



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
adamscountyco.gov

Request for Comments

Case Name: Blakely ADU Size Variance

Case Number: VSP2026-00018

April 16, 2026

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow for a 2,040 square foot accessory dwelling unit where the maximum size allowed is 750 square feet. The property is designated within the Agricultural-3 zone district.** This request is located at 39400 E 160TH AVE. The Assessor's Parcel Number is 0156500000145.

Owner Information: FLORES JOSEPH/FLORES DIANA B AND
BLAKLEY WILLIAM T III/BLAKLEY DIANA N JT

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) 523-6800 by **May 19th, 2026** 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.

Once comments have been received and the staff report written, the staff report will be forwarded to you. 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

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



VARIANCE

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:	
Lot Coverage:	
Other:	

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

Guide to Development Application Submittal

All applications 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 MS OneDrive link. Alternatively, the application may be delivered on a flash drive to the Community & Economic Development Department. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org

Written Explanation:

- Answer the two questions on the attached Written Explanation for Variance Request form. Please answer these questions on a separate document and attach to your submittal.

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:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

Written Narrative for Variance Request

- Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met? (Include code section reference from [Adams County Standards and Regulations](#))
Reach out to the Planner of the Day (cedd-plan@adcogov.org) if you have any questions.

Page 8

- Why are you unable to meet this standard?

Page 8

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

VARIANCE REQUESTS *in Adams County*



STAY CONNECTED

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

 /AdamsCountyGov  @AdamsCountyGov

 Public Agencies  /AdamsCountyCo

Adcogov.org



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 epermitcenter@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.

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

3
MONTHS+

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.

1
YEAR

Written Narrative

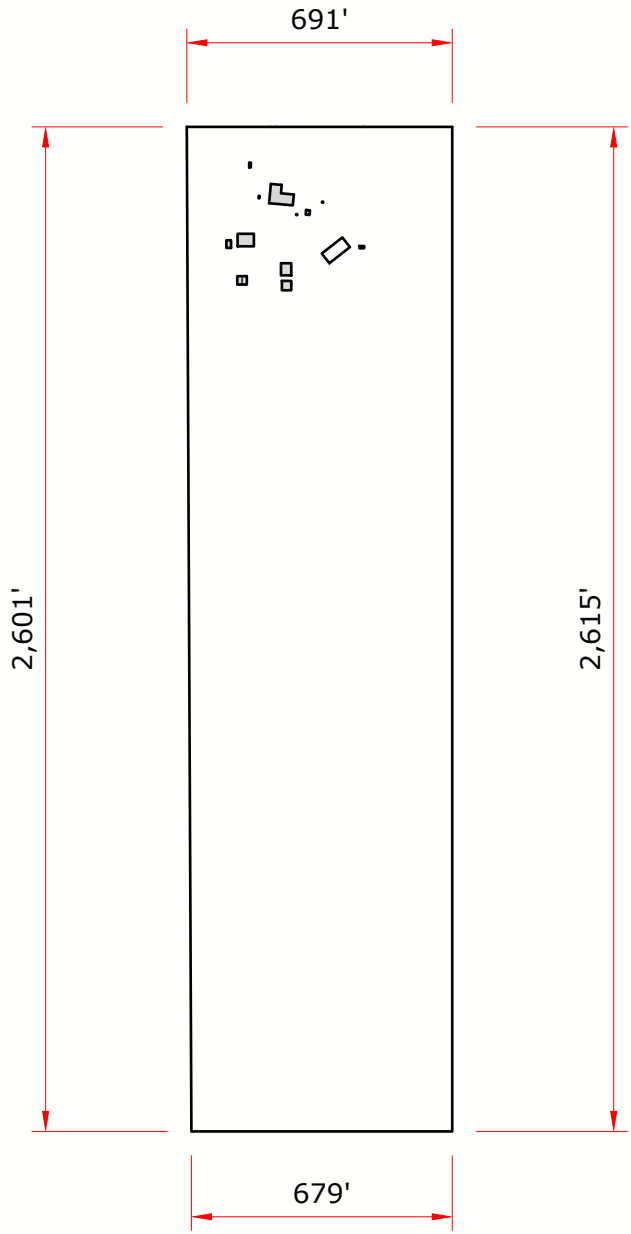
The following dimensional standards cannot be met

1. Section 4-03-03-02-01-4D (ii)
 - ii. Detached. ADUs shall not exceed 40% of the primary dwelling unit's residential floor area or 750 square feet in floor area, whichever is greater; provided, however, that no detached ADU shall exceed 1,500 square feet in floor area. ADUs shall not be less than 500 square feet in floor area.

