

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

PROJECT NAME: Dodero Variance

#### APPLICANT

Name(s): Kyle Dodero Phone #: 303 506 9481  
Address: 9889 E 159th Pl  
City, State, Zip: BRIGHTON CO 80602  
2nd Phone #: \_\_\_\_\_ Email: kyledodero\_67@yahoo

#### OWNER

Name(s): Kyle Dodero Phone #: 303 506-9481  
Address: 9889 E 159th Pl  
City, State, Zip: BRIGHTON CO 80602  
2nd Phone #: \_\_\_\_\_ Email: kyledodero\_67@yahoo

#### 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

## HARDSHIP STATEMENT

*Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria have been satisfied (see Section Section 2-02-21-06 of the Adams County Development Standards and Regulations for the full text of the criteria). Please feel free to attach your statements using a separate piece of paper.*

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.
  
2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.
  
3. Granting the variance will not confer on the applicant any special privilege.
  
4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.
  
5. The special circumstances or hardship is not self-imposed.
  
6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.
  
7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.
  
8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.

The zoning of the property (Ag-1) only allows for 12.5% of lot coverage to be covered by a roof. However the home is only on .52 acres not the typical minimum 2.5 acres for Adams County homes zoned Ag-1. Due to the older age of the home and garage size, the owners personal truck does not fit in the current garage. Hail damage the past two summers has caused thousands of dollars in damage to the owner's truck, camping trailer and enclosed car trailer. Would like to apply for variance to build 1,200 sq ft Accessory building.

Many of the other homes in the Hi Land neighborhood have extra garages or accessory buildings that sit on their lots for storage and animals. Owner purchased property after driving through neighborhood and seeing so many other residents with additional accessory buildings.

This would not grant applicant any extra privilege not allowed to other residents in the neighborhood as many of the homes in the neighborhood have second garages or accessory buildings and all have the right to have their vehicles parked in a garage.

The lot is zoned A0-1 which allows only 12.5% of lot to be covered by a roof. However generally A0-1 zoning is for homes on a minimum of 2.5 acres. 12.5% of 2.5 acres would mean the property could have roughly 13612 sqft of lot covered by a roof. Being that the home sits on only .52 acres not the usual minimum 2.5 acres like most zoned A0-1 properties we are only allowed 2831 sqft of lot coverage with out a variance. The home and the garage currently on the lot account for 2,568 sqft.

Property was zoned A0-1 by county putting limitations on square footage that can be covered by a roof despite smaller size of lot compared to most properties zoned A0-1. House was not built to accommodate larger trucks of today in the garage. Home was built in a manner that it sits oddly on lot putting limitations on where an accessory building can be placed.

The variance, if granted, would be with in the intent of Adams County and increase the value of the home and surrounding homes. Owner is trying to build Accessory building vs putting up cheap car ports. Accessory building will only be used to store personal vehicles and recreational trailers.

The structure will not be a deterrent to the public as it will be used to store recreational toys and personal vehicles only.

Accessory building will only be used to store personal vehicles and trailers that have been damaged due to hail in previous years since moving into home. It will not be used for commercial or industrial use and would in no way change the zoning classification of the property.

**My home sits in the middle of the lot and at an angle. I would like to get an additional variance of 5 ft for the set back to the back of the property, as the way the home sits on the lot an accessory building would be right at 9-11 ft behind patio structure on back of home. I would like extra room between house and accessory building in the event of a fire and for water drainage between the two buildings. If granted a 5 foot variance to the back property line there would be a nice slope for drainage away from the back of the house and front of the accessory building. The closest thing to the back property line is a gymnastics center that sits 40 ft away from the back property line.**

**Other homes sit on their lots in a way that allows them to have garage, sheds or barns behind the home or to the side with ample room between their home and accessory building as well as structure and property lines.**

**Most accessory buildings in the area sit in a way that there is ample room between the accessory building and the home. That way, in the event of a fire, it would be harder for the fire to jump structures. Also in the event of heavy rain and keeping water draining away from the home.**

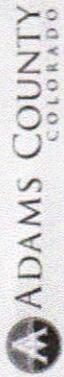
**Due to the physical circumstances of the property the accessory building would be pushing the limits on the set back from the rear of the house without the variance of 5 feet to the back property line.**

**The home was built in the 70's on the lot in the exact manner it sits now.**

**The variance would be in harmony and intent of Adams County regulations. The variance if granted would also give the property a much better look with the accessory building not being so close to the home.**

**The variance if granted would in no way cause detriment to the public good as there is no neighbor behind the property.**

**The variance would not change the zoning of the property as the accessory building is being used for personal use only.**

