Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218

PHONE 720.523.6880 FAX 720.523.6967 EMAIL: epermitcenter@adcogov.org

REQUEST FOR COMMENTS

Case Name:	D+K Rezoning on Cavanaugh Road
Case Number:	RCU2024-00009

May 14, 2024

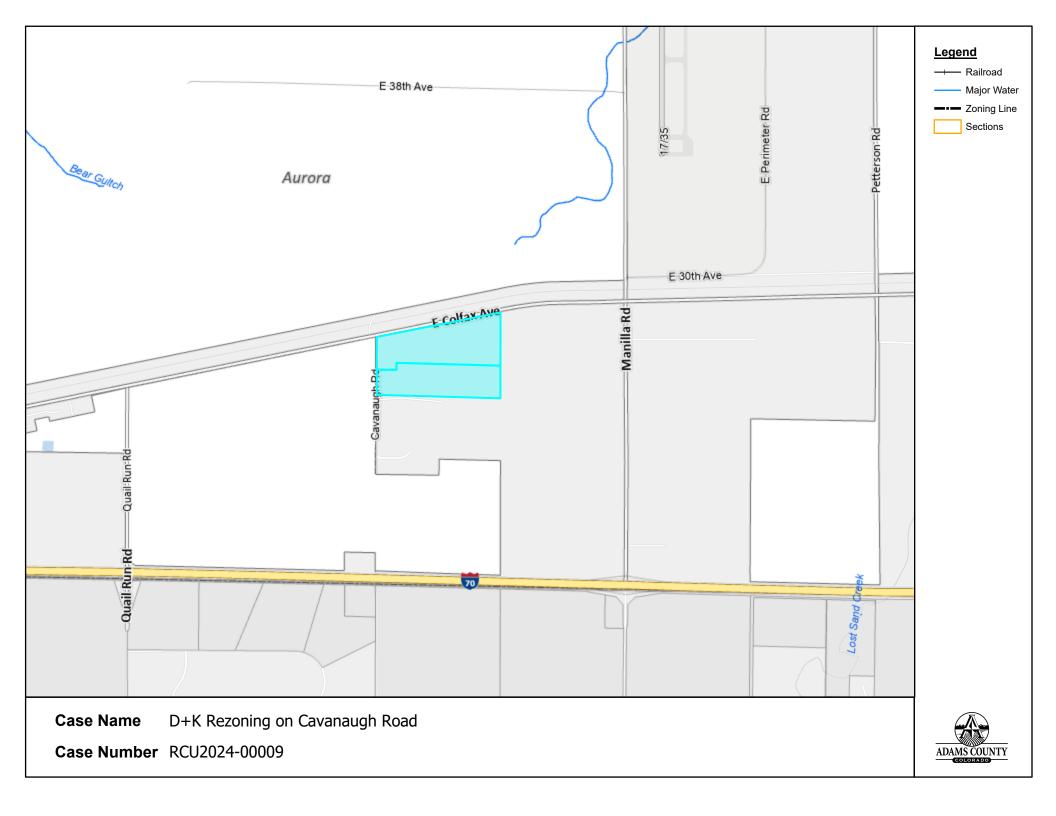
The Adams County Planning Commission is requesting comments on the following application: **Zoning map amendment (rezone) to change the zoning designation of two lots totaling approximately 91 acres to Industrial-2 (I-2) from Agricultural-3 (A-3).** The site is located within the Airport Influence **Zone (AIZ).** The address for one of the lots is 2491 Cavanaugh Road and the Assessor's Parcel Number is 0181734200001. The other lot is not addressed and is located directly south of 2491 Cavanaugh Road. The Assessor's Parcel Number for this lot is 0181734200002. The applicant is: Brad Davis, 550 E 84th Avenue Thornton, CO 80229.

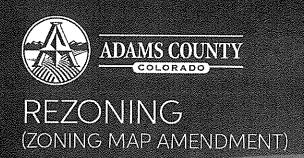
Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6949 by **June 4, 2024** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LCampbell@adcogov.org.

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S. Adams County Pkwy., Brighton CO 80601, (720) 523-6800. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases. Thank you for your review of this case.

Lia Campbell Planner II

Lia Camplul





Community & Economic Development Department Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218 Phone: 720.523.6800

Website: adcogov.org

A rezoning (zoning map amendment) is a public process that changes a property's zone district.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

X	Development Application Form (pg. 4)
X	Written Narrative
\times	Site Plan
X	Proof of Ownership
X	Proof of Water and Sewer Services
X	Legal Description
X	Statement of Taxes Paid
\boxtimes	Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. *Email documentation will be required if supplemental items are deemed unnecessary.

- Please contact the Planner of the Day (<u>CEDD-POD@adcogov.org</u>) to determine whether a <u>Neighborhood Meeting</u> is necessary.
- Please contact the Engineer of the Day (<u>CEDD-ENG@adcogov.org</u>) to determine whether a <u>Level 1 Storm Drainage Study</u> is necessary.

Applications Fees	Amount	Due
Application	\$1,500	After complete application received
Adams County Health	\$210 (public utilities -TCHD Level 2) \$360 (individual septic -TCHD Level 3)	After complete application received

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

PROJECT NAME: D+K Zoning Application								
APPLICANT								
Name(s):	Austra Konkel	Phone #:	303-944-8657					
Address:	550 E 84th Ave Suite	e5						
City, State, Zip:	Thornton, CO, 80220	f						
2nd Phone #:	303-375-5220	Email:	Blavis & Dand KLLC.com Akonkel & Dand KLLC.com					
OWNER								
Name(s):	D+K LLC	Phone #:	303-944-8657					
Address:	SSO E 84th Ave Suite	<u>es</u>						
City, State, Zip:	Thornton, CO, 80229							
2nd Phone #:	303-472-6296	Email:						
TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)								
Name:	K:p Bryan	Phone #:	303 - 406 - 8999					
Address:	550 E 84th Ave Suite 6	25						
City, State, Zip:	Thornton, CO, 80229							
2nd Phone #:	703-297-0340	Email:						

DESCRIPTION OF SITE

Address:	2491 Cavanaugh Rd
City, State, Zip:	Benne++, CO, 80137
Area (acres or square feet):	91.19 Acres
Tax Assessor Parcel Number	0181734200001,0181734200002
Existing Zoning:	A3
Existing Land Use:	A3
Proposed Land Use:	T2
Have you attende	d a Conceptual Review? YES NO X
If yes, please list I	PRE#:
under the authorit requirements, pro-	at I am making this application as owner of the above-described property or acting by of the owner (attached authorization, if not owner). I am familiar with all pertinent cedures, and fees of the County. I understand that the Application Review Fee is non attements made on this form and additional application materials are true to the best and belief.
Name:	Date: 5-6-2024
	Owner's Printed Name
Name:	TMMD

Rezoning Written Narrative

Written Narrative Rezoning Request:

D&K Limited Liability Company is requesting to rezone parcels 0181734200001 and 0181734200002 from their current A-3 zoning designation to an Industrial-2 Zoning designation.

This rezoning application is requested for the marketing and future development of these two parcels in accordance with the Colorado Air and Space Port Master Plan dated 12/15/21 and the Advancing Adams Comprehensive Plan dated 9/27/2022 as a Mixed-Use Industrial area.

The proposed I-2 zoning is consistent with surrounding existing property uses:

Adjacent Parcel 0181-734200003 is currently zoned I-2

Adjacent Parcel 0181700000065 is currently zoned I-1

Adjacent Parcel 0181734100004 is currently zoned I-1

Adjacent Parcel 0181734100003 is currently zoned I-1

Adjacent Parcel 0181734100001 is currently zoned I-1

Other surrounding parcels are incorporated into the City of Aurora and/or are being utilized by Creston Peak Resources and other oil and gas operations.