Why is the property unable to meet this standard

We purchased this property in August 2024 jointly with my wife's parents. The intent of the purchase was to move my wife's aging parents from Arizona to Colorado. Our plan was to build an ADU in 2026 for the in-laws, however over the course of 2025 our situation has changed due to health issues and future needs. The existing primary home is better suited for the in-laws due to the accessibility, layout, attached garage, washroom and other comforts that are now necessary. This leaves my wife's and my household which is comprised currently of 4 occupants and in the near future our grandmother who is near the time for additional care and support.

We are requesting this variance due to the unforeseen change in living conditions. The existing primary home has 1,775sqft of floor area and the proposed ADU has 2,040sqft. Our property is Zoned A3 and our neighborhood is comprised of the same A3 zoning and similar architecture. The proposed ADU meets all requirements under 4-03-03-02-01 except the floor area limitation. We understand such size limitations are needed in denser residential zoning districts where lot sizes are smaller, and land use is strict. The soul purpose of the primary residence and the additional ADU is family based and support driven, to ensure adequate living conditions. The proposed ADU would not impair the public good safety.



Property
Detail

ISSUE 04/02/2026
Parcel 0156500000145

DRAWN BY WB
Legal Description
SECT, TWN, RNG: 11-1-64 DESC: W2 W2 NW4 40A

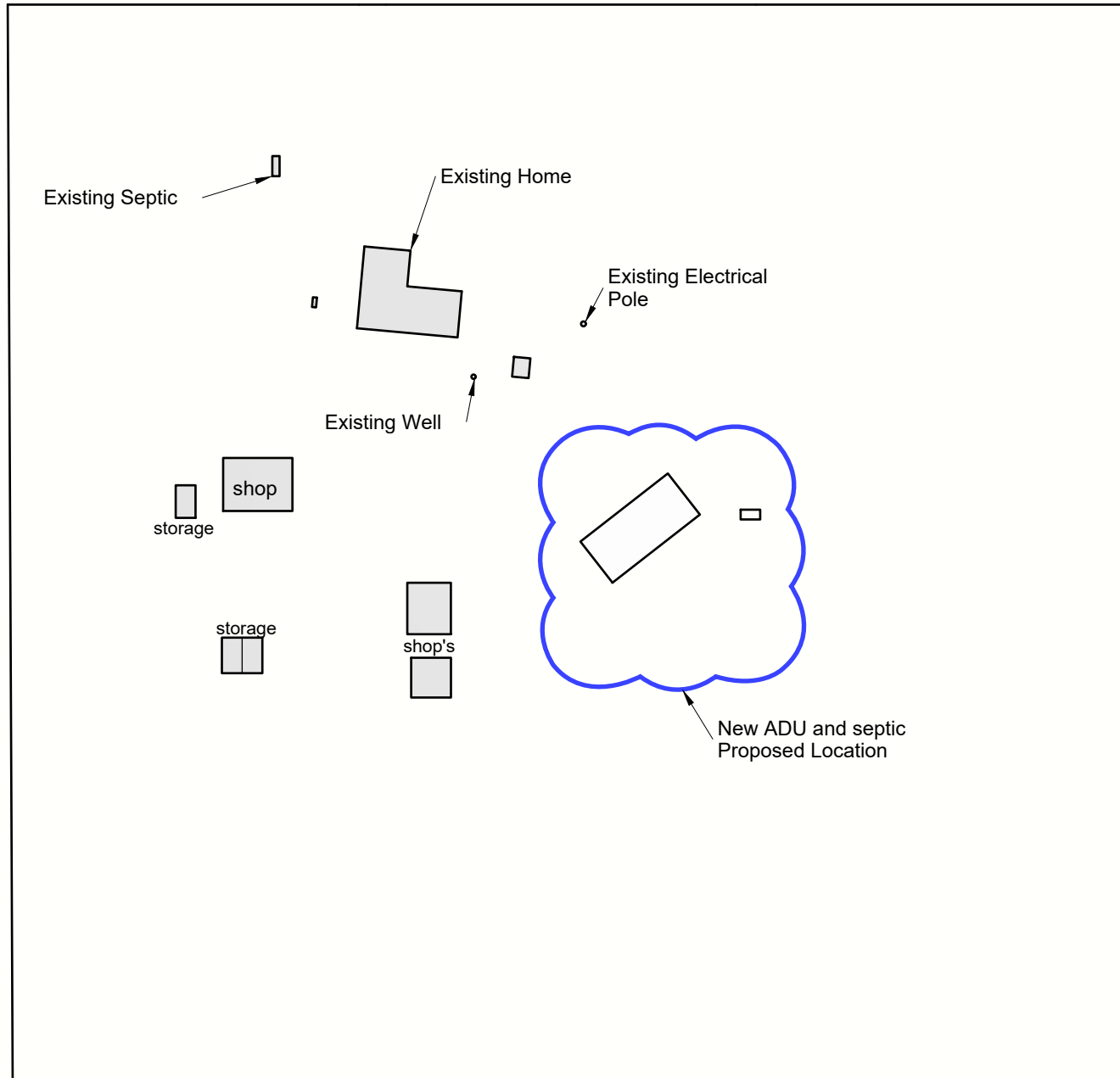
Address
39400 E 160th Ave.
Keenesburg, CO. 80643

A.01

Scale
1" = 100'



160th Ave.