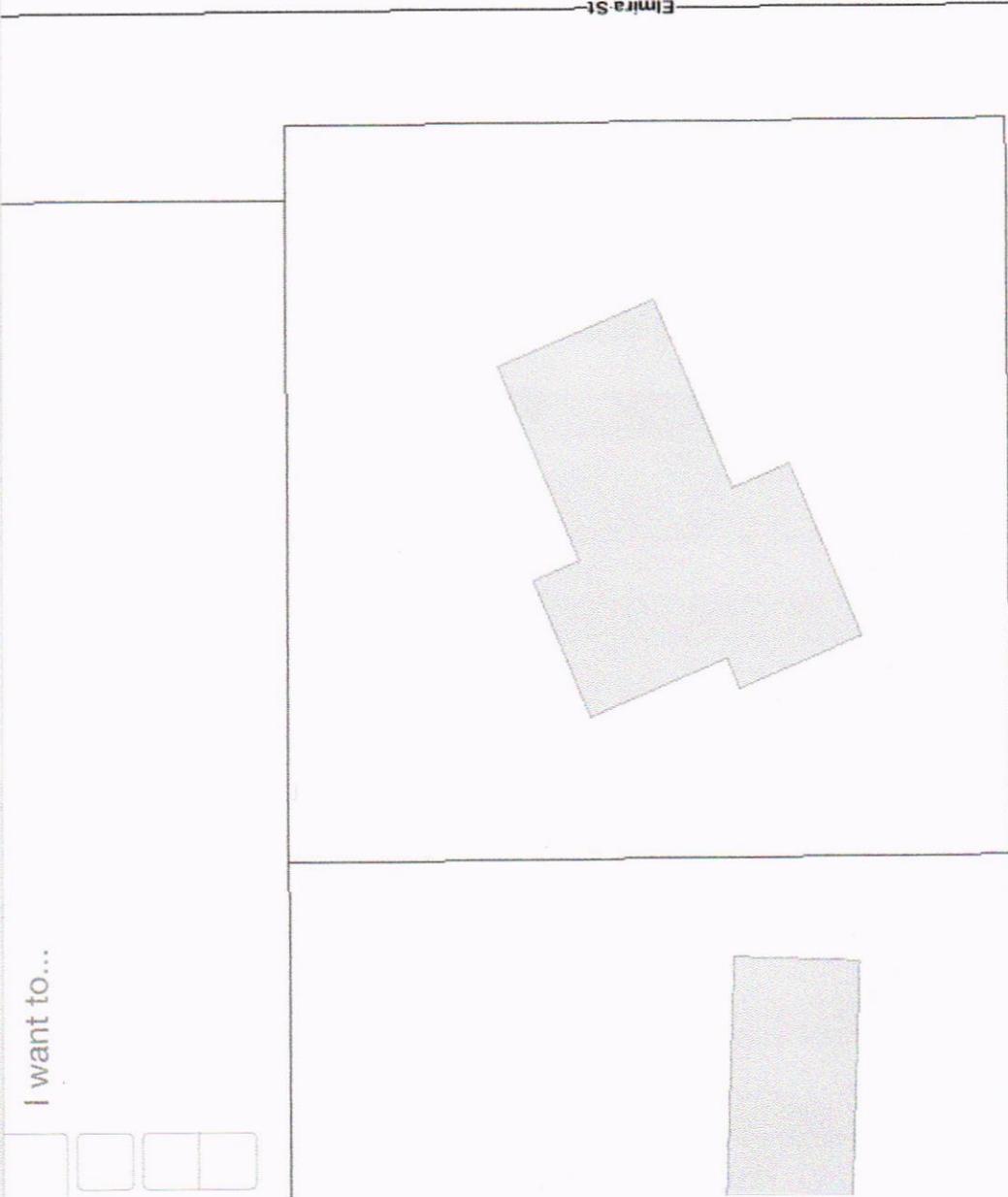
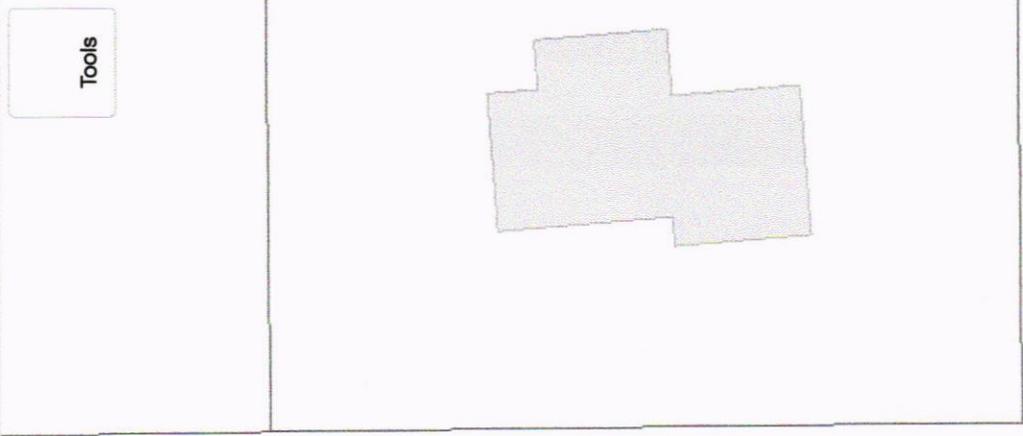


I want to...

