



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>



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

PROPERTY OWNER AUTHORIZATION

Date: June 5, 2026

To: Adams County Planning & Development

Property Owner Authorization

We, **Gordon Gerbrandt and Karen Gerbrandt**, owners of the property located at:

**15055 Tejon Street
Broomfield, CO 80023**

Parcel Number: 0157316201034

hereby authorize **Ron Gerbrandt** to act as our representative and to prepare, submit, sign, and process applications and related documents on our behalf with Adams County Planning & Development, including but not limited to:

- Site Plan Review Applications
- Subdivision Applications
- Building Permit Applications
- Variance Applications
- Related land use, development, and permitting applications

This authorization shall remain in effect for all matters related to the above-referenced property unless revoked in writing.

Gordon Gerbrandt 6-5-2026
Gordon Gerbrandt, Property Owner, Date

Karen Gerbrandt 6-5-2026
Karen Gerbrandt, Property Owner, Date

NOTARY ACKNOWLEDGMENT

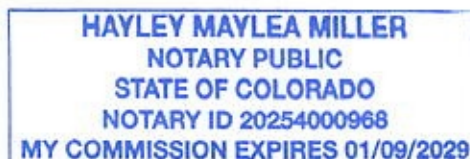
State of Colorado
County of Adams

The foregoing instrument was acknowledged before me this 5 day of June, 2026 by **Gordon Gerbrandt and Karen Gerbrandt**, as owners of the property described herein.

Notary Public *Hayley*

My Commission Expires: 01/09/2029

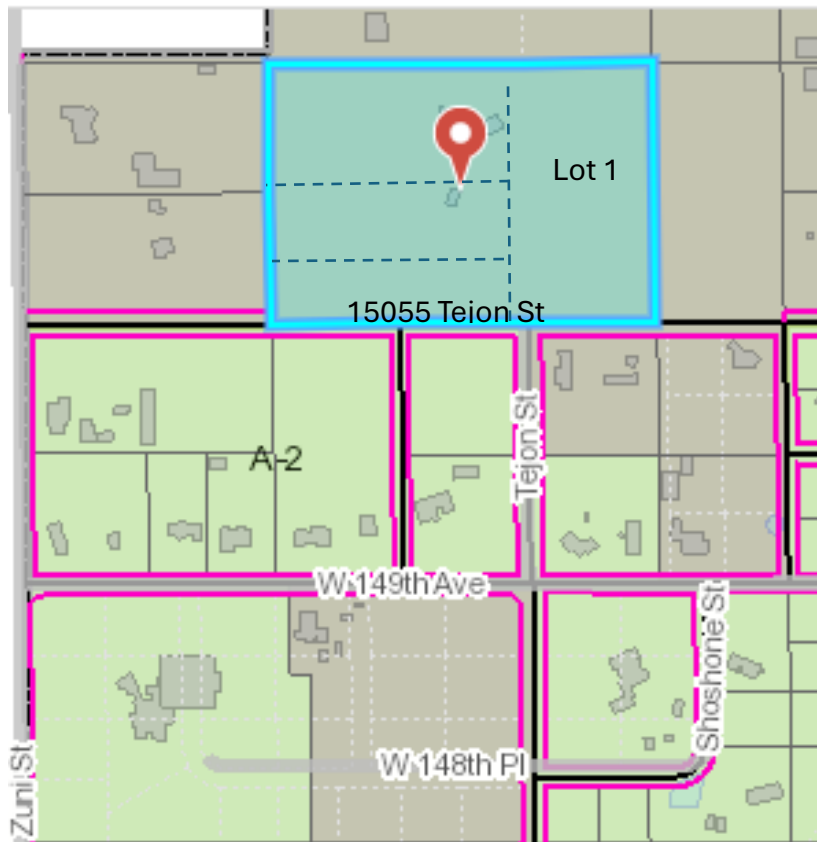
(SEAL)



Variance Request Project Description: 15055 Tejon St Proposed new Lot 1

Introduction

This variance request seeks relief from Section 3-07-02 of the Adams County Development Standards and Regulations, which requires accessory structures to be located at least 10 feet behind the primary structure line. Because the existing accessory structure was constructed before the proposed residence and before the subdivision was conceived, and due to the site's physical and regulatory constraints, strict enforcement of this standard creates a practical difficulty and unnecessarily restricts reasonable use and development of the property.



Background and Property History

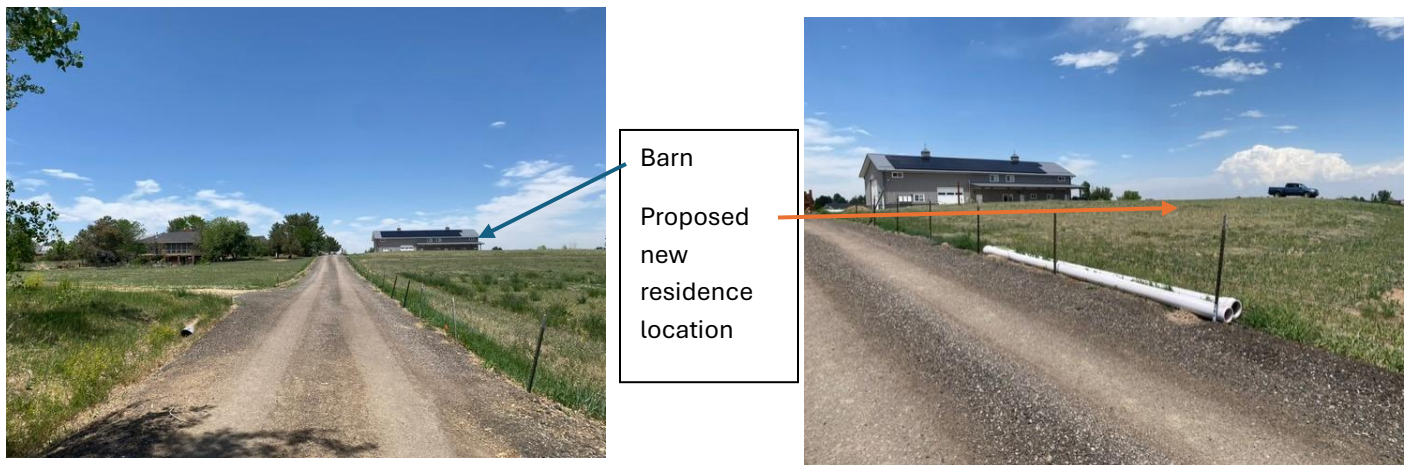
Property owners Gordon and Karen Gerbrandt built their home on the property in 1984 and have lived there for more than 40 years. Now both 90 years old, they remain in their home and wish to continue living on the property with family support.