Parcel
0156500000145

ISSUE
04/02/2026

Legal Description
SECT, TWN, RNG: 11-1-64 DESC: W2 W2 NW4 40A

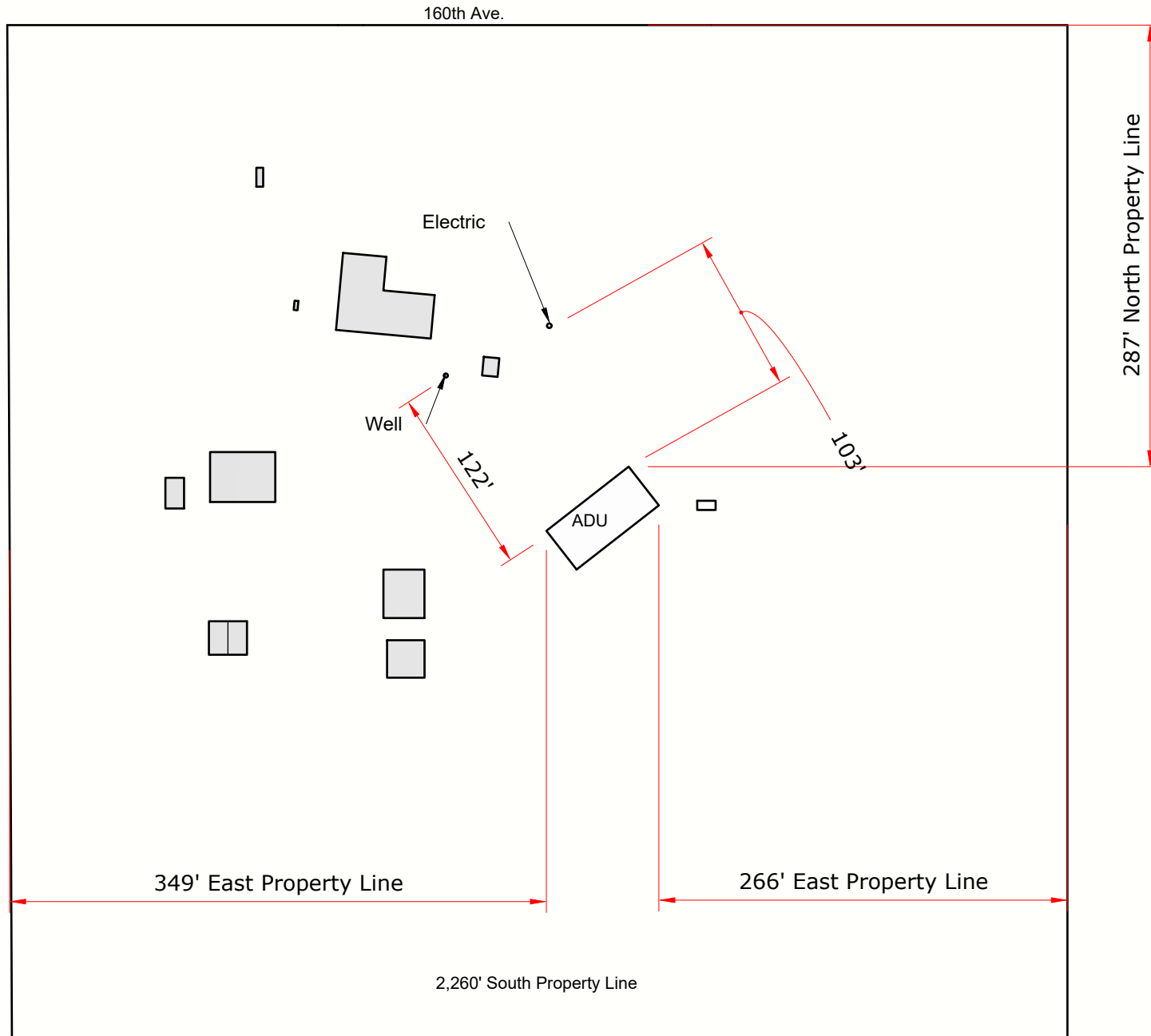
DRAWN BY
WB

Address
39400 E 160th Ave.
Keenesburg, CO. 80643

Detail

A.02

Scale
1" = 100'



