



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Request for Comments

Case Name: Carrillo Joliet Gate Variance

Case Number: VSP2025-00059

January 21, 2026

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a 17 foot gate where the maximum allowed is 42 inches on a residentially used property.** This request is located at 2990 JOLIET RD. The Assessor's Parcel Number is 0181326400003.

Owner Information: CANALES JOSE
2990 JOLIET RD

Please forward any written comments on this application by **February 15th, 2026** to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 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 SRohren@adamscountyco.gov.

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/planning/currentcases.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

Stephanie Rohren
Planner II
srohren@adamscountyco.gov

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



ADAMS COUNTY
COLORADO

VARIANCE

**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 variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

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

- ☒ Development Application Form (pg. 3)
- ☒ Written Narrative
- ☒ Site Plan
- ☒ Proof of Ownership (warranty deed or title policy)
- ☐ Proof of Water and Sewer Services
- ☒ Legal Description
- ☒ Statement of Taxes Paid

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback:	
Height:	2
Lot Coverage:	
Other:	

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential <i>*\$100 per each additional request</i>

Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Narrative:

- A written explanation of the project including the existing and proposed zone district and proposed use of the property.

Scaled Site Plan:

- A site plan prepared to-scale showing at minimum: the request, any existing or proposed structures, existing and proposed setbacks of structures, any hardship, location of well, location of septic field, location of easements, surrounding rights-of-way, north arrow.
- Site plan may be hand-drawn.

Proof of Ownership (warranty deed or title policy):

- A deed may be found in the Office of the Clerk and Recorder; or
- A title commitment is prepared by a professional title company

Proof of Water and Sewer:

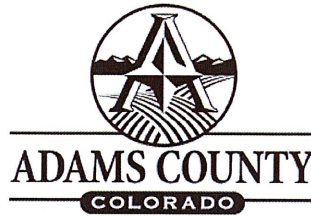
- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Legal Description:

- Geographical description used to locate and identify a property.

Statement of Taxes

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or adcotax.com



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

OWNER

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

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

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

DESCRIPTION OF SITE

Address:	2990 Joliet Road.
City, State, Zip:	Strasburg Co 80136
Area (acres or square feet):	36.03 Acres
Tax Assessor Parcel Number	0181326400003
Existing Zoning:	A-3
Existing Land Use:	Residential
Proposed Land Use:	Residential

Have you attended a Conceptual Review? YES ☐ NO ☒

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Date:

Owner's Printed Name

Name:

Owner's Signature

WHAT IS A VARIANCE

and when may it be requested?

When a property owner cannot use their property in a way that meets the Adams County Development Standards & Regulations, a variance may be requested to allow the property owner to be exempt from one or more land use regulations.

A VARIANCE MAY BE REQUESTED FOR:



- ✓ Dimensional requirements
- ✓ Performance standards
- ✓ Other special physical requirements

A VARIANCE MAY NOT BE REQUESTED FOR:



- ✗ Change in use
- ✗ Change in zoning
- ✗ Amending a Planned Unit Development (PUD)
- ✗ Relief from airport overlays

How long does a VARIANCE LAST?

A variance runs with the land. If a variance is granted, a building permit must be obtained within one year.

1 YEAR

VARIANCE APPLICATION

Contact the E-Permit Center at epermitcenter@adcogov.org or visit their website:

epermits.adcogov.org

For more information, please contact:

cedd-pod@adcogov.org | 720.523.6800



STAY CONNECTED

4430 S. Adams County Pkwy., Brighton, CO 80601

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 Public Agencies  [/AdamsCountyCo](https://www.instagram.com/AdamsCountyCo)

Adcogov.org



ADAMS COUNTY
COLORADO

What are the criteria for APPROVAL?

A variance application is evaluated based upon the following criteria of approval (**Sec. 2-02-23-06**):

- 1 There is a physical hardship specific to the lot.
- 2 The property owner is being deprived of a right that's commonly enjoyed by other lots in the same zone district.
- 3 The variance doesn't give a special privilege to the applicant.
- 4 The property cannot be reasonably developed in conformity of the regulations.
- 5 The circumstances that cause the need for a variance are not self-imposed.
- 6 The proposal is harmonious with the neighborhood and compatible with the purpose of the regulations.
- 7 The public good and safety is not impaired.
- 8 The proposed use is allowed in the zone district and doesn't further a non-conforming use.

