

## CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) 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. 5)
- 2. Application Fees (see pg. 2)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Proof of Ownership (warranty deed or title policy)
- 6. Proof of Water and Sewer Services
- 7. Proof of Utilities (e.g. electric, gas)
- 8. Legal Description
- 9. Certificate of Taxes Paid - just moved there in May no taxes yet, previous owners did pay
- 10. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7)
- 11. Certificate of Surface Development (pg. 8-10)

Supplemental Items (if applicable) \*Contact County staff for supplemental forms

- 1. Traffic Impact Study
- 2. Neighborhood Meeting Summary
- 3. Solid waste transfer station\*
- 4. Solid waste composting facility\*
- 5. Scrap tire recycling facility\*
- 6. Inert fill\*

Application Fees	Amount	Due
Conditional Use Permit	\$1,000 (\$300 per additional residential request/ \$500 per additional non-residential)	With application submittal
Tri-County Health *made payable to Tri-County Health	\$360	With application submittal

# Conditional Use-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 or CD) and one (1) hard copy of each document. **Application submittals that do not conform to these guidelines shall not be accepted.**

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### 3. Written Explanation:

- 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:

- 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. 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.

### 6. Proof of Water:

- 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.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

### Proof of Sewer:

- 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.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

### 7. 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.

### 8. 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.

### 9. Proof of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or <http://adcogov.org/index.aspx?NID=812>

### 10. 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

## **SUPPLEMENTAL:**

### **1. Preliminary Traffic Impact Study:**

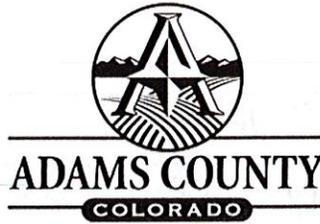
- This shall include, but not limited to:
  - Trip generation estimates from the development,
  - Current traffic counts,
  - Projected future traffic counts to include background traffic projections and future traffic projections from the development.
  - A description of the traffic impacts that the development will have on the surrounding area.

### **Final Traffic Study:**

- Shall have all of the information contained in a Preliminary Traffic Impact Study and it shall also include recommendations on how to mitigate the traffic impacts that are caused by the development. (See chapter 8 for full description of requirements).

### **2. Neighborhood Meeting Summary:**

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



### 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 type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

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:

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

08/04/2020

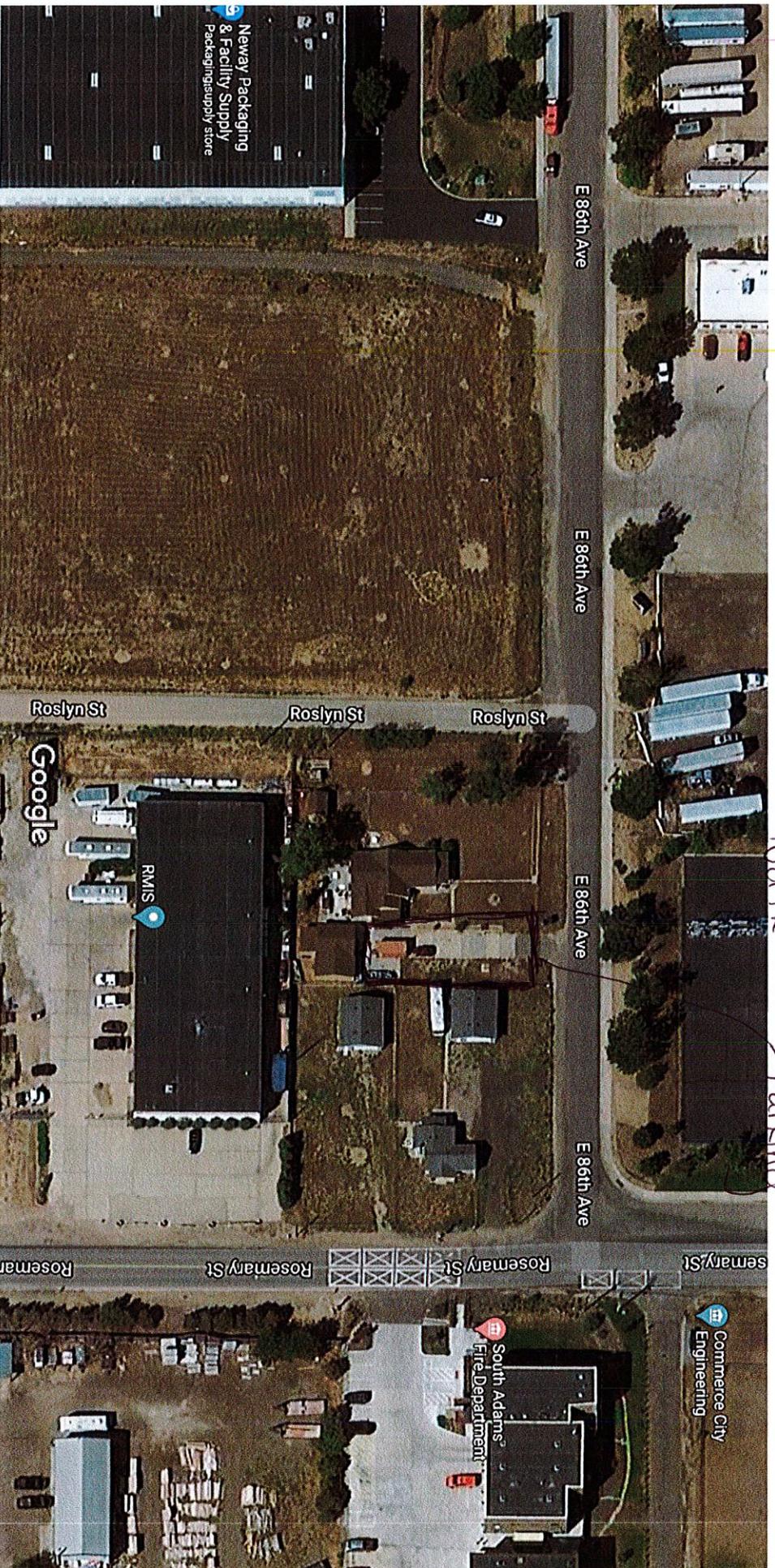
I Jhonny Perez-Morales, own J's auto service in Brighton Colorado. It is a mechanic shop, because of this I own a tow truck and other larger vehicles. Sometimes it is needed for these vehicles to be parked at my house. I understand that right now I can not have over 7,000 lbs., so I am requesting a conditional permit so I can have permission to park these trucks as needed on my property.