Parcel
0156500000145

ISSUE
04/02/2026

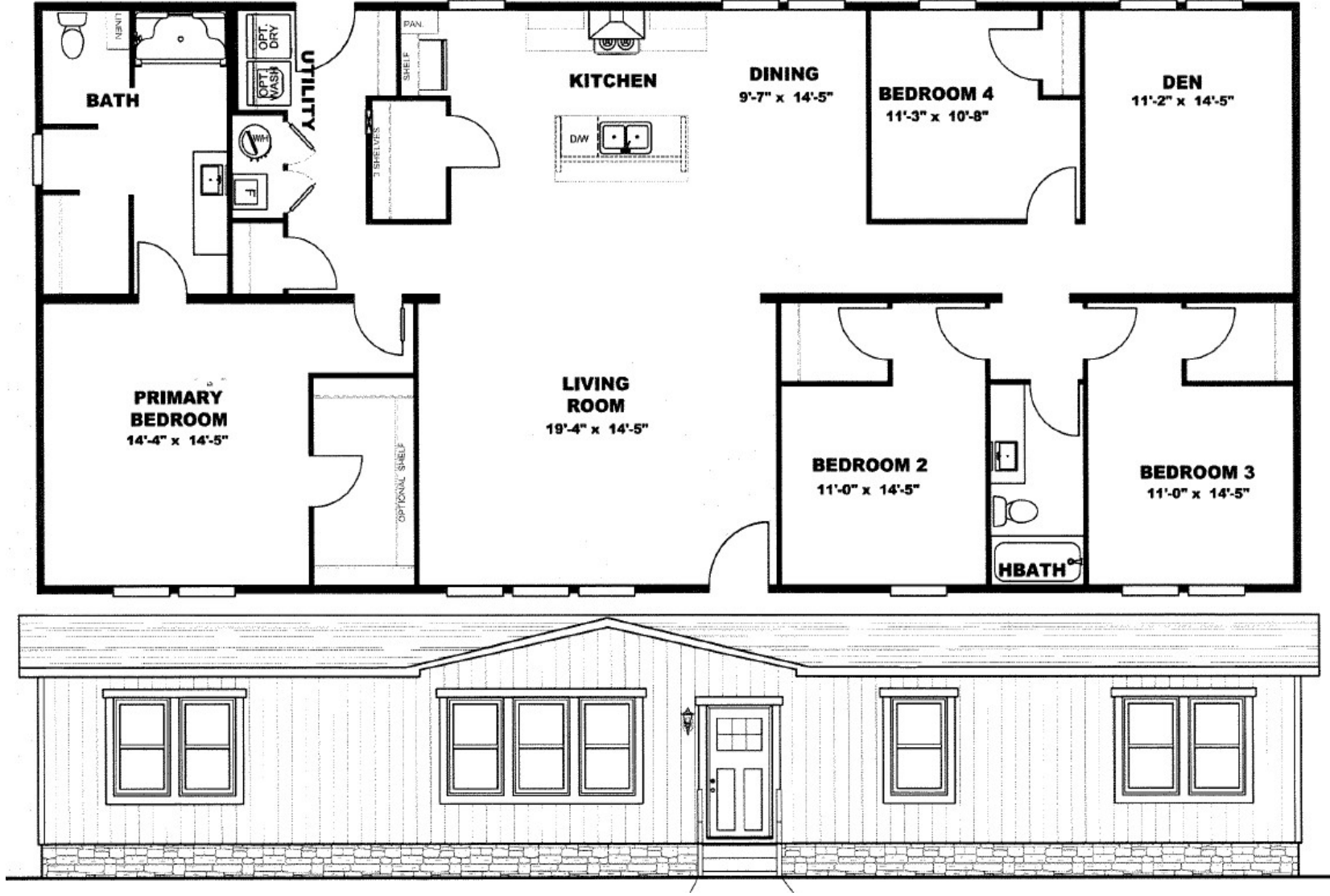
Legal Description
SECT, TWN, RNG: 11-1-64 DESC: W2 W2 NW4 40A

DRAWN BY
WB

Address
39400 E 160th Ave.
Keenesburg, CO. 80643

Setbacks and
Clearances

A.03



Address
39400 E 160th Ave.
Keenesburg, CO. 80643

Parcel
0156500000145

Legal Description
SECT, TWN, RNG: 11-1-64 DESC: W2 W2 NW4 40A

ISSUE
04/02/2026

DRAWN BY
WB

Proposed ADU

A.04



Order No.: 598-HS0833043-002

GENERAL WARRANTY DEED

Doc Fee: \$87.50

THIS DEED, Made this 19th day of July, 2024, between

Forrest E. Colbeck and Margie Colbeck,

grantor, and

Josphe Flores and Diana B. Flores, as Joint Tenants and William T. Blakley, III and Dina N. Blakley, as Joint Tenants

whose legal address is 39400 East 160th Avenue, Keenesburg, CO 80643-4201,

grantees:

WITNESS, That the grantor, for and in consideration of the sum of **Eight Hundred Seventy-Five Thousand And No/100 Dollars (\$875,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of COLORADO, described as follows:

The West One Half of the West One Half of the Northwest One Quarter of Section 11, Township 1 South, Range 64 West of the 6th P.M.,
County of Adams, State of Colorado.

also known by street and number as 39400 East 160th Avenue, Keenesburg, CO 80643-4201

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for themselves, their heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.