Three empty input fields for user selection.

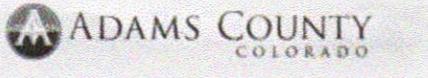
Search...

Tools



Hillshad...

Scale bar with markings at 0, 15, and 30ft.



Search...

Parcel #: 0157110001004

I want to...

Tools

Description

Property Report - 9889 E 159TH PL  
DODERO KYLE AND DODERO JAMIE

Hyperlinks

[Link to Property Report](#)

☆ Parcel #: 0157110001004

Property Report - 9889 E 159TH PL  
DODERO KYLE AND DODERO JAMIE

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[View Additional Details](#)  
[Remove from Results](#)

Details

Parcel Number  
0157110001004

Subdivision  
HI LAND ACRES SECOND FILING

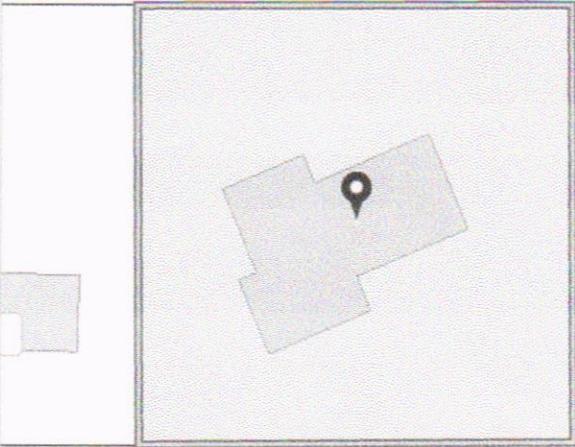
Parcel Address 1:  
9889 E 159TH PL

Parcel Address 2:  
CO

Owner  
DODERO KYLE AND DODERO JAMIE

Owner Address:  
9889 E 159TH PL

Owner City, State, Zip:  
BRIGHTON CO 80602-8606



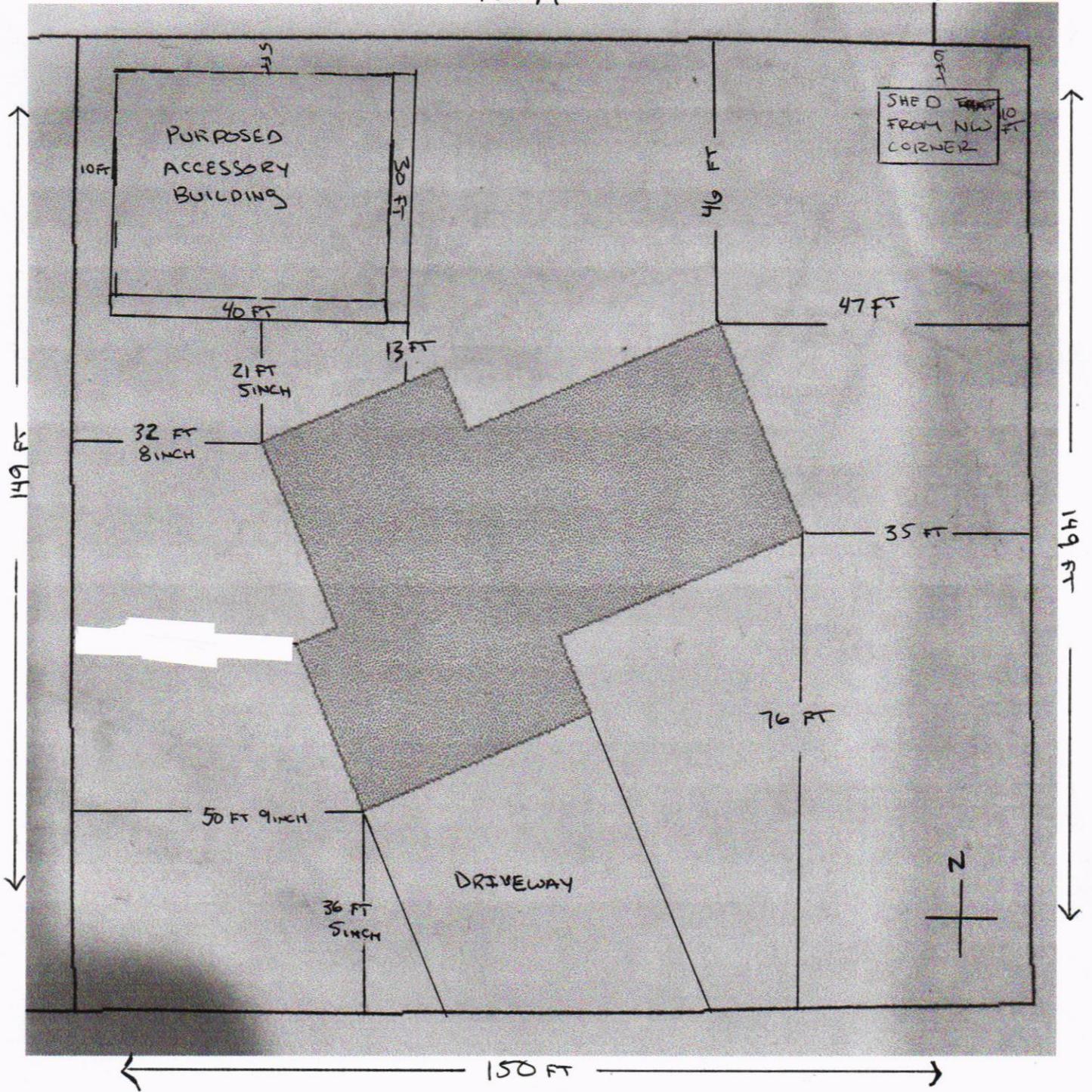
Property Info

0157110001004

Layers Parcel #: 0157110001...

Hillshad...

150 FT



<b>Billing Date</b>	<b>Account Number</b>
01/07/2020	0001052-003
<b>Due Date</b>	<b>Amount Due</b>
01/20/2020	\$135.00

Amount Paid \_\_\_\_\_

**Hi-Land Acres Water and Sanitation**

**Kyle & Jamie Dodero**  
 9889 E 159th Pl  
 Brighton CO 80602-8606

1 3971

Remit To:  
 American Conservation & Billing Solutions  
 PO Box 51280  
 Colorado Springs, CO 80949-1280

**00001052030000135006**

Retain this portion for your records

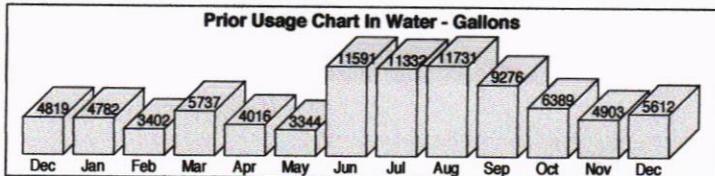