Email [Jsautoservicebush60@gmail.com](mailto:Jsautoservicebush60@gmail.com)

Phone 720-226-8619

A handwritten signature in black ink, appearing to read 'Jhonny Daniel Perez Morales', written in a cursive style.

Jhonny Daniel Perez Morales.



South

Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020

50 ft

Electronically Recorded RECEPTION#: 202000045517,  
5/19/2020 at 2:26 PM, 1 OF 1,  
REC: \$13.00 DocStamp: \$45.99  
TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

**WARRANTY DEED**

**THIS DEED**, Made this 15th day of May, 2020 between

**Kevin L. Wanser and Dawn R. Wanser**

of the COUNTY OF ADAMS and State of Colorado, grantor, and

**Jhonny Perez Morales**

whose legal address is 7520 E 86th Avenue, Commerce City, CO 80022-5014

of the COUNTY OF ADAMS, State of Colorado, grantee(s);

*Doc Fee 45.99*

**WITNESS**, That the grantor, for and in consideration of the sum of Four Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars (\$459,900.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever all the real property together with improvements, if any, situate, lying and being in the County of Adams, and State of COLORADO, described as follows:

LOTS 1 THROUGH 6, INCLUSIVE, AND VACATED ALLEY ADJACENT THERETO BY ORDINANCE BEING 7 1/2 FEET RECORDED DECEMBER 28, 1992 IN BOOK 4004 AT PAGE 550, BLOCK 46, IRONDALE, COUNTY OF ADAMS, STATE OF COLORADO.

Also known by street and number as: 7520 E 86th Avenue, Commerce City, CO 80022-5014

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the sealing and delivery of these presents, he is well seized of the premises above conveyed, has a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, **subject to statutory exceptions**.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

**SELLER:**

*[Signature]*  
Kevin L. Wanser  
*[Signature]*  
Dawn R. Wanser

STATE OF COLORADO

COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 15th day of May, 2020, by Kevin L. Wanser and Dawn R. Wanser

*[Signature]*  
Notary Public

Witness my hand and official seal.  
My Commission Expires: 01-28-2023

LUIS A SANTOS  
Notary Public  
State of Colorado  
Notary ID # 20144044922  
My Commission Expires 01-28-2023

FITCO 103-2011406-S



4610 S. Ulster Street, Suite 100  
Denver, CO 80237  
Phone: (303)209-0312 Fax: (855)405-6387

**HOMEOWNER'S ASSOCIATION CERTIFICATION**

Date: **May 15, 2020**  
Property Address: **7520 E 86th Avenue, Commerce City, CO 80022-5014**

In connection with the closing of the referenced property by First Integrity Title Company, known by the following legal description:

LOTS 1 THROUGH 6, INCLUSIVE, AND VACATED ALLEY ADJACENT THERETO BY ORDINANCE BEING 7 1/2 FEET RECORDED DECEMBER 28, 1992 IN BOOK 4004 AT PAGE 550, BLOCK 46, IRONDALE, COUNTY OF ADAMS, STATE OF COLORADO.