Site Plan:

See Alta Survey (Attached)

Proof Of Ownership

Special Warranty Deed Recorded 5/1/24 (Attached)

Proof of Water and Sewer Services:

The existing property at 2491 Cavanaugh is served by Well Permit 74064A (attached). The property is also served by an onsite wastewater treatment system. D&K is not proposing any changes to the current water or sewer systems.

Legal Description:

See Alta Survey (Attached)

Statement of Taxes Paid:

Adams County Treasure Office Receipt of Payment for both parcels (Attached)

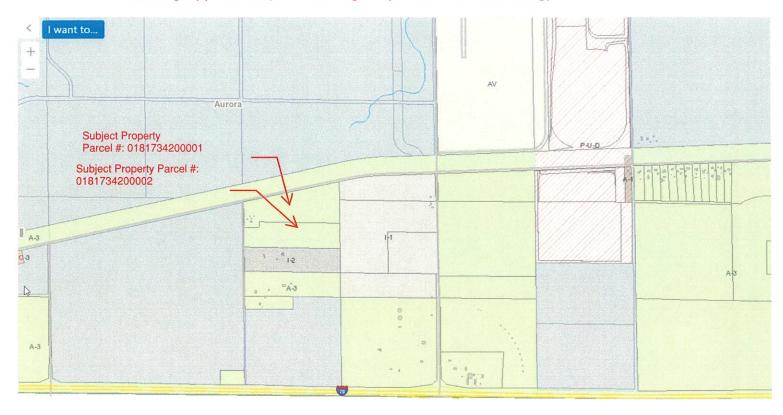
Trip Generation Letter:

This rezoning application does not add any vehicle trips to the area.

Preliminary Drainage Analysis:

Existing Onsite Drainage Characteristics are shown in the attached topographical survey. Currently all drainage is confined to the two properties and does not leave the two parcels. Both properties fall outside of the flood plain.

Rezoning Application (Surrounding Properties Current Zoning)



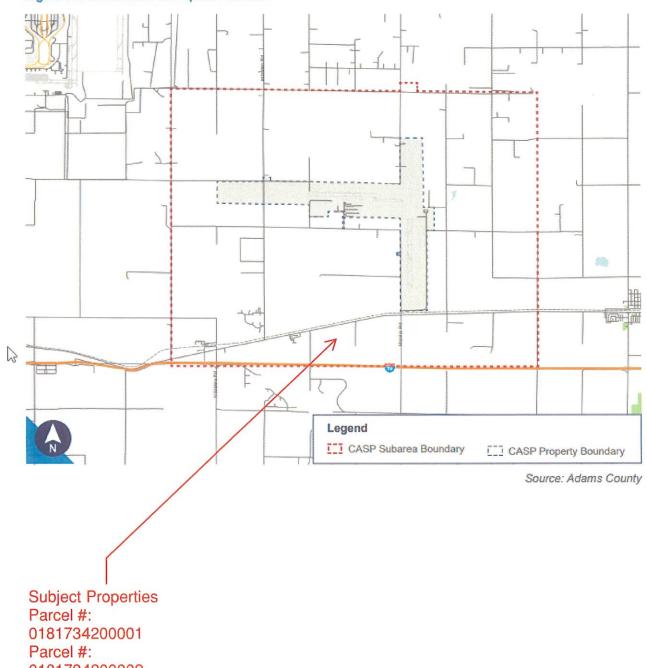
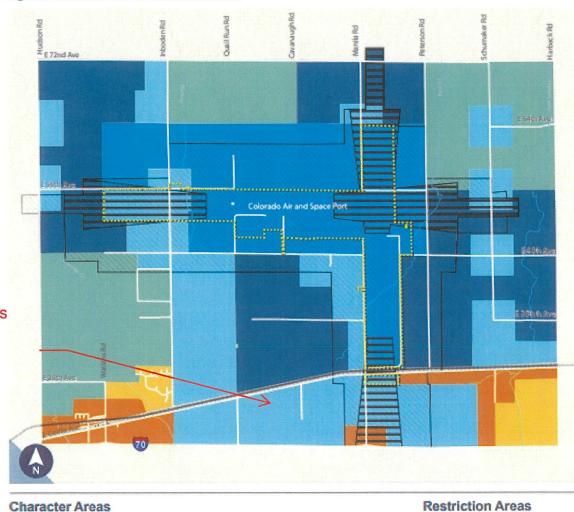


Figure 1-2. Colorado Air and Space Port Area

0181734200002

Spaceport Master Plan

Figure 2-13. Future Land Use Plan for Subarea



Mixed-Use Industrial

Neighborhood Residential

Community Hub

Restriction Area 2

Restriction Area 1

Subject Properties Parcel #: 0181734200001 Parcel #: 0181734200002

Source: Adams County P

Aerospace and Innovation

Green Energy and Sustainable Agriculture

Industry Hub

Site Plan (Alta Survey)

ALTA / NSPS LAND TITLE SURVEY

2491 CAVANAUGH ROAD

PART OF THE NW 1/4, SECTION 34, AND THE SW 1/4, SECTION 27, TOWNSHIP 3 SOUTH RANGE 64 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

PROPERTY DESCRIPTION

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For information curposes only: 2491 Cavanaugh Road, Burnut. CO 80102 APMParch ID: 01817.34200001, 01817.34200002

THE FOLLOWING IS A PART OF THE COMMITMENT FOR TITLE INDURANCE ISSUED BY FRIST INTEGRITY THE CUMPANY ORDER NO. 109-2404283 S. 2023. SCHEDULE B. PART II. EXCEPTIONS.

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PHYSICAL ADDRESS: 2431 CAVALACION BOAD, BEAMETT, CO 83102

TABLE A PARCEL DATA.

