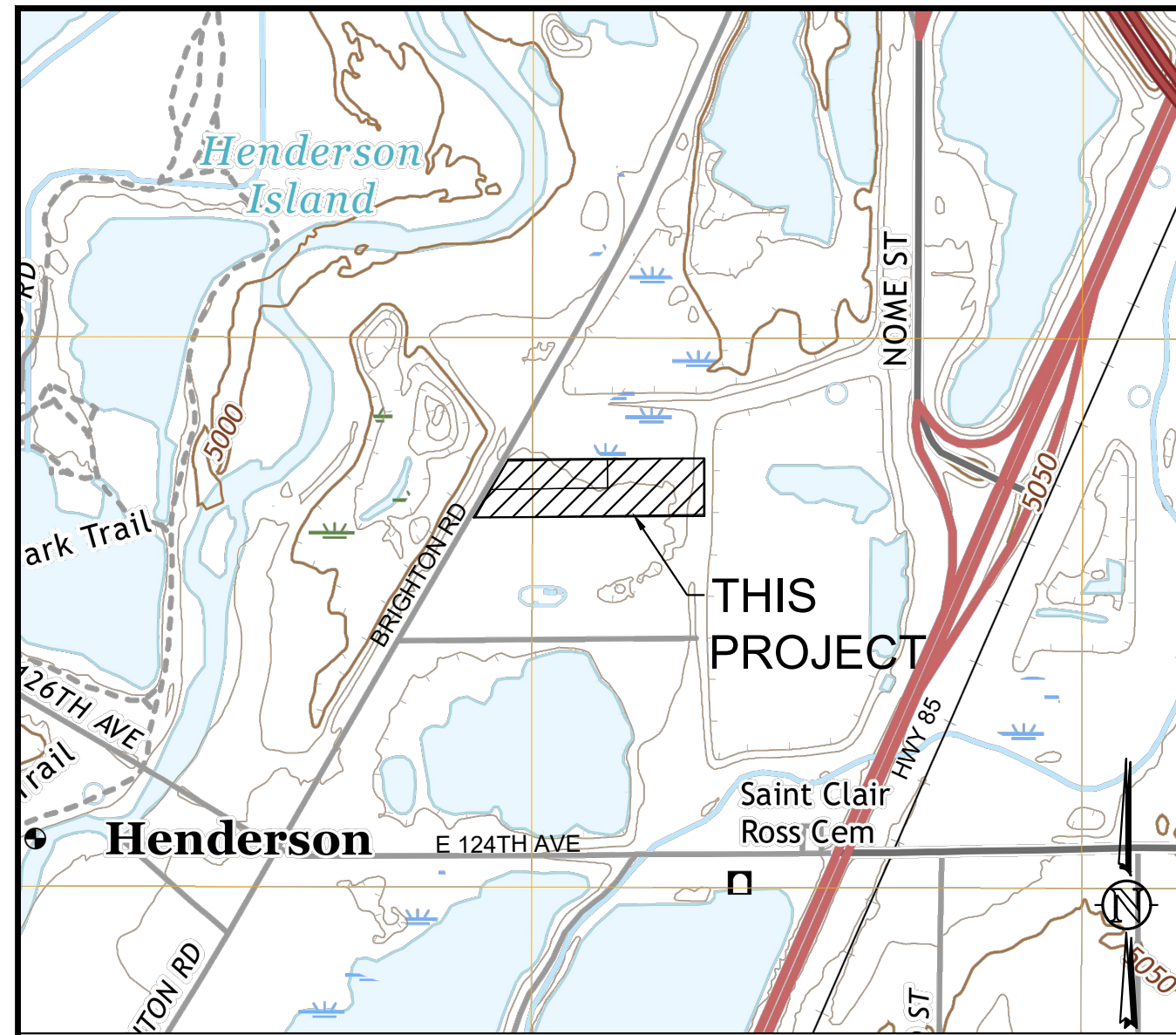
CLOSING

Please contact me with any questions or comments you may have on this Project letter of Waiver from Subdivision Design standards.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chadwin F. Cox'.

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



VICINITY MAP
NW 1/4 SECTION 35 TOWNSHIP 1 SOUTH RANGE 67 WEST
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - BRIGHTON, CO
SCALE 1" = 1,000'

McCARTY & HEINZ ACRES

PART OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN

LEGAL DESCRIPTION:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

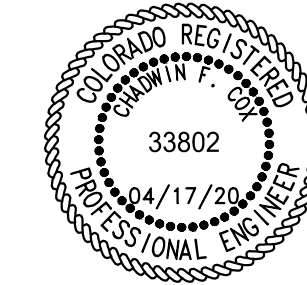
BEGINNING AT POINT ON THE NORTH SOUTH CENTERLINE OF SECTION 35, WHICH IS 400 FEET SOUTH OF THE NORTH QUARTER OF SAID SECTION;
THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1204.7 FEET;
MORE OR LESS, TO THE CENTERLINE OF COUNTY ROAD NO. 131 (BRIGHTON ROAD); THENCE SOUTHWESTERLY ALONG CENTERLINE OF SAID COUNTY ROAD, 387.7 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1400.9 FEET, MORE OR LESS, TO THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 334.4 FEET THE TRUE POINT OF BEGINNING;
EXCEPT THE PORTION OF THE SUBJECT PROPERTY LYING WITHIN BRIGHTON ROAD,
COUNTY OF ADAMS, STATE OF COLORADO.

NOTES:
BEARINGS ARE BASED ON THE EAST LINE OF THE OF THE NORTHWEST 1/4, OF SECTION 35, T1S, R67W AS BEARING S00°08'32"E MONMENTED AS SHOWN.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GSS SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND RIGHTS-OF-WAY, AND TITLE OF RECORD, WERE NOT RESEARCHED AS PART OF THIS LAND SURVEY PLAT

SURVEYOR'S STATEMENT:
I SCOTT A. PULLING, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY STATE TO TRAVIS & SHANTEL MCCARTY, THAT THIS SURVEY WAS PERFORMED DURING JULY, 2019. THIS LAND SURVEY PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. DIMENSIONS AND BEARINGS AS SHOWN ACCURATELY REPRESENT SAID SURVEY. THIS LAND SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY GSS SURVEYING TO DETERMINE OWNERSHIP OF THIS PROPERTY, VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.

SCOTT A. PULLING, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. 27936
GORTON SCOTT SURVEYING



McCARTY & HEINZ ACRES
12730 BRIGHTON RD.
BRIGHTON, CO 80601

PREPARED FOR:
TRAVIS & SHANTEL McCARTY
12730 BRIGHTON RD.
BRIGHTON, CO 80601
(720)-298-5470

APPROVED BY:

TRAVIS McCARTY _____ **DATE**

WESTERN ENGINEERING CONSULTANTS, INC. _____ **DATE**
CHADWIN F. COX, P.E.

PROJECT INFORMATION:

ADDRESS: 12730 BRIGHTON RD. BRIGHTON, CO 80601
PARCEL ID: 0157135000035
NUMBER OF LOTS: 2
PROJECT TYPE: ZONE A-1 (MINOR SUB)
PHASE: 2
IMPERVIOUSNESS: <10%
SUBDIVISION: McCARTY & HEINZ ACRES

PROJECT TEAM:

OWNER/DEVELOPER

TRAVIS McCARTY
12730 BRIGHTON RD.
BRIGHTON, CO 80601
(720)-298-5470

CONTRACTOR

COMPANY
NAME
PHONE

CIVIL ENGINEER

CHADWIN F. COX, P.E.
WESTERN ENGINEERING CONSULTANTS, INC.
127 SOUTH DENVER AVE.
FORT LUPTON, CO 80621
720-685-9951

REVISIONS	SHEET	INDEX:
0 1	01	COVER SHEET
0 1	02	EXISTING CONDITIONS
0 1	03	SITE PLAN

0	INITIAL RELEASE:	OCTOBER 22, 2019
1	REV PER COUNTY COMMENTS:	JANUARY 24, 2020
2	REV PER FINAL PLAT ROW DEDICATION:	APRIL 17, 2020

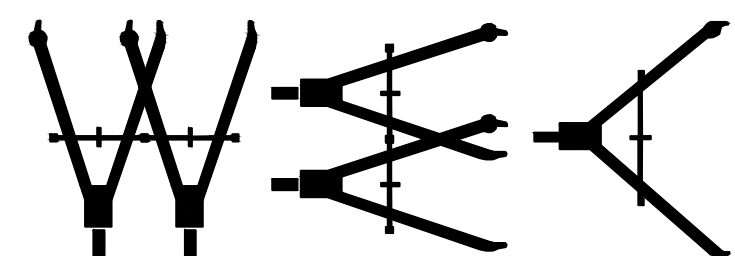


1-800-922-1987

Utility Notification
Center of Colorado
Administrative Office
16361 Table Mountain Parkway
Golden, Colorado 80403
Office: 303-232-1991 Fax: 303-234-1712
Toll-Free: 1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

PREPARED BY:

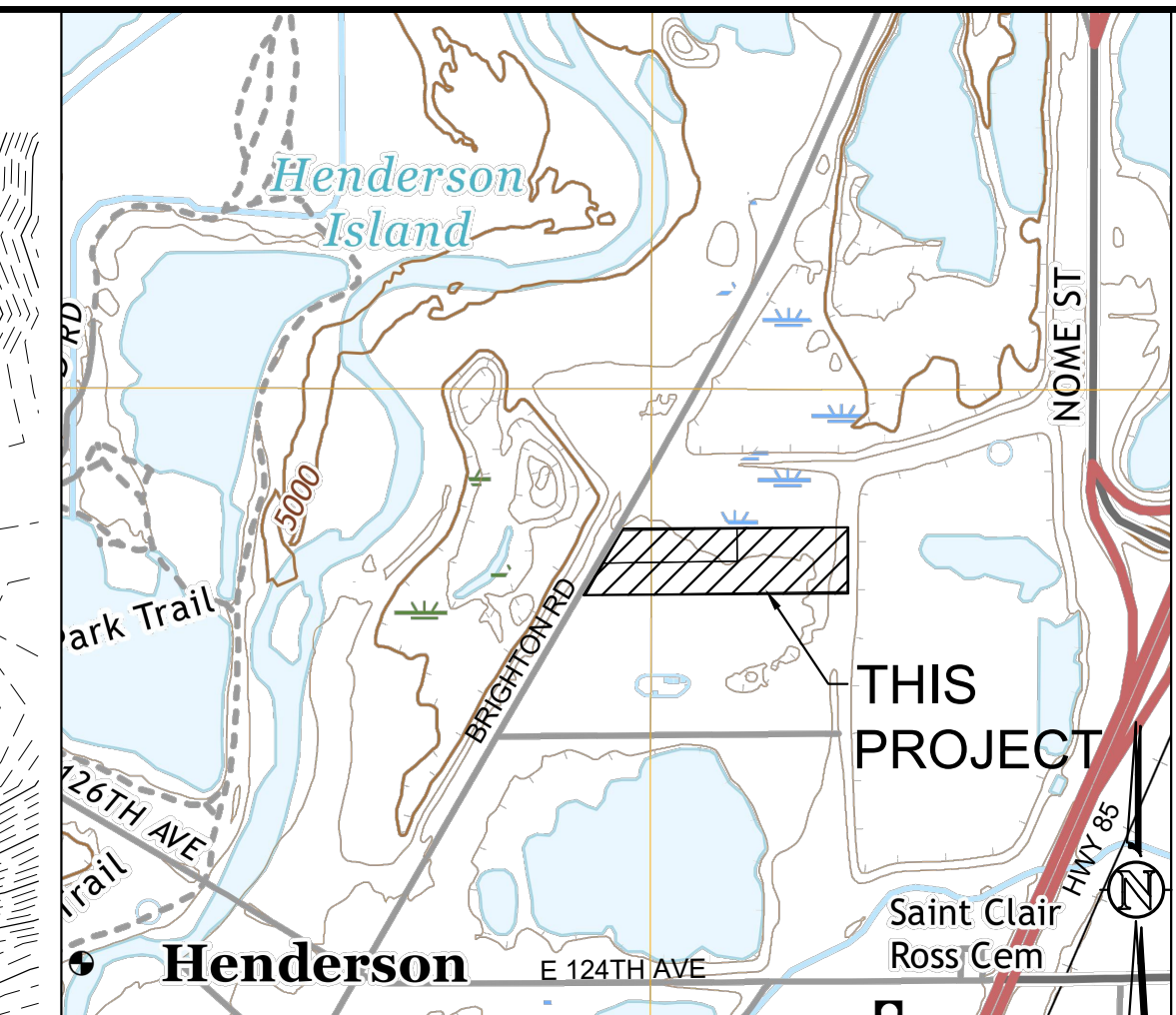
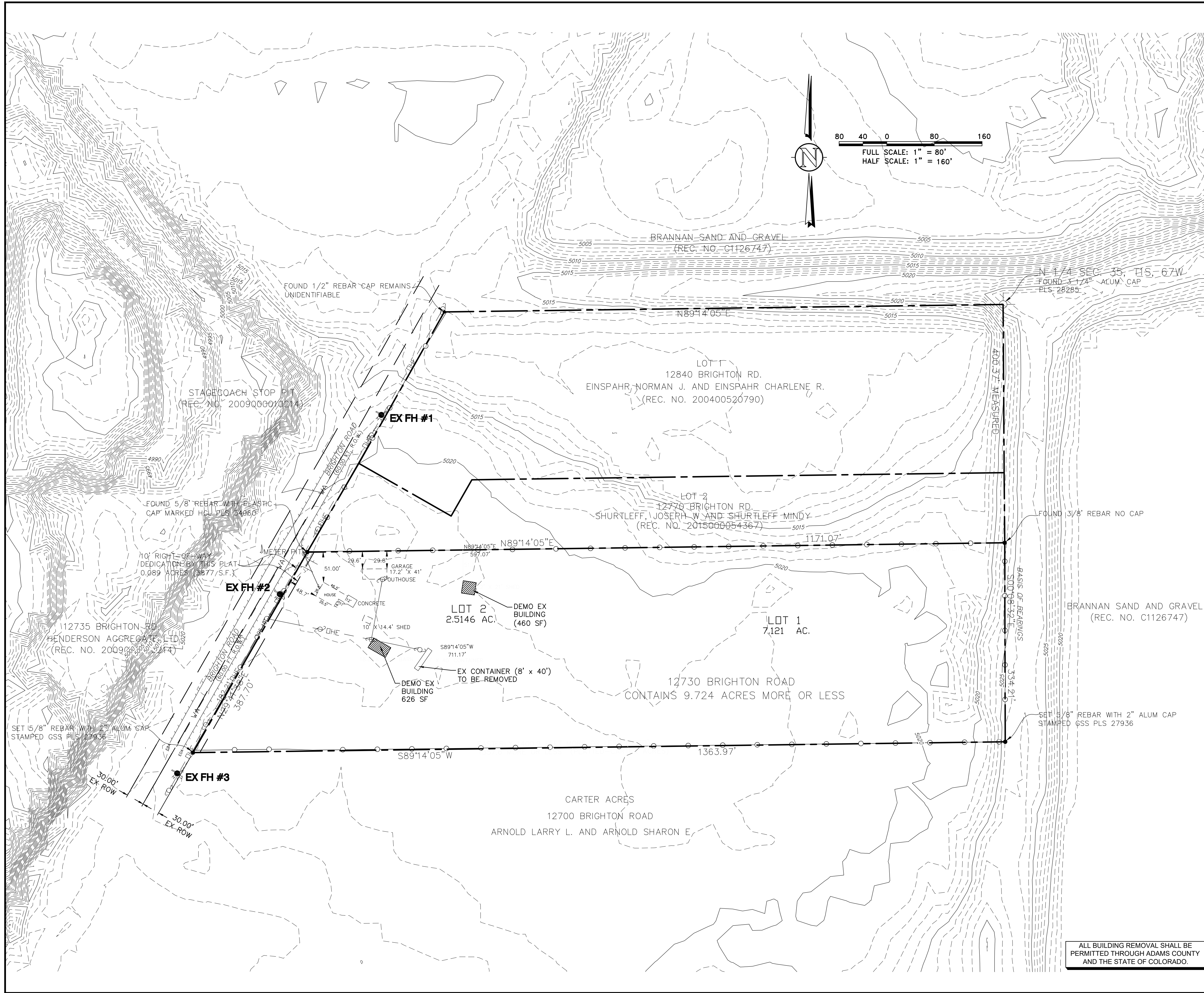


Western Engineering Consultants, inc. LLC

WESTERN ENGINEERING CONSULTANTS, inc. LLC
127 SOUTH DENVER AVENUE, FORT LUPTON, CO 80621
303-913-7341 PH, 720-294-1330 FAX, email@westerneci.com

PROJECT NO: 00-0078.001.00
INITIAL PLAN RELEASE: OCTOBER 22, 2019

SHEET: 01 of 03



127 S. DENVER AVE
FT. LUTON, CO 80621
www.westernci.com
email@westernci.com
(720) 685-9951
(720) 294-1330

Western Engineering Consultants, Inc LLC

VICINITY MAP SCALE 1" = 1,000'
NW 1/4 SECTION 35 TOWNSHIP 1 SOUTH RANGE 67 WEST
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - BRIGHTON, CO

NOTES

THIS PLAN IS INTENDED AS THE EXISTING CONDITIONS PLAN FOR McCARTY & HEINZ ACRES.
ALL IMPROVEMENTS ARE EXISTING UNLESS OTHERWISE NOTED.
IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND CITY OF BRIGHTON RESPECTIVELY.
SEE "LAND SURVEY PLAT" COMPLETED BY GORTON SCOTT SURVEYING, LLC. - DATED JULY 15, 2019. FOR LOT INFORMATION
SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.
ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY GORTON SCOTT SURVEYING, LLC. LSP SURVEY, DATED JULY 15, 2019.
NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

45 DEG BEND	THRUST BLOCK TB
22.5 DEG BEND	GATE VALVE GV
RESTRAINED PLUG	CURB STOP
RESTRAINED TEE	PIPE CROSSING
WATER METER	MANHOLE
RESTRAINED CROSS	MANHOLE W/ FLOW DIRECTION
FIRE HYDRANT	ROOF DRAIN
RESTRAINED VALVE	

LINETYPE LEGEND

LOT / PROPERTY / SECTION LINE	PROPOSED GRAVEL
RIGHT OF WAY LINE	PROPOSED CONC
EASEMENT	PROPOSED ASPHALT
SETBACK	
TO BE ABANDONED LOT LINE	
EXISTING BUILDING, CURB	
EDGE OF ASPHALT or GRAVEL RD	
CHAINLINK FENCE	
WIRE FENCE	
POND WQ W/S	
SWALE	
OHE	
EL	
SA	
W	
GA	
FO	
T	
SA	PROPOSED SANITARY LINE
SS	PROPOSED SANITARY SERVICE
ST	PROPOSED STORM LINE
WA	PROPOSED WATER LINE
WAS	PROPOSED WATER SERVICE
GA	PROPOSED GAS LINE
EL	PROPOSED ELECTRIC LINE
T	PROPOSED TELEPHONE LINE

ALL BUILDING REMOVAL SHALL BE PERMITTED THROUGH ADAMS COUNTY AND THE STATE OF COLORADO.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/22/19	ISSUE FOR PERMITS
2	04/17/20	REV PER FINAL PLAN FOR RECORDING

EXISTING CONDITIONS
McCARTY & HEINZ ACRES
12730 BRIGHTON RD, BRIGHTON, 80601
ADAMS COUNTY, COLORADO

Dig Safely. CALL UNCC
THREE WORKING DAYS BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION CENTER OF COLORADO