The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.


GENERAL WARRANTY DEED
(continued)

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

GRANTOR:



Forrest E. Colbeck



Margie Colbeck

State of COLORADO

County of ADAMS

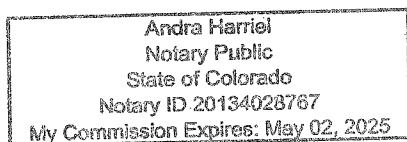
The foregoing instrument was acknowledged before me this 19th day of July, 2024 by Forrest E. Colbeck and Margie Colbeck known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.



Notary Public: Andra Harriel

My Commission Expires: 05/02/2025

(SEAL)



COLORADO DIVISION OF WATER RESOURCES

1313 Sherman Street - Room 818
Denver, Colorado 80203

RECEIVED

APR 27 1978

WATER RESOURCES
STATE ENGINEER
CDD.

THIS FORM MUST BE SUBMITTED
WITHIN 60 DAYS OF COMPLETION
OF THE WORK DESCRIBED HERE-
ON. TYPE OR PRINT IN BLACK
INK.

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 82048

WELL OWNER Henry F. Howe NW 1/4 of the NW 1/4 of Sec. 11

ADDRESS 16590 E. Baltic Place Aurora Colo. T. 1 S. R. 64 west, 6 P.M.

DATE COMPLETED Dec, 19 78

HOLE DIAMETER

6 in. from 0 to 300 ft.

_____ in. from _____ to _____ ft.

_____ in. from _____ to _____ ft.

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	7	Top	
7	43	clay + stone	
43	95	SHALE	
95	96	soft Rock	
96	115	SHALE	
115	125	SHALE w/L sand	
125	135	sand	
135	169	SHALE	
169	190	sand	
190	216	SHALE	
215	220	sand	
220	228	SHALE	
228	300	sand	
		TOTAL DEPTH <u>300</u>	

DRILLING METHOD Rotary

CASING RECORD: Plain Casing

Size 4" & kind plastic from 0 to 200 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

Perforated Casing

Size 4" & kind plastic from 200 to 300 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

GROUTING RECORD

Material Cement

Intervals 0-200

Placement Method poured

GRAVEL PACK: Size none

Interval _____

TEST DATA

Date Tested Dec., 19 78

Static Water Level Prior to Test 170 ft.

Type of Test Pump Air

Length of Test 4 Hrs.

