



DEPARTMENT OF PLANNING SERVICES  
1555 N 17th AVE  
GREELEY, CO 80631  
WEBSITE: [www.co.weld.co.us](http://www.co.weld.co.us)  
E-MAIL: [daungst@co.weld.co.us](mailto:daungst@co.weld.co.us)  
PHONE: (970) 353-6100, Ext. 3524  
FAX: (970) 304-6498

August 29, 2016

HOWARD WAYNE  
6450 CR 52.25  
JOHNSTOWN, CO 80534

Subject: PUDK16-0003 - Sketch Plan Application for a PUD (Planned Unit Development) for three residential lots.

On parcel(s) of land described as:

PART SE4SW4 SECTION 30, T5N, R67W LOT B AMD REC EXEMPT AMRE-3702 OF THE 6TH P.M.,  
WELD COUNTY, COLORADO.

Dear Applicants:

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 Departments for their review and comments:

Greeley at Phone Number 970-350-9780

Johnstown at Phone Number 970-587-4664

Windsor at Phone Number 970-674-2400

Milliken at Phone Number 970-587-4331

It is recommended that you contact the listed Planning Departments for information regarding their process and to answer any questions that might arise with respect to your application.

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

Respectfully,

Diana Aungst  
Planner

Digitally signed by Kristine Ranslem  
Reason: I am the author of this document  
Date: 2016.08.29 08:59:18 -06'00'

**PLANNED UNIT DEVELOPMENT (PUD) SKETCH PLAN APPLICATION**

FOR PLANNING DEPARTMENT USE	8/15/16
RECEIPT # /AMOUNT # _____ /\$ _____	PUDK16-0003
APPLICATION RECEIVED BY _____	D. Aungst

Parcel Number 0 9 5 7 3 0 3 0 0 0 4 9

(12 digit number - found on Tax I.D. information, obtainable at the Weld County Assessor's Office, or [www.co.weld.co.us](http://www.co.weld.co.us))  
 (Include all lots being included in the application area. If additional space is required, attach an additional sheet.)

Legal Description PT SE4SW4 30-5-67 LOT B AMRE-3702, Section 30, Township 5 North, Range 67 West

Property Address (If Applicable) 6450 CR 52.25, Johnstown, CO 80534

Existing Zone District: Ag Proposed Zone District: Estate Total Acreage: 18 Proposed #/Lots 3

Average Lot Size: 6 acres Minimum Lot Size: 3 acres Proposed Subdivision Name: 5225 Estates  
 Proposed Area (Acres) Open Space: None Is this application to be reviewed as a Cluster PUD? Yes  No

Are you applying for an exception to the Public Water requirements? Yes  No

FEE OWNER(S) OF THE PROPERTY (If additional space is required, attach an additional sheet)

Name: Wayne Howard/Sharyn Frazer  
 Work Phone # 9703020301 Home Phone # Same Email Address whoward9550@gmail.com  
 Address: 6450 CR 52.25  
 City/State/Zip Code Johnstown/CO/80534

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

Name: Wayne Howard/Sharyn Frazer  
 Work Phone # 970-302-0301 Home Phone # Same Email Address whoward9550@gmail.com  
 Address: 6450 CR 52.25  
 City/State/Zip Code Johnstown/CO/80534

UTILITIES: Water: LTWD  
 Sewer: Septic  
 Gas: propane  
 Electric: PVREA  
 Phone: QWEST

DISTRICTS: School: RE5J Johnstown  
 Fire: Johnstown  
 Post: Johnstown

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 indicating the signatory has the legal authority to sign for the corporation.