COLORADO REGISTERED PROFESSIONAL ENGINEER
33802
04/17/20

ONLY VALID FOR CONSTRUCTION IF SEAL & ORIGINAL SIGNATURE ARE ON EACH SHEET

INITIAL PLAN
RELEASE: 10/22/19
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO.
01-0078.001.00
DOC CON #
0002-EXCON

2 OF 3

LOT 1 DATA TABLE			
ZONING	AREA (SF)	AREA (AC)	%
ZONING	A-1		
LOT SIZE	109,534.00 SF	2.51 AC	100.00 %
EXISTING HOUSE	1,067 SF	0.02 AC	0.97 %
EXISTING ACCESSORY BUILDING	1,310 SF	0.03 AC	1.20 %
FUTURE ACCESSORY BUILDING	4,800 SF	0.11 AC	4.38 %
TOTAL BUILDING	7,177 SF	0.16 AC	6.55 %
EXISTING GRAVEL	4,333 SF	0.10 AC	3.96 %
PROPOSED GRAVEL	0 SF	0.00 AC	0.00 %
TOTAL GRAVEL	4,333 SF	0.10 AC	3.96 %
EXISTING CONCRETE	253 SF	0.01 AC	0.23 %
PROPOSED CONCRETE	0 SF	0.00 AC	0.00 %
TOTAL CONCRETE	253 SF	0.01 AC	0.23 %
PROPOSED/NATIVE LANDSCAPE AREA	97,771 SF	2.24 AC	89.26 %

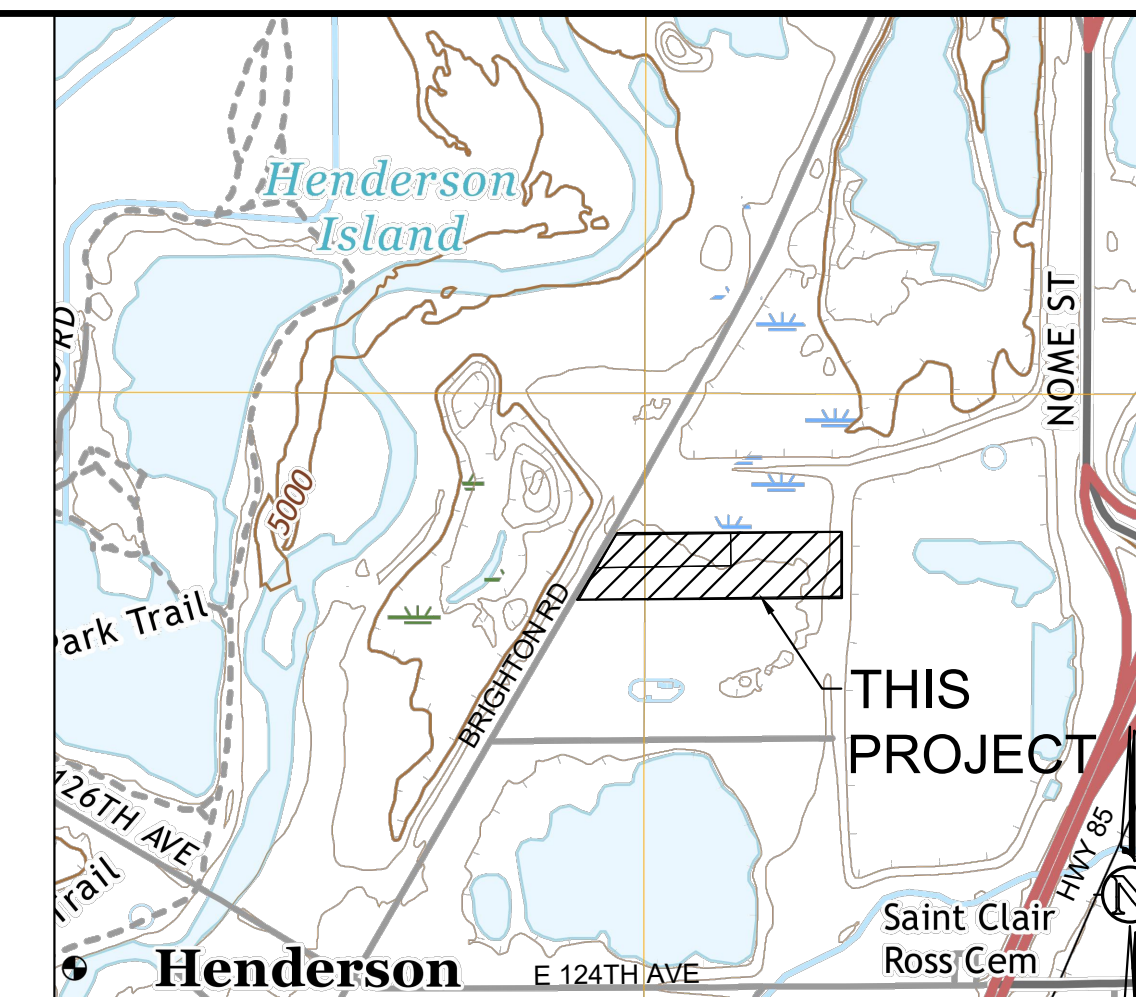
≤ 7.5% per ADAMS COUNTY CODE
3-08-07-06-02

LOT 2 DATA TABLE			
ZONING	AREA (SF)	AREA (AC)	%
ZONING	A-1		
LOT SIZE	310,185 SF	7.12 AC	100.00 %
EXISTING BUILDING	326 SF	0.01 AC	0.11 %
PROPOSED HOUSE	4,800 SF	0.11 AC	1.55 %
FUTURE ACCESSORY BUILDING	6,540 SF	0.15 AC	2.11 %
TOTAL BUILDING	11,666 SF	0.27 AC	3.76 %
EXISTING GRAVEL	0 SF	0.00 AC	0.00 %
PROPOSED GRAVEL	11,500 SF	0.26 AC	3.71 %
TOTAL GRAVEL	11,500 SF	0.26 AC	3.71 %
EXISTING CONCRETE	0 SF	0.00 AC	0.00 %
PROPOSED CONCRETE	0 SF	0.00 AC	0.00 %
TOTAL CONCRETE	0 SF	0.00 AC	0.00 %
PROPOSED/NATIVE LANDSCAPE AREA	287,019 SF	6.59 AC	92.53 %

≤ 7.5% per ADAMS COUNTY CODE
3-08-07-06-02

PRINCIPAL STRUCTURE SETBACK DATA TABLE	
PROPERTY LINE	BUILDING SETBACK
FRONT	30.00'
SIDE	10.00'
REAR	20.00'

ACCESSORY STRUCTURE SETBACK DATA TABLE	
PROPERTY LINE	BUILDING SETBACK
FRONT	10.00' FROM FRONT LINE OF PRINCIPAL STRUCTURE
SIDE	10.00'
REAR	10.00'



VICINITY MAP SCALE 1" = 1,000'
NW 1/4 SECTION 35 TOWNSHIP 1 SOUTH RANGE 67 WEST
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - BRIGHTON, CO

127 S. DENVER AVE
FT. LUTON, CO 80621
www.westernci.com
email@westernci.com
(720) 685-9951
(720) 685-9951
FAX (720) 294-1330

Western Engineering Consultants, Inc LLC

NOTES

THIS PLAN IS INTENDED AS THE SITE PLAN FOR McCARTY & HEINZ ACRES.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND CITY OF BRIGHTON RESPECTIVELY.