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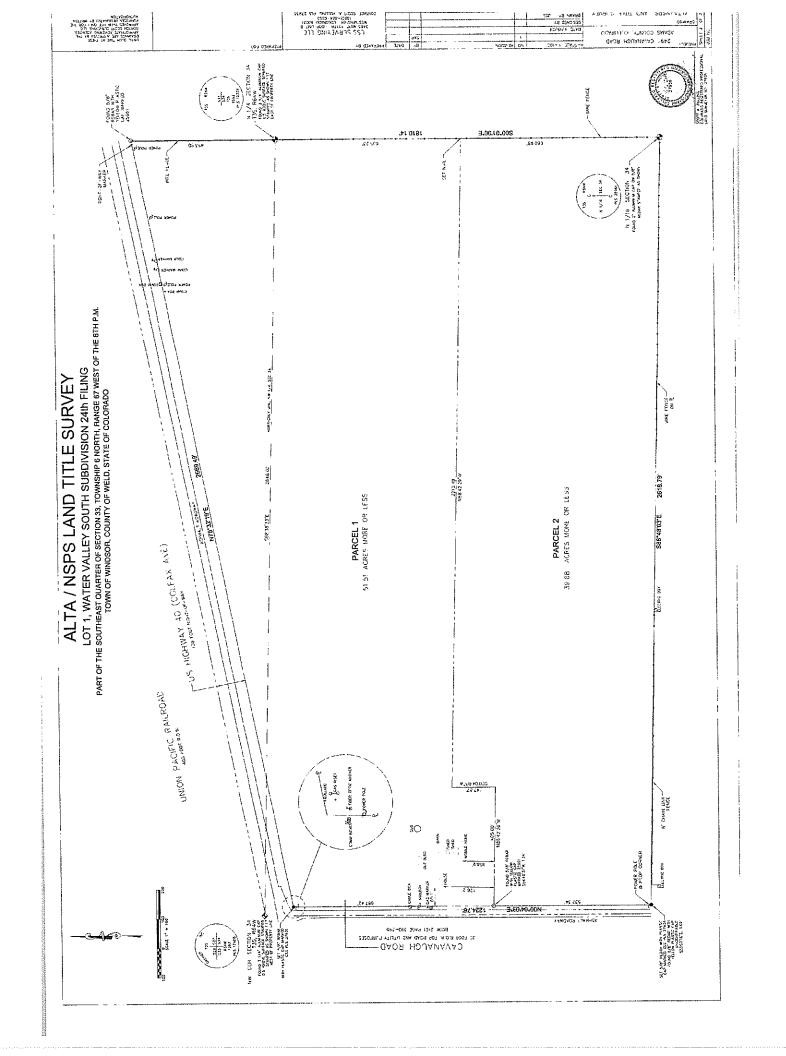
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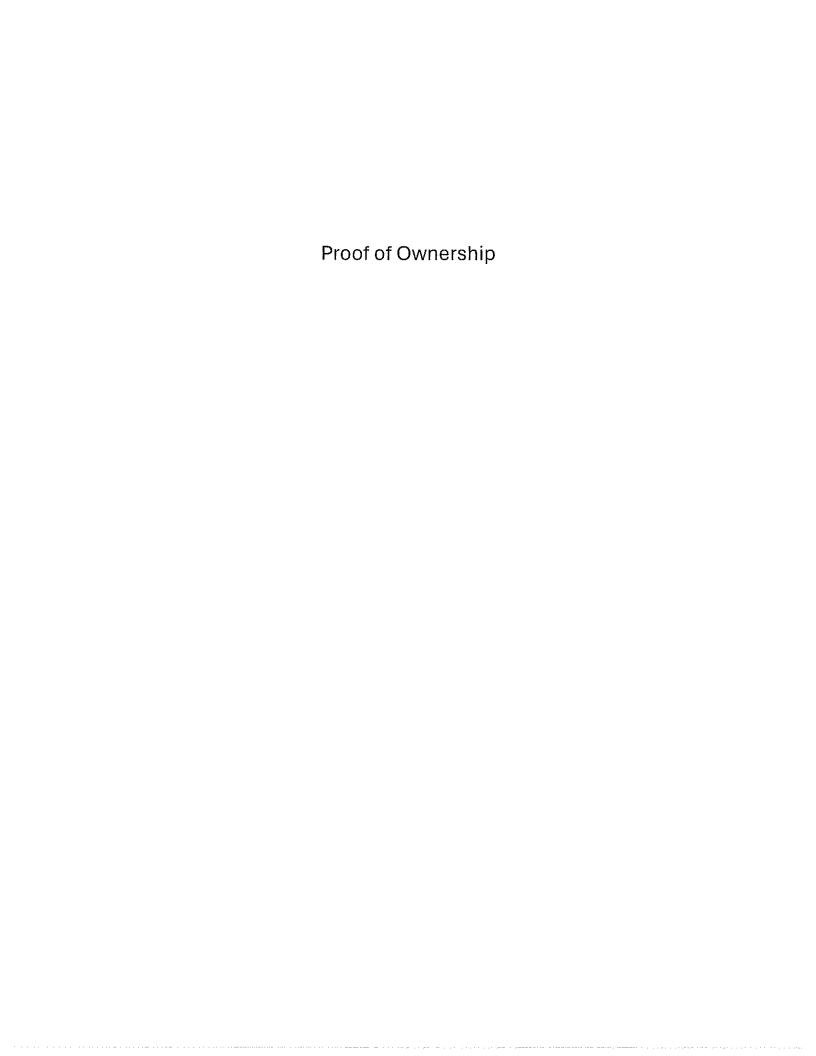


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Bennett c 77 z (-) VICINITY MAP 0 ں C.R. 6 Colorado Air & Space Port S ٤ o ਰ 4 Waikins





5/1/2024 at 3:19 PM, 1 OF 3, REC: \$23.00 DocStamp: \$136.78

TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

SPECIAL WARRANTY DEED

THIS DEED, Made this 1st day of May, 2024, between

Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011

of the County of Hennepin and State of MINNESOTA, grantor(s), and

D&K Limited Liability Company, a Colorado limited liability company

whose legal address is 550 E 84th Avenue Ste E-5, Thornton, CO 80229

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

WITNESS, That the grantor(s), for and in consideration of the sum of ONE MILLION THREE HUNDRED SIXTY-SEVEN THOUSAND EIGHT HUNDRED FIFTY AND NO/100 Dollars (\$1,367,850.00), 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), its heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

Parcel 1:

A parcel of land located in the Northwest Quarter of Section 34 and in the Southwest Quarter of Section 27 all in Township 3 South, Range 64 West of the Sixth Principal Meridian, County of Adams, State of Colorado.

Beginning at A 31/4 aluminum cap 0.5' above the dirt surface stamped T3S R64W N1/4 S34 -1992 -LS 10734" at the North Quarter corner of said Section 34; thence S00°02'02" W along the Easterly line of the Northwest Quarter of said Section 34 a distance of 635.24 feet; thence N88°42'99"W a distance of 2213.48 feet; thence S00°04'03" W a distance of 147.87 feet; thence N88°42'29"W a distance of 405.00 feet to the Easterly right-of-way line of Cavanaugh Road, said right of way as described at Book 2101, Pages 393-395, Reception No. 48005 Filed in the Adams County Clerk and Recorder's Office; thence N00°04'03" E along the Easterly right-of-way line of Cavanaugh Road a distance of 687.42 feet to a Point on the Southerly right-of-way line of U.S. Highway 40; thence N78°32'19"E along the Southerly right of-way line of said U.S. Highway 40 a distance of 2669.49 feet to a Point on the Easterly line of the Southwest Quarter of said Section 27; thence S00°09'02" E along the Easterly line of the Southwest Quarter of said Section 27 a distance of 493.80 feet to The Point of Beginning; County of Adams, State of Colorado.

Parcel 2:

That portion of the Northwest 1/4 of Section 34, Township 3 South, Range 64 West of the 6th P.M., described as follows:

Commencing at a 3-1/4" aluminum cap 0.5' above the dirt surface stamped WT3S R64W N1/4 S34 - 1992 - LS 10734" at the North quarter corner of said Section 34; Thence S00°02'02"W along the Easterly line of the Northwest quarter of said Section 34 a distance of 635.24 feet to the Point of Beginning; Thence continuing S00°02'02"W along the Easterly line of the Northwest quarter of said section 34 a distance of 680.98 feet to the Southeast corner of the South half of the North half of the Northwest quarter of said Section 34; Thence N°48'03"W along the Southeast corner of the South half of the North half of the Northwest quarter of said Section 34 a distance of 2618.79 feet to the Easterly right-of-way line of Cavanaugh Road, said right of way is described at Book 2101, Pages 393-395, Reception No. 48005 filed in the Adams County Clerk and Recorder's Office; Thence N00"04'03"E along the Easterly right-of-way line of Cavanaugh Road a distance of 537.34 feet; Thence S88°42'29"E a distance of 405.00 feet; Thence N00°04'03"E a distance of 147.87 feet; Thence S88"42'29"E a distance of 2213.48 feet to the Point of Beginning, County of Adams, State of Colorado.

Also known by street and number as: 2491 Cavanaugh Road, Bennett, CO 80102

Grantors except and reserve unto themselves 100% interest in and to the oil, gas and other minerals in and to the aforesaid land, including, without limitation, all appurtenant royalty interests, mineral development leases and the right to receive any share of rentals, bonus payment, and other similar sums that might be payable under the terms of an appurtenant mineral development lease, if any, however, Grantor waives all access rights to use the surface of the Property to exercise said rights.

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(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 grantee(s), its heirs, and assigns forever. The grantor(s), for itself, its heirs and personal representatives or successors, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s), subject to statutory exceptions.