Sustained Yield (Metered) 50 GPM

Final Pumping Water Level 220

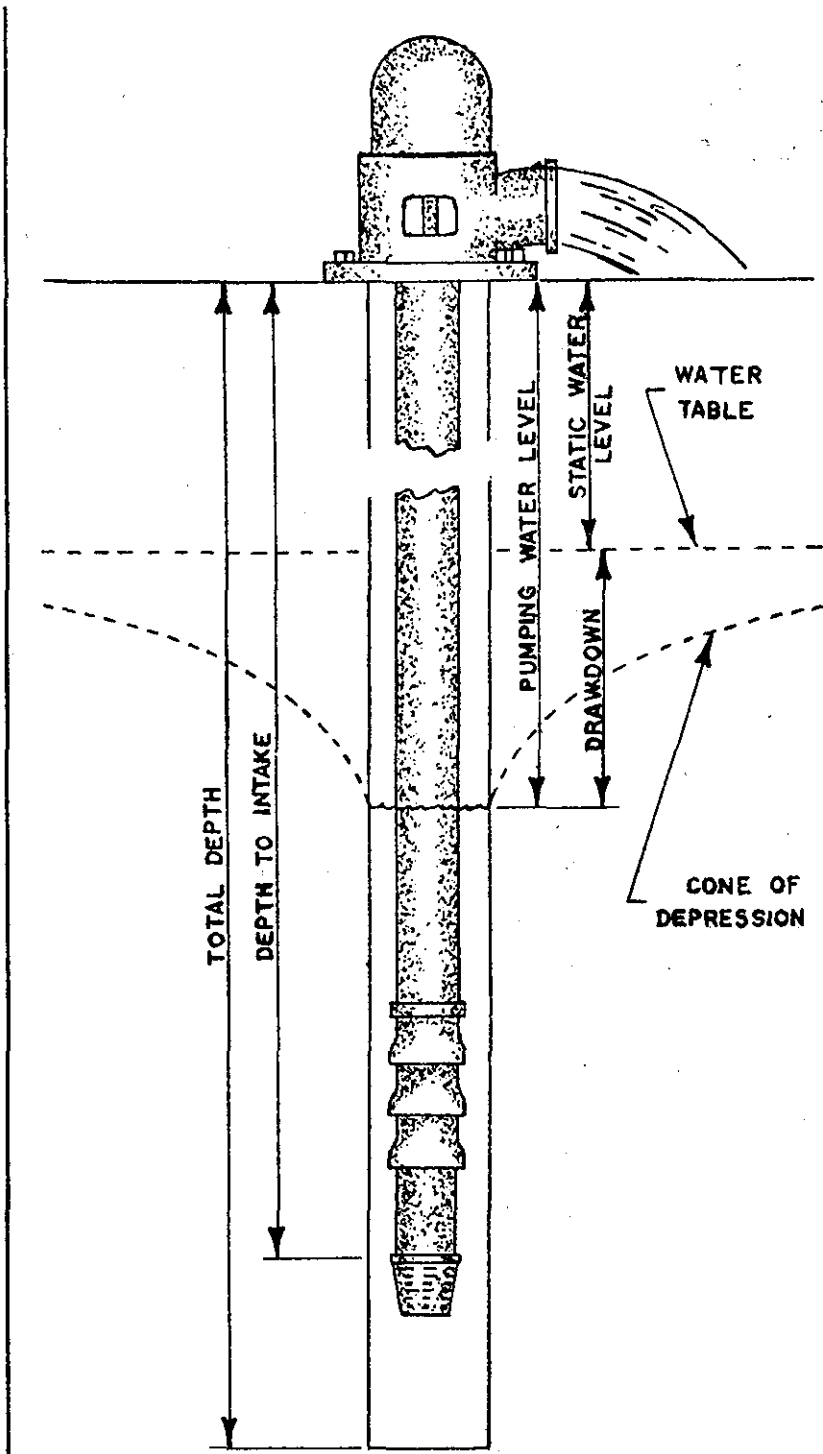
Use additional pages necessary to complete log.

PUMP INSTALLATION REPORT

Pump Make Unknown
 Type _____
 Powered by _____ HP _____
 Pump Serial No. _____
 Motor Serial No. _____
 Date Installed _____
 Pump Intake Depth _____
 Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____
 Static Water Level Prior to Test _____
 Length of Test _____ Hours
 Sustained yield (Metered) _____ GPM
 Pumping Water Level _____
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature Ron Eastwood License No. 489
 State of Colorado, County of Arapahoe SS
 Subscribed and sworn to before me this 21 day of April, 19 78.
 My Commission expires March 21, 1982, 19 ____.
 Notary Public Linda L. Jeffrey

FORM TO BE MADE OUT IN QUADRUPPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

COLORADO DIVISION OF WATER RESOURCES
101 Columbine Bldg., 1845 Sherman St., Denver, Colorado 80203

dh
RECEIVED
DEC 15 '75
WATER RESOURCES
STATE ENGINEER
COLO.

PERMIT APPLICATION FORM

Application must be complete where applicable. Type or print in BLACK INK. No overstrikes or erasures unless initialed.

- () A PERMIT TO USE GROUND WATER
- () A PERMIT TO CONSTRUCT A WELL
- FOR: () A PERMIT TO INSTALL A PUMP *con*
- () REPLACEMENT FOR NO. _____
- () OTHER _____

(1) APPLICANT - mailing address

JOHN M SCOTT
 NAME ~~HENRY F. HOWE~~
 4416 W 74th WY
 STREET ~~16590 E. BATTIE~~
 ARVADA COLORADO 80005
 CITY ~~ARVADA~~ COLORADO 80005
 42^(State) 2856 (Zip)
 TELEPHONE NO. ~~755-5406~~

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 663051
Basin _____ Dist. _____

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 the permit 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.

(2) LOCATION OF PROPOSED WELL

County ADAMS
 NW ~~1/4~~ of the NW 1/4, Section 11
 Twp. 1 SOUTH, Rng. 64 WEST, 6TH P.M.