Wayne Howard 8/4/16  
 Signature: Owner or Authorized Agent Date

Sharyn Frazer 8-5-16  
 Signature: Owner or Authorized Agent Date

**1. The general concept of the development, land uses, architectural style, character, zoning uses and all structures, including buildings, in the PUD.**

The 5225 ESTATES PUD is being proposed to create three lots from Lot B of AMRE 0957-30-3-00-049. The 5225 ESTATES PUD is proposed as a single family agricultural residential development. The site is located on approximately 18 acres of land in the SE ¼ of the SW ¼ of Section 30, Township 5, Range 67W, Weld County, Colorado. The site is bordered on the north by CR 52.25 and on the south by CR 52 and east and west by rural farm ground as well as Lot A on west border of same AMRE.

Associated land uses being proposed are single family residences maintaining focus on rural dryland pasture suitable for supporting cattle, horses, and general livestock.

The site currently has a single family dwelling (6450 CR 52.25) and agricultural sheds. No gas or oil wells exist on the property.

**2. The approximate size and type of any common open space and semi-public uses, including parks, recreation areas, school sites and similar uses.**

The applicant is requesting a variance from all open space requirements given that the proposed lot sizes are over three acres with adequate open space in between the proposed residential dwellings and Ag buildings. With only three lots proposed, it does not seem to justify or warrant additional property be separated into a common open space. Lot owners would be better served to own additional lot acreage, benefit from larger lots rather than smaller lots, and take more maintenance responsibility as land owners rather than a common open space requiring long term maintenance. Open space would make more sense in a compact urban setting but not within 5225 ESTATES PUD.

**3. The approximate number and type of residential units, type of business, commercial and industrial buildings and structures, and the approximate number and size of any open storage areas if applicable.**

As previously mentioned, there is one residential dwelling on proposed site approximately 4400 sqft with agricultural pole barn. Each lot would have a single residence with no commercial or industrial buildings.

**4. An estimate of the number of employees for the business, commercial and industrial uses, if applicable.**

NA

**5. The source of public water or, if an exception for a residential PUD of nine (9) lots or fewer is granted by the Department of Planning Services, it shall adhere to [Section 27-2-210](#) above. The public water system shall also incorporate a permanent supply plan with alternatives for renewable water sources to ensure water supply for the future.**

Little Thompson Water District will be the public water supplier.

**6. The type of sewer system, public or individual. If existing septic systems are on the site, a copy of the septic permits shall be included in the application materials.**

The 5225 ESTATES PUD will be on individual waste water septic systems as no public septic system is nearby.

Lot 1 - 6450 CR 52.25 has a prior approved septic under permit SP-0400279.

Lot 2 and Lot 3 will have individual waste water septic systems at the time of building

**7. The vehicular circulation system of local, collector and arterial streets. The general statement and cross-section should include: width and depth of roadways, type of surface, off-street parking areas, loading zones, major points of access to public rights-of-way and notation of proposed ownership of the circulation system, public or private. Design standards for streets are listed in Chapters 24 and 26 of this Code. County road classifications are listed in [Chapter 22](#).**

Currently Lot 1 of proposed 5225 ESTATES PUD accesses from CR 52.25 via a private access AP15-00157. Lots 2 and 3 will share a common access point located at a currently oil and gas access location on NE corner off CR 52.25 also approved under AP15-00157; therefore, no new accesses will be required onto county roadways. Lot 3 does have an approved access onto CR 52 and is awaiting canal company approval for a ditch crossing before constructing.

Access roadways will be a minimum of 12' in width and have 4-6 inches of crush gravel or recycled asphalt. Access points will be constructed per Weld County access criteria.

**8. A statement describing how the applicant intends to handle the stormwater drainage on the site.**

The 5225 ESTATES PUD meets the following drainage detention exemption therefore no detention of stormwater is required. F.1.a.7) Residential developments where all the following conditions exist:

- A) Nine (9) lots or fewer.
- B) The average lot size is equal to, or greater than, three (3) acres per lot.
- C) Downstream roadway criteria are not exceeded.
- D) The total post-development imperviousness for the rural residential development does not exceed ten percent (10%), assuming that all internal roads and driveways are paved, or will eventually be paved.