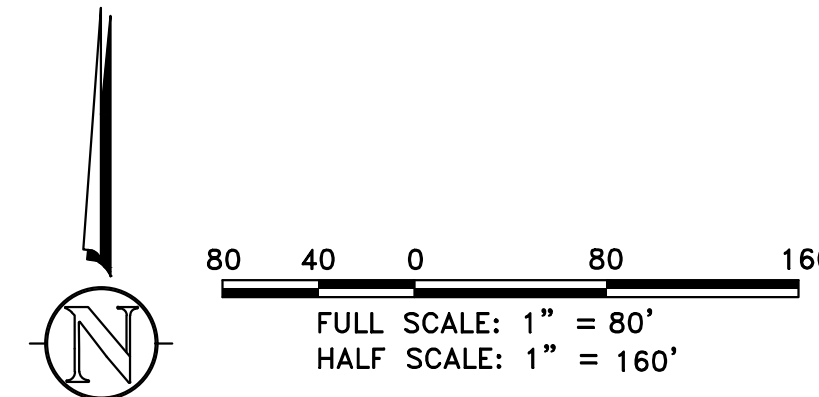
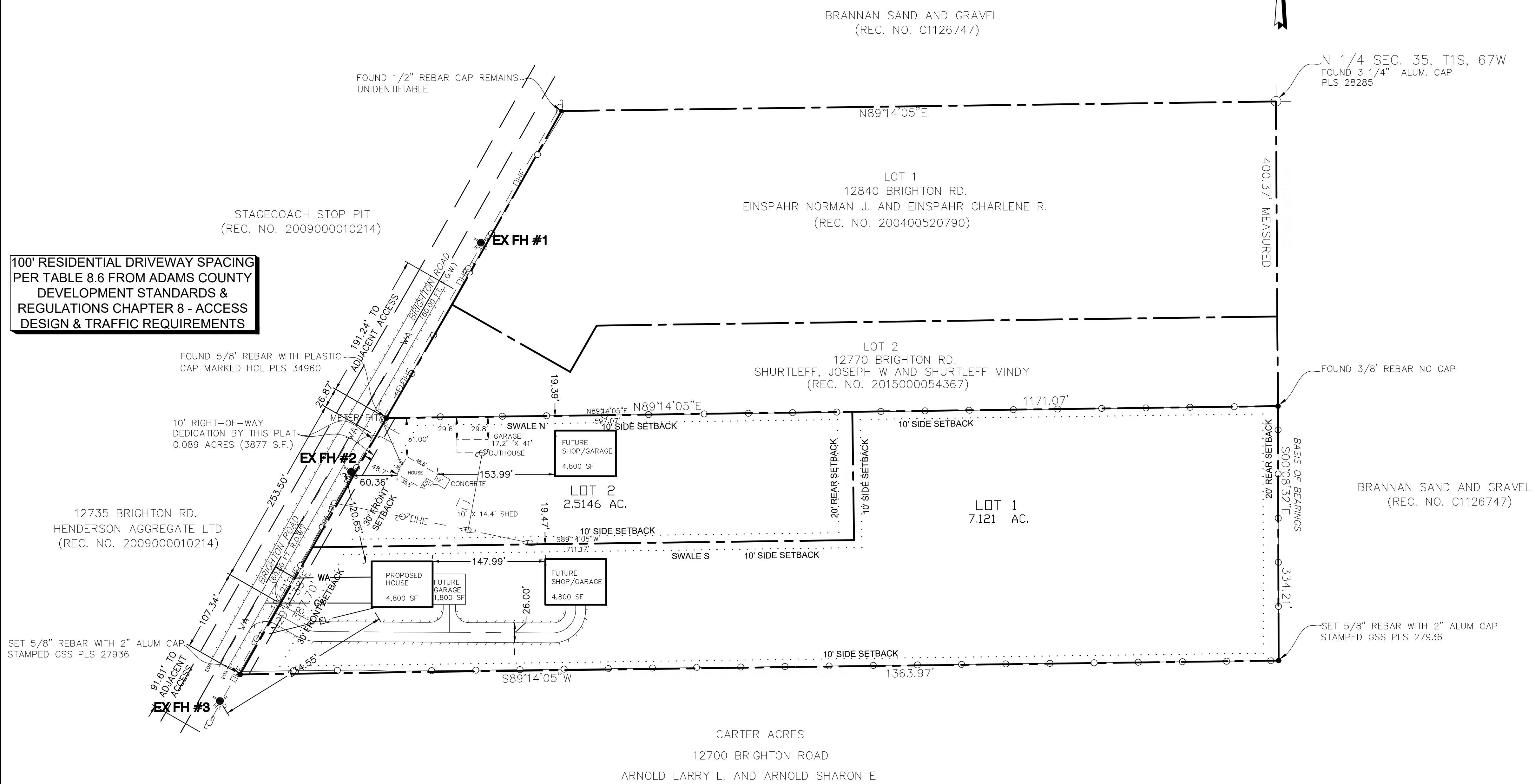
SEE "LAND SURVEY PLAT" COMPLETED BY GORTON SCOTT SURVEYING, LLC. - DATED JULY 15, 2019. FOR LOT INFORMATION

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY GORTON SCOTT SURVEYING, LLC. LSP SURVEY, DATED JULY 15, 2019.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

100' RESIDENTIAL DRIVEWAY SPACING PER TABLE 8.6 FROM ADAMS COUNTY DEVELOPMENT STANDARDS & REGULATIONS CHAPTER 8 - ACCESS DESIGN & TRAFFIC REQUIREMENTS



SYMBOL LEGEND

45 DEG BEND	THRUST BLOCK TB
22.5 DEG BEND	GATE VALVE GV
RESTRAINED PLUG	CURB STOP
RESTRAINED TEE	PIPE CROSSING
WATER METER	MANHOLE
RESTRAINED CROSS	MANHOLE W/ FLOW DIRECTION
FIRE HYDRANT	ROOF DRAIN
RESTRAINED VALVE	
EXISTING CONC	PROPOSED GRAVEL
EXISTING ASPHALT	PROPOSED CONC
	PROPOSED ASPHALT

LINETYPE LEGEND

---	LOT / PROPERTY / SECTION LINE
- - -	RIGHT OF WAY LINE
- · - · -	EASEMENT SETBACK
- · - · -	TO BE ABANDONED LOT LINE
- · - · -	EXISTING BUILDING, CURB
- · - · -	EDGE OF ASPHALT or GRAVEL RD
- · - · -	CHAINLINK FENCE
- · - · -	WIRE FENCE
- · - · -	POND WQ W/S
- · - · -	SWALE
- · - · -	EXISTING OVERHEAD ELEC
- · - · -	EXISTING ELECTRICAL LINE
- · - · -	EXISTING STORM LINE
- · - · -	EXISTING SANITARY LINE
- · - · -	EXISTING WATER LINE
- · - · -	EXISTING GAS LINE
- · - · -	EXISTING FIBER OPTIC LINE
- · - · -	EXISTING TELEPHONE LINE
- · - · -	PROPOSED SANITARY LINE
- · - · -	PROPOSED SANITARY SERVICE
- · - · -	PROPOSED STORM LINE
- · - · -	PROPOSED WATER LINE
- · - · -	PROPOSED WATER SERVICE
- · - · -	PROPOSED GAS LINE
- · - · -	PROPOSED ELECTRIC LINE
- · - · -	PROPOSED TELEPHONE LINE

SITE & UTILITY PLAN
McCARTY & HEINZ ACRES
12730 BRIGHTON RD, BRIGHTON, 80601
ADAMS COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION CENTER OF COLORADO
PROFESSIONAL ENGINEER
33802
04/17/20
ONLY VALID FOR CONSTRUCTION PERMITS
RELEASE: 10/22/19
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO.
01-0078.001.00
DOC CON #
0003-SITE
3 OF 3

MCCARTY-HEINZ ACRES

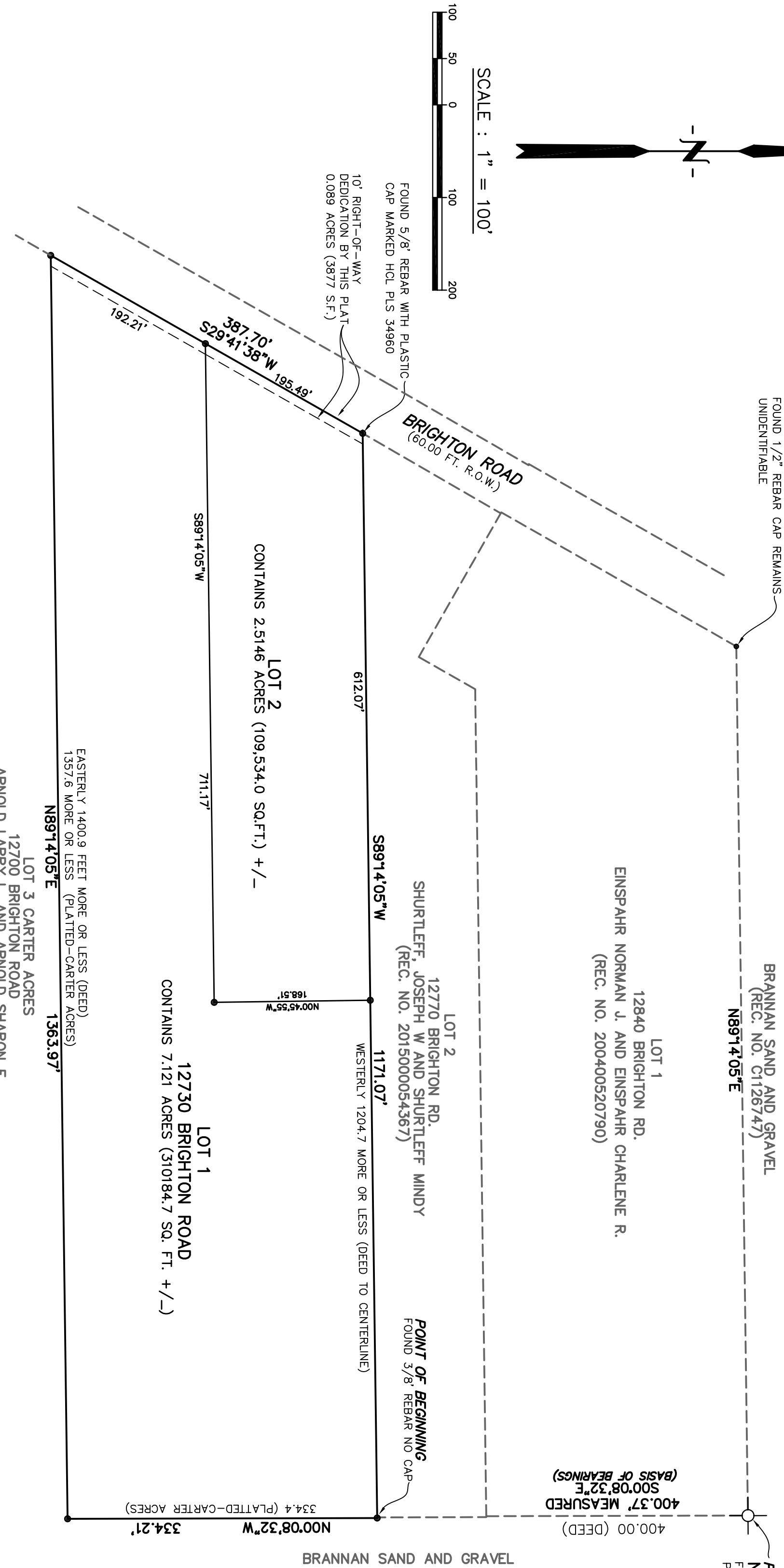
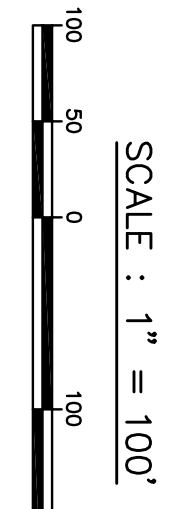
A SUBDIVISION BEING A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

CASE NO. PRC2019-00013

FOUND 1/2" REBAR CAP REMAINS UNIDENTIFIABLE

BRANNAN SAND AND GRAVEL (REC. NO. C1126747)
NB9°14'05"E

POINT OF COMMENCEMENT N 1/4 SEC. 35, T1S, 67W FOUND 3 1/4" ALUM. CAP PLS 28285



DEDICATION AND OWNERSHIP

KNOWN BY ALL MEN PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND SITUATED IN NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE NORTH SOUTH CENTERLINE OF SECTION 35, WHICH IS 400 FEET SOUTH OF THE NORTH QUARTER OF SAID SECTION, THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1204.7 FEET MORE OR LESS, TO THE CENTERLINE OF COUNTY ROAD NO. 131 (BRIGHTON ROAD); THENCE SOUTHWESTERLY ALONG CENTERLINE OF SAID COUNTY ROAD 387.7 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1400.9 FEET, MORE OR LESS, TO THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 35, THENCE NORTHERLY ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 334.4 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE PORTION OF THE SUBJECT PROPERTY LYING WITHIN BRIGHTON ROAD, COUNTY OF ADAMS, STATE OF COLORADO, CONTAINS 9.724 ACRES (423,596 S.F.)