Please make your checks payable to American Conservation & Billing Solutions (AmCoBi). To receive your bill electronically or pay online, visit [www.AmCoBi.com](http://www.AmCoBi.com) and click "Pay Online". Access your account by entering your account number and 5-digit zip code of your service address. A \$5.00 Late Fee will be assessed if full payment is not received by the 20th of the month.

Meter Number	Description	Meter Readings		Usage	Subtotal	Read Code	Read Dates	
		Previous	Present				Previous	Present
83270938	Water - Gallons	399010	404622	5612		Actual	12/05/2019	01/06/2020

<b>Previous Balance</b>	\$135.00
Payment - ACH	-\$135.00
Base Sewer Fee	\$65.00
Base Water Fee	\$70.00
Excess Usage	\$0.00

**Total Due: \$135.00**

**Hi-Land Acres Water and Sanitation**



<b>Service Address Zip Code</b>
80602

<b>Customer</b>
Kyle & Jamie Dodero

<b>Service Address</b>
9889 E 159th Pl

<b>Billing Date</b>	<b>Account Number</b>
01/07/2020	0001052-003

<b>Due Date</b>	<b>Amount Due</b>
01/20/2020	\$135.00

<b>Billing Period</b>
From 12/01/2019 to 01/06/2020 = 36 Days

**American Conservation & Billing Solutions**  
 PO Box 51280  
 Colorado Springs, CO 80949  
 Toll Free: 1-877-410-0167  
 ClientCare@AmCoBi.com



# ADAMS COUNTY TREASURER

## Certificate Of Taxes Due

Account Number R0008340  
 Parcel 0157110001004  
 Assessed To  
 DODERO KYLE AND  
 C/O:DODERO JAMIE  
 9889 E 159TH PL  
 BRIGHTON, CO 80602-8606

Certificate Number 2020-158927  
 Order Number  
 Vendor ID Counter

<b>Legal Description</b>	<b>Situs Address</b>
SUB:HI LAND ACRES SECOND FILING BLK:1 LOT:2	9889 E 159TH PL

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2019	\$3,382.76	\$0.00	\$0.00	(\$3,382.76)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 07/29/2020</b>					<b>\$0.00</b>

