



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

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:

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



April 27, 2026

Jen Rutter
Adams County – Community & Economic Development
4430 S Adams County Parkway, 1st Floor
Suite W2000A
Brighton, CO 80601

Re: 69th & Lowell – Letter of Authorization

Dear Jen:

Authorization:

This letter is being submitted on behalf of **Reinaldo E. Gallegos** the "Property Owner", and hereby authorizes Norris Design on behalf of Westfield Development Inc. to submit planning and entitlement documents on behalf of the Property Owner.

Please note that, upon completion of the appropriate reviews and prior to submittal of approved documents, the Property Owner will sign the formal documents before any recordation of these documents will occur.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads 'Reinaldo E. Gallegos'.

Reinaldo E. Gallegos

Adams County Residential Property Profile

Parcel Number: 0182506400003

Owners Name and Address:	Property Address:
GALLEGOS MARIANNE ANDGALLEGOS REINALDO E 6731 LOWELL BLVD DENVER CO 80221	6771 LOWELL BLVD

Account Summary

Legal Description

SECT,TWN,RNG:6-3-68 DESC: W 217 FT OF E 247 FT OF THE S 100 FT OF N 200 FT OF NE4 SE4 EXC RD
(IN REC NO 20080000733112) 0/4770A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0101982	On or Before 01/01/1996	495	122.852

Permits

Permit Cases

Adams County Residential Property Profile

Parcel Number: 0182506400004

Owners Name and Address:	Property Address:
GALLEGOS REINALDO E 14970 CLINTON ST BRIGHTON CO 80602-5671	6751 LOWELL BLVD

Account Summary

Legal Description

SECT,TWN,RNG:6-3-68 DESC: PARC BEG 30 FT W AND 200 FT S OF NE COR N2 SE4 SEC 6 TH S 100 FT TH W 217 FT TH N 100 FT TH E 217 FT TO POB EXC RD (IN REC NO 2008000073113) 0/4770A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0101983	On or Before 01/01/1996	495	122.852

Permits

Permit Cases

[PRE2007-00002](#)
[RWC2010-00087](#)
[RWH2017-00010](#)
[VIO2006-50225](#)
[VIO2006-50226](#)
[VIO2007-56011](#)
[VIO2007-56012](#)
[VIO2020-00004](#)

Sales Summary

NO SALES RECORDS FOUND

Click [here](#) to go to Clerk / Recorder search page

Adams County Residential Property Profile

Parcel Number: 0182506400005

<u>Owners Name and Address:</u>	<u>Property Address:</u>
GALLEGOS REINALDO E 14970 CLINTON ST BRIGHTON CO 80602-5671	6731 LOWELL BLVD

Account Summary

Legal Description

SECT,TWN,RNG:6-3-68 DESC: PARC BEG 30 FT W AND 300 FT S OF NE COR N2 SE4 SEC 6 TH W 217 FT TH S 200 FT TH E 217 FT TH N 200 FT TO POB EXC RD (IN REC NO 2008000073114) 0/9541A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0101984	On or Before 01/01/1996	495	122.852

Permits

Permit Cases

[HST2009-00190](#)
[PRE2007-00002](#)
[RWC2010-00088](#)
[RWH2017-00015](#)
[VIO2002-31165](#)
[VIO2002-31205](#)
[VIO2003-35481](#)
[VIO2003-35545](#)
[VIO2007-56017](#)
[VIO2008-57681](#)
[VIO2020-00005](#)

Sales Summary

NO SALES RECORDS FOUND

Adams County Commercial Property Profile

Parcel Number: 0182506412007

Owners Name and Address:	Property Address:
GALLEGOS REINALDO E 14970 CLINTON ST BRIGHTON CO 80602-5671	

Account Summary

Legal Description

SUB:WESTPORT ON THE LAKE DESC: TRACT A EXC PARC

Subdivision Plat

WESTPORT ON THE LAKE

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0102178	On or Before 01/01/1996	495	122.852

Permits

Permit Cases

PRE2007-00002 RWC2012-00001 Z-5-68
--

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
08/21/1991	\$35,000.00	QC	1582	3808	237			\$0	
11/01/1991	\$0	QC	3669	3831	881			\$0	

Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

HARDSHIP STATEMENT

Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria have been satisfied (see Section Section 2-02-21-06 of the Adams County Development Standards and Regulations for the full text of the criteria). Please feel free to attach your statements using a separate piece of paper.