The 3,240-square-foot accessory storage building on proposed Lot 1 (see the draft Site Plan below) was lawfully constructed in 2021, to provide storage and support a solar array installation. The building was intentionally placed northeast of the residence to preserve the property's natural high point and maintain separation from the existing residence. At the time,

there were no plans to subdivide the property, and the building's location was not selected with a future lot configuration in mind.

Since that time the owner's health needs have increased. Their son Ron Gerbrandt, who is representing his parents in this case, plans to construct a new residence on proposed Lot 1 so he and his wife can live on the property and provide ongoing care.

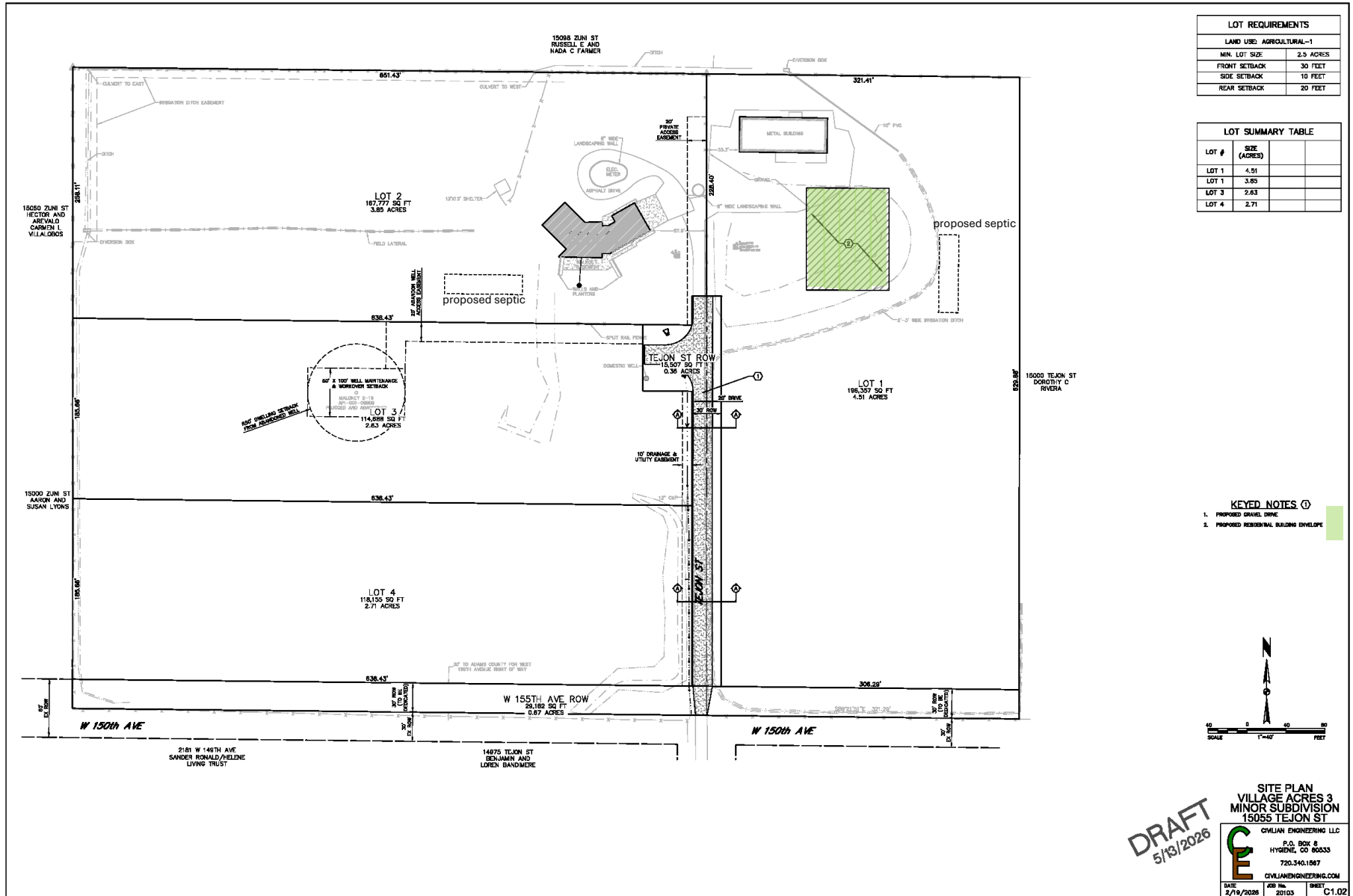
As a result of the property's development history and the physical constraints of the proposed lot configuration, the existing accessory building will not meet the requirement to be located at least 10 feet behind the primary structure line facing west, which is the front lot line for proposed Lot 1. However, the proposed residence will clearly function as the principal structure and will remain the dominant visual feature from all viewpoints, including from the private access drive extending north from Tejon Street.



Hardship Created by Strict Application of the Code

This property has several unique characteristics that distinguish it from others in the zoning district.

- The parcel is effectively landlocked, accessed by the private extension of Tejon Street.
- The property is not visible from any public roadway and members of the public do not pass by the structures affected by this request.
- There is no future plan to continue public access on Tejon Street in this section.
- The natural high point of the property is the most practical and desirable location for the new residence.
- The existing barn was intentionally positioned off the high point to preserve this future homesite.



The draft Site Plan shows additional constraints that prevent placing the new home beyond the accessory building, including:

- The irrigation ditch easement and 2'–3' wide irrigation ditch
- The rear setback
- The limited buildable area created by the subdivision geometry

Even from the turnaround area serving the property, the future residence will be closer to visitors than the accessory structure, minimizing any visual impact associated with the requested variance.

In summary, strict enforcement of the 10-foot rule creates a practical difficulty because:

- The accessory building was constructed before the planned subdivision and before the primary residence was designed.
- The new lot configuration places the accessory building in a location that cannot be moved without unreasonable cost or destruction of an existing, permitted structure.
- Required setbacks for the new residence prevent placing the home in front of the accessory building.
- The only feasible building envelope for the primary residence is in forward (from southern orientation as show on the draft Site Plan) facing W 149th Avenue, which is consistent with neighborhood development patterns.

The Primary Residence Will Remain the Dominant Structure

Although the accessory building will technically sit forward of the primary structure line, the new home will:

- Be the visually dominant structure on the lot
- Face the west frontage, establishing the clear primary orientation
- Be larger in height, massing, and architectural presence
- Function as the principal dwelling, with the accessory building remaining subordinate



This ensures the intent of the code—maintaining the visual and functional hierarchy between primary and accessory structures—is fully preserved. The photos show a concept visualization of a similar sized home on proposed Lot 1.