No change in current drainage patterns are required. All storm flows drain into current cattail slough which is located in middle of 5225 ESTATES PUD and drains east to Big Thompson River. The access roadway across the cattail slough has received a Nationwide Corps of Engineers permit for construction of crossing and culvert Corps NOW-2016-01123-DEN.

**9. The soils classification and description of the classification for the subject site. This information can be obtained from the Natural Resource Conservation Service or Soil Conservation District.**

Based upon previous soil analysis taken for the existing residence, soils mainly consist of silty clay down to a depth of 11' followed by silty gravel down to approximately 23' followed by shale. (See attached report completed by High Plains Engineering dated August 23, 2004.)

**10. An indication regarding if any unique natural features exist within the proposed PUD.**  
The 5225 ESTATES PUD site has a natural slough running mostly east and west separating Lots 1 and 2 from Lot 3 and all lots slope at about a 4%-6% slope towards the slough.

**11. An indication regarding if any commercial mineral deposits and oil and gas facilities are located within the PUD.**  
The site has several Kerr McGee gas line located on the east and north edges as well as future Anadarko oil and gas line easements also located on the eastern edge. One gas valve station is located on the NE corner associated with the Kerr McKee gas line.

**12. An indication regarding if floodplain, geological hazard, airport overlay, RUA or intergovernmental agreement district areas are within the PUD boundaries and how the PUD will meet the applicable regulations regarding the overlay districts.**  
The Town of Milliken and Windsor both have an IGA with Weld County within the area of the 5225 ESTATES PUD. The Towns have been notified of the proposed 5225 ESTATES PUD as part of the Pre-application process. It was noted during the pre-application meeting that the site falls within the Town of Milliken's Coordinated Planning Agreement Area as it is within three miles of the Town Limits to the east of the site. Windsor responded that they have no comments since the 5225 ESTATES PUD is outside of the Growth Management Area.

No other districts or boundaries are known.

**13. A general landscaping plan for the PUD describing the general species type, size and location of existing and proposed planting materials and amenities. The estimated percentage of landscaping areas in the PUD shall be included, along with the location of parks and common open space.**  
There will be no landscape plan for the 5225 ESTATES PUD as each individual lot will be allowed to develop an individual landscaping sorted for their interests. The majority of the lots acreage will remain pasture land and more natural in appearance.

**14. Initial impact plan addressing all impacts this use will have on the proposed site and surrounding land uses. A listing of potential impacts is cited in [Section 27-6-30](#) of this Chapter.**

**A. Environmental Impacts**

**1. Noise and vibration.**

The 5225 ESTATES PUD will have uses that reflect the rural and agricultural nature of the properties. Agricultural activities could include growing crops or pasture grass and possibly raising livestock. No unusual noise or vibrations outside of normal farming or ranching equipment is expected.

**2. Smoke, dust and odors.**

The 5225 ESTATES PUD will have uses that reflect the rural and agricultural nature of the properties. No dust, smoke, or odors, outside of normal rural farming or ranching are permitted.

**3. Heat, light and glare.**

The 5225 ESTATES PUD may have exterior lighting for residential and agricultural uses that will be low intensity and directed so as not to affect neighboring properties. No unusual heat or glare will be generated from the 5225 ESTATES PUD.

**4. Visual/aesthetic impacts.**

The 5225 ESTATES PUD will have very low density that reflects the rural nature of the properties. The very low residential density and agricultural practices are consistent with neighboring sites and will not create visual and/or aesthetic impacts for neighboring sites.

**5. Electrical interference.**

The 5225 ESTATES PUD will not have activities that create electrical interference impacts to neighboring sites.

**6. Water pollution.**

The 5225 ESTATES PUD will utilize Best Management Practices associated with storm water runoff and pollution. Natural pollution protections already consist of heavy stands of grasses and cattails which helps maintain clean water. Due to the size of the lots, historical flow patterns and storm water runoff amounts that are generated on-site will be maintained without an engineering storm water diversion and detention system. Surface flows will slow runoff minimizing erosion associated with ditches and berms.