What is the variance REVIEW PROCESS?

APPLICATION SUBMITTAL

Application is submitted to the E-Permit Center. You can contact this office at permitcenter@adcogov.org or visit their website at permits.adcogov.org.



FIRST REVIEW

35 calendar days for staff review and agency referral (school districts, fire districts, Colorado Department of Public Health & Environment etc.). Neighbors are also notified of the application at this time and are given the opportunity to make comments. At the end of this review period, a meeting is scheduled with the applicant to go over the review comments.

35 calendar days for the first review

EACH ADDITIONAL REVIEW

21 days. If a resubmittal is required, the application will undergo an additional round of review. This may happen several times depending on the quality of each submittal.

21 calendar days for each additional review

BOARD OF ADJUSTMENT (BOA) HEARING

BOA hearings are scheduled on the first and third Thursday of every month at 6 p.m. and are scheduled four weeks in advance. All review comments need to be resolved prior to scheduling the public hearing.

First & Third THURSDAY of every month BOA hearings are scheduled

BOA MAY VOTE TO...



Approve.

The variance is valid upon approval by the BOA.



Approve with conditions.

The BOA may attach special conditions to the variance to make sure no special privileges are being granted to the applicant.



Deny.

3 MONTHS+

The variance process can take three months or longer, depending on the number of resubmittals and available Board of Adjustment hearing dates.

1 YEAR

If a building permit is not issued within one year of the variance approval or the use associated with the variance has not been established, the variance will expire. Extensions may be requested — see **Sec. 2-02-23-10**.

To whom it may Concern;

This letter is in regards to soliciting a variance for the entrance gate, side gate and header signage. We recently purchased our property in Strasburg. This property has approximately 36 acres and is rural.

In the eastern plains of Colorado weather can be severe, from blizzards, hail storms, strong winds and other extreme weather as Colorado is known for.

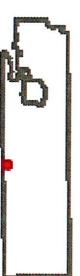
Structures- Both gates will be 6 feet 9 inches tall made out of iron rods. This will ensure access to our property and safety for our family and property, this material is necessary as it needs to be durable to withstand severe weather. The main gate is to access home and the side gate is to access future outbuildings. The main gate will have an overhead iron sign indicating the main entrance. This will be especially helpful in the event of a blizzard or weather with poor visibility(since there is a small channel/ditch at the front of the property line- lower vehicles may easily get stuck). Header signage will sit at 18 feet high and be 24 feet in width. We have seen that this signage is typical in rural properties. As it is understandable considering the many types of weather we experience here in Colorado.

Your consideration and approval are greatly appreciated.

Thank you,

Jose Canales and Lizeth Carillo

Sent from my iPhone



Legend

- Address
- Highways
 - Interstate
 - Highway
 - Tollway
- Streets
 - Streets
 - Ramp
- Building
- County Parks and Open Space
- Cities
 - Avada
 - Aurora
 - Bennett
 - Brighton
 - Commerce City
 - Federal Heights
 - Lochbuie
 - Northglenn
 - Thornton
 - Westminster
- Small Lakes
- Major Lakes
- Rivers
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream



1 : 5,935



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes 7' Height Metal Fence with two(2)

Manual operated gates

- Metal - Wire mesh

HTC

Order No.: 592-HS0848102-415

GENERAL WARRANTY DEED

Doc Fee: \$137.99

THIS DEED, Made this 15th day of August, 2025, between

Salvador Solorzano Chavez,

grantor, and

Jose Canales and Lizeth Carrillo, as Joint Tenants

whose legal address is 2990 Joliet Road, Strasburg, CO 80136,

grantees:

WITNESS, That the grantor, for and in consideration of the sum of **One Million Three Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars (\$1,379,900.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, 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 A:

Parcel 7 Comanche Creek Estates

A Parcel of Land Situate in Section 26, Township 3 South, Range 62 West of the 6th Principal Meridian, County of Adams, State of Colorado, Being More Particularly Described as Follows:

Commencing at the Northeast Corner of Said Section 26 and Having All Bearings Contained Herein Relative to the North Line of the Northwest Quarter of Section 26, Township 3 South, Range 62 West of the 6th Principal Meridian Which Bears North 89 Degrees 04 Minutes 25 Seconds East as Monumented at the Northwest Corner of Section 26 by A 3-1/4 Inch Aluminum Cap LS No. 6973 and at the North One-Quarter Corner of Section 26 by A 2-1/2 Inch Aluminum Cap LS 29766;

Thence South 02 Degrees 09 Minutes 09 Seconds West Along the East Line of Said Section 26 a Distance of 60.12 Feet;

Thence South 88 Degrees 35 Minutes 57 Seconds West Along a Line Being 60.00 Feet South and Parallel With the North Line of the Northeast Quarter of Said Section 26, a Distance of 1200.00 Feet;

Thence South 02 Degrees 08 Minutes 45 Seconds West a Distance of 3477.06 Feet to the Point of Beginning; Thence South 02 Degrees 08 Minutes 45 West a Distance of 579.51 Feet;

Thence South 88 Degrees 50 Minutes 48 Seconds West a Distance of 2741.18 Feet to a Point on the West Line of the East Half of the West Half of Said Section 26; Thence North 02 Degrees 18 Minutes 42 Seconds East Along Said West Line, a Distance of 579.50 Feet; Thence North 88 Degrees 50 Minutes 40 Seconds East, a Distance of 2739.50 Feet to the Point of Beginning, County of Adams, State of Colorado.

Parcel B:

A Non-Exclusive Perpetual Easement for Ingress and Egress for Roadways, Utilities, and Drainage, as Created by and Described on Declaration of Easements for Comanche Creek Estates Recorded April 12, 2023 Under Reception No. 2023000019915.

HTC



ORIGINAL PERMIT APPLICANT(S)

SALVADOR SOLORZANO CHAVEZ

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU
County: ADAMS
Parcel Name: N/A
Physical Address: 2990 JOLIET ROAD STRASBURG, CO
80136

SE 1/4 SW 1/4 Section 26 Township 3.0 S Range 62.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 560222.0 Northing: 4400977.0

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT OR GUARANTEE WATER AVAILABILITY
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure 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.
- 2) 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.
- 3) Approved pursuant to CRS 37-90-105 for a well on a tract of land of 36.39 acres in a portion of the S1/2 of Section 26, Township 3 South, Range 62 West of the Sixth P.M., Adams County, also known as Parcel 7 of Comanche Creek Estates division of land, more particularly described on Exhibit A in the permit file.
- 4) The use of groundwater from this well is limited to fire protection, domestic purposes inside 2 single-family dwellings, the watering of poultry, domestic animals and livestock on range and pasture, and the irrigation of not more than 11,500 square feet of lawn and garden.
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) The annual withdrawal of groundwater from this well shall not exceed 1.74 acre-feet.
- 7) Production from this well is limited to the Denver aquifer. The total depth of the well shall not exceed 180 feet below ground surface, which corresponds to the base of the Denver aquifer. At this location the well must be constructed in accordance with Well Construction Rule 10.4.6 (2 CCR 402-2) for a Type 2 aquifer.
- 8) This well shall be constructed not more than 200 feet from the location specified on this permit.

NOTE: The water withdrawn by this well under this permit is water allocated by the Ground Water Commission in Determination of Water Right No. 1168-BD.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: This well is located within the North Kiowa-Bijou Ground Water Management District where local District Rules apply which may further limit the withdrawal and use of designated groundwater as authorized under this permit.

NOTE: This permit has been approved with a change to the permit application as submitted by the applicant. The annual appropriation has been reduced to the amount available, determined by the Denver Basin Aquifers Determination Tool. You are hereby notified that you have the right to appeal the issuance of this permit, by filing 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.)