Consistency With Neighborhood Character

Granting the variance will not alter the essential agricultural character of the area:

- Many rural and semi-rural properties in the county have large accessory buildings constructed prior to homes.
- The proposed residence will be the structure visible from the public road as well as the private section of Tejon Street approaching the home, defining the lot's character.
- The accessory building is typical in scale and appearance for the surrounding area.
- The placement of the new home forward from southern orientation maintains a traditional streetscape and is consistent with nearby development and the more rural farmland community.

No Adverse Impact on Public Health, Safety, or Welfare

The variance will not negatively affect public interests:

- The accessory building remains outside all easements and required setbacks.
- Fire access, drainage, and utilities are unaffected.
- No sightline or traffic issues are created.
- The structure has existed since 2021 without any adverse impacts.

Minimum Variance Necessary

This request represents the least deviation from the code necessary to allow reasonable use of the property. No alternative placement of the primary residence is feasible due to:

- Setback requirements
- Lot configuration after subdivision
- Existing improvements
- Topographic and functional constraints

The owner is not seeking to expand or intensify development—only to construct a home in the only viable location on the lot.

Does Not Confer a Special Privilege Denied to Other Properties within the District

Approval of this variance would not provide any special privilege or economic advantage. It does not:

- Increase density
- Permit additional dwelling units

- Authorize a prohibited use
- Alter the rural residential character of the property

The variance simply allows an existing, lawfully constructed accessory structure and a future residence to coexist in a practical arrangement that reflects the unique circumstances of this parcel.

The special circumstances applicable to the property were not created by voluntary action or negligence of a person having an interest in the property.

The need for this variance was not intentionally created. When the barn was constructed in 2021:

- There were no plans to subdivide the property.
- The structure was not located with the expectation that a variance would later be required.

The need for the variance results from unforeseen family circumstances combined with the practical development constraints of the property.

Conclusion

The property meets all criteria for approval of a variance:

- The hardship arises from unique physical and historical conditions.
- The new home will clearly be the primary structure, preserving the intent of the code.
- The variance will not harm public health, safety, or welfare.
- The request is modest, reasonable, and necessary to allow normal residential use of the lot.

For these reasons, the owner respectfully requests approval of the variance.

Legal Description: SUB:VILLAGE ACRES TWO LOT:1

[A part of Section 16, Township 1 South, Range 68 West of the 6th PM]



Stewart Title Company
55 Madison Street, Suite 450
Denver, CO 80206
(303) 752-6470 main

Ownership and Encumbrance Report

Property Information

File No.: 2952705

Issued to: Berkshire Hathaway HomeServices

Owner: Gordon D. Gerbrandt and Karen R. Gerbrandt, by virtue of Plat Map recorded [in Book F17 at Page 940](#). of the Plat Records of Adams County, Colorado. Warranty Deed recorded [as Reception No. C0092441](#). Warranty Deed recorded [as Reception No. B159575](#). Beneficiary Deed recorded [as Reception No. 2025000067055](#).

Property Address: 15055 Tejon Street, Broomfield, CO 80023

County: Adams

Parcel Number: R0114765

Effective Date: June 4, 2026 at 8:00AM

Legal Description

Lot 1, VILLAGE ACRES TWO, County of Adams, State of Colorado.

Ownership

Gordon D. Gerbrandt and Karen R. Gerbrandt, by virtue of Plat Map recorded [in Book F17 at Page 940](#). of the Plat Records of Adams County, Colorado. Warranty Deed recorded [as Reception No. C0092441](#). Warranty Deed recorded [as Reception No. B159575](#). Beneficiary Deed recorded [as Reception No. 2025000067055](#).

Encumbrances

1. A Deed of Trust executed by Gordon D. Gerbrandt and Karen R. Gerbrandt, to the Public Trustee, to secure an indebtedness of \$227,250.00 in favor of Mortgage Electronic Registration Systems, Inc., as Nominee for Ditech Financial LLC recorded November 7, 2016, [as Reception No. 2016000014384](#).
2. UCC Financing Statement naming Credit Human Federal Credit Union, as secured party, and Gordon Gerbrandt, as debtor, filed October 14, 2025 of record [as Reception No. 2025000060314](#).

Please see attached documents

This information is deemed reliable, but not guaranteed. No insurance product is associated with this information and Stewart Title Company does not certify the information contained in this report and assumes no liability as to loss, consequence or damage resulting from the use of this information.

Recorded at _____ o'clock _____ M.,
Reception No. **159575**

BOOK **2281** PG **807**
Recorder.

THIS DEED, Made this 5th day of October, 1978,
between VYRLE D. STAUFFER and PAUL A. SMITH

FILING STAMP
OCT 6 12 15 PM '78
WILLIAM SONNET
COUNTY RECORDER
ADAMS COUNTY, COLO.

of the _____ County of JEFFERSON and State of
Colorado, of the first part, and GORDON D. GERBRANDT and
KAREN R. GERBRANDT

whose legal address is 3850 W. 134th Pl., Broomfield
of the _____ County of ADAMS and State of
Colorado, of the second part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Seventy-One
Thousand, Two Hundred Ninety-Seven and 50/100 (\$71,297.50)

DOLLARS
and other good and valuable considerations to the said party of the first part in hand paid by the said parties of the
second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and
by these presents does grant, bargain, sell, convey and confirm unto the said parties of second part, their heirs and
assigns forever, not in tenancy in common but in joint tenancy, all the following described lot or parcel of
land, situate, lying and being in the _____ County of Adams and State of Colorado, to wit:
S 1/2 NW 1/4 NW 1/4 of Section 16, T.1S., R.68 W., also known as Lots 9
and 10, WILCOX SUBDIVISION OF SECTION 16, T.1S., R.68W., according to
the recorded plat thereof, EXCEPTING AND RESERVING TO GRANTORS, how-
ever, an easement in the north 25' of said property for vehicular
and pedestrian traffic and access to the remainder of the N 1/2
NW 1/4 of said Section 16 as the same may hereafter be developed and
including the right, should it ever become necessary or convenient,
to dedicate said easement to the public; together with existing
~~XXXXXXXXXXXXXXXXXXXX~~ fences and 2.4325 shares of capital stock in The
Farmer's Reservoir and Irrigation Company.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise apper-
taining 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 said party of the first part, 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 said
parties of the second part, their heirs and assigns forever. And the said party of the first part, for himself, his heirs,
executors, and administrators, does covenant, grant, bargain and agree to and with the said parties of the second part,
their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises
above conveyed, as of 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 aforesaid,
and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and
encumbrances of whatever kind or nature soever, except taxes and assessments for 1978;
easements of record or in use, including but not limited to existing
water ditches; and subject to any and all applicable building,
zoning, and subdivision statutes or regulations, it being understood
that Grantors in no way warrant Grantees' ability to use or develop
the property in any particular manner.