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.

3. Granting the variance will not confer on the applicant any special privilege.

4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.

5. The special circumstances or hardship is not self-imposed.

6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.

7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

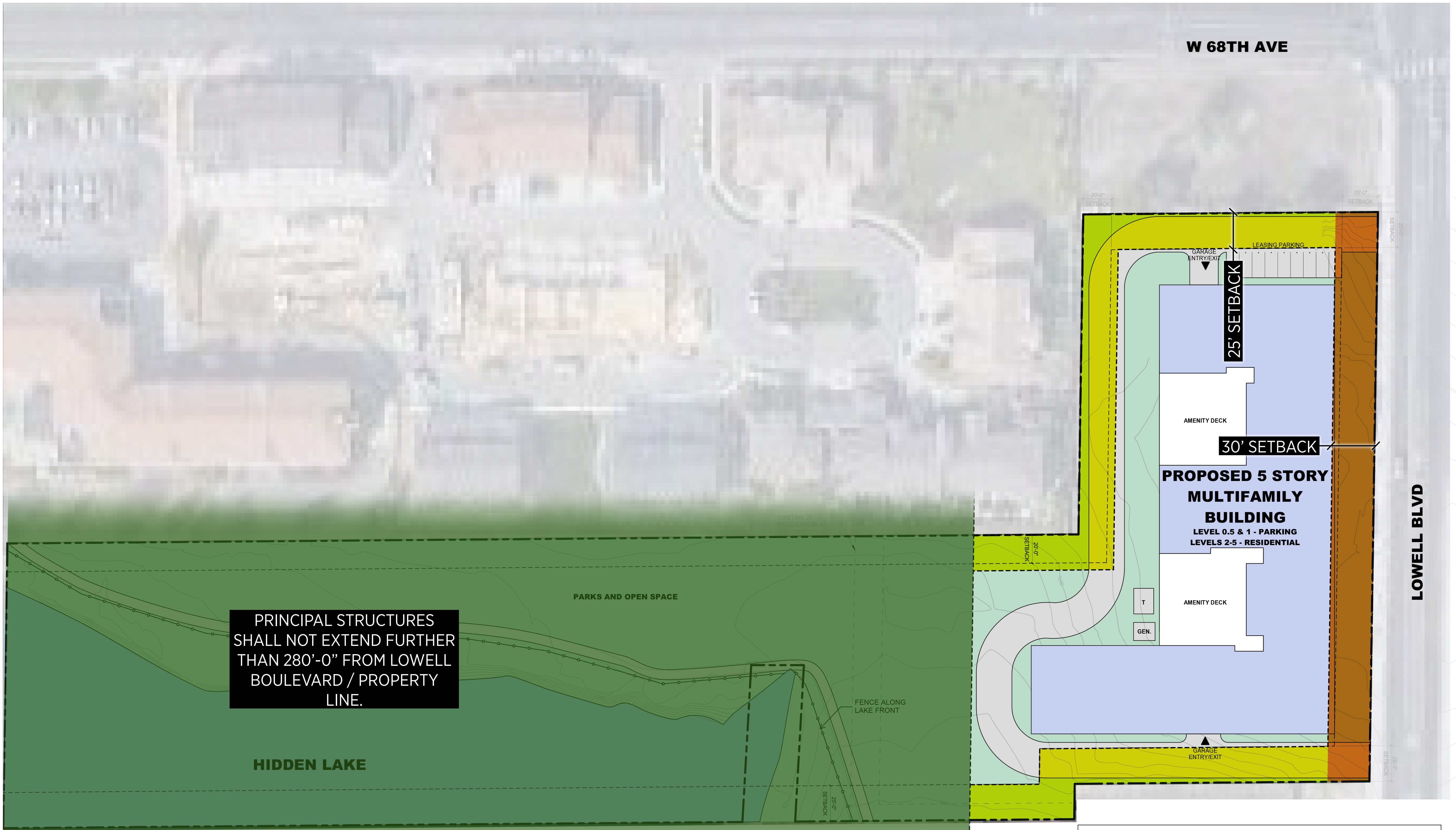
8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.



