ROADWAY (RIGHT-OF-WAY) VACATION

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

All applications shall be submitted electronically to epermitcenter@ad cogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at https://permits.ad cogov.org/CitizenAccess/.

1. Development Application Form (pg. 5)
2. Application Fees (see table)
3. Written Explanation of the Project
4. Copy of Vacation Plat Prepared by Registered Land Surveyor (see guidelines pg. 3)
5. Proof of Ownership
6. Proof of Water and Sewer Services
7. Legal Description
8. Certificate of Taxes Paid
9. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7)
10. Certificate of Surface Development (pg. 8)

<table>
<thead>
<tr>
<th>Application Fees</th>
<th>Amount</th>
<th>Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROW Vacation</td>
<td>$600</td>
<td>After complete application received</td>
</tr>
<tr>
<td>Tri-County Health</td>
<td>$210 (TCHD Level 2)</td>
<td>After complete application received</td>
</tr>
</tbody>
</table>
Application Type:

- Conceptual Review
- Preliminary PUD
- Temporary Use
- Subdivision, Preliminary
- Final PUD
- Variance
- Subdivision, Final
- Rezone
- Conditional Use
- Plat Correction/ Vacation
- Special Use
- Other:  

PROJECT NAME: Mustang Acres, 2nd Filing, Navajo Street, Vacation Plat

APPLICANT

Name(s): Thomas Ray  Phone #: 303-518-1165
Address: 15348 Spruce Street
City, State, Zip: Broomfield, CO 80023
2nd Phone #: 303-518-1165  Email: tom.ray@edgecore.com

OWNER

Name(s): The Thomas M. Ray Revocable Trust Under Agreement dated 6.27.2013  Phone #: 303-518-1165
Address: 15348 Spruce Street
City, State, Zip: Broomfield, CO 80023
2nd Phone #: 303-518-1165  Email: tom.ray@edgecore.com

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

Name: John Buri  Phone #: 303-444-3051 ext. 26
Address: Scott Cox & Associates, Inc., 1530 55th Street
City, State, Zip: Boulder, CO 80303
2nd Phone #: 303-444-3051  Email: buri@scottcox.com
### DESCRIPTION OF SITE

**Address:**
15229 Navajo Street

**City, State, Zip:**
Broomfield, CO 80023

**Area (acres or square feet):**
Four lots totaling 2.262 acres

**Tax Assessor Parcel Number:**
Mustang Acres Second Filing

**Existing Zoning:**
A-1

**Existing Land Use:**
Agricultural with one residence + detached garage

**Proposed Land Use:**
Two residences, with one on 1.262 acres and one on 1.0 acre

**Have you attended a Conceptual Review?**
YES [X] NO [ ]

**If Yes, please list PRE#:**
PRE2021-00094

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:**
Thomas M. Ray

**Date:**
5/4/2022

Owner's Printed Name

**Name:**

Owner's Signature
**Vacation Name:** Mustang Acres, Second Filing, Ray Amendment  

**Subtitle:** Southeast Quarter Section 9, Township 1 South, Range 68 West, 6th Principal Meridian  

---

**Purpose Statement**

The purpose of this roadway vacation plat is to vacate the Rights-of-Way as shown on the revised survey plat, allowing us to amend Lots 7A and 8A, Block 13 and Lot 7A, Block 14.
MUSTANG ACRES SECOND FILING  BLOCK 13 AND 14

VACATION OF RIGHT-OF-WAY

MUSTANG ACRES, SECOND FILING

LOCATED IN THE SOUTHEAST QUARTER SECTION 9 TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN

COUNTY OF ADAMS, STATE OF COLORADO

CONTAINING 2.282 ACRES MORE OR LESS

SHEET 1 OF 2

PURPOSE FOR VACATION OF RIGHT-OF-WAY


DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER, MORTGAGEE OR Lien HOLDER OF CERTAIN LANDS IN THE COUNTY OF ADAMS, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 7 AND 7A EXCEPTION THE SOUTH 40' THEREOF AND LOT 8 AND LOT 8A EXCEPTION THE SOUTH 40' THEREOF, BLOCK 13, AND LOT 7 AND 7A EXCEPTION THE SOUTH 40' THEREOF, LOT A, BLOCK 14, MUSTANG ACRES, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

LOT AREA CONTAINING 98,536 SQUARE FEET OR 2.282 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS.