BY: TRAVIS K. & SHANTEL M. MCCARTY, OWNERS

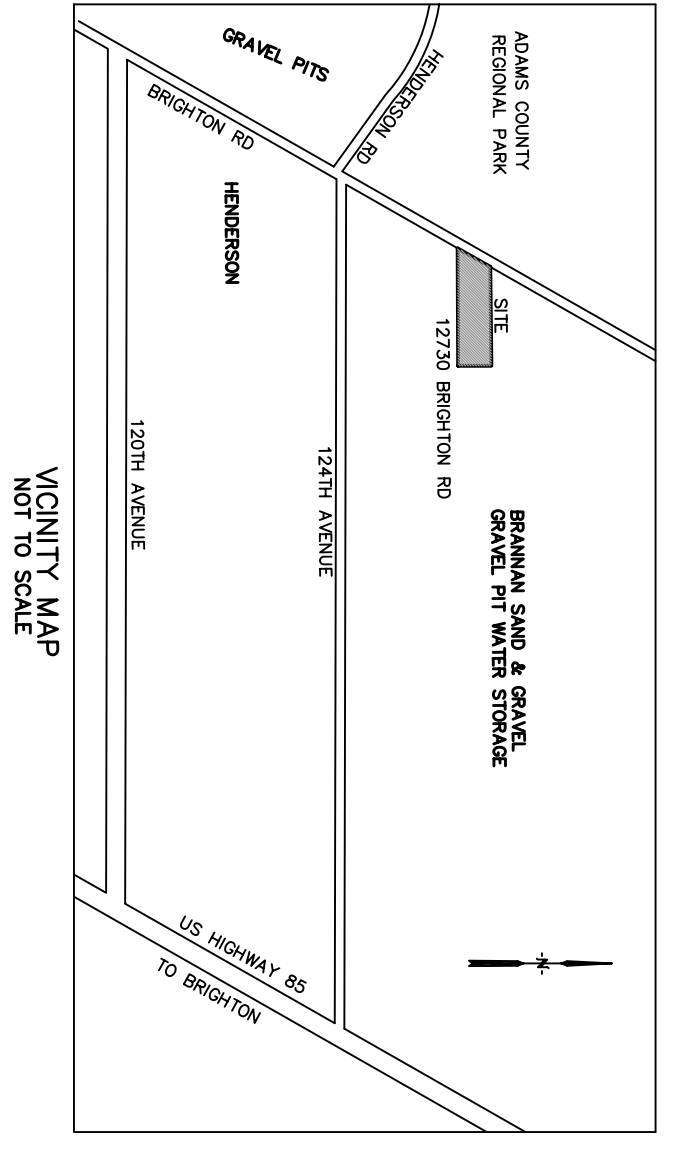
ACKNOWLEDGMENT:

STATE OF COLORADO)
COUNTY OF ADAMS) SS
THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY _____ 2020, BY TRAVIS K. AND SHANTEL M. MCCARTY WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

GENERAL NOTES

1. ● = SET 5/8" REBAR WITH PLASTIC CAP MARKED GSS SURVEYING PLS 27936 UNLESS OTHERWISE NOTED ON SURVEY.
2. WESTCOOR LAND TITLE INSURANCE COMPANY COMMITMENT NO. 201948 EFFECTIVE DATE OF JULY 12TH 2019 WAS ENTIRELY RELEIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
3. BEARINGS ARE BASED ON THE EAST LINE OF THE OF THE NORTHWEST 1/4, OF SECTION 35, T1S, R67W AS BEARING S00°08'32"E MONUMENTED AS SHOWN.
4. THIS PARCEL OF LAND LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED IN F.E.M.A., FLOOD INSURANCE RATE MAP 08001C0335B# EFFECTIVE DATE 3/5/2007.
5. LEGAL DESCRIPTION IS AS FOUND IN WESTCOOR LAND TITLE INSURANCE COMMITMENT NO. 201948 EFFECTIVE DATE JULY 12TH 2019.
6. DISTANCES CALLED OUT IN LEGAL DESCRIPTION ALONG NORTH AND SOUTH LINES ARE TO CENTERLINE OF ROAD.

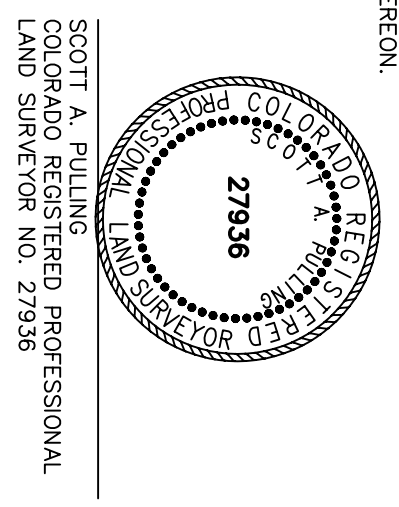


PLAT NOTES:

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO PROPERTY OWNER.

SURVEYORS CERTIFICATE

I, SCOTT A. PULLING, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOW BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 2020

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____ 2020

RECORDERS CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT AS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 2020 AT _____ O'CLOCK _____ M.
RECEPTION NO. _____
CLERK AND RECORDER
BY: _____
DEPUTY CLERK
BY: _____

PROJECT: MINOR SUBDIVISION PLAT ADAMS COUNTY, COLORADO	H-SCALE: 1"=100'	REVISION	BY	DATE	PREPARED BY: GSS SURVEYING, LLC 4740 YATES CT BROOMFIELD CO, CO 80020 (303) 884-6955 CONTACT: SCOTT A. PULLING, PLS 27936	PREPARED FOR: TRAVIS & SHANTEL MCCARTY 12730 BRIGHTON RD. ADAMS COUNTY, COLORADO (720)-298-5470 CONTACT: TRAVIS	NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN 3 YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE SURVEYORS STATEMENT.
	V-SCALE: NONE DATE: 12/15/19						
SHEET 1 OF 1	JOB NO. 19-15						

Item 06

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Commitment Number: **201948**
AMENDMENT NUMBER:
PROPERTY ADDRESS:
12730 Brighton Road, Brighton, CO 80601
SCHEDULE #: **R0013715**

1. Effective date: **July 12, 2019** at 8:00 A.M.

2. Policy or policies to be issued:	Amount	Premium
A. ALTA Owner's Policy - Proposed Insured: Travis K. McCarty and Shantel M. McCarty	\$300,000.00	\$1,459.00
B. ALTA Loan Policy - Proposed Insured Megastar Financial Corp, ISAOA	\$285,000.00	\$150.00
C. None - Proposed Insured:	\$	\$
Endorsement 100		\$50.00
Endorsement 8.1		\$50.00
OEC		\$65.00
TAX CERTIFICATE		\$25.00
100.30		\$144.00
		\$
TOTAL		\$1,943.00

3. The estate or interest in the land described or referred to in this commitment and covered herein is **FEE SIMPLE** and title thereto is at the effective date hereof vested in:

The Estate of Robert A. Heinz

4. The land referred to in this commitment is described as follows:

See Exhibit A attached hereto and made a part hereof.

Exhibit A

THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SECTION 35, WHICH IS 400 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1204.7 FEET, MORE OR LESS, TO THE CENTERLINE OF COUNTY ROAD NO. 131 (BRIGHTON ROAD); THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID COUNTY ROAD, 387.7 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1400.9 FEET, MORE OR LESS, TO THE NORTH AND SOUTH CENTERLINE OF SAID SECTION; THENCE NORTHERLY ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 334.4 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE PORTION OF SUBJECT PROPERTY LYING WITHIN BRIGHTON ROAD, COUNTY OF ADAMS, STATE OF COLORADO.

SCHEDULE B-1

Requirements

The following are to be complied with:

Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

- A. PERSONAL REPRESENTATIVE'S DEED FROM LAWREN HEINZ AS PERSONAL REPRESENTATIVE OF SAID ESTATE TO Travis K. McCarty and Shantel M. McCarty.
- B. CERTIFIED COPY OF LETTERS EVIDENCING THE APPOINTMENT OF LAWREN HEINZ AS PERSONAL REPRESENTATIVE.
- C. PROPERLY RECORDED DEATH CERTIFICATE FOR ROBERT A. HEINZ DECEASED.
- D. DEED OF TRUST FROM Travis K. McCarty and Shantel M. McCarty, TO THE PUBLIC TRUSTEE OF Adams COUNTY FOR THE USE OF Megastar Financial Corp TO SECURE PAYMENT OF \$285,000.00.
- E. RELEASE BY THE PUBLIC TRUSTEE OF Adams COUNTY OF THE DEED OF TRUST FROM ROBERT A. HEINZ FOR THE USE OF AMERISAVE MORTGAGE CORPORATION TO SECURE \$204,000.00 DATED AUGUST 26, 2005, AND RECORDED SEPTEMBER 12, 2005 AT RECEPTION NO. 20050912000989890.
- F. INTENTIONALLY DELETED.
- G. NOTE: IF THE SALES PRICE OF THE SUBJECT PROPERTY EXCEEDS \$100,000.00, THE SELLER SHALL BE REQUIRED TO COMPLY WITH THE DISCLOSURE OF WITHHOLDING PROVISIONS OF C.R.S. 39-22-604.5 (NONRESIDENT WITHHOLDING).
- H. RECEIPT OF THE NECESSARY DOCUMENTS FOR COMPLIANCE WITH THE REQUIREMENTS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA). PLEASE NOTE: THERE MAYBE INCOME TAX WITHHOLDING REQUIREMENTS PURSUANT TO FIRPTA.
- I. RECEIPT BY THE COMPANY OF THE COMPANY'S FINAL AFFIDAVIT AND AGREEMENT INDEMNIFYING IT AGAINST UNFILED MECHANIC'S AND MATERIALMEN'S LIENS.

