



DEPARTMENT OF PLANNING SERVICES
1555 N 17th AVE
GREELEY, CO 80631
WEBSITE: www.co.weld.co.us
E-MAIL: reddick@weldgov.com
PHONE: (970) 353-6100, Ext. 3527
FAX: (970) 304-6498

May 02, 2016

HOWARD M TROSTEL
ELIZABETH A JOHNSON
8750 COUNTY ROAD 36.5
PLATTEVILLE CO 80651

Subject: SUBX16-0008 - SUBDIVISION EXEMPTION FOR FINANCING

On parcel(s) of land described as:

PT SE4 SECTION 4 T3N R67W LOT B REC EXEMPT RECX13-0064 of the 6th P.M., Weld County, Colorado.

Dear Applicant:

Your application and related materials for the request described above are complete and in order at this time. I will schedule a meeting with you at the end of the review period to discuss the referral comments received by our office.

It is the policy of Weld County to refer an application of this nature to any town or municipality lying within three miles of the property in question or if the property under consideration is located within the comprehensive planning area of a town or municipality. Therefore, our office has forwarded a copy of the submitted materials to the following Planning Commission(s) for their review and comments:

Johnstown at Phone Number 970-587-4664

Milliken at Phone Number 970-587-4331

Platteville at Phone Number 970-785-2245

Please call the listed Planning Commissions, for information regarding the date, time and place of the meeting and the review process. It is recommended that you and/or a representative be in attendance at each of the meetings described above in order to answer any questions that might arise with respect to your application.

If you have any questions concerning this matter, please call.

Respectfully,

Digitally signed by Michelle Wall
Reason: I am the author of this document
Date: 2016.05.02 14:28:11 -06'00'

Ryder Reddick
Planner



Weld County Referral

May 02, 2016

The Weld County Department of Planning Services has received the following item for review:

Applicant: HOWARD M TROSTEL &
ELIZABETH A JOHNSON

Case Number: SUBX16-0008

Please Reply By: May 30, 2016

Planner: Ryder Reddick

Project: SUBDIVISION EXEMPTION FOR FINANCING

Location: South of and adjacent to CR 36.5 and East approximately 0.5 miles from CR 17

Parcel Number: 120904400002-R6784763 Legal: PT SE4 SECTION 4 T3N R67W LOT B REC EXEMPT RECX13-0064 of the 6th P.M., Weld County, Colorado.

The application is submitted to you for review and recommendation. Any comments or recommendation you consider relevant to this request would be appreciated. Please reply by the above listed date so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a positive response to the Department of Planning Services. If you have any further questions regarding the application, please call the Planner associated with the request. **Please note that new information may be added to applications under review during the review process. If you desire to examine or obtain this additional information, please call the Department of Planning Services.**

- We have reviewed the request and find that it does / does not comply with our Comprehensive Plan because: _____
- We have reviewed the request and find no conflicts with our interests.
- See attached letter.

Signature _____
Agency _____

Date _____

SUBDIVISION EXEMPTION (SE) APPLICATION

FOR PLANNING DEPARTMENT USE
RECEIPT/AMOUNT # _____ /\$ _____
APPLICATION RECEIVED BY _____

DATE RECEIVED: April 25, 2016
CASE # ASSIGNED: 2013 X 16 - 0200798
PLANNER ASSIGNED: Ryker

TYPE OF EXEMPTION REQUESTED (check one)

- | | |
|---|--|
| <input type="radio"/> Property line adjustment | <input type="radio"/> Public Utility Facility |
| <input type="radio"/> Used with Recorded Exemption | <input type="radio"/> Oil and Gas Production Facilities |
| <input checked="" type="radio"/> Financing Purposes | <input type="radio"/> Telecommunication Antenna Tower Facilities |

Parcel Number 1209.04.4.00.002

(12 digit number - found on Tax I.D. information, obtainable at the Weld County Assessor's Office, or www.co.weld.co.us)

Legal Description Lot B Southeast Quarter, Section 4, Township 3 North, Range 67 West

Has the property been divided from or had divided from it any other property since August 30, 1972? Yes No

Is this parcel of land, under consideration, the total contiguous land owned by the applicant? Yes No

FEE OWNER(S) OF THE PROPERTY:

Name: Howard M. Trostel / Elizabeth A. Johnson

Work Phone # _____ Home Phone # 303 885-9166 Email Address BAJOHNSON12@HOTMAIL.COM

Address: 8750 County Road 3 1/2

City/State/Zip Code Platteville, CO 80651

APPLICANT OR AUTHORIZED AGENT (See Below: Authorization must accompany applications signed by Authorized Agent)