It is hereby understood and agreed upon between all parties that (please check whichever is applicable and sign below):

- To the best of my/our knowledge, there is NO active Homeowner's Association.
- There is/are 1 active Homeowner's Associations and the status is reflected in the attached statements) issued by the management company(ies).
- There is/are NO active SUB ASSOCIATION(S).
- There is an active Homeowner's Association, but it is not collecting dues at this time.
- There is an active Homeowner's Association, and the dues are strictly on a voluntary basis, there are no mandatory dues required.

First Integrity Title Company  has  has not collected or prorated any dues for this transaction and is not responsible or liable for any payment of fees not collected due to non disclosure of an Homeowner's Association prior to closing, collections or prorations of any Homeowner's Association dues, working capital reserves or transfer fees. All parties agree to hold First Integrity Title Company harmless for the collection or payment of any such fees.

Dated this **May 15, 2020**

**SELLER:**

Kevin L. Wanser  
  
Dawn R. Wanser

**BUYER:**

JPM.  
  
Jhonny Perez Morales  
Jhonny Perez Morales.

of ADAMS County, in the State of Colorado, of the first part, for and in consideration of Ten Dollars and other valuable consideration to them in hand paid at or before the ensembling or delivery of these presents by

Jhonny Perez Morales

of ADAMS County, in the State of Colorado, of the second part, the receipt whereof is hereby acknowledged, have bargained and sold, and by these presents do grant and convey unto said parties of the second part, their executors, administrators, successors or assigns, the following property, goods and chattels, to wit:

- (1) **Inclusions – Attached.** If attached to the Property on the date of contract: lighting, heating, plumbing, ventilating, and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls; built in vacuum systems (including accessories), and garage door openers including N/A remote controls. Check applicable box(es) if included,  None,  Solar Panels,  Water Softeners  Security Systems,  Satellite Systems (including satellite dishes and accessories)
- (2) **Inclusions – Not Attached.** If on the Property whether attached or not on the date of this contract: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.
- (3) **Other Inclusions.** The following items, whether fixtures or personal property, are also included in the purchase price: Stove, oven, dishwasher, refrigerator, and microwave oven
- (4) **Parking and Storage Facilities.** The use or ownership of the following parking facilities: ALL AVAILABLE; and the use or ownership of the following storage facilities: N/A

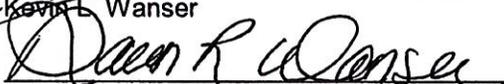
The following attached fixtures are **EXCLUDED** from this sale: **PERSONAL PROPERTY, WASHER AND DRYER** located at 7520 E 86th Avenue, Commerce City, CO 80022-5014

**TO HAVE AND TO HOLD** the same unto the said parties of the second part, their executors, administrators, successors or assigns, forever. And said parties of the first part, for themselves, their heirs, executors, administrators, successors or assigns, covenant and agree to and with the parties of the second part, their executors, administrators, successors or assigns to **WARRANT** and **DEFEND** the sale of said property, goods and chattels, hereby made unto said parties of the second part, their executors, administrators, successors or assigns against all and every person or persons whomsoever.

**IN WITNESS WHEREOF**, the parties of the first part have hereunto set their hands and seals this 15th day of May, 2020.

Signed, Sealed and Delivered in the Presence of

SELLER:

  
 Kevin L. Wanser  
  
 Dawn R. Wanser

STATE OF COLORADO

COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 15th day of May, 2020, by Kevin L. Wanser and Dawn R. Wanser

  
 Notary Public

**LUIS A SANTOS**  
 Notary Public  
 State of Colorado  
 Notary ID # 20144044922  
 My Commission Expires 01-28-2023

Witness my hand and official seal.  
My Commission Expires: 01-28-2023

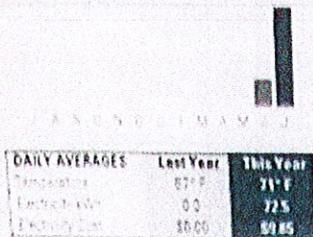
ES POWDER-FREE



PUBLIC SERVICE COMPANY OF COLORADO

SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
YESENA PEREZ 7520 E 86TH AVE COMMERCE CITY, CO 80022-5014	53-0013111626-7	07/27/2020
	STATEMENT NUMBER	STATEMENT DATE
	691639142	07/07/2020
		AMOUNT DUE
		\$354.31