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the
survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons
lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND
FOREVER DEFEND. The singular number shall include the plural, the plural the singular, and the use of any gender
shall be applicable to all genders.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first
above written.

Signed, Sealed and Delivered in the Presence of

Vyrle D Stauffer [SEAL]
VYRLE D. STAUFFER
Paul A. Smith [SEAL]
PAUL A. SMITH [SEAL]

Date 10-6-78
\$ 7.12
State Doc. Fee

STATE OF COLORADO

County of Denver

ss.

The foregoing instrument was acknowledged before me this 5th day of October, 1978,
by Vyrle D. Stauffer and Paul A. Smith.

My Commission Expires

My Commission Expires July 15, 1982

, 19

Witness my hand and official seal.

Bruce B. Buehl
Notary Public

ACCOUNT NUMBER	DATE BILL MAILED
00000099	5/7/2026
PRESENT READING	SERVICE FROM
96498	3/27/2026
96498	SERVICE TO
91092	4/27/2026
UNITS USED	DAYS USED
5406	31
DESCRIPTION	AMOUNT
Prev. Balance	\$0.00
Water Base	\$60.00
Usage Usage	\$55.84
CURRENT BILL DUE DATE	AMOUNT DUE BY DUE DATE
5/31/2026	\$115.84
AMOUNT DUE AFTER DUE DATE	\$115.84

SERVICE ADDRESS:
15055 Tejon Street

KEEP THIS STUB
FOR YOUR RECORDS

PROOF OF WATER AND SEWER SERVICES



MILE HIGH WATER COMPANY

PO BOX 434
BROOMFIELD, CO 80038

RENEE (OFFICE) 303-466-6373
FRITZ FOUTS (SUPERINTENDENT) 303-895-6016
WEBSITE: www.milehighwater.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE AFTER DUE DATE	AMOUNT DUE BY DUE DATE
00000099	5/31/2026	\$115.84	\$115.84

RETURN SERVICE REQUESTED

Gordon & Karen Gerbrandt
c/o Ron Gerbrandt
13191 Logan Street
Thornton, CO 80241

ACCOUNT NUMBER	DATE BILL MAILED
00000202	5/7/2026
PRESENT READING	SERVICE FROM
281762	3/27/2026
281762	SERVICE TO
272408	4/27/2026
UNITS USED	DAYS USED
9354	31
DESCRIPTION	AMOUNT
Prev. Balance	\$0.00
Water Base	\$60.00
Usage Usage	\$96.63
CURRENT BILL DUE DATE	AMOUNT DUE BY DUE DATE
5/31/2026	\$156.63
AMOUNT DUE AFTER DUE DATE	\$156.63

SERVICE ADDRESS:
15055 Tejon Street

KEEP THIS STUB
FOR YOUR RECORDS

RETURN THIS STUB WITH PAYMENT TO:



MILE HIGH WATER COMPANY

PO BOX 434
BROOMFIELD, CO 80038

RENEE (OFFICE) 303-466-6373
FRITZ FOUTS (SUPERINTENDENT) 303-895-6016
WEBSITE: www.milehighwater.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE AFTER DUE DATE	AMOUNT DUE BY DUE DATE
00000202	5/31/2026	\$156.63	\$156.63

RETURN SERVICE REQUESTED

Gordon & Karen Gerbrandt
c/o Ron Gerbrandt
13191 Logan Street
Thornton, CO 80241

TRI-COUNTY DISTRICT HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

ADAMS CITY
EAST 72ND AVE.
288-6816

AURORA
15400 EAST 14th PLACE
SUITE 309
341-9370

BRIGHTON
1895 EGBERT ST.
659-8333

ENGLEWOOD
4857 SO. BROADWAY
761-1340

CASTLE ROCK
355 SO. WILCOX
688-5145

PERMIT

13289-1

TRI-COUNTY DISTRICT HEALTH DEPARTMENT (FILE) NO. _____

PERMIT TO ☒ CONSTRUCT () REMODEL A NON-MUNICIPAL WASTE DISPOSAL SYSTEM FOR Gordon Gerbrandt
AT 15055 Tejon Street (Name)
(Address or Legal Description)

COMPOSED OF 1000 GALLON SEPTIC TANK AND A SOIL ABSORPTION AREA 1000 SQ. FT.
OR _____

THIS PERMIT SHALL EXPIRE ONE YEAR FROM DATE OF ISSUANCE UNLESS EXTENDED TO A FIXED DATE UPON REQUEST BY THE APPLICANT AND APPROVED BY THE HEALTH OFFICER.

ISSUED BY H. Rohrer, M. D. PUBLIC HEALTH OFFICER, TRI-COUNTY DISTRICT HEALTH DEPARTMENT BY
Nick Keller DATE 11-14-83
(Sanitarian)

OWNER MUST ASCERTAIN THAT THIS ENTIRE WASTE DISPOSAL SYSTEM REMAINS OPEN FOR INSPECTION UNTIL IT HAS RECEIVED APPROVAL BY THE TRI-COUNTY DISTRICT HEALTH DEPARTMENT. THE HEALTH OFFICER CANNOT ASSUME RESPONSIBILITY IN CASE OF FAILURE OR INADEQUACY OF A WASTE DISPOSAL SYSTEM BEYOND CONSULTING IN GOOD FAITH WITH PROPERTY OWNER. MALFUNCTIONS MAY BE DUE TO IMPROPER MAINTENANCE AND/OR USAGE, VARIABLE GROUND WATER TABLE, SOIL COMPACTION OR OTHER FACTORS. IN THE EVENT THIS SYSTEM MUST BE SAMPLED TO DETERMINE COMPLIANCE WITH STATE STANDARDS, A FEE OF \$ _____ PLUS _____ MILES AT 10¢ PER MILE WILL BE ASSESSED FOR EACH SAMPLE TAKEN.

PERMIT FEE OF \$ 120.00 FOR NEW SYSTEM. CHECK NO. _____ M.O. NO. _____ CASH _____
RECEIVED BY _____ DATE _____



Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

13289-2

Fiscal Control No. **3156**

USE PERMIT

For Existing Domestic and Non-Municipal
Sewage Disposal Systems

This permit shall remain valid until the property is sold, otherwise altered from stated use, or until the sewage disposal system fails to operate in an approved manner.