EXECUTED THE _____ DAY OF _____________ 2022

(THE THOMAS M. RAY REVOCABLE TRUST UNDER AGREEMENT (DATED JUNE 27, 2013)

ACKNOWLEDGEMENT

IN WITNESS WHEREOF THE THOMAS M. RAY REVOCABLE TRUST UNDER AGREEMENT DATED JUNE 27, 2013 AS OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THE _____ DAY OF _____________ AD. 2022

STATE OF COLORADO )
COUNTY OF ADAMS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____________ AD. 2022

WITNESS MY HAND AND OFFICIAL SEAL

______________________________
________________________________
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____________________
MY COMMISSION ADDRESS: _____________________

SURVEY NOTES

1. THE BASIS OF Bearing IS THE SOUTH LINE OF THE SW 1/4, SE 1/4 OF SECTION 9 BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS S 89°38'15" E PER THE MUSTANG ACRES SECOND FILING PLAT.

2. THE SITE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON. ALL MONUMENTS AT GRADE UNLESS NOTED.

3. FLOODPLAIN DESIGNATION OF THE SURVEYED PROPERTY PER FIRM MAP NUMBER 0002-G000, MAP REVISED MARCH 5, 2007 E ZONE K. BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4. NOTICE ACCORDING TO COLORADO LAW, YOU MUST CONSENT ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT IN NO EVENT, ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS 13-80-105 (3)(a).

5. TITLE RESOURCES GUARANTY COMPANY CORPORATION, FILE NO. 214001-229377 DATED 05/09/07 AT 7:30 A.M. WAS SOLELY RELIED UPON FOR RECORDER RIGHTS-OF-WAY, EASEMENTS AND ENCROACHMENTS IN THE PREPARATION OF THIS SURVEY.

6. EASEMENT PRESERVATION NOT REGISTERED, HOWEVER, AN EASEMENT FOR THE CONTINUED USE OF EXISTING WATER, WELLS, PIPELINES AND APPURTENANCES AND FOR ELECTRIC, TELEPHONE, AND SATELLITE LINES AND APPURTENANCES WITHIN SAID STREET RIGHT-OF-WAY.

7. THE LEGAL UNITS ARE U.S. SURVEY FEET. THE MATHEMATICAL Closure ERRORS ARE LESS THAN 1:50,000.
SPECIAL WARRANTY DEED

State Documentary Fee $ 78.00

THIS DEED, made this 11th day of June, 2021, between JANICE R. DAVIS of the County of Adams, State of Colorado, grantor(s), and THE THOMAS M. RAY REVOCABLE TRUST UNDER AGREEMENT DATED JUNE 27, 2013 whose legal address is 15348 SPRUCE STREET, BROOMFIELD, CO 80023 of the County of Adams, State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of Seven Hundred Eighty Thousand and 00/100 ($780,000.00), 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 grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in County of ADAMS, and State of Colorado, described as follows:

LOT 7 AND LOT 7B EXCEPTION THE SOUTH 40 THEREOF AND LOT 8 AND LOT 8B EXCEPTION THE SOUTH 40 THEREOF, BLOCK 13, AND LOT 7 AND LOT 7B EXCEPTION THE SOUTH 40 THEREOF, AND LOT 8, BLOCK 14, MUSTANG ACRES, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

also known by street and number as 15229 NAVAJO STREET, BROOMFIELD, CO 80023
APN: 0157309415005, 0157309415006

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises with all its appurtenances in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor(s) subject to statutory exceptions as defined in CRS 38-30-113(5)(a).

IN WITNESS WHEREOF, the grantor(s) executed this deed on the date set forth above.

JANICE R. DAVIS

STATE OF COLORADO
COUNTY OF ADAMS SS.

The foregoing instrument was acknowledged before me on June 11, 2021 by JANICE R. DAVIS.

Witness my hand and official seal.

My Commission expires August 7, 2024

Name and Address of person Creating Newly Created Legal Description (§ 38-35-105, C.R.S.) Guardian Title # 3114021-03997

Special Warranty Deed
STATEMENT OF AUTHORITY

(' 38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity named THE THOMAS M. RAY REVOCABLE TRUST UNDER AGREEMENT DATED JUNE 27, 2013

2. The type of entity is a:

<table>
<thead>
<tr>
<th>corporation</th>
<th>registered limited liability partnership</th>
</tr>
</thead>
<tbody>
<tr>
<td>nonprofit corporation</td>
<td>registered limited liability limited partnership</td>
</tr>
<tr>
<td>limited liability company</td>
<td>limited partnership association</td>
</tr>
<tr>
<td>general partnership</td>
<td>government or governmental subdivision or agency</td>
</tr>
<tr>
<td>limited partnership</td>
<td>X Trust</td>
</tr>
</tbody>
</table>

3. The entity is formed under the laws of COLORADO

4. The mailing address for the entity is:
   _15348 SPRUCE STREET, BROOMFIELD, CO 80023_

5. The name and position of each person or entity authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
   _THOMAS M. RAY_

6. The authority of the foregoing to bind the entity is not limited limited as follows:

7. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of ' 38-30-172, C.R.S.