Tax Billed at 2019 Rates for Tax Area 295 - 295

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6770000	\$130.86	RES IMPRV LAND	\$111,000	\$7,940
FIRE DISTRICT 6	11.7950000	\$419.78	SINGLE FAMILY RES	\$386,653	\$27,650
ADAMS COUNTY	26.9170000	\$957.99	Total	\$497,653	\$35,590
HI-LAND ACRES WATER & SANIT	2.8520000	\$101.50			
SD 27	48.8100000	\$1,737.15			
URBAN DRAINAGE SOUTH PLATTE	0.0970000*	\$3.45			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$32.03			
Taxes Billed 2019	95.0480000	\$3,382.76			

\* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER, ADAMS COUNTY, Lisa L. Culpepper, J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway  
 Brighton, CO 80601

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Kyle Dodero  
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 9889 E 159th Place Brighton, CO 80602  
Legal Description: Residential

Parcel #(s): 0157110001004

(PLEASE CHECK ONE):

On the 6th day of February, 2018, 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: 7-13-2020 Applicant: Kyle Dodero

By: owner

Print Name: Kyle Dodero

Address: 9889 E 159th Place  
Brighton, CO 80602

STATE OF COLORADO )

)

COUNTY OF ADAMS )

Subscribed and sworn to before me this 13 day of July, 2020, by  
Kyle Anthony Dodero

Witness my hand and official seal.

My Commission expires: July 13, 2022

Itzel Payan  
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.**



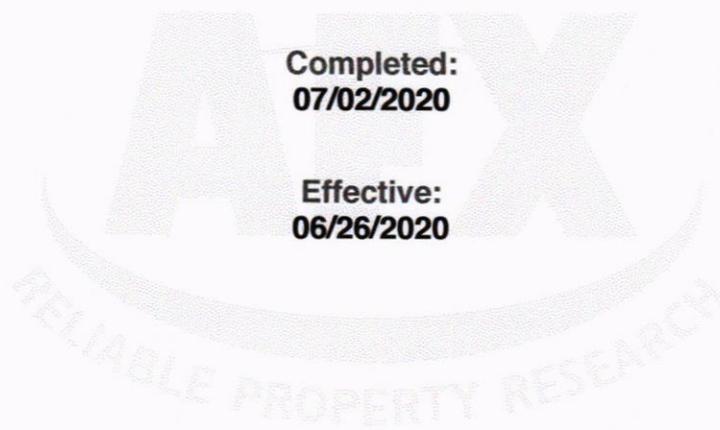
## 20 YEAR MINERAL RIGHTS SEARCH REPORT

Order Number:  
**79-136853-47**

County, State:  
**ADAMS COUNTY,**

Completed:  
**07/02/2020**

Effective:  
**06/26/2020**



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### **AFX RESEARCH, LLC**

*A Quarter-Century of Title Document Research Expertise*

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

(877) 848-5337 / [www.afxllc.com](http://www.afxllc.com)

# 20 YEAR MINERAL RIGHTS SEARCH REPORT

(pg. 2 of 4)

Order #: 79-136853-47 | Completed: 07/02/2020 | Effective: 06/26/2020

## PROPERTY AND OWNERSHIP INFORMATION

Owner's Name(s): **KYLE DODERO AND JAMIE DODERO**

APN/Parcel/PIN: **R0008340**  
**1571-10-0-01-004**

County: **ADAMS**

## DEED CHAIN

### Instrument 1. **WARRANTY DEED**

Date Recorded: **01/14/1998**

Book/Page: **5208/388**

Dated: **01/09/1998**

Grantor(s): **NORMAN J WELLS JR AND ANN E WELLS**

Grantee(s): **VICTOR L COLE AND LAURIE T DINGLE**

### Instrument 2. **QUIT CLAIM DEED**

Date Recorded: **07/22/2003**

Instrument: **C1179661**

Dated: **07/22/2006**

Grantor(s): **VICTOR L COLE AND LAURIE T DINGLE**

Grantee(s): **LAURIE T COLE**

### Instrument 3. **QUIT CLAIM DEED**

Date Recorded: **12/29/2003**

Instrument: **C1257704**

Dated: **12/02/2003**

Grantor(s): **LAURIE T COLE**

Grantee(s): **VICTOR L COLE**

### Instrument 4. **CONFIRMATION DEED**

Date Recorded: **08/26/2011**

Instrument: **2011000055186**

Dated: **08/24/2011**

Grantor(s): **PUBLIC TRUSTEE**

Grantee(s): **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE**

### Instrument 5. **WARRANTY DEED**

Date Recorded: **05/09/2012**

Instrument: **2012000033254**

Dated: **02/06/2012**

Grantor(s): **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE**

Grantee(s): **DAVID B BLANCHARD AND MARY E BLANCHARD**



**AFX RESEARCH, LLC**

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

Ph: (877) 848-5337 Fax: (800) 201-0620

<http://www.afxllc.com>

# 20 YEAR MINERAL RIGHTS SEARCH REPORT

(pg. 3 of 4)