YOUR MONTHLY ELECTRICITY USAGE



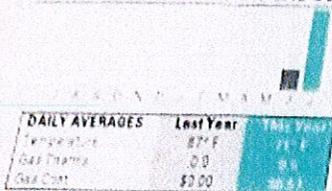
SUMMARY OF CURRENT CHARGES (data red charges begin on page 2)

Electricity Service	06/03/20 - 07/07/20	2466 kWh	\$335.05
Natural Gas Service	06/03/20 - 07/07/20	16 therms	\$19.26
<b>Current Charges</b>			<b>\$354.31</b>

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 06/03	\$91.09
Payment Received	Phone Pay 06/25	-\$91.09 CR
Balance Forward		\$0.00
Current Charges		\$354.31
<b>Amount Due (Cantada a pagar)</b>		<b>\$354.31</b>

YOUR MONTHLY NATURAL GAS USAGE



INFORMATION ABOUT YOUR BILL

Your safety and the safety of our employees will always be our top priority. We are prepared and are taking steps to ensure we'll continue to be there for you to meet your energy needs as COVID-19 affects a growing number of people in our communities. We know this is a challenging time for many families, and we are here to help. Please reach out to our customer care representatives if you have questions about your bill, and learn more at [xcelenergy.com/covid-19\\_response](http://xcelenergy.com/covid-19_response).

QUESTIONS ABOUT YOUR BILL?

See our website: [xcelenergy.com](http://xcelenergy.com)  
 Email us at: [Customerservice@xcelenergy.com](mailto: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: 1-800-887-8778  
 Or write us at: XCEL ENERGY  
 PO BOX 8  
 EAU CLAIRE WI 54702-0008

Thank you for your payment.



RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLER, TAPE OR PAPER CLIPS

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0013111626-7	07/27/2020	\$354.31	354.31

Please see the back of this bill for more information regarding the late payment charge.  
 Make your check payable to XCEL ENERGY

JULY						
S	M	T	W	T	F	S
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

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

AV 01 010562 21548B 37 A\*\*5DGT  
 YESENIA PEREZ  
 7520 E 86TH AVE  
 COMMERCE CITY CO 80022-5014

*Handwritten:* Paid on APP confirm # 1537467

XCEL ENERGY

~~44~~  
P.O. BOX 9477  
MPLS MN 55484-9477

32 53072720 00131116267 0000003543100000035431

**PAID ON HAND**  
#1531207

XCEL ENERGY

AV 01 010562 215488 37 A\*\*5DGT  
YESENIA PEREZ  
7520 E 86TH AVE  
COMMERCE CITY CO 80022-5014

Please see the back of this bill for more information regarding the late payment charge.  
Make your check payable to XCEL ENERGY

ACCOUNT NUMBER	53-0013111626-7
DUPLICATE	07/27/2020
AMOUNT DUE	\$354.31
AMOUNT ENCLOSED	\$354.31

Amount Due (Candida e pagari) \$354.31

Amount Enclosed \$354.31

Balance Forward \$0.00

Payment Received -\$91.09 CR

Phone Pay 06/25 -\$91.09 CR

As of 06/03

Previous Balance \$91.09

Payment Received \$91.09

Balance Forward \$0.00

Current Charges \$354.31

**QUESTIONS ABOUT YOUR BILL?**

See our website: [xcelenergy.com](http://xcelenergy.com)  
Email us at: [customerservice@xcelenergy.com](mailto:customerservice@xcelenergy.com)  
Call Mon-Fri 7am-7pm, Sat 8am-5pm

Please Call: 1-800-895-4999  
Hearing Impaired: 1-800-895-4949  
Español: 1-800-887-8778

Or write us at: XCEL ENERGY  
PO BOX 8  
EAU CLAIRE WI 54702-0008

**YOUR MONTHLY ELECTRICITY USAGE**

DAILY AVERAGES	
Temp (F)	71.1
Electricity kWh	0.0
Electricity Cost	\$0.00

**YOUR MONTHLY NATURAL GAS USAGE**

DAILY AVERAGES	
Temp (F)	71.1
Gas Therms	0.0
Gas Cost	\$0.00

**INFORMATION ABOUT YOUR BILL**

Your safety and the safety of our employees will always be our top priority. We are prepared and are taking steps to ensure we'll continue to be there for you to meet your energy needs as COVID-19 affects a growing number of people in our communities. We know this is a challenging time for many families, and we are here to help. Please reach out to our customer care representatives if you have questions about your bill, and learn more at [xcelenergy.com/covid-19\\_response](http://xcelenergy.com/covid-19_response).

Thank you for your payment.