Issued to Gordon Gerbrandt

Address 15055 Tejon Street

Location of System: Same

Street Address

Legal Address Same

Date 1/22/87 Health Officer Jim Dingman

The sewage disposal system, at the time of inspection, appeared to be in working order. The Department assumes no responsibility for the continued satisfactory operation of the sewage disposal system. If, at any time, the system malfunctions, action will be taken against the owner of record pursuant to the regulations of the Department and the statutes of the State of Colorado.

Permit Fee \$ 75.00 Check No. 3871 M.O. _____ Cash _____ Received by Dingman Date 1/22/87

TRI-COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES

APPLICATION FOR USE PERMIT
FOR EXISTING DOMESTIC AND NON-MUNICIPAL SEWAGE DISPOSAL SYSTEMS

ADAMS CITY 4301 E. 72nd Ave. 288-6816	AURORA 15400 E. 14th Pl. Suite 309 341-9370	BRIGHTON 22 S. 4th Ave. Suite 301 659-8333	CASTLE ROCK 355 S. Wilcox 688-5145	ENGLEWOOD 4857 Broadway 761-1340
---	--	---	--	--

FORM MUST BE COMPLETED IN FULL

Name of Applicant GORDON GERBRANDT Phone WK 924-6644

Mailing Address of Applicant 15055 TETON, BROOMFIELD, CO.

Permit to be sent to:

Name DON SLAICHERT 1ST FEDERAL SAVINGS BANK

Address 215 S. WADSWORTH, LAKEWOOD

Street Address & Legal Description of Property for which permit is being issued:

SAME

PROVIDE MAP OR DIRECTIONS FOR LOCATING PROPERTY ON REVERSE SIDE OF THIS APPLICATION.

SOURCE OF WATER: PRIVATE WELL ☒ PUBLIC (SPECIFY) _____

Name of Original owner (If known) SAME

Contractor who installed system (If known) SAME

A non-refundable fee of \$75.00 shall be payable when the application is made. The permit issued as a result of this application shall remain valid until the property is sold or otherwise altered from domestic use or until the sewage disposal system fails to operate in an approved manner.

* * * * *

OWNER/AGENT CERTIFICATION

(I), _____ Owner/Agent of the dwelling at the location described in this application do hereby certify that the sewage disposal system has been in continuous use, operating satisfactorily, and without malfunction. The septic tank was ~~pumped~~ INSTALLED 6-11-84 (DATE).

REGULATIONS REQUIRE SEPTIC TANKS BE PUMPED EVERY FOUR (4) YEARS.

1-20-87
DATE

over phone per J.D.
SIGNATURE

* * * * *

Inspection Date 1-20-87

Approved (✓)

Denied ()

Public Health Sanitarian Jim Dingman

Permit Fee \$ 75 Check # 3871 M.O. _____ Cash _____ Rec'd by JD

DATE 1-22-87



Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

Hugh Rohrer, M.D., M.P.H.
Director

January 22, 1987

Mr. Gordon Gerbrandt
15055 Tejon Street
Broomfield, CO 80020

RE: 15055 Tejon Street

Dear Mr. Gerbrandt:

On January 20, 1987, an inspection was made of the septic system serving the above-referenced home. At the time of the inspection, the ground was covered with snow. However, there appeared to be no surface malfunctions.

Please feel free to contact me if you have questions concerning this matter.

Sincerely,

Jim Dingman, M.S., R.S.
Environmental Health Services

JD/bah

cc: Don Slaichert, 1st Federal Savings Bank, 215 S. Wadsworth, Lakewood

TRI-COUNTY DISTRICT HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION

File No. _____
Fiscal Control No. _____

Adams City
4301 E. 72nd Ave.
288-6316

Aurora
15400 E. 14th Pl.
341-9370

Brighton
1895 Eggert
659-8323

Castle Rock
502 3rd St.
688-5145

Englewood
4857 So. Broadway
761-1340

West Adams
7475 Dakin
428-2543

APPLICATION FOR A PERMIT TO () INSTALL () REPAIR () EXPAND AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Please Print Clearly

Legal Description/Address: Plot 10 NW Corner - Sec 16 T15 R68W (15055 E. JANET)

OWNER: GORDON GERBRANDT CONTRACTOR: SAME LIC. NO.: _____ YR: _____

ADDRESS: 3850 W. 134th Pl. PHONE: _____ ADDRESS: _____ PHONE: _____

APPLICANT: SAME DESIGN ENGINEER: LIND ENH. Co. JOB NO.: 9023

ADDRESS: _____ PHONE: _____ ADDRESS: 17N. 12th PHONE: 659-1137

LOCATION OF PROPOSED FACILITY: County Adams Brighton, Colo

City or Town (if within City or Town limits) Adams County Lot size: 10 acres

WASTES TYPE: (X) Domestic () Non-domestic

SOURCE AND TYPE OF WATER SUPPLY: (X) Well () Community () Other

If supplied by community water, give name of supplier: _____

GE INFORMATION: Number of Bedrooms: 3 Basement Plumbed? UNKNOWN

SYSTEM DESIGNED FOR 250 GALLONS PER DAY

SOILS DATA:

Depth to bedrock: NONE Depth to Ground Water: NONE Percent ground slope: _____ to _____

Percolation Rate: #1 12 #2 8 #3 12 #4 _____ #5 _____ #6 _____

AVERAGE PERCOLATION RATE: 10 Is this system within a municipal sewage disposal district? _____

Distance to nearest municipal sewer line: 1 1/2 miles

TYPE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM PROPOSED: SEPTIC TANK FINAL DISPOSAL BY: Leaching Bed

SYSTEM DESIGN INFORMATION: Septic Tank: 1000 gallons. Absorption Area: 1000 square feet.

Maximum depth of absorption area: 36" (not to exceed depth of percolation test holes)

Filler Material Size: 1/2 inch to 2 1/2 inch diameter. Minimum depth of filler material below distribution pipe 6 inches. Minimum depth of filler material over pipe 2 inches. Total depth of rock to be 12 inches.

SPECIAL DESIGN: _____

Will Design Engineer inspect the completed system? NO

I the undersigned hereby certify that all information and data provided is correct and true to the best of my knowledge. Also I agree that the construction of this individual sewage disposal will comply with the TCDHD Regulation #1-80 and all other applicable laws and regulations.