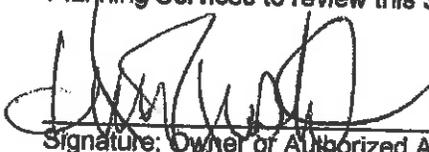
Name: Same - Howard 'Martin' Trostel

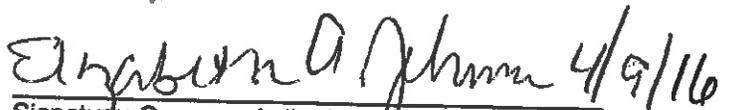
Work Phone # _____ Home Phone # _____ Email Address MTROSTEL.RE@GMAIL.COM

Address: _____

City/State/Zip Code _____

I (We) hereby depose and state under penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my (our) knowledge. Signatures of all fee owners of property must sign this application. If an Authorized Agent signs, a letter of authorization from all fee owners must be included with the application. If a corporation is the fee owner, notarized evidence must be included showing the signatory has to legal authority to sign for the corporation. I (we), the undersigned hereby request the Department of Planning Services to review this Subdivision Exemption on the above described unincorporated area of Weld County.

 4/9/16
Signature: Owner or Authorized Agent Date

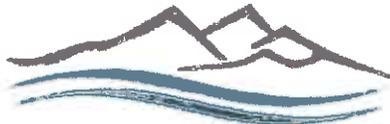
 4/9/16
Signature: Owner or Authorized Agent Date

April 10, 2016

Our purpose is to establish a homestead on the lot and to separate it for financing purposes.

Benjamin 4/10/16
Howard M. Rude

Current eBill for Account #8128.01



Little Thompson Water District

Little Thompson Water District

835 E State Highway 56
 Berthoud, CO 80613
 970-532-2096

ltwd@ltwd.org

Office hours are Monday - Friday 7:00am - 5:00pm

Billing Address
 TROSTEL, MARTIN
 8750 COUNTY RD 36 1/2
 PLATTEVILLE, CO 80651

Service Address
 8750 WCR 36.5
 PLATTEVILLE CO 80651

Account Information	
Billing Period End:	03/20/2016
Due Date:	04/15/2016
Account #:	8128.01

Description	Read Date	Prev Reading	Present Reading	Total Usage
WU	03/14/2016	198,781	207,162	8,381

Total Charges	
Water Base:	\$26.86
Water Usage:	\$20.13
Statement Charges:	\$46.99
Payment 04/07/2016	\$-46.99

Previous Payment Date: 03/12/2016
Previous Payment Amount: \$40.89

Total Amount Due:	\$0.00
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Septic Permit - Final

Application Number: SP-1300289
Owner Name: TROSTEL HOWARD & JOHNSON BETH
Site Address: 8750 CR 36.5

Finalized

App Type: Health\Residential\New\Septic
HOWARD TROSTEL

PO BOX 1350
BERTHOUD, CO 80513

Parcel #: 120904400002-R8784763
Legal Desc: PT SE4 4-3-67 LOT B REC EXEMPT RECX13-0064

Application Status:
Ready to Final

Applied Date:
12/26/2013

Issued Date:
12/30/2013

Finalized Date:
2/5/15

App Specific Info:

Location Description	TBD
Associated Disaster Permit	No
Application Date	12/26/2013
Septic Permit Expiration Date	12/26/2014
Waive Fees	No
Number of Persons	2
Number of Bedrooms	3
Basement Plumbing	No
Full Bathrooms	1
3/4 Bathrooms	0
1/2 Bathrooms	0
Public Water Supply	Yes
Public Water Supply Utility	Little Thompson Water
Parcel Acres	110

Actual Installation:

Septic Tank: 1000 gallons

Absorption Trench: 1435 sq ft

Chambers

Absorption Bed: _____ sq ft

78

Design Type: GA

Chamber Model Q-4

NOTICE

The issuance of this permit does not imply compliance with other state, county, or local regulatory or building requirements, nor shall it act to certify that the subject system will operate in compliance with applicable state, county and local regulations adopted pursuant to Article 10, Title 25, CRS as amended, except for the purpose of establishing final approval of installed system for issuance of a local occupancy permit pursuant to CRS 1973 25-10-111 (2).

This permit is non-transferable and non-refundable. The Weld County Department of Public Health and Environment reserves the right to impose additional terms and conditions required to meet our regulations on a continuing basis. Final permit approval was contingent upon the final inspection of the completed system by the Weld County Department of Public Health and Environment.

x
Environmental Health Specialist

2/5/15
Date



Weld County Public Works Dept.
 1111 H Street
 P.O. Box 758
 Greeley, CO 80632
 Phone: (970)304-6496
 Fax: (970)304-6497

**ACCESS PERMIT
APPLICATION FORM**

Applicant

Name Martin Trostel / Beth Johnson
 Company _____
 Address 8750 CR 36 1/2
 City Platteville State CO Zip 80651
 Business Phone 303 885-9666
 Fax _____
 E-mail bjjohnson12@hotmail.com