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 506 PM
 Average annual amount of ground water to be appropriated (acre-feet): 1000 FT/YR
 Number of acres to be irrigated: 1 acre
 Proposed total depth (feet): 350'
 Aquifer ground water is to be obtained from: _____

Owner's well designation _____

GROUND WATER TO BE USED FOR:

- () HOUSEHOLD USE ONLY - no irrigation (0)
- () DOMESTIC (1) () INDUSTRIAL (5)
- () LIVESTOCK (2) () IRRIGATION (6)
- () COMMERCIAL (4) () MUNICIPAL (8)
- () OTHER (9) _____

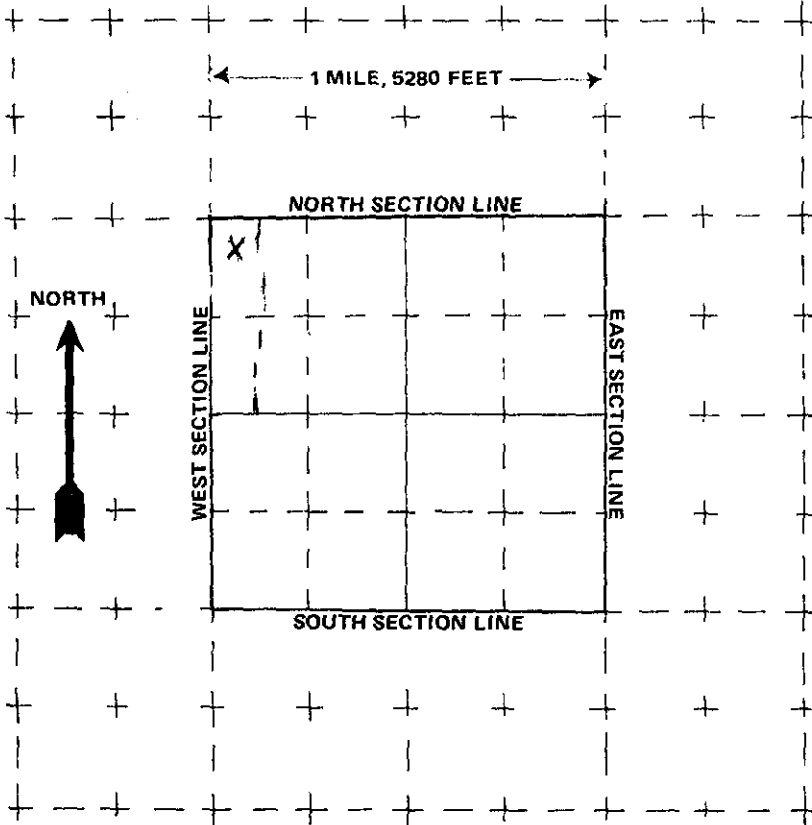
APPLICATION APPROVED

PERMIT NUMBER 82048
 DATE ISSUED DEC 18 1975
 EXPIRATION DATE DEC 18 1977
Bruce E. DeBine
 (STATE ENGINEER)
 BY Donald A. Mercer
 DEPUTY
 I.D. 1-01 COUNTY 01

(4) DRILLER

Name HENRY F. Howe
 Street 16590 E. Battie
 City ARVADA Colo. 80013
 (State) (Zip)
 Telephone No. 755-5406 Lic. No. _____

(5) **THE LOCATION OF THE PROPOSED WELL** and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep
1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm)
A family of 5 will require approximately 1 acre-foot of water per year.
1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

(6) **THE WELL MUST BE LOCATED BE** W by distances from section lines.

200 ft. from NORTH sec. line
(north or south)
200 ft. from WEST sec. line
(east or west)

LOT _____ BLOCK _____ FILING # _____
SUBDIVISION _____

(7) **TRACT ON WHICH WELL WILL BE LOCATED** Owner: HENRY HOWE

No. of acres _____ Will this be the only well on this tract? _____

(8) **PROPOSED CASING PROGRAM**

Plain Casing MAXIMUM OF 4" per telephone.
_____ in. from _____ ft. to MRS. HOWE ft.
Perforated casing
_____ in. from _____ ft. to _____ ft.
_____ in. from _____ ft. to _____ ft.

(9) **FOR REPLACEMENT WELLS** give distance and direction from old well and plans for plugging it:

(10) **LAND ON WHICH GROUND WATER WILL BE USED:**

Owner(s): _____ No. of acres: _____
Legal description: SAME AS ITEM 2

(11) **DETAILED DESCRIPTION** of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used.

HOUSE HOLD, GARDEN, LIVESTOCK TANK

(12) **OTHER WATER RIGHTS** used on this land, including wells.

Type or right	Used for (purpose)	Description of land on which used
<u>N/A</u>		

(13) **THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.**

H. Howe
SIGNATURE OF APPLICANT(S)

From: EH Water Program <EHWaterProgram@adamscountyco.gov>
Sent: Tuesday, March 31, 2026 12:49 PM
To: bblakley@patriotpools.com
Subject: RE: Septic System

To whom it may concern,

Bill Blakely has requested a written statement of the viability of obtaining septic service for a planned ADU at 39400 E 160th Ave. Keenesburg, CO. 80643 (Parcel: 015650000145).