**7. Wastewater disposal.**

The 5225 ESTATES PUD will follow the recommended and approved design and construction specifications for individual waste water treatment systems for site conditions. No public systems exist close by and individual on-lot septic disposal systems will be used. The existing residence (6450 CR 52.25) located on Lot 1 has an approved permit SP SP-0400279. Lot 2 and Lot 3 will have individual waste water septic systems at the time of building.

**8. Wetland removal.**

The 5225 ESTATES PUD currently has wetlands associated with natural cattails and slough. Lots will be developed in a way as to not impact the nature and quality of the area. Any impacts associated with road access across wetlands will be permitted through the Corps of Engineers Nationwide 404 Permit process.

**9. Erosion and sedimentation.**

The 5225 ESTATES PUD will require only minimal earthwork to construct the two single residences and access roadway. During construction, BMP's will be used to control potential erosion and long term erosion will be controlled by surface flows across natural pasture grasses and hard surfaces.

**10. Excavating, filling and grading.**

The 5225 ESTATES PUD will require minimal construction activities to build two residences and associated barns or corrals. During construction, BMP's will be in place to control impacts of excavating, filling, and grading. Upon completion of construction, the disturbed areas will be reseeded with native brome grasses and landscaping.

**11. Drilling, ditching and dredging.**

The 5225 ESTATES PUD will require only minimal earthwork to construct the new single residences and create a driveway to Lots 2 and 3. No drilling, ditching or dredging activities will occur for the residential and agricultural activities.

**12. Air pollution.**

The 5225 ESTATES PUD will institute Best Management Practices to control impacts of residential construction and farming activities on air quality. The very low density development will have low to no impact on air quality and pollution.

**13. Solid waste.**

The 5225 ESTATES PUD will utilize legally authorized solid waste haulers to collect and transport the generated residential solid waste to a permitted land fill.

**14. Wildlife removal.**

The 5225 ESTATES PUD will continue to have dry land farming practices occur on the property. Due to the historic and proposed farming practices, no wildlife will need to be removed from the site.

**15. Natural vegetation removal.**

The 5225 ESTATES PUD will continue to have dry land farming practices occur on the property only removing vegetation for construction of access roads and buildings.

**16. Radiation/radioactive material.**

There are no known radioactive materials present on the site. No activities will be allowed that place radioactive material on the site.

**17. Drinking water source.**

The 5225 ESTATES PUD will receive domestic water service from the Little Thompson Water District. Service to the three lots will be from the District's waterline located in Weld County Road 52.25. A residential water tap is in place and active for the existing residence for the existing Lot 1, 6450 CR 52.25. The Water District incorporates the requirements for acquisition of water rights with each water tap issued in order to ensure a permanent supply of water. The Water District's treatment and transmission facilities are subject to the Colorado Department of Health permitting and testing.

**18. Traffic impacts.**

No formal traffic study was undertaken as a result of the low density nature of the three lot sub-division. The latest traffic count on CR 52.25 was less than 50 vpd per Weld County Department of PW data. The proposed 5225 ESTATES PUD is estimated to generate a potential of 20 trip ends with the two new residential homes per the ITE Trip Generations. The ADT including the new residence traffic counts is considered low volume for gravel roadways.

**15. A service impact plan addressing all anticipated impacts this use will have on public and private service providers, including but not limited to schools, fire districts, law enforcement, ambulance and roadways.**

The following information addresses the 5225 ESTATES PUD provisions to ensure that services have been adequately planned for and are available to serve the site now and into the future.

**A. Schools**

The Weld County School District RE-5J, more particularly Letford Elementary school and Roosevelt High school will provide service for the site.

**B. Law Enforcement**

The 5225 ESTATES PUD will be located within the service area of the Weld County Sheriff's Department. The Sheriff's Department was contacted and mentioned that they do not comment on these Planning cases.