Order #: 79-136853-47 | Completed: 07/02/2020 | Effective: 06/26/2020

## DEED CHAIN (con't...)

### Instrument 6. **WARRANTY DEED**

Date Recorded: **02/07/2018**

Instrument: **2018000011273**

Dated: **02/06/2018**

Grantor(s): **DAVID B BLANCHARD AND MARY E BLANCHARD**

Grantee(s): **KYLE DODERO AND JAMIE DODERO**

## ADDITIONAL INFORMATION

DURING THE COURSE OF THIS RESEARCH, AN OIL AND GAS LEASE RECORDED IN 1975 WAS FOUND. ALTHOUGH IT IS OUTSIDE THE SCOPE OF THIS RESEARCH, A COPY IS PROVIDED AS AN ACCOMODATION.



**AFX RESEARCH, LLC**

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

Ph: (877) 848-5337 Fax: (800) 201-0620

<http://www.afxllc.com>

## 20 YEAR MINERAL RIGHTS SEARCH REPORT

(pg. 4 of 4)

Order #: 79-136853-47 | Completed: 07/02/2020 | Effective: 06/26/2020

### THANK YOU FOR YOUR ORDER

For questions, please contact our office at 1-877-848-5337.

Order Number:  
**79-136853-47**

The Mineral Rights Search provides ownership information for individual(s) or legal entity(ies) regarding mineral rights of a specific property, at least 10 years back and up to present time. The report will verify mineral rights ownership and address information.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Mineral Rights Search. The report includes:

- Current deed information (i.e. grantor, grantee, recording dates)
- Full copies of deeds within the search period

#### DISCLAIMER

This report was prepared for the intended use of AFX Research, LLC (AFX) and client, exclusively. This report is not a guarantee of title, nor a commitment to insure, nor a policy of title insurance. No warranty, expressed or implied, is made whatsoever in connection with this report. AFX Research, LLC specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



#### AFX RESEARCH, LLC

999 Monterey St. Suite 380, San Luis Obispo, CA 93401  
Ph: (877) 848-5337 Fax: (800) 201-0620  
<http://www.afxllc.com>

# WARRANTY DEED

THIS DEED, Made this 9th day of January 1998, between

Documentary Fee

Norman J. Wells, Jr. and Ann E. Wells

JAN 14 1998

of the County of Adams, State of Colorado, grantor, and

18.50

Victor L. Cole and Laurie T. Dingle

ADAMS CO  
ROBERT SACK  
6.00 DOC FEE:  
BK: 5208 PG: 0388-0388  
1/14/98 10:05:43  
C0354382

18.50

whose legal address is 9889 East 159th Place, Brighton, Colorado 80601

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-Five Thousand and 00/100 (\$185,000.00) 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 grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy with right of survivorship, 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:

Lot Two (2), Block One (1), HI-LAND ACRES SECOND FILING, County of Adams, State of Colorado.

also known by street and number as

9889 East 159th Place, Brighton, Colorado 80601

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.

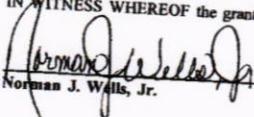
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling 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 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

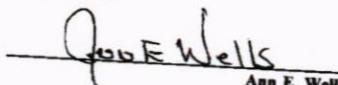
for general taxes and assessments for the year of closing and subsequent years, not yet due and payable; except for easements, restrictions, reservations, covenants, and rights of way of record and in place if any;

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.

  
Norman J. Wells, Jr.

  
Ann E. Wells

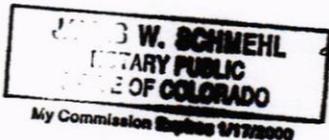
STATE OF COLORADO )

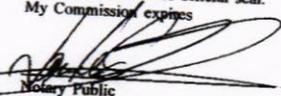
County of Larimer )

) ss.

The foregoing instrument was acknowledged before me this 9th day of January, 1998, by Norman J. Wells, Jr. and Ann E. Wells.

Witness my hand and official seal.  
My Commission expires , 19



  
Notary Public  
219 W. Magnolia  
Fort Collins, Co. 80521

ATTORNEY AT LAW  
219 W. MAGNOLIA  
FT. COLLINS, CO 80521

WARRANTY DEED (to Joint tenants)

QUIT CLAIM DEED

THIS DEED, Made this 22nd, day of July, 2003 between  
Victor L. Cole and Laurie T. Dingle

of the County of Adams and State of Colorado, grantor, and  
Laurie T. Cole

X whose legal address is 9889 E. 159th Pl, Brighton, CO 80602

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

WITNESSETH, That the grantor(s) for and in consideration of the sum of , ( ) Dollars, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, sell and QUIT CLAIM unto the grantees , their heirs, successors and assigns forever, not in tenancy in common, but in joint tenancy, all right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Adams and State of Colorado, described as follows:

Lot 2, Block 1, Hi-Land Acres Second Filing, County of Adams, State of Colorado.

also known by street and number as 9889 E. 159th Place, Brighton, Colorado 80601

TO HAVE AND TO HOLD the same, together with all and singular appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantees, their heirs and assigns forever. 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 executed this deed on the date set forth above.

