



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.

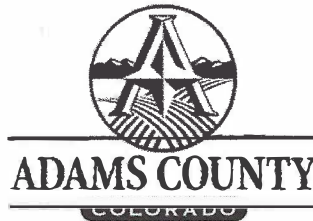
All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

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
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*

Community & Economic
Development Department
www.adcogov.org



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

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: Rocky Mountain Hydrostatics

APPLICANT

Name(s): Bradley and Therese Zuercher Phone #: 720-394-0400
Address: 25400 E 152nd Ave
City, State, Zip: Brighton, CO 80603
2nd Phone #: 720-394-2400 Email: Therese@zuercherusa.com

OWNER

Name(s): Bradley and Therese Zuercher Phone #: 720-394-0400
Address: 25400 E 152nd Ave
City, State, Zip: Brighton, CO 80603
2nd Phone #: 720-394-2400 Email: Therese@zuercherusa.com

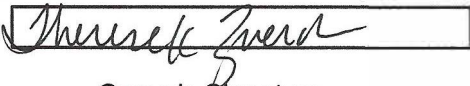
TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

DESCRIPTION OF SITE

Address:	25400 E 152nd Ave	
City, State, Zip:	Brighton, CO 80603	
Area (acres or square feet):	Approximately 42 acres	
Tax Assessor Parcel Number	0156717200002	
Existing Zoning:	A-3	
Existing Land Use:	Residential with accessory business	
Proposed Land Use:	Residential with accessory business	
Have you attended a Conceptual Review?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
If Yes, please list PRE#:	<input type="text"/>	

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:	Therese K Zuercher	Date:	03/15/2021
Owner's Printed Name			
Name:			
Owner's Signature			

Written Explanation of the Project

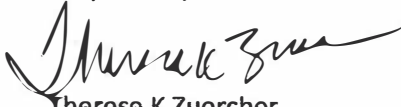
Re: Zuercher Conditional Use Permit – 25400 E 152nd Ave, Brighton, CO 80603

Rocky Mountain Hydrostatics has been in business since April, 1991. We moved the business to Adams County in 2001. We currently employ 16 full time employees. We have parking spots for every employee. We do not have customers come to our facility. All hydrostatic pumps/motors are shipped to us by various commercial carriers. We do not have any commercial signage at the street or on our building. We do not have any commercial vehicles with signage parked at the building.

We repair hydrostatic transmissions that are used on agricultural equipment as well as other applications, like well drills. I would estimate that we ship five pumps or motors each week. We do not have customer agricultural equipment at our facility. All hydrostatic pumps/motors are kept inside. No equipment is stored outside.

We maintain a very low profile. The business is located next to our home so it is very important for us to maintain a clean environment. We have been doing business in this location under Conditional Use Permits for 20 years and have never had a complaint. We are a small business that would like to continue doing business in Adams County.

Respectfully,

A handwritten signature in black ink, appearing to read 'Therese K Zuercher', written in a cursive style.

Therese K Zuercher
Property Owner

C0813733
6/13/2001 11:54:35
PG: 0001-002
10.00 DOC FEE: 18.89
CAROL SNYDER
ADAMS COUNTY

WARRANTY DEED

THIS DEED, Made this 8th day of June, 2001,
between
CCSW, LLC, a Colorado Limited Liability Company

State Documentary Fee
\$ 18.89

of the County of Adams and State of Colorado
grantor, and Bradley W. Zuercher and Therese K. Zuercher

whose legal address is 3780 S. Truckee Way, Aurora, Co 80013

of the County of Adams and State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of ONE HUNDRED EIGHTY EIGHT
THOUSAND NINE HUNDRED AND NO/100

-----DOLLARS, (\$188,900.00), the receipt and
sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bar-
gain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy,
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:
See Description attached hereto and made a part hereof.

also known by street and number as 25400 East 152nd Avenue, Brighton, CO 80603

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. And 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 ensembling and delivery of these presents, he is well
seized of the premises above conveyed, has 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
as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments,
encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due
and payable, easements, restrictions, reservations, covenants and rights-of-way of record, if any. Reserving 15 feet
in width around the full perimeter of each parcel and where the perimeter of said
parcel is along a proposed county road right of way. The easement shall adjoin
said proposed county road right of way.
The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable posses-
sion 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.

CCSW, LLC

By: David C. Conner, Manager
David C. Conner, Manager

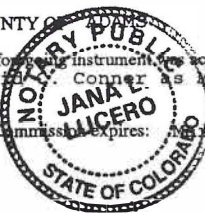
STATE OF COLORADO)

COUNTY OF) ss.

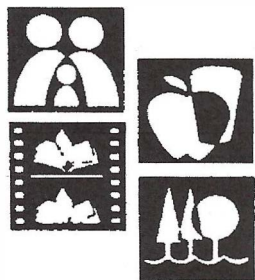
The foregoing instrument was acknowledged before me this 8th day of June, 2001, by
David C. Conner as Manager of CCSW, LLC.