X.D. Gerbrandt 11-15-83
Applicant Signature Date

N.C. Keller 11-14-83
Application reviewed & approved Date

Date system inspected and approved: 6/14/84

Environmentalist: Jim Dinger

3691

TRI-COUNTY DISTRICT HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION

Adams City
4301 E. 72nd Ave.
288-6816

Brighton
1895 Egbert
659-4000

Englewood
4857 So. Broadway
761-1340

Aurora Office
15400 E. 14th Place
341-9370

Castle Rock
502 3rd St.
688-5145

West Adams City
7475 Dakin
428-8543

APPLICATION FOR PERMIT TO CONSTRUCT, REMODEL, OR INSTALL A WASTE DISPOSAL SYSTEM

Address (Legal Description) Plot 10 NW Corner Sec 16 T15 R68W - TAYLOR STREET
Owner GORDON GERBRANDT Address 3850 41134 1/2 place Telephone No. 468-8747
Installed by SELF Address _____ Telephone No. _____

GENERAL INFORMATION

Type of Waste System: Residence X Commercial _____ Other _____
Size of Lot 10 ACRES
Percolation Rate #1 12.0 #2 8.0 #3 12 #4 _____ #5 _____ #6 _____
Average 10 MIN minutes per inch. Depth of 1st Ground Water _____
Soil Profile 1' to 10' NO GROUND WATER ENCOUNTER
Source of Domestic Water: Public (name) _____
Private well X Depth Approx 300' Distance from Sewage System 100'
Estimated Daily Sewage Flow 250 G.P.D. G.P.D.

RESIDENCE

Number of Bedrooms 43 Tubs or Showers 2 Toilets 2 Lavatory 2 Sinks 1

COMMERCIAL or Other: Attach estimated daily sewage flow data.
Depth of Building Drain 36"

CONSTRUCTION INFORMATION 1000

Septic Tank Capacity 1350 (2 Compartments) Gallons Material Concrete
Inlet 1" or 1 1/2" Baffle Outlet 1" or 1 1/2" Baffle
Soil Absorption System Trench Bed 16' x 100' Pit _____
Required Absorption Area in square feet 1400 Filler Material Size 3 Depth 12"
Distribution Line Material plastic Diameter 4" perforated

For other type disposal system attach complete design and specification data.

Owner or Agent X Gordon D. Gerbrandt Date 1-16-80

N.P. Keller Tri-County District H.D. JAN 14 1980 Date

Water Pollution Control Comm. _____ Date

Local Building & Zoning _____ Date

Public Water & Sewer District _____ Date

Permit Issued N.P. Keller (health officer) JAN. 14, 1980 Date

Supporting data (attached) yes Soil Profile yes

Plot Plans yes Special Design Data no

Percolation Data yes

The construction of this nonmunicipal waste disposal system will comply with TCDHD Reg. #2/69 and all other applicable laws, ordinances, standards or resolutions. _____ Owner.

System inspected and approved (date) _____ Sanitarian _____

Permit File No. _____ Fiscal Control No. _____

TRI-COUNTY DISTRICT HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION

Adams City
4301 E. 72nd Ave.
288-6816

Brighton
1895 Egbert
659-4000

Englewood
4857 So. Broadway
761-1340

Aurora Office
15400 E. 14th Place
341-9370

Castle Rock
502 3rd St.
688-5145

West Adams City
7475 Dakin
428-8543

APPLICATION FOR PERMIT TO CONSTRUCT, REMODEL, OR INSTALL A WASTE DISPOSAL SYSTEM

Address (Legal Description) Plot 10, N.W. 1/4 Sec. 16, T15, R16W - 15055
Owner GORDON GERBRANDT Address 3850 4134th place Telephone No. 468-8747
Installed by SELF Address _____ Telephone No. _____

GENERAL INFORMATION

Type of Waste System: Residence X Commercial _____ Other _____
Size of Lot 10 ACRES
Percolation Rate #1 12.0 #2 8.0 #3 12 #4 _____ #5 _____ #6 _____
Average 10 MIN minutes per inch. Depth of 1st Ground Water _____
Soil Profile 1' to 10' NO GROUND WATER ENCOUNTER
Source of Domestic Water: Public (name) _____
Private well X Depth Approx 200' Distance from Sewage System 100'
Estimated Daily Sewage Flow 250 G.P.D. G.P.D.

RESIDENCE

Number of Bedrooms 4 Tubs or Showers 2 Toilets 2 Lavatory 2 Sinks 1

COMMERCIAL or Other: Attach estimated daily sewage flow data.
Depth of Building Drain 36"

CONSTRUCTION INFORMATION

Septic Tank Capacity 1350 (2 Compartments) Gallons Material Concrete
Inlet 12" or Baffle Outlet 12" or Baffle
Soil Absorption System Trench Bed 16' x 100' Pit _____
Required Absorption Area in square feet 1600 Filler Material Size 3 Depth 12"
Distribution Line Material plastic Diameter 4" polypropylene

For other type disposal system attach complete design and specification data.