SCHEDULE B-2

Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the 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 value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims: reservations or exceptions in Patents or in Acts authorizing the issuance thereof, water rights, claims or title to water;
NOTE: Item no. 6 of the above will not appear on the Lender's Policy (if any) to be issued hereunder.
7. Taxes and assessments which are a lien or are now due and payable; any tax, special assessment, charge or lien imposed for or by any special taxing district or for water or sewer service; any unredeemed tax sales
8. TERMS, CONDITIONS, STIPULATIONS AND OBLIGATIONS AS CONTAINED IN AND BURDENS IMPOSED BY OIL AND GAS LEASE FROM ROBERT H. HEINZ AND MARY E. HEINZ TO DALE D. OZMAN AND LOLA L. OZMAN RECORDED AUGUST 25, 1976 IN BOOK 2085 AT PAGE 247.
9. ANY AND ALL UNPAID TAXES AND ASSESSMENTS. A TAX CERTIFICATE HAS BEEN ORDERED.

EMPIRE TITLE NORTH, LLC

Disclosures

All documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section. Pursuant to C.R.S. 30-10-406(3)(a).

The company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary. Pursuant to C.R.S. 10-11-122.

No person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawals as a matter of right. Pursuant to C.R.S. 38-35-125(2).

The Company hereby notifies the proposed buyer in the current transaction that there may be recorded evidence that the mineral estate, or portion thereof, has been severed, leased, or otherwise conveyed from the surface estate. If so, there is a substantial likelihood that a third party holds some or all interest in the oil, gas, other minerals, or geothermal energy in the subject property. Such mineral estate may include the right to enter and use the property without the surface owner's permission. Pursuant to C.R.S. 10-11-123.

If this transaction includes a sale of property and the sales price exceeds \$100,000.00, the seller must comply with the disclosure/withholding requirements of said section. (Nonresident withholding) Pursuant to C.R.S. 39-22-604.5.

Notice is hereby given that: The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that: **Pursuant to Colorado Division of Insurance Regulation 8-1-2;**

"Gap Protection" -When this Company conducts the closing and is responsible for recording or filing the legal documents resulting from the transaction, the Company shall be responsible for all matters which appear on the record prior to such time or recording or filing; and

"Mechanic's Lien Protection" - If you are the buyer of a single family residence, you may request mechanic's lien coverage to be issued on your policy of Insurance. If the property being purchased has not been the subject of construction, improvements or repairs in the last six months prior to the date of this commitment, the requirements will be payment of the appropriate premium and the completion of an Affidavit and Indemnity by the seller. If the property being purchased was constructed, improved or repaired within six months prior to the date of this commitment the requirements may involve disclosure of certain financial information, payment of premiums, and indemnity, among others. The general requirements stated above are subject to revision and approval by the Company. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that an ALTA Closing Protection Letter is available, upon request, to certain parties to the transaction as noted in the title commitment. Pursuant to Colorado Division of Insurance Regulation 8-1-3.

Nothing herein contained will be deemed to obligate the Company to provide any of the coverages referred to herein unless the above conditions are fully satisfied



Notice of Privacy Policy

of

Westcor Land Title Insurance Company

Westcor Land Title Insurance Company (“WLTIC”) values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures WLTIC takes to safeguard that information.

Who is Covered

We provide our Privacy Policy to each customer when they purchase an WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

Information Sharing

Generally, WLTIC does not share nonpublic personal information that it collects with anyone other than its policy issuing agents as needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC may share nonpublic personal information as permitted by law with entities with whom WLTIC has a joint marketing agreement. Entities with whom WLTIC has a joint marketing agreement have agreed to protect the privacy of our customer’s nonpublic personal information by utilizing similar precautions and security measures as WLTIC uses to protect this information and to use the information for lawful purposes. WLTIC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can also be found on WLTIC’s website at www.wltic.com.



March 23, 2020

Layla Bajelan, Long Range Planner I
Adams County Community and Economic Development Department
Transmission via email: lbajelan@adco.gov

Re: McCarty and Heinz Acres (Resubmittal, 4th Letter)
Case No. PRC2019-00013
Part of NW ¼ of Section 35, T 1S, R 67W, 6th P.M.
Water Division 1, Water District 2

Dear Layla Bajelan:

We have reviewed the water supply report dated March 13, 2020 from the White Sands Water Engineers, Inc. for the proposal to rezone a 9.72-acre lot from Agricultural-2 to Agricultural-1, a minor subdivision plat to split the 9.72-acre parcel into two lots, and a subdivision improvement agreement. Lot 1 will be 2.5 acres and Lot 2 will be 7.22 acres. A new residence and potential future outbuildings may be constructed on Lot 2 in accordance with Ag zoning (A1) requirements, and a future shop may be added to Lot 1. This office previously reviewed and commented on this project on November 6, 2019, December 2, 2019, and February 5, 2020.

Water Supply Demand

Estimated water requirements for the subdivision are household use in two units and irrigation of less than 1,000 square feet of sod. The water demand for household use in two units is 230 gallons per day. The water demand for irrigation was not provided.

Source of Water Supply

There are no permitted wells on the property. The proposed water source for this development is service provided by the City of Brighton (“City”). According to the submitted material, the City of Brighton currently serves the existing residence on Lot 1. According to the submitted material and the letter dated September 5, 2019 from the City, the City can serve the development provided that the applicant be responsible for the construction of new service lines and tap fees, and the conditions set forth in the Water Service Agreement are met. This office has not received information that these requirements have been met.

According to the report dated March 13, 2020, the City’s water supply is decreed alluvial wells augmented under Division 1 water court case nos. 00CW202 and 03CW320 and treated water from the City of Westminster (“Westminster”) that is available through a perpetual water supply agreement. Replacement water sources for out-of-priority depletions from the alluvial wells are changed irrigation rights, storage rights owned by the City, fully consumable effluent from other entities (both through purchase and long-term lease) and fully consumable municipal return flows. Projected average annual yield is 8,262 acre-feet per year from alluvial wells and 2,240 acre-feet per year from Westminster, for a total projected annual yield of 10,502 acre-feet per year. Projected yield during a 5 year drought, similar to that of the 1950s, is 8,827 acre-feet per year. The maximum present demand on the City was 6,837 acre-feet per year in 2017. The City is committed to serve an additional 3,814 residential and/or multi-family units, which based on an



Item 07

McCarty & Heinz Acres Resubmittal
March 23, 2020
Page 2 of 2

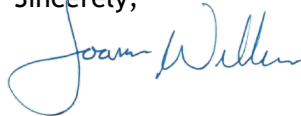
estimated demand of 0.5 acre-feet per year per unit would require 1,907 acre-feet per year and would bring the City's total demand to 8,744 acre-feet per year. Therefore the City's average annual uncommitted supply is approximately 1,758 acre-feet and the uncommitted supply during a drought period is approximately 83 acre-feet.

State Engineer's Office Opinion

Based upon the above and pursuant to sections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, **as long as the District is committed to supply water to the lots.**

If you, or the applicant, have any questions please contact Wenli Dickinson at 303-866-3581 x8206 or at wenli.dickinson@state.co.us.

Sincerely,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is written in a cursive style with a large, looping initial "J".

Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision file 26768

Item 07

Travis McCarty

Subject: FW: 12730 Brighton Rd.

To Adams County Building Department:

This email is in regards to Travis McCarty's request for a "will-serve" letter from TCHD regarding providing a septic system permit for a parcel that he intends to subdivide from his current property.

TCHD will allow the construction of an Onsite Wastewater Treatment System (OWTS) for a new home on the subdivided parcel as long as the following stipulations are met:

1. A new OWTS installation application and application fee is received for the septic system for the new home.
2. The OWTS must have its own, distinct OWTS design document with soil investigation work.
3. The applicant may choose any recognized engineer to do soil investigation work and/or to design the OWTS system.
4. The applicant or general contractor may choose any installer to do the installation of the OWTS, provided the installer is currently licensed by TCHD.
5. The site will be visited by TCHD for a site evaluation prior to approval and issuance of the OWTS permit. TCHD will verify the proposed design on site, as part of the design evaluation.
6. The OWTS will be inspected by TCHD after construction, and prior to backfill. The OWTS will be given final approval after all deficiencies are corrected and all documentation are received.

If you have any further questions, please contact me and I will be happy to help clarify any issues I can.

Jeffrey K. McCarron

Water Quality Specialist, REHS, EHS IV

Tri-County Health Department

4201 E. 72nd Avenue, Suite D

Commerce City, CO 80022

303-439-5913

 Follow @TCHDHealth

 Follow @TCHDEmergency



WILL SERVE LETTER

July 26, 2019

Travis McCarty
12730 Brighton Rd
Brighton, CO 80601

Re: Property South of 12730 Brighton Rd Brighton, CO 80601

Dear Travis ,

This letter is to confirm that Xcel Energy is your utility provider for natural gas. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas facilities can be made available to serve the project at the South side of 12730 Brighton Rd Brighton, CO 80601.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Public Service's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received***
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction***

A scheduled in-service date will be provided once these requirements have been met.