**SUMMARY OF CURRENT CHARGES** (data and charges begin on page 2)

Electricity Service	08/03/20 - 07/07/20	2466 kWh	\$335.05
Natural Gas Service	06/03/20 - 07/07/20	16 therms	\$19.26
Current Charges			\$354.31

**ACCOUNT BALANCE** (Balance de su cuenta)

As of 06/03	Previous Balance	\$91.09
Phone Pay 06/25	Payment Received	-\$91.09 CR
	Balance Forward	\$0.00
	Current Charges	\$354.31
	Amount Due (Candida e pagari)	\$354.31

PUBLIC SERVICE COMPANY OF COLORADO  
7520 E 86TH AVE  
COMMERCE CITY, CO 80022-5014

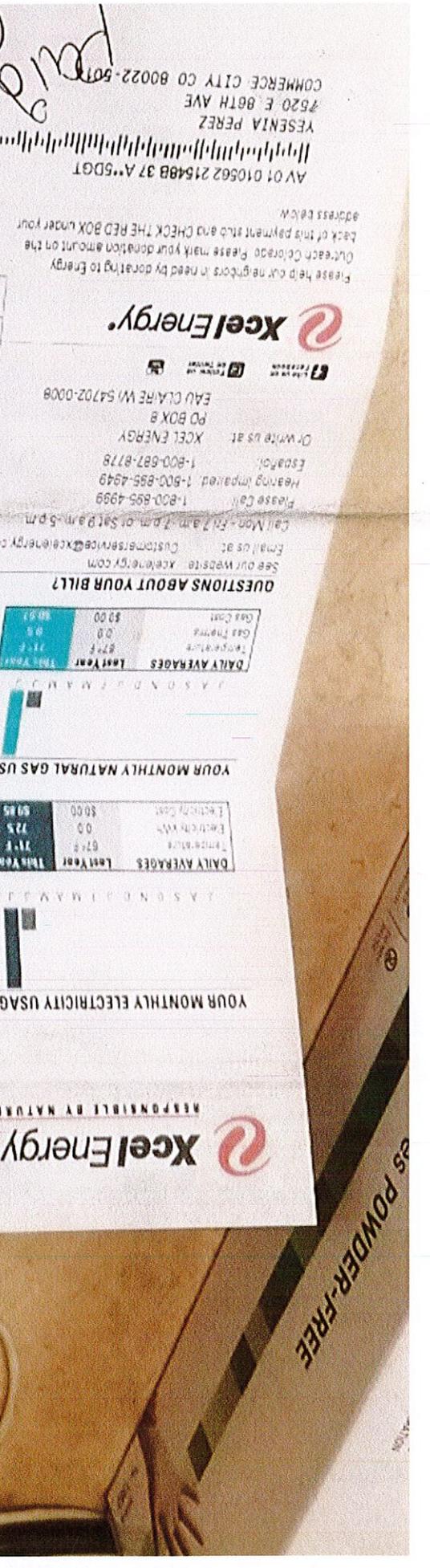
RESPONSIBLE BY NATURE  
**XcelEnergy**

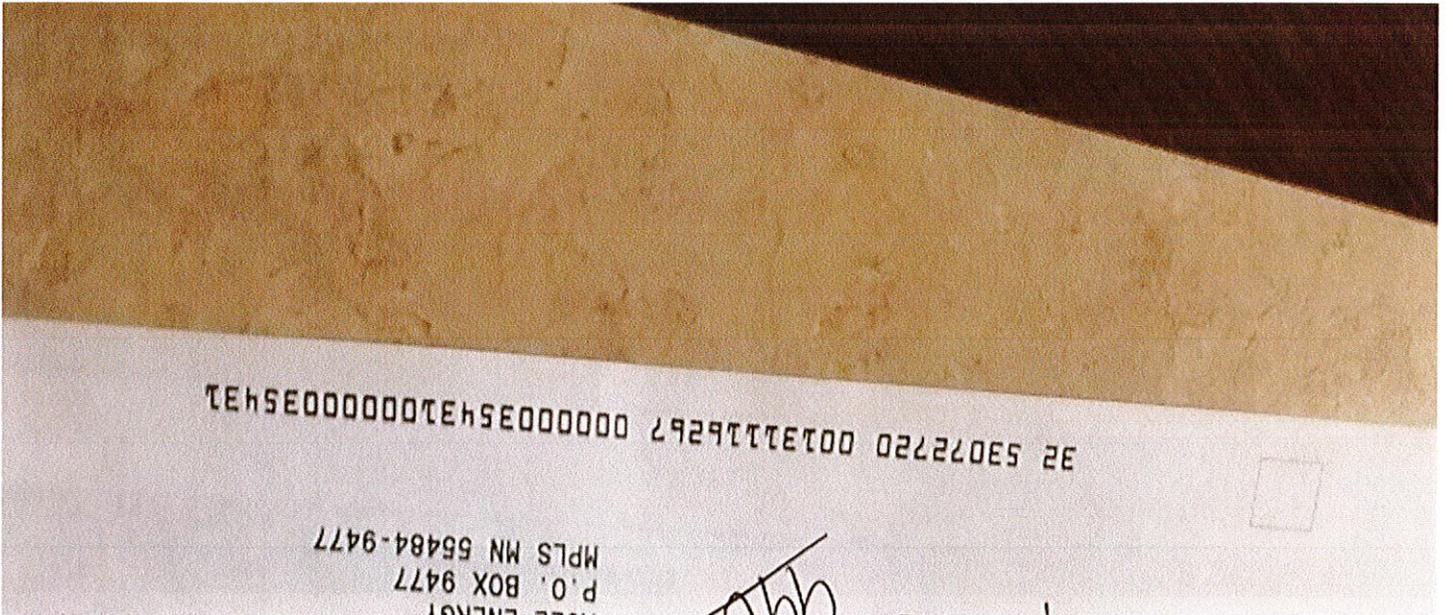
SERVICE ADDRESS	YESENIA PEREZ 7520 E 86TH AVE COMMERCE CITY, CO 80022-5014
ACCOUNT NUMBER	53-0013111626-7
STATEMENT NUMBER	691639142
STATEMENT DATE	07/07/2020
DUPLICATE	07/27/2020
AMOUNT DUE	\$354.31