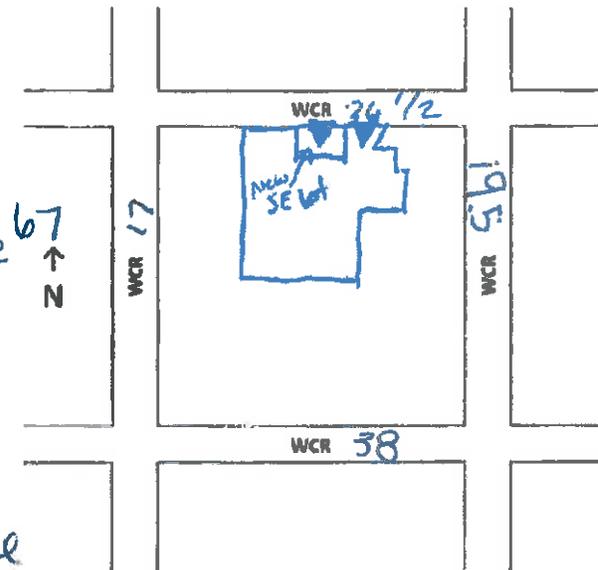
Property Owner (If different than Applicant)

Name _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____
 Fax _____
 E-mail _____

▲ = Existing Access Δ = Proposed Access

Parcel Location & Sketch

The access is on WCR 36.5
 Nearest Intersection: WCR 17 & WCR 19 1/2
 Distance from Intersection 3/4
 Parcel Number 120904400002
 Section/Township/Range 4-3 Northrange
 Is there an existing access to the property? YES NO
 Number of Existing Accesses 2



Road Surface Type & Construction Information

Asphalt _____ Gravel Treated _____ Other _____
 Culvert Size & Type 22x15"
 Materials used to construct Access 3/4 road base
 Construction Start Date 12/15 Finish Date 11/14

Proposed Use

- Temporary (Tracking Pad Required)/\$75
- Small Commercial or Oil & Gas/\$75
- Field (Agriculture Only)/Exempt
- Single Residential/\$75
- Large Commercial/\$150
- Industrial/\$150
- Subdivision/\$150

Is this access associated with a Planning Process? No USR RE PUD Other SE

Required Attached Documents

- Traffic Control Plan
- Certificate of Insurance
- Access Pictures (From the Left, Right, & into the access)

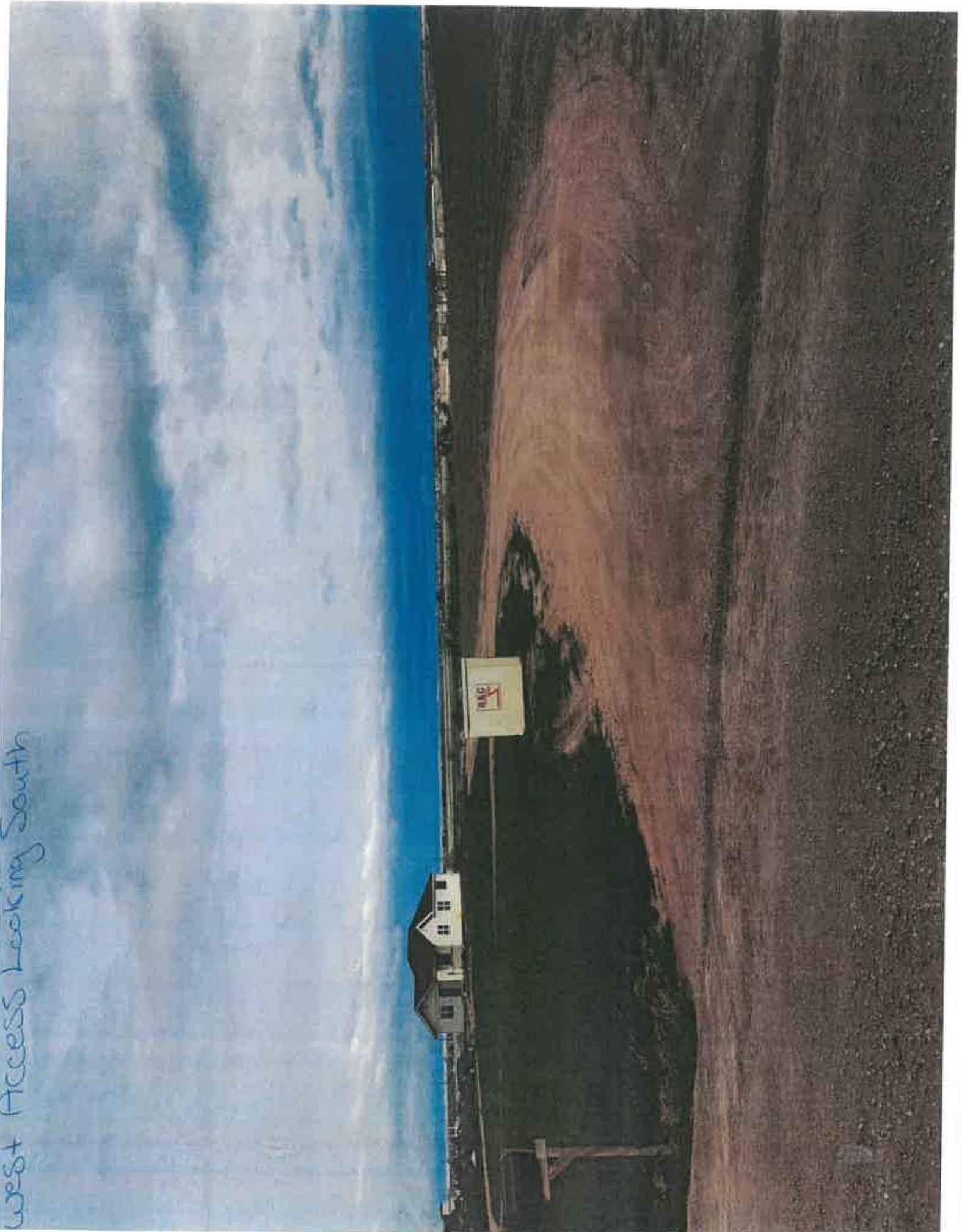
By accepting this permit, the undersigned Applicant, under penalty of perjury, verifies that they have received all pages of the permit application; they have read and understand all of the permit requirements and provisions set forth on all pages; that they have the authority to sign for and bind the Applicant, if the Applicant is a corporation or other entity; and that by virtue of their signature the Applicant is bound by and agrees to comply with all said permit requirements and provisions, all Weld County ordinances, and state laws regarding facilities construction.