Hardship Statement for Variance from 3-16-06-06-05 Minimum ROW Setback from Arterial right-of-way – Lowell Boulevard.

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.
In order to maintain the commitments to preserve the open space, the building is located 25' feet from the Lowell Boulevard right-of-way.
2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.
By allowing a setback reduction of 55', additional space is consolidated for current and future residents to enjoy as open space and enjoy the westerly views of Hidden Lake and the mountains.
3. Granting the variance will not confer on the applicant any special privilege.
The variance will not bestow any special privilege, as this request is benefiting the existing residents and adjacent property owners.
4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.
This development meets all requirements of the R-4, with the exception of the minimum right-of-way setback requirement of 80' from an arterial roadway, specifically keeping the maximum amount of open space in a consolidated location as was approved by the Board of County Commissioners.
5. The special circumstances or hardship is not self-imposed.
The special condition requested in this variance is to the direct benefit of the Adams County residents and is desired by the existing homeowners.
6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.
This site is harmonious with the purpose and intent of the Urban Residential requirements put forth in the Imagine Adams County Comprehensive Plan adopted in 2012 and mixed use in Advancing Adams 2022 Comprehensive Plan.
7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.
The proposed variance will not cause any detriment to the public. Lowell Boulevard is existing and will not require any additional setbacks.
8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.
The reduction of the setback from Lowell Boulevard will not require any changes to the zone classification that was approved by the Board of County Commissioners.

A variance request is being submitted for a reduction in set-back requirements off Lowell Blvd associated with the property at 6731, 6751, and 6771 Lowell Blvd in unincorporated Adams County. The proposed development is a an approximately 174-unit 5-story multi-family rental community. This variance request was previously approved by the Adams County Board of Adjustment with an initial variance expiration date of October 19, 2024 – as such, this request is being resubmitted for approval.



PRINCIPAL STRUCTURES SHALL NOT EXTEND FURTHER THAN 280'-0" FROM LOWELL BOULEVARD / PROPERTY LINE.

DEVELOPMENT SUMMARY	
SITE AREA	229,062 SF / 5.25 ACRES
DWELLING UNITS	174
DENSITY	33.08 DU/ACRE (35 DU/ACRE MAX)
TOTAL PARKING SPACES	223
PARKING RATIO (SPACES/UNIT)	1.28

UNIT MATRIX				
TYPE	UNIT COUNT	AVG GROSS SF	MIX	REQUIRED PARKING
STUDIO	38 UNITS	460 SF	22%	38 X .75 = 28.5
1 BEDROOM	70 UNITS	588 SF	40%	70 X 1 = 70
2 BEDROOM	66 UNITS	923 SF	38%	66 X 1.5 = 99
GUEST				174X .15 = 26
TOTAL	174 UNITS		100%	223 SPACES REQ'D

1 CONCEPTUAL SITE PLAN
1" = 30'-0"



HIDDEN LAKE MULTIFAMILY
CONCEPTUAL SITE PLAN

06/01/22



CRESTVIEW WATER & SANITATION DISTRICT

Matt Shannon
Westfield Company
4221 Brighton, Blvd.
Denver, CO 80216

May 5, 2026

RE: Water and Sanitary Sewer Service 6731, 6751 & 6771 Lowell Blvd. Denver, CO 80221 Will Serve Letter

Will-Serve Letter

To Whom it May Concern:

Please be advised that Crestview Water and Sanitation District (Crestview) is willing to provide treated water and sanitary sewer service to a possible development on parcels nos. 0182506400005, 0182506400004, 0182506400003 with the addresses of 6731, 6751 & 6771 Lowell Blvd. and another parcel with the number of 0182506412007 in Adams County, Colorado that are wholly within the Crestview Water and Sanitation District boundaries.