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.
SELLER:
Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011 BY: Ricky V. Van Dyk Co-Trustee
BY:
STATE OF LOUGIAS KANSOS COUNTY OF LOUGIAS
COUNTY OF - Duglas
The foregoing instrument was acknowledged before me this 29th, day of April , 2024, by Ricky L. Van Dyk as Co-Trustees for Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011 Notary Public / Notary Public - State of Kansas My Appointment Expires Witness my hand and official seal. My Commission Expires:
STATE OF
COUNTY OF
The foregoing instrument was acknowledged before me this day of, 2024, by Julie A. McKay as Co-Trustees for Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011
Notary Public
Witness my hand and official seal. My Commission Expires:

FITCO 109-2404283-S

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above. SELLER: Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011 BY: Ricky L. Van Dyk Co-Trustee Co-Trustee STATE OF COUNTY OF The foregoing instrument was acknowledged before me this day of . 2024, by Ricky L. Van Dyk as Co-Trustees for Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011 Notary Public Witness my hand and official seal. My Commission Expires: STATE OF MIN COUNTY OF HEADER A The foregoing instrument was acknowledged before me this <u>29</u> day of <u>APLIL</u>, 2024, by Julie A. McKay as Co-Trustees for Gerrit A. Van Dyk and Dorothy M. Van Dyk Joint Revocable Trust dated August 22, 2011 MARIE N KYKER MARIE W N THEN Notary Public State of Minnesota My Commission Expires January 31, 2027 Witness my hand and official send My Commission Expires:

FITCO 109-2404283-S

Proof of Water and Sewer Services

The existing property at 2491 Cavanaugh is served by Well Permit 74064A (attached). The property is also served by an onsite wastewater treatment system. D&K is not proposing any changes to the current water or sewer systems.

THIS FORM MUST BE SUBMITTED PRIOR TO THE EXPIRATION OF THE PERMIT. TYPE OR PRINT IN BLACK INK. COPY OF ACCEPTED STATEMENT MAILED ON REQUEST.

7 ... 0

COLORADO DIVISION OF WATER RESOURCES

300 Columbine Bldg., 1845 Sherman St. Denver, Colorado 80203 RECEIVED

APR 22'74

FOR OFFICE USE ONLY		OF BENEFICIAL OF EXISTING RE		ND WATER	HATER RESOURCES STATE ENGINEER
Div. Cty.				te Regio	tration
STATE OF COLORADO	}	· SS.			
COUNTY OFAde	ams	.	LOCATIO		
			LOCATIO	N OF WELL	
	Ivan Danhauer		County	Adams	
whose mailing address is	Rt. 1, Box 11			1/4 of the NW	4, Section 34
CityBenne	ett, Colorado	80102	_ Twp. <u>3</u>	S (N OR 5) , Rng. 64	W 6 P.M.
being duly sworn upon oat	h, deposes and says that	he (they) is (are)	the owner(s) o	of the well described	hereon; the well is
located as described abov	e, at distances of <u>675</u>	feet from the	North (HORTH OR SOUTH)	section line and 21	8feet from the
West section line; w	rater from this well was firs	t applied to a ben	eficial use for t	he purpose(s) describ	ed herein on the 10
day of <u>November</u>	, 19 <u>53</u> ; the maximum sus	tained pumping ra	ite of the well is	; <u>50</u> gallons per	r minute, the pumping
rate claimed hereby is	gallons per minute	; the total depth	of the well is _	430feet; the a	verage annual amount
of water to be diverted is	acre-feet; for v	vhich claim is her	eby made for	Domestic and sto	ck
			·		
•	purpose(s); t				n this well is used is
SW 1/4 2nd NW 1/4	+ T3S R 64W			<u></u>	which totals
with the permit approved t	s illustrated on the map on herefor; this statement of b ts made hereon; knows the	eneficial use of g	ground water is f	filed in compliance wi	th law; he (they) has
Signature(s) wan	Schauer		····		51623
Subscribed and sworn	h Amand 7	1 7	,,	FOR OFFICE US	SE ONLY
to before me on this 16t	n day of April	, 19_7		Case No.	
My Commission expires:	December 26, 1977		_	₹/.	NC 16
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J. W. Erher

Leonard a mores

Form No. **GWS-25**

OFFICE OF THE STATE ENGINEER COLORADO DIVISION OF WATER RESOURCES 818 Centennial Bidg., 1313 Sherman St., Denver, Colorado 80203

(303) 866-3581

1229

WELL PERMIT NUMBER

APPLICANT

DIV. 8

WD 1

MD 9

APPROVED WELL LOCATION

ADAMS COUNTY

NW 1/4 NW 1/4 Section 34

Township 3 S Range 64 W Sixth P.M.

DISTANCES FROM SECTION LINES

675 Ft. from North

Section Line

218 Ft. from West

Section Line

(303) 366-7862 PERMIT TO CONSTRUCT A WELL

WATKINS, CO 80137-

GARY VAN DYK 2491 CAVANAUGH RD

CONDITIONS OF APPROVAL

- This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit 1) 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.
- 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.
- Approved pursuant to CR\$ 37-90-105(3)(d) for the replacement of an existing well, permit no. 74064. The old well must be plugged and abandoned in accordance with Rule 16 of the Water Well Construction Rules. The enclosed Well Abandonment Report form must be completed within ninety (90) days of construction of the new well affirming that the old well was plugged and abandoned.
- Water from this well may be used for domestic purposes inside one (1) single family dwelling.
- The maximum pumping rate of this well shall not exceed 50 GPM. 5)
- The annual withdrawal of ground water from this well shall not exceed 3 acre-feet.
- 7) The irrigated area shall not exceed 1 acre of lawn and garden.
- Water from this well may be used for the watering of livestock on range and pasture. 8)
- Production is limited to the Denver agulfer which is located 220 feet below land surface and extends to depth of 745 feet. 9) 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.
- 10) This well must be constructed within 300 feet of the location specified on this permit.
- 11) This permit has been approved with a change to the permit application form from that applied for by the applicant. You are hereby notified that you have the right to appeal the issuance of this permit, by filling a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

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.

APPROVED

Receipt No. 0468237

SMJ

State Engineer

RECEIVED

ברם ילאו

DEPARTMENT OF NATURAL RESOURCES 1313 SHERMAN ST., RM. 818, DENVER CO 80203 Phone - info: (303) 866-3587 Main: (303) 866-35 Main: (303) 866-3581