Page 1 of 4

PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS  
PELVY BOTTOM RECEPTION WITH YOUR PAYMENT

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32 53072720 00131212567 00000034310000003431

P.O. BOX 9477  
MPLS MN 55484-9477

*[Handwritten signature]*



**South Adams County  
Water & Sanitation District**  
6595 E 70th Avenue  
Commerce City CO 80022  
303.288.2646 www.sacwsd.org

**Water and Wastewater Account Information**

**Account Number:** 0501560.04  
**Service Address:** 7520 E 86TH AVE  
**Service Period:** 6-28-2020 to 7-27-2020  
**Billing Date:** 7-27-2020  
**Due Date:** 8- 6-2020

0501560.04

**Water Meter Reading: \*Use measured in 1,000 gallon increments**

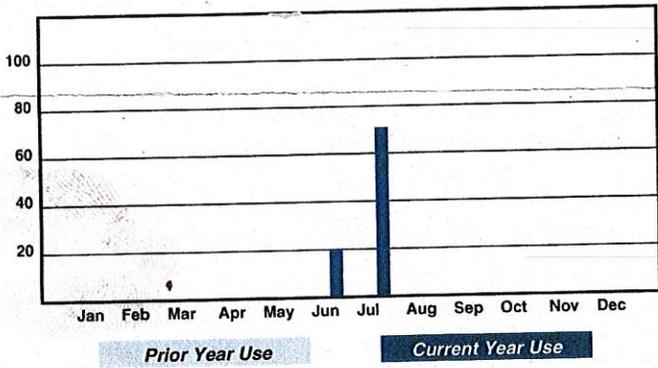
	Previous		Current		Total Use*
Domestic	Date	Reading	Date	Reading	
	6-17-2020	267	7-17-2020	338	71

**JHONNY MORALES**  
7520 E 86TH AVE  
COMMERCE CITY CO 80022-5014

1-141-5

**Current Water and Sewer Charges**

<b>Water-Residential Monthly Service Fee</b>	<b>\$9.39</b>
Gallons	Use* Tier Rate
1-11	11 \$5.09 \$55.99
12-17	6 \$5.37 \$32.22
18-29	12 \$6.59 \$79.08
30-45	16 \$9.91 \$158.56
46 & Over	26 \$14.61 \$379.86
<b>Total Water Usage Charges</b>	<b>\$715.10</b>
<b>Sewer-Residential</b>	<b>\$44.60</b>
<i>(Based on Jan, Feb, Mar water usage)</i>	



**Special Message**

Dedicated to Providing  
Affordable and Sustainable  
Water Resources

**Current Bill Summary**

Previous Bill Amount:	\$174.39
Payments Received:	\$0.00
Current Water & Sewer Charges:	\$759.70
<b>TOTAL AMOUNT DUE</b>	<b>\$934.09</b>

*paid 8-4-2020*  
*759.70 total paid*  
*confirmation*  
*3046850250*



**Payment Coupon**

**Account Number:** 0501560.04  
**Service Address:** 7520 E 86TH AVE  
**Service Period:** 6-28-2020 to 7-27-2020  
**Billing Date:** 7-27-2020  
**Due Date:** 8- 6-2020