**C. Fire Protection**

The 5225 ESTATES PUD will be located within the service area of the Johnstown Fire Protection District. The Fire District currently carries out emergency response service for the area. The Fire District has preliminarily indicated that no new responder provisions will be necessary to provide adequate emergency response. (See attached)

**D. Ambulance**

The 5225 ESTATES PUD will be located within the service area of the Johnstown Fire Protection District. The Fire District currently carries out emergency response service, including ambulance service, for the area. The Fire District has preliminarily indicated that no new responder provisions will be necessary to provide adequate emergency response to the existing residence Lot 1 or to the new Lots 2 and 3.

**F. Transportation**

The 5225 ESTATES PUD will generate approximately 30 vehicle trips per day on Weld County Road 52.25, a local gravel road maintained by Weld County. Because the Lot 1 has an existing residence, only 1/3 of the 30 generated vehicle trips will create new traffic to Weld County Road 52.25 at the time of completion of the new residences.

The 5225 ESTATES PUD has three approved access points under AP15-00157. One residential, one oil & gas, and one agricultural classifications. It is anticipated that the existing oil & gas access located on the NE corner of the 5225 ESTATES PUD will be utilized as a residential access point and be shared by the two new residences as well as the oil & gas company. The existing access point for 6450 residence will remain and serve Lot 1. This will minimize any additional disturbance of pasture grass. All access points meet the safety requirements needed for a safe access location. Access will be constructed to comply with Weld County standards for residential access. No additional access points onto county roads are requested.

16. A statement describing how the applicant intends to design adjacent roadways to meet the full typical section specified by the Department of Public Works and [Chapter 24](#). Improvements may include the construction of travel lanes, shoulders, bike lanes, medians, curb, gutter and sidewalks, for example. Required improvements may also include the acquisition of right-of-way and construction easements that will be dedicated to the public. The improvements attributed to the development shall be consistent with the direct impact a particular development has on the County road system as determined by a professional transportation study. The road improvements agreement and roadway construction plans shall be considered by the Board of County Commissioners.

The adjacent roadway, CR 52.25, is classified as a Local gravel roadway and currently meets design standards for Weld County PW Department. The minimal amount of traffic that could be generated by two additional residential lots would not require any additional roadway improvements nor would the traffic trigger any dust treatment requirements.

17. In lieu of the preservation of land for on-site common open space, and subject to the discretion of the Board of County Commissioners, the applicant may utilize the cash-in-lieu of common open space option outlined in [Section 27-6-80 B.8](#) with terms defined in Article II of this Chapter. This option shall be outlined in the sketch plan application to the Department of Planning Services.

The 5225 ESTATES PUD is very rural in nature and would not be considered an urban scale development which would be subject to common open space requirements. The main reason to create only three lots is to leave adequate space for owners around their residence and not create an urban scale environment where owners are restricted to possible uses due to small lot sizes. The 5225 ESTATES PUD has approximately three acres of wetlands which serve as a natural common open space backing up to all three lots and there will not be any additional dedicated open space.

F. The applicant shall provide the Department of Planning Services with a certificate from the County Treasurer showing no delinquent taxes for the parcel area.  
(Weld County Codification Ordinance 2000-1; Weld County Code Ordinance 2001-1; Weld County Code Ordinance 2003-10; Weld County Code Ordinance 2007-1; Weld County Code Ordinance 2009-8)

See attached



Fwd: Re: Emailing: PUD Map.pdf

Wayne Howard

to:

whoward

08/02/2016 03:10 PM

Hide Details

From: Wayne Howard <[whoward9550@gmail.com](mailto:whoward9550@gmail.com)>

To: [whoward@sehinc.com](mailto:whoward@sehinc.com)

----- Forwarded message -----

From: "Jesse Molinar" <[jmolinar@frfr.co](mailto:jmolinar@frfr.co)>

Date: Aug 2, 2016 10:30 AM

Subject: Re: Emailing: PUD Map.pdf

To: "Wayne Howard" <[whoward9550@gmail.com](mailto:whoward9550@gmail.com)>

Cc:

Mr. Howard,

Thanks for the information.