COLORADO DIVISION OF WATER RESOURCES

MA:21

FAX 866 2223 RECE EZO'DO VISA EMERGENGTY MATER HESULINGES

RESIDENTIA Review instruction	AL *(Note: Yo	o may also use this k controlletion for	orm to apply for live	stock watering) Wat	er Well Must be co	Permit Ap	plication ckink or typed
1. APPLICANT IN				6. USE OF WELL			
Nurve of speciment			See instructions to determine use(s) for which you may qualify -				
CARY VAN DYK			☐ A. Ordinary household use in one single-family dwelling (NO outside use)				
	PYANAU			B. Ordinary hou Number of c		in 1 to 3 single-fa	mily dwellings:
WATKIN	5	\$150 E	Zip code 2013/7		en/lawn imigal mgated	tion, not to excee	di1 acre: area □ sq.ft. □ acre
Tolephone Number (molude	90.	3 366	7862	□ Dome	stic animal w	atering — (non-co	mmercial)
2. TYPE OF APP				Z.C. Livestock wa	tering (on far	m/ranch/range/past	ure)
☐ Construct new v	voll	Use existing	well .	7. WELL DATA			مسيح سين المستحرب
Replace existing	•	Change / Inc		Marijimim branbleð iste	gam	Anytesti armount so be t	acre-feet
Change (source	r) aquifer	☐ Reapplication	M(expired permit)	Total depth	A510	Agulfer	AU BIESL
Other:				430	feel	And Carlos	
3. REFER TO (If :	applicable):	Permit#		1		ONACE EVET	iro 1
AABABL COULT CSRS 4		_	764	8. TYPE OF RES	W 1		EM
				Septic tank /	-	leach field	
Verbal# -V€-		Monitoring hole ack	nowledgment P	☐ Central system District name:			
Well name or #			Control of the second	□ Vault	· · · · · · · · · · · · · · · · · · ·		
				Location sewage	to be hauled to): 	
4. LOCATION O	F WELL	**************************************		☐ Other (attach copy of engineering design)			
County		Quarter/quarter	Querrer	9. PROPOSED WELL DRILLER (optional)			
ADAMS	• •	NW 1/4	NW 1/4	Name LEONING	GOOD L	RPUNG	Downer number
5 I	ownship N or S	Range Eor W	Principal Meridian	HOWIE CRANDA			1229
	35 <u>0 0</u>	64 W 🗆 🗆	6TH PM	10. SIGNATURE			
Distança of well from se				The making of false in the second degree			
675 ft, fr West location address, if off	om ⊠NUS		Irom DEBW	.1	•		1
Mas (oction toners, ii on	மேற்க என்ப சிற்கத்தி	statista (u sbberstore)		demeanor pursuant the statements here			
For replacement wedls only	- crapuca Sug skec	ion from old well to new i	rāji	that they are true to	-		4134 41242
	feet		direction		1	//	•
5. TRACT ON W		WILL BE LO		Hans	1/apr	Alyk	
A. You must check	one of the fol	lowing - see Instr	uctions	Tille		/	Data
☐ Subdivision: N		 			NER		10/18/00
Lat no. Filing/Unit	Black no.			OPTIONAL INFO	RMATION		
County exempt				USGS map name		34 H	Surface alay. 55/15
☐ Mining claim (a Name/no.	Nach copy of deed			Office Use Only		**************************************	DIV <u>8</u>
Other (abach legal description to application)			PLTV SBV			CO	
B. STATE PARCEL				WE VI	ž		
ID# (optional):	•		······	$\omega R \vee /$	เมียงอีโดย # : เมียงสังพิพี	46a237	WD
C. # zeres in tract		the owner of this	• •	ML V	Lasmier ID:	18:26:23 An : 01	BA 5
E Wan as I - 4 - A	2000	NO (il no - sei	e detailed (nst.)	4	⊅ 20.90 1		
E. Will this be the	-		letailed inct.)		Credit Card	Purcha 498E Kon	e MD 9

LOCATION: NW1/4 OF NW1/4 OF SEC. 34, T.3S., R.64W. (675 NSL, 218 WSL) LOCATION IS WITHIN THE LOST CREEK DESIGNATED GROUND WATER BASIN

Ground Elevation: 5575 Number of Acres: 40

	ELEVATION		NET	DEPTH	I TO	ANNUAL APPROP	STATUS
AQUIFER	BOT.	TOP	SAND	BOT.	TOP	A-F	DIATOS
UPPER DAWSON LOWER DAWSON							
DENVER	4831	5356	205.2	744	219	13.95	NNT
UPPER ARAPAHOE	4607	4806	149.0	968	769	10.13	NNT NT
LOWER ARAPAHOE	4328	4532	55.3	1247	1043	3.76	NT
LARAMIE-FOX HILLS	3754	4005	147.4	1821	1570	8.84	\mathbf{NT}

note: E indicates location is at aquifer boundary and values

may be more approximate.

Elevation of the bottom and the depth to the bottom of the

Upper Arapahoe are approximate and should be checked against DENVER BASIN ATLAS NO. 3

Permit Application Change Form

To be used when issuing well permits based upon information other than as received. Please file with final Permit

Receipt No. 468327
Name of Applicant GARY VAN DYK
Summary of change(s):
Based on a plane call to the
al llie lleve alt trasilago
Iscated on a 40 acre tract -
NW14, NW14, sec. 34, Two. 3south.
Rug 64 west.
The applicant Railed to
Complete items 6 + 7.
Stem 6 - 1 single Danily Bushing
1 acro acro 1
aarden insigation
Stom 7 - 5080M
3 dans Doct with Draw
The Donner apriller
1 - Contract Confiden
10119100
Date 0 18 00 Signed Annual Knoon
Print Name SAUD X JOHNSON

GWS-31 10/94 WELL CONSTRUCTION AND TEST RI STATE OF COLORADO, OFFICE OF THE STATE E						
1. WELL PERMIT NUMBER 74064. A	O468237 APR 17 2001					
2 OWNER NAME(S) Gary Van Dyk Mailing Address 3491 Cava naugh ld City, St. Zip Watkins. Co 80139 Phone (303) 366-7862	WATER RESOURCES STATE ENGINEER COLO					
3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec DISTANCES FROM SEC. LINES:	ft. fromSec. line. ORSec. line. ORSec. line. ORSECSECSECSECSECSECSECSECSECSECSECSECSECSECSEC					
DATE COMPLETED 3-14-01 TOTAL DE	l l					
GEOLOGIC LOG: Depth Description of Material (Type, Size, Color, Water Location)	6. HOLE DIAM. (in.) From (ft) To (ft)					
0-2 Topsoil 2-50 Sand+Gravel 50-190 Shale 190-200 Sand 200-240 Shale 240-250 Coal 250-600 Sand+Shale, 600-605 Shale	7. PLAIN CASING OD (in) Kind Wall Size From(ft) To(ft) 6% See1 .188 O 300 PERF. CASING: Screen Slot Size: .030 68 See 300 600					
	8. FILTER PACK: Material Size Interval 9. PACKER PLACEMENT: Type Ru Woer Depth 300					
REMARKS:	10. GROUTING RECORD: Material Amount Density Interval Placement Cement Usack 42gal 360-350 fremis pipe					
	Cement Social 30gal 5-40 Rocked					
11. DISINFECTION: Type Chlorine Amt. Used 2 ga 1 12. WELL TEST DATA: Check box if Test Data is submitted on Form No. GWS 39 Supplemental Well Test. TESTING METHOD Actiff Production Rate 50 gpm.						
Colone Teach Cric	3-14-01 , Production Rate SO gpm. 3-14-01 , Test length (hrs.) &					
13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.] CONTRACTOR Crawall'S Look N. Good Drilling Phone (303) L.D. 4820 Lic. No. [209]. Mailing Address						
Name/Title (Please type or print) Signature	and H Candrall 3-31=01					

	M NO. PUMP INSTALLATION AND TEST REPORT	For Office Use of	nly
	STATE OF COLORADO, OFFICE OF THE STATE ENGINEER	0468237 RI	ECEIVED
	WELL PERMIT NUMBER 74064- A		1 7 2001
2	OWNER NAME(S) Gary Van Dyk Mailing Address 2491 Cavanguah kd City, St. Zip Watkins, 60 80137 Phone (303) 366-7862	WAT STA	ER RESOURCES TE ENGINEER COLO
3.	WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 34 Twp. DISTANCES FROM SEC. LINES: 15 ft. from North Sec. line. and 2/8 ft. from West (rooth or south) SUBDIVISION: STREET ADDRESS AT WELL LOCATION:	E Sec. line.	
4.	PUMP DATA: Type Submersible Installation Pump Manufacturer Pump Design GPM 10 at RPM 3450 , HP 1/12 , Volt Pump Intake Depth 360 Feet, Drop/Column Pipe Size 1 ADDITIONAL INFORMATION FOR PUMPS GREATER THAT 50 GPM: TURBINE DRIVER TYPE: Electric Engine Other Design Head feet, Number of Stages , Shaft	o Model No. <u>150 C</u> s <u>230</u> , Full Load Inches, Kind <u>f.v.</u>	ATCAST [8 6C] Amps 12
5.	OTHER EQUIPMENT: Airline Installed Yes No, Orifice Depth ft		
6.	TEST DATA: Check box if Test data is submitted on Supplement Date Date Total Well Depth Static Level Date Measured Check box if Test data is submitted on Supplement Date Time 5'30 Rate (GPM) 15 Date Measured 3-14-01 Pumping Lvi. 240		
7.	DISINFECTION: Type <u>Morine</u> Amt. Used	2gal	
8.	Water Quality analysis available. ☐ Yes 🏻 No		
9.	Remarks		
C	I have read the statements made herein and know the contents thereo [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statemed degree and is punishable as a class 1 misdemeanor.] ONTRACTOR Crandall'S Look N. Good Dr. II ag Phone lailing Address		perjury in the second
—	ame/Title (Please type or print) Signature		Date
i	burard H Crandall- owner Howard H Cran	gall	3-31-01