**Amount Due**

PAST DUE--PAY BY 8- 6-2020 **\$934.09**

**Amount Enclosed**

\$

JHONNY MORALES  
7520 E 86TH AVE  
COMMERCE CITY CO 80022-5014

Please return this portion along with your payment. Please make check payable to:

**South Adams County  
Water & Sanitation District**

# Adams County Residential Property Profile

**Parcel Number:** 0172128209001

<b>Owners Name and Address:</b>	<b>Property Address:</b>
MORALES JHONNY PEREZ 7520 E 86TH AVE COMMERCE CITY CO 80022-5014	7520 E 86TH AVE CO

## Account Summary

### Legal Description

SUB:IRONDALE BLK:46 DESC: LOTS 1 TO 6 INC TOG WITH VAC ALLEY
--

### Subdivision Plat

IRONDALE
----------

### Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0077201	On or Before 01/01/1996	<a href="#">215</a>	86.799

## Permits

### Permit Cases

<a href="#">BDL07-00249</a> <a href="#">BDP07-0673</a> <a href="#">BDP16-3225</a> <a href="#">VIO2020-00744</a> <a href="#">VSP2007-00005</a>	
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## Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
03/09/1993	\$84,900.00	WD	18746	4036	223			\$8.49	01/01/1900
11/17/2004	\$233,000.00	WD	2004001212550	2004	1201	SUAZO JANELL AND	WANSER KEVIN L AND	\$23.3	12/01/2004
05/15/2020	\$459,900.00	WD	2020000045517			WANSER KEVIN L AND, WANSER DAWN R	MORALES JHONNY PEREZ	\$45.99	05/19/2020

Click [here](#) to go to Clerk / Recorder search page

## Valuation Summary

### Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0077201	Residential	Acres	0.4821	SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT	School District 14-Commerce City	I	\$65,000.00	\$4,650
<b>Land Subtotal:</b>							<b>\$65,000.00</b>	

### Improvements Valuation Summary

Account Number	Actual Value
R0077201	
<b>Improvements Subtotal:</b>	

<b>Total Property Value</b>
-----------------------------

## Building Summary

**Building Number: 1**

### Individual Built As Detail

<b>Built As:</b>	Ranch 1 Story
<b>Year Built:</b>	1959
<b>Building Type:</b>	Residential
<b>Construction Type:</b>	Frame Siding
<b>Built As SQ Ft:</b>	1714
<b>Number of Rooms:</b>	9
<b>Number of Baths:</b>	2.00
<b>Number of Bedrooms:</b>	5
<b>Attached Garage SQ Ft:</b>	0
<b>Detached Garage Square Ft:</b>	792
<b>Basement SQ Ft:</b>	935
<b>Finished Basement SQ Ft:</b>	513

## Tax Summary

Click [here](#) to go to Treasurer's search page

## Enterprise Zone Summary

### Property within Enterprise Zone

True

## Precincts and Legislative Representatives Summary

### Precinct

129

### Commissioner Representative

Commissioner District	Link to Representative
2	<a href="#">Click Here</a>

### State House Representative

House District	Link to Representative
32	<a href="#">Click Here</a>

### State Senate Representative

Senate District	Link to Representative
21	<a href="#">Click Here</a>

### US Congress Representative

Congressional District	Link to Representative
7	<a href="#">Click Here</a>

## Zoning Summary

### Zoning Summary

Zoning Authority	Zoning
Adams County	A-1

**Note:** Data is updated daily. Above data was updated as of: 08/05/20

**Legal Disclaimer:** Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data



# Statement Of Taxes Due

Account Number R0077201  
Assessed To

Parcel 0172128209001  
WANSER KEVIN L AND  
C/O:WANSER DAWN R  
7520 E 86TH AVE  
COMMERCE CITY, CO 80022-5014

Legal Description	Situs Address
SUB:IRONDALE BLK:46 DESC: LOTS 1 TO 6 INC TOG WITH VAC ALLEY	7520 E 86TH AVE

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2019	\$2,182.12	\$0.00	\$0.00	(\$2,182.12)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 09/15/2020</b>					<b>\$0.00</b>