Executed this _11_ day of _June_ 2021.

THE THOMAS M. RAY REVOCABLE TRUST UNDER AGREEMENT DATED JUNE 27, 2013

by: 

[Signature]

THOMAS M. RAY, TRUSTEE

STATE OF COLORADO

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this _11_ day of _June_ 2021, by THOMAS M. RAY AS TRUSTEE OF THE THOMAS M. RAY REVOCABLE TRUST UNDER AGREEMENT DATED JUNE 27, 2013.

Witness my hand and official seal.

[Notary Seal]

[Notary Signature]

My commission expires:

GUARDIAN TITLE AGENCY, LLC

[Notary Seal]

[Notary Signature]

STMTAUTH

1. This form should not be used unless the entity is capable of holding title to real property.
2. Any authorized entity must also complete a Statement of Authority.
3. The absence of any limitation shall be prima facie evidence that no such limitation exists.
4. The statement of authority must be recorded to obtain the benefits of the statute.
October 20, 2021

Thomas Ray
C/O Kelly
15229 Navajo Street
Broomfield, CO 80023

Dear Kelly,

This letter is confirmation that Mile High Water Company has available taps to purchase upon request.

Sincerely,

Doug Millison
Mile High Water Company - President
Dear Applicant,

Thank you for contacting Tri-County Health Department regarding your proposed subdivision located at 15229 Navajo Street. TCHD will approve an Onsite Wastewater Treatment System at the property provided all requirements for OWTS permitting, design, and inspections are met. Additional concerns to be aware of include potential setback violations to neighboring wells due to the subdivision into one-acre lots. Please note that TCHD may provide additional water and wastewater referral comments as part of the comprehensive TCHD Land Use referral response. Additional comments may arise from the Land Use Review that may require modifications to the proposed OWTS plans.

Sincerely,

Jeff

Jeffrey K. McCarron, B.S., REHS
Environmental Health Specialist IV
Tri-County Health Department
4201 E. 72nd Avenue, Suite D
Commerce City, CO 80022
303-439-5913
jmccarron@tchd.org

From: Kelly Ade <kelly.ade@edgecore.com>
Sent: Tuesday, February 15, 2022 8:24 AM
To: Jeff McCarron <jmccarron@tchd.org>
Subject: Additional Septic System - 15229 Navajo St.

Good morning Jeff,

Thank you for your assistance with our submission to Adams County for our Plat vacation at 15229 Navajo St. I look forward to receiving your email.

Have a great day!

Best regards,
Kelly

Kelly Ade
Office Manager, Executive Assistant
**Adams County Treasurer & Public Trustee**

**RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)**

<table>
<thead>
<tr>
<th>Account</th>
<th>Parcel Number</th>
<th>Receipt Date</th>
<th>Receipt Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>R0014271</td>
<td>0157309415006</td>
<td>Feb 23, 2022</td>
<td>2022-02-23-WEB-7900</td>
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THE THOMAS M RAY REVOCABLE TRUST  
15348 SPRUCE ST  
BROOMFIELD, CO 80023-8779

<table>
<thead>
<tr>
<th>Situs Address</th>
<th>Payor</th>
</tr>
</thead>
<tbody>
<tr>
<td>15229 NAVAJO ST</td>
<td>Tom Ray</td>
</tr>
</tbody>
</table>

**Legal Description**

SUB: MUSTANG ACRES SECOND FILING BLK:14 DESC: PLOT 8

<table>
<thead>
<tr>
<th>Property Code</th>
<th>Actual</th>
<th>Assessed</th>
<th>Year</th>
<th>Area</th>
<th>Mill Levy</th>
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<tbody>
<tr>
<td>RES IMPRV LAND - 1112</td>
<td>182,000</td>
<td>13,010</td>
<td>2021</td>
<td>135</td>
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<tr>
<td>SINGLE FAMILY RES - 1212</td>
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<td>23,640</td>
<td>2021</td>
<td>135</td>
<td>115.116</td>
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**Payments Received**

E-check  $3,395.92

**Payments Applied**

<table>
<thead>
<tr>
<th>Year</th>
<th>Charges</th>
<th>Billed</th>
<th>Prior Payments</th>
<th>New Payments</th>
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<tr>
<td>2021</td>
<td>Tax Charge</td>
<td>$3,395.92</td>
<td>$0.00</td>
<td>$3,395.92</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Balance Due as of Feb 23, 2022**  $0.00

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436  
BRIGHTON CO 80601  
[Stay Safe! Please use website services www.adcotax.com]

Email: treasurer@adcogov.org  
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!
Legal Description of New Parcel
15229 Navajo St., Broomfield, CO 80023

SUB: Mustang Acres Second Filing Blk: 13 Desc: Plot 7