5/2/2024 at 8:10 AM, 1 OF 4, REC: \$28.00 DocStamp: \$0.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

QUITCLAIM DEED WATER RIGHTS

THIS DEED is dated May 1, 2024, and is made between Gerrit A. and Dorothy M. Van Dyk Joint Revocable Trust, "Grantor," and D&K Limited Liability Company "Grantee," whose legal address is 550 E 84th Avenue Ste E-5, Thornton CO 80229.

WITNESS, that the Grantor, for and in consideration of the sum of <u>Ten Dollars (\$10.00)</u> and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property being the Designated Ground Water together with the well and associated water rights located in the County of Adams and State of Colorado, described as follows:

All water, all water rights, all water development rights and all water related interests owned by the Grantor, pertaining to the above described Property, if any, including but not limited to all water, water shares, all surface and subsurface water rights, all tributary, non-tributary and not non-tributary ground water rights, reservoirs and reservoir rights used in connection with the Property, ditches, ditch rights, wells, well rights whether adjudicated or non-adjudicated, all state engineer filings, determination of water rights, well registration statements, well permit applications, decrees and all well permits, with the exception of any mineral rights reserved in the deed at Reception No. 2024-0000 22 972 dated May 1, 2024. Neither the title company nor the Grantor are insuring, warranting or making any representations concerning the extent or present or future condition or the above described water rights associated with the Property.

This Quitclaim Deed is executed and delivered simultaneously with Grantor's transfer to Grantee, by separate deed, of the real property described as follows in Adams County, Colorado:

SEE EXHIBIT "A" PROPERTY LEGAL DESCRIPTION attached hereto and incorporated herein also known by street address as: 2491 Cavanaugh Road, Bennett CO 80102 and assessor's schedule or parcel number: 0181734200001 and 0181734200002.

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

GRANTOR:

Gerrit A. and Dorothy M. Van Dyk Joint Revocable Trust

Julie McKay, Trustee

STATE OF GOLORADO, Kansas)

County of Douglas) ss.

DINGB April 29th

The foregoing instrument was acknowledged before me on this day of May 1, 2024 by Ricky L. Van Dyk and Julie McKay Trustees of the Gerrit A. and Dorothy M. Van Dyk Joint Revocable Trust.

Witness my hand and official seal. My commission expires: 0 1-10-2026

Donna M Garlock-Burdette Notary Public - State of Kansas My Appointment Expires January 10, 2026

Notary Public

GRANTOR:

Gerrit A. and Dorothy M. Van Dyk Joint Revocable Trust

By, Ricky L. Van Dyk, Trustee

STATE OF COLORADO MIN County of Hennepin

The foregoing instrument was acknowledged before me on this day of May 7, 2024

y Ricky L. Van Dividand Julie McKay Trustees of the Gerrit A and Decrit A and Dec by Ricky L. Van Dikand Julie McKay Trustees of the Gerrit A. and Dorothy M. Van Dyk Joint Revocable Trust.

Witness my hand and official seal.

My commission expires: 1/3//2027

MARIE M KYKER Notary Public State of Minnesota My Commission Expires January 31, 2027

EXHIBIT A

The land referred to herein is situate in Adams County, State of Colorado and is described as follows:

Parcel 1:

A parcel of land located in the Northwest Quarter of Section 34 and in the Southwest Quarter of Section 27 all in Township 3 South, Range 64 West of the Sixth Principal Meridian, County of Adams, State of Colorado. Beginning at A 31/4 aluminum cap 0.5' above the dirt surface stamped T3S R64W N1/4 S34 -1992 -LS 10734" at the North Quarter corner of said Section 34; thence S00°02'02" W along the Easterly line of the Northwest Quarter of said Section 34 a distance of 635.24 feet; thence N88°42'99"W a distance of 2213.48 feet; thence S00°04'03" W a distance of 147.87 feet; thence N88°42'29"W a distance of 405.00 feet to the Easterly right-of-way line of Cavanaugh Road, said right of way as described at Book 2101, Pages 393-395, Reception No. 48005 Filed in the Adams County Clerk and Recorder's Office; thence N00°04'03" E along the Easterly right-of-way line of Cavanaugh Road a distance of 687.42 feet to a Point on the Southerly right-of-way line of U.S. Highway 40; thence N78°32'19"E along the Southerly right of-way line of said U.S. Highway 40 a distance of 2669.49 feet to a Point on the Easterly line of the Southwest Quarter of said Section 27; thence S00°09'02" E along the Easterly line of the Southwest Quarter of said Section 27 a distance of 493.80 feet to The Point of Beginning; County of Adams, State of Colorado.

Parcel 2:

That portion of the Northwest 1/4 of Section 34, Township 3 South, Range 64 West of the 6th P.M., described as follows:

Commencing at a 3-1/4" aluminum cap 0.5' above the dirt surface stamped WT3S R64W N1/4 S34 - 1992 - LS 10734" at the North quarter corner of said Section 34; Thence S00°02'02"W along the Easterly line of the Northwest quarter of said Section 34 a distance of 635.24 feet to the Point of Beginning; Thence continuing S00°02'02"W along the Easterly line of the Northwest quarter of said section 34 a distance of 680.98 feet to the Southeast corner of the South half of the North half of the Northwest quarter of said Section 34; Thence N°48'03"W along the Southerly line of the South half of the North half of the Northwest quarter of said Section 34 a distance of 2618.79 feet to the Easterly right-of-way line of Cavanaugh Road, said right of way is described at Book 2101, Pages 393-395, Reception No. 48005 filed in the Adams County Clerk and Recorder's Office; Thence N00"04'03"E along the Easterly right-of-way line of Cavanaugh Road a distance of 537.34 feet; Thence S88°42'29"E a distance of 405.00 feet; Thence N00°04'03"E a distance of 147.87 feet; Thence S88"42'29"E a distance of 2213.48 feet to the Point of Beginning, County of Adams, State of Colorado.