Tax Billed at 2019 Rates for Tax Area 215 - 215

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6770000	\$92.44	RES IMPRV LAND	\$65,000	\$4,650
FIRE DISTRICT 4	14.7500000	\$370.81	SINGLE FAMILY RES	\$286,562	\$20,490
GENERAL	22.7930000	\$573.02	Total	\$351,562	\$25,140
RETIREMENT	0.3140000	\$7.89			
ROAD/BRDGE	1.3000000	\$32.68			
DEVELOPMENTALLY DISABLED	0.2570000	\$6.46			
SD 14 BOND (Adams 14 - Comm	7.6060000	\$191.21			
SD 14 GENERAL (Adams 14 - C	30.4030000	\$764.33			
SOUTH ADAMS WATER & SANITAT	2.4490000*	\$61.57			
URBAN DRAINAGE SOUTH PLATTE	0.0970000*	\$2.44			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$22.63			
SOCIAL SERVICES	2.2530000	\$56.64			
Taxes Billed 2019	86.7990000	\$2,182.12			

\* 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 C2436  
Brighton, CO 80601  
720-523-6160

- [Tax Account Search](#)
- [Shopping Cart](#)
- [My Reports](#)
- [Help](#)
- [Treasurer Main Page](#)
- [Assessor Main Page](#)
- [Adams County Main Page](#)
- [Logout public](#)

**The amount of taxes due on this page are based on last year's property value assessments.  
For current year values visit the [Adams County Assessor's site](#).**

## Summary

Account Id R0077201  
 Parcel Number 0172128209001  
 Owners WANSER KEVIN L AND  
 Address 7520 E 86TH AVE  
 COMMERCE CITY, CO 80022-5014  
 Situs Address 7520 E 86TH AVE  
 Legal SUB:IRONDALE BLK:46 DESC: LOTS 1 TO 6 INC TOG WITH VAC ALLEY

## Inquiry

As Of  

Payment Type  First  
 Second

Total Due \$0.00

## Value

Area Id	Mill Levy	
215 - 215	86.7990000	
	Actual	Assessed
RES IMPRV LAND - 1112	65,000	4,650
SINGLE FAMILY RES - 1212	286,562	20,490
<b>Total Value</b>	351,562	25,140
<b>Taxes</b>	\$2,182.12	

### DUE DATES:

First Half Payment Due March 2  
 Second Half Payment Due June 15  
 OR  
 Full Payment Due April 30

*If paying or corresponding by mail, please use the following addresses:*

**PAYMENTS ARE TO BE MAILED TO: P.O. BOX 869 BRIGHTON, CO 80601-0869**

**CORRESPONDENCE IS TO BE MAILED TO: 4430 South Adams County Parkway, Suite C2436 Brighton, CO 80601**

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Thonny Perez-Morales  
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 7520 E 84th Ave Commerce City 80022

Legal Description: \_\_\_\_\_

Parcel #(s): 0172128209001

(PLEASE CHECK ONE):

\_\_\_\_\_ On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

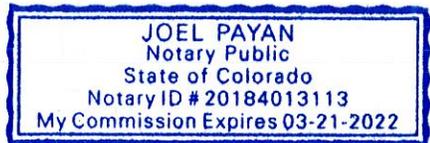
I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 8-6-2020

Applicant: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: Thonny Daniel Perez Morales  
Address: 7520 E 84th Ave  
Commerce City, CO 80022

STATE OF COLORADO )  
  )  
COUNTY OF ADAMS )



Subscribed and sworn to before me this 6<sup>th</sup> day of August, 2020, by  
Thonny Perez-Morales.

Witness my hand and official seal.

My Commission expires: 03-21-2020

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

Concerning the property located at:

Physical Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Parcel #(s): \_\_\_\_\_

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

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: \_\_\_\_\_ Applicant: \_\_\_\_\_

After Recording Return To:

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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

I/We, Thonny D. Perez-Morales  
, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 7520 E 86<sup>th</sup> Ave Commerce city 80022  
Legal Description: Sub: Irondale Bk: 46 Desc: Lot 1 to 6  
inc tog with vac alley  
Parcel #(s): 0172128209001

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

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: 8-31-2020 Applicant: Thonny perez-morales

After Recording Return To:

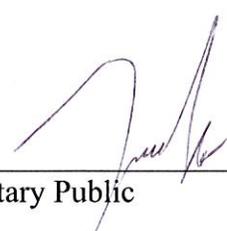
By: [Signature]  
Print Name: Thonny perez-morales  
Address: 7520 E 86<sup>th</sup> Ave  
Commerce city 80022

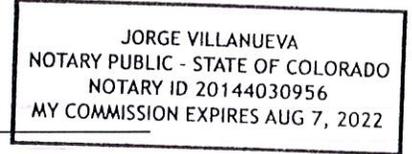
STATE OF COLORADO )  
 )  
COUNTY OF ADAMS )

Subscribed and sworn to before me this 2 day of September, 2020, by  
Jorge Villanueva.

Witness my hand and official seal.

My Commission expires: 08/07/2022

  
Notary Public



*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 within thirty days after the initial public hearing on all applicable land use applications.**