My Commission Expires: March 29, 2002

Witness my hand and official seal.



Jana L. Lucero
Notary Public



Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

Permit # 2001-04-014914

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

Owner **BRAD & THERESE ZUERCHER**
Location: **25400 152nd Avenue Brighton CO 80640**
County: **Adams**

Design Requirements:

Install system per specifications of the Design Engineer

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

Special Conditions
INSTALL PER REVISED DRIP IRRIGATION EEC PROJECT NO. 1012177.

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

This Permit Expires: 11/31/2002

Issued by: Kelly, Deanne, *Deanne Kelly Ryan* EHS
Tri-County Health Department on November 13, 2001

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

Permit Fee: 300.00 Payment Method Check #11481

Received By: Holmes, Darcy on 10/26/2001

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

Mailed
Tag
9.26.02

CERTIFICATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM

This certifies that Individual Sewage Disposal System (ISDS) at
25400 152nd Avenue Brighton CO 80640

County: Adams

has been permitted and installed in compliance with Tri-County Health
Department Regulation Number I-96. A file for the ISDS will be kept in
our Commerce City office.

SUMMARY OF INFORMATION

The permit number for the system was: 2001-04-014914

The soils and percolation test was performed by: Earth Engineering Consultants Inc

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

The system was installed by: Gapter Septic Systems & Excavating Llc

The system consists of:

- 1,250 gallon septic tank
- 1,250 gallon dosing tank
- 3,800 square foot absorption area.

The system is sized for 4 bedrooms. If additional bedrooms are
added, an expansion may be necessary.

Maintenance Requirements:

The septic tank must be pumped and inspected every 4 years

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

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

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

Signature: THOMPSON, DARRYL

Date: _____

Form No.
GWS-25**OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES**818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

LIC

WELL PERMIT NUMBER

056470

F

DIV. 1

WD 2

DES. BASIN

MD

APPLICANT

BRADLEY W & THERESE K ZUERCHER
3780 SO TRUCKEE WAY
AURORA, CO 80013-APPROVED WELL LOCATION

ADAMS COUNTY

NE 1/4 NW 1/4 Section 17
Township 1 S Range 65 W Sixth P.M.DISTANCES FROM SECTION LINES

700 Ft. from North Section Line

2290 Ft. from West Section Line

UTM COORDINATES

Northing:

Easting:

(303) 690-6203

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
 - 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
 - 3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated September 12, 2001.
 - 4) The use of ground water from this well is limited to Residential and Commercial use.
 - 5) The maximum pumping rate of this well shall not exceed 200 GPM.
 - 6) The average annual amount of ground water to be appropriated shall not exceed 4.2 acre-feet.
 - 7) Production is limited to the Upper Arapahoe aquifer which is located 170 feet below land surface and extends to a depth of 385 feet. Plain casing must be installed and grouted to prevent the withdrawal of ground water from other aquifers and the movement of ground water between aquifers.
 - 8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
 - 9) The owner shall mark the well in a conspicuous place with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
 - 10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
 - 11) This well shall be constructed at least 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
 - 12) This well shall be constructed not more than 200 feet from the location specified on this permit.
 - 13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
 - 14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.
- NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

M.T.T. 9/12/01APPROVED
MTT

State Engineer

DATE ISSUED **SEP 14 2001**

By

EXPIRATION DATE **SEP 14 2002**

Receipt No. 0481284



500 Cooperative Way
Brighton CO 80603-8728

www.unitedpower.com

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

4 685

THERESE K ZUERCHER
25400 E 152ND AVE
BRIGHTON CO 80603-8326



Payment Due By
03/18/2021

Total Due
\$160.92

From Date	To Date	Days	Billing Date
01/26/2021	02/23/2021	28	02/26/2021

Service Address **25400 E 152ND
RESIDENCE**

Account # **7694601** District **EAST** Cycle **12**

Pay For Electricity on Your Terms

Pay for electricity before you use it and avoid deposits and late fees. You decide how much to pay and when. Find out if **Pay As You Go** is right for you at unitedpower.com/prepaid.



Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
R1	1559376	88307	89592	1	1285	9.372
Demand Time/Date		02/20/2021 06:00 PM				

United Power is committed to protecting your personal information. See our Privacy Statement at www.unitedpower.com/privacy.

ACTIVITY SINCE LAST BILL

Previous Balance	219.52
Payment Received - Thank You	-219.52
Balance Forward	0.00

CURRENT BILLING DETAIL

Energy Charge	1,285 KWH @ 0.0995	127.86
Demand Charge	9.372 KW @ 1.50	14.06
Fixed Charge		19.00
Current Month		160.92

TOTAL DUE [PAID BY AUTO PAY ON 03/18/2021] 160.92

THERESE K ZUERCHER
25400 E 152ND AVE
BRIGHTON CO 80603-0000

Account # **7694601**

Payment Due By
03/18/2021

Total Due
\$160.92

Amount Enclosed \$ **PAID BY AUTO PAY**



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

Please Make Checks Payable and Return to:

UNITED POWER
PO BOX 173703
DENVER CO 80217-3703

12



☐ Want your small change to give back? Round-up your bill to \$161.00 and check here to enroll in our Round-Up Assistance program.