WELL PERMIT NUMBER 335818-

RECEIPT NUMBER 10037334

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov



Issued By SHANNON PORTER

Date Issued: 9/16/2024

Well must be constructed by 9/16/2026

PERMIT HISTORY

08-19-2025 CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO LIZETH CARILLO
08-19-2025 CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO JOSE CANALES



Use Permit For An On-site Waste Water Treatment System

PROPERTY INFORMATION:

Address: 2990 Joliet Rd strasburg co
County: Adams
APN:
Dwelling Type: Single Family
No. of Bedrooms: 6
Water Supply: Private Well
Onsite ID: Residential Home

OWNER INFORMATION: Salvador Solorzano

Address: 545 N 5th St Bennett CO 80102
Phone: (720) 289-1588

PERMIT INFORMATION:OWTS000017393

Permit Type: Install

Tank 1

Tank Capacity Built
(Gal): 1500 Gallons
Tank Type: T-Treatment
Tank Material: P-Poly
Tank Baffle: Tees
No of Compartments: 2
Effluent Screen? No

Tank 2

Tank Capacity Built
(Gal): 500 Gallons
Tank Type: T-Treatment
Tank Material: P-Poly
Tank Baffle: Tees
No of Compartments: 1
Effluent Screen? Yes

Soil Treatment Area Built:

Type: Trench with Chambers
Area (Sq ft):
Final Depth (Inches): 36 inches
Chamber Type: Quick4 Standard
No of Chambers: 120
Application Method: Dosed

Tank 3

Tank Capacity Built
(Gal): 1000 Gallons
Tank Type: D-Dosing
Tank Material: P-Poly
Tank Baffle: Tees
No of Compartments: 2
Effluent Screen? No

NOTE: A "Not Specified" comment indicates that either the information was not available or not applicable at the time the permit was issued.

Associated Professionals**Business Name:**

Name:

NAWT Certification:

Exp.:

Phone:

Email:

Business Name: High Plains Engineering and Consulting LLC

Name: High Plains Engineering and Consulting LLC Christopher
555 Main St
Hudson, CO 80642-

OWTS Designer

NAWT Certification: CI0001069

Exp.: PE 45838 - 03/08/2022

Phone: (303) 857-9280

Email:



Use Permit For An On-site Waste Water Treatment System

PROPERTY INFORMATION:

Address: 2990 Joliet Rd strasburg co

Dwelling Type: Single Family

No. of Bedrooms: 6

County: Adams

Water Supply: Private Well

APN:

Onsite ID: Residential Home

OWNER INFORMATION: Salvador Solorzano

Address: 545 N 5th St Bennett CO 80102

Phone: (720) 289-1588

PERMIT INFORMATION: OWTS000017393

Permit Type: Install

CONDITIONS FOR USE

This certifies that the On-Site Wastewater Treatment System (OWTS) was either installed or inspected at the property location and was in conformance with the Adams County Health Department OWTS regulation in effect at the indicated date, and the engineer design (if applicable). This certification for Use allows the owner to use the system until one of the following occurs:

- * Sale of the property to another owner.
- * Change of use in the property.
- * Addition of up to one bedroom.
- * Addition of a modular unit or mobile home.
- * Other circumstances as deemed appropriate by Adams County Health Department

Adams County Health Department must be contacted if any of the above occurs.

MAINTENANCE REQUIREMENTS

- * The septic tank must be inspected once every four years and pumped according to the Requirements in the current Adams County Health Department OWTS Regulation.
- * If the septic or dosing tank is equipped with an effluent filter, the filter must be cleaned at manufacturer recommended intervals or more often.
- * If the system has alternating beds or is a drip or low pressure pipe system, beds or zones must be rotated annually.
- * Additional maintenance requirements may apply. Refer to the Adams County Health Department "Your Septic System Guidelines and Records" or engineer's report for specific requirements.

LIMITATIONS AND DISCLAIMER

Issuance of a Use Permit is subject to the applicable conditions, restrictions and limitation set forth in the OWTS regulations, and is based solely on the conditions observed on the date of inspection(s) and on Department Records at the time of permitting. The issuance of a Use Permit does not constitute a guarantee, warranty or representation by the Department that the system was installed correctly, or that the system will operate properly or will not fail.