Victor L. Cole  
Victor L. Cole  
Laurie T. Dingle  
Laurie T. Dingle

STATE OF COLORADO, )  
County of Adams ) ss. The foregoing instrument was acknowledged before  
me this 22nd, day of July, 2003,

by Victor L. Cole and Laurie T. Dingle

STACIA A. TUTTY  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 11/30/2005

Witness my hand and official seal.  
My commission expires

Stacia A. Tutty  
NOTARY PUBLIC  
1099 18th Street Suite 770  
Denver, COLORADO 80202

**CONFIRMATION DEED**

**(CRS §38-38-502)**

**Public Trustee's Foreclosure Sale No. A201064385**

THIS DEED is made August 24, 2011 between Carol A. Snyder as the Public Trustee in and for the County of Adams, State of Colorado, grantor and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-1, grantee, the holder of the certificate of purchase whose legal address is 12650 INGENUITY DRIVE, ORLANDO, FL 32826.

WHEREAS, the Grantor(s) described below did convey to the public trustee, in trust, the property hereinafter described to secure the payment of the indebtedness provided in said deed of trust:

Original Grantor(s)	VICTOR L. COLE
Original Beneficiary(ies)	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MASTER FINANCIAL, INC.
Current Holder of Evidence of Debt	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-1
Date of Deed of Trust	February 01, 2006
County of Recording	Adams
Recording Date of Deed of Trust	February 08, 2006
Recording Information (Reception and/or Book & Page)	20060208000138590
Re-Recording Date of Deed of Trust	May 11, 2006
Re-Recording Information(Reception and/or Book & Page)	20060511000490570

WHEREAS, a violation was made in certain of the terms and covenants of said deed of trust as shown by the notice of election and demand for sale filed with the Public Trustee; the said property was advertised for public sale at the place and in the manner provided by law and by said deed of trust; combined notice of sale and right to cure and redeem was given as required by law; said property was sold according to said combined notice; and a certificate of purchase thereof was made and recorded in the office of said county Clerk and Recorder, and

WHEREAS, all periods of redemption have expired.

NOW, THEREFORE, the Public Trustee, pursuant to the power and authority vested by law and by the said deed of trust, confirms the foreclosure sale and sells and conveys to grantee the following described property located in the County of Adams, State of Colorado, to wit:

LOT 2, BLOCK 1 HI-LAND ACRES SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO

Also known by street and number as: 9889 EAST 159TH PLACE, BRIGHTON, CO 80602

To have and to hold the same, with all appurtenances, forever.

Executed on: August 24, 2011

Carol A. Snyder, Public Trustee in and for the County of Adams, State of Colorado



By: Carol A. Snyder, Public Trustee



When Recorded Return to: Adams County Public Trustee

STATE OF COLORADO CAROL A. SNYDER, PUBLIC TRUSTEE (NOTARIZATION NO LONGER  
REQUIRED IN  
COLORADO PER STATUTE 38-35-106 C.R.S.)

**WARRANTY DEED**

**THIS DEED**, Made this 06 day of February, 2018 between  
**David B. Blanchard and Mary E. Blanchard**  
of the County of Adams and State of COLORADO, grantor, and  
**Kyle Dodero and Jamie Dodero**  
whose legal address is 9889 East 159th Place, Brighton, CO 80602-8606  
of the County of Adams, State of Colorado, grantees:

**WITNESS**, That the grantor, for and in consideration of the sum of **Four Hundred Forty-Five Thousand Dollars and No/100's (\$445,000.00)**, 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 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:

Lot Two (2), Block One (1), Hi-Land Acres Second Filing,  
County of Adams, State of Colorado.

Doc Fee  
\$44.50

also known by street and number as 9889 East 159th Place, Brighton, CO 80602-8606

**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.

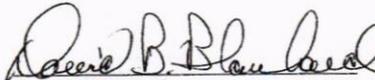
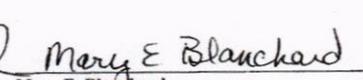
**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and 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 all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated **January 2, 2018**, between the parties.

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.

**SELLERS:**

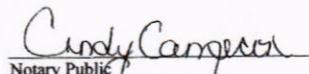
  
David B. Blanchard  
  
Mary E. Blanchard

STATE OF COLORADO  
COUNTY OF Adams

}ss:

The foregoing instrument was acknowledged before me this 06 day of February, 2018 by David B. Blanchard and Mary E. Blanchard

Witness my hand and official seal.