Your current individual residence and two proposed lots do not require any fire code items to follow.

The area is approximately one mile from the nearest fire hydrant, and 3.5 miles from the nearest fire station. We do suggest that you explore options of a home fire sprinkler system in any residence because of the distance to a water supply and fire station.

Also, it could be helpful to discuss options with you homeowners insurance.

On Thu, Jul 28, 2016 at 4:01 PM, Wayne Howard <[whoward9550@gmail.com](mailto:whoward9550@gmail.com)> wrote:

Good afternoon, I believe you spoke with my wife yesterday regarding a small PUD that we are beginning at Weld County. We are only submitting sketch plan application at this time in which you will be sent a referral on but if you see any pitfalls or not from your perspective it would be great to get your feedback. Attached is a crude drawing of the three lots being proposed and our existing place at 6450 CR 52.25. Any feedback would be appreciated.

Wayne Howard

----- Forwarded message -----

From: "Wayne Howard" <[whoward@sehinc.com](mailto:whoward@sehinc.com)>

Date: Jul 28, 2016 6:40 AM

Subject: Emailing: PUD Map.pdf

To: "Wayne Howard" <[whoward9550@gmail.com](mailto:whoward9550@gmail.com)>

Cc:

Your message is ready to be sent with the following file or link attachments:  
PUD Map.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Wayne Howard, PE | Client Services Manager  
SEH | 2000 S. Colorado Blvd, Ste 6000, Colorado Center Tower One  
Denver, CO 80222-7938  
[970.302.0301](tel:970.302.0301) Cell  
[www.sehinc.com](http://www.sehinc.com)  
SEH | Building a Better World for All of Us

--

Thank You,

Jesse Molinar  
Fire Marshal  
Front Range Fire Rescue Authority



**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 Wayne Howard  
 Company \_\_\_\_\_  
 Address 6450 CR 52.25  
 City Johnstown State CO Zip 80534  
 Business Phone 9703020301  
 Fax \_\_\_\_\_  
 E-mail whoward9550@gmail.com

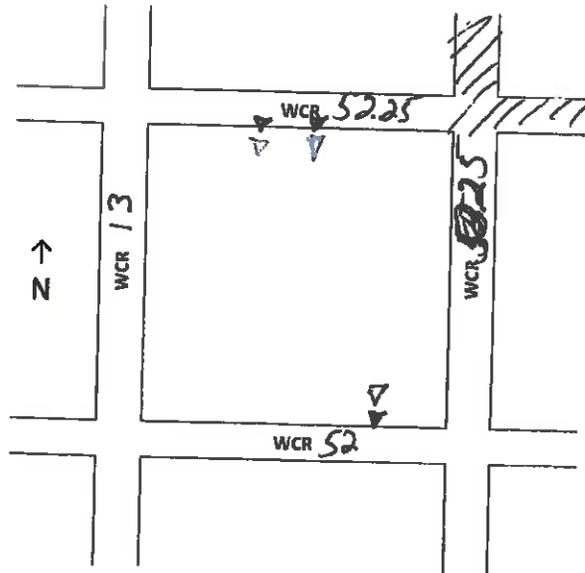
**Property Owner (If different than Applicant)**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax \_\_\_\_\_  
 E-mail \_\_\_\_\_

▲ = Existing Access    △ = Proposed Access

**Parcel Location & Sketch**

The access is on WCR 52.25  
 Nearest Intersection: WCR 52.25 & WCR 13  
 Distance from Intersection 1/4 mile east  
 Parcel Number 0957-30-3-00-049  
 Section/Township/Range 30/5N/67W  
 Is there an existing access to the property?  YES  NO  
 Number of Existing Accesses 3



**Road Surface Type & Construction Information**

Asphalt \_\_\_ Gravel \_\_\_ Treated \_\_\_ Other \_\_\_  
 Culvert Size & Type 15" CMP  
 Materials used to construct Access Gravel/RAP  
 Construction Start Date 2017 Finish Date 2017