Prior to creating a layout and filing a plat for any future development of this parcel, the petitioning owner/developer (developer) MUST have a pre-design meeting with Crestview, as the developer must allow for the installation of adequate water mains in strict accordance with Denver Water Engineering Standards and Crestview Rules and Regulations and engineering requirements. Crestview provides drinking water to its customers by means of a wholesale water purchasing contract with Denver Water. As part of the Contract, Denver Water requires Crestview and developers within Crestview's service area to adhere to Denver Water's Engineering Standards.

Sanitary sewer mains must also be designed in accordance with Crestview Rules and Regulations and engineering requirements.

For any future development of this parcel, the developer will be responsible for all costs related to the installation of required water and sewer mains and sewer monitoring manholes and is responsible for all utility modeling, engineering studies and plan development/review costs. Crestview utilizes a consulting engineer to review plans provided to Crestview by developers. Any costs invoiced to Crestview by its consulting engineer pertaining to this development will be assessed to the developer through a Funds Deposit Agreement between the developer and Crestview.

All water and sewer mains and appurtenances for the new development shall be installed at the developer's expense and deeded free and clear to Crestview prior to the issuance of any water or sewer taps.

7145 Mariposa Street - Denver, CO 80221 - 303-429-1881 - www.CrestviewWaterColorado.gov

Any required off-site improvements to Crestview’s water distribution system and/or sanitary sewer collection system created by additional system demands from this proposed development will be the responsibility of the owner/developer both financially and physically and must be constructed prior to any on-site water and/or sanitary sewer improvements.

Please read and comply with Crestview’s Backflow & Cross Connection Control Rules and Regulations at CrestviewWaterColorado.gov under About the District, Backflow Prevention Regulations and Procedures in Appendix G relating to your project.

If your project is a residential development that is required to have 13D fire suppression in each unit, each unit is required to have a dedicated Crestview owned and read water meter and a double check valve backflow prevention assembly installed and tested prior to allowing occupation of the unit/s.

All plan sets that are required to be provided to Adams County and to Adams County Fire Protection District for review must also be provided to Crestview for review.

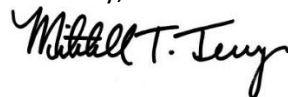
Crestview requires a signature of acceptance of this Will-Serve letter by the developer prior to scheduling a pre-design meeting with Crestview. Please provide a copy of this signed Will Serve letter when scheduling a pre-design meeting to Courtney Salazar, Developer/Project Coordinator, at csalazar@CrestviewWaterColorado.gov and to Crestview’s engineer, Clarice O’Hanlon, at cohanlon@CrestviewWaterColorado.gov.

Signature of developer representative

Date

If you have any questions or require additional information, please contact our office.

Sincerely,



Mitchell T. Terry
District Manager
Crestview Water & Sanitation District

TRACT A, WESTPORT ON THE LAKE, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, PER THE PLAT RECORDED AUGUST 27, 1968 AT RECEPTION NO. 843398 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6, FROM WHICH THE EAST LINE OF SAID SOUTHEAST 1/4 BEARS SOUTH 00°51'37" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID EAST LINE;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, SOUTH 89°30'52" WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE WESTERLY RIGHT-OF-WAY OF LOWELL BOULEVARD, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°51'37" WEST, A DISTANCE OF 100.00 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°30'52" WEST, A DISTANCE OF 10.00 FEET TO A LINE PARALLEL WITH AND 10.00 DISTANT WESTERLY FROM SAID WESTERLY RIGHT-OF-WAY AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°51'37" WEST, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER OF TRACT B, SAID WESTPORT ON THE LAKE;