Permit Valid From: 07/25/2025 to

Issued By: Jeff McCarron

Issue Date: 07/25/2025



ADAMS COUNTY
HEALTH DEPARTMENT
Your Health. Our Mission.

Adams County Health Department
7190 Colorado Blvd., Suite 200
Commerce City, CO 80022

Use Permit For An On-site Waste Water Treatment System

PROPERTY INFORMATION:

Address: 2990 Joliet Rd strasburg co

Dwelling Type: Single Family

No. of Bedrooms: 6

County: Adams

Water Supply: Private Well

APN:

Onsite ID: Residential Home

OWNER INFORMATION: Salvador Solorzano

Address: 545 N 5th St Bennett CO 80102

Phone: (720) 289-1588

PERMIT INFORMATION: OWTS000017393

Permit Type: Install

Permit Comments

The OWTS was permitted, inspected, and approved by Adams County Health Department. This Use Permit is the final approval document for the OWTS.



Property Report

Parcel Number: 0181326400003

Account Type: Agricultural

Ownership Information	Property Address
CANALES JOSE AND CARILLO LIZETH 2990 JOLIET RD STRASBURG CO 80136	2990 JOLIET RD

Account Summary

Legal Description

SECT, TWN, RNG: 26-3-62 A PARC OF LAND SITUATE IN SEC 26 DESC AS: COMM AT THE NE4 OF SD SEC 26 AND HAV ALL BRNGS CONT HEREIN RELATIVE TO THE N LN OF THE NW4 OF SEC 26 WHICH BEAR N 89D 04M 25S E TH S 02D 09M 09S W ALG THE E LN OF SD SEC 26 A DIST 60/12 FT TH S 88D 35M 57S W ALG A LN BEING 60/00 FT S AND // WITH THE N LN OF THE NE4 OF SD SEC 26 A DIST OF 1200/00 FT TH S 02D 08M 45S W A DIST OF 3477/06 FT TO THE POB TH S 02D 08M 45S W A DIST OF 579/51 FT TH S 88D 50M 48S W A DIST OF 2741/18 FT TO A PT ON THE W LN OF THE E2 OF THE W2 OF SD SEC 26 TH N 02D 18M 42S E ALG SD W LN A DIST OF 579/50 FT TH N 88D 50M 40S E A DIST OF 2739/50 FT TO THE POB CONT 36/3928A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Local Gov Mill Levy	School Mill Levy
R0217227	03/14/2023	402	43.245	40.758

Permits

Permit Cases

[ACC2024-00104](#)

[BDP24-3351](#)

[BDP25-3203](#)

Sales Summary

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
06/05/2024	\$250,000.00	SWD	2024000030615			CASTLE FRIENDS LLC ET AL	SOLORZANO CHAVEZ SALVADOR	\$25	06/07/2024
08/15/2025	\$1,379,900.00	WD	2025000047962			SOLORZANO CHAVEZ SALVADOR	CANALES JOSE AND, CARILLO LIZETH	\$137.99	08/19/2025

For more information, go to the [Clerk and Recorder's search page](#).



TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
CERTIFICATE OF TAXES DUE

ORIGINAL

Account Number R0217227

Certificate Number 2025-268427

Parcel 0181326400003

Order Number

Assessed To

Vendor ID Counter

SOLORZANO CHAVEZ SALVADOR
545 N 5TH ST
BENNETT, CO 80102-8119

Legal Description

Situs Address

SECT, TWN, RNG: 26-3-62 A PARC OF LAND SITUATE IN SEC 26 DESC AS: COMM AT THE NE4 OF SD SEC 26 AND HAV ALL BRNGS CONT HEREIN RELATIVE TO THE N LN OF THE NW4 OF SEC 26 WHICH BEAR N 89D 04M 25S E TH S 02D 09M 09S W ALG THE E LN OF SD SEC 26 A DIST 60/12 FT TH S 88D 35M 57S W ALG A LN BEING 60/00 FT S AND // WITH THE N LN OF THE NE4 OF SD SEC 26 A DIST OF 1200/00 FT TH S 02D 08M 45S W A DIST OF 3477/06 FT TO THE POB TH S 02D 08M 45S W A DIST OF 579/51 FT TH S 88D 50M 48S W A DIST OF 2741/18 FT TO A PT ON THE W LN OF THE E2 OF THE W2 OF SD SEC 26 TH N 02D 18M 42S E ALG SD W LN A DIST OF 579/50 FT TH N 88D 50M 40S E A DIST OF 2739/50 FT TO THE POB CONT 36/3928A

2990 JOLIET RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$98.28	\$3.93	\$0.00	(\$102.21)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 11/18/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 402 - 402

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$4.29	AG DRY FARMING	\$4,445	\$1,170
FIRE DISTRICT 8 - STRASBURG	12.6140000	\$14.76	LAND		
ADAMS COUNTY	26.9440000	\$31.53	Total	\$4,445	\$1,170
NORTH KIOWA BIJOU GROUND WA	0.0200000	\$0.02			
SD 31	40.7580000	\$47.68			
Taxes Billed 2024	84.0030000	\$98.28			

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

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

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

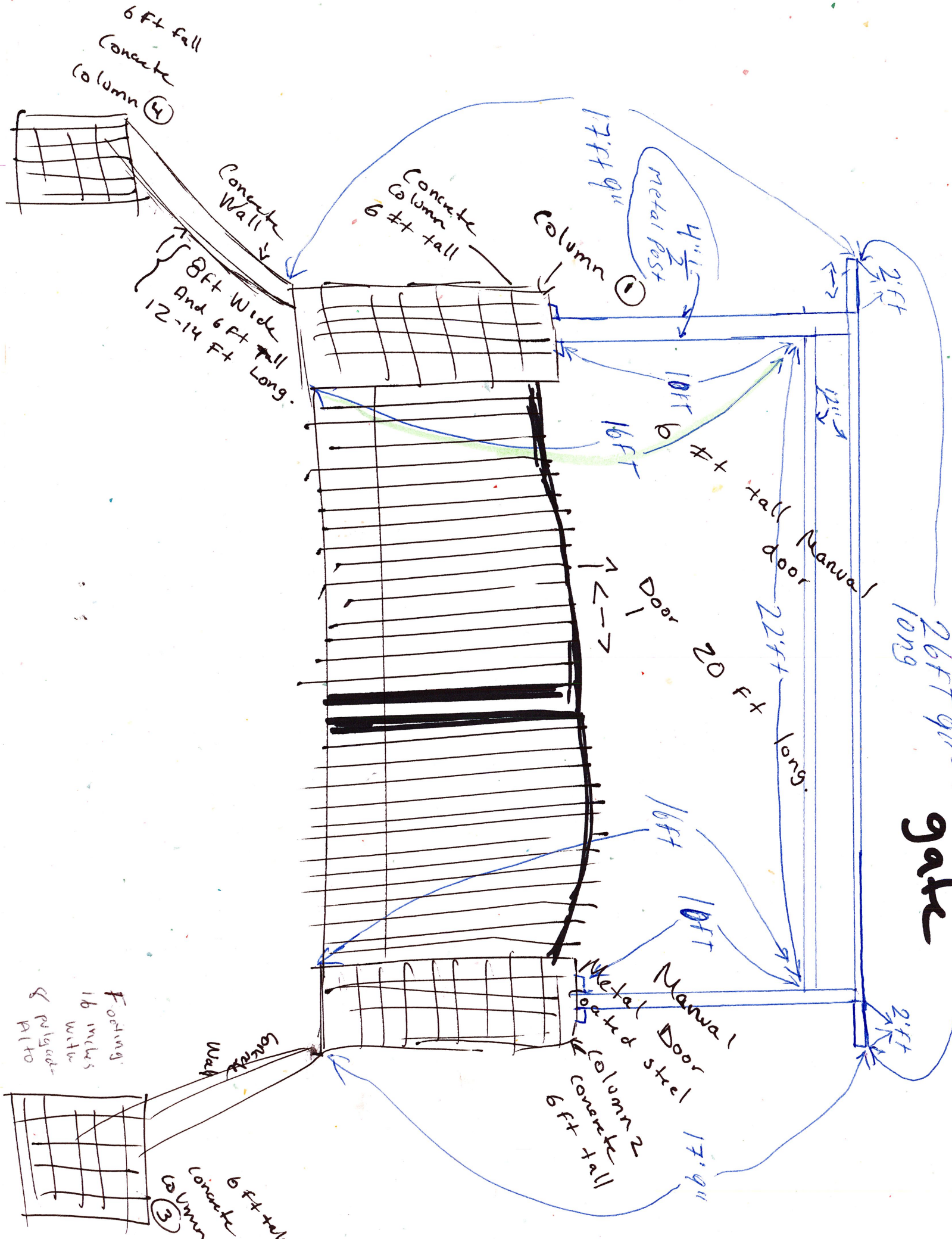
I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date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