For information purposes only: 2491 Cavanaugh Road, Bennett, CO 80102 APN/Parcel ID: 0181734200001, 0181734200002

Legal Description

The Land referred to is described as follows:

Parcel 1:

A parcel of land located in the Northwest Quarter of Section 34 and in the Southwest Quarter of Section 27 all in Township 3 South, Range 64 West of the Sixth Principal Meridian, County of Adams, State of Colorado. Beginning at A 31/4 aluminum cap 0.5' above the dirt surface stamped T3S R64W N1/4 S34 -1992 -LS 10734" at the North Quarter corner of said Section 34; thence S00°02'02" W along the Easterly line of the Northwest Quarter of said Section 34 a distance of 635.24 feet; thence N88'42'99"W a distance of 2213.48 feet; thence S00°04'03" W a distance of 147.87 feet; thence N88'42'29"W a distance of 405.00 feet to the Easterly right-of-way line of Cavanaugh Road, said right of way as described at Book 2101, Pages 393-395, Reception No. 48005 Filed in the Adams County Clerk and Recorder's Office; thence N00°04'03" E along the Easterly right-of-way line of Cavanaugh Road a distance of 687.42 feet to a Point on the Southerly right-of-way line of U.S. Highway 40; thence N78°32'19"E along the Southerly right of-way line of said U.S. Highway 40 a distance of 2669.49 feet to a Point on the Easterly line of the Southwest Quarter of said Section 27; thence S00°09'02" E along the Easterly line of the Southwest Quarter of said Section 27 a distance of 493.80 feet to The Point of Beginning;

County of Adams, State of Colorado.

Parcel 2:

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County of Adams, State of Colorado.

For information purposes only: 2491 Cavanaugh Road, Bennett, CO 80102 APN/Parcet ID: 0181734200001, 0181734200002

ALTA / NSPS LAND TITLE SURVEY

2491 CAVANAUGH ROAD

PART OF THE NW 1/4, SECTION 34, AND THE SW 1/4, SECTION 27.
TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

ONTH TATO THE AN INTER SHOWNESS ARE APPLIED ON THE SHOWNESS ARE APPLIED ON CONTROL OF THE APPLIED OF CHARLES APPLIED OF THE SHOWNESS CONTROL OF THE PROPERTY OF THE APPLIED OF THE ANTICOMETER OF THE APPLIED OF THE APP

PROPERTY DESCRIPTION

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beginning. of Adems State of Colorado

That portion of the Northwest 114 of Suction 34, Township 3 Scuth, Range 64 West of the 6th P.M., cotoribed as follows

inmenoring at a 3-14° abuntuum cap 0.5 abova bruid tu tulkuu taamuni VIT-15 (RMY NHI 524 - 157) - 1.5 (19134' abuntuum cap 0.5 abova bruid tulkuu taamuni di vadi capital ee abuntuum tulkuu di vadi capital ee abuntuum tulkuum tulkuu tulkuu tulkuu taamuni pila adu capital ee abuntuum tulkuu tuu tuu tuu tuu tulkuu tuu tuu tuu tuu tulkuu tulkuu tuu tuu tuu tulkuu tulkuu tuu tuu tuu

For Information purposes only: 2481 Cavanaugh Road, Bennett CO 80102 APK/Pancel ID - 0181734200061, U181734200002

THE FOLLOWING IS A PART OF THE COMMITMENT FOR TITLE INSURMICE ISSUED BY FIRST INTEGRITY TITLE COMPANY ORDER NO. 109-2404283-8-2023.
SCHEDULE B. PART H. EXCEPTIONS.

- ANY EXISTINGLEASES OR TENANCIES
- REDHT OF WAY FOR MIL COUNTY ROUDS AS CURRENTLY ESTABLISHED AND USED.
- RESIDENTIBLE THE REPORTED LANGUAGE HOUSE FOR THE ALL OF COMPAND THE MEDICAL PARTIES AND REPORTED LANGUAGE FOR THE AND REPORTED

NOTE ONTELANTEED SECONDED MAD IN HITTER CANTANTAL FOR MODIFIERS AND CHRONON BULD HEAVENE CONTROL MAD SELO RECORDED FOR A FREEDRING TO THE AND FREEDRING TO THE A FREEDRING TO THE AND SELO RECORDED FOR THE ATTEMPT OF T

NOTE HEQUEST FOR HOTERATION OF BUREACE DEVELOPMENT RECHOED MAY IN A A RELEASED PLANTS. $-2.5\,\mathrm{Mpc}$

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- (40) T PATERIA.) Terma Commender Hermischka, Crusandows Mid Mannerezhto as sey forth wither Resomutou recordoù may 23 (59) ay reception hours of the tropicadee)
- OIL AND OAS LEASE RECONDED FEBRUARY 12, 2018 AT RECEPTION NOT THE PARTIES AND ARE AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN (NOT PLOTTABLE)

TERUS, CONCINENTS, PROVINCIAS, GRAIGATIONS AND ACREMENTS AS SET FORTH HIT AS SECURION RECOGNICED COTTONER IS AND AT RECOMMENDATE. TO A CONTROL OF A

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The sublect property does not lie wither a designated tocyplar Lood Havard, area, ferm designation zone X area of Werda. Float Majad no. Ordicarsh, effective date 35/2007.

ZOWING: ZOWING REPORT NOT PROVIDED BY GUCKT GROSS LAND AREA. DL 10 ACREE NICHE OR LESS. PHYSICAL ADDRESS: 7491 CAVANAUGH ROAD, BENNETT, CO 80192 TABLE A PARCEL DATA:

S, ANY PERSON NAO NAOWARIAY REMOKES, AJENTO NA DEFACES MAY MASUC LAND SURVEY ADALIZIENT OR LAND ROMEDANY MONAREIT OR ACCESSOMY COMBITS A DASS TIXO MODENSANON PARSUANI TO BECTION 18-4-635 OF THE COLORADO REVISED BYATUTES

THE SUB-TY COURS NOT CONSTITUTE A TITLE SCHOOLIN DAMANDEACH SURVEYNG, LLC. TO THE SUB-TY COURS NOT CONSTITUTE A TITLE SCHOOLIN CHAIL ALL CRELED OF RECORDED CHAIL AND ADDRESS OF A CASELESTIES OF A CASELESTICS OF A CASELESTI

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<u>SUPPLEYORS CERTIFICATION;</u> TO HAST HTCOTY TILE COMPANY AND DAK L.C. A COLORADO UMITED UNBUTY COMPANY THE S TO CENTRY THAT THIS JUD OFF THAT AND THE SURVEY OF WHICH IT IS USED WITH MICH IT IS USED WHEN THAT THE WEST WHEN WE SHAPE OF THAT PERCENTAGE OF THAT AND THE ALTHOUGH WHEN THE PERCENT OFF THAT AND THE ALTHOUGH WHEN THE STATE OFF THE STATE OF THE STATE OFF THE STATE OF THE