**Proposed Use**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Temporary (Tracking Pad Required)/ \$75       | <input type="checkbox"/> Single Residential/\$75 | <input type="checkbox"/> Industrial/\$150             |
| <input checked="" type="checkbox"/> Small Commercial or Oil & Gas/\$75 | <input type="checkbox"/> Large Commercial/\$150  | <input checked="" type="checkbox"/> Subdivision/\$150 |
| <input type="checkbox"/> Field (Agriculture Only)/Exempt               |  |   |

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

**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 Wayne Howard                      Printed Name Wayne Howard                      Date 8/2/16

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

Approved by \_\_\_\_\_

# Weld County Treasurer Statement of Taxes Due

Account Number R4198006

Parcel 095730300049

Legal Description

PT SE4SW4 30-5-67 LOT B AMD REC EXEMPT AMRE-3702 (.35D)

Situs Address

6450 52.25 CR WELD 00000000

Account: R4198006  
HOWARD WAYNE  
6450 CR 52.25  
JOHNSTOWN, CO 80534

Year	Charges	Billed	Payments	Balance
2015	Tax	\$2,150.00	\$2,150.00	\$0.00
Grand Total Due as of 08/03/2016				\$0.00

Tax Billed at 2015 Rates for Tax Area 2371 - 2371

Authority	Mill Levy	Amount	Values	Actual	Assessed
WELD COUNTY	15.8000000*	\$503.37	AG-DRY FARM LAND	\$1,283	\$370
SCHOOL DIST RESJ	25.8510000	\$823.61	AG-WASTE LAND	\$50	\$10
NORTHERN COLORADO WATER (NC)	1.0000000	\$31.86	FARM/RANCH RESIDENCE-IMPS	\$367,924	\$29,290
JOHNSTOWN FIRE	11.6060000	\$369.76	OTHER BLDGS.- AGRICULTURAL	\$7,552	\$2,190
AIMS JUNIOR COLLEGE	6.3250000	\$201.51			
THOMPSON RIVER REC	3.5940000	\$114.50	Total	\$376,809	\$31,860
HIGH PLAINS LIBRARY	3.3080000	\$105.39			
Taxes Billed 2015	67.4840000	\$2,150.00			