THENCE ALONG THE NORTH LINE OF SAID TRACT B, BEING THE SOUTH LINE OF TRACT A, SAID WESTPORT ON THE LAKE, THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 89°30'52" WEST, A DISTANCE OF 206.89 FEET;
- 2) SOUTH 00°50'58" WEST, A DISTANCE OF 24.81 FEET;
- 3) SOUTH 89°31'07" WEST, A DISTANCE OF 194.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK 2703, PAGE 740 IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 03°38'32" EAST, A DISTANCE OF 110.00 FEET;
- 2) SOUTH 89°31'07" WEST, A DISTANCE OF 37.00 FEET;
- 3) SOUTH 03°38'32" WEST, A DISTANCE OF 110.00 FEET TO SAID NORTH LINE OF TRACT B;

THENCE ALONG SAID NORTH LINE, SOUTH 89°31'07" WEST, A DISTANCE OF 521.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT B/SOUTHWEST CORNER OF TRACT A;

THENCE ALONG THE WEST LINE OF SAID TRACT A, NORTH 00°51'37" EAST, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT A;

THENCE ALONG THE NORTH LINE OF SAID TRACT A, ALSO BEING THE SOUTHERLY LINE OF THIRD RE-PLAT EAST BAY SUBDIVISION, PER THE PLAT RECORDED JANUARY 11, 2018 AT RECEPTION NO. 2018000003538 IN SAID OFFICE OF THE CLERK AND RECORDER AND THE SOUTHERLY LINE OF SECOND RE-PLAT EAST BAY SUBDIVISION PER THE PLAT RECORDED OCTOBER 9, 2014 AT RECEPTION NO. 2014000069951 IN SAID OFFICE OF THE CLERK AND RECORDER, NORTH 89°30'52" EAST, A DISTANCE OF 752.00 FEET TO THE SOUTHEAST CORNER OF SAID SECOND RE-PLAT EAST BAY SUBDIVISION;

THENCE ALONG THE EASTERLY LINE OF SAID SECOND RE-PLAT EAST BAY SUBDIVISION, NORTH 00°50'58" EAST, A DISTANCE OF 224.75 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. C0726643 IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, NORTH 89°30'52" EAST, A DISTANCE OF 206.97 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID LOWELL BOULEVARD AND THE **POINT OF BEGINNING**.

CONTAINS 229,073 SQUARE FEET OR 5.259 ACRES, MORE OR LESS.



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

Account Number R0102178
Parcel 0182506412007
Assessed To
GALLEGOS REINALDO E
14970 CLINTON ST
BRIGHTON, CO 80602-5671

Certificate Number 2026-275025
Order Number
Vendor ID Counter

Legal Description						Situa Address
SUB:WESTPORT ON THE LAKE DESC: TRACT A EXC PARC						0
Year	Tax	Interest	Fees	Payments	Balance	
Tax Charge						
2025	\$6,549.32	\$0.00	\$0.00	\$0.00	\$6,549.32	
Total Tax Charge						\$6,549.32
Grand Total Due as of 04/22/2026						\$6,549.32

Tax Billed at 2025 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.7150000	\$211.05	200	\$210,395	\$56,810
CRESTVIEW WATER & SANITATIO	3.0010000	\$170.49	Total	\$210,395	\$56,810
ADAMS COUNTY FIRE PROTECTIO	17.2700000	\$981.11			
ADAMS COUNTY	27.4790000	\$1,561.08			
HYLAND HILLS PARK & RECREAT	5.1530000	\$292.74			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$5.68			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$51.13			
Taxes Billed 2025	57.6180000	\$3,273.28			

Tax Billed at 2025 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
SD 50	57.6700000	\$3,276.04	200	\$210,395	\$56,807
Taxes Billed 2025	57.6700000	\$3,276.04	Total	\$210,395	\$56,807