Signature Beth Johnson Printed Name Beth Johnson Date 4/26/14

Approval or Denial will be issued in minimum of 5 days.
 Revised Date 6/29/10

Approved by _____

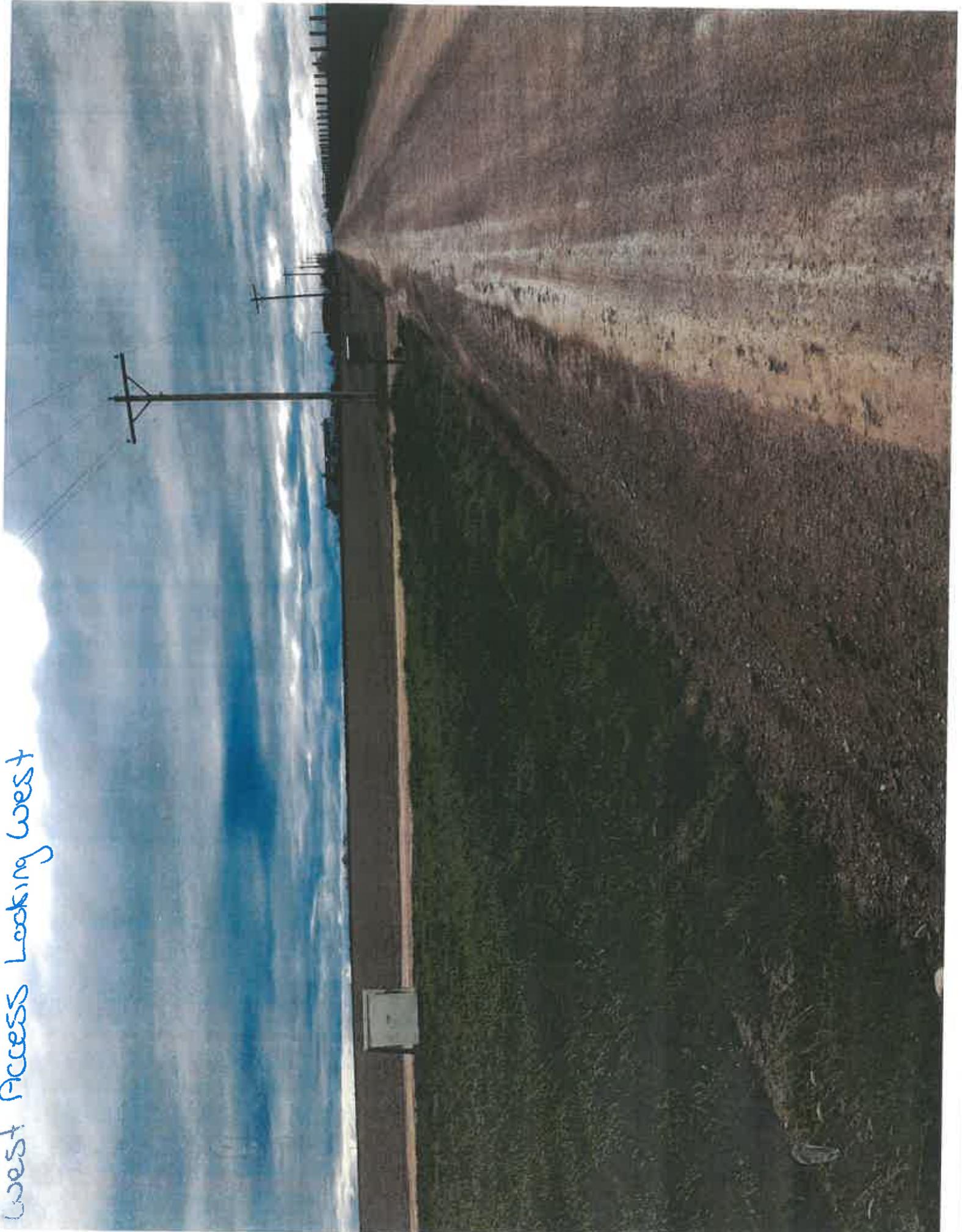
West Access Looking South



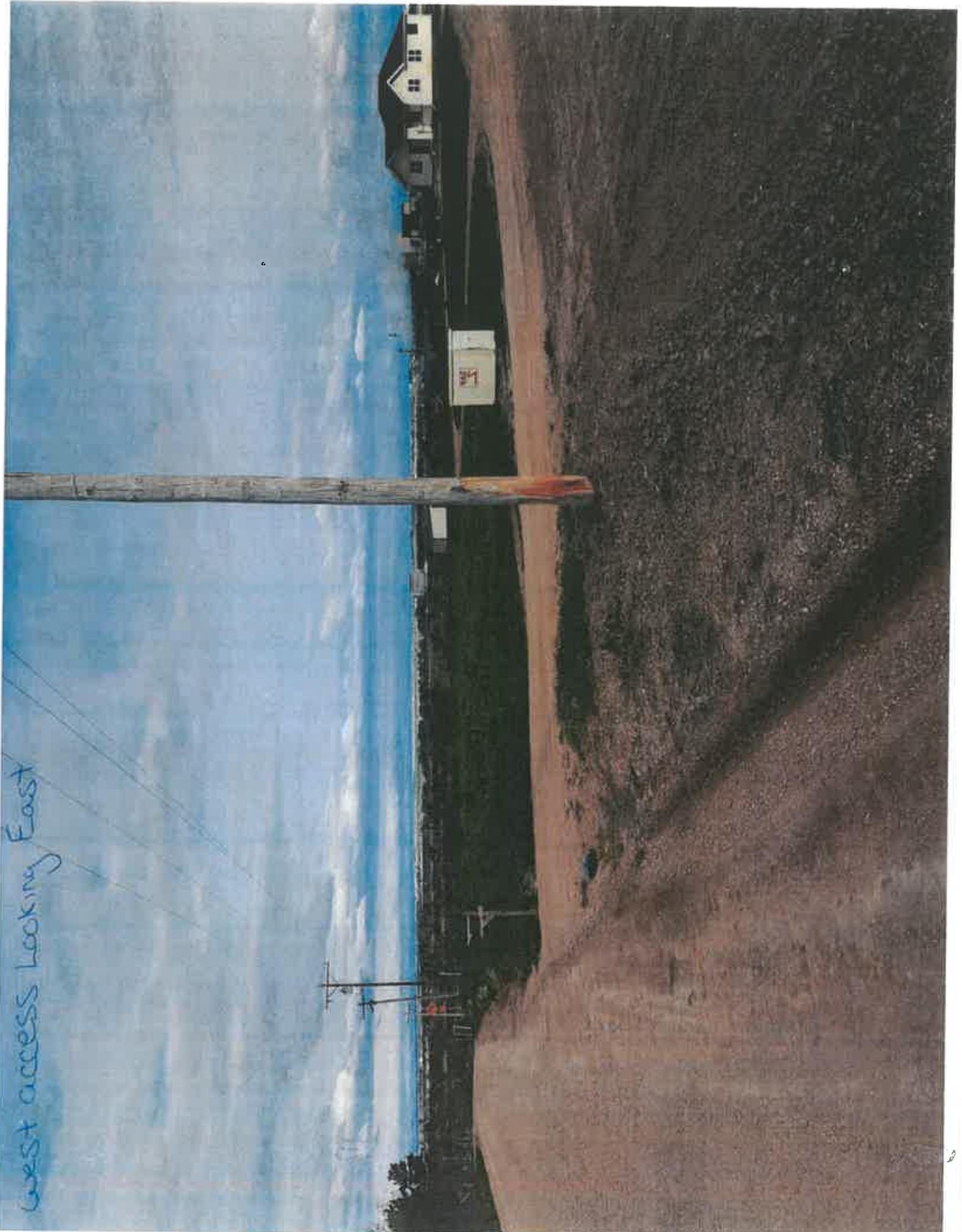
West Access Looking North



West Access Looking West



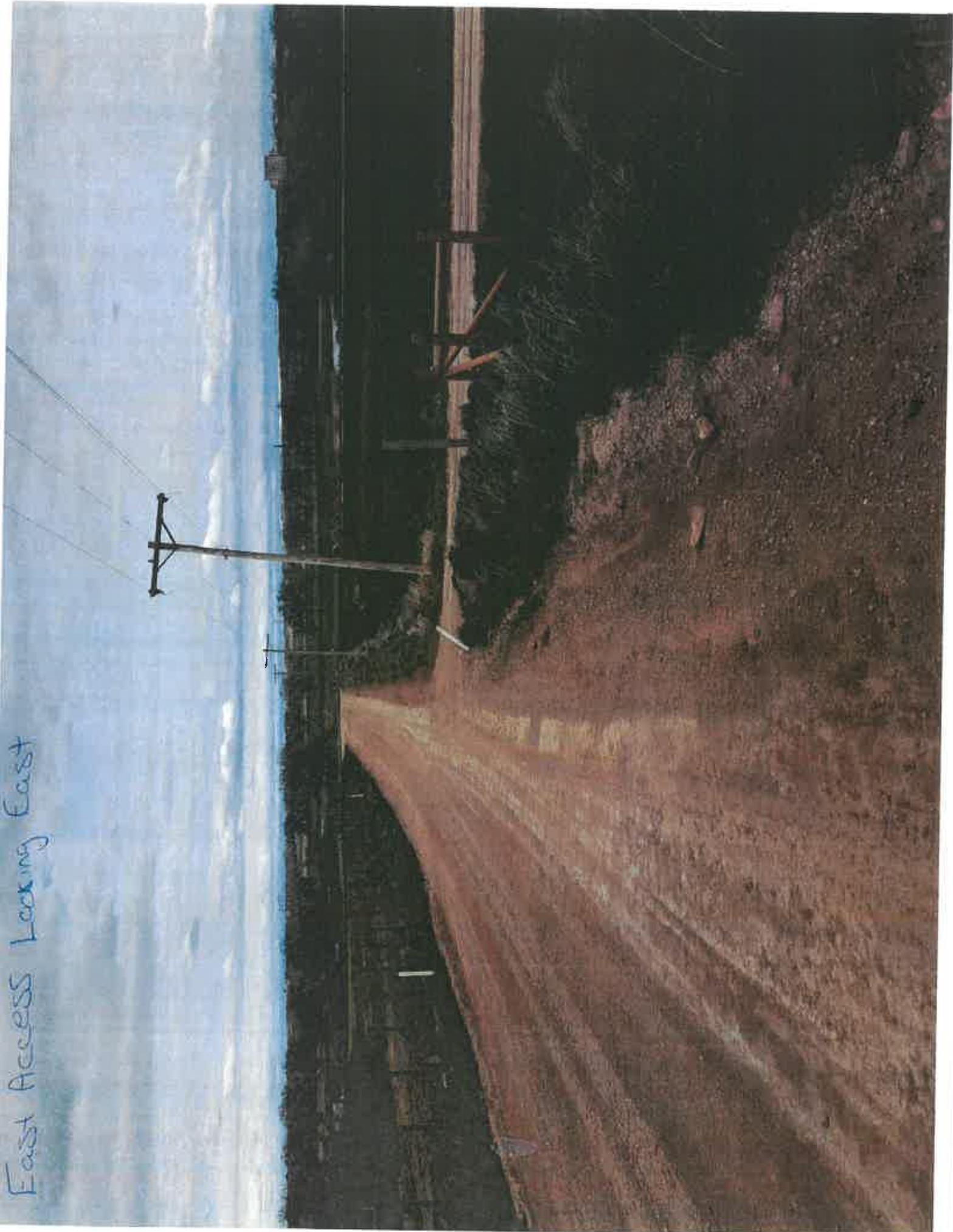
West access Looking East



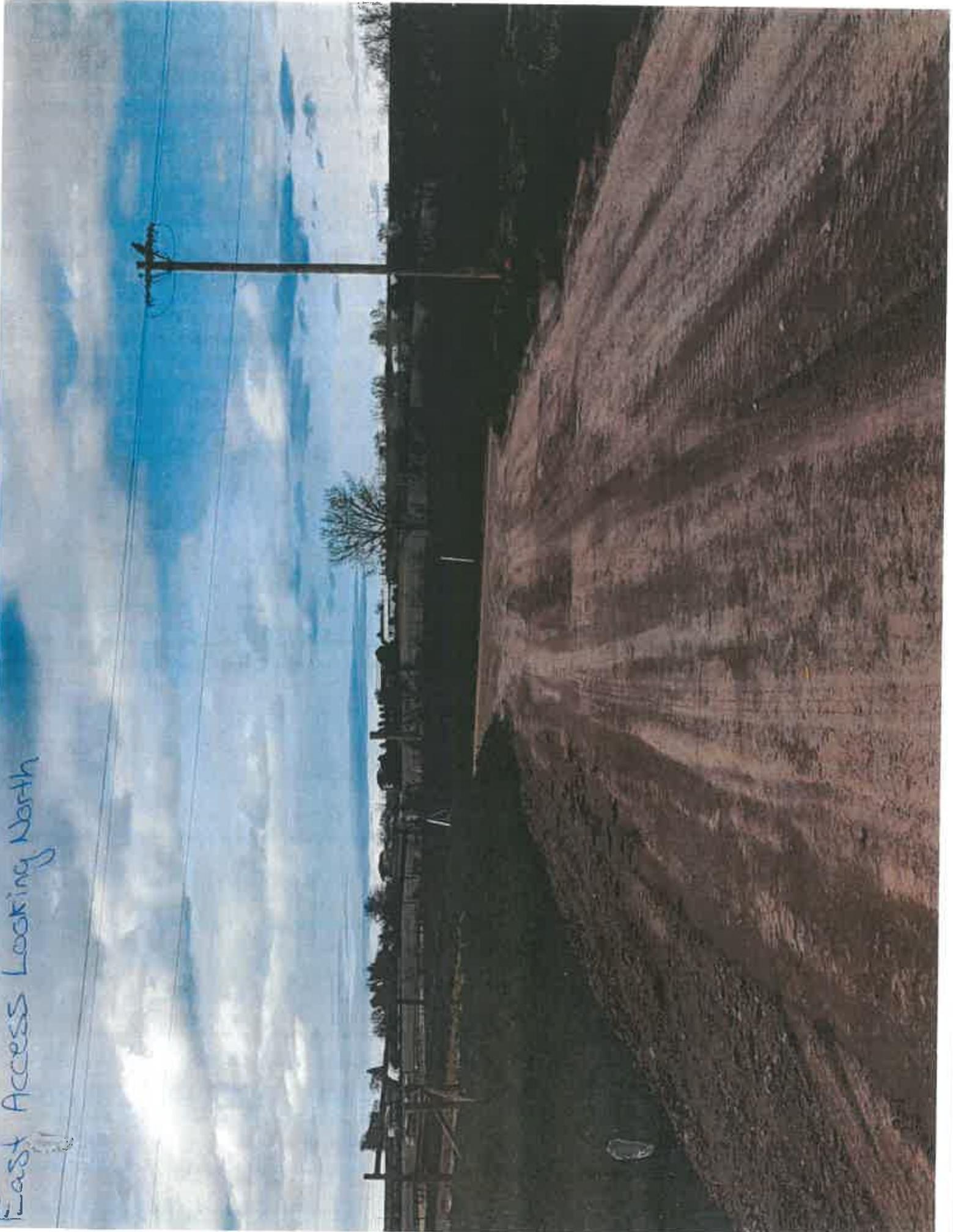
East Access Looking West



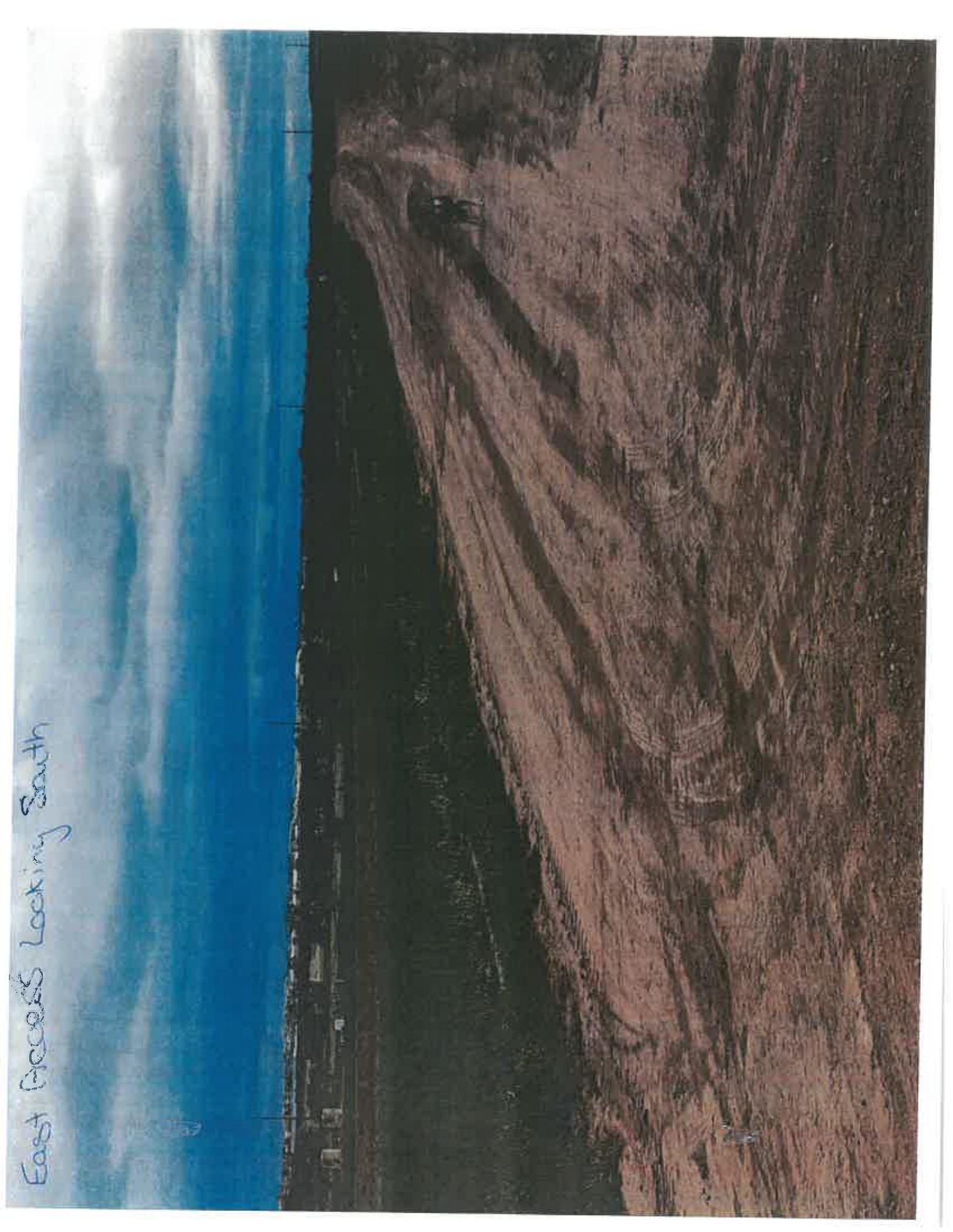