Owner or Agent X Date _____

N.P. KELLEY Tri-County District H.D. JAN 14 1980 Date

Water Pollution Control Comm. _____ Date

Local Building & Zoning _____ Date

Public Water & Sewer District _____ Date

Permit Issued N.P. KELLEY (health officer) JAN. 14, 1980 Date

Supporting data (attached) yes Soil Profile yes

Plot Plans yes Special Design Data no

Percolation Data yes

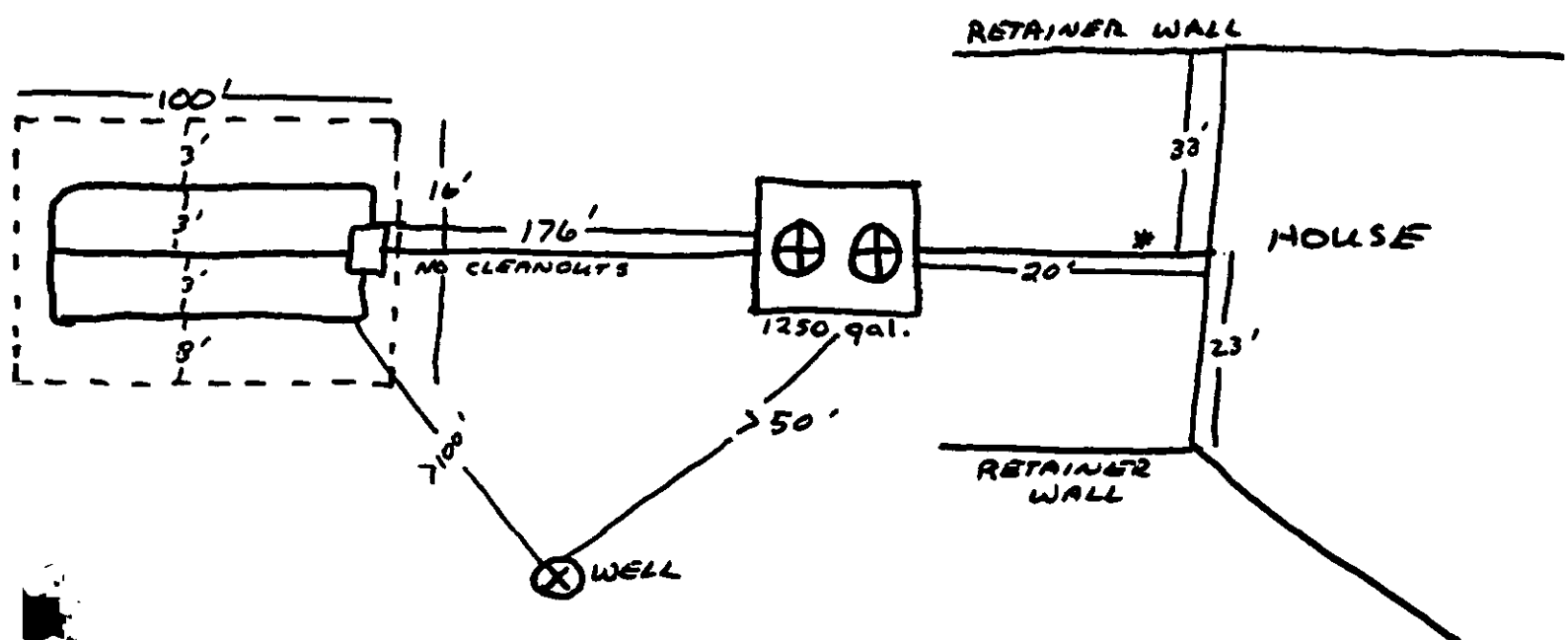
The construction of this nonmunicipal waste disposal system will comply with TCDHD Reg. #2/59 and all other applicable laws, ordinances, standards or resolutions _____ Owner.

System inspected and approved (date) _____ Sanitarian _____

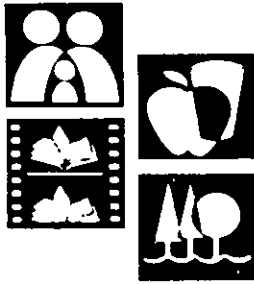
Permit File No. _____ Fiscal Control No. _____

Gordon Gerbrant
75055 Tejon

N →
6-14-84



* NOTE: There is not a 5' length of cast iron pipe from the house.



Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

Chris J. Wiant, M.P.H., Ph.D.
Executive Director

May 28, 1998

James Hayes
Adams County Department of Planning and Development
4955 E. 74th Ave.
Commerce City, CO 80022-1535

RE: Village Acres Two (76-98-C-AP)
NE corner of 150th Avenue/Tejon St.
1) Amended plat to create 2 lots on 10 acres and 2) Conditional Use
Permit for private road access to two lots, which do not have
frontage on a public road

Dear Mr. Hayes:

We have no objection to the amended plat or conditional use.

Sincerely,



Warren S. Brown, P.E.
Public Health Engineer

cc: Ken Conright, TCHD (Commerce City)
Monte Deatrich, TCHD (Commerce City)

17 North 12th Ave.

BRIGHTON, COLORADO 80601

PERCOLATION TEST RESULTS

JOB NO. 9523
JOB NAME Gordon Gerbrandt
JOB LOCATION NW 1/4 Sec. 16, T. 15, R. 68W.

SUBDIVISION NAME Plot 10 Wilcox Subd.

DATE August 31, 1979

DATE TESTS TAKEN August 31, 1979

WEATHER CONDITIONS Clear, 85° F.

NO. OF TESTS TO DETERMINE

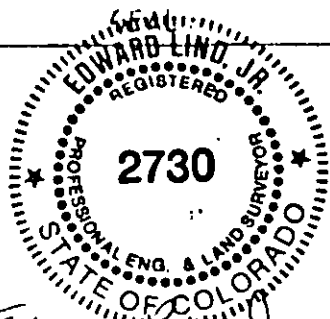
SATURATION 3

DIAMETER OF TEST HOLE 6"

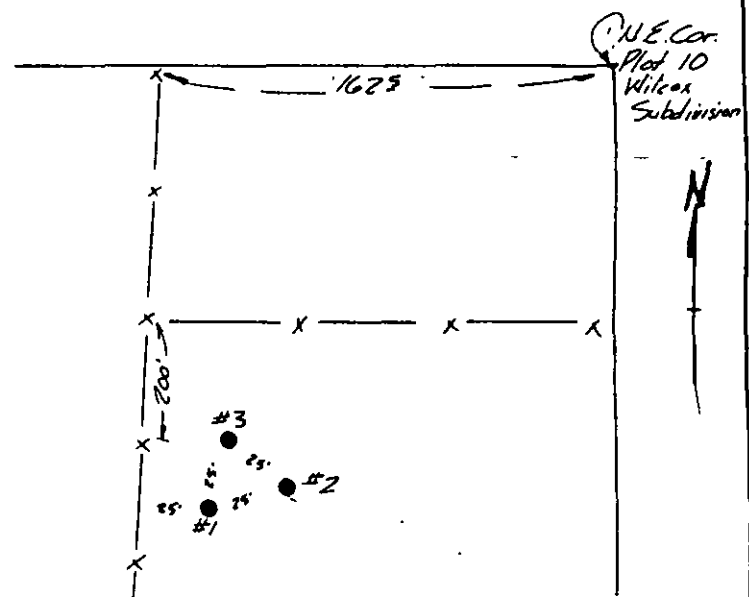
SHEET NO. 4 OF 4

[illegible]

PERCOLATION TEST & SOIL LOG LOCATION



Edward Lind J.
PE. & L.S. NO 2130



GENERAL COMMENTS

DRAINAGE REPORT

Date 9-4-79

Report Prepared For: Gerbrant

Legal Description of lands included in study Plots 9 & 10, Wilcox Sub
in Sec. 16, T.15, R.16W.

The following formulas are used to determine rainfall runoff intensities and detention volumes required.

Based on 100 year storm intensity.