It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for these requirements can be found at [Site Requirements. https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf](https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf) Easement requirements can be found at [Utility Design and Layout](#).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Alex McMullin
Reliable Power Consultants

Mailing address: Reliable Power Consultants Inc
10190 Bannock Street Suite 125
Northglenn, CO 80260

Item 08



July 26, 2019

Travis McCarty Senior Equipment Operator
City Of Thornton
12450 Washington Ave
Thornton, Co 80241
Travis.Mccarty@cityofthornton.net

Dear Mr. McCarty:

United Power is the provider of electric service in the area to the proposed Residential lots, located at 12730 Brighton Rd Brighton, CO 80601. There is electrical distribution in the area that may or may not need to be upgraded, depending on the requirements of the site, in order to provide capacity and safe reliable power to the area.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested.

We look forward to this opportunity to provide electric service. If you have any questions, please give me a call at 303-637-1272.

Sincerely,

Micheal Hess

Micheal Hess
Senior Project Manager
MH:mz



500 Cooperative Way
Brighton CO 80603-8728

Your Touchstone Energy® Cooperative

www.unitedpower.com

Member Services 303-637-1300
Payments 866-999-4485
Report an Outage 303-637-1350

2563 1 AV 0.383
SHANTEL M MCCARTY
TRAVIS K MCCARTY
12730 BRIGHTON RD
BRIGHTON CO 80601-7346

5 2563
C-7



Payment Due By
10/10/2019

Total Due
\$61.60

From Date
08/19/2019

To Date
09/17/2019

Days
29

Billing Date
09/20/2019

Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
R1	1575166	73487	73757	1	270	4.936

Small Change - Big Difference

When you round-up your monthly bill, that small change makes a big difference right here in your community. Check the box on this bill, or visit unitedpower.com to sign up.



Account # **2146116** District **SOUTH** Cycle **3**

Service **12730 BRIGHTON RD**
Address **RESIDENCE**

ACTIVITY SINCE LAST BILL

Previous Balance 60.13
Payment Received - Thank You -60.13
Balance Forward 0.00

CURRENT BILLING DETAIL

Energy Charge 270 KWH @ 0.1015 27.41
Demand Charge 4.936 KW @ 1.00 4.94
Lighting 100W 1 LIGHT 10.25
Fixed Charge 19.00
Current Month 61.60

TOTAL DUE 61.60

SHANTEL M MCCARTY
TRAVIS K MCCARTY
12730 BRIGHTON RD
BRIGHTON CO 80601-0000

Payment Due By
10/10/2019

Total Due
\$61.60

Account # **2146116**

Amount Enclosed \$



United Power
Operation Round-Up
FOUNDATION



Pay Your Bill Online
Visit www.unitedpower.com



Pay Your Bill By Phone
Call 866-999-4485



Pay Your Bill By Mail
Return Stub with check payment

Want your small change to give back? Round-up your bill to \$62.00 and check here to enroll in our Round-Up Assistance program.

Please Make Checks Payable and Return to:

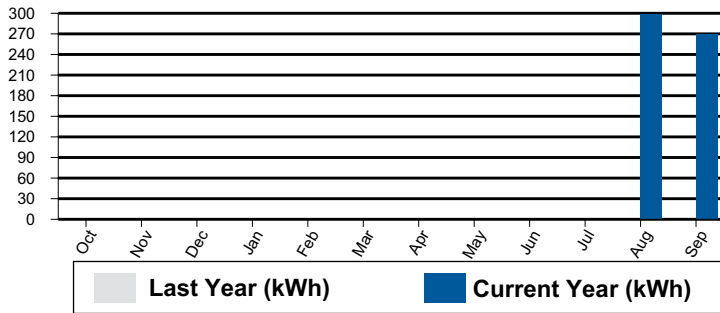
UNITED POWER
PO BOX 173703
DENVER CO 80217-3703



Electric Usage History

From Date To Date

Account # **2146116** **08/19/2019** **09/17/2019**



Electric Usage Comparison

Electric kWh	Days	Total kWh	Avg kWh/Day	kWh Cost/Day
Current Month	29	270	9	\$1.77
Last Month	26	298	11	\$1.97
One Year Ago	0	0	0	\$0.00

Temperature Comparison

Avg Temp	73° F	Avg Temp Last Yr.	72° F
High Temp	100° F	High Temp Date	09/02/2019
Low Temp	45° F	Low Temp Date	09/13/2019



UNITED POWER, INC.

www.unitedpower.com

Member Services 303-637-1300
 Payments 866-999-4485
 Toll Free 800-468-8809

Report an Outage
303-637-1350

Office Locations

Brighton Headquarters Office
 500 Cooperative Way, Brighton, CO 80603
 Hours: Monday – Friday | 7:30 a.m. to 5:30 p.m.

Fort Lupton Office
 1200 Dexter St., Fort Lupton, CO 80621
 Hours: Monday – Friday | 7:30 a.m. to 4:00 p.m.

Coal Creek Canyon Office
 5 Gross Dam Road, Golden, CO 80403
 Hours: Monday – Friday | 7:30 a.m. to 4:00 p.m.

Life Sustaining Equipment

Tell us if you rely on life-sustaining medical devices. In an outage, we will make power restoration at your location a priority, if possible.

Cientes que Hablan Español

Estamos disponibles para ayudar a nuestros clientes en español. Por favor hable o visite alguna de las oficinas para asistencia.



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

www.unitedpower.com/PowerPortal



Collection Process

Member bills are due and payable within twenty (20) days from the date billed. If a member fails to pay the current month's bill before the next billing period, that bill shall be considered delinquent, a late fee will be assessed and a Notice of Service Disconnection shall be mailed to the address of record. If payment is not received by the specified date on the notice, disconnection will proceed and a reconnection fee and deposit will be charged.

Payment & Billing Options

- Online Payments**
Pay bills and manage your account through SmartHub. Available online and via mobile app.
- Auto Pay**
Have your bill automatically paid on your due date from the payment method of your choice
- Check Payment**
Check payments are presented to your financial institution through ACH electronic processing.
- Credit Card Payment**
United Power accepts MasterCard and Visa for payment online, over the phone, and in our offices.
- MoneyGram**
Make cash payments that post immediately to your account at over 40,000 MoneyGram locations.
- Paperless Billing**
Go paper-free. Receive an email notification, not a statement in the mail. View and pay bills online.
- Budget Billing**
Take the ups and downs out of your monthly budget and pay the same amount each month.
- Custom Billing Period**
Choose a billing timeframe that is most convenient for you, and your budget.



RESPONSIBLE BY NATURE*

Item 08

Billing and Payment History Report

Customer Name: SHANTEL M MCCARTY
 Account Number: 53-3246215-2
 Address: 12730 BRIGHTON RD - BLDG RTE -
 BRIGHTON CO 80601-7346
 Mail to Premises
 Report Create Date: 09/25/19

Usage Period: 06/25/19 - 09/25/19
 Running Balance: \$45.06

09/24/19 Bill 654936593	-----	Total New Charges: \$45.06
Natural Gas Service:	\$20.16	Electricity Service: \$0.00
Other Charges:	\$24.90	Total Taxes/Fees: \$0.00
Late Charges:	\$0.00	Total Credits: \$0.00

09/04/19 Online Payment ----- Payment Amount: -\$43.75

08/23/19 Bill 651049002	-----	Total New Charges: \$43.75
Natural Gas Service:	\$13.85	Electricity Service: \$0.00
Other Charges:	\$24.90	Total Taxes/Fees: \$0.00
Late Charges:	\$0.00	Total Credits: \$0.00

07/29/19 Online Payment ----- Payment Amount: -\$51.67

07/26/19 Bill 647342198	-----	Total New Charges: \$51.67
Natural Gas Service:	\$13.77	Electricity Service: \$0.00
Other Charges:	\$32.90	Total Taxes/Fees: \$0.00
Late Charges:	\$0.00	Total Credits: \$0.00

07/16/19 Online Payment ----- Payment Amount: -\$49.52

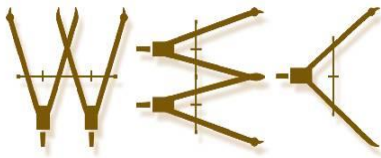
06/26/19 Bill 643456875	-----	Total New Charges: \$49.52
Natural Gas Service:	\$24.62	Electricity Service: \$0.00
Other Charges:	\$24.90	Total Taxes/Fees: \$0.00
Late Charges:	\$0.00	Total Credits: \$0.00