  
Notary Public  
My Commission expires: 07-02-2020





INDIVIDUAL ACKNOWLEDGMENT

STATE OF COLORADO }  
County of ADAMS }

The foregoing instrument was acknowledged before me this 11th day of August

19 75 by Edward G. Herbeck



My Commission expires July 29th, 1978 Regina B. Richmond  
Notary Public

INDIVIDUAL ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
County of \_\_\_\_\_ }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_

19 \_\_\_\_\_ by \_\_\_\_\_

My Commission expires \_\_\_\_\_, 19 \_\_\_\_\_ Notary Public

96689  
Producers 88 Rev. (15 Year Lease) (2-64)  
With 40 Acres Pooling Provision

**Oil and Gas Lease**

FROM \_\_\_\_\_ TO \_\_\_\_\_

Dated \_\_\_\_\_, 19 \_\_\_\_\_

No. Acres \_\_\_\_\_ County \_\_\_\_\_

Term \_\_\_\_\_

This instrument was filed for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_ at \_\_\_\_\_ M., and duly recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ of the \_\_\_\_\_ records of this office.

By \_\_\_\_\_ County Clerk

When recorded return to \_\_\_\_\_ Deputy

When returned return to  
AMICO PRODUCTION COMPANY  
10000 E. 10th Avenue  
DENVER, COLORADO 80231

A 0 9 6 6 8 9

WILLIAM SOREN  
COUNTY RECORDER  
ADAMS COUNTY, COLO.  
Ser 25 9 53 AM '75

868-1105

C1257704  
12/29/2003 11:48:07  
PG: 0001-001  
6.00 DOC FEE:  
CAROL SNYDER  
ADAMS COUNTY

0.00

**QUIT CLAIM DEED**

THIS DEED. Made this 2<sup>nd</sup> day of December, 2003  
between Laurie T. Cole

of the County of Adams and State of Colorado  
grantor(s), and Victor L. Cole, a married man,  
as his sole and separate property

whose legal address is 9889 East 159<sup>th</sup> Place, Brighton, CO 80602

of the County of Adams and State of Colorado, grantee(s):

WITNESSETH. That the grantor(s), for and in consideration of the sum of TEN AND NO/100

DOLLARS, \$10.00

the receipt and sufficiency of which is hereby acknowledged, has granted, released, sold, and QUIT CLAIMED, and by these presents does remise, release, sell, and QUIT CLAIM unto the grantee(s), his heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of Adams, and State of Colorado, described as follows:

Lot 2, Block 1 Hi-Land Acres Second Filing, County of Adams, State of Colorado.

also known by street and number as 9889 East 159<sup>th</sup> Place  
Brighton, CO 80602

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereto belonging, or in anywise thereto appertaining, and all the estate, right, title, interest, and claim whatsoever, of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s), his heirs and assigns forever.

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(s) has executed this deed on the date set forth above.

*Laurie T. Cole*

Laurie T. Cole

STATE OF COLORADO

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of December, 2003, by

Laurie T. Cole

My Commission expires:



*Fern D. Pollard-McKibby*  
Notary Public

SPECIAL WARRANTY DEED

D.F. \$16.00

S.P. \$160,000.-

THIS DEED, dated this February 2, 2012, between DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-1 of the County of Orange and State of Florida, grantor(s), and David B. Blanchard and Mary E. Blanchard whose legal address is 11700 E 18th Ave, Henderson, CO 80540, of the County of Adams and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has/have granted, bargained, sold and conveyed, and by these presents do(es) grant, bargain, 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:

LOT TWO (2), BLOCK ONE (1), HI-LAND ACRES SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO

also known by street and number as: 9889 East 159th Place, Brighton, CO 80602  
assessor's schedule or parcel number: R0008340

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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(s), 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(s), for his/her/their heirs, personal representatives, successors and assigns, do/does covenant and agree that he/she/they shall and will WARRANT AND FOREVER DEFEND the premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-1

By: Renee Hensley  
Home Retention Manager

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 06 day of February 2012, by Renee Hensley as Home Retention Manager for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-1.

Witness my hand and official seal,

[Signature], Notary Public

My Commission Expires:



Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

After Recording Return to: David B. Blanchard  
Mary E. Blanchard  
Po Box 46  
Henderson CO 80640

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

I/We, Kyle Dodero  
(the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 9889 E 159th Pl. Brighton CO 80602

Legal Description: residential

Parcel #(s): 0157110001004

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: 7-13-2020 Applicant: Kyle Dodero

After Recording Return To:

By: owner  
Print Name: Kyle Dodero  
Address: 9889 E 159th Place  
Brighton, CO 80602



STATE OF COLORADO )  
 )  
COUNTY OF ADAMS )

Subscribed and sworn to before me this 13 day of July, 2020, by  
Kyle Anthony Dodero.

Witness my hand and official seal.

My Commission expires: July 13, 2022 Itzel Payan  
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.**