This Study

$$Q_h = CIA$$

C = Runoff coefficient

I = Rainfall intensity

A = Area of basin

Q_h = Total Runoff

$$Q_d = CIA$$

C = Runoff Coefficient

I = Rainfall intensity

A = Area of Basin

Q_d = Total Runoff

$$T_c = \frac{1.8 (1.1 - c) \sqrt{D}}{\sqrt[3]{S}}$$

C = Runoff Coefficient

D = Basin length

S = Slope of Basin

$$V = \frac{T_c (Q_d - Q_h)^2}{Q_d} \cdot \frac{60}{43560}$$

T_c = Time of concentration (Dev. Area)

V = Volume detained

Q_d = Developed runoff rate

Q_h = Historic runoff rate

■ .2 %
■ 3.75 inches
■ 19.28 acres
■ 14.46 cfs

■ .3 %
■ 3.75 inches
■ 19.28 acres
■ 21.69 cfs

■ .3 %
■ 1400 ft.
■ 1.43 %

■ 17.82 min.
■ .1587 ac.ft.
■ 21.693 cfs
■ 14.46 cfs

Computations for this study:

$$Q_h = \frac{.2}{100} \cdot \frac{3.75}{100} \cdot \frac{19.28}{100} = \frac{14.46}{100} \text{ cfs}$$

$$Q_d = \frac{.3}{100} \cdot \frac{3.75}{100} \cdot \frac{19.28}{100} = \frac{21.69}{100} \text{ cfs}$$

$$T_c = \frac{1.8 (1.1 - .3) \sqrt{1400}}{\sqrt[3]{1.43}} = 17.824 \text{ min}$$

$$V = \frac{17.82 (21.69 - 14.46)^2}{21.69} \cdot \frac{60}{43560} = .1587 \text{ ac.ft.}$$

NOTES: A 50' x 50' Detention Pond 3ft. deep will be required to contain .1587 Ac. ft. of runoff. An 18 diameter release pipe with minimum slope will be required to controll the discharge at approximately 14.46 cfs.

From: EH Water Program EHWaterProgram@adamscountycogov 
Subject: RE: Proof of Sewer Service/15055 Tejon St. Broomfield
Date: June 5, 2026 at 8:10 AM
To: Ron Gerbrandt rongerbrandthomes@gmail.com

EP

Ron,

Here is what I was able to find after talking to our team. A senior inspector says he has sent several of these responses a year to Building/Planning and they have never come back and asked for additional information. If they do need something else, please let me know.

Request for OWTS Viability:

Dear Ron Gerbrandt,

Adams County Health Department (ACHD) has received communication that you intend to construct an Onsite Wastewater Treatment System (OWTS) for a proposed single-family residence at 15055 Tejon St, Broomfield, Lot 15a. ACHD will issue a permit for a new installation of an 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,
- A site visit performed by ACHD to determine the suitability of the site and of the proposed design, and
- A permit fee to be paid by the applicant to ACHD.

ACHD does not guarantee that permits or any other authorizations applicable to this property will be issued by other entities.

Sincerely,



Marty Easter

Environmental Health Specialist

ADAMS COUNTY, COLORADO

7190 Colorado Blvd, Commerce City, CO 80022

o: 720.903.0996 | Main: | measter@adcogov.org

www.adamscountyhealthdepartment.org

To responsibly serve the Adams County community with integrity and innovation

From: Ron Gerbrandt <rongerbrandthomes@gmail.com>
Sent: Thursday, June 4, 2026 12:59 PM
To: EH Water Program <EHWaterProgram@adamscountycogov>
Subject: Re: Proof of Sewer Service/15055 Tejon St. Broomfield

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

Hi Marty,

Thank you for the attachment.

Regarding the proof of service requirement, my request is for my variance application. The variance application will be reviewed and decided upon before I submit the minor subdivision application.

There is an existing septic system on the property that has successfully served the existing residence for approximately 35 years, and you previously provided documentation confirming this. The County is also requiring a "will-serve letter" from ACHD confirming septic suitability for the future residence proposed on Lot 1 of the site plan I submitted.

(My understanding is that I will need to address septic suitability again for all proposed lots during the minor subdivision process and then once more when applying for individual septic permits.)

Given the long-term successful operation of the existing septic system on the adjoining property, along with the proposed 5-acre configuration of Lot 1 that provides ample area and setbacks for a future septic system, would

ACHD be willing to provide a will-serve letter confirming septic suitability for the proposed residence on Lot 1?



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

CERTIFICATE OF TAXES DUE

ORIGINAL

Account Number R0114765

Parcel 0157316201034

Assessed To

GERBRANDT GORDON D AND
C/O:GERBRANDT KAREN R
15055 TEJON ST
BROOMFIELD, CO 80023-6253

Certificate Number 2026-276777

Order Number

Vendor ID Counter

Legal Description

SUB:VILLAGE ACRES TWO LOT:1

Situs Address

15055 TEJON ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2025	\$8,527.60	\$0.00	\$0.00	(\$4,263.80)	\$4,263.80
Total Tax Charge					\$4,263.80
First Half Due as of 06/04/2026					\$0.00
Second Half Due as of 06/04/2026					\$4,263.80

Tax Billed at 2025 Rates for Tax Area 135 - 135

Authority	Mill Levy	Amount	Values	Actual	Assessed
SD 12	70.9560000	\$5,864.22	1217	\$107,693	\$7,592
Taxes Billed 2025	70.9560000	\$5,864.22	1276	\$1,015,070	\$71,562
Senior		(\$500.24)	AG FLOOD IRRG LAND	\$12,804	\$3,457
Net Taxes Billed for 2025		\$5,363.98	AG DRY GRAZING LAND	\$126	\$34
			Total	\$1,135,693	\$82,646

Tax Billed at 2025 Rates for Tax Area 135 - 135

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.7150000	\$273.65	1217	\$107,693	\$6,730
NORTH METRO FIRE RESCUE	14.7370000	\$1,085.53	1276	\$1,015,070	\$63,440
ADAMS COUNTY	27.4790000	\$2,024.10	AG FLOOD IRRG LAND	\$12,804	\$3,460
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$7.37	AG DRY GRAZING LAND	\$126	\$30
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$66.29	Total	\$1,135,693	\$73,660
Taxes Billed 2025	46.9310000	\$3,456.94			
Senior		(\$293.32)			
Net Taxes Billed for 2025		\$3,163.62			

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, COLORADO CERTIFICATE OF TAXES DUE

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

A handwritten signature in black ink, appearing to read "Alexander L. Villagran", is written over a horizontal line.



4430 S. Adams County Parkway

Brighton, CO 80601



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0114765	0157316201034	Jun 5, 2026	2026-06-05-NetVantage-25389

GERBRANDT GORDON D AND
15055 TEJON ST
BROOMFIELD, CO 80023-6253

Situs Address	Payor
15055 TEJON ST	
Legal Description	
SUB:VILLAGE ACRES TWO LOT:1	
Payments Received	
Check	\$4,263.80
Check Number 00090002	

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2025	Tax Charge	\$8,527.60	\$4,263.80	\$4,263.80	\$0.00
				\$4,263.80	\$0.00
Balance Due as of Jun 5, 2026					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adamscountyco.gov | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com