Item 09

McCARTY & HEINZ 750 FT NEIGHBORDS REPORT from Adams County Website

GCX_ (Parcel Number)	Subdivision	Parcel Address 1:	Parcel Address 2:	Owner	Owner Address:	Owner City, State, Zip:
0 0157126000017		12801 BRIGHTON RD	CO	BROMLEY WINIFRED LEE	12801 BRIGHTON RD	BRIGHTON CO 80601-7341
1 0157126000018			CO	HENDERSON AGGREGATE LTD	PO BOX 700	HENDERSON CO 80640
2 0157126000025		12855 NOME ST	CO	BROMLEY DISTRICT WATER PROVIDERS LLC C/O BROMLEY COMPANIES LLC	8301 E PRENTICE AVE STE 100	GREENWOOD VILLAGE CO 80111-2904
3 0157126005001	BRANNAN 132ND FIL 1	12840 BRIGHTON RD	CO	BROMLEY DISTRICT WATER PROVIDERS LLC C/O BROMLEY COMPANIES LLC	8301 E PRENTICE AVE STE 100	GREENWOOD VILLAGE CO 80111-2904
4 0157135000035		12730 BRIGHTON RD	CO	HEINZ ROBERT A	12730 BRIGHTON RD	BRIGHTON CO 80601-7346
5 0157135001003	CARTER ACRES	12700 BRIGHTON RD	CO	ARNOLD LARRY L AND ARNOLD SHARON E	12700 BRIGHTON RD	BRIGHTON CO 80601-7346
6 0157135001004	CARTER ACRES	12600 BRIGHTON RD	CO	BROMLEY KENNETH M JR AND BROMLEY LOU ELLEN	12600 BRIGHTON RD RT 3	BRIGHTON CO 80601
7 0157135001006	CARTER ACRES	11105 E 126TH AVE	CO	HOLSTINE RONALD R	3655 OTIS ST	WHEAT RIDGE CO 80033-6450
8 0157135001007	TED ZIGAN		CO	ZIGAN THEODORE	2724 CASTLE GLEN CT	CASTLE ROCK CO 80108-8303
9 0157135002003	CARTER ACRES		CO	HOLSTINE RONALD R	3655 OTIS STREET	WHEAT RIDGE CO 80033
10 0157135002004	CARTER ACRES	11100 E 126TH AVE	CO	HOLSTINE RONALD R	3655 OTIS ST	WHEAT RIDGE CO 80033-6450
11 0157135002012	TED ZIGAN SUBDIVISION SECOND FILING	10800 E 126TH AVE	CO	MONTOYA MICHAEL AND SANDRA	10800 E 126TH AVE	BRIGHTON CO 80601
12 0157135002013	TED ZIGAN SUBDIVISION SECOND FILING	10900 E 126TH AVE	CO	ZIGAN STEVEN AND JONI	10900 E 126TH AVE	BRIGHTON CO 80601
13 0157135002014	TED ZIGAN SUBDIVISION SECOND FILING		CO	ZIGAN HOMEOWNERS ASSOCIATION	10801 E 124TH AVE	BRIGHTON CO 80601-7114
14 0157135014001	BRANNAN 132ND FIL 1	12840 BRIGHTON RD	CO	BROMLEY DISTRICT WATER PROVIDERS LLC C/O BROMLEY COMPANIES LLC	8301 E PRENTICE AVE STE 100	GREENWOOD VILLAGE CO 80111-2904
15 0157135015001	STAGECOACH STOP PIT	STAGECOACH PIT M-1983-06	CO	HENDERSON AGGREGATE LTD	7321 E 88TH AVE STE 100	HENDERSON CO 80640-8137
16 0157135015002	STAGECOACH STOP PIT	12735 BRIGHTON RD	CO	HENDERSON AGGREGATE LTD	7321 E 88TH AVE STE 100	HENDERSON CO 80640-8137
17 0157135200001		12840 BRIGHTON RD	CO	EINSPAHR NORMAN J AND EINSPAHR CHARLENE R	12840 BRIGHTON RD	BRIGHTON CO 80601
18 0157135200002		12770 BRIGHTON RD	CO	SHURTLEFF JOSEPH W AND SHURTLEFF MINDY	12770 BRIGHTON RD	BRIGHTON CO 80601
19 0157135202001	STAGECOACH STOP PIT-AMENDMENT NO 1	12601 BRIGHTON RD	CO	HENDERSON AGGREGATE LTD	7321 E 88TH AVE	HENDERSON CO 80640-8137

Item 09



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

October 1st, 2019

Neighbor Property Owner
To 12730 Brighton Road
Brighton, CO 80601

RE: McCarty & Heinz Acres AG Property to Rural Residence – 12730 Brighton Road

Dear Neighbor:

Western Engineering Consultants (WEC) is providing this letter on behalf of Shantel M. & Travis K. McCarty who are inviting you to attend a neighborhood meeting regarding their proposed Rezoning and Minor Subdivision Rural Residential Development, located at 12730 Brighton Road, Brighton CO, Adams County.

In summary the existing 9.72 acre property with an existing residence will be rezoned from A-2 to A-1 in order to subdivide the property so the current property Owner may dedicate a 2.5 acre lot to his brother (Lot 1). A new residence and potential future outbuildings may be constructed on the remaining property (Lot 2) in accordance with Ag zoning (A1) requirements.

The meeting is to be held in the Holiday Inn Express and Suites located at 2212 South Medical Center Drive, Brighton, CO 80601 on Monday October 14th, 2019 at 6:30 P.M. in the Flex Room.

Adams County recommends the Development Applicant host a neighborhood meeting to inform the community and present the proposed development.

Attached to this letter is the Overall Site Plan for the project.

Shantel M. & Travis K. McCarty are the Owners of this property/project.

We are eager to meet with any of you that are interested and discuss this project!

Please contact me at 303-913-7341 with any questions or comments you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chadwin F. Cox'. The signature is stylized and somewhat abstract, with overlapping loops and lines.

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

Encl. 12730 Brighton Road - Land Survey Plat (Concept Site Plan 1 drawing)



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Inc LLC

McCarty & Heinz Neighborhood Meeting Notes

Date: October 14th, 2019

Location: Holiday Inn Express, Brighton CO.

Time: 6:30 P.M.

Purpose of Meeting: McCarty & Heinz Project Review

Attendees:

- Einspahr Norman J
- Einspahr Charlene R
- Eric Heinz
- Shantel McCarty
- Travis McCarty
- Karen McCarty
- Chadwin Cox- WEC
- Leticia Maldonado-WEC

Western Engineering Consultants (WEC) is providing this Meeting Summary on behalf of Shantel M. & Travis K. McCarty. The purpose of the meeting is for the adjacent neighbors to have the opportunity to express concerns or ask questions of their proposed Rezoning and Minor Subdivision Rural Residential Development, located at 12730 Brighton Road, Brighton CO, Adams County.

Notes:

- Chadwin Cox (WEC) explained the project on detail
- Shantel & Travis McCarty explained their desired and how excited they are with their projects.
- Charlene Einspahr asked if the Zone will be Change. Chad Cox responded that the zone will be changed from A-2 to A-1
- A general discussion was held about the general status of the Neighborhood and surrounding current and future uses
- Norman Einspahr offered support for the project and mentioned that his family is very happy to maintain them as neighbors since they have known their family for long time.
- Charlene Einspahr asked when they are expecting to start the construction. Travis McCarty responded that approximately six (6) months depending of the approval of the project and building permits are granted.
- Chadwin Cox explained in detail the process of the Subdivision according to his experience in the Adams County.
- Current services in the area were mentioned and future challenges.
- In summary, the project was agreeable by the attendees.

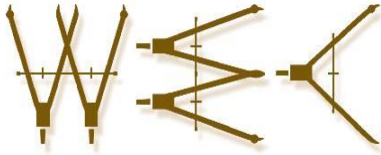
The meeting was adjourned at 8:15 PM; Shantel & Travis McCarty offered to their neighbors to keep them posted on the County hearings.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Leticia Maldonado', is written over a large, light-colored circular scribble.

Western Engineering Consultants Inc.
C. Leticia Maldonado
Project Manager

Item 10



WESTERN ENGINEERING CONSULTANTS,

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Inc LLC

LEGAL DESCRIPTION PARCEL # 015713500035

According to Title Commitment No. 201948, dated July 12, 2019

THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SECTION 35, WHICH IS 400 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1204.7 FEET, MORE OR LESS, TO THE CENTERLINE OF COUNTY ROAD NO. 131 (BRIGHTON ROAD); THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID COUNTY ROAD, 387.7 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1400.9 FEET, MORE OR LESS, TO THE NORTH AND SOUTH CENTERLINE OF SAID SECTION; THENCE NORTHERLY ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 334.4 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE PORTION OF SUBJECT PROPERTY LYING WITHIN BRIGHTON ROAD, COUNTY OF ADAMS, STATE OF COLORADO.

Item 11



Statement Of Taxes Due

Account Number R0013715
Assessed To

Parcel 0157135000035
MCCARTY TRAVIS K AND
C/O:MCCARTY SHANTEL M
12730 BRIGHTON RD
BRIGHTON, CO 80601-7346

Legal Description	Situs Address
SECT,TWN,RNG:35-1-67 DESC: BEG 400 FT S OF N4 COR SEC 35 TH WLY 1204/7 FT M/L TO C/L CO RD 31 TH SWLY ALG SD ROW TO NW COR PLOT 3 CARTERS ACRES TH E 1400/9 FT M/L TO N/L C/L SD SEC TH N 334/4 FT TO POB EXC RD 9/98A	12730 BRIGHTON RD 000000000

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2019	\$2,705.36	\$0.00	\$0.00	(\$1,352.68)	\$1,352.68
Total Tax Charge					\$1,352.68
First Half Due as of 04/15/2020					\$0.00
Second Half Due as of 04/15/2020					\$1,352.68

Tax Billed at 2019 Rates for Tax Area 292 - 292

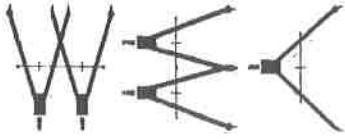
Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6770000	\$106.41	RES IMPRV LAND	\$150,000	\$10,730
CENTRAL COLO WATER CONSERVA	1.2860000	\$37.22	SINGLE FAMILY RES	\$254,722	\$18,210
FIRE DISTRICT 6	11.7950000	\$341.35	Total	\$404,722	\$28,940
GENERAL	22.7930000	\$659.62			
RETIREMENT	0.3140000	\$9.09			
ROAD/BRDGE	1.3000000	\$37.62			
DEVELOPMENTALLY DISABLED	0.2570000	\$7.44			
SD 27 BOND	22.0690000	\$638.67			
SD 27 GENERAL	26.7410000	\$773.88			
URBAN DRAINAGE SOUTH PLATTE	0.0970000*	\$2.81			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$26.05			
SOCIAL SERVICES	2.2530000	\$65.20			
Taxes Billed 2019		93.4820000			\$2,705.36

* 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
4430 S Adams County Parkway Suite C2436
Brighton, CO 80601
720-523-6160



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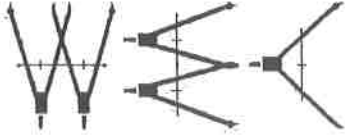
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