\* Credit Levy

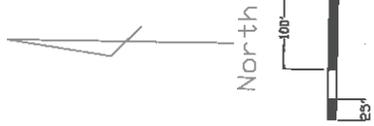
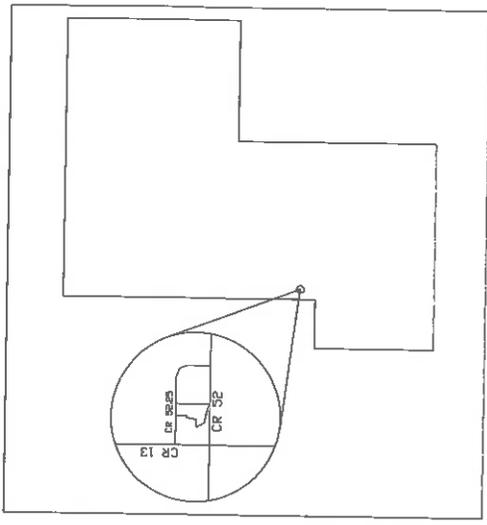
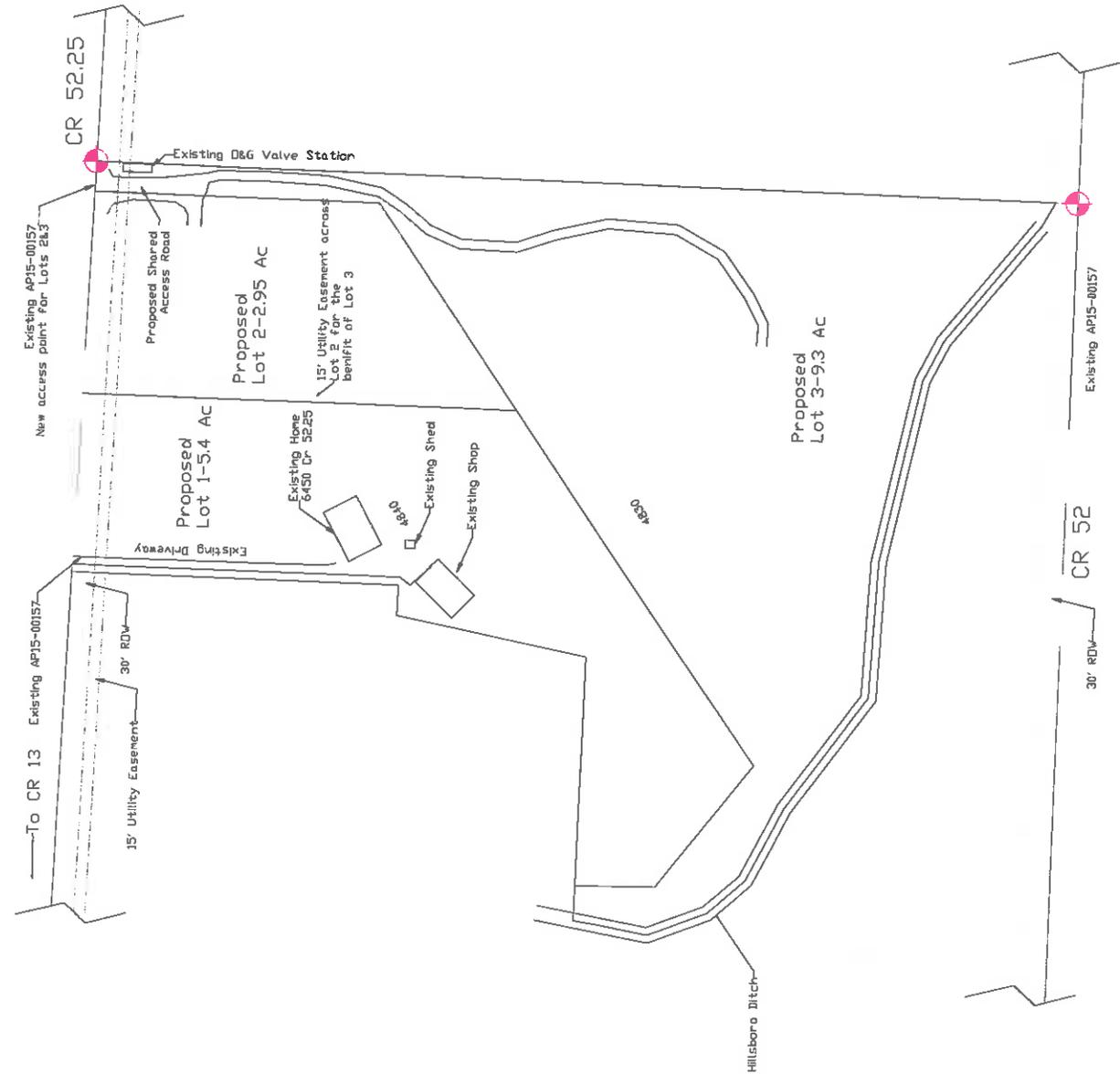
ALL TAX LIEN SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER THE

*WHOWARD@SEHING*

**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 that, as of this date, all property taxes, special assessments and prior tax liens currently due and payable connected with the parcel(s) identified therein have been paid in full.

Signed *Linda Mackay* Date *8/3/2016*



SCALE: 1" = 75'

**5225 Estates PUD**

Proposed 3 Lot  
Planned Unit Development  
Sec30, TSN, R67W  
Property Address CR 52.25,  
Johnstown, CO 80534

Owner: Sharyn Frazer  
Wayne Howard