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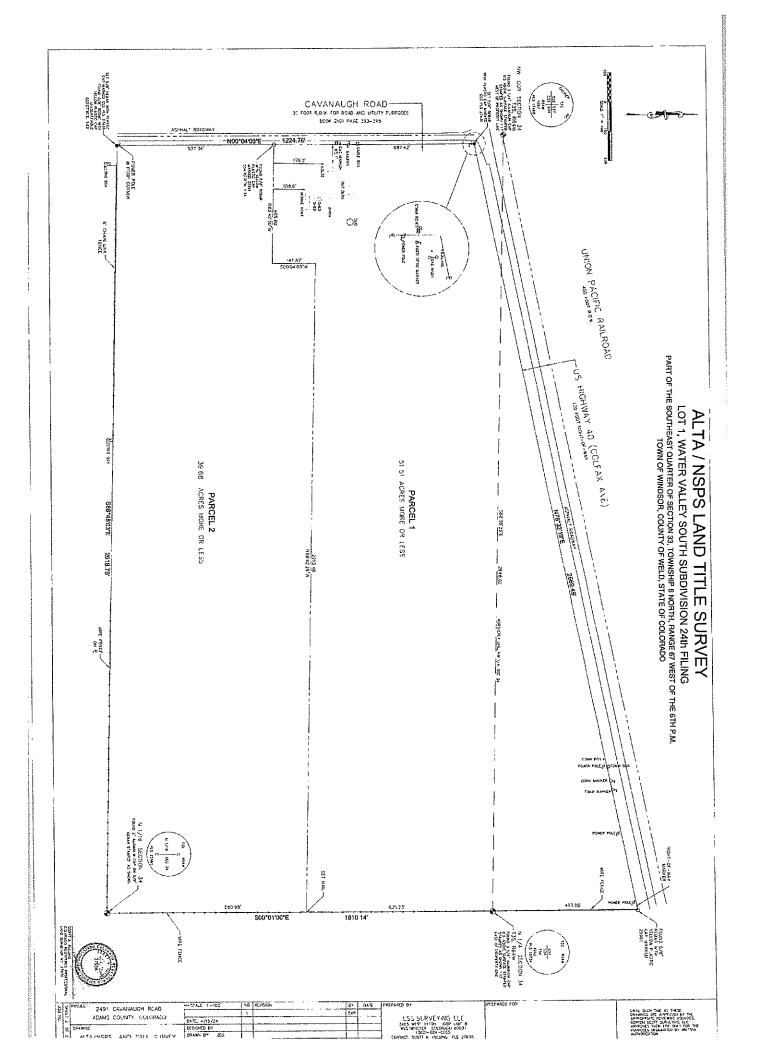
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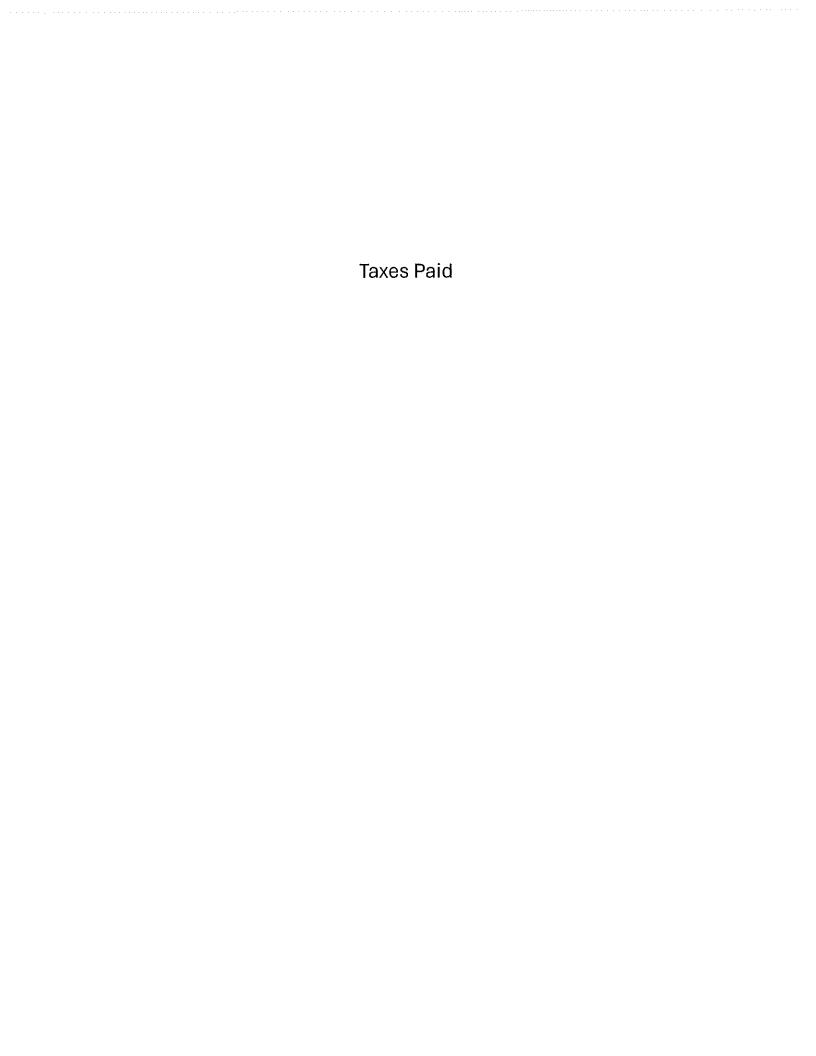
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rado Air & Space Port 3 s =

1491 CAVAMAUGH ROAD ADAMS COUNTY, COLORADO ALTERNSEY LANS TOLL SAMPLEY

GTA CHTME FINE 11 E SHES WITH THE LOOP UNIT B WESTHWITH COLUMNO EXST (203) 554-5955 CONTAIL STORT A POLICE PER 27955







ADAMS COUNTY COLORADO TREASURER'S OFFICE RECEIPT OF PAYMENT

Account R0119600 Parcel Number 0181734200001

Receipt Date Jan 30, 2024 **Receipt Number** 2024-01-30-WEB-0223

VAN DYK GERRIT A/DOROTHY M AS TRUSTEES 8184 JEWEL LANE NORTH MAPLE GROVE, MN 55311

Situs Address

Payor

2491 CAVANAUGH RD

Gary Van Dyk

Legal Description

SECT,TWN,RNG:34-3-64 DESC: PT OF THE NW4 OF SEC 34 AND IN THE SW4 OF SEC 27 DESC AS FOLS BEG AT THE N4 COR OF SD SEC 34 TH S 635/24 FT TH N 88D 42M W 2213/48 FT TH S 147/87 FT TH N 88D 42M W 405 FT TO THE ELY ROW LN OF CAVANAUGH RD TH N 687/42 FT TO A PT ON SLY ROW LN OF US HIWAY 40 TH N 78D 32M E 2669/49 FT TO A PT ON ELY LN OF THE SW4 OF SD SEC 27 TH S 493/80 FT TO THE POB 27 AND 34/3/64 51/491A

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	6,290	1,660	2023	396	70.995
FARM/RANCH RESID - 4277	42,704	1,000	2023	396	70.995
FARM/RANCH BLDG - 4279	6,591	1,740	2023	396	70.995
AG BUSINESS IMPRV - 4280	5,811	1,620	2023	396	70.995
The second of th					

Payments Received

E-check Multi-Account Payment

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax Charge	\$427.40	\$0.00	\$427.40	\$0.00
				\$427.40	\$0.00
		Balance 1	Due as of Jan 30, 2024		\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com



ADAMS COUNTY COLORADO TREASURER'S OFFICE RECEIPT OF PAYMENT

Account R0119601 Parcel Number 0181734200002

Receipt Date Jan 30, 2024 **Receipt Number** 2024-01-30-WEB-0223

VAN DYK GERRIT A/DOROTHY M AS TRUSTEES 8184 JEWEL LANE NORTH MAPLE GROVE, MN 55311

Situs Address

Payor

0

Gary Van Dyk

Legal Description

SECT,TWN,RNG:34-3-64 DESC: PT OF THE NW4 OF SEC 34 DESC AS FOLS BEG AT THE N4 COR OF SD SEC 34 TH S 635/24 FT TO THE POB TH CONT S 680/98 FT TH N 88D 03M W 2618/79 FT TO THE ELY ROW LN OF CAVANAUGH RD TH N 537/34 FT TH S 88D 42M E 405 FT TH N 147/87 FT TH S 88D 42M E 2213/48 FT TO THE POB 39/681A

Property CodeActualAssessedYearAreaMill LevyAG DRY FARMING LAND - 41274,8471,280202342876.409

Payments Received

E-check Multi-Account Payment

Payments Applied

Billed Year Charges **Prior Payments New Payments** Balance 2023 Tax Charge \$97.80 \$0.00 \$97.80 \$0.00 \$97.80 \$0.00 Balance Due as of Jan 30, 2024 \$0.00

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Trip Generation Letter

N/A

This rezoning application does not add any vehicle trips to the area.

Preliminary Drainage Analysis

Existing Onsite Drainage Characteristics are shown in the attached topographical survey. Currently all drainage is confined to the two properties and does not leave the two parcels. Both properties fall outside of the flood plain.