Adams County Health Department (ACHD) will issue a permit for a new installation of an Onsite Wastewater Treatment System (OWTS), provided that the proposed design meets all applicable requirements set forth in ACHD Regulation O-26, pursuant to Title 25-10-101, et seq. Colorado Revised Statutes and the Colorado Department of Public Health and Environment Water Quality Control Commission On-Site Wastewater Treatment System Regulation #43, 5 CCR-1002-43.

Requirements from regulation O-26 that may be applicable to the septic system installation include (but are not limited to):

- A proposed septic system design
- A soil test report near the proposed soil treatment area
- Minimum horizontal setback distances between OWTS components and health impact features, as noted in table 6 of regulation O-26. The setback distances provided on the site plan meet the minimum setback distances
- A site visit performed by ACHD to determine the suitability of the site and of the proposed design
- A permit fee to be paid by the applicant or installer to ACHD for an OWTS installation permit

If the above mentioned items are provided, ACHD will issue a permit to install an OWTS for the ADU. ACHD does not guarantee that permits or any other authorizations applicable to this property will be issued by other entities.

Sincerely,



Jeff

Jeffrey (Jeff) McCarron, REHS
Environmental Health Specialist IV
Adams County Health Department

7190 Colorado Blvd, Suite 200

Commerce City, CO 80022

O / C: 720-340-7215 | jmccarron@adamscountyco.gov | adamscountyco.gov

*****PLEASE NOTE: I HAVE BEEN TEMPORARILY RE-ASSIGNED TO RESPOND TO THE CURRENT MEASLES OUTBREAK. I WILL HAVE LIMITED CAPACITY TO RESPOND TO OWTS AND POOL CUSTOMER SERVICE ISSUES FOR THE FORSEEABLE FUTURE. PLEASE CONTACT**

ehwaterprogram@adamscountyco.gov FOR OWTS OR POOL CUSTOMER SERVICE UNTIL I AM RELEASED FROM THE RESPONSE.

From: bblakley@patriotpoolspa.com <bblakley@patriotpoolspa.com>
Sent: Monday, March 30, 2026 8:01 AM
To: EH Water Program <EHWaterProgram@adamscountyco.gov>
Subject: Septic System

You don't often get email from bblakley@patriotpoolspa.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Good Morning,

I am submitting a ADU variance for our property and one of the check list items is to get a written statement from this department on the viability of onsite wastewater treatment. Attached is our site plan, and below is the checklist verbiage and property info.

Verbiage: A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Property: 39400 E 160th Ave. Keenesburge, CO. 80643 (Parcel: 0156500000145)

New septic system will be 163' from the existing well. Property line setbacks are: 2,191' S, 402' W, 276' E, 270' N

Thank you in advance for the assistance, if you need any additional information please let me know.

Thank You,

Bill Blakley
Patriot Pools
720-661-7857



Statement Of Taxes Due

Account Number R0000728
Assessed To

Parcel 0156500000145
FLORES JOSEPH/FLORES DIANA B AND
C/O:BLAKLEY WILLIAM T III/BLAKLEY DINA N JT
39400 E 160TH AVE
KEENESBURG, CO 80643-4201

Legal Description	Situs Address
SECT,TWN,RNG:11-1-64 DESC: W2 W2 NW4 40A	39400 E 160TH AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2025	\$5,727.04	\$0.00	\$0.00	(\$2,863.52)	\$2,863.52
Total Tax Charge					\$2,863.52

First Half Due as of 04/14/2026	\$0.00
Second Half Due as of 04/14/2026	\$2,863.52

Tax Billed at 2025 Rates for Tax Area 238 - 238

Authority	Mill Levy	Amount	Values	Actual	Assessed
SD 27 BOND (Brighton)	20.0410000	\$1,208.82	RES IMPRV LAND	\$172,000	\$12,126
SD 27 GENERAL (Brighton)	36.2490000	\$2,186.44	SINGLE FAMILY RES	\$657,000	\$46,318
Taxes Billed 2025	56.2900000	\$3,395.26	1217	\$26,561	\$1,873
			Total	\$855,561	\$60,317

Tax Billed at 2025 Rates for Tax Area 238 - 238

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.7150000	\$198.64	RES IMPRV LAND	\$172,000	\$10,750
FIRE DISTRICT 5 - SOUTHEAST	10.4700000	\$559.83	SINGLE FAMILY RES	\$657,000	\$41,060
GENERAL	23.3550000	\$1,248.80	1217	\$26,561	\$1,660
LOST CREEK GROUND WATER	0.9450000	\$50.53	Total	\$855,561	\$53,470
RETIREMENT	0.3140000	\$16.79			
ROAD/BRIDGE	1.3000000	\$69.51			
DEVELOPMENTALLY DISABLED	0.2570000	\$13.74			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$5.35			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$48.12			
SOCIAL SERVICES	2.2530000	\$120.47			
Taxes Billed 2025	43.6090000	\$2,331.78			

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160