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway
Brighton, CO 80601

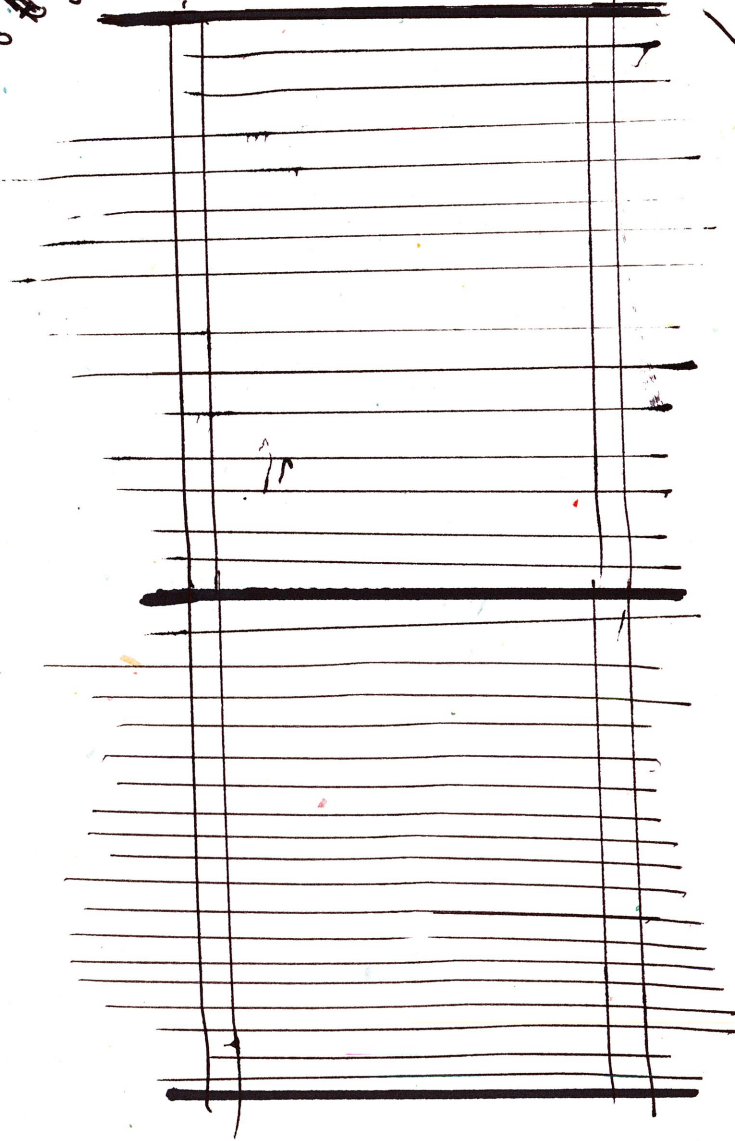


Every 10 ft Post

12 ~~inches~~
Deep
in
the
ground.

Metal Fence
7 ft tall
Coated Steel

Fence



14 Ft Long. Wall