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



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

Account Number R0101984

Certificate Number 2026-275026

Parcel 0182506400005

Order Number

Assessed To

Vendor ID Counter

GALLEGOS REINALDO E
14970 CLINTON ST
BRIGHTON, CO 80602-5671

Legal Description

Situs Address

SECT,TWN,RNG:6-3-68 DESC: PARC BEG 30 FT W AND 300 FT S OF NE COR N2 SE4 SEC 6 TH W 217 FT TH S 200 FT TH E 217 FT TH N 200 FT TO POB EXC RD (IN REC NO 2008000073114) 0/9541A

6731 LOWELL BLVD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2025	\$5,689.10	\$0.00	\$0.00	\$0.00	\$5,689.10
Total Tax Charge					\$5,689.10
Grand Total Due as of 04/22/2026					\$5,689.10

Tax Billed at 2025 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.7150000	\$172.30	RES IMPRV LAND	\$156,250	\$9,770
CRESTVIEW WATER & SANITATIO	3.0010000	\$139.19	SINGLE FAMILY RES	\$585,750	\$36,610
ADAMS COUNTY FIRE PROTECTIO	17.2700000	\$800.98	Total	\$742,000	\$46,380
ADAMS COUNTY	27.4790000	\$1,274.47			
HYLAND HILLS PARK & RECREAT	5.1530000	\$239.00			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$4.64			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$41.74			
Taxes Billed 2025	57.6180000	\$2,672.32			

Tax Billed at 2025 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
SD 50	57.6700000	\$3,016.78	RES IMPRV LAND	\$156,250	\$11,016
			SINGLE FAMILY RES	\$585,750	\$41,295
Taxes Billed 2025	57.6700000	\$3,016.78	Total	\$742,000	\$52,311

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



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

Account Number R0101983

Certificate Number 2026-275027

Parcel 0182506400004

Order Number

Assessed To

Vendor ID Counter

GALLEGOS REINALDO E
14970 CLINTON ST
BRIGHTON, CO 80602-5671

Legal Description

Situs Address

SECT,TWN,RNG:6-3-68 DESC: PARC BEG 30 FT W AND 200 FT S OF NE COR N2 SE4 SEC 6 TH S 100 FT TH W 217 FT TH N 100 FT TH E 217 FT TO POB EXC RD (IN REC NO 2008000073113) 0/4770A

6751 LOWELL BLVD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2025	\$3,879.14	\$0.00	\$0.00	\$0.00	\$3,879.14
Total Tax Charge					\$3,879.14
Grand Total Due as of 04/22/2026					\$3,879.14

Tax Billed at 2025 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.7150000	\$117.47	RES IMPRV LAND	\$97,000	\$6,060
CRESTVIEW WATER & SANITATIO	3.0010000	\$94.89	SINGLE FAMILY RES	\$409,000	\$25,560
ADAMS COUNTY FIRE PROTECTIO	17.2700000	\$546.08	Total	\$506,000	\$31,620
ADAMS COUNTY	27.4790000	\$868.88			
HYLAND HILLS PARK & RECREAT	5.1530000	\$162.94			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$3.16			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$28.46			
Taxes Billed 2025	57.6180000	\$1,821.88			

Tax Billed at 2025 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
SD 50	57.6700000	\$2,057.26	RES IMPRV LAND	\$97,000	\$6,838
			SINGLE FAMILY RES	\$409,000	\$28,834
Taxes Billed 2025	57.6700000	\$2,057.26	Total	\$506,000	\$35,673

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT 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