00076946017 0000000000 0000160929 0000000000



MAILING ADDRESS	ACCOUNT NUMBER	DUE DATE
JORDAN INV INC 25400 E 152ND AVE BRIGHTON CO 80603-8326	53-3117071-5	03/19/2021
	STATEMENT NUMBER	STATEMENT DATE
	721832177	03/01/2021
		AMOUNT DUE
		\$229.00

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
Email us at: Customerservice@xcelenergy.com
Call Mon - Fri 7 a.m.-7 p.m. or Sat 9 a.m.-5 p.m.
Please Call: 1-800-895-4999
Hearing Impaired: 1-800-895-4949
Español: 1-800-687-8778
Or write us at: XCEL ENERGY
PO BOX 8
EAU CLAIRE WI 54702-0008

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 01/26	\$536.01
Payment Received	Auto Pay 02/17	- \$229.00 CR
Balance Forward		\$307.01
Current Charges		\$512.33
Current Balance (Balance actual)		\$819.34



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**PREMISES SUMMARY**

PREMISES NUMBER	PREMISES IDENTIFIER	PREMISES DESCRIPTOR	AMP	CURRENT BILL
301741485	25400 E 152ND AVE			\$229.00
Total				\$229.00

INFORMATION ABOUT YOUR BILL

Xcel Energy works hard to keep bills low and that's why we are lowering the processing fees for the credit/debit card payment option for most residential and small business customers. Beginning February 21, 2021, the fee decreases to \$1.50* for residential customers, and changes to a 2.2% fee* for all other customers. See xcelenergy.com/MyAccount for more details.

**the changes above must be approved by the Colorado Public Utilities Commission*

Thank you for your payment.

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



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.

----- manifest line -----



JORDAN INV INC
25400 E 152ND AVE
BRIGHTON CO 80603-8326

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-3117071-5	03/19/2021	\$229.00	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

MARCH						
S	M	T	W	T	F	S
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			



XCEL ENERGY
P.O. BOX 9477
MPLS MN 55484-9477



31 53031921 31170715 0000002290000000022900

Conditional Use Permit

Zuercher

Legal Description:

Parcel 2: A part of section 17, Township 1 South, Range 65 West of the 6th Principal Meridian, County of Adams, State of Colorado, described as: Beginning at the North one-quarter corner of said Section 17; Thence S00°16'30"W along the North-South centerline of said section 17, a distance of 500.00 feet; thence S89°17'36"E, a distance of 92.71 feet; thence S00°17'44"W, a distance of 871.87 feet; thence N89°34'50"W, a distance of 1368.67 feet to a point 1382.50 feet East of the West line of said Section 17; thence N00°00'25"W, a distance of 1379.09 feet to a point on the North line of the Northwest one-quarter of said Section 17; Thence S89°16'49"E along said North line, a distance of 1283.10 feet to the Point of Beginning. Except that part deeded to Federal Aviation Administration in book 4015 at Page 935, recorded January 20, 1993, Adams county Records.

Contains 42.184 Acres, more or less.

Contains 40.150 Acres, more or less excepting the North 70.00 feet thereof, along the North Line of said Section 17, and except that part contained in Book 4015 at Page 935, Adams county records.

Approximate Location: Southwest 152nd Avenue/Powhatan Mile Road.



Statement Of Taxes Due

Account Number P0037554

Assessed To

Parcel 0156717200002

ROCKY MOUNTAIN HYDROSTATICS

25400 E 152ND AVE

BRIGHTON, CO 80603-8326

Legal Description				Situs Address	
				25400 E 152ND AVE	
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$12,869.20	\$0.00	\$0.00	(\$12,869.20)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 03/10/2021					\$0.00

Tax Billed at 2020 Rates for Tax Area 290 - 290

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$512.77	Com Eq/Furn/Mch	\$481,776	\$139,720
FIRE DISTRICT 6 - GREATER B	11.7950000	\$1,648.00	Total	\$481,776	\$139,720
GENERAL	22.7730000	\$3,181.85			
RETIREMENT	0.3140000	\$43.87			
ROAD/BRIDGE	1.3000000	\$181.64			
DEVELOPMENTALLY DISABLED	0.2570000	\$35.91			
SD 27 BOND (Brighton)	22.0690000	\$3,083.48			
SD 27 GENERAL (Brighton)	26.6760000*	\$3,727.17			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$13.97			
URBANDRAINAGE & FLOOD CONT	0.9000000	\$125.75			
SOCIAL SERVICES	2.2530000	\$314.79			
Taxes Billed 2020	92.1070000	\$12,869.20			
* 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