East Access Looking East



East Access Looking North



East Picco's Looking South



Weld County Treasurer

Statement of Taxes Due

Account Number R6784763
Assessed To

Parcel 120904400002
TROSTEL HOWARD MARTIN
8750 COUNTY ROAD 36.5
PLATTEVILLE, CO 80651-9221

Legal Description: PT SE4 4-3-67 LOT B REC EXEMPT RECX13-0064
Situs Address: 8750 36.5 CR

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2015	\$450.86	\$0.00	\$0.00	(\$225.43)	\$225.43
Total Tax Charge					\$225.43
First Half Due as of 04/11/2016					\$0.00
Second Half Due as of 04/11/2016					\$225.43

Tax Billed at 2015 Rates for Tax Area 2267 - 2267

Authority	Mill Levy	Amount	Values	Actual	Assessed
WELD COUNTY	15.800000*	\$179.79	AG-GRAZING LAND	\$1,057	\$310
SCHOOL DIST RE1	9.1630000	\$104.26	AG-WASTE LAND	\$49	\$10
NORTHERN COLORADO WATER (NC)	1.0000000	\$11.38	FARM/RANCH RESIDENCE-IMPS	\$138,882	\$11,060
ST VRAIN LEFT HAND WATER (S)	0.1560000	\$1.78	OTHER BLDGS.- AGRICULTURAL	\$0	\$0
PLATTEVILLE-GILCREST FIRE	3.8690000	\$44.03			
AIMS JUNIOR COLLEGE	6.3250000	\$71.98	Total	\$139,988	\$11,380
HIGH PLAINS LIBRARY	3.3080000	\$37.64			
Taxes Billed 2015	39.6210000	\$450.86			

* Credit Levy

ALL TAX LIEN 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 AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER THE FOLLOWING DATES: PERSONAL PROPERTY AND MOBILE HOMES - AUGUST 1, REAL PROPERTY - AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK.

Weld County Treasurer - P.O. Box 458, Greeley CO 80632 • 1400 N 17th Ave, Greeley CO 80631 • (970) 353-3845 ext. 3290

Weld County Treasurer

Pursuant to the Weld County Subdivision Ordinance, the attached Statement(s) of Taxes Due, issued by the Weld County Treasurer, are evidence of the status as of this date of all property taxes; special assessments and prior tax liens attached to this (these) account(s).

Current year's taxes are due but not delinquent.

Signed:



Date:

4-11-16

N ↑

MARTIN TRUSTEE
ELIZABETH JOHNSON, PROPOSAL RE'S PLANCE
SE SECTION 4, 3RD RANGE 67 RE LX 13-0064
LOT B

WCD 36.5

APRX 3' FROM WALL