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

CERTIFICATE OF TAXES DUE

Account Number R0101982
 Parcel 0182506400003
 Assessed To

Certificate Number 2026-275028
 Order Number
 Vendor ID Counter

GALLEGOS REINALDO E
 6731 LOWELL BLVD
 DENVER, CO 80221-2650

Legal Description	Situs Address
SECT,TWN,RNG:6-3-68 DESC: W 217 FT OF E 247 FT OF THE S 100 FT OF N 200 FT OF NE4 SE4 EXC RD (IN REC NO 20080000733112) 0/4770A	6771 LOWELL BLVD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2025	\$3,933.54	\$0.00	\$0.00	\$0.00	\$3,933.54
Total Tax Charge					\$3,933.54
Special Assessment: ADAMS COUNTY-SPECIAL ASSESSMENTS-STORMWATER					
2025	\$79.56	\$0.00	\$0.00	\$0.00	\$79.56
Total Special Assessment: ADAMS COUNTY-SPECIAL ASSESSMENTS-STORMWATER					\$79.56
Special Assessment: TREASURER'S FEES					
2025	\$7.96	\$0.00	\$0.00	\$0.00	\$7.96
Total Special Assessment: TREASURER'S FEES					\$7.96
GRAND TOTAL					\$4,021.06
Grand Total Due as of 04/22/2026					\$4,021.06

Tax Billed at 2025 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.7150000	\$119.14	RES IMPRV LAND	\$87,000	\$5,440
CRESTVIEW WATER & SANITATIO	3.0010000	\$96.24	SINGLE FAMILY RES	\$426,000	\$26,630
ADAMS COUNTY FIRE PROTECTIO	17.2700000	\$553.85	Total	\$513,000	\$32,070
ADAMS COUNTY	27.4790000	\$881.26			
HYLAND HILLS PARK & RECREAT	5.1530000	\$165.26			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$3.21			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$28.86			
Taxes Billed 2025	57.6180000	\$1,847.82			

ADAMS COUNTY-SPECIAL ASSESSMENTS-STORMWATER \$79.56

Tax Billed at 2025 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
SD 50	57.6700000	\$2,085.72	RES IMPRV LAND	\$87,000	\$6,134
			SINGLE FAMILY RES	\$426,000	\$30,033
Taxes Billed 2025	57.6700000	\$2,085.72	Total	\$513,000	\$36,166

TREASURER'S FEES \$7.96

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.

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

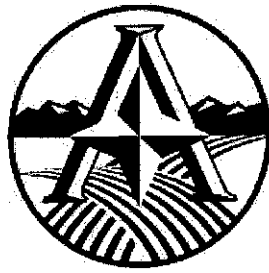
TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway

Brighton, CO 80601



Adams County
4430S.AdamsCountyParkway
SuiteC2436
Brighton, CO, 80601
720-523-6160
720-523-6171

Receipt#2026-04-22-JM-11575

Product	Name	Extended
2	Certificate of Taxes Due R0102178	\$10.00
		Account #: R0102178
		Effective Date: 4/22/26
		Certificate Number: 2026-275025
		Item ID: R0102178/
Certificate of Taxes Due		\$10.00
COTD		(\$10.00)
COTD3		\$10.00
2	Certificate of Taxes Due R0101984	\$10.00
		Account #: R0101984
		Effective Date: 4/22/26
		Certificate Number: 2026-275026
		Item ID: R0101984/
Certificate of Taxes Due		\$10.00
COTD		(\$10.00)
COTD3		\$10.00
2	Certificate of Taxes Due R0101983	\$10.00
		Account #: R0101983
		Effective Date: 4/22/26
		Certificate Number: 2026-275027
		Item ID: R0101983/
Certificate of Taxes Due		\$10.00
COTD		(\$10.00)
COTD3		\$10.00
2	Certificate of Taxes Due R0101982	\$10.00
		Account #: R0101982
		Effective Date: 4/22/26
		Certificate Number: 2026-275028
		Item ID: R0101982/
Certificate of Taxes Due		\$10.00
COTD		(\$10.00)
COTD3		\$10.00
Total		\$40.00
Tender (Cash)		\$100.00
Payor	JACOB EDWIN VICTOR	
Change (Cash)		(\$60.00)